

**CITY OF MAPLE RIDGE  
BYLAW NO. 7188-2015**

A Bylaw to amend Schedule "A" of the Official Community Plan Bylaw No. 7060-2014

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**WHEREAS** Section 882 of the Local Government Act provides that the Council may revise the Official Community Plan;

**AND WHEREAS** it is deemed expedient to amend Schedule "A" to the Official Community Plan;

**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge enacts as follows:

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. **7188-2015**
2. That Section 2.1.2 Compact and Unique Community be amended by repealing policies 2-7 through 2-9 and replacing them with the following:
  - 2-7 Maple Ridge will establish a city-wide Community Amenity Program with the following components, to provide amenities, including the provision of affordable and special needs housing, in a sustainable and economically viable manner:
    - a) Contribution approach
    - b) Geographic area, including any portions of the City that may be excluded;
    - c) Approach for addressing existing density bonus policies and regulations in the Albion Area Plan area;
    - d) Application of the program with respect to land uses and density;
    - e) Establishment of one or more Reserve Fund Bylaws, including the identification of those potential community amenities to which the reserve funds can be allocated;
  - 2-8 The Community Amenity Program may also include areas within the City where density bonus provisions apply. Where provisions apply, the density bonus will be in addition to the city-wide program and will be integrated into the Maple Ridge Zoning Bylaw.
  - 2-9 A Community Amenity Contributions and density bonuses may also be considered at Council's discretion for all Official Community Plan and Zoning Bylaw amending applications that are seeking a higher density than is envisioned in Schedule "A", to help provide a variety of amenities and facilities throughout the municipality.
3. That Section 2.1.2 Compact and Unique Community be amended by adding the following policies in numeric order after policy 2-9:
  - 2-10 Community Amenity Contributions which are specific for those portions of the City where an Area Plan has been adopted, and as outlined in the subject Area Plan, may be established at Council's discretion.
  - 2-11 Maple Ridge Council will establish one or more Reserve Funds for the Community Amenity Program that will identify the type of community amenities to which the amenity contributions will apply.

4. That Section 10.2.2 Residential Development and Community Amenity Program, Albion Area Plan Community Amenity Program policy amended by changing the heading of the policy section to “Albion Area Community Amenity Program and Density Bonus Framework”.
5. That Section 10.2.2 Residential Development and Community Amenity Program, be amended by repealing policy 10-4 and replacing it with the following:
  - 10-4 The city-wide Community Amenity Program established in Section 2.1.2 Compact and Unique Community will apply to the Albion Area Plan. A Density Bonus Framework will also be permitted on lands designated *Low Density Residential*, *Low-Medium Density Residential* and *Medium Density Residential* in the Albion Area Plan.
6. That Section 10.2.2 Residential Development and Community Amenity Program policy 10- 5 be repealed and replaced with the following:
  - 10-5 Where the density bonus option is utilized in a single-family subdivision, the density bonus framework provisions established in the Maple Ridge Zoning Bylaw will apply to all lots that exceed the base density permitted in the zone, in addition to the city-wide Community Amenity Program established in Official Community Plan Section 2.1.2 Compact and Unique Community.
7. That Section 10.2.2 Residential Development and Community Amenity Program policy 10-6 be repealed and replaced with the following:
  - 10-6 Where the density bonus option is utilized in a multi-family development, the density bonus framework provisions established in the Maple Ridge Zoning Bylaw will apply to all dwelling units that exceed the base density permitted in the zone, in addition to the city-wide Community Amenity Program established in Official Community Plan Section 2.1.2 Compact and Unique Community.
8. That Section 10.2.4 Albion Zoning Matrix be amended by deleting the words “and Amenity Contribution” from the notation section.
9. Maple Ridge Official Community Plan Bylaw No.7060-2014 as amended is hereby amended accordingly.

**READ A FIRST TIME** the      day of                      , 20   .

**READ A SECOND TIME** the      day of                      , 20   .

**PUBLIC HEARING HELD** the      day of                      , 20   .

**READ A THIRD TIME** the      day of                      , 20   .

**ADOPTED**, the      day of                      , 20   .

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**