



City of Maple Ridge

PUBLIC HEARING

January 22, 2019

CITY OF MAPLE RIDGE

PUBLIC HEARING AGENDA
January 22, 2019
7:00 pm
Council Chambers, 1st Floor, City Hall

The purpose of the Public Hearing is to allow all persons who deem themselves affected by any of these bylaws a reasonable opportunity to be heard before Council on the matters contained in the bylaws. Persons wishing to speak for or against a bylaw will be given opportunities. You will be asked to give your name and address. Please note that all written submissions provided in response to this consultation including names and addresses will become part of the public record which includes the submissions being made available for public inspection. Further consideration of bylaws on this agenda will be at the next regular Council meeting. The meeting is recorded by the City of Maple Ridge.

- 1) **2017-140-RZ**
23953 Fern Crescent
Lot 47 Section 28 Township 12 New Westminster District Plan 63118

Maple Ridge Official Community Plan Amending Bylaw No. 7513-2018

The subject property is currently designated *Low Density Urban and Conservation*. An OCP amendment to adjust conservation boundaries is required to accommodate watercourse setbacks along Hennipen Creek.

Maple Ridge Zone Amending Bylaw No. 7390-2017

To rezone the subject property located at 23953 Fern Crescent from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential). The current application is to permit a future subdivision of four single family lots.

- 2) **2018-409-RZ**

Maple Ridge Official Community Plan Amending Bylaw No. 7493-2018

Maple Ridge Zone Amending Bylaw No. 7504-2018

Maple Ridge Subdivision and Development Servicing Amending Bylaw No. 7507-2018

The current application is to create the R-4 (Single Detached (Infill) Urban Residential) zone, with a minimum lot area of 450 m² and a minimum lot width of 12 m.

CITY OF MAPLE RIDGE

NOTICE OF PUBLIC HEARING

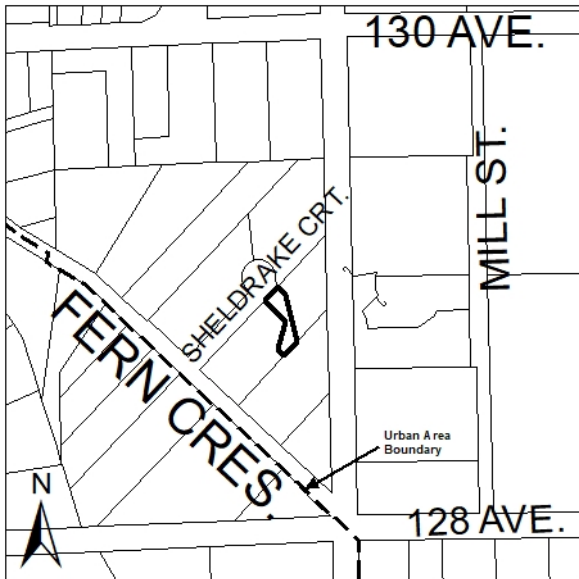
TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 pm., Tuesday, January 22, 2019 to consider the following bylaws:

- 1) **2017-140-RZ**
23953 Fern Crescent
Lot 47 Section 28 Township 12 New Westminster District Plan 63118

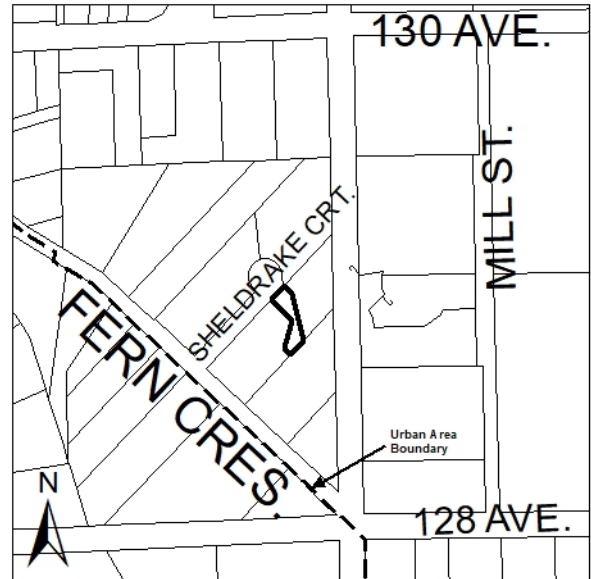


Maple Ridge Official Community Plan Amending Bylaw No. 7513-2018

The subject property is currently designated *Low Density Urban and Conservation*. An OCP amendment to adjust conservation boundaries is required to accommodate watercourse setbacks along Hennipen Creek.



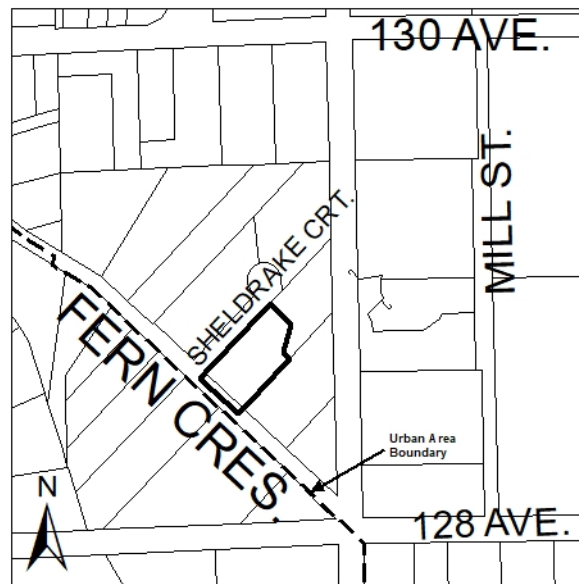
Map No. 985



Map No. 986

Maple Ridge Zone Amending Bylaw No. 7390-2017

To rezone the subject property located at 23953 Fern Crescent from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential). The current application is to permit a future subdivision of four single family lots.



