

City of Maple Ridge

***REPORT OF PUBLIC HEARING***

April 20, 2021

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 April 20, 2021 at 7:00 p.m.

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**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*

C. Carter, General Manager Planning & Development Services

S. Hartman, General Manager Parks, Recreation & Culture

S. Nichols, Corporate Officer

D. Pollock, General Manager Engineering Services

*Other Staff as Required*

C. Goddard, Director of Planning

K. Gowan, Planner

J. Kim, Computer Specialist

L. Zosiak, Manager of Community Planning

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

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 April 27, 2021.

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

- 1) **2018-097-RZ, 21571 121 Avenue  
Lot 1 District Lot 245 Group 1 New Westminster District Plan 73102**

**Maple Ridge Zone Amending Bylaw No. 7460-2018**

To rezone from RS-1b (Single Detached (Medium Density) Residential) to R-1 (Single Detached (Low Density) Urban Residential). The current application is to permit a future subdivision of two lots.

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

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

The Mayor called for speakers three times.

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

2) **2019-353-RZ, 22058 119 Avenue  
Lot 54 District Lot 397 Group 1 New Westminster District Plan 14049**

**Maple Ridge Zone Amending Bylaw No. 7583-2019**

To rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill). The current application is to permit the future construction of a triplex residential building.

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

The Corporate Officer advised that 46 notices were mailed out in relation to this application and that no correspondence was received in response.

The Mayor called for speakers three times.

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

3) **2021-029-RZ**

The current application is to rezone the following properties regulated by a Land Use Contract in order to meet Provincial deadlines and be in compliance with the *Local Government Act*.

The Planner gave a detailed description of the regulatory process which local governments must follow and highlighted changes to the *Local Government Act* which terminate existing Land Use Contracts and rezone properties in accordance with Maple Ridge Zoning Bylaw No. 7600-2019.

**3.1 Maple Ridge Zone Amending Bylaw No. 7702-2021**

**20834 Dewdney Trunk Road**

Lot 43 District Lot 250 Group 1 New Westminster District Plan 54703

To rezone from Land Use Contract to RM-1 Low Density Townhouse Residential

The Corporate Officer advised that 294 notices were mailed out in relation to this application and that correspondence expressing concern with the application was received from 3 residents.

The Mayor called for speakers three times.

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

### **3.2 Maple Ridge Zone Amending Bylaw No 7703-2021**

#### **PID 005-255-911; Dewdney Trunk Road (south/west of 20834)**

Lot 44 Except: Part Dedicated Road on Plan 66330, District Lot 250 Group 1 New Westminster District Plan 54703

To rezone from Land Use Contract to P-1 Park and School

The Corporate Officer advised that 328 notices were mailed out in relation to this application and that correspondence in favour of the application was received from 1 resident.

The Mayor called for speakers three times.

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

### **3.3 Maple Ridge Zone Amending Bylaw No. 7704-2021**

#### **20931 Camwood Avenue**

Strata Lot 1 District Lot 250 Group 1 New Westminster District Strata Plan NW355 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

To rezone from Land Use Contract to RM-1 Low Density Townhouse Residential

#### **20933 Camwood Avenue**

Strata Lot 2 District Lot 250 Group 1 New Westminster District Strata Plan NW355 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

To rezone from Land Use Contract to RM-1 Low Density Townhouse Residential

#### **20935 Camwood Avenue**

Strata Lot 3 District Lot 250 Group 1 New Westminster District Strata Plan NW355 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

To rezone from Land Use Contract to RM-1 Low Density Townhouse Residential

#### **20937 Camwood Avenue**

Strata Lot 4 District Lot 250 Group 1 New Westminster District Strata Plan NW355 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

To rezone from Land Use Contract to RM-1 Low Density Townhouse Residential

#### **20939 Camwood Avenue**

Strata Lot 5 District Lot 250 Group 1 New Westminster District Strata Plan NW355 Together with an Interest in the Common Property in proportion to the Unit Entitlement of the Strata Lot as shown on Form 1

To rezone from Land Use Contract to RM-1 Low Density Townhouse Residential

**20941 Camwood Avenue**

Strata Lot 6 District Lot 250 Group 1 New Westminster District Strata Plan NW355  
Together with an Interest in the Common Property in proportion to the Unit  
Entitlement of the Strata Lot as shown on Form 1  
To rezone from Land Use Contract to RM-1 Low Density Townhouse Residential

