

District of Maple Ridge

PUBLIC HEARING

October 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 October 17, 2007 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
R. Riach, Acting Manager of Legislative Services
F. Quinn, General Manager, Public Works and
Development Services
J. Pickering, Director of Planning
C. Goddard, Manager of Development and Environmental
Services
A. Gaunt, Confidential Secretary

Mayor Robson called the meeting to order. The Acting Manager of Legislative 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 bylaws will be considered further at the next Council Meeting on October 23, 2007.

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

1) **RZ/034/07**
MAPLE RIDGE ZONE AMENDING BYLAW NO. 6505-2007

LEGAL: Lots 5 & 6, Sections 10 & 11, Township 12, Plan 72100, New Westminster District

LOCATION: 10529 and 10579 245B Street

FROM: RS-2 (One Family Suburban Residential)

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

PURPOSE: To permit a 9 lot subdivision.

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

The Acting Manager of Legislative Services advised that no correspondence had been received on this item.

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

2) **CP/059/07**
MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 6506-2007

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

LOCATION: 13080 240th Street

PURPOSE: To amend Figures 2, 3D and 4 of the Official Community Plan

FROM: Low Density Urban Residential

TO: Conservation

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

The Acting Manager of Legislative Services advised that correspondence had been received from Bill Archibald expressing concerns about this application.

Bill Archibald

Mr. Archibald expressed concern with the proposed relocation and future maintenance standards of the existing horse trail. However, he advised that in speaking with the applicant's consultant, these concerns have been addressed. He suggested that, in future, stakeholders be provided the opportunity to meet with applicants to address concerns early on in the development proposal stage.

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

**3a) RZ/070/06
MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 6508-2007**

LEGAL: Lot 2, Section 29, Township 12, Plan 14756, New Westminster District and West 7.80 Chains of the North East Quarter, Section 29, Township 12, Except: Part Subdivided by Plan 32932, New Westminster District

LOCATION: 22875 132 Ave and Property directly east.

PURPOSE: To amend Figures 2 & 3A of the Official Community Plan (as shown on Map No. 734)

FROM: Conservation and Eco Cluster

TO: Eco Cluster, Conservation and Horse Trail to be added

AND:

PURPOSE: To amend Figure 4 of the Official Community Plan (as shown on Map No. 735)

TO: To be added to Conservation.
To be removed from conservation (shown hatched); and
Horse Trail to be added (shown as dotted lines).

**3b) RZ/070/06
MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 6512-2007**

LEGAL: Lot 2, Section 29, Township 12, Plan 14756, New Westminster District and West 7.80 Chains of the North East Quarter, Section 29, Township 12, Except: Part Subdivided by Plan 32932, New Westminster District

LOCATION: 22875 132 Ave and Property directly east

PURPOSE: To amend Schedule "C" of the Official Community Plan

TO: To add to Conservation

**3c) RZ/070/06
MAPLE RIDGE ZONE AMENDING BYLAW NO. 6467-2007**

LEGAL: Lot 2, Section 29, Township 12, Plan 14756, New Westminster District and West 7.80 Chains of the North East Quarter, Section 29, Township 12, Except: Part Subdivided by Plan 32932, New Westminster District

LOCATION: 22875 132 Ave and Property directly east

FROM: RS-3 (One Family Rural Residential)

TO: R-1 (Residential District), CD-3-98 (Comprehensive Development), RS-1d (One Family Urban [Half Acre] Residential), RST (Street Townhouse Residential) and A-1 (Small Holding Agricultural)

AND:
To amend Part 2 Interpretation, of the Zoning Bylaw to add the following definition of Street Townhouse Residential Use.
To amend Schedule "D" Minimum Lot Area Dimensions

PURPOSE: To permit the future subdivision of 58 lots

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

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Subject Map
- Submitted Information
- Rezoning Subject Area
- OCP Area amendments

The Acting Manager of Legislative Services advised that correspondence had been received from Bill Archibald expressing concerns about this application.

Ken Knechtel

Mr. Knechtel stated his concerns regarding storm water management for this development, the capacity to drain water from this site in a storm situation and the effects of increased runoff on Cattell Creek, particularly during large storm events. He asked for clarification on several aspects of the development and explanations were provided by the Manager of Development and Environmental Services.

