

Corporation of the District of Maple Ridge

PUBLIC HEARING

March 20, 2007

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on March 20, 2007 at 7:00 p.m.

PRESENT

Elected Officials

Councillor E. Daykin
Councillor J. Dueck
Councillor A. Hogarth
Councillor C. Speirs
Councillor K. Stewart

Appointed Staff

J. Leeburn, Acting 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

ABSENT

Mayor G. Robson
Councillor L. King

Acting Mayor Daykin called the meeting to order. The Manager of Legislative Services 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 by-laws will be considered further at the next Council Meeting on March 27, 2007.

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

1) RZ/112/06

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6464-2007

LEGAL: Lot 4, District Lot 405, Plan 7324, New Westminster District

LOCATION: 23840 River Road

FROM: M-2 (General Industrial)

TO: M-3 (Business Park)

PURPOSE: To permit the construction of a restaurant and brewpub with a liquor primary license.

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

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

The Manager of Legislative Services advised that correspondence had been received from Beryl Eales and the Canadian Pacific Railway.

Bill Archibald

Mr. Archibald spoke in favour of a public pathway. He felt that a walkway along the river would be an important feature in the area.

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

2) RZ/086/06

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6443-2006

LEGAL: Lots 76 & 77, District Lot 397, Plan 32138; Lots 1 & 2, District Lot 397, Plan 11291; Lots 82 & 83, District Lot 397, Plan 34526, all of New Westminster District

LOCATION: 22139, 22149, 22157, 22163, 22175 – 119 Avenue

FROM: RS-1 (One Family Urban Residential)

TO: CD-1-00 (Comprehensive Development)

PURPOSE: To rezone the properties to allow the construction of a seniors' residential complex with 108 licensed care beds and 80 assisted living apartments.

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 had been received from Susan Tomlin.

The Director of Planning advised that Ms. Tomlin's questions had been responded to by the file manager.

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

3) RZ/078/06

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6466-2007

LEGAL: Parcel A (Explanatory Plan 33401), Lot 14, Section 11, Township 12, Plan 1363, New Westminster District

LOCATION: 24901 – 108 Avenue

FROM: RS-3 (One Family Rural Residential)

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

PURPOSE: To permit future subdivision into 22 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
- Submitted Information

The Manager of Legislative Services advised that correspondence had been received from Lynn Easton and Chuck Russell opposing the application.

Bill Archibald

Mr. Archibald spoke to the need to relocate the trail within this property and suggested a preferred route and an alternate route for consideration by the Greater Vancouver Regional District.

Dave Smith

Mr. Smith raised concerns about the supply of water and sewer service.

The Manager of Development and Environmental Services advised that this property would be fully serviced through the municipal system.

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

4) RZ/087/05

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6459-2006

LEGAL: Lot A, Section 3, Township 12, Plan LMP42378, New Westminster District

LOCATION: 10000 Block 248th Street

FROM: RS-3 (One Family Rural Residential) and A-2 (Upland Agricultural)

TO: A-1 (Small Holding Agricultural)

PURPOSE: To permit future subdivision into 4 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
- Submitted Information

The Manager of Legislative Services advised that correspondence opposing this application was received from:

Beryl Eales
Lynn Easton and Chuck Russell
Wan –Yi Lin

Robert Grist
Karin Andrews
Norm and Ruth Sigurdson
David Ius
Sandra Milton
Bernice Rolls
Haney Market Place
Karen and Mark Read
Faye Ketola
Emily Pledge
Carol Addy
Maria Raynolds
Sheila Pratt
Roger Chen
Sheila Smyth
Bette Goode
Carol and Allen Skene

Jennifer Redmond – Applicant

Ms. Redmond explained that the request for rezoning for this property is a downzoning. She stated that the lower piece of the property owned by the Redmond family, known as Jackson's Farm, had been subdivided by the original owner and that the property under this application had never been designated park and was not in the Agricultural Land Reserve or the green zone.