2) 2018-409-RZ

Maple Ridge Official Community Plan Amending Bylaw No. 7493-2018

Maple Ridge Zone Amending Bylaw No. 7504-2018

Maple Ridge Subdivision and Development Servicing Amending Bylaw No. 7507-2018

The current application is to create the R-4 (Single Detached (Infill) Urban Residential) zone, with a minimum lot area of 450 m² and a minimum lot width of 12 m.

AND FURTHER TAKE NOTICE that a copy of the aforesaid bylaws and copies of staff reports and other information considered by Council relevant to the matters contained in the bylaws will also be available for public inspection at the Planning Department Counter of City Hall, between 8:00 am and 4:00 pm from January 9, 2019 to January 22, 2019, weekends and Statutory Holidays excepted. The Public Hearing Agenda with full reports can be viewed on the City website at [**www.mapleridge.ca/640**](http://www.mapleridge.ca/640).

ALL PERSONS who deem themselves affected by any of these bylaws shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaws or by making a written submission to the attention of the Corporate Officer or by sending an email to the Clerk's Department at [**clerks@mapleridge.ca**](mailto:clerks@mapleridge.ca), by 4:00 pm, January 22, 2019. Please note that all written submissions provided in response to this consultation will become part of the public record which includes the submissions being made available for public inspection.

Dated this 9th day of January, 2019.

Laura Benson, CPA, CMA
Corporate Officer

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2017-140-RZ
File Manager: Chee Chan

Official Community Plan or Zoning Bylaw Amendments:	RECEIVED	NOT REQUIRED
1. A completed Application Form (Schedule "A" – Development Procedures Bylaw No. 5879-1999)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. An application fee, payable to the City of Maple Ridge, in accordance with Development Application Fee Bylaw no. 5949-2001.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. A Certificate of Title and Consent Form if the applicant is different from the owner shown on the Certificate of Title.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. A legal survey of the property(ies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Subdivision plan layout	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Neighbourhood context plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Lot grading plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Landscape plan ⁺⁺	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation ⁺⁺ .	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* These items may not be required for single-family residential applications

+ These items may be required for two-family residential applications, as outlined in Council Policy No. 6.01

Additional reports provided:

Geotechnical report

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: November 27, 2018
FILE NO: 2017-140-RZ
MEETING: Council
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7513-2018;
Second Reading
Zone Amending Bylaw No. 7390-2017;
23953 Fern Crescent

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 23953 Fern Crescent from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit a future subdivision of four single family lots. Council granted first reading to Zone Amending Bylaw No. 7390-2017 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on October 10, 2017.

The proposed development is in compliance with the policies of the Silver Valley Area Plan of the OCP. Ground-truthing on the subject property has established its developable areas, and as a result, an OCP amendment is required to revise conservation boundaries to fit site conditions.

Pursuant to Council policy 6.31, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$20,400.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7513-2018 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7513-2018 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7513-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7513-2018 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7390-2017 be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:

- i) Amendment to Official Community Plan Schedule “A”, Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, Figure 3D - Horse Hamlet, and Figure 4 - Trails / Open Space;
- ii) Road dedication on Fern Crescent and Sheldrake Court as required;
- iii) Park dedication as required along Hennipen Creek; and removal of all debris and garbage from park land;
- iv) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas on the subject property;
- v) Removal of existing building/s;
- vi) Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site as necessary;
- vii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
- viii) That a voluntary contribution, in the amount of \$20,400 (\$5,100/lot) be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	D.K. Bowins & Associates Inc., Don Bowins
Legal Description:	Lot 47, Section 28, Township 12, New Westminster District Plan 63118
OCP:	
Existing:	Low Density Urban, Conservation
Proposed:	Conservation boundary adjustment only
Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Proposed:	RS-1b (One Family Urban (Medium Density) Residential)
Surrounding Uses:	
North:	Use: Single Family Residential
	Zone: RS-2 (One Family Suburban Residential)
	Designation: Low Density Urban, Medium Density Residential and Conservation
South:	Use: Single Family Residential
	Zone: RS-2
	Designation: Estate Suburban Residential, Low Density Urban, and Conservation

East:	Use:	Single Family Residential and 240 Street road right of way
	Zone:	RS-2
	Designation:	Low Density Urban and Conservation
West:	Use:	Single Family Residential
	Zone:	RS-2
	Designation:	Estate Suburban Residential, Low Density Urban and Conservation
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Single Family Residential
Site Area:		0.513 ha (1.27 acres)
Access:		Sheldrake Court
Servicing requirement:		Urban Standard

2) Project Description:

The subject property, located at 23953 Fern Crescent, is a rectangular shaped lot 5,130 m² (1.27 acres) in size in the Horse Hamlet of the Silver Valley Area Plan (see Appendix A). It is located at the corner of Fern Crescent, an arterial road and principal access for Golden Ears Provincial Park, and Sheldrake Court, a short cul-de-sac. The subject property contains a single family dwelling, and is surrounded by single family dwellings on similarly large sized lots (see Appendix B). The topography of the site is flat, and is covered by some trees and grass. Hennipen Creek, a fish bearing stream, crosses the northeast portion of the subject property while a stormwater conveyance channel runs along its northwestern edge along Sheldrake Court.

The current applicant proposes to rezone the subject property from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to accommodate the subdivision and construction of four single family dwellings. The proposed preliminary subdivision sketch (see Appendix D) shows that the lots front onto Sheldrake Court.

As part of this rezoning application, road dedication of 6.9 m (22.6 ft) and corner truncation is required from the subject property's Fern Crescent frontage, and 1.0 m (3.2 ft) is required from the Sheldrake Court frontage. Parkland dedication on the northeast portion of the lot to protect Hennipen Creek is also required (see Appendix E). The suitability of the proposed lot layout has been assessed as adequate.

3) Planning Analysis:

i) Official Community Plan:

The subject property is located within the Horse Hamlet of the Silver Valley Area Plan, which forms part of the Official Community Plan. The subject property is currently designated *Low Density Urban and Conservation*. No changes to these designations are required to support the proposed RS-1b rezoning, although an OCP amendment to adjust conservation boundaries is required to accommodate required watercourse setbacks along Hennipen Creek.

