

**CITY OF MAPLE RIDGE**  
**REPORT OF PUBLIC HEARING**

April 16, 2019

The Report of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on April 16, 2019 at 7:00 p.m.

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<b>PRESENT</b>	<i>Appointed Staff</i>
<i>Elected Officials</i>	K. Swift, Acting Chief Administrative Officer
Mayor M. Morden	F. Quinn, General Manager Public Works & Development Services
Councillor J. Dueck	L. Benson, Director of Corporate Administration
** Councillor K. Duncan	<i>Other staff as required</i>
Councillor C. Meadus	D. Pollock, Municipal Engineer
*Councillor G. Robson	C. Carter, Director of Planning
Councillor R. Svendsen	D. Hall, Planner 2, Development and Environmental Services
Councillor A. Yousef	M. Baski, Planner 2, Development and Environmental Services
	M. Pym, Environmental Planner 1, Development and Environmental Services

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\*Councillor Robson electronically participated in the meeting.

\*\*Councillor Duncan entered the meeting at 7:05 p.m.

The Corporate Officer provided 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 23, 2019.

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

- 1) **2017-124-RZ**  
**12555, 12599, 12516 240 Street and 12511 241 Street**  
Lot "A" Except: Parcel "One" (Explanatory Plan 13720); Section 21 Township 12 New Westminister District Plan 9912  
Parcel "One" (Explanatory Plan 13720) Lot "A" Section 21 Township 12 New Westminister District Plan 9912  
Lot 2 of the North West Quarter of Section 22 Township 12 Group 1 New Westminister Plan LMP22485  
Lot A Section 22 Township 12 New Westminister District Plan LMP9379  
  
**Maple Ridge Official Community Plan Amending Bylaw No. 7537-2019**
  - To amend Schedule "B" from areas designated Estate Suburban Residential to Conservation and Forest.
  - To amend Schedule "C" by adding areas designated to Conservation and to Forest.  
**Maple Ridge Zone Amending Bylaw No. 7343-2017**
  - To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential). The current application is to create a 26 lot subdivision with park dedication on a 8.19 hectare (20 acre) site.

D. Hall, Planner 2, Development and Environmental Services, gave a PowerPoint presentation detailing the application and advising that representatives from Northwest Hydraulics were in attendance to make a presentation.

Derrick Ray, Northwest Hydraulics, provided a PowerPoint presentation explaining the role of Northwest Hydraulics in relation to the application, addressing floodplain historical data and future flooding concerns.

Councillor Duncan left the meeting at 7:21 p.m. and returned at 7:25 p.m. during the Mr. Ray's presentation.

The Corporate officer advised that 27 letters mailed out relative to the application and noted that 36 responses were received with only one of those in favour.

The Mayor called for speakers a first time.

Cheryl Ashlie spoke as the President of ARMS (Alouette River Management Society) on behalf of the board, noting that the board does not support the application noting concerns with the impact to the Alouette River, fish habitat and flooding.

Liz Hancock, ARMS board member, spoke in opposition of the application noting concerns with the impact to the Alouette River, fish habitat and flooding.

Ken Stewart, resident, gave a PowerPoint presentation on the flooding history of the area. He spoke in opposition of the application noting the flood history of the area.

Gina Bishop, resident who lives on the property, advised that she did not receive the letter from the City relative to the application. She spoke in opposition of the application noting concerns with fish habitat, wild life in the area, public access to fishing and trails, and flooding. She asked that the three members of Council who received campaign contributions from the developer abstain from voting on the application.

John Kelly, ARMS board member, spoke to the impact assessment review presentation he prepared for Council. He spoke in opposition of the application noting that the information presented by the developers was incomplete and insufficient. He also noted First Nations impacts.

Warren Clare, previous owner of 12599 240<sup>th</sup> Street, spoke in favour of the application. He noted that public will still enjoy the river, the wildlife will be impacted but will adjust to the development. He also spoke to the proposed setbacks and tree retention/plan.