David Smith

Mr. Smith stated that he was opposed to the rezoning of this property and questioned why this item was being brought forward again. He stated that water runoff from this particular property was negatively affecting the well on his property and questioned why the applicant was being asked to put in wells and septic fields when municipal services are located close to this property. He also expressed that the information from the municipality with respect to water, septic and green buffer zones had not been sufficient.

David Laird - Damax Consulting – Applicant's Representative

Mr. Laird stated that, as this application consisted of 4 houses on a 23 acre property, the impact on neighbouring properties should be minimal. Mr. Laird advised that the property owner is abiding by municipal rules and regulations which specify that municipal water and sewer cannot be put into this area. He also added that this application was not a lower Jackson's Farm issue.

Beryl Eales

Ms. Eales stated that she was opposed to the proposed rezoning of the 24 acres in the application and that she felt it was premature to allow more homes to be built on this property. She felt it would be necessary to do a comprehensive study of the Grant Hill aquifer first. Ms. Eales also expressed that the 24 acres in the application could be linked with the lower Jackson Farm, and combined with Albion Park to become a Greater Vancouver Regional District park.

Jean Sunada

Ms. Sunada spoke in opposition to the rezoning application. She stated that she felt that the application could not be supported until the size, the boundaries and the recharge capacities of the Grant Hill Aquifer were identified. She submitted her comments.

Duanne Vanderburg - President, Pitt Polder Preservation Society

Ms. Vanderburg indicated that the Pitt Polder Preservation Society was opposed to the subdivision of 24 acres of Jackson Farm as the Society felt that such a development would ruin the integrity of the 80 acre tract of land. She submitted the letter from the Pitt Polder Preservation Society.

DuAnne Vanderburg – on behalf of the Alouette Field Naturalists

The Alouette Field Naturalists indicated their group opposed the rezoning application. The group felt that the best use of this property would be as a park to offset the rapid development on the eastern side of Maple Ridge and encouraged local government to partner with other levels of government to help in the purchase of this property. Ms. Vanderburg submitted the letter.

Diana Williams

Ms. Williams asked for clarification as to whether or not this property is in the Greater Vancouver Regional District green zone.

The Director of Planning advised that this particular parcel is not in the green zone.

Gerald Andrews

Mr. Andrews opposed the development of the Jackson's Farm. He asked if any geological studies indicating water usage were available and voiced concern about the adverse effect of continued development on this area. He submitted his comments.

Betty von Hardenburg

Ms. von Hardenburg stated that she was opposed to the rezoning application. She outlined her concerns as to the effect on the Grant Hill aquifer and the water supply of neighbouring homeowners and asked that necessary assessments be done and requirements be put in place to protect water resources in this area. She also voiced concerns over the intended A-1 zoning and whether or not the aquifer could sustain increases in agriculture. Ms. von Hardenburg submitted her comments.

Klaus von Hardenburg

Mr. von Hardenburg stated that he was opposed to the rezoning of this parcel. His concerns revolved around a practice of purchasing land, successful application for farm tax status and a subsequent request for rezoning. Mr. von Hardenburg submitted his comments.

Suzanne Gunderson

Ms. Gunderson indicated her opposition to the rezoning application. She felt that an opportunity should be taken to have Jackson's Farm, in its entirety, saved as a heritage site and to preserve green zones for future generations. Ms. Gunderson submitted her comments.

Stuart Pledge

Mr. Pledge stated his opposition to the bylaw. Mr. Pledge felt that the decision to rezone should be delayed until park status has been restored to Jackson's Farm. Mr. Pledge submitted his comments.

Stuart Pledge – on behalf of Friends of Jackson's Farm

Mr. Pledge suggested ways of finding funding to pay for the acquisition of the Jackson's Farm and put forward suggestions as to what this area could be used for if brought together as a park.

Mike Gildersleeve

Mr. Gildersleeve echoed previous comments. He voiced his opposition to the rezoning application as he felt the preservation of heritage lands to be a necessity as well as the conservation of natural space and environment. He also stated that a solution should be sought to keep the properties together. Water quality studies should also be done.