The following policy applies to this application:

Policy 5.3.9 a) Low densities, ranging from 8 to 18 units per hectare, are located at the fringes of the 5 minute walking distance from the centre.

The development proposal and RS-1b zoning, which are equivalent to approximately 14 units per hectare, are in alignment with the densities proposed in the Silver Valley Area Plan for the Horse Hamlet. The development site is within a 5 minute walking distance from the designated centre of the hamlet.

ii) City-wide Community Amenity Contribution Program:

As per Council Policy 6.31, a Community Amenity Contribution charge of approximately \$20,400 applies to the proposed development (\$5,100 per single family lot).

iii) Zoning Bylaw:

The current application proposes to rezone the subject property located at 23953 Fern Crescent from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit the subdivision of four single family lots. The minimum lot size for the proposed RS-1b zone is 557 m². The proposed subdivision plan contains lots ranging from 557 m² to 561 m² in size.

iv) Off-Street Parking And Loading Bylaw:

Two off-street parking spaces per lot can be accommodated inside the garage of each house or on their driveways. This conforms to the requirements of the City's *Off Street Parking and Loading Bylaw 4350-1990*.

v) Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following relaxations:

- *Maple Ridge Zoning Bylaw No. 3510 -1985, Part 4 GENERAL REGULATIONS, 406 REGULATIONS FOR THE AREA, SHAPE AND DIMENSIONS OF LOTS THAT MAY BE CREATED BY SUBDIVISION,*
 - (6) *No lot shall be created having dimensions less than those specified in Schedule "D", which requires RS-1b zoned lots to be no less than 15 m in width.*

Three of the four proposed single family lots are 14.0 m in width. This lot width reduction arises from the significant amount of land dedication being proposed (i.e. Hennipen Creek park dedication, 6.9 m road dedication from Fern Crescent). These reductions are supportable, as the narrower width of the lot will not affect the constructability or livability of future houses on the lots;

- (1) (a) (ii) *No lot shall be created having a building area with dimensions of less than 12.0 m x 12.0 m in the RS-1b zone;*

Lot 1 will have a minimum building envelope of 9.5 m x 12.0 m, while lots 2 and 3 will have a minimum building envelope of 11.0 m x 12.0 m. These reductions arise from the reduction in minimum lot width, as described above. However, they are supportable as they will not affect the constructability or livability of future houses on the lots.

- *Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, IV GENERAL REQUIREMENTS, B. HIGHWAYS, 2. Any dedicated but undeveloped highway immediately*

adjacent to a proposed subdivision shall be improved by the applicant in accordance with Schedule "A", Services and Utilities. In this particular case, existing overhead utility wiring should be converted to underground wiring. A variance to waive the requirement to bury the overhead Major Telus lines on the subject property's Fern Crescent frontage will be requested, and can be supported under Council Policy 9.05 regarding the conversion of overhead Major Telus lines.

While no other variances have been identified at this time, other variances may arise as a result of a more detailed review of the subdivision application and detailed design servicing drawings. Any required variances to the proposed RS-1b zone will be the subject of a future Council report.

vi) Development Permits:

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application has been made (2017-140-DP) because the development is within 50 m of the top of bank of a watercourse, Hennipen Creek, an important fish bearing system in the local area. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas. Enhancement and restoration work will be proposed as part of the development permit to improve the environmental features of the site, and will be completed in conjunction with this rezoning application.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application has been made (2018-165-DP), as the proposed development and subdivision is located in a wildfire risk area, as identified on Map 1 in Section 8.12 of the OCP. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures.

vii) Advisory Design Panel:

A Form and Character Development Permit is not required for single family rezoning applications. Therefore, this application does not need to be reviewed by the Advisory Design Panel.

viii) Development Information Meeting:

A Development Information Meeting is not required for this application because it is in compliance with the OCP and is proposing less than five dwelling units.

ix) Parkland Requirement:

For this project, approximately 2,380 m² (0.58 acres), or 44 % of the subject property is proposed to be dedicated as park, a condition of final reading of this rezoning application.

As there are more than two additional lots proposed to be created, the developer would also be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval. However, the dedication of parklands described above has been evaluated as sufficient, and it is anticipated that no further parkland dedication will be required as part of this development's subdivision approval process.

4) Environmental Implications:

The proposed parkland dedication comprises approximately 30 m setback from the top of the bank of Hennipen Creek, an important fish bearing system in the local area. A roadside stormwater conveyance channel is also being proposed along Sheldrake Court beside the subject property. This channel conveys water from Hennipen Creek to the South Alouette River in times of high flow (e.g. spring). The applicant's Qualified Environmental Professional will be required to provide an environmental impact assessment, and an enhancement and habitat restoration plan for the dedicated parkland and stormwater conveyance channel as part of the requirements of the Watercourse Protection Development Permit, to be completed in conjunction with this rezoning application.

A Restrictive Covenant for on-site stormwater management will need to be registered on title. This requirement must be met as part of the subdivision approval process.

5) Traffic Impact:

Ministry approval of the Zone Amending Bylaw is not required as a condition of final reading because it is not within 800 m of a provincially controlled access highway.

6) Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has provided comments on this rezoning file. The only requirement to be met as part of the rezoning application is road dedication along the property's Fern Crescent and Sheldrake frontages, in accordance with the City's road standards.

In addition, a lane built to the Silver Valley Road Standard (6.0 m wide) is required through the subject property to allow access for the neighbouring property to the southeast (23979 Fern Crescent). If the neighbouring property redevelops, access would need to come from the lane rather than Fern Crescent, as the latter is an arterial road and future driveway access would not be supported. This lane dedication will be a condition of subdivision approval.

