

Corporation of the District of Maple Ridge

PUBLIC HEARING

May 15, 2007

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on May 15, 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

ABSENT

Councillor K. Stewart

Appointed Staff

J. Rule, Chief Administrative Officer
C. Marlo, Manager of Legislative Services
C. Carter, Manager of Community Planning
A. Gaunt, Confidential Secretary

Mayor Robson 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 May 22, 2007.

The Mayor then called upon the Manager of Community Planning to present the following items on the agenda:

Note: Items 1a) and 1b) will be dealt with together.

1a) RZ/082/06

MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING BYLAW NO. 6453-2006

LEGAL: Lot 3, District Lot 402, Plan 14176 & Lot 1, District Lot 402, Plan LMP25825

LOCATION: 11384 & 11410 Burnett St

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

FROM: Urban Residential

TO: Conservation

The Manager of Legislative Services advised correspondence opposing this application had been received from Shannon Rath and Brent Marley.

The Manager of Community Planning gave a power point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context
- Submitted Information
- Project Details
- Development Information Meeting
- Development Considerations

1b) RZ/082/06

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6454-2006

LEGAL: Lot 3, District Lot 402, Plan 14176 & Lot 1, District Lot 402, Plan LMP25825

LOCATION: 11384 & 11410 Burnett St

FROM: RS-3 (One Family Rural Residential)

TO: RM-1 (Townhouse Residential)

PURPOSE: To permit a Townhouse Development of 19 units.

Al Dales – Owner and Developer

Mr. Dales advised that his company had worked with the municipal planning and engineering departments to design an environmentally sound and well thought-out project. He also indicated that the Department of Fisheries and Oceans had been involved with respect to the environmental area, that approximately ¼ of the site area had been dedicated as conservation area and that the existing creek will become a fully functional riparian area. He addressed neighbourhood concerns regarding privacy.

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

2) RZ/066/06

MAPLE RIDGE ZONE AMENDING BYLAW NO. 6437-2006

LEGAL: Lot 38, District Lot 6881, Group 1, New Westminster District,
Plan 57415

LOCATION: 12461 Garibaldi Street

FROM: RS-3 (One Family Rural Residential)

TO: RS-2 (One Family Suburban Residential)

PURPOSE: To permit the subdivision into two lots.

The Manager of Community Planning gave a power point presentation providing the following information:

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Preliminary Subdivision Plan
- Planning Analysis

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

Kevin Perkin - Applicant

Mr. Perkin gave a review of the application process he had been involved in since April 2006. He stated that the application put forward met OCP requirements, had the support of neighbours and that as much green space as possible would be preserved. He also advised that a newly engineered sand mound sewage disposal system would be installed on the proposed site.

Ron Fahlman

Mr. Fahlman stated that he was in full support of this application.

Roy Roland

Mr. Roland indicated that he had no concerns with this application.

Rob Arden – Arden Consulting Engineers

Mr. Arden stated that Arden Consulting Engineers had been retained by the applicant to design an onsite waste water treatment system for the property. He explained the sand mount sewage disposal system being proposed for the application.

Ron Hein – B.C. Onsite Sewage Association

Mr. Hein spoke to the design criteria of the waste water system being proposed by the applicant, stating that it is a new, effective technology being used as a model system in other areas.

Zdena Novy

Ms. Novy stated that she was in support of the application and advised that her property also used the engineered septic field being proposed and that the system worked well.

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 7:27 p.m.

G. Robson, Mayor

Certified Correct

C. Marlo, Corporate Officer