

City of Maple Ridge

REPORT OF PUBLIC HEARING

March 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 March 15, 2022 at 7:00 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. Labonne, General Manager, Parks, Recreation and Culture
ABSENT	S. Nichols, Corporate Officer
Mayor M. Morden	
Councillor K. Duncan	
	<i>Other Staff as Required</i>
	C. Goddard, Director of Planning
	M. McMullen, Manager of Development & Environmental Services

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

Note: The Mayor was absent at the start of the meeting.

The Acting 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 March 29, 2022.

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

- 1) 2020-392-RZ, 12040 248 Street
Lot 23 Section 23 Township 12 New Westminster District Plan 15267
 - 1a) Maple Ridge Temporary Use Permit 2020-392-RZ
To permit for the temporary storage of a shipping container and unenclosed storage of construction material over a portion of the site for a period of up to three years.

The subject application is to allow for the temporary storage of construction materials to facilitate construction of Phase 2 of a commercial development project at a later date.

The Manager of Development & Environmental Services gave a detailed presentation providing information on the application.

Note; Mayor Morden entered the meeting at 7:03 p.m.

The Corporate Officer advised that 27 notices were mailed out in relation to this application and that no correspondence was received in response.

The Acting Mayor called for speakers three times.

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

- 2) **2021-531-RZ, 22486, 22488, 22489, 22490, 22496, 22497 Brickwood Close and 11649 & 11609 225 Street**

Lot 86 District Lot 398 Group 1 New Westminster District Plan 41741, PID 008-270-970;

Lot 87 District Lot 398 Group 1 New Westminster District Plan 41741, PID 006-239-617;

Lot 85 District Lot 398 Group 1 New Westminster District Plan 41741, PID 000-963-780;

Lot 88 District Lot 398 Group 1 New Westminster District Plan 41741, PID 006-239-668;

Lot 89 District Lot 398 Group 1 New Westminster District Plan 41741, PID 004-401-735;

Lot 83 District Lot 398 Group 1 New Westminster District Plan 41741, PID 006-239-587;

Lot 84 District Lot 398 Group 1 New Westminster District Plan 41741, PID 002-167-034; and

Lot 90 District Lot 398 Group 1 New Westminster District Plan 41741, PID 000-550-159.

- 2a) **Maple Ridge Official Community Amending Bylaw No. 7747-2021**

To amend the Town Centre Area Plan Zoning Matrix Category Ground-Oriented Multi-Family to permit the Single Detached Residential use under the RS-1 Zone for the subject properties.

- 2b) **Maple Ridge Zone Amending Bylaw No. 7740-2021**
To rezone from LUC (Land Use Contract) to RS-1 (Single Detached Residential).

The subject application is to enact zoning regulations for properties affected by a Land Use Contract as required by the *Local Government Act*.

The Planner gave a detailed presentation providing information on the application.

The Corporate Officer advised that 288 notices were mailed out in relation to this application and that no correspondence was received in response.

The Acting Mayor called for speakers three times.

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

- 3) **2021-532-RZ, 11581 256 Street**

Lot 15 Except: Part Subdivided by Plan 50607, Section 14 Township 12 New Westminster District Plan 2509

- 3a) **Maple Ridge Official Community Plan Amending Bylaw No. 7748-2021**
To amend the Official Community Plan Zoning Matrix, Category Institutional to permit the Single Detached Residential use under the RS-3 Zone for the subject property.

- 3b) **Maple Ridge Zone Amending Bylaw No. 7710-2021**
To rezone from LUC (Land Use Contract) to RS-3 (Single Detached Rural Residential).

The subject application is to enact zoning regulations for property affected by a Land Use Contract as required by the *Local Government Act*.

The Planner gave a detailed presentation providing information on the application.

The Corporate Officer advised that 8 notices were mailed out in relation to this application and that 1 piece of correspondence was received from C. Yang providing more details on the current use.

The Acting Mayor called for speakers three times.

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

4) **2021-533-RZ, 11698 226 Street**

Lot 23 Except: Parcel B (Explanatory Plan 16567), District Lot 401 Group 1 New Westminster District Plan 18056

4a) **Maple Ridge Zone Amending Bylaw No. 7807-2021**

To create a new Comprehensive Development Zone, CD-4-21, for the use of Assisted Living Residence for the subject property and to rezone from LUC (Land Use Contract) to CD-4-21.

The subject application is to enact zoning regulations for property affected by a Land Use Contract as required by the *Local Government Act*.

The Manager of Development & Environmental Services gave a detailed description providing information on the application.

The Corporate Officer advised that 203 notices were mailed out in relation to this application and that 1 piece of correspondence was received on this item from W. Hartman asking questions in relation to land use under the new zone.

The Acting Mayor called for speakers three times.

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

5) **2021-534-RZ, 12309 240 Street**

Lot 13 Section 21 Township 12 New Westminster District Plan 51480

5a) **Maple Ridge Zone Amending Bylaw No. 7809-2021**

To create a new Comprehensive Development Zone, CD-5-21, to provide for a nine-hole golf course use for the subject property and to rezone from LUC (Land Use Contract) to CD-5-21.

The subject application is to enact zoning regulations for property affected by a Land Use Contract as required by the *Local Government Act*.

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

The Corporate Officer advised that 44 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.

Stephen Campbell

Mr. Campbell advised that the golf course is currently surrounded by residential dwellings and expressed concern with the potential of a residential development in the future. Staff advised that the proposed zoning is intended to replicate the current use and that a rezoning application would be required. If the owner wanted to change the use from a golf course to residential, they would be required to follow the Agricultural Land Use regulations.

Terry Kim and Corina Kim

Mr. Kim requested clarification of the proposed zone and whether the zone would apply to surrounding properties. Staff advised that the proposed zone is meant to replicate the current use and that the new zone only applies to the subject property in question.

Farzin Yadegari

Mr. Yadegari, the architect for the property owner, asked if it would be possible to have family-oriented lots on the property. Staff advised that the subject property is designated agricultural and is located within the ALR. Staff confirmed that if the subject property was not used as a golf course that the property would revert to farm use with one single family detached home permitted. The General Manager of Planning and Development Services clarified that the rezoning before Council and the public intended to mimic the existing permissions and that any future changes may require ALC approval.

The Acting Mayor called for speakers on second and third call.

There being no further 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 7:34 p.m.



C. Meadus, Acting Mayor

Certified Correct



S. Nichols, Corporate Officer