The servicing requirements for the proposed subdivision (e.g. curb, gutter, sidewalk, street lights, drainage, etc.) for the proposed development will be handled through a Subdivision Servicing Agreement, which will also be a condition of subdivision approval.

ii) Parks, Recreation and Culture Department:

The City's Parks, Recreation and Culture Department (Parks) has reviewed this development application, specifically with regards to the dedicated parklands along Hennipen Creek. The Parks Department is satisfied with the parkland dedication, and no trail is required along this segment of Hennipen Creek. The parklands, after the removal of invasive species and restoration works, will also be left in a natural state, so no ongoing maintenance is generally required.

iii) Fire Department:

The subject property is located within the Wildfire Development Permit area. The applicant has provided a Wildfire Hazard Assessment Report prepared by Diamond Head Consulting. The report identifies wildfire risk mitigation measures, including siting buildings and structures away from the forested edge, the treatment of potential fuel (leaves, wood debris) from houses and lands next to

the forested edge, appropriate landscaping and use of fire and ignition resistant building materials. Completion and registration of the Wildfire Development Permit will occur in conjunction with this rezoning application.

7) School District No. 42 Comments:

Pursuant to Section 476 of the Local Government Act, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 and comments were received on June 21, 2018. The development site is within the catchment area for Yennadon Elementary and Garibaldi Secondary School. Yennadon Elementary has an operating capacity of 635 students, with the 2017-18 school year enrollments at 571 students (91.34% utilization) including 130 students from out of catchment. Garibaldi Secondary School has an operating capacity of 1,050 students, with 2017-18 school year enrollments at 748 students (71%) including 258 students from out of catchment.

8) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The conservation boundary adjustment required for this application is considered to be minor in nature. It has been determined that no additional consultation beyond referral of this application to Public Hearing is required.

The amendment has been reviewed with the Financial Plan/Capital Plan and the Waste Management Plan of the Greater Vancouver Regional District and determined to have no impact.

9) Citizen/Customer Implications:

It is recommended that this application be forward to Public Hearing, where citizens will have an opportunity to provide comment on the development proposal.

CONCLUSION:

The proposed RS-1b (One Family Urban (Medium Density) Residential) zone development complies with the *Low Density Urban* designation within the Silver Valley Area Plan. A minor OCP amendment is required to revise the *Conservation* boundaries to align with the recommended setbacks around Hennipen Creek.

Therefore, it is recommended that first and second readings be given to OCP Amending Bylaw No. 7513-2018 to amend the conservation boundary, that second reading be given to Zone Amending Bylaw No. 7390-2017, and that application 2017-140-RZ be forwarded to Public Hearing.

“Original signed by Chee Chan”

Prepared by: Chee Chan, MCIP, RPP, BSc
Planner 1

“Original signed by Christine Carter”

Approved by: Christine Carter, M.PL, MCIP, RPP
Director of Planning

“Original signed by Frank Quinn”

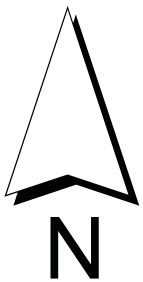
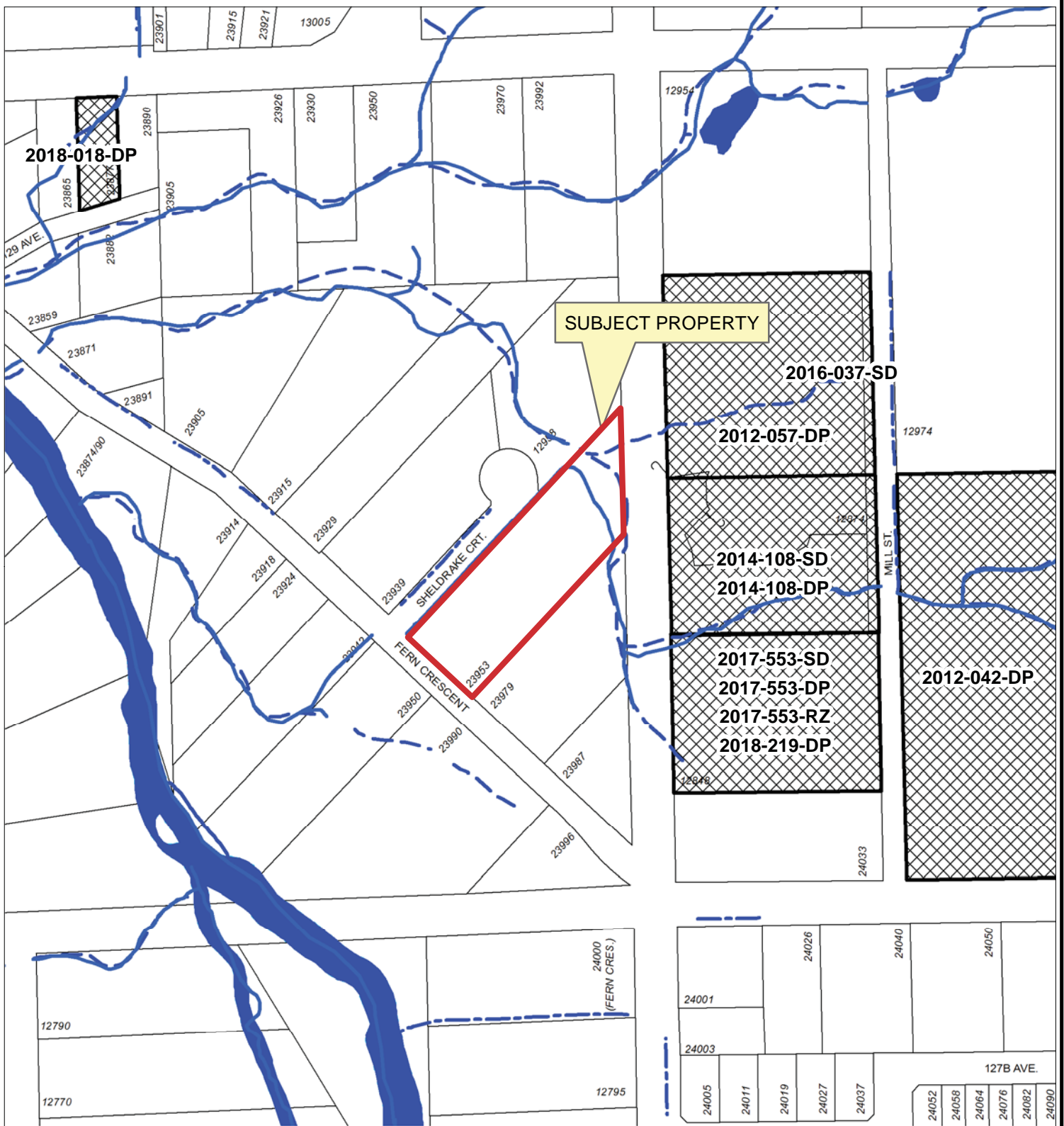
Approved by: Frank Quinn, MBA, P.Eng
GM Public Works & Development Services

