

City of Maple Ridge

REPORT OF PUBLIC HEARING

November 19, 2019

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on November 19, 2019 at 7:00 p.m.

PRESENT	<i>Appointed Staff</i>
<i>Elected Officials</i>	A. Horsman, Chief Administrative Officer
Mayor M. Morden	D. Boag, Acting General Manager Parks, Recreation & Culture
Councillor J. Dueck	C. Carter, General Manager Planning and Development Services
Councillor K. Duncan	D. Pollock, General Manager Engineering Services
Councillor C. Meadus	C. Goddard, Director of Planning
Councillor G. Robson	L. Benson, Corporate Officer
Councillor R. Svendsen	S. Nichols, Deputy Corporate Officer
Councillor A. Yousef	<i>Other staff as required</i>
	C. Goddard, Director of Planning

Mayor Morden called the meeting to order. The Deputy 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 November 26, 2019.

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

- 1a) 2018-408-RZ, 13160 236 Street**
Parcel "A" (Explanatory Plan 13725) Lot 1 South East Quarter Section 28 Township 12 New Westminster District Plan 2637

Maple Ridge Official Community Plan Amending Bylaw No. 7576-2019

To amend Silver Valley Area Plan Figure 2 and Figure 3C from Conservation and Medium/High Density Residential to Medium/High Density Residential and Conservation.

The current application is to amend Silver Valley Area Plan Figure 4 – to remove from Conservation and add to Conservation.

The Deputy Corporate Officer advised that 94 notices were sent out and no correspondence was received in response.

The Director of Planning gave a detailed presentation on the application.

1b) 2018-408-RZ, 13160 236 Street

Maple Ridge Zone Amending Bylaw No. 7527-2019

To rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District).

The current application is to permit a future subdivision of 5 lots.

The Mayor called for speakers three times.

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

2) 2018-249-RZ, 25180 108 Avenue

Lot 5 Section 11 Township 12 New Westminster District Plan 37195

Maple Ridge Zone Amending Bylaw No. 7517-2018

To rezone from A-2 (Upland Agricultural) and RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) and A-1 (Small Holding Agricultural).

The current application is to permit a future subdivision of 3 lots.

The Deputy Corporate Officer advised that 11 notices were sent out and no correspondence was received in response.

The Director of Planning gave a detailed presentation on the application.

The Mayor called for speakers three times.

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

3a) 2018-105-RZ, 24145 and 24185 110 Avenue

Lot 28 Section 10 Township 12 New Westminster District Plan 43223

Lot 29 Section 10 Township 12 New Westminster District Plan 43223

Maple Ridge Official Community Plan Amending Bylaw No. 7582-2019

To amend Albion Area Plan Schedule 1 from Low Density Residential to Low/Medium Density Residential, Conservation and Park.

To amend Schedule "C" - to Add to Conservation.

3b) 2018-105-RZ, 24145 and 24185 110 Avenue

Maple Ridge Zone Amending Bylaw No. 7466-2018

To rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban [Half Acre] Residential).

The current application is to permit a future subdivision of 18 lots.

The Deputy Corporate Officer advised that 22 notices were sent out and 3 responses were received in favour of the application.

The Director of Planning gave a detailed presentation on the application.

The Mayor called for speakers three times.

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

4) 2016-246-RZ,12111 and 12119 203 Street

Lot G District Lot 263 Group 1 New Westminster District Plan 18612
Lot H District Lot 263 Group 1 New Westminster District Plan 18612

Maple Ridge Zone Amending Bylaw No. 7267-2016

To rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential).

The current application is to permit future construction of 10 townhouse units.

The Deputy Corporate Officer advised that 28 notices were sent out and no correspondence was received in response.

The Director of Planning gave a detailed presentation on the application.

The Mayor called for speakers three times.

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

5) 2019-314-RZ

Density Bonus Requirements for New Development

Maple Ridge Zone Amending Bylaw No. 7569-2019

To amend the Zoning Bylaw to establish a set of density bonus regulations for new development in the Town Centre Area and along major corridors as designated in the Official Community Plan.

The Director of Planning gave a detailed presentation.

The Mayor called for speakers three times.

There being no 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.

M. Morden, Mayor

Certified Correct

S. Nichols, Deputy Corporate Officer