

**CITY OF MAPLE RIDGE**

**BYLAW NO. 4800 - 1993**

A By-law to Regulate the Subdivision & Development Servicing of Land

**WHEREAS** Sections 938 - 946 of the "Local Government Act" provide that a Municipality may by by-law regulate the subdivision and development of land;

**AND WHEREAS**, it is desirable to regulate the subdivision and development of land in order to promote the harmonious and economical development of the Municipality;

**NOW THEREFORE**, the Council of the City of Maple Ridge in open meeting assembled, **ENACTS AS FOLLOWS:**

**I**      **GENERAL**

**A.**      **TITLE**

This By-law may be cited for all purposes as "Maple Ridge Subdivision and Development Servicing By-law No. 4800 - 1993".

**B.**      **DEFINITIONS**

In this By-law, unless the context otherwise requires:

**Applicant** - means a person applying for subdivision or development whether as the owner or as agent for the owner.

6479-2007      **Approval** - means written approval of a subdivision by the Approving Officer or the issuance of a building permit by the Chief Building Official.

**Approving Officer** - means the person appointed by Council from time to time as the Approving Officer of the City of Maple Ridge.

6479-2007      **Chief Building Official** - means the Manager of Inspection Services and/or the Director of Business Licensing, Permits, and Bylaws.

**Community Water System** - means a municipally owned and operated water system or a water utility incorporated and operated in accordance with the Water Utility Act and approved by the Ministry of Health.

7093-2014      **Cul-de-sac** - means a street closed at one end.

**Development** - means the improvement of land through subdivision or building permit which may require the installation of "Works" and "Services".

**Extraordinary Road Allowance** - means that part of a road allowance in excess of 20 metres in width or in excess of 30 metres in width for a Controlled Access Highway.

**Highway** - means any street, road, lane, trail, bridge, viaduct and any other way open to the use of the public, but does not include a private right-of-way on private property.

**Lane** - means a highway intended to provide secondary access to parcels of land.

**Municipal Sanitary Sewer System** - means a system owned and operated by the Municipality for the collection, treatment and disposal of sanitary sewage.

**Municipality** - means the City of Maple Ridge.

**Owner** - means a registered owner of an estate in fee simple and includes:

- a) a tenant for life under a registered life estate,
- b) the registered holder of the last registered agreement for sale.
- c) holders or occupiers of land held in the manner mentioned in Section 356 of the Municipal Act.

**Parcel** - means any lot, block, strata lot, or other area in which land is held or into which land is subdivided, but does not include a highway or portion thereof.

**Public Service Use** - means a use providing for the essential servicing of the Municipality with water, sewer, electrical, telephone and similar services where such use is established by the City, by another government body including crown corporations or by a private corporation operating under the regulatory authority of a commission established by federal or provincial government; includes traffic controls, substations, and easements or rights-of ways for sewer, watermain, natural gas, powerlines, and telephone lines.

**Street** - means a road allowance 10 metres or more in width and which is intended to provide primary access to parcels of land.

**Street; Collector** - means a street which is intended to distribute traffic throughout a neighborhood of the Municipality.

**Street; Arterial** - means a street providing limited access to abutting parcels and which is intended to distribute traffic throughout the Municipality.

**Street; Minor** - means a street which is intended to provide access to individual parcels and to channel traffic to higher classification streets.

**Subdivision** - means the division of land into two or more parcels, whether by plan or by metes and bounds description or otherwise, and including a plan consolidating two or more parcels into a fewer number of parcels.