“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7513-2018
Appendix D – Zone Amending Bylaw No. 7390-2017
Appendix E – Proposed Subdivision Plan



Scale: 1:2,500

Legend

- Stream
- - - Ditch Centreline
- Edge of River
- - - Indefinite Creek
- River Centreline
- Lake or Reservoir
- River
- Active Applications (RZ/SD/DP/VP)

23953 FERN CRES

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-140-RZ
DATE: Nov 8, 2018

BY: RA

**CITY OF MAPLE RIDGE
BYLAW NO. 7513-2018**

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

WHEREAS Section 477 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. 7513-2018."
2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3D - Horse Hamlet are hereby amended for the parcel or tract of land and premises known and described as:

Lot 47, Section 28, Township 12, New Westminster District Plan 63118

and outlined in heavy black line on Map No. 985, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

3. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails / Open Space is hereby amended for the parcel or tract of land and premises known and described as:

Lot 47, Section 28, Township 12, New Westminster District Plan 63118

and outlined in heavy black line on Map No. 986, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

4. Maple Ridge Official Community Plan Bylaw No.7060-2014 as amended is hereby amended accordingly.

READ a first time the 27th day of November, 2018.

READ a second time the 27th day of November, 2018.

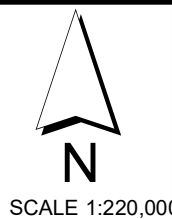
PUBLIC HEARING held the day of , 20

READ a third time the _____ day of _____, 20_____

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

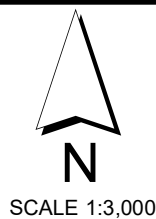


BYLAW NO. 7390-2017

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

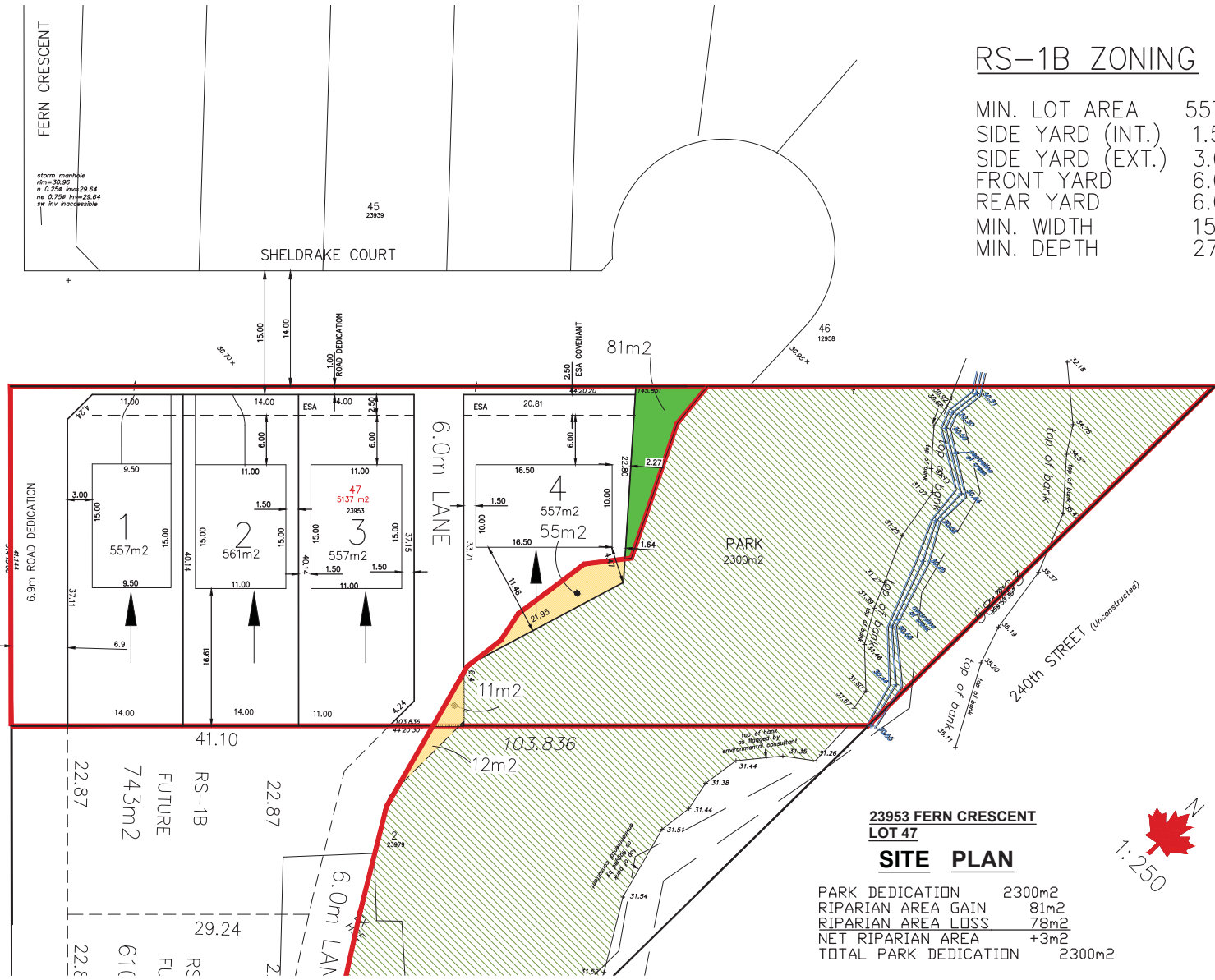
ADOPTED, the day of , 20

CORPORATE OFFICER



RS-1B ZONING

MIN. LOT AREA	557m ²	
SIDE YARD (INT.)	1.5m	
SIDE YARD (EXT.)	3.0m	
FRONT YARD	6.0m	
REAR YARD	6.0m	
MIN. WIDTH	15.0m	DVP REQ'D
MIN. DEPTH	27.0m	



