



City of Maple Ridge

PUBLIC HEARING

January 23, 2018

CITY OF MAPLE RIDGE

***PUBLIC HEARING AGENDA
January 23, 2018
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) 2017-242-RZ
Home Occupation**

Maple Ridge Zone Amending Bylaw No. 7394-2017

To amend Part 2 Interpretation and Part 4 General Regulations of the Maple Ridge Zoning Bylaw No. 3510 – 1985 to expand and regulate home occupation opportunities to better support home occupations throughout the City.

The Bylaw establishes four types of Home Occupations:

- Type 1 Home Occupations are for multi-family dwellings. Such home occupations will not occupy more than 30% or 50 m² of the gross floor area of the dwelling unit, be permitted up to 1 non-resident employees provided that non-resident employee parking is accommodated on-site, and be permitted 6 clients per day only for Tutoring & Lesson uses.
- Type 2 Home Occupations are for one-family and two-family residential zoned lots less than 1,200m² (0.3 ac). Such home occupations will not occupy more than 30% or 50 m² of the gross floor area of the dwelling unit and any accessory buildings, be permitted up to 2 non-resident employees provided that non-resident employee parking is accommodated on-site, and be permitted up to 10 client visits by appointment per lot.
- Type 3 Home Occupations occur on one-family and two-family residential zoned lots greater than 1,200m² (0.3 ac). Such home occupations will not occupy more than 45% or 100 m² of the gross floor area of the dwelling unit and any accessory buildings, be permitted up to 3 non-resident employees provided that non-resident employee parking is accommodated on-site, and be permitted up to 16 client visits by appointment per lot.

- Type 4 Home Occupations are for operations on larger properties (1+ acres). These will be subject to site-specific traffic, servicing, on-site parking, screening, among other requirements and will be considered on a case-by-case basis through individual text amendments to the Zoning Bylaw.

The Bylaw permits the following home occupation uses by type: Animal Services (excluding Dog Day Care and restricted for Type 1 and Type 2 Home Occupations to only off-site or mobile-based services); Business Services; Office uses; Health Services (Restricted to off-site or mobile-based services only for Type 1 Home Occupations); Homecraft; Personal Services (Restricted to off-site or mobile-based services only for Type 1 Home Occupations); Professional Services; Tutoring & Lessons; Family Day Cares; and off-site, online and mobile-based sales. The Bylaw also prohibits the following uses and/or activities: body modification; orchestra and band training; the unenclosed storage or display of raw materials; retail sales; the generation of parking shortages, traffic congestion, and other health hazards.

2) 2017-281-CP

21428, 21460, 21472 Dewdney Trunk Road

Lot 2 District Lot 247 Group 1 New Westminster District Plan 8050

Lot 3 District Lot 247 Group 1 New Westminster District Plan 8050

Lot 4 District Lot 247 Group 1 New Westminster District Plan 8050

Maple Ridge Official Community Plan Amending Bylaw No. 7357-2017

To Amend Schedule "B" of the Official Community Plan from Urban Residential to Institutional.

2017-281-RZ

21428 Dewdney Trunk Road

Lot 2 District Lot 247 Group 1 New Westminster District Plan 8050

Maple Ridge Zone Amending Bylaw No. 7360-2017

To rezone from RS-1 (One Family Urban Residential) to P-6 (Civic Institutional)

3) 2015-069-RZ

10366 240 Street

Lot "A" Section 3 Township 12 New Westminster District Plan 13554

Maple Ridge Zone Amending Bylaw No. 7207-2016

To rezone from RS-2 (One Family Suburban Residential) to R-3 (Special Amenity Residential District)

- 4) **2015-021-RZ**
24070 132 Avenue
Lot 8 Section 27 Township 12 Plan New Westminster District Plan 2622

Maple Ridge Official Community Plan Amending Bylaw No. 7406-2017

To Amend Silver Valley Area Plan Figure 2 from Low Density Residential and Conservation to Conservation and Low Density Residential

To Amend Silver Valley Area Plan Figure 4 Trail/Open Space as shown to Add to Conservation and to Remove from Conservation.

Maple Ridge Zone Amending Bylaw No. 7142-2015

To rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District)

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 23, 2018 to consider the following bylaws:

1) 2017-242-RZ
Home Occupation

Maple Ridge Zone Amending Bylaw No. 7394-2017

To amend Part 2 Interpretation and Part 4 General Regulations of the Maple Ridge Zoning Bylaw No. 3510 – 1985 to expand and regulate home occupation opportunities to better support home occupations throughout the City.

The Bylaw establishes four types of Home Occupations:

- Type 1 Home Occupations are for multi-family dwellings. Such home occupations will not occupy more than 30% or 50 m² of the gross floor area of the dwelling unit, be permitted up to 1 non-resident employees provided that non-resident employee parking is accommodated on-site, and be permitted 6 clients per day only for Tutoring & Lesson uses.
- Type 2 Home Occupations are for one-family and two-family residential zoned lots less than 1,200m² (0.3 ac). Such home occupations will not occupy more than 30% or 50 m² of the gross floor area of the dwelling unit and any accessory buildings, be permitted up to 2 non-resident employees provided that non-resident employee parking is accommodated on-site, and be permitted up to 10 client visits by appointment per lot.
- Type 3 Home Occupations occur on one-family and two-family residential zoned lots greater than 1,200m² (0.3 ac). Such home occupations will not occupy more than 45% or 100 m² of the gross floor area of the dwelling unit and any accessory buildings, be permitted up to 3 non-resident employees provided that non-resident employee parking is accommodated on-site, and be permitted up to 16 client visits by appointment per lot.
- Type 4 Home Occupations are for operations on larger properties (1+ acres). These will be subject to site-specific traffic, servicing, on-site parking, screening, among other requirements and will be considered on a case-by-case basis through individual text amendments to the Zoning Bylaw.

The Bylaw permits the following home occupation uses by type: Animal Services (excluding Dog Day Care and restricted for Type 1 and Type 2 Home Occupations to only off-site or mobile-based services); Business Services; Office uses; Health Services (Restricted to off-site or mobile-based services only for Type 1 Home Occupations); Homecraft; Personal Services (Restricted to off-site or mobile-based services only for Type 1 Home Occupations); Professional Services; Tutoring & Lessons; Family Day Cares; and off-site, online and mobile-based sales. The Bylaw also prohibits the following uses and/or activities: body modification; orchestra and band training; the unenclosed storage or display of raw materials; retail sales; the generation of parking shortages, traffic congestion, and other health hazards.