**Zone** - means zone as provided by the Zoning By-law of the City of Maple Ridge.

## **II APPLICATION PROCEDURE**

### **A. GENERAL**

1. All subdivision applications shall be accompanied by proof of ownership in a form acceptable to the Approving Officer.
2. At the time of application or after a field inspection, the Approving Officer may require, at the owners expense:
  - (a) Topographic mapping of the parcels to be included in the proposed subdivision, with contours at one (1) metre intervals. Such topographic mapping shall accurately delineate all watercourses.
  - (b) A tree survey plan showing the location of all trees by size and species with a 20cm. or larger diameter trunk measured 1.3m. from the ground. In the case of multi-stemmed trees, the diameter of each individual stem shall be measured, and aggregated. Where a stand of trees is so dense as to render individual tree enumeration difficult, the tree survey may show clusters of trees. Trees that are scheduled to be retained shall be marked with a numbered metal tag, placed 1.3m. above the ground, and this tag number shall be clearly shown on the survey plans;
  - (c) The flagging of all corner pins within the proposed subdivision to assist Municipal staff in performing field inspections;
  - (d) Mapping of the boundaries of development permit boundaries affecting the subject property and any applicable surrounding properties;
  - (e) An environmental impact statement prepared by qualified consultants addressing the boundaries of development as they relate to development permit boundaries and clearly indicating any proposed adjustments to those boundaries with statements regarding the reasons and justification for such adjustments;
  - (f) Evidence from a qualified Geotechnical Engineer that geotechnical conditions will support development consistent with the proposed subdivision;
  - (g) A plan showing provision for access to parcels lying beyond and/or adjacent to the parcel(s) to be included in the proposed subdivision; and/or
  - (h) A preliminary plan demonstrating the future subdivision geometry of adjacent lands.

### **B. APPLICATION FOR PRELIMINARY APPROVAL**

1. Applications for preliminary approval are not mandatory. Applicants may find it convenient and less costly to make a preliminary application. A preliminary application and a preliminary letter of approval are not a statutory application or subdivision plan approval pursuant to the Land Title Act.
2. For each parcel, the boundaries of which will be affected by the proposed subdivision, the following information shall be submitted:
  - (a) A preliminary approval fee in the amount prescribed by Maple Ridge Applications Fee By-law No. 4876 - 1993.
  - (b) A reproducible subdivision plan which is fully dimensioned and drawn at an appropriate scale (1:200 or 1:500) and which would create parcels in conformity with all applicable

requirements of this by-law and Maple Ridge Zoning By-law No 3510 - 1985 as amended, and showing:

- (i) The exterior boundaries of the proposed subdivision boldly outlined;
- (ii) Complete legal description for each parcel to be included in the proposed subdivision;
- (iii) All parcels surrounding the parcel(s) to be included in the proposed subdivision, with sizes and legal descriptions clearly indicated;
- (iv) North point;
- (v) All bodies of water and/or watercourses;
- (vi) Accurate location of all existing buildings, structures and services within the proposed subdivision.
- (vii) Present and proposed zoning designation;
- (viii) All parcels to be created by the proposed subdivision with accurate dimensions and lot areas;
- (ix) All boundaries of existing parcels which will be canceled by the proposed subdivision as dotted lines;
- (x) All existing and proposed highways as defined herein with widths and arcs clearly dimensioned;
- (xi) All building and/or structure removal or relocation clearly indicated;
- (xii) All existing tree relocation, retention or removal to be clearly indicated;
- (xiii) The date upon which the subdivision plan was prepared and any revision dates;
- (xiv)

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3. Upon receipt and review by the Approving Officer of all requirements pursuant to Sections II A 2 and II B 2 hereof, the Approving Officer may communicate in writing with the applicant and may provide his comments with respect to the application. Such comments may include conditions and requirements which must be met before final subdivision approval can be given. Alternatively, the Approving Officer may advise the applicant, in writing, that:
  - (a) Further information must be submitted to permit a full review of the application; or
  - (b) The application is rejected.
4. A letter of preliminary approval delivered by the Approving Officer pursuant to a preliminary application is only effective for a period of one hundred and eighty (180) days. The Approving Officer upon written application received prior to the expiry of a preliminary approval may extend the preliminary approval once for a period not exceeding 180 days. If the provisions and requirements relating to the tendering of a plan for approval pursuant to the Land Title Act are not satisfied prior to the expiry of any preliminary approval, the preliminary approval and the application giving rise to it shall be void and any person wishing to subdivide the same lands shall be required to submit a new application for subdivision and pay the fees required therefore.
5. A letter of preliminary approval for any proposed subdivision shall not be construed as final approval of the subdivision and is revocable by the Approving Officer at any time prior to the final approval of the subdivision in the event that new information which would adversely affect the proposed subdivision becomes available or any enactment which would render the proposed subdivision unlawful comes into effect, subsequent to the delivery of the letter of preliminary approval and prior to the final approval of the subdivision.

