

City of Maple Ridge

**REPORT OF PUBLIC HEARING**

April 21, 2020

The Minutes of the Public Hearing held in the Council Chambers of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on April 21, 2020 at 7:02 p.m.

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<b>PRESENT</b>	<i>Appointed Staff</i>
<i>Elected Officials</i>	
Mayor M. Morden	A. Horsman, Chief Administrative Officer
Councillor J. Dueck	D. Pollock, General Manager Engineering Services
Councillor K. Duncan	C. Crabtree, Acting General Manager Corporate Services
Councillor C. Meadus	S. Nichols, Corporate Officer
Councillor G. Robson	<i>Other Staff as Required</i>
Councillor R. Svendsen	W. Cooper, Planner 1, Development & Environmental Services
Councillor A. Yousef	C. Goddard, Director of Planning
	M. McMullen, Manager of Development and Environmental Services

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Note: Due to the COVID-19 pandemic, Council members participated electronically.

Note: Mayor Morden and Councillor Svendsen were not in attendance at the start of the meeting.

The Acting Mayor 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 April 28, 2020.

**1a) 2014-069-RZ, 20894 Lougheed Highway**

Lot 1 Except: Firstly; Part on Plan 25556 Secondly; Part on SRW Plan 43436 District Lot 250 Group 1 New Westminster District Plan 12376

**Maple Ridge Official Community Plan Amending Bylaw No. 7118-2014**

Official Community Plan amendment to re-designate land use from Urban Residential and Conservation to Commercial and Conservation to allow the proposed CS-1 (Service Commercial) zoning and to adjust the Conservation boundary.

**1b) 2014-069-RZ, 20894 Lougheed Highway**

**Maple Ridge Zone Amending Bylaw No. 7119-2014**

To rezone from RS-1 (One Family Urban Residential) to CS-1 (Service Commercial). The current application is to permit future construction of a mixed use building with five commercial lease units at ground level, and one residential unit above.

The Manager of Development and Environmental Services gave a detailed description providing information on the application.

Note: Councillor Svendsen joined the meeting at 7:09 p.m. during the staff presentation.

The Corporate Officer advised that 36 notices were mailed out and no correspondence was received prior to the meeting.

The Acting Mayor called for speakers three times. There were no speakers present. Correspondence was received while the application was being dealt with.

Note: Mayor Morden joined the meeting at 7:13 p.m.

**2a) 2017-262-RZ, 11060 Cameron Court**

Lot 1 Except: Part Subdivided by Plan 66748 Section 10 Township 12 New Westminster District Plan 61001

**Maple Ridge Official Community Plan Amending Bylaw No. 7620-2020**

Official Community Plan amendment to amend areas designated Low Density Residential and to adjust the Conservation boundary.

**2b) 2017-262-RZ, 11060 Cameron Court**

**Maple Ridge Zone Amending Bylaw No. 7409-2017**

To rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) zone utilizing the Density Bonus to allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of 557m<sup>2</sup>. The current application is to permit a future subdivision of approximately 18 lots utilizing Density Bonus provisions.

The Planner gave a detailed description providing information on the application.

The Corporate Officer advised that 11 notices were mailed out and that 1 piece of correspondence supporting the application was received from Metro Vancouver prior to the meeting.

The Acting Mayor called for speakers three times. There were no speakers present and no correspondence was received while the application was being dealt with.

- 3a) 2018-159-RZ, 24331 110 Avenue and 24315 110 Avenue**  
Lot 5 Section 10 Township 12 New Westminister District Plan 7408  
Lot 6 Section 10 Township 12 New Westminister District Plan 7408

**Maple Ridge Official Community Plan Amending Bylaw No. 7624-2020**

Official Community Plan amendment to amend areas designated Low Density Residential and to adjust the Conservation boundary.

- 3b) 2018-159-RZ, 24331 110 Avenue and 24315 110 Avenue**  
**Maple Ridge Zone Amending Bylaw No. 7463-2018**

To rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) zone utilizing the Density Bonus to allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of 557m<sup>2</sup>. The current application is to permit a future subdivision of approximately 19 lots utilizing Density Bonus provisions.

The Planner gave a detailed description providing information on the application.

The Corporate Officer advised that 14 notices were mailed out and that no correspondence was received on this item prior to the meeting.

The Acting Mayor called for speakers three times. There were no speakers present and no correspondence was received while the application was being dealt with.

- 4a) 2018-160-RZ, 24387 110 Avenue**  
Lot 3 Section 10 Township 12 New Westminister District Plan 7408

**Maple Ridge Official Community Plan Amending Bylaw No. 7625-2020**

Official Community Plan amendment to amend areas designated Low Density Residential and adjust the Conservation boundary.

- 4b) 2018-160-RZ, 24387 110 Avenue**  
**Maple Ridge Zone Amending Bylaw No. 7464-2018**

To rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) zone utilizing the Density Bonus to allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of 557m<sup>2</sup>. The current application is to permit a future subdivision of approximately 12 lots utilizing Density Bonus provisions.

The Corporate Officer advised that 13 notices were mailed out and that no correspondence was received on this item prior to the meeting.

The Planner gave a detailed description providing information on the application.

The Acting Mayor called for speakers three times. There were no speakers present and no correspondence was received while the application was being dealt with.

- 5a) **2019-067-RZ, 23250 Silver Valley Road and 23267 137 Avenue**  
Lot 2 Block A Section 33 Township 12 New Westminster District Plan 20132  
Lot 59 Section 33 Township 12 New Westminster District Plan EPP60118

**Maple Ridge Official Community Plan Amending Bylaw No. 7554-2019**  
Official Community Plan amendment to re-designate land uses to Medium Density Residential to allow for the proposed R-1 (Residential District) zoning.

- 5b) **2019-067-RZ, 23250 Silver Valley Road and 23267 137 Avenue**

**Maple Ridge Zone Amending Bylaw No. 7547-2019**  
To rezone from RS-3 (One Family Rural Residential) and R-1 (Residential District) to R-1 (Residential District). The current application is to permit a future subdivision of approximately 6 lots.

The Director of Planning and Development Services gave a detailed description providing information on the application.

The Corporate Officer advised that 64 notices were mailed out and that no correspondence was received on this item.

The Acting Mayor called for speakers three times. There were no speakers present and no correspondence was received while the application was being dealt with.

Note: To allow residents the opportunity to comment via email on applications of interest or concern, Public Hearing was extended an additional five minutes. The Acting Mayor did not declare items dealt with until the end of the meeting and revisited each application individually.

It was advised that correspondence was received via email from Clive Williams speaking in favour of Application 2017-069-RZ.

There being no further comment on any of the items, the Acting Mayor declared each 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 adjourned the Public Hearing at 7:54 p.m.

Certified Correct

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J. Dueck, Acting Mayor

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S. Nichols, Corporate Officer