

Corporation of the District of Maple Ridge

***PUBLIC HEARING***

October 17, 2006

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on October 17, 2006 at 7:00 p.m.

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*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  
F. Quinn, General Manager of Public Works and  
Development Services  
J. Pickering, Director of Planning  
L. Zosiak, Planner  
C. Marlo, Confidential Secretary

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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 Provincial legislation, once a Public Hearing item is closed, no further input into that item can be received by the Municipal Council until the by-laws are either adopted or defeated. The by-laws will be considered further at the next Council Meeting on October 31, 2006.

The Mayor then called upon staff to present the following items on the agenda:

**1) RZ/072/06**

**MAPLE RIDGE ZONE AMENDING BYLAW NO.6439-2006**

**LEGAL:** Lot 209,210 & 215, District Lot 242, Plan 51071, New Westminster District

**LOCATION:** 12219, 12223 & 12224 McTavish Place

**FROM:** LUC (Land Use Contract)

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

**PURPOSE:** To permit each property owner to do home renovations including potential additions to their homes.

The Planner gave a power point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context

The Municipal Clerk advised that one piece of correspondence was received from Chad Hetherington.

**Kevin Paisley**

Mr. Paisley asked for clarification of the RS-1b zone. The Director of Planning advised that this zone is for single family development.

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

**2) RZ/034/06**

**MAPLE RIDGE ZONE AMENDING BYLAW NO.6435-2006**

**LEGAL:** Lot 72, District Lot 222, Group 1, New Westminster District, Plan 61704, Lots 14 & 15, District Lot 222, Group 1, New Westminster District, Plan 18659,

**LOCATION:** 20276, 20284 & 20296 Dewdney Trunk Road

**FROM:** RS-1 (One Family Urban Residential)

**TO:** CS-2 (Service Station Commercial)

**PURPOSE:** To permit the construction of an auto oil change and wash service facility.

The Planner gave a power point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context
- Project Details

The Municipal Clerk advised that one piece of correspondence was received from Sharon Borthwick and William Deacon.

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

**3) RZ/033/06**

**MAPLE RIDGE ZONE AMENDING BYLAW NO. 6427-2006**

**LEGAL:** Lot 22, District Lot 399, Group 1, Plan 16012, New Westminster District, North Half Lot 16, Except: Firstly: Part subdivided by Plan 16012, Secondly: Part subdivided by Plan 26005, Thirdly: Part subdivided by Plan 27048, Fourthly: Part subdivided by Plan LMP18470, District Lot 399, Group 1, Plan 1112, New Westminster District of Maple Ridge  
Lot 35, Except Part in Plan LMP17058, District Lot 399, Group 1, Plan 27048, New Westminster District  
Lot 32, District Lot 399, Group 1, Plan 26005, New Westminster District

**LOCATION:** 12329/12339 Hillside Street and 22210/22214-124 Ave

**FROM:** RS-1 (One Family Urban Residential)

**TO:** RM-1 (Townhouse Residential)

**PURPOSE:** To permit a 29 unit townhouse development.

The Planner gave a power point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Submitted Information
- Project Details

The Municipal Clerk advised that one piece of correspondence was received from Gordon and Donna Dodson.

**Stacy Wakefer**

Ms. Wakefer questioned if riparian regulations would be enforced with respect to the gulley near the proposed development. The Director of Planning provided information on the District's regulations and advised that lands with riparian areas are required to be dedicated to the District and are left in their natural state.

**Donna Dodgson**

Ms. Dodgson indicated that the creek is actually on her property and expressed her frustration with the developer cutting and damaging trees on her property.

**Noah Liguori**

Mr. Liguori requested information on the location of parking for the development and on the plans for the property at Hillside Street and 124 Avenue. The Planner advised that resident and visitor parking would be located on-site and that the property at Hillside Street and 124 Avenue will remain a single family property.

**Bryan Bouchir**

Mr. Bouchir indicated that the property at Hillside and 124 Avenue is his front yard and that he is not intending to do anything with it at this time. He suggested that access and egress on Hillside Street be restricted to emergency vehicles. He asked that his property be marked off to identify it as private property.

**Donna Dodgson**

Ms. Dodgson supported the comments of Mr. Bouchir. She pointed out that the artist's rendering shows huge evergreens on the site but there are no trees on the property at this time.

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

**4) RZ/009/05**

**MAPLE RIDGE ZONE AMENDING BYLAW NO.6350-2005**

**LEGAL:** Lot G, District Lot 399, Plan 10689

**LOCATION:** 22229 Brown Avenue

**FROM:** RM-3 (High Density Apartment)

**TO:** CD-1-00 (Comprehensive Development)

**PURPOSE:** To allow a multi-phased development of 3 four-storey apartment buildings for senior, providing for independent living, supportive living, and potentially a care facility.