### **C. APPLICATION FOR APPROVAL UNDER THE LAND TITLE ACT**

1. A subdivision plan prepared by a B.C.L.S. shall be tendered to the Municipal Clerk for examination and approval by the Approving Officer and shall be accompanied by:
  - (a) A fee as prescribed in Section 988 of the Municipal Act
  - (b) A certificate that all taxes assessed on the land have been paid.
  - (c) An examination fee as prescribed in Section 83 of the Land Title Act.
  - (d) All applicable Development Cost Charges.
  - (e) Legal instruments and agreements relating to the proposed subdivision, including without limiting the generality of the foregoing, Servicing Agreements, Land Transfer documents, Restrictive Covenants, Easements, and/or Statutory Rights-of-way.
  - (f) Required Engineering design drawings
  - (g) Required security for works and services to be provided by the owner of the land.
  
2. A subdivision plan shall be approved or rejected by the Approving Officer within two months of the date it was submitted for examination and approval.

### **III BASIC PROVISIONS**

1. No land shall be subdivided within the City of Maple Ridge unless and until the subdivision has first received the approval of the Approving Officer.
  
2. The Approving Officer shall refuse to approve the subdivision of any parcel of land unless all relevant requirements of this by-law, applicable provincial agency statutes, regulations and orders have been met.
  
3. The Approving Officer shall not approve any plan or scheme of subdivision which:
  - (a) is not suited to the configuration of the land being subdivided;
  - (b) is not suited to the use for which it is intended;
  - (c) does not provide the necessary services, utilities, works or other relevant provisions set forth in this by-law;
  - (d) makes impracticable the subdivision of adjacent parcels.
  
4. Where further development or subdivision of the land for which an application for subdivision has been submitted can be anticipated, the Approving Officer may require a plan of such further subdivision or development.
  
5. In considering a subdivision application, the Approving Officer may hear objections from any interested persons and shall refuse to approve the subdivision if, in his opinion,
  - (a) the anticipated development of the subdivision would injuriously affect the established amenities, including existing trees, and adjoining or adjacent properties,
  - (b) the cost to the Municipality of providing public utilities or other municipal works or services would be excessive, or
  - (c) the subdivision would otherwise be against the public interest.

6. Where land is intended to be divided into two or more strata lots by the registration of a Bare Land Strata Plan, the provisions of this by-law shall apply to the development as defined in the Strata Properties Act and not to the individual strata lots.
7. Notwithstanding anything contained in this by-law, where the sole purpose of a subdivision plan is to facilitate the registration of a lease having a term of 3 years or longer over a portion of a parcel where the lease would not entitle the lessee under any circumstances to demand or exercise the right to acquire the fee simple title to the portion so leased, any provision in this by-law regarding servicing standards shall not apply to the subdivision.

#### **IV GENERAL REQUIREMENTS**

##### **A. PARCEL AND SUBDIVISION DESIGN**

1. No parcel of land in any proposed subdivision shall have less than ten (10) percent of its perimeter fronting on a street; save and except that the Approving Officer may exempt a person proposing to subdivide land from this limitation, where any of the following conditions apply:
  - (a) further subdivision of the parcel is impracticable;
  - (b) the parcel is a stage in a land assembly or subdivision process for development encouraged and/or permitted by this by-law, as shown on the plan required under Section III 4;
  - (c) the existing parcel or parcels contravene the 10% requirement, and the proposed subdivision will improve the parcel design.
  - (d) in all other respects the subdivision conforms to this by-law, and would not affect the amenity of the surrounding area.
2. Except for corner parcels and parcels backing onto lanes or parcels abutting a controlled access highway or municipal arterial street, no lot shall be created with frontage on more than one road, provided that where, due to the topography or orientation of a parcel or the potential for future further subdivision thereof, it would, in the opinion of the Approving Officer, be in the public interest to do so, the Approving Officer may approve a subdivision creating a double-fronting parcel.
3. No parcel shall be created having jogs in lot lines in order to accommodate minimum requirements for width and depth of a parcel unless, in the opinion of the Approving Officer, physical constraints make such jogs necessary.
4. No parcel abutting a controlled access highway or municipal arterial road shall be created having a parcel depth of less than 30 metres.