2)

2017-281-CP

21428, 21460, 21472 Dewdney Trunk Road

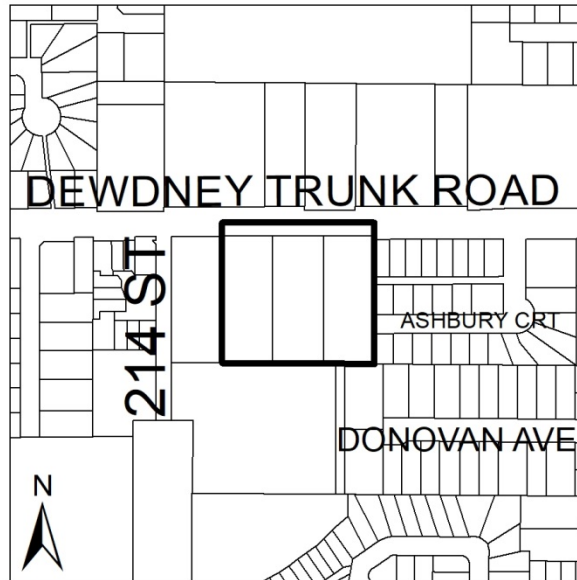
Lot 2 District Lot 247 Group 1 New Westminster District Plan 8050

Lot 3 District Lot 247 Group 1 New Westminster District Plan 8050

Lot 4 District Lot 247 Group 1 New Westminster District Plan 8050

Maple Ridge Official Community Plan Amending Bylaw No. 7357-2017

To Amend Schedule “B” of the Official Community Plan from Urban Residential to Institutional.



2017-281-RZ

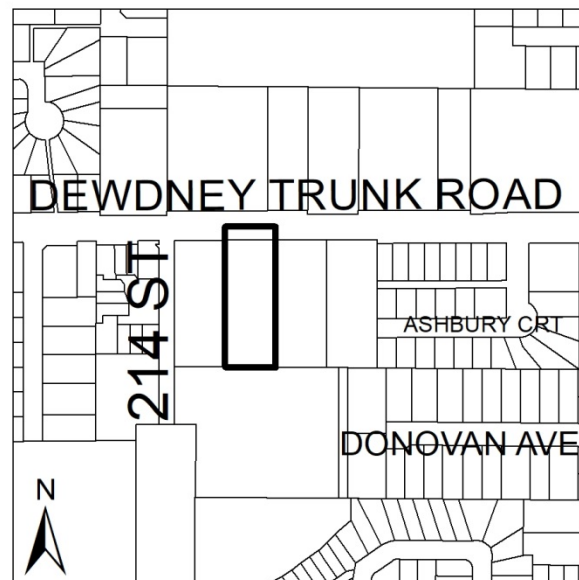
21428 Dewdney Trunk Road

Lot 2 District Lot 247 Group 1 New Westminster District Plan 8050



Maple Ridge Zone Amending Bylaw No. 7360-2017

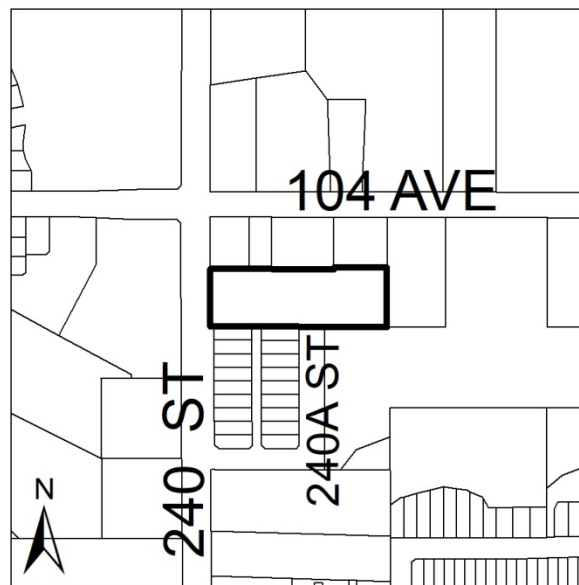
To rezone from RS-1 (One Family Urban Residential) to P-6 (Civic Institutional)



- 3) **2015-069-RZ**
10366 240 Street
Lot "A" Section 3 Township 12 New Westminster District Plan 13554



Maple Ridge Zone Amending Bylaw No. 7207-2016
To rezone from RS-2 (One Family Suburban Residential) to R-3 (Special Amenity Residential District)



4)

2015-021-RZ

24070 132 Avenue

Lot 8 Section 27 Township 12 Plan New Westminster District Plan 2622



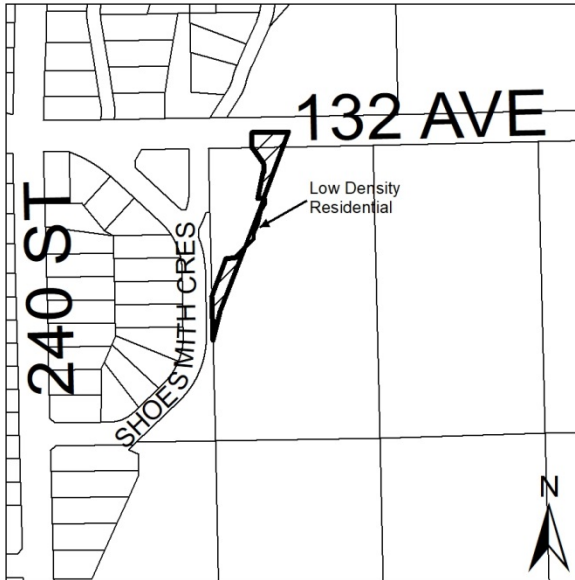
Maple Ridge Official Community Plan Amending Bylaw No. 7406-2017

To Amend Silver Valley Area Plan Figure 2 from Low Density Residential and Conservation

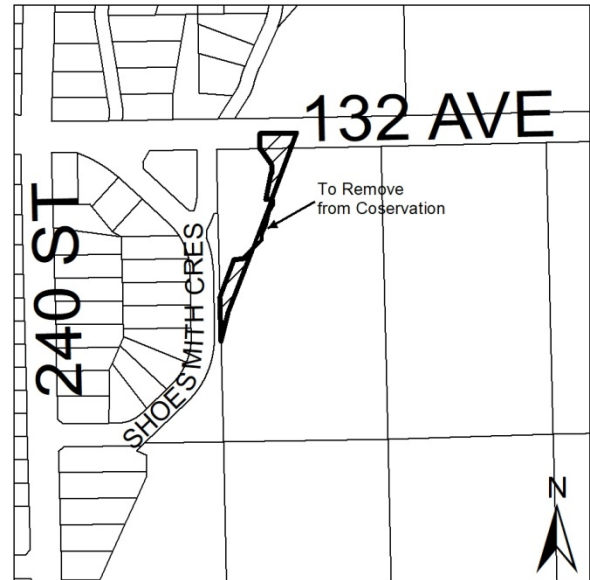
to Conservation  and Low Density Residential  (as shown on Map 965)

To Amend Silver Valley Area Plan Figure 4 Trail/Open Space to Add to Conservation

 and to Remove from Conservation  (as shown on Map 966)



