

District of Maple Ridge

PUBLIC HEARING

March 16, 2010

The Minutes of the Public Hearing held in the Council Chamber of the Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia on March 16, 2010 at 7:00 p.m.

PRESENT

Elected Officials

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

Appointed Staff

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

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 March 23, 2010.

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

1a) **RZ/080/08**
Maple Ridge Official Community Plan Amending Bylaw No. 6687-2009

Legal: Lot 1, Section 28, Township 12, Plan LMP46534, New Westminster District

Location: 23227 Dogwood Avenue

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

From: Estate Suburban Residential and Commercial

To: Commercial

**1b) RZ/080/08
Maple Ridge Zone Amending Bylaw No. 6688-2009**

Legal: Lot 1, Section 28, Township 12, Plan LMP46534, New Westminster District

Location: 23227 Dogwood Ave

From: LUC (Land Use Contract) and RS-2 (One Family Suburban Residential)

To: C-1 (Neighbourhood Commercial)

Purpose: To permit the renovation of the existing building into three commercial rental units.

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

Ron McCabe

Mr. McCabe explained the parking problems occurring in the neighbourhood and impacting his property as a result of the expansion of the Black Sheep Pub. He expressed concern that allowing more commercial use will further increase issues with parking and will bring excessive noise into the neighbourhood. He requested that the property be returned to residential use.

Olwyn Geeling

Ms. Geeling expressed concern that the proposed additional commercial use will increase existing congestion and will contribute further to parking issues occurring in the neighbourhood.

Ron McCabe

Mr. McCabe expressed concern that should the property currently being used by the applicant for parking for the neighbourhood pub be turned into commercial property, parking in the area for pub patrons will decrease and will negatively impact the residential properties in the area.

John Geeling

Mr. Geeling asked whether the application property is designated as commercial in the Official Community Plan.

The Manager of Development and Environmental Services advised on the zoning of the property and indicated that changes to the designation in the Official Community Plan can be sought through Council.

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 7:17 p.m.

E. Daykin, Mayor

Certified Correct

C. Marlo, Corporate Officer