##### **B. HIGHWAYS**

1. All highways shall conform substantially to any municipal plan of streets.
2. Any dedicated but undeveloped highway within or immediately adjacent to a proposed subdivision or development shall be improved by the applicant in accordance with Schedule "A" attached hereto.

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3. Where lands are being improved for Commercial, Industrial, Institutional or Multi-Residential use the Street or Streets fronting the development site must be designed and constructed to collector street standards as set out in Schedule D "Design Criteria Manual", Schedule E "Supplementary Specifications and Schedule F "Supplementary Standard Detail Drawings".

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4. Where the standard of surfacing, curbing, drainage, or other works identified in Schedule A on existing highways within or immediately adjacent to a proposed subdivision or development is less than that prescribed by this Bylaw for the existing zone, they shall be improved by the applicant to the standard prescribed in this Bylaw.
5. The approving officer may require the dedication and construction of walkways in the subdivision.

**C. SERVICES AND UTILITIES**

- 5322 1. Except as otherwise provided herein, all parcels within subdivisions and developments shall be provided with a water distribution system in accordance with the requirements set out in Schedule "A" hereto. The distribution system shall be connected by trunk water mains to a community water system.

- 6334 2. Where a municipal water distribution system is not available to serve each of the parcels in the proposed subdivision, the Approving Officer shall withhold approval of the subdivision until he is satisfied that sufficient potable water is available by means of private water supply for each of the parcels in the proposed subdivision. Evidence as to the potability of the proposed water supply shall be provided by the Owner to the Approving Officer and shall be certified by a Professional Engineer with experience and expertise in the field and will be in accordance with applicable statutes, regulations, guidelines and requirements.

The professional engineer must provide a hydrogeological impact assessment which considers or certifies:

- (a) The impact of each proposed well on neighbour wells both within and adjacent to the proposed subdivision, and
- (b) The long term impact of the proposed wells on the source aquifer, and
- (c) That 2250 litres per day of potable water is available to supply each of the lots in the proposed subdivision.

3. Except as otherwise provided herein, all parcels within subdivisions and developments shall be provided with a sanitary sewage collection system in accordance with the requirements set out in Schedule "A" hereto. The collection system shall be connected by trunk sewage mains to the municipal trunk sewage mains.
- 6334 4. Where a municipal sewage collection system is not available to serve each of the parcels in the proposed subdivision, the Approving Officer shall withhold approval of the subdivision until he is satisfied as to the feasibility of sewage disposal by means of private sewage disposal for each of the parcels in the proposed subdivision. Evidence

as to the feasibility of the proposed sewage disposal shall be provided by the Owner to the Approving Officer and shall be certified by a Professional Engineer with experience and expertise in the field and will be in accordance with *Parts 1 (for Type 1 treatment method only) and 3 of the Sewerage System Regulation* pursuant to the *Health Act*.

The Professional Engineer will provide the City with assurance that the required information and documents have been filed with, and in a form acceptable to, the health authority.

5. Except as otherwise provided herein, all parcels within subdivisions and developments shall be provided with a storm drainage collection system in accordance with the requirements set out in Schedule "A" hereto. The collection system shall be connected to the municipal storm drainage system.
6. Notwithstanding anything contained in this By-law, where a portion of a parcel is used or intended to be used for a public service or public park use and the title to such portion is or is intended to be in the name of the Municipality, or any other agency or company providing a public service use, the provisions of this By-law regarding minimum standards for water, sanitary sewer, storm drainage and highway services on subdivision shall not apply to such portion or to the remainder of the parcel, provided that the remainder of the parcel shall not be further subdivided except in accordance with all servicing requirements of this By-law.
7. Notwithstanding anything contained in this By-law, where the sole purpose of a subdivision is to dedicate a portion of a parcel as road, any provision of this By-law regarding servicing standards shall not apply to the subdivision.
- 5322 8. Notwithstanding anything contained in this By-law, the Approving Officer may approve a subdivision which realigns the boundaries between adjacent properties but which does not create any additional parcels, and the requirements to provide services as set out in Schedule "A" of this By-law may be waived provided that the water system or the sewerage disposal system for each parcel has the approval of the Simon Fraser Health Unit and the Ministry of Health.