23953 FERN CRESCENT
LOT 47

SITE PLAN

PARK DEDICATION	2300m ²
RIPARIAN AREA GAIN	81m ²
RIPARIAN AREA LOSS	78m ²
NET RIPARIAN AREA	+3m ²
TOTAL PARK DEDICATION	2300m ²



No	Date	Revision	BY

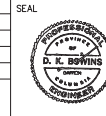
23953 Fern Crescent
Maple Ridge, B.C.
LOT 47, SECTION 28, TOWNSHIP 12,
NEW WESTMINSTER DISTRICT, PLAN 63118
D.K. BOWINS & ASSOCIATES INC.
8955 EMERY STREET, MISSION, B.C. V4S 1A6
FAX: 604-826-4399 • FAX: 604-826-3316
EMAIL: dbowins@shaw.ca

EXISTING
PROPOSED
STORM SEWER
SANITARY SEWER
GAS
WATER
U.S. LIGHTING
U.S. HYDRO
B.C.T.
MANHOLE
CATCH BASIN
WATER OR GAS VALVE

DITCH
UTILITY POLE /ANCHOR
FIRE HYDRANT
IRON PIN
BASEMENT ELEV.
EDGE OF PAVEMENT
FENCE
SIDEWALK
SURVEY MONUMENT
SAIL INSPECTION CHAMBER
STREET LIGHT

EDGE OF GRAVEL
SLOPE
SHRUB
HEDGE
TREE
BUILDING

DRAWN AJD
DESIGNED DKB
CHECKED
APPROVED
FIELD BOOK
SCALES
HORIZ. 1:250
VERT. -



CITY OF MAPLE RIDGE ENGINEERING DEPARTMENT	
SUBDIVISION PLAN	
23953 Fern Crescent Maple Ridge, B.C.	
Date JAN 20 2017	Sheet OF
Dwg. No.	

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2018-409-RZ
File Manager: Amelia Bowden**

Official Community Plan or Zoning Bylaw Amendments:	RECEIVED	NOT REQUIRED
1. A completed Application Form (Schedule "A" – Development Procedures Bylaw No. 5879-1999)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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5. Subdivision plan layout	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Neighbourhood context plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Lot grading plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Landscape plan**	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation**.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* These items may not be required for single-family residential applications

+ These items may be required for two-family residential applications, as outlined in Council Policy No. 6.01

Additional reports provided:



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: November 27, 2018
FILE REFERENCE: 2018-409-RZ
MEETING: Council
SUBJECT: First and Second Reading – Residential Infill Policy and Zone
OCP Amending Bylaw No. 7493-2018
Zone Amending Bylaw No. 7504-2018
Subdivision and Development Servicing Amending Bylaw No. 7507-2018

EXECUTIVE SUMMARY:

In July 2018 Council passed the following resolution:

That staff be directed to prepare amendments to the Official Community Plan and Zoning Bylaw to create a new single family infill zone with a minimum lot area of 450 m² and a minimum lot width of 12 m, in conjunction with rezoning application 2016-411-RZ.

This work forms part of the implementation of the Housing Action Plan and follows a series of reports and presentations to Council. In order to implement the new R-4 (Single Detached (Infill) Urban Residential) single-family zone, amendments to the OCP, Zoning Bylaw and Subdivision and Development Servicing Bylaw are required (see Appendix A,B and C for the draft amending bylaws). The purpose of this report is to bring forward the necessary bylaw amendments to Council for consideration of first and second reading, as directed by Council at the November 20, 2018 Workshop meeting:

That Official Community Plan Amending Bylaw 7493-2018, Zone Amending Bylaw No. 7504-2018, and Subdivision and Development Servicing Amending Bylaw No. 7507-2018 be forwarded to the next Council meeting scheduled for November 27, 2018, to be considered for first and second reading.

In anticipation of the new R-4 zone, this report also notes that a rezoning application (2016-411-RZ) for 21188 Wicklund Avenue to create two single-family lots has requested first reading consideration. Rezoning application 2016-411-RZ is the first development to propose the new R-4 (Single Detached (Infill) Urban Residential) zone.

RECOMMENDATIONS:

1. In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
 - a. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan.

- b. The Board of any Regional District that is adjacent to the area covered by the plan;
- c. The Council of any municipality that is adjacent to the area covered by the plan;
- d. First Nations;
- e. Board of Education, Greater Boards and Improvements District Boards, and
- f. The Provincial and Federal Governments and their agencies.

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment.

- 2. That Official Community Plan Amending Bylaw 7493-2018 be given first and second reading and forwarded to Public Hearing; and
- 3. That Zone Amending Bylaw No. 7504-2018 be given first and second reading and forwarded to Public Hearing; and
- 4. That Subdivision and Development Servicing Amending Bylaw No. 7507-2018 be given first and second reading and forwarded to Public Hearing.

BACKGROUND:

The adopted Housing Action Plan implementation program recommends amending bylaws to facilitate further infill in residential areas. Since the adoption of the Housing Action Plan, staff have been bringing forward a series of reports and presentations to further housing choice in the community. Furthermore, staff were given additional direction in April 2017 to analyze the implications of allowing the subdivision of lots with areas and widths less than 80% of the existing neighbourhood, as prescribed in OCP Policy 3-19 for *Urban Residential - Neighbourhood Residential* designated properties. At a Council Workshop held on July 17, 2018, staff presented its analysis undertaken as part of the infill policy review. The outcome of that policy review was the following resolution directing staff to move forward with OCP and Zone Amending Bylaws:

That staff be directed to prepare amendments to the Official Community Plan and Zoning Bylaw to create a new single family infill zone with a minimum lot area of 450 m² and a minimum lot width of 12 m, in conjunction with rezoning application 2016-411-RZ.