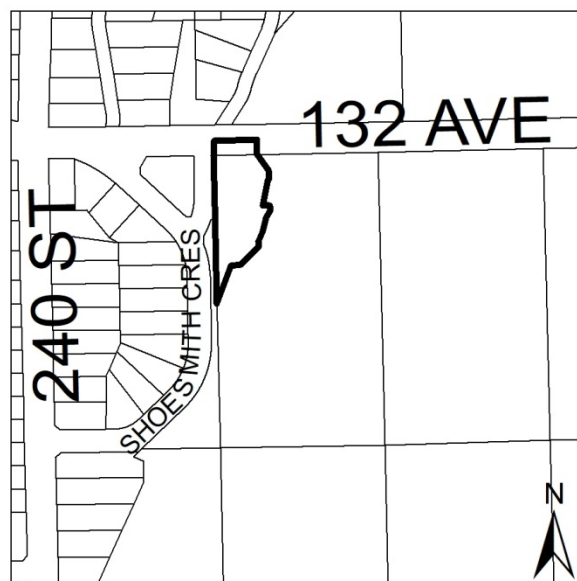
Map No. 965



Map No. 966

Maple Ridge Zone Amending Bylaw No. 7142-2015

To rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District)



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 12, 2018 to January 23, 2018, weekends and Statutory Holidays excepted. The Public Hearing Agenda with full reports can be viewed on the City website at 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, by 4:00 pm, January 23, 2018. 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 12th day of January, 2018.

Laura Benson, CPA, CMA
Corporate Officer

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2017-242-RZ
File Manager: Amanda Grochowich**

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"/>
2. An application fee, payable to the City of Maple Ridge, in accordance with Development Application Fee Bylaw no. 5949-2001.	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
4. A legal survey of the property(ies)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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:

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Home Occupation Regulations
Second Reading: Maple Ridge Zone Amending Bylaw No. 7394-2017, as amended

MEETING DATE: December 5, 2017
FILE NO: 2017-242-RZ
ATTN: Council

EXECUTIVE SUMMARY:

Council directed that the City's home occupation regulations be reviewed as an outcome of the Commercial & Industrial Strategy. The intent of the review was to look at ways to update, modernize, and improve regulations to better facilitate our existing licenced home based businesses and provide greater opportunities for enabling home based businesses in the City while balancing the needs of the neighbourhoods in which these businesses exist.

Taking into account Council's comments at the October 24, 2017 Council Meeting, this report provides a revised set of regulatory changes for the home occupation regulations for Council to consider. While the intent of the new directions remain the same, the proposed home based business program now creates a four-pronged set of regulations: one for multi-unit dwellings, one for one-family and two-family residential zoned lots less than 1,200m² (0.3 ac); another for one-family and two-family residential zoned lots greater than 1,200m² (0.3 ac); and one for larger properties (1+ acres). The separate multi-unit classification allows for home occupations operating within such dwelling units to be regulated differently than those occurring within detached single-family homes. The new classification retains some of the earlier proposed new home occupation directions, but does now propose to reduce the number of allowed client visitations, reverting the limits to those found in the City's existing home occupation regulations.

Along with the above noted revision, minor other clarifications are proposed for Bylaw No. 7394-2017 from when it was presented for first reading. With such changes, the second reading of Bylaw No. 7394-2017 is recommended and that the Bylaw be forwarded to the next public hearing.

RECOMMENDATION:

1. That Maple Ridge Zone Amending Bylaw No. 7394-2017, as amended, be given second reading and be forwarded to the next public hearing.

BACKGROUND:

In 2015, following the Council resolution that the regulations for home based businesses be reviewed, staff undertook a background review, held internal meetings with Economic Development and Bylaw & Licencing Services Departments, and drafted a discussion paper on home based business as a means of identifying the potential areas where regulatory revisions might occur.

In 2016, the Economic Development Committee established three task forces to reflect key directions for the Economic Development Department: Tourism, Technology, and Home Based Business. The Home Based Business Task Force (HBB Task Force) began meeting in the summer of 2016. Task Force meetings were attended by staff from Economic Development, Planning and Bylaw & Licencing Services. Since that time, the HBB Task Force has identified three components to address for home based business: regulations, communication, and process.

In January 2017, staff reviewed current and possible new zoning regulations with the HBB Task Force for feedback. Following that meeting, staff from Economic Development, Planning, and Bylaw & Licencing Services prepared a draft set of possible new regulations for home based businesses.

On March 6, 2017, a number of possible home based business regulatory requirements were presented for Council consideration. In the Council discussion that ensued, Council raised the issue of whether the proposed revisions went far enough, given the economic opportunities home based businesses are perceived to present to Maple Ridge residents. In addition, Council raised questions, sought clarity on the possible new home based business zoning bylaw requirements and then directed staff to bring the item back for further Council consideration.

From March through June 2017, building on the work undertaken to-date, Staff continued to collaborate with the HBB Task Force to further explore opportunities to improve home based business regulation in the City. These revised directions and the parameters that influenced their further evolution were presented to Council on July 18, 2017. Council also endorsed the proposed consultation program at this meeting.

Throughout September 2017, the community expressed broad levels of support for the Home Based Business Update process and the proposed changes to the home occupation regulations. Several outreach initiatives took place, including a public open house, presentations at local business groups, a networking event hosted by the Home Based Business Task Force, and a community survey (with over 115 received responses). Throughout the process, many residents indicated that it was an appropriate time for this level of change to the home occupation regulations in Maple Ridge, citing the changing nature of business and household needs. Members of local business groups also expressed enthusiasm for the proposed changes to the home occupation regulations and were pleased to see the City emphasizing the importance of local business development. Overall, clear community support for the proposed new regulations was identified.

On October 17, 2017, staff presented the results of the community consultation and Council passed a resolution that the bylaw to amend the home occupation regulations of the Zoning Bylaw be forwarded to the next Council meeting for consideration of first reading.

On October 24, 2017, Bylaw No. 7394-2017 received first reading. In the Council discussion, Council raised questions and sought clarity on the proposed changes to the amendments to the home occupation regulations.

ZONE AMENDING BYLAW CONSIDERATIONS:

Maple Ridge Zone Amending Bylaw No. 7394-2017 is being presented for Council consideration for second reading. If read a second time, it is requested that the bylaw be forwarded to the next available Public Hearing. The full text of the revised Zone Amending Bylaw No. 7394-2017 is available in Appendix A.

At the time of first reading, Council debated the proposed regulations in light of possible implications stemming from the proposed level of customer and employees visitation should a home occupation be operated from a multi-unit dwelling. As well, discussion was also held on the overall impacts of home occupations upon on-street parking.

In response, staff has revisited the proposed regulations as well as existing zoning requirements, and is now proposing a four-pronged approach: with a new Home Occupation category being proposed specifically for multi-unit dwellings. That is, a new Type 1 Home Occupation category permits home occupations in multi-unit dwellings, while Type 2 is for home occupations occurring on one-family and two-family residential zoned lots less than 1,200m² (0.3 ac). Type 3 Home Occupations occur on one-family and two-family residential zoned lots greater than 1,200m² (0.3 ac), and a Type 4 Home Occupation is for operations on larger properties (1+ acres).