Daniel King gave a PowerPoint presentation in relation to the potential impact of storm water runoff and Alouette River salmon runs and habitat. He spoke in opposition of the application.

John Dale spoke in opposition to the application. He noted the number of unanswered questions, miscommunication from staff, environmental concerns, information in relation to developable property, conservation area, the RS2 designation, and the geotechnical report on file.

Councillor Duncan left the meeting at 8:14 p.m. during Mr. Dale's speech and returned at 8:18 p.m.

Yopon Madrona, resident, spoke in opposition of the application noting concerns with affecting the wildlife in the area, and overall in the City due to the large amount of development taking place. She also spoke to the three members of Council who received campaign contributions from the developer and compared that to what is happening in the United States and concurred that these members should abstain from voting on the item.

Shiraz Mawani, resident, spoke in opposition of the application noting that the development threatens the ecosystem, reiterating ARMS documented concerns, and questioning the rationale for developing in a floodplain. He spoke to the Official Community Plan noting inconsistencies with this application. He asked for clarification relative to policy of council voting on an application after taking campaign donations from the developer of the application.

Elizabeth Taylor, resident, echoed the previous speaker in relation to the Official Community Plan. She raised concerns with the disappearance of creeks in the Albion area due to development in that area. She also noted concerns relative to the campaign contributions received by the developer, effects on fish habitats and questioned the consultation with First Nations.

Alexa Ross, former resident of the area, spoke in opposition of the application noting concerns relative to effects on the ecosystem, wildlife and the potential of attracting bears due to trash to the development. She spoke to the video's that she sent to Council noting the amount of wildlife documented on the property. She spoke to the history of tree management on the property, and noted concerns with public access to the river by fishermen and those who tube down the river.

Jeff Te Boekhorst, resident and longtime fisherman on the Alouette River spoke in opposition of the application noting the reduction in returning salmon stocks, the protection of other river wildlife. He also expressed his concerns with the members of Council who took campaign contributions from the developer.

Diane Stoesz, resident, vice-president of the Haney Horseman and member of the trails committee, spoke in opposition of the application noting concerns with trail retention and development, and the impact increased vehicle traffic in the area will have on those using the horse trail.

Gavin Roache, resident, spoke in opposition to the application and building on the floodplain. He provided a PowerPoint presentation which addressed his concerns.

Elizabeth Foreman, resident, noted her agreement that the members of council who received campaign contributions from the developer should abstain from voting on the application. She asked about First Nations consultation and raised concerns with wildlife impacts. She spoke in opposition of the development.

Cheryl Zandbergen, resident, spoke to the values of the City of Maple Ridge and the survey results from a few years back where the environment was the number one priority of residents. She spoke against the development noting the environmental value of the land.

Craig Speirs, resident, spoke in opposition of the application. He spoke to the value of water to fish habitat, and the environmental effect of flooding. He noted previous flooding events in the area and the effects of climate change could have on this land. He asked Council to take the time to study and refine the application before them. He spoke to the perceived conflict of interest and asked that those members of Council effected abstain from voting.

Mayor Morden spoke to the subject of campaign contributions noting the legislated process by which members of Council fund their campaigns and how conflict of interest is to be considered. He asked that anyone with questions on the subject to contact Council for clarification.

Rod Potter, resident, spoke in opposition of the application noting concerns in relation to increased sediment in the river due to development in the area. He spoke to the potential for sockeye salmon in the river, and the need for safe, clean water for all fish species and users of the Alouette River.

Tim Bishop, resident, spoke in opposition to the application and read aloud an email that he sent to Council.

Doug Stanger, Director of ARMS and resident, spoke in opposition of the application noting concerns with the effect on the South Alouette Watershed, historical flooding of the area and the potential for future flooding. He asked that Council protect the watershed as previous Councils have.

Patrick Ironside, resident, spoke in opposition of the application and agreed with the previous comments in relation to the members of Council who received campaign contributions from the developer.

Wayne Lions, resident, spoke in opposition of the application noting his agreement and support of the other speakers and presenters.

