

District of Maple Ridge

PUBLIC HEARING

January 19, 2010

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on January 19, 2010 at 7:00 p.m.

PRESENT

Elected Officials

Mayor E. Daykin
Councillor C. Ashlie
Councillor J. Dueck
Councillor L. King
Councillor M. Morden
Councillor C. Speirs

Appointed Staff

J. Rule, Chief Administrative Officer
C. Marlo, Manager of Legislative Services
C. Goddard, Manager of Development and Environmental Services
A. Gaunt, Confidential Secretary

ABSENT

Councillor A. Hogarth

Note: Councillor Dueck and Councillor Ashlie were not present at the start of the meeting.

Mayor Daykin called the meeting to order. The Manager of Legislative Services explained the procedure and rules of order of the Public Hearing and advised that the bylaws will be considered further at the next Council Meeting on January 26, 2010

Note: Councillor Dueck and Councillor Ashlie joined the meeting at 7:02 p.m.

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

**1a) RZ/069/07
Maple Ridge Official Community Plan Amending Bylaw No. 6701-2009**

Legal: SW ¼ of the SW ¼, Section 19, Township 15, Except: Firstly: Parcel "C" and Road (Explanatory Plan 10938), Secondly: Parcel "D" (Reference Plan 35064) and Thirdly: Part Dedicated Road Plan 72140, New Westminster District.

Location: 26527 Dewdney Trunk Road

Purpose: To amend Schedule "B" of the Official Community Plan

From: Suburban Residential

To: Conservation

and

To amend Schedule "C" of the Official Community Plan to add to Conservation.

**1b) RZ/069/07
Maple Ridge Zone Amending Bylaw No. 6702-2009**

Legal: SW ¼ of the SW ¼, Section 19, Township 15, Except: Firstly: Parcel "C" and Road (Explanatory Plan 10938), Secondly: Parcel "D" (Reference Plan 35064), and Thirdly: Part Dedicated Road Plan 72140, New Westminster District.

Location: 26527 Dewdney Trunk Road

From: RS-3 (One Family Rural Residential)

To: RS-2 (One Family Suburban Residential)

Purpose: To permit the subdivision of 26 single family lots.

The Manager of Legislative Services advised that correspondence opposing the application was received from Jackie Chow and Mike Gildersleeve and correspondence expressing concerns was received from Christine & Fred Voglmaier, Jack and Karin Rice and Bill Seeley.

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

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

Bill Archibald – on behalf of the Haney Horsemen

Mr. Archibald expressed concern with the impact on horse activity by the driveways from the potential development, particularly those ending on 264th Street. He stated that driveways can create a slick surface which can cause horses to slip and injury themselves. He also expressed concern with the safety of the intersection at 264th Street and Dewdney Trunk Road.

Mr. Archibald asked that groups such as the Haney Horsemen be included in information meetings and discussions with developers as stakeholders to allow for early comment on impacts such a development may have on the equestrian community. He requested that vehicles not be allowed to park on the east side of the road in order to allow horses use of that side.

The Manager of Development and Environmental Services advised that a horse trail has been included in the design of the development.

Dave Smith – representing Kanaka Education & Environmental Partnership Society (KEEPS)

Mr. Smith requested that KEEPS also receive earlier notice of developments of this nature in order to allow discussion with applicants and to allow stakeholder groups to get more detailed information and to work through concerns with the applicant. He expressed concern over the possible negative impact of the proposed development on the watershed of Kanaka Creek, particularly as McFadden Creek flows through the property. He explained the significance of McFadden Creek to the upper watershed of Kanaka Creek and stressed that the maintenance of water quality in this area is of the utmost importance.

Mike Gildersleeve

Mr. Gildersleeve stated that he is in opposition to the proposed development as it falls outside of the urban boundary. He expressed concern with this type of urban style development in a rural area becoming a trend and questioned the District's ability to bring resources into this area. Mr. Gildersleeve also expressed concern about negative impacts of such a development on McFadden Creek and the downstream impact of stormwater, particularly on Kanaka Creek. He suggested remaining within the urban containment boundary for such developments and putting energy and resources into the downtown area.

