

District of Maple Ridge

PUBLIC HEARING

December 18, 2007

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on December 18, 2007 at 6:00 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
C. Marlo, Manager of Legislative 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 The Manager of Legislative Services advised that Item 3(a) and (b) on the Public Hearing agenda was withdrawn.

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 December 18, 2007.

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

**1a) RZ/049/07
Maple Ridge Official Community Plan Amending Bylaw No. 6518-2007**

LEGAL: Lots 11 & 12, Section 27, Township 12, New Westminster District,
Plan 2510

LOCATION: 12891 & 12931 Alouette Road

PURPOSE: To amend Schedule "B" of the Official Community Plan to redesignate the portion of Lots 11 & 12 outlined in heavy black line

FROM: Suburban Residential

TO: Conservation

AND

PURPOSE: To amend Schedule "C" of the Official Community Plan the portion of Lots 11 & 12 outlined in heavy black line to include as Conservation

**1b) RZ/049/07
Maple Ridge Zone Amending Bylaw No. 6519-2007**

LEGAL: Lots 11 & 12, Section 27, Township 12, New Westminster District, Plan 2510

LOCATION: 12891 & 12931 Alouette Road

FROM: RS-3 (One Family Rural Residential)

TO: RS-2 (One Family Suburban Residential)

PURPOSE: To permit a six 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
- Project Details

The Manager of Legislative Services advised that correspondence opposing this application had been received from David Jeffery, Yukiko Tanaka and the Alouette River Management Society.

Aaron Smith

Mr. Smith expressed concern that the existing storm water system is not capable of handling excess water from increased development and will create further flood events in the area. He also stated his concerns over environmental effects of further development on a salmon spawning river and stated that he felt that should this application be passed, a precedence will be set for further development in the area.

Carey Bodnar

Mr. Bodnar expressed his opposition to the application. He referred to comments written to local newspapers opposing such developments and voiced his concern that should this application be approved, many other applications will come forward requesting development along the river, to the detriment of the area. He presented a petition opposing the application to the Manager of Legislative Services.

Rick Thompson – Applicant

Mr. Thompson addressed concerns of previous speakers. He advised that the proposed development will not be connected to storm water or sanitary sewers as individual septic systems away from the river have been planned for the properties. Mr. Thompson felt that this development will not affect the river area in a negative manner, noting that 25% of the property will be dedicated as conservation and that the river bed will revert to provincial control. He stated that plans ensuring the suitability of the lots, indicating that the properties are above the flood line and addressing the provision of sewage systems have been provided to the municipality as required.

Murray Krangle

Mr. Krangle expressed concern that should this application go forward, a precedent will be set encouraging similar development of other blocks of land in the area and that this will drastically change the pristine environment of the existing neighbourhood. He stated that outfall from existing sewage systems along the river's edge is already apparent and he invited Council members to look at the area in its present state. He reiterated his concern that allowing the current application to go forward will result in a flood of applications to subdivide other 5 acre properties along the river.

Pam Jenkins

Ms. Jenkins stated that she is opposed to the proposed application, citing that approval of the subdivision of this property will lead to further applications for development and will erode the pristine environment.

Carey Bodnar

Mr. Bodnar spoke to damage to his home during flooding in the previous year. He expressed his concern that more development in the area will create further problems in terms of flooding events. He was concerned about the impact of increased traffic not only on his residence but on the neighbourhood.

Rick Thompson - Applicant

Mr. Thompson reiterated that the properties being proposed would not impact drainage and sewage of existing residences due to the fact that separate septic systems will be used. He indicated that he wished to subdivide mainly to decrease the size of his property to lower tax assessments in order to allow him to continue to reside on the property.

Murray Krangle

Mr. Krangle expressed that he felt developments should not be approved in order to help current residents pay taxes.

Carey Bodnar

Mr. Bodnar read from correspondence put forward by the Alouette River Management Society opposing this development.

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

2) **RZ/062/07
Maple Ridge Zone Amending Bylaw No. 6517-2007**

LEGAL: Lot 26 Except: Part Dedicated Road on Plan LMP14334, Section 17, Township 12, Plan 16992, New Westminster District

LOCATION: 23045 117 Ave

FROM: RS-1 (One Family Urban Residential)

TO: R-1 (Residential District)

PURPOSE: To permit a two 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
- Project Details

The Manager of Legislative Services advised that one piece of correspondence had been received from Jeanie Mo requesting retention of trees bordering her property.

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 6:35 p.m.

Certified Correct

G. Robson, Mayor

C. Marlo, Corporate Officer