Christian Cowley

Mr. Cowley echoed previous comments. He stated that his well had been affected by heavy sediment when the applicant's property had been logged and that any further development would directly affect the drinking water in his well. He asked this application be denied and that a

study be done which would prove his well and his property will not be affected by future development.

Kevin Hodgins

Mr. Hodgins felt this application was premature. He stated that prior to development on Thornhill, aquifer boundaries should be mapped. He also asked if the notice board for rezoning could be placed in a more visible location and asked if there were regulations as to where signage had to be placed.

The Manager of Development and Environmental Services advised that signs were required and that it had been determined that one sign in this area was sufficient. Mr. Laird advised that the location had been selected based on visibility and traffic safety.

Cole Gunderson

Master Gunderson expressed that Jackson's Farm needed to be a heritage park for tourists and animals and that perhaps the heritage house could be brought back to its original site.

David Laird - Applicant's Representative

Mr. Laird explained that an expert had looked at the Grant Hill aquifer and deemed that wells on the applicant's property would work without detriment to the other properties. He also stated that due diligence in reference to land use was being done by the applicant and that the property had not been purchased by the applicant until after the park designation was removed by the District. He also expressed that many previous speakers had been speaking to the lower Jackson's Farm and not to the application for rezoning. He reiterated that the proposed zoning change in this application was down zoning and the proposal put forward was very modest.

Stuart Pledge

Mr. Pledge voiced his agreement that the responsibility for the designation does not lie with the applicant rather with the Parks Commission and Council.

Beryl Eales

Ms. Eales stated that although she did honour an owner's right to develop, there are implications for the surrounding properties. She reiterated that she was opposed to allowing four homes on the 24 acres in the application.

Dave Smith

Mr. Smith put forward that he would welcome more farmers into the neighbourhood, however, he would like guarantees that there will be not be water problems in relation to this application and expressed that the four proposed properties will impact the surrounding area. He also asked if this area will ever be considered for municipal services.

Diana Williams

Ms. Williams expressed her sympathy for the people stating that their water supply will be affected through this application. She stated that this area was one of the last remaining pieces of rural character and should be preserved for the people of the community and other communities.

Betty von Hardenburg

Ms. von Hardenburg asked if this property was being subdivided into four lots or approximately four lots. The Manager of Development and Environmental Services advised that the number of lots would be determined by the Approving Officer during the subdivision process.

Ms. von Hardenburg asked if this property could be subdivided into more than four lots. The Manager of Development and Environmental Services advised that it could not.

Steve Bentley

Mr. Bentley referred to this proposal being defeated at a January 9th meeting and being brought forward again at a February 13th meeting and passed. He asked for an explanation in regard to procedure.

The Manager of Legislative Services advised that the Mayor is permitted under the Community Charter to bring a resolution back to Council for reconsideration.

Councillor Speirs advised that he had suggested to the Mayor that the public hearing had been unfairly withheld and that it would be important to go through the complete process.

Dave Smith

Mr. Smith expressed that the municipality had heard neighbourhood concerns regarding water and drainage and stated that he did not believe it was the wrong message to bring water and sewer into rural areas. He asked again about what type of testing had been done on this property and spoke to problems with drainage from this property. He also asked what type of agriculture would be carried out on these proposed lots and where the homes, wells and septic systems would be placed.

Beryl Eales

Ms. Eales presented a picture of a Parks and Leisure information brochure on Albion Park and quoted wording on the document which related to a trail view of the old Jackson Farm. She also quoted from a Parks Plan which had put forward the additional acquisition of parkland.

Carol Abbey

Ms. Abbey expressed that she would like to speak with the applicant as to future purposes of the property and asked that the municipality inform citizens when the official aquifer mapping will be presented.

Roy Stein

Mr. Stein asked what would happen if a member of Council received a listing from this property in the future. The rules of conflict were explained by staff.

There being no further comment, the Acting 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 Acting Mayor terminated the Public Hearing at 8:52 p.m.

E. Daykin, Acting Mayor

Certified Correct

C. Marlo, Corporate Officer