Bill Archibald

Mr. Archibald stated that the proposed location for the realignment of the horse trail is situated in a wet area near Cattell Creek and asked that consideration be given to building the trail in an area with better drainage.

The Manager of Development and Environmental Services advised that although the applicant has proposed relocating the existing horse trail at the bottom of the site, the exact location of the trail has not yet been decided and will be finalized at the subdivision stage.

David Laird – Applicant’s Consultant

Mr. Laird addressed concerns pertaining to the realignment of the existing horse trail. He advised that the trail will be constructed on dryer ground and proper drainage will be installed.

Mr. Laird spoke to the storm water management concerns. He explained the storm water management system to be built in the proposed subdivision. He advised that due to the efficiency of the storm water management system proposed for this development, additional runoff will not be added to the water system.

Diane Murrell

Ms. Murrell spoke on behalf of residents along Cattell Creek. She put forward concerns in regard to the potential increase in runoff created by the proposed development and the effect of the runoff on the creek. She asked if a hydrological study will be done on the impact of increased water flow into Cattell Creek and onto the floodplain.

Ken Knechtel

Mr. Knechtel expressed appreciation of the consultant’s explanation of the proposed storm water management system. He reiterated concerns pertaining to increased water flow from this development, particularly during storm events, and the effects on Cattell Creek. He asked if a hydrological study has been done on Cattell Creek and the surrounding area and spoke to increased levels of silt which have occurred in relation to another development.

Tim Wittenberg

Mr. Wittenberg stated that he wished to support Mr. Archibald's concerns regarding the relocation of the horse trail on the development. He expressed that there is a need to build the trail properly.

David Laird – Applicant's Consultant

Mr. Laird provided a detailed explanation of the site layout of the proposed development. He described the process undergone to design the subdivision to create an efficient storm water management system which will not contribute more runoff to the existing water system.

Barry Lister

Mr. Lister raised concerns about the impact of additional traffic from this development on 132nd Avenue. He stated that infrastructure for access to Silver Valley has not changed despite increased development and called for improvements to be made to existing roads to improve access and also that methods of traffic calming be investigated.

Florence Wagner

Ms. Wagner expressed concern regarding increased traffic due to the influx of more residents and development. She also spoke to the speed of the cars being driven by persons accessing 132nd Avenue and asked where residents will go should the road flood.

Ken Knechtel

Mr. Knechtel put forward concerns as to the costs of the provision of public utilities and other municipal works or services by the District should the proposed storm management system fail. He asked if the existing sewer system had the capacity to handle additional development and expressed concern that new infrastructure is not being put in to accommodate development as well as the effect of continued development on aging infrastructure. He also spoke to the applicant's plan to utilize existing ponds in the area, stated that these ponds were at capacity and that any increased silt into these ponds would negatively affect the fish in them.

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

**4a) RZ/042/07
MAPLE RIDGE ZONE AMENDING BYLAW NO. 6495-2007**

LEGAL: Lot 1, District Lot 5326, Group 1, New Westminster District, Plan LMP13975

LOCATION: 13790 256 Street

FROM: A-2 (Upland Agriculture)

TO: M-4 (Extraction Industrial)

PURPOSE: To permit the extraction and processing of gravel resources.

**4b) RZ/042/07
MAPLE RIDGE ZONE AMENDING BYLAW NO. 6501-2007**

PURPOSE: Text Amendment to the M-4 (Extraction Industrial) Zone by adding the following permitted accessory uses:

Accessory asphalt plant and product manufacturing, specific to the following site: Lot 1, District Lot 5326, Group 1, New Westminster District, Plan LMP13975 - 13790 256 Street.

AND

Accessory concrete plan and product manufacturing, specific to the following site: Lot 1, District Lot 5326, Group 1, New Westminster District, Plan LMP13975 - 13790 256 Street.

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

- Application Information
- Neighbourhood Context
- Adopted Gravel Strategy Principles
- OCP Context
- OCP Policy 6.53 (Updated November 2006)
- Alternative Access
- Equestrian Trails
- Site Characteristics
- Environmental Protection
- Submitted Information

The Acting Manager of Legislative Services advised that correspondence expressing concern about this item had been received from Bill Archibald, Ross Davies (KEEPS), Geoff Clayton (ARMS) and that correspondence opposing this item had been received from Judy Vaughan and Cameron Watson and Mike Gildersleeve.