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#### D. CONSTRUCTION STANDARDS

##### Design and Construction Standards

All design and construction required under this bylaw shall be performed in accordance with the standards set out in Schedule D "Design Criteria Manual", Schedule E "Supplementary Specifications" and Schedule F "Supplementary Standard Detail Drawings" as amended from time to time; as well as the MMCD Volume II. Platinum Edition (2009) Master Municipal Specification and Detailed Design Drawings together with all supplementaries as approved by MMCD.



The Schedules shall govern and take precedence in the following order with the servicing agreement taking precedence over all other documents:

- i) Servicing Agreement, including all Schedules
- ii) Design Criteria Manual
- iii) Supplementary Standard Detail Drawings
- iv) Standard Detail Drawings\*
- v) Supplementary Specifications
- vi) Specifications\*

NOTE: The Documents noted with “\*” are contained in the Master Municipal Construction Documents – Volume II, Platinum Edition (2009) together with the updates.

**E. HIGHWAY RIGHT OF WAY REQUIREMENTS**

All highways shall have the widths set out in Schedule "B" attached hereto and forming a part of this by-law.

**F. SEVERABILITY**

If any section, subsection, clause subclause or phrase of this by-law is for any reason held to be invalid by the decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of this by-law.

**G. REPEAL**

Maple Ridge Subdivision By-law No. 2573 - 1978 and amendments thereto are hereby repealed.

READ A FIRST TIME this 1st day of November, A.D. 1993

READ A SECOND TIME this 1st day of November, A.D. 1993

READ A THIRD TIME this 1st day of November, A.D. 1993

RECONSIDERED, and adopted this 15th day of November, A.D. 1993

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**SCHEDULE "A"**  
**SERVICES AND UTILITIES**

All parcels within a proposed subdivision or development shall be provided with services in accordance herewith and all highways within, or immediately adjacent to a proposed subdivision or development shall be constructed in accordance herewith.

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<u>ZONE</u>					<u>STREETS</u>				<u>SERVICES</u>				<u>LANES</u>	
(See Note 5)														
A-1				SD	A								TB	
A-2				SD	A								TB	
A-3				SD	A								TB	
A-4				SD	A								TB	
A-5				SD	A								TB	
R-1 - Note 3	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
R-3 - Note 3	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
RS-1 - Note 3	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
RS-1a - Note 3	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
RS-1b - Note 3	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
RS-1c - Note 3	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
RS-1d - Note 3 & 4	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
RS-2		W		SD	A			BT		SL	TB	A		
RS-3 - Note 1		W		SD	A			BT		SL	TB	A		
SRS - Note 3	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
RE	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
RST	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
RT-1	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
RG	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
RG-2	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
RG-3	ST			SD	A	C	UW	BT	SW	SL	TB	A		
RMH	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
RM-1	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
RM-2	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
RM-3	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
RM-4	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
RM-5	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
RM-6	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
C-1	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
C-2	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
C-3	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
C-4	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
C-4a	ST			SD	A					SL	TB			
C-5	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
H-1	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		
CRM	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A		

CS -1 - Note 2	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
CS-2 - Note 2	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
CS-2a - Note 2	ST	W	SS	SD	A		UW	BT		SL	TB	A
CS-3 - Note 2	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
CS-4 - Note 2	ST	W	SS	SD	A	C					TB	A
CS-5 - Note 2	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
CD-2-85	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
CD-1-86	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
CD-1-87	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
CD-2-87 - Note 1		W		SD	A			BT		SL	TB	A
CD-3-87	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
CD-2-88	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
CD-3-88	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
CD-4-88 - Note 2	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
CD-5-88	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
CD-6-88	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
CD-1-89	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
CD-2-90	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
CD-3-90	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
CD-5-90	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
CD-1-92	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
CD-2-92	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
CD-3-92	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
CD-1-93	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
CD-2-93	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
CD-3-93	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
M-1 - Note 2	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
M-2 - Note 2	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
M-3 - Note 2	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
M-4 - Note 2	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
M-5 - Note 2	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
P-1 - Note 2	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
P-2 - Note 2	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
P-3 - Note 2	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
P-4 - Note 2	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
P-4a - Note 2	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
P-5 - Note 2	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
P-6 - Note 2	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A

## **LEGEND**

W	Water Distribution System
SS	Sanitary Sewer
SD	Storm Drainage System
A	Asphalt
C	Curbs and Gutters
UW	Underground Wiring
BT	Boulevard Treatment
SW	Sidewalks
SL	Street Lighting
TB	Transit Bays
ST	Street Tree Planting

Note 1      Parcels of at least 2.0 ha. in area located in the RS-3 zone may be exempted from the requirements to provide a water distribution system.