Details regarding the new Type 1 classification are provided below, while staff note, that aside from the name change, the regulations proposed for Types 2, 3 and 4 Home Occupations remain unchanged from the October 2017 reports.

a) Home Occupations in a Multi-Family Unit

Given the discussion that took place at the October 24, 2017 Council Meeting, it is now proposed to largely maintain the current regulation regime for home occupations occurring in a multi-family unit, as they relate to the number of employees and visitors permitted; namely:

- to only permit 1 non-resident employee (subject to accommodating employee parking on-site); and
- to only permit visitation of clients for a Tutoring & Lesson use, limited to 2 classes per day and no more than 6 client visits per day.

It is still proposed to expand the permitted size of a home occupation occurring in a multi-family unit from the current 20% (up to 50m²) to 30% (up to 50m²) of the gross floor area. It is also still proposed to expand the types of activities permitted as a home occupation occurring in a multi-family unit, recognizing that many of these activities (e.g. health and personal services) would now be restricted to off-site or mobile-based services only.

b) Number of Visitations per Home Occupation

Following up on a Council question regarding the number of home occupations that may be permitted per dwelling under the proposed Zone Amending Bylaw, and the ensuing number of potentially combined employees and client visits that may occur, Bylaw & Licencing Services staff identify that there is not currently (or proposed) a limit to the number of business licences that may be issued to a particular dwelling unit. This is consistent with the practice for commercial spaces.

Acknowledging that, Planning staff also proposes a further refinement to Zone Amending Bylaw No. 7394-2017 to include wording that the number of client visits permitted, regardless of classification, should be tied to the lot on which the home occupation activities take place. Said differently, as per our Business Licencing and Regulation Bylaw, should someone be granted more than one business licence to operate different home occupations from a property, the number of visitations to that lot would now be fixed (e.g. at 10 for a Type 2 Home Occupation) and not be cumulative.

c) Parking Considerations

Under the proposed new Home Occupation regulations, parking related to non-resident employees under all types of home occupations are envisioned to be dealt with on-site, similar to the existing zoning requirements. However, it was noted during the recent Council dialogue that there may be an interest in seeing all parking generated by a home occupation (i.e. visitors and employees) accommodated on the subject property. As such, staff re-visited the work undertaken early in the review process and specifically, re-examined the approaches undertaken by neighbouring municipalities with regards to home occupation parking.

From the research staff observed that some communities do include off-street parking requirements for home occupations; with many such requirements focused on accommodating the associated employee parking. However, the majority of home occupation regulations for those communities reviewed were found to be silent on the issue of accommodating visitor parking. Table 1 in Appendix B summarizes the various parking requirements associated with home occupations from several surrounding communities.

Based on the background research and the inputs received through the recent community engagement process, staff continues to recommend that additional on-site parking for visiting clients not be required. Staff also notes for Council the inherent challenges associated with accommodating

such parking on-site, especially in light of competing interests on such properties stemming from the accommodation of parking for secondary suites and detached garden suites. In addition, as proposed above, the number of permitted visits has been reduced for home occupations occurring in multi-family and single family units with an accessory dwelling unit resulting in reduced potential impacts. Further, the inclusion of provision 402(10)(j)(viii) regarding parking shortages in the amending bylaw provides additional enforcement oversight. Staff also notes that not all home occupation uses will require visits by clients to be viable.

Should the proposed amendments be adopted, Bylaw & Licencing Services have agreed to monitor and report back on any resulting neighbourhood impacts from increasing the number of visiting clients. That said, should Council remain concerned about parking spill-over resulting from the proposed home occupation regulations, Planning and Bylaw & Licencing Services staff offer as an alternative approach that, rather than a focus on parking, that staff be instructed to re-assess the proposed number of potential visitations permitted under each home occupation type.

d) Summary of Home Occupation Classifications:

In summary, subject to further discussion, the proposed home based business program now creates a four-pronged set of regulations:

- Creates a new **Type 1 Home Occupations** for home occupations occurring in multi-unit dwellings;
- Renamed **Type 2 Home Occupations**, this category covers home occupations occurring on one-family and two-family residential zoned lots less than 1,200m² (0.3 ac);
- Renamed **Type 3 Home Occupations**, this category covers one-family and two-family residential zoned lots greater than 1,200m² (0.3 ac); and
- Maintains a category for larger properties (1+ acres), now called **Type 4 Home Occupations**.

OTHER CONSIDERATIONS: STRATA COUNCILS & LANDLORD NOTIFICATION

Having confirmed with the Residential Tenancy Branch that the *Residential Tenancy Act* does not prohibit home occupation uses, it is therefore at the discretion of strata councils or landlord to make known any limitations on home occupations as conditions to a tenancy. That is, strata councils and landlords (property owners) can opt not to permit home occupations or decide the extent to which a home occupation use can occur so long as home occupations are permitted under the City's zoning. Zone Amending Bylaw No. 7394-2017 is premised on the expectation that each strata council and/or landlord would implement the bylaw relative to their own interests.

Noting the above, in response to Council's interests that local strata councils be effectively informed of the proposed amendments to the Zoning bylaw, and afforded sufficient time to alter their bylaws or tenancy agreements as appropriate, Staff intend to notify local strata associations (including the Condominium Home Owners Association of BC) as part of the Public Hearing notification, should the Zone Amending Bylaw be referred. Further, should the Bylaw receive third reading, staff will again notify local strata councils of the proposed changes in order to provide strata councils an opportunity to make any necessary changes to their own bylaws.

HOME BASED BUSINESS TASK FORCE:

Staff provided an update to the Home Based Business Task Force at the November 28, 2017 meeting, and outlined the suggested changes related to home occupations in multi-unit dwellings. Task Force members acknowledge Council's considerations and re-affirmed their support for the proposed changes to the Home Occupation regulations. They continue to express interest in a broader approach for home based businesses provided neighbourhood needs can be balanced.

INTERGOVERNMENTAL IMPLICATIONS:

a) Agricultural Land Commission

As the Agricultural Land Commission (ALC) allows home occupation on parcels in the Agricultural Land Reserve (ALR) and this Bylaw regulates land use within the ALR, Zone Amending Bylaw No. 7394-2017, was referred to the ALC for comment.

The ALC raised no comments with the Zone Amending Bylaw and specifically identified its full support for the City's inclusion of provision 402(4)(i) which ensures that applicants are aware that any home occupation use within the ALR must comply with the *Agriculture Land Commission Act* (ALCA) and Regulation.

The ALC does request that they be consulted when any Type 4 Home Occupation uses are proposed for ALR properties, particularly if new site-specific zoning is proposed, so that they can assist with ensuring that any bylaw changes fully align with the ALCA and Regulation.