**20943 Camwood Avenue**

Strata Lot 7 District Lot 250 Group 1 New Westminster District Strata Plan NW355  
Together with an Interest in the Common Property in proportion to the Unit  
Entitlement of the Strata Lot as shown on Form 1  
To rezone from Land Use Contract to RM-1 Low Density Townhouse Residential

**20945 Camwood Avenue**

Strata Lot 8 District Lot 250 Group 1 New Westminster District Strata Plan NW355  
Together with an Interest in the Common Property in proportion to the Unit  
Entitlement of the Strata Lot as shown on Form 1  
To rezone from Land Use Contract to RM-1 Low Density Townhouse Residential

The Corporate Officer advised that 84 notices were mailed out in relation to this application and that no correspondence was received in response.

The Mayor called for speakers on first call.

**Lindsay Cullum**

Ms. Cullum asked whether the new zoning designation will impact property assessment and taxes in that residents will see increases as seen in the previous years. The Mayor advised that there should be no change resulting from the applications being discussed.

The Mayor called for speakers a second and third time.

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

**3.4 Maple Ridge Zone Amending Bylaw No. 7705-2021**

**11927/35 203 Street**

Lot 68 District Lot 222 Group 1 New Westminster District Plan 48586  
To rezone from Land Use Contract to CS-1 Service Commercial

The Corporate Officer advised that 68 notices were mailed out in relation to this application and that no correspondence was received in response.

The Mayor called for speakers three times.

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

**3.5 Maple Ridge Zone Amending Bylaw No. 7706-2021**

**12038 224 Street**

Lot 1 Section 20 Township 12 New Westminster District Plan LMP2358

To rezone from Land Use Contract and RS-1 (Single Detached Residential) to P-1 (Park and School)

The Corporate Officer advised that 161 notices were mailed out in relation to this application and that no correspondence was received in response.

The Mayor called for speakers three times.

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

**3.6 Maple Ridge Zone Amending Bylaw No. 7707-2021**

**23443 Lougheed Highway**

Parcel "K" (Explanatory Plan 47330) of Lot 8 Plan 7900 and of

Lot 6 Plan 8827 Except: Part on Statutory Right of Way Plan 71204;

District Lot 275 Group 1 New Westminster District

To rezone from Land Use Contract to A-1 Small Holding Agricultural

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

The Mayor called for speakers three times.

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

**3.7 Maple Ridge Zone Amending Bylaw No. 7709-2021**

**12204 McTavish Place**

Lot 211 District Lot 242 Group 1 New Westminster District Plan 51071

To rezone from Land Use Contract to RS-1b Single Detached (Medium Density) Residential

**12208 McTavish Place**

Lot 212 District Lot 242 Group 1 New Westminster District Plan 51071

To rezone from Land Use Contract to RS-1b Single Detached (Medium Density) Residential

**12212 McTavish Place**

Lot 213 District Lot 242 Group 1 New Westminster District Plan 51071

To rezone from Land Use Contract to RS-1b Single Detached (Medium Density) Residential

**12218 McTavish Place**

Lot 214 District Lot 242 Group 1 New Westminster District Plan 51071  
To rezone from Land Use Contract to RS-1b Single Detached (Medium Density)  
Residential

**12229 McTavish Place**

Lot 208 District Lot 242 Group 1 New Westminster District Plan 51071  
To rezone from Land Use Contract to RS-1b Single Detached (Medium Density)  
Residential

**21070 Stonehouse Avenue**

Lot 207 District Lot 242 Group 1 New Westminster District Plan 51071  
To rezone from Land Use Contract to RS-1b Single Detached (Medium Density)  
Residential

**21092 Stonehouse Avenue**

Lot 216 District Lot 242 Group 1 New Westminster District Plan 51071  
To rezone from Land Use Contract to RS-1b Single Detached (Medium Density)  
Residential

The Corporate Officer advised that 91 notices were mailed out in relation to this application and that no correspondence was received in response.

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 7:27 p.m.

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M. Morden, Mayor

Certified Correct

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S. Nichols, Corporate Officer