

City of Maple Ridge

PUBLIC HEARING

January 22, 2019

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on January 22, 2019 at 7:04 p.m.

PRESENT

Elected Officials

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

Appointed Staff

P. Gill, Chief Administrative Officer
F. Quinn, General Manager Public Works & Development Services
L. Benson, Director of Corporate Administration
C. Goddard, Manager of Development and Environmental Services

Other staff as required

B. Elliott, Manager of Community Planning
A. Bowden, Planner 1, Community Planning
C. Chan, Planner 1, Development and Environmental Services

Mayor Morden 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 29, 2019.

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

- 1) **2017-140-RZ**
23953 Fern Crescent
Lot 47 Section 28 Township 12 New Westminster District Plan 63118

Maple Ridge Official Community Plan Amending Bylaw No. 7513-2018

The subject property is currently designated *Low Density Urban and Conservation*. An OCP amendment to adjust conservation boundaries is required to accommodate watercourse setbacks along Hennipen Creek.

Maple Ridge Zone Amending Bylaw No. 7390-2017

To rezone the subject property located at 23953 Fern Crescent from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential). The current application is to permit a future subdivision of four single family lots.

C. Chan, Planner 1, Development and Environmental Services, gave a PowerPoint presentation providing the following information:

- Application Information
- Subject Map Silver Valley
- Official Community Plan Context

- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Proposed Site Plan
- Terms and Conditions

The Mayor called for speakers three times. There being no speakers or comment, the Mayor declared this item dealt with.

2) 2018-409-RZ, Residential Infill Policy and Zoning

Maple Ridge Official Community Plan Amending Bylaw No. 7493-2018

Maple Ridge Zone Amending Bylaw No. 7504-2018

Maple Ridge Subdivision and Development Servicing Amending Bylaw No. 7507-2018

The current application is to create the R-4 (Single Detached (Infill) Urban Residential) zone, with a minimum lot area of 450 m² and a minimum lot width of 12 m.

A. Bowden, Planner 1, Community Planning, gave a power point presentation providing the following information:

- Neighbourhood Residential Infill
- R-4 Zone Explanation
- Site Characteristics and unique qualities of the R-4 Zone
- Terms and Conditions

The Mayor called for speakers on first call.

Resident

Calvin Kaytor, Patterson Avenue, inquired which areas the new zone would affect. A. Bowden, Planner 1 responded to his question.

The Mayor called for speakers a second and third time. There being no further comment, the Mayor declared this item dealt with. He also mentioned that there was no correspondence received into the Clerks' e-mail inbox regarding these items.

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 7:16 p.m.

M. Morden, Mayor

Certified Correct

L. Benson, Corporate Officer