Bill Seeley

Mr. Seeley stated that his property remains on well water due to good water quality and expressed concern that the number of septic fields to be built will negatively impact the quality of the water in the area. He spoke to the high accident rate at the intersection of 264 Street and Dewdney Trunk Road. He was concerned that increased traffic from the proposed development will add to the danger at the intersection and will create an increase in traffic noise from Dewdney Trunk Road. Mr. Seeley also expressed concern with the potential of increased flooding onto Dewdney Trunk Road and surrounding areas, due to an larger volume of runoff being directed to the open ditch on the east side of 264 Street.

Kerry Verchere

Ms. Verchere expressed concern with the increase in noise, traffic and light pollution resulting from the proposed subdivision. She also expressed concern over the impact of the development's septic fields on the underground water system. Ms. Verchere stated that surrounding properties are in the Agricultural Land Reserve and that the residents wished to maintain their country lifestyle.

Karin Rice

Ms. Rice stated that her biggest concern is the possible negative impact of the proposed development on the quality of water in the area, particularly on the natural springs running through her property. She expressed concern with the existing traffic and the speeds of vehicles travelling Dewdney Trunk Road and questioned whether the road could handle the increased amount of traffic that will come with development. Ms. Rice put forward that she would not like to see the rural nature of the area disappear.

Dave Smith – on behalf of the Haney Horsemen

Mr. Smith spoke to safety concerns on the corner of 264 Street and Dewdney Trunk Road. He explained access routes used by riders throughout the area and the impact that driveways and increased traffic from the proposed development will have on equestrian traffic along 264 Street.

Mike Gildersleeve

Mr. Gildersleeve requested that consideration be given to providing information and reports on proposed developments to the public earlier in the process. He expressed concern with the potential impacts of the development in terms of additional demands that the District may be unable to support, the lack of sustainability, the effect of the proposed septic systems on groundwater and aquifers in the area and the risk of septic systems discharging into the existing creek. Mr. Gildersleeve inquired about the interface between the urban style development proposed and the agricultural lands in the area.

Kerry Verchere

Ms. Verchere stated that as her property is in the Agricultural Land Reserve, the proposed development will move her land into the city where she does not wish to be. She asked whether other property owners can get an assurance that their land can come out of the ALR to allow them to sell and move further out to maintain their lifestyle.

Bill Archibald

Mr. Archibald inquired as to the status of a piece of property on the northeast corner of the intersection of 264 Street and Dewdney Trunk Road.

The Manager of Development and Environmental Services offered to meet with Mr. Archibald to provide clarification on his inquiry.

Bill Seeley

Mr. Seeley commented on the ditches along the east side of 264 Street and expressed concern with potential for increased flooding.

Don Bowins – Applicant's Representative

Mr. Bowins provided clarification on the concerns over the impact on water quality and quantity, storm water management, light pollution and intersection safety. He indicated that the developer is offering to connect residents to existing water mains should concerns over pollution of well water arise within a 2 year period.

Tony Mikes – Applicant’s Representative

Mr. Mikes provided an explanation of the septic systems for the proposed subdivision.

Kerry Verchere

Ms. Verchere expressed concern over the location of the proposed septic fields on the development property. She acknowledged the offer of the developer to connect residents to water should problems arise, however, she was concerned with what may happen should issues arise after the two year period. She reiterated her concerns regarding light pollution and increased traffic in the neighbourhood.

Tony Mikes

Mr. Mikes spoke to concerns over the appropriate location of the septic fields in the proposed development. He outlined the design of current systems and addressed septic field failure concerns.

Dave Smith

Mr. Smith advocated that neighbourhood residents should be provided the opportunity to access the existing water main.

Bill Seeley

Mr. Seeley commented on sand mound septic systems and stated that he is concerned that ongoing excavation of the development will negatively impact the natural water and aquifer systems in the area. He acknowledged the offer of the developer to deal with water problems within a two year time period, however, he expressed concern that this may not be enough time to evaluate what may occur.

Mary Danbert

Ms. Danbert stated that her property has experienced significant flooding over the last years due to underground streams on the side of the road. She suggested that sprawl toward this area should be restricted until the issues with Dewdney Trunk Road are addressed.

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 8:11 p.m.

E. Daykin, Mayor

Certified Correct

C. Marlo, Corporate Officer