

District of Maple Ridge

**PUBLIC HEARING**

June 15, 2010

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on June 15, 2010 at 7:00 p.m.

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**PRESENT**

*Elected Officials*

Mayor E. Daykin  
Councillor C. Ashlie  
Councillor J. Dueck  
Councillor A. Hogarth  
Councillor L. King  
Councillor C. Speirs

*Appointed Staff*

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

**ABSENT**

Councillor M. Morden

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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 June 22, 2010.

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

**1) RZ/083/09  
Maple Ridge Zone Amending Bylaw No. 6730-2010**

**Legal:** Lot 22, District Lot 6881, Group 1, New Westminster District, Plan 34392

**Location:** 12771 McNutt Road

**From:** RS-3 (One Family Rural Residential)

**To:** RS-2 (One Family Suburban Residential)

**Purpose:** To permit subdivision into 3 single family residential lots.

The Manager of Legislative Services advised that correspondence in opposition to the application was received from Ronald Zuk and Corrine Ford.

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

**Ron Zuk**

Mr. Zuk spoke in opposition to the application. He expressed concern to the change in his rural lifestyle and the potential mess such a development may cause. He also expressed concern of the lowering of neighbourhood property values.

**Brian Craig – Applicant Representative**

Mr. Craig provided details on the application property. He felt that neighbouring properties will benefit from improvements resulting from the proposed development. He pointed out that the schools in this area are not full and would also benefit from more development.

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

**2) RZ/012/09  
Maple Ridge Zone Amending Bylaw No. 6743-2010**

**Legal:** Lot 8, District Lot 248, Group 1, New Westminster District, Plan 9922

**Location:** 12153 214 Street

**From:** RS-1 (One Family Urban Residential)

**To:** RT-1 (Two Family Urban Residential)

**Purpose:** To permit the development of a duplex.

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
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Submitted Information
- Project Details

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

3) **RZ/040/10**  
**Maple Ridge Zone Amending Bylaw No. 6744-2010**

**Purpose:** Text amendment to the Zoning Bylaw to better align District bylaws with the policies of the Agricultural Land Commission.

Part 2 Interpretations, is amended by the following definition change:

**Agricultural** use means a use providing for the growing, rearing, producing and harvesting of agricultural products; includes the preliminary grading of such products for shipment, and specifically includes mushroom growing, horses, livestock, swine, fur bearing animals, poultry, pigeons, doves, bees, or other animals or birds; excludes all manufacturing and any processing not specifically included. Where lands that are zoned to permit an agricultural use are located within the Agricultural Land Reserve, the activities designated as farm use by the Agricultural Land Commission will also be included.

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
- Agricultural Land Commission Regulation
- Current Maple Ridge Zoning Bylaw
- Proposed Amendment
- Policy Context
- Farm Site Map and Proposed Use
- Project Details

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

**4) Haney Bingo Plex**

**Location:** 11887 224 Street

**Purpose:** Public comment is sought on a proposal by Great Canadian Gaming Corporation and the BC Lottery Corporation to install 100 slot machines into the existing bingo facility at 11887 224<sup>th</sup> Street on a temporary basis until the new Community Gaming Centre is completed at Lougheed Highway and 227<sup>th</sup> Street.

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

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 7:19 p.m.

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E. Daykin, Mayor

Certified Correct

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C. Marlo, Corporate Officer