

City of Maple Ridge

REPORT OF PUBLIC HEARING

September 20, 2022

The report of the Public Hearing held as a virtual meeting hosted in the Council Chambers of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on September 20, 2022 at 7:00 p.m.

PRESENT

Elected Officials

Councillor J. Dueck
Councillor C. Meadus
Councillor G. Robson
Councillor R. Svendsen
Councillor A. Yousef
Mayor M. Morden

Appointed Staff

S. Hartman, Chief Administrative Officer
C. Carter, General Manager Planning & Development Services
C. Crabtree, General Manager Corporate Services
D. Pollock, General Manager Engineering Services
P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services, Acting Corporate Officer
S. Labonne, General Manager, Parks, Recreation and Culture

ABSENT

Councillor K. Duncan

Other Staff as Required

C. Goddard, Director of Planning
A. Grochowich, Planner 2
K. Gowan, Planner 1
F. Smith, Director of Engineering
J. Kim, Computer Support Specialist
M. McMullen, Manager of Development and Environmental Services

Note: The Mayor chaired the meeting from Council Chambers. Councillor Yousef participated virtually.

The 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 September 27, 2022.

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

1) 2019-046-CP, Albion Area Plan Update (North East Albion)

The subject application is to integrate the North East Albion Concept Plan into the Albion Area Plan within the Official Community Plan. The North East Albion Concept Plan includes new land use designations, policies, maps, and figures.

- 1a) **Maple Ridge Official Community Plan Amending Bylaw No. 7698-2021**
First Reading: January 26, 2021
Second Reading as amended: July 26, 2022
Purpose: To integrate the North East Albion Concept Plan into the Albion Area Plan.

A. Grochowich, Planner 2, gave a detailed presentation providing information on the application.

The Corporate Officer advised this item was posted in the September 9th and 16th editions of the local newspaper and that 2 piece of correspondence was received in response.

The Mayor called for speakers three times.

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

- 2) **2022-220-RZ, Secondary Suites and Detached Garden Suites - Gross Floor Area Requirements**

The subject application is to remove the current Zoning Bylaw requirements for the Maximum and Minimum Gross Floor Area for Secondary Suites, and the Minimum Gross Floor Area requirement for Detached Garden Suites.

- 2a) **Maple Ridge Zone Amending Bylaw No. 7857-2022**
First Reading: July 26, 2022
Second Reading: July 26, 2022
Purpose: To remove the maximum and minimum gross floor area requirements for secondary suites; retain the requirement that a secondary suite shall not exceed 40% of the total gross floor area of the building in which is located; and remove the minimum gross floor area requirement for detached garden suites.

K. Gowan, Planner 1, gave a detailed presentation providing information on the application.

The Corporate Officer advised this item was posted in the September 9th and 16th editions of the local newspaper.

The Mayor called for speakers three times.

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

- 3) **2022-126-RZ, Unit A – 20757 Lougheed Highway**

Lot 16 District Lot 250 Group 1 New Westminster District Plan 8735
The subject application is to reduce the required separation distance between approved Cannabis Retail Locations to permit a Non-Medical Cannabis Use at the subject property.

3a) *Maple Ridge Zone Amending Bylaw No. 7862-2022*

First Reading: July 26, 2022

Second Reading: July 26, 2022

Purpose: To reduce the required minimum separation distance from any other Cannabis Retail Use from 1,000 m (3,281 ft.) to 580.1 m (1,903 ft) for the subject property.

C. Goddard, Director of Planning, gave a detailed presentation providing information on the application.

The Corporate Officer advised this item was posted in the September 9th and 16th editions of the local newspaper and that 102 notices were mailed out in relation to this application and that 2 pieces of correspondence were received in response.


The Mayor called for speakers for a first and second time.

M. Clarke expressed concerns regarding an increase in traffic in the area accessing the business, as currently she is concerned with traffic volume and speeding vehicles in the area. She felt there were enough cannabis stores in the area. The Mayor advised that staff would connect with her to address her concerns related to the traffic and speeding in the area.

The Mayor called for speakers for a third and final time.

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 7:20 p.m.



M. Morden, Mayor

Certified Correct



P. Hlavac-Winsor, Acting Corporate Officer