INTERDEPARTMENTAL IMPLICATIONS:

a) Bylaw & Licencing Services Department

The Bylaw & Licencing Services Department has been working in collaboration with both the Planning and Economic Development Departments. Recognizable challenges have been raised over a number of the proposed amendments. Bylaw & Licencing Services staff are interested in using the home based business regulatory review process as an opportunity to align several bylaws, including the Business Licencing and Regulation Bylaw. It would also be an opportunity to refine and potentially address some of the previously identified issues with the home based business licencing process. Should the proposed changes be adopted, changes to the Business Licencing and Regulation Bylaw would be required and would follow in a separate report. This may include requirements that applicants for a licence to undertake a Type 1 Home Occupation (multi-unit dwellings) provide evidence that the associated strata bylaws permit home occupations, as well as outline possible implementation steps for business licence conditions and for mobile business licences.

b) Economic Development Department

As the organizers of the HBB Task Force, the Economic Development Department has been involved with the home based businesses review. The Economic Development Department supports and encourages the expansion of home occupations within the City as they are considered an essential step in creating businesses within the community. Additional reports to Council regarding the work of the HBB Task Force in regards to the communication and process components will be forthcoming through the Economic Development Department.

CONCLUSION:

The intent of the home based business review was to look at ways to update, modernize and improve regulations to better facilitate existing home occupations and to provide greater opportunities for expanding home occupations in the City while balancing the needs of the residential communities in which these operations exist. Taking into account Council's comments at the October 24, 2017 Council Meeting, this report provides a revised set of regulatory changes for the home occupation regulations for Council to consider. With the new changes, it is requested that Zone Amending Bylaw No. 7394-2017, as amended, be read by Council for a second time and then be forwarded to the next available public hearing.

"Original signed by Amanda Grochowich"

Prepared by: Amanda Grochowich, MCIP, RPP
Planner 1

"Original signed by Lino Siracusa"

Concurrence: Lino Siracusa
Manager of Economic Development

"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"

Approved by: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendix is attached hereto:

Appendix A – Zoning Bylaw Amendment Bylaw No. 7394 – 2017

Appendix B – Municipal Comparison of Home Occupation Parking Requirements

**CITY OF MAPLE RIDGE
BYLAW NO. 7394-2017**

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

WHEREAS, it is deemed expedient to amend the 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. Bylaw 7394-2017”.
2. That PART 2 INTERPRETATION is amended by inserting the following definition between “Animal Shelter” and “Apartment”:

“ANIMAL SERVICES means a use providing individualized services to an animal recipient. Typical services include walking, grooming, dog day care, aqua or physical therapy, and training. Does not include commercial kennels, breeding, and dog boarding.”

3. That PART 2 INTERPRETATION is amended by inserting the following definition between “Boarding” and “Body Rub Studio”:

“BODY MODIFICATION means altering a person’s body for nonmedical purposes, and includes but is not limited to piercing, tattooing and micro-pigmentation services.”

4. That Part 2 INTERPRETATION definition of “Business Services” is deleted and replaced with the following definition:

“BUSINESS SERVICES means a use providing services to a business including, but not limited to, information technology and support, desktop publishing, data processing, bookkeeping, internet access, copying and printing services, mailing services, telephone reception and consulting services.”

5. That PART 2 INTERPRETATION is amended by inserting the following definition between “Habitable Room” and “Height”:

“HEALTH SERVICES means a use providing medical services to the general public where the practitioner is subject to a College or Association that has been delegated the authority, under provincial legislation, to govern the practice of their members in the public interest, and includes, but is not limited to, audiologists, chiropractors, dentists, nurses, massage therapists, optometrists, physicians and traditional Chinese medicine practitioners.”

6. That PART 2 INTERPRETATION is amended by inserting the following definition between “Home Occupation” and “Housing Agreement”:

“HOMECRAFT means a use providing for the small scale production of goods intended for sale, consumption or use by another. Typical uses include, but not limited to, art, photography, jewelry, food, bath and beauty products, clothing and toys.”

7. That PART 2 INTERPRETATION is amended by inserting the following definition between “Net Density” and “Office Use”:

“NON-RESIDENT EMPLOYEE means a person receiving or entitled to receive wages or other compensation for work performed for an employer operating a home occupation but is not a resident on the lot. It also includes a person being trained by an employer for an employer’s home occupation.”

8. That Part 2 INTERPRETATION definition of “Personal Service” is deleted and replaced with the following definition:

“PERSONAL SERVICES means a use providing individualized services to a recipient. Including, but not limited to, animal services, barbering, beauty salons, hairdressing, personal wellness, tailoring, shoemaking, dry-cleaning, personal trainers, nutritionists, and weight loss clinics, but excluding overnight boarding of dogs, kennels, adult entertainment and pawnshop use.”

9. That Part 2 INTERPRETATION definition of “Professional Services” is deleted and replaced with the following definition:

“PROFESSIONAL SERVICES means a use providing services to the general public in which the provider of the service is required to be licensed or certified by a self-regulating professional association or by Federal, Provincial, or Municipal authorities and may include, but not be limited to, accountants, architects, engineers, health service providers, insurance and employment agencies, lawyers, planners, real estate agents, and veterinarians.”

10. That Part 4, GENERAL REGULATIONS, 402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS & STRUCTURES (4) Home Occupation Use be amended by deleting the existing regulation under Section 402 (4) in their entirety, and inserting the following:

Where permitted, a Home Occupation shall:

- (a) Be entirely enclosed within:

- (i) A dwelling unit; or
- (ii) An accessory building meeting all the siting, height, and floor area required of an accessory building in the pertinent zone.

- (b) Be considered for Agricultural, Residential and CD (Comprehensive Development) zones:

- (i) A Type 1 Home Occupation where the operation occurs in a multi-family dwelling unit, unless otherwise prohibited by this Bylaw; or
- (ii) A Type 2 Home Occupation where the operation occurs on a lot less than 1,200.0 m²; or
- (iii) A Type 3 Home Occupation where the operation occurs on a lot equal to or greater than 1,200.0 m²; or
- (iv) A Type 4 Home Occupation where the operation occurs on a lot equal to or greater than 0.4 ha, as expressly permitted by this Bylaw.