The Planner gave a power point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Project Details

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

**Daniel Chui, Applicant's Representative**

Mr. Chui provided information on the applicant's plan to develop using the guidelines of Safer Homes and LEEDS.

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

**5) RZ/055/06**

**MAPLE RIDGE ZONE AMENDING BYLAW NO. 6434-2006**

**LEGAL:** Lot 30 & 31, Section 3, Township 12, Plan 39561, New Westminster District

**LOCATION:** 24180 & 24208-102 Avenue

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

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

**PURPOSE:** To permit the future subdivision into approximately 24 lots.

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

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Project Details

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

**Nigel Farmer**

As there are many families with young children in the area, Mr. Farmer asked that consideration be given to providing traffic calming measures on Hill Avenue.

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

**6) CP/010/03**

**MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 6432-2006**

**PURPOSE:** Text amendment to the Official Community Plan during transition period to expedite applications that must be included into a Development Permit Area.

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

- Explanation of Amendment
- Affected Properties

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

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

7) **RZ/044/05**

**MAPLE RIDGE ZONE AMENDING BYLAW NO. 6417-2006**

**TO:** Amend the RM-1 zone

**PURPOSE:**

- Amend the intent for the zone to recognize that two family residential use is permitted in the zone;
- Remove single family residential use from the use list except on those sites where they already exist or are in the approval process;
- Amend the minimum required setbacks to allow for a more appropriate setback for an interior side lot line where that wall contains no windows to habitable rooms. The setback would provide for a minimum 4.5 metre setback. A new definition for “habitable room” would be added to facilitate this change. A habitable room would be defined as a room used for cooking, eating or sleeping but exclude bathrooms, utility rooms, workrooms, furnace rooms, crawl spaces, garages and storage areas;
- Add a density maximum to the zone of 0.6 gross floor area as related to the lot area;
- Clarify that regulations are for two family residential use as well as townhouse use.

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

- Application Information
- Explanation of Amendment

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

**Stacey Wakefer**

Ms. Wakefer asked for clarification of the procedures of the Public Hearing. The Municipal Clerk explained that when a Public Hearing is adjourned no further input can be made by the public to Council. Council will give further consideration to the by-law at future meetings. A total of four readings of the by-law are required before adoption

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

**8) MAPLE RIDGE OFFICIAL COMMUNITY PLAN BYLAW NO. 6425 – 2006**

All land within the District of Maple Ridge is affected by this Bylaw. The purpose of the bylaw is to adopt an Official Community Plan for the District of Maple Ridge. An Official Community Plan is a statement of objectives and policies to guide decisions on planning and land use management within the District of Maple Ridge.

**PURPOSE:** To allow the public to make representations to Council respecting matters contained in the bylaw in view of comments received from the Agricultural Land Commission with respect to the Bylaw following the Public Hearing held on July 24, 2006.

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

- ALC Consent
- Summary of ALC comments

The Municipal Clerk listed the correspondence received with respect to this item.

**Annette LeBox**

Ms. LeBox expressed her frustration with the Public Hearing process on this by-law. She submitted her presentation.

**Bethan Chancey**

Ms. Chancey stressed the importance of completing studies of the Thornhill aquifer before adoption of the Official Community Plan (“the OCP”).

**Hendrik Meekel**

Mr. Meekel commented on the need to protect the water supply for the future.

**Bernice Rolls**

Ms. Rolls questioned why the aquifer cannot be identified as it is on figure 8 of the Official Community Plan and is included on geological maps. She asked if the legend on figure 8 has been corrected. The Director of Planning advised that it had been.

**Diana Williams**

Ms. Williams agreed with the comments of the Agricultural Land Commission (“the ALC”) and suggested that the agricultural plan should be completed before the OCP is adopted. She asked how members of the Agricultural Committee would be selected. Mayor Robson responded that Council would select the Committee members. She submitted her presentation.

**Duanne van den Berg, Pitt Polder Preservation Society**

Ms. van den Berg spoke of the benefits of agriculture to the community and of the concerns of the Society over the loss of agricultural lands. She submitted her presentation.

**Dr. Bim Meetarbhan**

Dr. Meetarbhan did not feel that mapping of the recharge area would be beneficial and asked that Council consider the cost to the taxpayers of such a project. He submitted his presentation.

**Alvin King Popo**

Mr. Popo felt the ALC went beyond their mandate and asked that their suggestions be disregarded. He read an email submitted by his wife expressing the same sentiment. He submitted both presentations.

**Janet Burns**

Ms. Burns reviewed the highlights of the submission of the Thornhill Residents Coalition opposing the comments of the ALC. The Coalition asked that Council obtain, and disclose to the public, an opinion of the District solicitor with respect the ALC.