Further to the above noted Council resolution, Council reaffirmed direction to create a new single family zone at the November 20, 2018 Workshop meeting with the following resolution:

That Official Community Plan Amending Bylaw 7493-2018, Zone Amending Bylaw No. 7504-2018, and Subdivision and Development Servicing Amending Bylaw No. 7507-2018 be forwarded to the next Council meeting scheduled for November 27, 2018, to be considered for first and second reading.

DISCUSSION:

With the intent to inform Council of the residential infill work undertaken to date, this report presents below the purpose of OCP Policy 3-19, the intent of the Council directed infill research, and the proposed R-4 (Single Detached (Infill) Urban Residential) zoning regulations.

Planning Analysis:

The City's OCP infill policies for *Urban Residential - Neighbourhood Residential* designated properties are designed to permit properties that are larger in area and width in relation to surrounding properties on the street to subdivide into smaller parcels. OCP Policy 3-19 establishes the extent to which larger lots may subdivide; namely, that such subdivision must maintain lot areas and widths that are not less than 80% of those prescribed in the neighbourhood's predominant zoning. In most cases, the predominant zone in mature areas of Maple Ridge is the RS-1 (One Family Urban Residential) zone, with a lot size of 668 m². Under the current OCP Policy 3-19, larger lots can rezone and subdivide into RS-1b (One Family (Medium Density) Residential) lots, with a lot size of 557 m². This reduction in lot size represents 80% of the RS-1 (One Family Urban Residential) zoned lots.

The next lot size down from the RS-1b (One Family (Medium Density) Residential) sized lots is the R-1 (Residential District) zone. This zone has a lot size of 371 m², which represents a 56% reduction to the predominant RS-1 (One Family Urban Residential) zone. Discussions with Council concluded that the R-1 (Residential District) zone lot size did not meet the neighbourhood compatibility requirements. To support OCP compatibility criteria and ensure neighbourhood fit of infill development, a new zone with a larger minimum lot size than R-1 (Residential District) was proposed.

The proposed R-4 (Single Detached (Infill) Urban Residential) zone (see Appendix B) will be equivalent to 80% of the RS-1b (One Family (Medium Density) Residential) zone, with a minimum lot area of 450m² and a minimum lot width of 12 m, consistent with the existing transition between the RS-1 (One Family Urban Residential) and RS-1b (One Family (Medium Density) Residential) zones. The creation of an additional single-family zone will fill the existing gap in the suite of zones; and could offer a sensitive transition option for infill development. A scan of the infill areas indicates that there are approximately 111 eligible properties for subdivision using the R-4 (Single Detached (Infill) Urban Residential) zone.

The proposed OCP amendment to Policy 3-19 (see Appendix A), if approved, would permit properties that do not have sufficient area and lot width for two RS-1b (One Family (Medium Density) Residential) lots to subdivide under the new R-4 (Single Detached (Infill) Urban Residential) zone. Further, the proposed amendment to the Subdivision and Development Servicing Bylaw would ensure that any infill development delivers a consistent standard of servicing as other urban forms of development.

Lastly, the R-4 (Single Detached (Infill) Urban Residential) zone would also address some of the typical concerns raised by neighbours in proximity to an infill development. As new construction can often maximize the allowable height permitted under the zoning requirements, the new infill zone would have a lower height maximum of 9.5 m compared to the typical 11 m to ensure better compatibility with existing (and often smaller) developments. A maximum height of 9.5 m would still permit a two storey home to be constructed. Additionally, front yard and side yard setbacks would also be enlarged to reflect RS-1 (One Family Urban Residential) zone requirements, so that the siting of the homes is more consistent with existing homes.

Rezoning Application 2016-411-RZ

In anticipation of the new R-4 zone, this report also notes that a rezoning application (2016-411-RZ) for 21188 Wicklund Avenue to create two single-family lots has requested first reading consideration. Rezoning application 2016-411-RZ is the first development to propose the new R-4 (Single Detached (Infill) Urban Residential) zone. Council's consideration of this application was part of the impetus to advance consideration of a new zone.

CONCLUSION:

In July 2018, Council directed staff to create a new R-4 (Single Detached (Infill) Urban Residential) zone to further create new housing choices for the City's *Urban Residential – Neighbourhood Residential* designated properties. This report summarizes the background policy work conducted to date, as directed by Council; and outlines the proposed R-4 (Single Detached (Infill) Urban Residential) zone. It is recommended that Official Community Plan Amending Bylaw No.7493-2018, Zone Amending Bylaw No. 7504-2018, and Subdivision and Development Servicing Amending Bylaw No. 7507-2018, be granted first and second reading and forwarded to Public Hearing.

“Original signed by Amelia Bowden”

Prepared by: Amelia Bowden, M.Urb, MCIP, RPP
Planner 1

“Original signed by Christine Carter”

Approved by: Christine Carter, M.PL, MCIP, RPP
Director of Planning

“Original signed by Frank Quinn”

Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services

“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Office

Appendix A – Official Community Plan No. 7493-2018

Appendix B – Zone Amending Bylaw No. 7504-2018

Appendix C – Subdivision and Development Servicing Amending Bylaw No. 7507-2018

**CITY OF MAPLE RIDGE
BYLAW NO. 7493-2018**

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

WHEREAS Section 477 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. 7493-2018"
2. Schedule "A" is hereby amended by inserting the following clause into Policy 3-19 after item 1) a) i., and renumbering subsequent clauses accordingly:
 - ii. notwithstanding item i above, RS-1 (One Family Urban Residential) zoned parent parcels that are unable to satisfy the 80% requirement may be eligible for R-4 (Single Detached (Infill) Urban Residential) zoning subject to satisfying Policy 3-21
3. Appendix C – Zoning is hereby amended by adding the following zone in the Urban Residential Designation: Neighbourhood Residential – Infill category following CD-1-93 Amenity Residential:

R-4 (Single Detached (Infill) Urban Residential)
4. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is hereby amended accordingly.

