

City of Maple Ridge

REPORT OF PUBLIC HEARING

February 15, 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 February 15, 2022 at 7:01 p.m.

PRESENT	<i>Appointed Staff</i>
<i>Elected Officials</i>	S. Hartman, Chief Administrative Officer
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor C. Meadus	C. Crabtree, General Manager Corporate Services
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services
Councillor A. Yousef	S. Nichols, Corporate Officer
ABSENT	<i>Other Staff as Required</i>
Mayor M. Morden	M. Baski, Senior Planner
Councillor K. Duncan	C. Goddard, Director of Planning
	J. Kim, Computer Support Specialist

Note: Due to the COVID-19 pandemic, Councillor Dueck, Councillor Meadus, Councillor Robson, Councillor Svendsen, and Councillor Yousef participated electronically. The Acting Mayor chaired the meeting from Council Chambers.

Acting Mayor Dueck 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 February 22, 2022.

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

- 1) **2020-411-RZ, 21429 121 Avenue**
Lot C District Lot 245 Group 1 New Westminster District Plan 19628

The subject application is to permit the future subdivision of two lots.

- 1a) **Maple Ridge Zone Amending Bylaw No. 7689-2020**
To rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential).

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

The Corporate Officer advised that 39 notices were mailed out in relation to this application and that no correspondence was received in response.

The Acting Mayor called for speakers a first time.

Ranner Noot and Amy Cocking

R. Noot and A. Cocking expressed concerns with the potential height of the homes and potential lack of privacy. In response to questions about the process to comment and get further information on the proposed development, the Acting Mayor advised that after the meeting no further comment can be received by Council and that staff are available to assist.

The Acting Mayor called for speakers a second and third time. There being no further comment, the Acting Mayor declared this item dealt with.

2) 2019-119-RZ, 12791 232 Street

Lot 44 Section 20 Township 12 New Westminster District Plan 30199

The subject application is to permit the future construction of a 2,055 m² (22,120 ft²) two-storey commercial building.

2a) Maple Ridge Official Community Amending Bylaw No. 7557-2019

To redesignate the subject property from *Agricultural* to *Commercial*.

2b) Maple Ridge Zone Amending Bylaw No. 7558-2019

To rezone from RS-2 (Single Detached Suburban Residential) to CS-1 (Service Commercial).

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

The Corporate Officer advised that 18 notices were mailed in relation to the item and that correspondence was received from A. Jasamanidse expressing various concerns with the application, and that correspondence was received from J. Jude opposing the application.

The Acting Mayor called for speakers three times.

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

3a) 2019-239-RZ, 12610 228 Street

Parcel "A" (Reference Plan 22408) Lot 3 Section 20 Township 12 New Westminster District Plan 5430

The subject application is to permit the future subdivision of approximately eight lots over two phases.

3a) Maple Ridge Zone Amending Bylaw No. 7574-2019

To rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential).

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

The Corporate Officer advised that 78 notices were mailed out in relation to this application and that correspondence opposing the application was received from L. Bordignon, N. Bordignon, E. and J. Diehl, and a Maple Ridge resident.

The Acting Mayor called for speakers a first time.

Laura Bordignon

L. Bordignon expressed concerns with privacy, noise and the potential devaluation of her home.

The Acting Mayor called for speakers a second and third time.

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

4a) 2021-062-RZ, 25927 and 25801 128 Avenue

Parcel "A" (Reference Plan 3015) of the South West Quarter Section 25 Township 12 except: Parcel "ONE" (Reference Plan 17316) New Westminster Land District; and
Parcel "ONE" (Reference Plan 17316) of Parcel "A" (Reference Plan 3015) of the South West Quarter Section 25 Township 12 New Westminster Land District

The subject application is to permit an Outdoor Commercial Recreation (outdoor paintball and laser tag) use within a defined portion of forested land in the southern part of the subject properties.

4a) Maple Ridge Official Community Amending Bylaw No. 7715-2021

To amend Policy 6-64 to include that until Policy 6-60 is satisfied, uses that contribute to employment opportunities and do not require construction of permanent structures or servicing upgrades, may be considered on a case by case basis.

4b) Maple Ridge Zone Amending Bylaw No. 7716-2021

To amend Section 502 A-2 Upland Agricultural, 502.2 Permitted Principal Uses to include Outdoor Commercial Recreation, limited to outdoor paintball and laser tag, and non-permanent structures used for play and preparation on the subject properties.

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

The Corporate Officer advised that 32 notices were mailed out in relation to this application and that correspondence opposing the application was received from G. Herchuk.

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

Linda Kingsbury

L. Kingsbury expressed concerns with the application in relation to increased traffic, noise and use of employment designated land.

John Kingsbury

J. Kingsbury expressed concern with the location of the application in relation to Kanaka Creek and the bird sanctuary across the street from the proposed use. Mr. Kingsbury spoke to the road maintenance and current drainage issues on 128th.

The Acting Chair called for speakers a third time.

Fionna Christensen

F. Christensen expressed concerns with the safety of horseback riding and truck traffic on 128 Avenue, and agreed with the concerns raised by the previous speakers.

John Kingsbury

J. Kingsbury expressed further concern with traffic on 128 Avenue and road damage from the gravel and movie trucks.

The Acting Mayor called for speakers a final time. There being no comment, the Acting 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 Acting Mayor adjourned the Public Hearing at 7:45 p.m.



J. Dueck, Acting Mayor

Certified Correct



S. Nichols, Corporate Officer

**PATRICK HLAVAC-WINSOR
ACTING CORPORATE OFFICER**