- (c) Occupy not more than:
 - (i) 30% of the gross floor area of the dwelling unit in which the home occupation is located, up to maximum of 50.0 m² in total for Type 1 Home Occupations; or
 - (ii) 30% of the gross floor area of the dwelling unit and accessory building in which the home occupation is located, up to maximum of 50.0 m² in total for Type 2 Home Occupations; or
 - (iii) 45% of the gross floor area of the dwelling unit and accessory building in which the home occupation is located, up to a maximum of 100.0m² in total for Type 3 Home Occupations;
- (d) Be conducted by the resident of the dwelling unit and, provided that non-resident employee parking is accommodated on-site, be permitted up to a maximum of:
 - (i) 1 non-resident employee per dwelling unit for Type 1 Home Occupations; or
 - (ii) 2 non-resident employees per dwelling unit for Type 2 Home Occupations; or
 - (iii) 3 non-resident employees per dwelling unit for Type 3 Home Occupations.
- (e) Be permitted on-site client visits, only by appointment scheduled in advance, up to a maximum of:
 - (i) 6 clients per day per dwelling unit for Type 1 Home Occupations, limited to Tutoring & Lesson uses only;
 - (ii) 10 clients per day per lot for Type 2 Home Occupations; or
 - (iii) 16 clients per day per lot for Type 3 Home Occupations.
- (f) Be permitted, subject to Section 402.4 (e), group sessions up to a maximum of:
 - (i) 2 group sessions per day for Type 1 Home Occupations, limited to Tutoring & Lessons use only; and
 - (ii) 6 clients at any one time for Type 2 Home Occupations; and
 - (iii) 8 clients at any one time for Type 3 Home Occupations.
- (g) Be permitted for the following uses:
 - (i) Animal Services, excluding dog day care and for Type 1 and Type 2 Home Occupations, restricted to off-site or mobile-based services only;
 - (ii) Business Services;
 - (iii) Office uses;
 - (iv) Health Services, for Type 1 Home Occupations, restricted to off-site or mobile-based services only;
 - (v) Homecraft;
 - (vi) Personal Services, excluding dry cleaning and for Type 1 Home Occupations, restricted to off-site or mobile-based services only;
 - (vii) Professional Services;
 - (viii) Tutoring & Lessons;
 - (ix) Family Day Care, unless otherwise expressly prohibited by this Bylaw. For Neighbourhood Day Care requirements refer to Section 402.10 of this Bylaw; and
 - (x) Off-site, online and mobile-based sales.

- (h) Be permitted the storage on the lot of not more than one vehicle provided that it is used in connection with the home occupation and that such vehicle not be in excess of 3,630.0 kilograms licenced gross vehicle weight and be subject to Section 402.6 of this Bylaw.
- (i) Comply with Agricultural Land Reserve Use, Subdivision and Procedure Regulation (BC Reg. 171/2002), Section 3(1)(c) and ALC Policy L-07 Home Occupation Use in the ALR.
- (j) Be prohibited for the following uses and/or activities:
 - (i) Body modification;
 - (ii) Assembly use;
 - (iii) Orchestra and band training;
 - (iv) A family daycare use within a dwelling unit in the RM-2 (Medium Density Apartment Residential), RM-3 (Medium/High Density Apartment Residential), an apartment use within RM-4 (Multiple Family Residential), RM-5 (Low Density Apartment Residential), RM-6 (High Density Apartment Residential), C and CS zones;
 - (v) The unenclosed storage or display of raw materials, components, or stock-in-trade;
 - (vi) The retail sale of goods or products where customers enter the premises to inspect purchase or take possession of goods without making an appointment in advance;
 - (vii) The discharge or emit odorous, noxious or toxic matter or vapours, heat, glare, noise or radiation, or recurrently generated ground vibrations;
 - (viii) The generation of parking shortages, traffic congestion, electrical interference, fire hazards or health hazards;
 - (ix) The use of mechanical or electrical equipment except as is ordinarily employed in purely domestic and household use, or recreational hobbies, or office uses; and
 - (x) The external structural alteration to the principal building, ensuring that there shall be no exterior indication that the building is used for a purpose other than a residential use, except for signage permitted in accordance with Maple Ridge Sign Bylaw No. 6830-2011.

11. Maple Ridge Zoning Bylaw No. 3510-1985 as amended is hereby amended accordingly.

READ a first time the 24th day of October, 2017.

READ a second time the 5th day of December, 2017.

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

Table 1: Municipal Comparison of Home Occupation Parking Requirements

Municipality	Permitted Client Daily Visits	Permitted Employee(s)	Client + Employee Parking Requirements
Abbotsford	<p>Level 1: No Visits.</p> <p>Level 2: Shall not generate significant vehicular traffic impacts.</p> <p>Level 3: Same as Level 2.</p>	<p>Level 1: Resident only.</p> <p>Level 2: Resident & 1 non-resident employee.</p> <p>Level 3: Resident & 2 non-resident employees.</p>	<p>Level 1: 0.</p> <p>Level 2: 1 additional parking space for a non-resident employee.</p> <p>Level 3: 2 additional parking spaces for non-resident employees.</p>
Burnaby	Silent	No non-resident employees unless a home occupation child care facility.	Silent
Coquitlam	Silent	No more than 1 non-resident employee.	Silent
Delta	Silent	Resident/Family members no more than 2 persons/resident.	Silent
Langley Township	1 commercial vehicle visit per day & shall not create demand for client parking.	<p>Big Rural: max 3 non-residents.</p> <p>Small Rural: max 2 non-residents.</p> <p>Urban: max 1 non resident.</p> <p>CD: no non-resident.</p>	1 space per non-resident employee.
Langley City	Silent	One resident. One non-resident.	Silent
Mission	10 patrons/students at one time.	<p>Big Rural: max 5 employees; 4 non-resident.</p> <p>Rural: max 4 employees; 3 non-resident.</p> <p>Urban: max 3 employees; 2 non-resident.</p>	<p>1 for each non-resident employee.</p> <p>2 off-street parking spaces for uses involving patrons/students.</p>

Richmond	Max 3 clients on the premises at any one time.	Only by resident.	Silent
Pitt Meadows	Max of 2 clients on premise at any one time.	Not more than 2 employees and 1 must reside in DU.	Silent
Port Coquitlam	Tutoring: 3 at once; 10 per day. Animal: 4 pets per day. Other: 5 business visitors (including deliveries) per day.	A/RS/RD Zones: max 3 employees; 1 non-resident. If tutoring or animal, 1 employee. RTh/RRh/RA/CD/C Zones: no more than 2, both must be residents.	A/RS/RD: 2 off-street parking spaces. Silent for all other zones.
Port Moody	Silent	2 employees.	Silent
Surrey	Silent	Immediate family members only.	Silent
Vancouver	Not permitted.	Not permitted (unless both live at same address).	Silent

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2017-281-RZ/CP
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 type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input checked="" type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation ⁺⁺ .	<input checked="" type="checkbox"/>	<input 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:

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Official Community Plan Amending Bylaw No. 7357-2017;
Second Reading
Zone Amending Bylaw No. 7360-2017;
21428, 21460, 21472 Dewdney Trunk Road

MEETING DATE: November 14, 2017
FILE NO: 2017-281-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to re-designate the three subject properties from Urban Residential to Institutional to allow for the expansion of the Maple Ridge Cemetery. Furthermore, the applicant has requested that one of the three properties, 21428 Dewdney Trunk Road, be rezoned from RS-1 (One Family Urban Residential) to P-6 (Civic Institutional) to accommodate the cemetery expansion in 2018.