READ a first time the 27th day of November, 2018.

READ a second time the 27th day of November, 2018.

PUBLIC HEARING held the day of , 20

READ a third time the _____ day of _____, 20_____

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

**CITY OF MAPLE RIDGE
BYLAW NO. 7504-2018**

A Bylaw to amend the text of Zoning Bylaw No. 3510 - 1985 as amended

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7504-2018."
2. That PART 3 BASIC PROVISIONS, SECTION 302 ZONES (1) is amended by inserting the following between "R-3 Special Amenity Residential" and "CD-1-93 Amenity Residential District" and renumbering accordingly:

R-4 (Single Detached (Infill) Urban Residential)

3. That Part 6 RESIDENTIAL ZONES Section 601 ONE FAMILY AND TWO FAMILY RESIDENTIAL ZONES Subsection A. PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES is amended by the addition of the following bolded column after R-3:

	R-4
Agriculture	
One Family Residential	✓
Two Family Residential	
Boarding	✓
Accessory Residential	✓
Accessory Home Occupation	✓
Accessory Off-Street Parking	✓
Accessory Employee Residential	
Accessory Produce Sales	
Elderly Citizens Residential	
Temporary Residential (subject to Section 402)	✓
Rental Stable	
Temporary Tourist Accommodation	✓
Secondary Suite Residential	✓
Hobby Kennel	
Neighbourhood Daycare	
Detached Garden Suite	
Hobby Beekeeping Use (subject to Section 402)	
Density Bonus Option (subject to Section 402)	
Medical Marihuana, Commercial Production	

4. That Part 6 RESIDENTIAL ZONES Section 601 ONE FAMILY AND TWO FAMILY RESIDENTIAL ZONES is amended by inserting the following after Section 601C “R-3 Special Amenity Residential District” and renumbering accordingly:

601D R-4 (Single Detached (Infill) Urban Residential)

A. PERMITTED USES

Subject to the regulations of Section 401 and Section 601, the following uses and no others shall be permitted in the R-4 (Single Detached (Infill) Urban Residential) zone:

1. One Family Residential (limited to one per lot)
2. Boarding use (Section 401 and 601)
3. Accessory residential use
4. Accessory home occupation use (Section 402)
5. Accessory off-street parking use
6. Temporary tourist accommodation use (Section 601)
7. Temporary residential use (Section 402)
8. Secondary suite residential (Section 402)

B. DENSITY

1. No building or structures containing floor area enclosed within the building or structures shall exceed a floor space ratio of 0.6 times the net lot area.
2. Buildings and structures together shall not exceed a lot coverage of 40%.

C. AREA AND DIMENSIONS

1. Lot Area
 - a) No person shall create a lot which is less than 450.0 square metres.
2. Lot Dimensions
 - a) Width:
 - (i) No person shall create a lot which is less than 12.0 metres in width.
 - (ii) For a lot on a street corner, no person shall create a lot which is less than 13.5 metres in width.
 - b) Depth:
 - (i) No person shall create a lot which is less than 24.0 metres in depth.

D. HEIGHT

1. All buildings and structures for a one family residential use shall not exceed a height of 9.5 metres.
2. All buildings and structures for an accessory building or structure shall not exceed a building height of 4.5 metres.

E. YARD REQUIREMENTS

1. Regulations for the size, shape and siting of a one family residential building shall be sited not less than:
 - (a) 6.0 metres from a front and rear lot line
 - (b) 1.5 metres from an interior side lot line
 - (c) 3.0 metres from an exterior side lot line
2. Regulations for buildings and structures for Accessory Residential Use and Accessory Off-Street Parking Use shall be sited not less than:
 - (a) 6.0 metres from a front lot line
 - (b) 1.0 metre from a rear lot line and interior side lot line
 - (c) 3.0 metres from an exterior side lot line
 - (d) 1.5 metres from a building for a residential use

F. OTHER REGULATIONS

1. Off-street parking spaces shall be provided in accordance with "*Maple Ridge Off Street Parking and Loading Bylaw No. 4350 - 1990.*"
 2. A residential use shall be permitted only if the site is serviced to the standard set out in *Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 - 1993* as amended.
5. That Schedule "D" MINIMUM LOT AREA AND DIMENSIONS be amended by adding the following after "R-3"
- | | | | |
|-----|------|------|--------------------|
| R-4 | 12 m | 24 m | 450 m ² |
|-----|------|------|--------------------|
6. Maple Ridge Zoning Bylaw No. 3510 - 1985 is hereby amended accordingly.

READ a first time the 27th day of November, 2018.

READ a second time the 27th day of November, 2018.

PUBLIC HEARING held the day of , 20

READ a third time the _____ day of _____, 20_____

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO. 7507 - 2018

A Bylaw to amend the text of Maple Ridge Subdivision and Development Servicing By-law No. 4800 - 1993 as amended.

WHEREAS, it is deemed expedient to amend Maple Ridge Subdivision and Development Servicing By-law No. 4800 - 1993 as amended;

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

1. This Bylaw may be cited as "Maple Ridge Subdivision and Development Servicing Amending Bylaw No. 7507-2018".
2. Schedule "A" Services and Utilities, is hereby replaced with Schedule "A" Services and Utilities, attached hereto containing new R-4 zone notations.
3. Maple Ridge Subdivision and Development Servicing By-law No. 4800 - 1993 as amended is hereby amended accordingly.

READ a first time the 27th day of November, 2018.

READ a second time the 27th day of November, 2018.

PUBLIC HEARING held the day of , 20

READ a third time the day of ,20

ADOPTED, the day of ,20

PRESIDING MEMBER

CORPORATE OFFICER

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.

6479-2007
6589-2008

ZONE STREETS SERVICES LANES

(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	
R-4 - 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	
C-6	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.
- 7093-2014**
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.
- 5195-1994**
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.
- 5595-1997**
7093-2014
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.