Note 2      Subdivisions and development in the P-1, P-2, P-3, P-4, P-4a, P-5, P-6, CS-1, CS-2, CS-2a, CS-3, CS-4, CS-5, M-1, M-2, M-3, M-4, M-5 and CD-4-88 zones which are located in the rural area as designated on the Official Community Plan may be exempted from the requirement to provide sanitary sewer systems, underground wiring, boulevard treatment, street tree planting, sidewalks, curbs, and/or street lighting.

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Note 3      Parcels created abutting highway rights-of-way serviceable by an existing above ground utility system may be exempted from the requirement to provide underground wiring. This exemption shall not apply when road upgrading of the fronting street to an urban standard as part of the subdivision or development.

**5195-94**

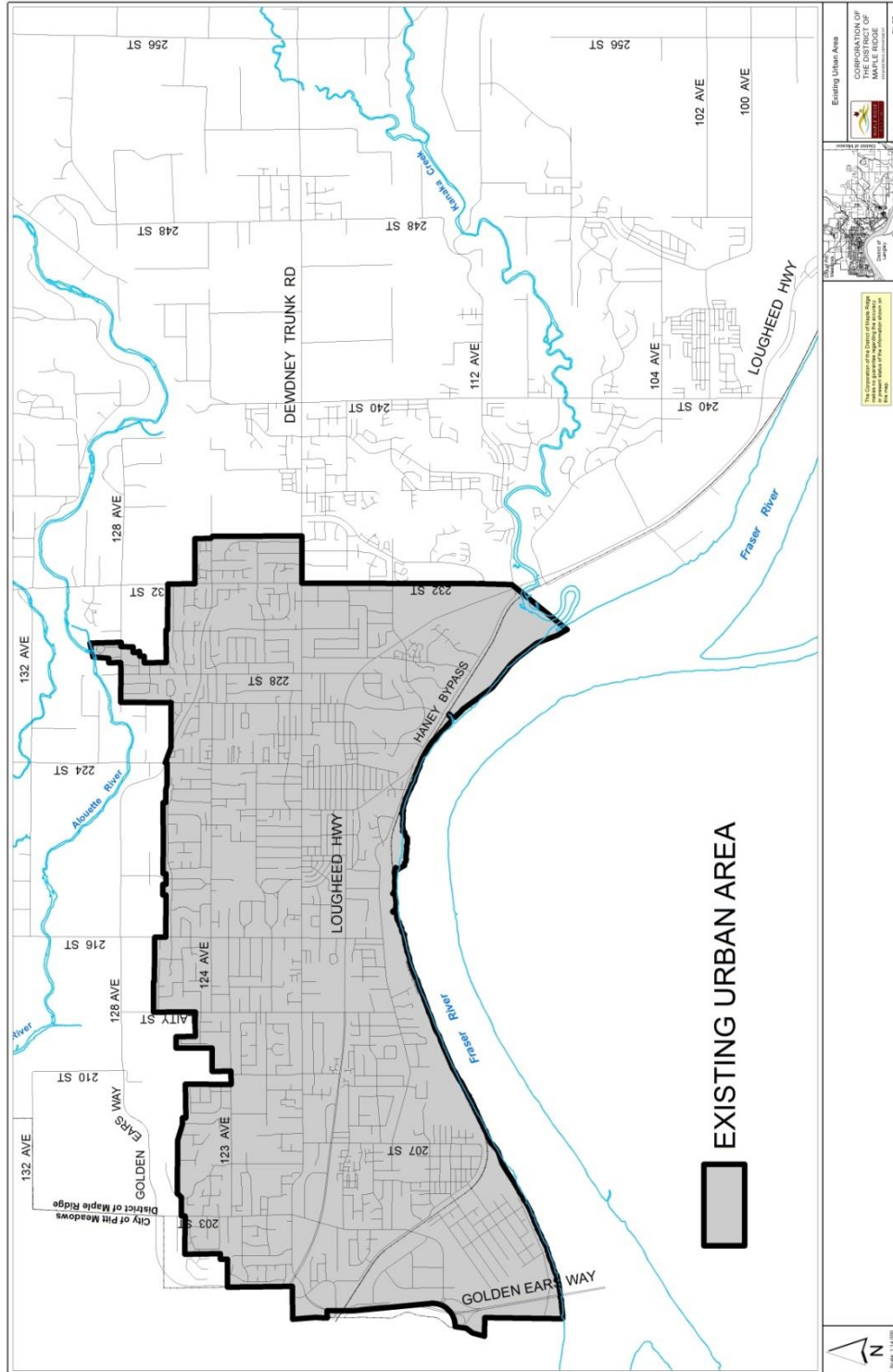
Note 4      Subdivisions in the RS-1d zone may be exempted from some of the servicing requirements, provided it is subject to a comprehensive design scheme.