Council granted first reading to the Official Community Plan Amending Bylaw No. 7357-2017 and Zone Amending Bylaw No. 7360-2017 on July 25, 2017. At that time, Council also considered the early consultation requirements for the Official Community Plan (OCP) amendment.

The designation of the three properties for Institutional Use (cemetery) supports the future expansion of the Maple Ridge Cemetery as guided by the City's 2008 Cemetery Master Plan (CMP), adopted by Council on March 11, 2008 (R/08-128). As the cemetery is anticipated to be at full capacity for adult burial plots by the end of 2017, the first phase of expansion will be necessary to accommodate requests for new burials. For this reason, the western most subject property, 21428 Dewdney Trunk Road, is being rezoned concurrently such that the development of cemetery grounds may begin as soon as the OCP amendment and rezoning processes are completed. The subject property being rezoned is anticipated to provide capacity for a five to ten year timeframe.

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. 7357-2017 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), 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. 7357-2017 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. 7357-2017 is consistent with the Capital Expenditure Plan and Waste Management Plan;

- 4) That Official Community Plan Amending Bylaw No. 7357-2017 be given second reading and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7360-2017 be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
 - i) Approval from the Ministry of Transportation and Infrastructure;
 - ii) Amendment to Official Community Plan Schedule "B"; and
 - iii) Road dedication on Dewdney Trunk Road as required.

DISCUSSION:

1) Background Context:

Applicant:	City of Maple Ridge Parks, Recreation and Culture Department
Owner:	City of Maple Ridge (21428 and 21472 Dewdney Trunk Road) Private property owner (21460 Dewdney Trunk Road)
Legal Description:	Lots 2, 3 and 4, District Lot 247, New Westminster Plan 8050
OCP:	
Existing:	Urban Residential
Proposed:	Institutional
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	P-6 Civic Institutional for 21428 Dewdney Trunk Road only No Change for 21460 and 21472 Dewdney Trunk Road
Surrounding Uses:	
North:	Use: Residential and Institutional Zone: RM-1 (Townhouse Residential) and P-4 (Place of Worship Institutional)
South:	Designation: Urban Residential and Institutional Use: Maple Ridge Cemetery Zone: RS-1 (One Family Urban Residential)
East:	Designation: Institutional Use: Single Family Dwellings Zone: R-1 (Residential District)
West:	Designation: Urban Residential Use: Residential Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
Existing Use of Properties:	Vacant
Proposed Use of Properties:	Cemetery
Site Area:	1.219 ha (3.0 acres)
Access:	214 Street
Servicing requirement:	Urban Standard

2) Background:

The three subject properties were identified as suitable for future cemetery expansion in the 2008 Cemetery Master Plan (2008 CMP). The 2008 CMP, adopted on March 11, 2008 by Council (R/08-128), serves as the guiding policy document for the planning and management of the two cemeteries in Maple Ridge. Specifically in that Council Meeting:

It was moved and seconded that staff be authorized to move forward with the recommendations contained in [the Cemetery Master Plan] as and when the required funding becomes available to do so.

Maple Ridge's main cemetery, first established in 1878, is directly to the south of the three subject properties. The main cemetery has evolved to meet the needs of almost all burials that occur in Maple Ridge.

3) Project Description:

The subject properties are located within the Urban Area Boundary and currently designated Urban Residential. The City proposes to re-designate the site to Institutional to allow cemetery use. The rezoning of one of the three properties, 21428 Dewdney Trunk Road, from RS-1 (One Family Urban Residential) to P-6 (Civic Institutional) is running concurrently with this re-designation application so that the City may be able to begin the development of cemetery grounds and services (e.g. laying out new burial grounds, landscaping, local access roads, maintenance facilities, onsite parking, etc.) as soon as the OCP amendment and rezoning processes complete.

A rezoning application for the other two subject properties, 21460 and 21472 Dewdney Trunk Road, is not required at this time.

4) Planning Analysis:

At this time, the applicant, Parks, Recreation and Culture Department, has confirmed that the current cemetery is nearing its capacity, and there are very few spaces left for burial (although cremation interment is still possible). Furthermore, the 2008 CMP highlights that demographic, burial and cremation trends point towards increased demand for cemetery services in the city over the next 15 years and possibly beyond. Increased population growth and migration to Maple Ridge are contributing to this demand. While cremation rates will rise, they are not likely to increase significantly beyond current levels (approximately 85%). Therefore, there will continue to be demand for space for full depth (i.e. in ground) burial as well as to inter cremated remains. At its foundation, this application for the expansion of the cemetery will allow for cemetery services to continue to serve the near and midterm needs of Maple Ridge residents for a place for burial, interment, grieving, memorialization and commemoration that is closer to home.

i) Official Community Plan:

Section 4.2 of the OCP covers the Institutional Designation. The objective for institutionally designated properties is to meet community needs in the provision of accessible institutional facilities while minimizing potential conflicts.

The following policies should be considered in this application.

4-33 Large Scale Institutional Facilities [...] should:

- a) *Be within the Urban Area Boundary;*
- b) *Be conveniently located near public transit;*
- c) *Have direct access to a collector, arterial, TransLink major road or Provincial Highway;*
- d) *Where considered necessary, require the completion of a transportation impact study;*
- e) *Respect the neighbourhood context and natural features.*

The current application to expand the Maple Ridge Cemetery onto the subject properties respects Policy 4-33 a) to c) by the nature of its location.

With respect to item d) staff have determined that a transportation impact study will not be required for this rezoning application. Additional traffic due to the expansion is not anticipated to be heavy and visitors will continue using the Cemetery's current access from 214 Street off Dewdney Trunk Road to access the site.

With respect to item e) the subject properties are located within the Urban Residential area. They, and the existing cemetery, are surrounded principally by a range of residential housing forms ranging from single family dwellings to townhouse complexes. The cemetery's long history in this area (since 1878) and open spaces are a compatible and respectful land use type. In addition to its primary function, it is also an attractive and welcoming amenity and outdoor space for passive recreational activities such as walking, quiet contemplation, resting, reading, tai chi. Furthermore, the public expressed, during a public open house held as part of the development of the 2008 CMP, that these kinds of compatible recreational activities should be encouraged for the cemetery lands. Therefore, the cemetery use respects the neighbourhood context, as is an important element in the spectrum of open space and recreation opportunities in Maple Ridge.

4-34 Proposed expansion in the [...] size of existing Large Scale Institutional Facilities must be evaluated on their impacts to the adjacent neighbourhood, to the transportation network, to existing services and facilities, and to the surrounding community and its natural features.

The applicant's site plan for the subject property being redesignated and rezoned, 21428 Dewdney Trunk Road, has been reviewed and found to be respectful and compatible with the existing neighbourhood. It will serve as an amenity for the local neighbourhood, and go towards implementing some of the recommendations set out in the 2008 CMP (see discussion below). Site plans for the two other properties being redesignated, 21460 and 21472 Dewdney Trunk Road, will be reviewed against this policy when a rezoning application is received at a future date.

