



## **UPDATE AND WHAT YOU CAN DO TO HELP**

*The SOS campaign was initially started to assist ARMS with raising the funds to cover the legal costs associated with challenging what has become known as the “240<sup>th</sup> Street development.”*

In May, ARMS learned that the City of Maple Ridge was preparing to undertake final (4<sup>th</sup>) reading of the “240<sup>th</sup> Street Development” which is officially called the **OCP Amending Bylaw No. 7537-2019 and Zone Amending Bylaw No 7343-2017**. It is located on the banks of the South Alouette River at the base of 240<sup>th</sup> Street.

To stop the development ARMS presented a strong case in front of an overflowing council chambers with almost all people opposing the development at the original public hearing — 26 people spoke against it and 1 person spoke in favour (one of the original owners of one of the properties in question). Unfortunately, the vote by council was to proceed with the application with 4 in favour and 3 opposed.

ARMS felt strongly that the City had erred in its procedures and initiated our SOS campaign to fund a Judicial Review request to the courts. A Judicial Review is not a lawsuit, but instead is a request to the courts to determine if procedural errors occurred within the municipal bylaw process.

### **PARTIAL WIN!**

*In consultation with our legal counsel, ARMS’ strategy helped result in the City repealing 3<sup>rd</sup> reading and returning the application to public hearing, without ARMS having to go to court.*

At the beginning of May this year, ARMS saw the City was moving toward final reading of the application earlier than expected. In response, our legal counsel presented us with a strategy that involved providing the City’s legal counsel on a ‘without prejudice’ basis, the contents of our proposed petition to the court. We believe this encouraged the City to pull final reading and rescind third reading, which effectively got us the same result had we gone to court, but for half the cost.

## **WHAT WE DID**

***Your funds enabled us to hire municipal law expert, Counsel Nathalie J. Baker who worked with the Board of Directors to develop our petition to the court and create our strategy.***

With the funds raised to date from the SOS campaign, we were able to hire Counsel Nathalie J. Baker, who formulated our legal arguments based on procedural errors made by the City dealing with this application. To keep costs down, ARMS performed administrative tasks such as submitting two Freedom of Information Requests to the City for documentation related to the subject property and collated the information for our legal counsel. We consulted with other groups and agencies in preparing our case for the courts. We have continued to research the issues related to the application and continue to build a strong case against it.

## **WHY WE ARE OPPOSED?**

- The proposed development is in a poorly mapped floodplain with a history of residential flooding.
- A bridge is planned to go through the middle of the proposed subdivision. The consultant report related to the bridge location cautioned against putting houses in the shadow of the bridge. Increased cost to taxpayers designing a bridge to fit around a subdivision has not been considered by council. Disruption to the subdivision during bridge construction, including pile driving, will increase city and property owner conflict.
- Impervious and pervious run-off from developments have not been sufficiently studied to determine the impact on fish in the South Alouette River and fish populations are already struggling.
- Allowing this development would set a precedent that will threaten the entire south bank of the Alouette River with developer speculation.
- Allowing this proposed development to proceed, would require huge amounts of fill and will prevent the river from following its natural meandering behaviour and groundwater absorption.
- This proposal is in conflict with the Official Community Plan, which would allow for a maximum of 6 or 7 lots under the existing zoning.
- The existing zoning in the OCP provides for low density to act as the de facto conservation mechanism in an ancient wildlife and endangered species corridor.

## WHAT NEXT?

***Now that third reading has been repealed and another public hearing proposed for Tuesday June 15<sup>th</sup>, here's what we need to do:***

Our arguments against this development application will require assistance from experts in the areas of **hydrology, geo-technical and environmental services**. To keep costs down we are reaching out to environmental law organizations and other environmental organizations to see if there are consultants available who will support non-profits like ARMS. We presented substantive arguments at the original public hearing and believe that we have additional information that council will find hard to dismiss, but the stronger our case the better, so we are seeking expert support.

***We also really need our members and the public to assist us  
in defeating this development.***

## WHAT CAN YOU DO TO HELP??

This application is officially called – ***“OCP Amending Bylaw No. 7537 -2019 and Zone Amending Bylaw No. 7343-2017”***. Please refer to it that way in any communication with council.

**1. Email:** Send an **urgent email** to the councillors who voted in favour of the development last time around (Councillors Dueck, Meadus, Svendsen and Mayor Morden) and **urge them to vote against it this time.**

Their emails are below.

[jdueck@mapleridge.ca](mailto:jdueck@mapleridge.ca)

[cmeadus@mapleridge.ca](mailto:cmeadus@mapleridge.ca)

[rsvendsen@mapleridge.ca](mailto:rsvendsen@mapleridge.ca)

[mmorden@mapleridge.ca](mailto:mmorden@mapleridge.ca)

If you want, you can also email the three councillors (Councillors Robson, Yousef and Duncan) who voted against this development and **thank them for doing so, and express your support for them doing so again.**

Their emails are below.

[grobson@mapleridge.ca](mailto:grobson@mapleridge.ca)

[ayousef@mapleridge.ca](mailto:ayousef@mapleridge.ca)

[kduncan@mapleridge.ca](mailto:kduncan@mapleridge.ca)

## **2. Attend or register for the online Public Hearing scheduled for Tuesday, June 15 – We need you to virtually turn up in high numbers!**

In order to do that, you will need to register in advance at [Maple Ridge - Public Hearing for 240th development](#)

You'll need to include the bylaw numbers shown above in your registration details.

Please remember that even registering to be a viewing member of the audience shows council that the public is watching, so if you do not want to speak, please still register to view the proceedings.

If you are speaking at the hearing, prepare a written submission (see below) as well (it can be your notes) and send it in to [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca) by **NOON ON TUESDAY JUNE 15** and note the bylaw number on the subject line. Otherwise, you can just speak at the hearing. Either way it becomes part of the record, but both methods work best.

## **3. Write a submission!**

Refer to the bylaw numbers at the heading of your submission.

*"This application refers to OCP Amending Bylaw No. 7537 -2019 and Zone Amending Bylaw 7343-2017."*

State your views clearly, your written submission can be as short or long as you want. It can be as short as two lines asking council to not approve this application, or it can be substantive.

If you are planning to read it all out at the public hearing, each speaker gets three x 5- minute opportunities to address council (15 minutes total) so do a practice run if you want to use all the time at your disposal. ***Make sure you put your name and address on your submission.***

Send it to [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca) by **NOON ON TUESDAY JUNE 15th** and note the bylaw number on the subject line.

## **4. Contribute! Visit our Save Our Salmon campaign page at:**

[CONTRIBUTE TO ARMS SOS CAMPAIGN FUND!!!](#)

We still require further financial support to ensure we can enlist the assistance of expert opinions to support our arguments. If you have not yet donated, please consider doing so, as any amount will be greatly appreciated.

## **5. Above all! Thank you for your continued support of ARMS and the protection of the Alouette River! If you would like a further conversation about this issue, please feel free to contact the following directors:**

Ken Stewart, President - [kenastewart@shaw.ca](mailto:kenastewart@shaw.ca)

John Dale, Vice President - [jadale@shaw.ca](mailto:jadale@shaw.ca)

Cheryl Ashlie, Past President - [cherylashlie@telus.net](mailto:cherylashlie@telus.net)