**Mike Gildersleeve, Blue Mountain and Kanaka Creek Conservation Group**

Mr. Gildersleeve indicated support by the Group of the comments of the ALC with respect to the inclusion of the Whonnock and Thornhill aquifers on the natural features map. He submitted his presentation.

**Martin Dmitrieff**

Mr. Dmitrieff agreed with the suggestions of the ALC and spoke of the need to maintain the tree base in order to retain the natural filtration of the watershed. He submitted his presentation.

**Faye Ketola**

Ms. Ketola spoke in support of all the comments of the ALC. She expressed concern about possible misinformation being given to the general public by the real estate community about the development potential of Thornhill. She submitted her presentation.

**Betty von Hardenberg**

Ms. von Hardenberg supported the comments of the ALC in giving their conditional consent of the plan and urged Council to include all their recommendations in the OCP. She submitted her presentation.

**Jacques Richard**

Mr. Richard felt that the aquifer, which is located 200'-300' below the surface, is within the jurisdiction of the Federal or Provincial Government and that studies of the aquifer should be left to them.

**Roger Chen**

Mr. Chen supported the comments of ALC in regards to the Thornhill and Whonnock aquifers. He submitted his presentation.

**Dave Mussallem**

Mr. Mussallem felt that the comments of the ALC were inaccurate and confusing and suggested that Council engage a professional groundwater hydrologist to conduct a study of the Thornhill aquifer. He suggested that the solution to the water problem in Thornhill is to provide city water to the community.

**Jean Sunada**

Ms. Sunada supported all the comments and recommendations of the ALC and suggested Council heed those recommendations. She submitted her presentation.

**Neil Dmitrieff**

Mr. Dmitrieff agreed with the recommendations of the ALC. He stressed the need to protect the Green Zone. He submitted his presentation.

**Wan-Yi Lin**

Ms. Lin supported the comments of the ALC and felt they all should be included in the OCP. She submitted her presentation.

**Mike Gilman, Smart Centres**

Mr. Gilman felt that the comments of the ALC with respect to Albion Flats were inconsistent with previous statements of the ALC that lands in the eastern section of the Flats should be excluded. He indicated that the issues raised by the ALC with respect to the eastern section applied across the entire area. It would be appropriate to consider other uses for those lands. He submitted his presentation

**Roy Steine**

Mr. Steine spoke to the need to protect farmland and green space.

**Terry Larsen**

Mr. Larsen expressed his support of the OCP and asked that Council continue to protect the watershed in Thornhill.

**Klaus von Hardenberg**

Mr. von Hardenberg felt there was no obligation to bring city water to ALR lands. He supported the comments of the ALC.

Note: The meeting adjourned at 9:00 p.m. and reconvened at 9:14 p.m.

**Diana Williams**

Ms. Williams recommended that Council appoint a Councillor who has consistently voted in favour of agriculture to head the Agricultural Committee.

**Jacques Richard**

Mr. Richard indicated that expanding the urban reserve all the way to Lougheed Highway would solve all the problems with the ALC.

**Hendrik Meekel**

Mr. Meekel felt that more research is required before development could be considered in Thornhill. He spoke of the social problems that the urban reserve designation is causing in Thornhill.

**Betty Good**

Ms. Good suggested that Council think of the Thornhill watershed as a mini-watershed and consider its protection in similar terms to the larger watersheds in North Vancouver and Coquitlam.

**Dave Mussallem**

Mr. Mussallem indicated that it is important to differentiate between those using shallow wells and those using drilled wells in order to know how many people are actually using the Thornhill aquifer for their water supply. He suggested that methods of returning rainwater to the ground be investigated and incorporated into new developments.

**Kevin Hodgson**

Mr. Hodgson asked when Council would look at the Thornhill aquifer. Mayor Robson advised that it is the commitment of this Council that the aquifer be studied before development proceeds in Thornhill.

**Hendrik Meekel**

Mr. Meekel stressed the need to protect the natural environment.

**Neil Dmitrieff**

Mr. Dmitrieff disagreed with the comments of Mr. Mussallem regarding improvements to the water through densification.

**Dave Rickard**

Mr. Rickard questioned the need to map the Thornhill aquifer on the natural features map and asked who would pay for the studies.

**Dr. Bim Meetarbhan**

Dr. Meetarbhan responded to an earlier statement from another speaker regarding bacteria in humans.

**Klaus von Hardenberg**

Mr. von Hardenberg pointed out that there can be problems with the quality of water resulting from the return of runoff to the ground.

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 9:33 p.m.

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G. Robson, Mayor

Certified Correct

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T. Fryer, Municipal Clerk