

District of Maple Ridge

PUBLIC HEARING

August 21, 2007

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on August 21, 2007 at 7:00 p.m.

PRESENT

Elected Officials

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

Appointed Staff

F. Quinn, General Manager, Public Works and
Development Services
C. Marlo, Manager of Legislative Services
C. Carter, Acting Director of Planning
A. Gaunt, Confidential Secretary

ABSENT

Councillor L. King

Mayor Robson called the meeting to order. The Manager of Legislative 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 bylaws will be considered further at the next Council Meeting on August 28, 2007.

The Mayor then called upon the Acting Director of Planning to present the following items on the agenda:

**1a) RZ/094/06,
MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 6494-2007**

LEGAL: Parcel "C", District Lots 402 & 403, Group 1, NWD, Plan 7104C, NWD, except; firstly, Parcel "ONE" of Explanatory Plan 11894, secondly, part shown on highway SRW Plan 63428; thirdly, part on SR/W Plan 71204; and fourthly, part on Plan 4834, and

Parcel "A" (reference plan 3713), District Lot 402, Group 1, NWD, except;
firstly, part (1.090 acres more or less) or SR/W Plan 4834;
secondly, part lying north and east of Highway plan 4834;

thirdly, part subdivided by Plan 10103;
fourthly part within heavy outline on highway SR/W Plan 63428; and
fifthly, part in Plan LMP12216

LOCATION: 22990 Loughheed Highway

PURPOSE: To amend Schedule "B" of the Official Community Plan.

FROM: Residential

TO: Conservation

**1b) RZ/094/06
MAPLE RIDGE ZONE AMENDING BYLAW NO.6480-2007**

LEGAL: Parcel "C", District Lots 402 & 403, Group 1, NWD, Plan 7104C, NWD except; firstly, Parcel "ONE" of Explanatory Plan 11894, secondly, part shown on highway SRW Plan 63428; thirdly, part on SR/W Plan 71204; and fourthly, part on Plan 4834, and

Parcel "A" (reference plan 3713), District Lot 402, Group 1, NWD, except;
firstly, part (1.090 acres more or less) or SR/W Plan 4834;
secondly, part lying north and east of Highway plan 4834;
thirdly, part subdivided by Plan 10103;
fourthly part within heavy outline on highway SR/W Plan 63428; and
fifthly, part in Plan LMP12216

LOCATION: 22990 Loughheed Highway

FROM: RS-3 (One Family Rural Residential) & RS-1 (One Family Urban Residential)

TO: RM-4 (Multiple Family Residential) & R-1 (Residential District) (shown hatched)

PURPOSE: To permit the development of 73 townhouse units and 5 single family lots.

The Manager of Legislative Services advised that no correspondence was received on this item.

The Acting Director of Planning gave a PowerPoint presentation providing the following information:

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

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

**2) RZ/066/05
MAPLE RIDGE ZONE AMENDING BYLAW NO.6492-2007**

LEGAL: Parcel "A" (Explanatory Plan 14963), Lot 23, Section 28, Township 12, New Westminster District Plan 11147 and

Lot 23, Except: Parcel "A" (Explanatory Plan 14963); Section 28, Township 12, New Westminster District Plan 11147

LOCATION: 23929 & 23943 130th Avenue

FROM: RS-2 (One Family Suburban Residential)

TO: RS-1b (One Family Urban (Medium Density) Residential) and RT-1 (Two Family Residential) (shown hatched)

PURPOSE: To permit a subdivision of 11 lots.

The Manager of Legislative Services advised that correspondence had been received from Annette and Douglas Wilson, Glen Newman, Janice Coates and Ken Hemminger expressing concerns about this application.

The Acting Director of Planning gave a PowerPoint presentation providing the following information:

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

The Acting Director of Planning provided an explanation of the stormwater management system proposed for this application. She advised that the applicant is working with the Department of Fisheries and Oceans and the municipal Environment Planner and that the conceptual stormwater management system had been reviewed by an Environmental Review Committee.

Eileen Palmer

Ms. Palmer stated that she owned a lot in the vicinity of the application which included a creek. She expressed concern that the additional water coming from this development during heavy rains would cause this creek to overflow and create damage on her lot.

Ron Beesley – Applicant’s Engineer

Mr. Beasley, the applicant’s Engineer advised that as Mrs. Palmer’s lot was located on North Millionaire Creek, water draining from the proposed development would not affect her property. He explained the storm water management drainage system and stated that water from the proposed site would drain into another arm of Millionaire Creek.

Ken Hemminger

Mr. Kemminger expressed concern that a rezoning application consisting of 11 lots would be approved despite not knowing what to do with the additional stormwater. He discussed his concerns that fish habitat would be adversely affected by stormwater coming off this new development and flowing into North Millionaire Creek.

Ken Hemminger

Mr. Hemminger described the stormwater management system proposed for this development, which includes on-site reinfiltration, noting it is the same as the one being used in an adjacent subdivision which is not functioning well. He felt that Millionaire Creek is being adversely affected by stormwater drainage from the existing development.

The General Manager, Public Works and Development Services advised that recent storm events had affected creeks even where no development was present. He stated that it was important to differentiate between a final water management system and a stormwater management system operating during construction.

Ken Hemminger

Mr. Hemminger expressed further concern regarding the negative downstream water impact of the proposed development. He questioned how safety for fish and people will be ensured if the large number of housing units which could potentially be developed in this area, all use the same stormwater management system and create increased drainage into the Millionaire Creek system. He also put forward that a setback should be considered to protect a municipal culvert and properties downstream, including municipally owned properties.

Mayor Robson encouraged Mr. Hemminger to meet with municipal staff to discuss his concerns.

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 7:41 p.m.

G. Robson, Mayor

Certified Correct

C. Marlo, Corporate Officer