Art Halfnights, resident, spoke in opposition of the application noting his history in the City and personal experiences with the previous floods in 1955 and 1995. He expressed concern with the development process and park space.

Mayor called again for first call.

Julia Pottinger, resident, spoke in opposition of the application noting concerns with environmental protection and preservation, increased runoff from developments, decrease in water quality and salmon stock, and the increase in silt from developments such as Silver Valley.

Carol Botting, resident, spoke in opposition of the application noting her personal loss resulting from the 1995 flood. She spoke to the precedent of building in a riparian area and the impact this will have on future subdivision applications.

Mayor called for again for first call and then for second call.

Councillor Yousef left the meeting at 9:12 p.m. and returned at 9:17 p.m. during Cheryl Ashlie's speech.

Cheryl Ashlie, spoke as the President of ARMS regarding a thesis about the issue of challenges staff face in flood response and mitigation response in the face of competing interests. She referred to the link of the document in the correspondence she submitted to the Corporate Officer and read aloud some excerpts from the document.

Ken Stewart, resident, continued his presentation to Council in relation to the 1995 flood.

John Kelly, resident, continued his presentation and compared the risk of this development to the recent development and evacuation in Sechelt.

Daniel King, resident, continued his presentation regarding toxic effects of storm water on the Alouette River and salmon habitat.

Mayor called again for second call and then for third call.

Ken Stewart, resident, questioned the geotechnical report on the application and the proposed fill for the development and fill regulations. He stated that the sewer system in the area resulted from the failure of the corrections facility septic system, rather than to support future development. He questioned the math in relation to the park property and density bonus process.

Gavin Roache, research, followed up on some points from his presentation and quoted some material from the *Emergency Program Act* as it relates to claims for compensation pertaining to flood plain development.

The Mayor called again for third call.

Don Bowins, DK Bowins and Associates, applicant on behalf of the developer, spoke to the questions and concerns raised by residents. He provided a brief history of the development and advised that three developer information meetings had taken place and the information from those meetings is posted on City website. He spoke to slope stability and the flood plain assessment by Valley Geotechnical approving the development. He spoke to silt and fill in the river. He advised that the storm water management plan does address toxins and filtration systems. He spoke to concerns raised in relation to the trail network and advised he would work with Haney Horsemen and staff to include trails in the project.

The Mayor called for third and final call for speakers.

Derek Ray, Northwest Hydraulic Consultants Ltd., clarified four points raised in relation to climate change considered in report; issue of incomplete survey of secondary channels; gage location; and, the inability to model debris in the river which lead to suggesting that city staff retain the 1991 flood plain map.

Gina Bishop, resident, clarified her previous comments in relation to the three members of Council who received campaign contribution from the McBrides. She noted that the basis of her comment was not to suggest anything illegal, but that she was speaking from an ethical and moral standpoint.

Cheryl Ashlie, spoke as the President of ARMS to changes in climate change legislation, clarification of comments made by the consultants, and questioned the risk to potential residents of building in the flood plain. She spoke to density bonus and its intention when it was first established. She spoke again to the proposed contribution from the developer.

John Dale, resident, continued his presentation in opposition to the application.

Gary Letts, Letts Environmental, spoke to provide clarity in relation to comments made regarding fish habitat, and questions raised relative to the environmental assessment impact, slope fill and original soil. He advised that the Department of Fisheries and Oceans (DFO) approved the original riparian and aquatic habitat application, and that a revised application is currently with DFO as a result of proposed staff initiative to build a bridge which will result in the removal of the of the 240<sup>th</sup> channel.

Speaker addressed geo technical report, drainage ditch proposed, 1-meter high crawl space proposed.

Note: Councillor Duncan left the meeting at 10:04 pm

The Mayor called for final speakers.

Shiraz Mawani mentioned a Joni Mitchell song he remembered about paving parking lot and said he hopes a similar situation won't happen in Maple Ridge, on our pristine heritage river.

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 10:05 p.m.

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M. Morden, Mayor

Certified Correct

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L. Benson, Corporate Officer