The Manager of Development and Environmental Services advised that Bylaw No. 6501-2007 will have to come before Council in the form of a development permit. He also advised that although another public hearing will not be required, public information sessions will be held and review and approval of the application will be required by senior governments.

Bill Archibald

Mr. Archibald asked about the location of the horse trail in the proposed development.

The Manager of Development and Environmental Services advised that the Haney Horsemen will be involved in the process of relocating or constructing horse trails related to this application and that the District will try and ensure that the trails continue to operate during the development phase.

Mr. Archibald provided an outline of the existing trail and asked for improvements to be made to provide a safer corridor for horses.

Mary Robson – President, Webster’s Corners Community Association

Ms. Robson spoke on behalf the Webster’s Corners Community Association. She stated that the Association was in opposition to item 4(b) of the application. Ms. Robson expressed concern over the present transportation issues in the north 256th Street area, particularly at the Dewdney Trunk Road (Webster’s Corners) and 256th Street intersection, and stated that these issues will become even more pronounced with the increase in industrial traffic due to the proposed development. She spoke to Policy 6.53 which specified that transportation issues are to be resolved prior to development and stated that it is felt that this has not been done.

Yukiko Tanaka

Ms. Tanaka indicated that she was opposed to the application. She expressed concerns relating to the environmental impact of a gravel development on the area in terms of negative effects on wildlife habitat and on groundwater flowing to Kanaka Creek. She voiced concern about the increased industrial traffic on 256th Street and Dewdney Trunk Road and the lack of turning radius for trucks at the 256th Street and Dewdney Trunk Road intersection. She felt that this area should be promoted for conservation. Ms. Tanaka submitted her comments.

Jeff Clayton – Alouette River Management Society (ARMS)

Mr. Clayton spoke to the bylaw proposed to activate a gravel mining pit. He stated that although ARMS had originally been opposed to this bylaw, after further consultation, the organization felt that such a development could be supported provided proposed amendments and recommendations put forward by ARMS will be incorporated into District bylaws and regulations. Mr. Clayton read ARMS recommendations.

Mr. Clayton addressed the bylaw pertaining to concrete and asphalt plants and provided recommendations from ARMS to address environmental issues related to the development of such facilities.

Ken Williams – Kanaka Education-Environmental Partnership Society (KEEPS)

Mr. Williams expressed concern about the water from this development seeping into creeks in the area which feed Kanaka Creek. He also expressed concern over the effect such a development may have on the hydrology in the area in terms of creek water levels.

Simon Challenger

Mr. Challenger stated that he had concerns pertaining to environmental issues and the effect of such a development on the quality and supply of water on the aquifer from which the well on his property draws water. He spoke to the existing traffic problems in this neighbourhood, particularly the 256th Street intersection, and expressed concern over the addition of increased industrial traffic. He also stated that a moratorium should be placed on gravel extraction until an alternate route has been put in and questioned whether the public would be given enough input into the proposed addition of a concrete and asphalt plant through the development permit process.

Tim Wittenberg

Mr. Wittenberg spoke to the proposed green fund and asked whether royalties going to such a fund would be contributed on a regular basis.

The General Manager, Public Works and Development Services advised that a green fund would be ongoing and would be administered on an annual basis.

Bill Archibald

Mr. Archibald spoke to road routes which had been proposed in the 1960's for use in moving gravel and advised that Abernethy Way had been considered at that time. He suggested that perhaps this route could once again be considered for use to bypass Webster's Corners.

Mayor Robson advised that TransLink will be bringing forward a plan for Abernethy Way as well as for a northern bypass route to be considered for the future.

Mary Robson

Ms. Robson thanked Council and staff for work done on Abernethy Way. She expressed that a northern bypass route would be a permanent solution and asked that traffic not be added to 256th Street until Abernethy Way was put through.

Heather Leigh

Ms. Leigh indicated that she was opposed to this application. She expressed that such a development should be conditional on the support of the community and questioned why the municipality did not wish to run such an operation on its own to ensure that gravel extraction is done properly. She emphasized that transportation and environmental issues should be dealt with prior to the approval of this development.

There being no further comments, 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 8:36 p.m.

G. Robson, Mayor

Certified Correct

R. Riach, Corporate Officer