

District of Maple Ridge

PUBLIC HEARING

July 17, 2007

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on July 17, 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

J. Rule, Chief Administrative Officer
R. Riach, Acting Corporate Officer
C. Goddard, Manager of Development and Environmental Services
A. Gaunt, Confidential Secretary

ABSENT

Councillor L. King

Mayor Robson called the meeting to order. The Acting Corporate Officer 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 July 24, 2007.

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

1) **RZ/084/06**

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6482-2007

LEGAL: Lot 4, Section 10, Township 12, New Westminster District, Plan 12923

LOCATION: 10630-248th Street

FROM: RS-3 (One Family Rural Residential) & A-2 (Uplands Agriculture)

TO: RM-1 (Townhouse Residential)

PURPOSE: To permit the construction of a 13 unit townhouse development.

The Acting Corporate Officer advised that no correspondence had been received opposing this application.

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

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

Bill Archibald

Mr. Archibald stated that the property in this application fronts onto an equestrian trail and that arrangements have been made to keep this portion of 248th Street open and useable to horse riders. He advised that a future trail was planned for the back of this property and explained that until the new trail was built, 248th Street would continue to serve as a designated horse trail. He expressed concern that despite this, vehicles related to the construction being done on 248th tended to impede the designated horse trail on the west side of the street and requested *No Parking* signs for this area.

The Manager of Development and Environmental Services advised that discussions pertaining to the equestrian trail on 248th Street had been held with the Haney Horsemen, the Parks Department and the developer. He explained that the developer was required to keep the 248th horse trail open at all times, when safe to do so. He also advised that this trail would be relocated to the back of the development in the future.

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

2) RZ/121/06

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6488-2007

LEGAL: Lot 1 & 2, District Lot 247, Group 1, New Westminster District, Plan 15387

LOCATION: 21544 & 21550 Donovan Avenue

FROM: RS-1 (One Family Urban Residential) & RS-1b (One Family Urban (Medium Density) Residential)

TO: R-1 (Residential District)

PURPOSE: To permit a subdivision into three single family lots.

The Acting Corporate Officer advised that no correspondence had been received opposing this application.

The Manager of 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

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

3) RZ/119/06

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6481-2007

LEGAL: Lot 10, Section 27, Township 12, New Westminster District, Plan 2622

LOCATION: 13080-240th Street

FROM: RS-2 (One Family Suburban Residential) & RS-3 (One Family Rural Residential)

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

PURPOSE: To permit a subdivision into five single family lots.

The Acting Corporate Officer advised that no correspondence had been received opposing this application.

The Manager of 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

Rob Beane

Mr. Beane stated that he was concerned over the subdivision of this property into five lots rather than three. He also stated that three access points to this property from 240th Street were already in existence and asked where the additional two access points would be.

The Manager of Development and Environmental Services advised that the application before Council was for land use re-zoning and did not include the number of lots within the proposed development. He explained that a subdivision application for this property would come forward to the Approving Officer and that the developer was required to show, through further geotechnical and engineering studies, that a 5 lot subdivision was feasible. He also advised that a proposed subdivision would have to meet all bylaw conditions prior to approval.

Ken Knechtel

Mr. Knechtel expressed concern that this proposed subdivision may contribute to the flow of water from the Silver Valley hillside and add to the risk of flooding in the underlying areas. He referred to engineering reports from previous years which had examined the hydrology of the area. He also felt that servicing of the proposed lots may incur excessive costs for the District as well as negatively effect adjoining neighbourhoods and referred to District bylaws which indicated subdivisions could be refused on these points. He questioned whether further subdivision in the Silver Valley area should continue until drainage issues were resolved.

The Manager of Development and Environmental Services advised that all information is taken into consideration upon review and approval of a proposed subdivision. He also advised that the District is taking substantial steps to improve drainage on lots not only within this proposed subdivision, but also in other Silver Valley subdivisions.

Mayor Robson advised a task force had been assigned to examine potential drainage issues in the area.

Bill Archibald

Mr. Archibald spoke on behalf of the Haney Horsemen. Mr. Archibald explained the Howdy Trail system and asked if this area will be designated park and be maintained by the Parks department in the future.

Mayor Robson advised that a portion of this application could become conservation area.

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

4) RZ/090/06

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6483-2007

LEGAL: Lot 12, Except Parcel "A" (Explanatory Plan 23408), Section 33, Township 12, New Westminster District Plan 19849 & Parcel "A" (Explanatory Plan 23408), Lot 12, Section 33, Township 12, New Westminster District Plan 19849

LOCATION: 23267 Silver Valley Road & 13750-232nd Street

FROM: RS-3 (One Family Rural Residential)

TO: RS-1 (One Family Urban Residential), RS-1b (One Family Urban (Medium Density) Residential) and RM-1 (Townhouse Residential)

PURPOSE: To permit the construction of 18 single family lots and 31 townhouse units.

The Acting Corporate Officer advised that no correspondence opposing this application had been received.

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

- Application Information
- Neighbourhood Context
- OCP Context
- Submitted Information
- Project Details
- Development Information Meeting
- Development Considerations

Ken Knechtel

Mr. Knechtel stated that no soil profile had been brought forward for this site in regard to onsite storage of water and that he felt this development could increase instantaneous flow in the neighbourhood water systems, adding to the flood risk in the valley below. He expressed that he understood drainage systems in the Silver Valley had been designed to handle a five year event and questioned the impact on the storm sewage systems should this be exceeded. He also asked if an engineering plan clearly indicating storm water management was available.

Mayor Robson advised that monitoring of the storm water drainage systems in Silver Valley subdivisions was being carried out.

Diane Brooks

Ms. Brooks expressed concern about the amount of water coming out of Silver Valley and collecting in the area below and questioned how this will be prevented.

Ken Knechtel

Mr. Knechtel referenced a municipal bylaw stating that developers may be charged for storm water systems and put forward that this should be followed up. He again expressed concern over the drainage issues in the areas below Silver Valley. He also expressed concern pertaining to the safety of bridges providing access to Silver Valley area development.

The Manager of Development and Environmental Services advised that the District had been moving forward with initiatives in the Silver Valley area and that an environmental planner was involved in each development.

Marg Priebe

Ms. Priebe is concerned about the drainage and water from Silver Valley developments affecting the area below. She asked if documentation could be provided which would indicate how storm water management systems being incorporated into subdivisions in Silver Valley were actually affecting lower areas and suggested that future development wait until such a report is available. She expressed concern relating to the 224th Street Bridge.

Holly Pereira

Ms. Pereira stated that her property was in the floodplain southwest of Silver Valley and expressed concern over the issues involving drainage as relating to the North Alouette River. She asked where soil coming from a new subdivision would be deposited and questioned the results of increased drainage coming from this subdivision on the underlying areas. She inquired as to the availability of drainage plans for review prior to this application being approved.

The Manager of Development and Environmental Services advised that Ms. Pereira could make an inquiry to the Engineering Department asking to view drainage plans.

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 7:50 p.m.

G. Robson, Mayor

Certified Correct

R. Riach, Acting Corporate Officer