

Corporation of the District of Maple Ridge

***PUBLIC HEARING***

November 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 November 21, 2006 at 7:00 p.m.

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***PRESENT***

*Elected Officials*

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

*Appointed Staff*

J. Rule, Chief Administrative Officer  
T. Fryer, Municipal Clerk  
F. Quinn, General Manager of Public Works &  
Development Services  
C. Goddard, Manager of Development and Environmental  
Services  
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 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 November 28, 2006. He advised that no correspondence was received on either of the items on the agenda.

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

**1) RZ/036/06**

**MAPLE RIDGE ZONE AMENDING BYLAW NO. 6438-2006**

**LEGAL:** Lot "E", District Lot 399, Group 1, Plan 8914, New Westminster District

**LOCATION:** 12283-224 Street

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

**TO:** RM-2 (Medium Density Apartment Residential District)

**PURPOSE:** To permit the development of a 64 unit apartment building.

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

**Ken Knechtel**

Mr. Knechtel raised concerns about the maintenance of the clearing of invasive species from the watercourse, the impact on the streams and the Alouette valley from drainage from this development and the impact on fish in the streams. He asked if this development has the means to manage its storm water.

The Manager of Development and Environmental Services described the storm water management system and advised that the Department of Fisheries and Oceans had not expressed any concerns. The developer will maintain the vegetation for a five year period.

Mr. Knechtel suggested that the District consider putting a covenant on conservation lands to require that property owners maintain the lands rather than taking ownership. The Manager Development and Environmental Services indicated that it has proven difficult over the years to enforce such covenants.

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

Note: Mayor Robson excused himself from the meeting as he has a conflict of interest with application RZ/005/06. Councillor Stewart assumed the Chair in his place.

**2) RZ/005/06**

**MAPLE RIDGE ZONE AMENDING BYLAW NO. 6436-2006**

**LEGAL:** Parcel "C" & "D", Section 32, Township 12, Plan RP7680, New Westminster District

**LOCATION:** 13935 & 14041-232 Street

**FROM:** A-2 (Uplands Agriculture)

**TO:** R-1 (Residential District)

**PURPOSE:** To permit the future subdivision into 38 lots not less than 371m<sup>2</sup>.

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

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

**Ken Knechtel**

Mr. Knechtel expressed concerns about storm water management, the ability of the system to handle a 200 year event, impacts on Blaney Bog, access to the Silver Valley and the impact of increased traffic on the farming community.

The Manager of Development and Environmental Services advised that this development would be incorporated into the storm water management plan that exists in the neighbouring Portrait Homes development.

**Ian White, Enviro West Consultants, Applicant's Representative**

Mr. White displayed a conceptual plan of storm water management plan and described how this plan meets the standards required by the Department of Fisheries and Oceans.

**Don Bowins, D.K Bowins & Associates, Applicant's Representative**

Mr. Bowins provided further details of the storm water management system.

**Ken Knechtel**

Mr. Knechtel stressed the need to create a storm water management system that would handle major storms and the need to deal with the dyking system in the lowlands before developing upland.

The General Manager of Public Works & Development Services advised that Council has requested that a meeting be arranged with the District of Pitt Meadows and the Fraser Basin Council to discuss solutions to the issues raised by Mr. Knechtel.

There being no further comment, Councillor Stewart 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, Councillor Stewart terminated the Public Hearing at 7:43 p.m.

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G. Robson, Mayor

Certified Correct

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T. Fryer, Municipal Clerk