

City of Maple Ridge

***PUBLIC HEARING***

January 17, 2017

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on January 17, 2017 at 6:00 p.m.

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***PRESENT***

*Elected Officials*

Mayor N. Read  
Councillor K. Duncan  
Councillor B. Masse  
Councillor T. Shymkiw  
Councillor C. Speirs

***ABSENT***

Councillor C. Bell

*Appointed Staff*

F. Quinn, General Manager of Public Works and Development  
L. Darcus, Manager of Legislative Services  
C. Goddard, Manager of Development and Environmental Services  
C. Carter,  
A. Gaunt, Confidential Secretary  
*Other staff as required*  
B. Elliott, Manager of Community Planning  
A. Bowden, Planner 1  
L. Zosiak, Planner 2

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Note: Councillor Robson was not in attendance at the start of the meeting.

Mayor Read 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 17, 2017.

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

**1) 2016-325-RZ  
Maple Ridge Official Community Plan Amending Bylaw No. 7283-2016**

**Legal:** Lot 4, Except Westerly 81.1 Feet, District Lot 401, Group 1,  
New Westminster District Plan 7863

**Location:** 22606 Dewdney Trunk Road

**Purpose:** To permit a temporary taxi dispatch use.

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

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

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Proposed Subdivision Plan
- Terms and Conditions

The Mayor called for speakers three times.

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

**2) 2015-346-CP  
Maple Ridge Official Community Plan Amending Bylaw No.7187-2015**

**PURPOSE:** To amend the recently adopted Wildfire Development Permit Area guidelines to remove the references to the National Fire Protection Association (NFPA) standards and provide greater flexibility when reviewing development applications.

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

Note: Councillor Robson joined the meeting at 6:12 p.m.

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

- Application Information
- Background
- Consultation Update
- Terms and Conditions

The Mayor called for speakers three times.

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

**3) 2014-009-CP  
Maple Ridge Zone Amending Bylaw No. 7292-2016**

**LOCATION:** 11230 and 11240 206 Street; 20605, 20617, 20627, 20643, 20645, 20661 Maple Crescent; 11202, 11233 and 11391 Dartford Street; 20598 and 20657 Lorne Avenue and PIDs 003-435-181 and 004-963-415

**PURPOSE:** To align existing Hammond commercial properties with the new Hammond Village Commercial land use designation.

**FROM:** C-3 (Town Centre Commercial) & RS-1 (One Family Urban Residential)

**TO:** H-2 (Hammond Village Commercial) & P-4 (Place of Worship Institutional)

The Manager of Legislative Services advised that correspondence expressing concern with the application was received from Katzie First Nation outlining a stated need for industrial connection connecting to Wharf Street and concerns relating to any redevelopment activities in centres that have any unrecorded archaeological sites and have requested that the City of Maple Ridge advise owners of the requirement to be in compliance with the Heritage Conservation Act.

A. Bowden, Planner gave a power point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Hammond Village Commercial Zone
- Relationship to Hammond Area Plan Policies
- Terms and Conditions

The Mayor called for speakers for the first time.

**Bert Pogany**

Mr. Pogany expressed concern over the future of the mill and their parking lots in the area though he stated that he does not have a problem with the recommended proposals as it is a wish to see the area rejuvenated. He advised on a covenant on the Interfor, formerly the BC Forest Products, property which addressed landscaping and other details. He asked that once property is redesignated and Interfor sells properties for development what the long term impacts will be particularly with the parking lots. He spoke to covenants which have long been in place pertaining to the mill's lands and asked if these covenants will be enforced.

The Mayor called for speakers a second and third time.

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

**4) 2014-009-CP  
Hammond Area Plan Bylaw No. 7279-2016**

**PURPOSE** To amend Schedule “C” of the Official Community Plan as shown on Map No. 933

**FROM:** Agricultural

**TO:** Conservation

**PURPOSE:** To amend Schedule “A” of the Official Community Plan to include the Hammond Area Plan (Chapter 10) and the Hammond Development Permit Area Guidelines (Chapter 8). This includes updating policy language and section headings where warranted. Figure 6, Area Plans map is also updated showing the Hammond Area Plan location and boundaries.

To amend Schedule “B”, Generalized Future Land Use map, of the Official Community Plan to identify the location and boundaries of the Hammond Area Plan.

The Manager of Legislative Services advised that the correspondence from the Katzie First Nation would also apply to this item.

L. Zosiak, Planner gave a power point presentation providing the following information:

- Hammond Area Plan Process
- Public Consultation Components
- Hammond Area Plan – Intent
- Population Projection
- Commercial Floorspace Projection
- Area Plan Content and Policy Sections
- Content and Policy – Land Use
- Area Plan – Key Themes
- Area Plan – Additional Themes
- Development Permit Area Guidelines
- Hammond DP Land Use Designations
- DP Guidelines and Quality Design and Design Focus
- Changes to Area Plan Bylaw
- Transition for Development Applications

- Area Plan Implementation
- Formal Referrals
- Recommendation in the staff report

The Mayor called for speakers three times.

There being no 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 6:26 p.m.

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N. Read, Mayor

Certified Correct

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L. Darcus, Corporate Officer