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Note 5      Parcels abutting highway rights-of-way serviced by an existing above ground utility system are exempted from the requirement to convert the existing utility system to underground wiring on the abutting highway, provided that the parcel is located within the area identified as the Existing Urban Area as shown on the attached map labeled Schedule "B" and the parcel is serviced by an underground dip connection.

Maple Ridge Subdivision and Development Servicing Bylaw  
Schedule "B"  
Existing Urban Area



**Maple Ridge Subdivision and Development Servicing Bylaw**  
**Schedule "C"**  
**Required Right-of-Way Widths**

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Highway Classification	Minimum Width (Note 1)	Minimum R-O-W Radius
1. Arterial Street		
• Undivided Without Bike Lane	26m	
• Undivided With Bike Lane	26m	
• Divided	Design Specific	
• Silver Valley	20m	
2. Collector Street		
• Without Bike Lane	20m	
• With Bike Lane	24m	
• Silver Valley	20m	
3. Through Local Street		
• Rural standard	20m	
• Urban standard	18m	
• Silver Valley 1	13m	
• Silver Valley 2	16m	
• Silver Valley 3	18m	
4. Limited Local Street		
• Rural standard	20m	15.5m
• Urban standard	15m	14m
5. Lane		
• Standard	7.5m	
• Silver Valley	6m	

Note 1 Notwithstanding the right-of-way width specified, when the Approving Officer determines that due to terrain and/or soil conditions a roadway having a width of 8m cannot be adequately supported, protected and drained, the right-of-way requirement shall be determined by the width of the cross section of the road plus 3m from the top of the cutbank or the toe of slope.

Where a highway right-of-way width is less than the required minimum provided for in this Schedule, the Approving Officer may approve the subdivision where he is satisfied that:

- (a) all required services can be provided within a smaller right-of-way; and
- (b) the required right-of-way width may be satisfied in the future by obtaining the dedication of necessary lands from other lands abutting the right-of-way upon later subdivision; or
- (c) the lands to be subdivided already abut on an open and traveled highway the width and capacity of which, although not meeting the standard herein, need not be increased to service either the subdivision to be approved or foreseeable potential subdivision of other lands also abutting the said highway.

**Maple Ridge Subdivision and Development Servicing Bylaw  
Schedule "D"  
Design Criteria Manual**

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The Design Criteria Manual is available on the City Website or for a charge from the Engineering Department and forms Part 1 of the City of Maple Ridge Design and Construction Documents.

**Maple Ridge Subdivision and Development Servicing Bylaw  
Schedule "E"  
Supplementary Specifications**

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The Supplementary Specifications are available on the City Website or for a charge from the Engineering Department and forms Part 2 of the City of Maple Ridge Design and Construction Documents.



**Maple Ridge Subdivision and Development Servicing Bylaw  
Schedule "F"  
Supplementary Standard Detail Drawings**

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The Supplementary Standard Detail Drawings are available Online or for a charge from the Engineering Department and forms Part 4 of the City of Maple Ridge Design and Construction Documents.