

City of Maple Ridge

PUBLIC HEARING

January 23, 2018

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on January 23, 2018 at 7:06 p.m.

PRESENT

Elected Officials

Mayor N. Read
Councillor C. Bell
Councillor K. Duncan
Councillor B. Masse
Councillor G. Robson
Councillor T. Shymkiw
Councillor C. Speirs

Appointed Staff

P. Gill, Chief Administrative Officer
F. Quinn, General Manager of Public Works and Development
K. Swift, General Manager of Parks, Recreation & Culture
L. Benson, Corporate Officer
C. Carter, Director of Planning
A. Gaunt, Confidential Secretary
Other staff as required
C. Goddard, Manager of Development and Environmental Services
A. Grochowich, Planner 1
C. Chan, Planner 1

Note: Councillor Masse was not in attendance at the start of the meeting. He joined the meeting at 7:08 p.m.

Mayor Read called the meeting to order. The Corporate Officer 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 January 30, 2018.

The Mayor then called upon Planning Department staff to present the following items on the agenda:

- 1) **2017-242-RZ, Home Occupation
Maple Ridge Zone Amending Bylaw No. 7394-2017**
To amend Part 2 Interpretation and Part 4 General Regulations of the Maple Ridge Zoning Bylaw No. 3510 – 1985 to expand and regulate home occupation opportunities to better support home occupations throughout the City.

The Corporate Officer advised that no correspondence was received on this item.

A. Grochowich, Planner gave a power point presentation providing the following information:

- Background
- Timeline
- Type 1 Regulations
- Type 2 Regulations
- Type 3 Regulations
- Proposed Updates
- Type 4 Regulations
- What Stays the Same
- Previous Questions and Concerns
- Opportunities for Home Based Businesses
- Next Steps

The Mayor called for speakers three times.

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

- 2) **2017-281-CP, 21428, 21460, 21472 Dewdney Trunk Road
Maple Ridge Official Community Plan Amending Bylaw No. 7357-2017**
To amend Schedule “B” of the Official Community Plan from Urban Residential to Institutional.

**2017-281-RZ, 21428 Dewdney Trunk Road
Maple Ridge Zone Amending Bylaw No. 7360-2017**

To rezone from RS-1 (One Family Urban Residential) to P-6 (Civic Institutional) to allow for the expansion of the Maple Ridge Cemetery.

The Corporate Officer advised that no correspondence was received on this item.

C. Chan, Planner gave a power point presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Site Plan
- Terms and Conditions

The Mayor called for speakers three times.

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

- 3) **2015-069-RZ, 10366 240 Street**
Maple Ridge Zone Amending Bylaw No. 7207-2016
To rezone from RS-2 (One Family Suburban Residential) to R-3 (Special Amenity Residential District) to permit a future subdivision of 13 lots

The Corporate Officer 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
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal

The Mayor called for speakers three times.

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

- 4) **2015-021-RZ, 24070 132 Avenue**
Maple Ridge Official Community Plan Amending Bylaw No. 7406-2017
To amend Silver Valley Area Plan Figure 2 from Low Density Residential and Conservation to Conservation and Low Density Residential and to amend Silver Valley Area Plan Figure 4 Trail/Open Space as shown to Add to Conservation and to Remove from Conservation.

Maple Ridge Zone Amending Bylaw No. 7142-2015
To rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit a subdivision of approximately three single family residential lots

The Corporate Officer 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
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal

- Proposed Subdivision Plan
- Terms and Conditions

The Mayor called for speakers three times.

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 adjourned the Public Hearing at 7:28 p.m.

N. Read, Mayor

Certified Correct

L. Benson, Corporate Officer