2008 Cemetery Master Plan:

The current cemetery is setback approximately 100 metres from Dewdney Trunk Road. It is not easily seen from the main road, thereby reducing both its physical and visual accessibility. The expansion of the cemetery on the three subject properties adjacent to Dewdney Trunk Road would help to address these issues, strengthen its placemaking qualities, facilitate passive recreation, and provide greater natural surveillance, as contained in the 2008 CMP.

If the site had access and visual sight lines from Dewdney Trunk Road, it would be perceived as a more accessible open space [...]. This would address security issues such as theft and vandalism by creating better visibility. More exposure would also encourage passive recreation and would make finding the cemetery site easier for out of town visitors and members of the funeral entourage.

The 2008 CMP also recommends that cemetery lands should:

- *Accommodate most of the short and medium term cemetery needs in one location;*
- *Be located in an attractive setting that can be designed and built to create a meaningful place of remembrance;*
- *Be situated on stable, free draining soils;*
- *Be readily accessible; and*
- *Not be a detriment to the neighbourhood.*

For these reasons, the 2008 CMP recommends that the subject properties are ideal for acquisition and cemetery expansion.

ii) **Zoning Bylaw:**

The current application proposes to rezone only 21428 Dewdney Trunk Road from RS-1 (One Family Urban Residential) to P-6 (Civic Institutional) to permit the cemetery use. The proposed site plan has been examined and does not raise any issues with respect to the Zoning Bylaw's P-6 zone and fence provisions. There are no proposed buildings on the site. The only proposed structures are some columbaria that are not intrusive in height or massing, and similar to existing columbaria in the cemetery to the south.

The applicable provisions of the Zoning Bylaw for the two other properties being redesignated, 21460 and 21472 Dewdney Trunk Road, can be reviewed when a rezoning application is received at a future date.

iii) **Off-Street Parking And Loading Bylaw:**

As there are no buildings on site, there are no requirements contained within the City's *Off-Street Parking and Loading Bylaw* 5879-1999 for the provision of off-street parking. Nonetheless, parking is not anticipated to be an issue with the rezoning application. The existing cemetery provides parking for visitors, and it is anticipated any additional parking requirements can be accommodated along the proposed internal roadway on 21428 Dewdney Trunk Road.

The off-street parking requirements for the two other properties being redesignated can be re-examined when a rezoning application is received at a future date.

iv) **Proposed Variances:**

No *variances* are required for this application.

v) **Development Permits:**

No *development* permits are required as part of this application, as institutional uses are not a designated Development Permit Area according to the Local Government Act.

vi) **Advisory Design Panel:**

Review of this application by the Advisory Design Panel is not required.

vii) Development Information Meeting:

A *Development Information Meeting* was held in the Alouette Room of the Maple Ridge Library on October 25, 2017. Nine people attended the meeting. A summary of the main comments and discussions with attendees was provided by the applicant and include the following main points:

- Four individuals were supportive of the application because the land use would not be used for housing, and would remain a greenspace. They also noted that the cemetery expansion is needed, given that the current Maple Ridge Cemetery is nearing capacity;
- Three individuals opposed the application and the cemetery expansion in general, citing concerns about its proximity to their house nearby, their land value, and that the land should be used for housing instead;
- One individual suggested that the eastern property boundary of 21472 Dewdney Trunk Road should be fenced to deter people from cutting across the vacant lots. However, this individual realized that this may negatively impact the informal neighbourhood use of this area; and
- One individual expressed concerns with a homeless individual living on the private property at 21460 Dewdney Trunk Road.

The *following* are provided in response to the issues raised by the public:

- The current application conforms with the City's 2008 Cemetery Master Plan, and addresses a short term need for additional burial space;
- The applicant can address the need for fencing along the eastern most boundary of the three subject properties when a rezoning application is made in future.

5) Environmental Implications:

This application has been reviewed by staff. No issues were flagged by this application. The trees on 21428 Dewdney Trunk Road will be retained to the extent possible, while new trees will also be planted. Note that the City's Parks, Recreation and Culture Department does not require a tree cutting permit for work on City owned lands but will provide replacement trees as necessary.

The subject properties are located within the Fraser River Escarpment Area, and no stormwater infiltration from impervious surfaces (i.e. internal roadway) is allowed. A stormwater ditch and connection to the City's stormwater drainage system has been planned.

6) Traffic Impact:

As the subject properties are located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure.

Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application.

7) Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has provided comments on servicing the site, which are minimal because no buildings are being built. Road dedication along Dewdney Trunk Road, a new driveway

letdown, and a connection between the on-site stormwater ditch to the off-site sanitary drainage system will be required. These comments have been addressed by the applicant.

ii) Parks, Recreation and Culture Department:

As the applicant, the Parks, Recreation and Culture Department has reviewed and adjusted the site plan according to their specifications.

iii) Fire Department:

The Fire Department reviewed the preliminary site plan and provided one comment regarding marking an address to the site, which has been addressed.

iv) Licences, Bylaws and Permits Department:

There are no comments from the Licences, Bylaws and Permits Department because there are no buildings being proposed.

8) 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 has been sent to School District No. 42 to indicate that the change in designation from Urban Residential to Institutional.

9) 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 amendment required for this application, to redesignate the subject properties from Urban Residential to Institutional, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

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.

10) Citizen/Customer Implications:

Citizens were provided an opportunity to comment on this application at the Development Information Meeting (see above). Another opportunity for citizen input will be at Public Hearing.

CONCLUSION:

It is recommended that second reading be given to OCP Amending Bylaw No. 7357-2017, that second reading be given to Zone Amending Bylaw No. 7360-2017, and that applications 2017-281-RZ and 2017-281-CP be forwarded to Public Hearing.

“Original signed by Chee Chan”

Prepared by: Chee Chan, MUP, 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”

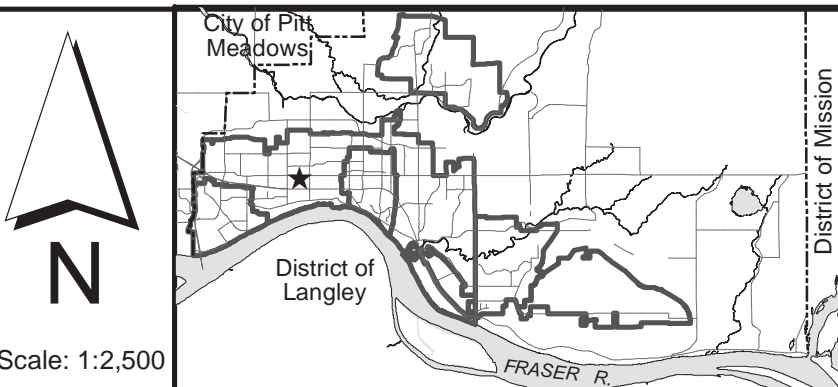
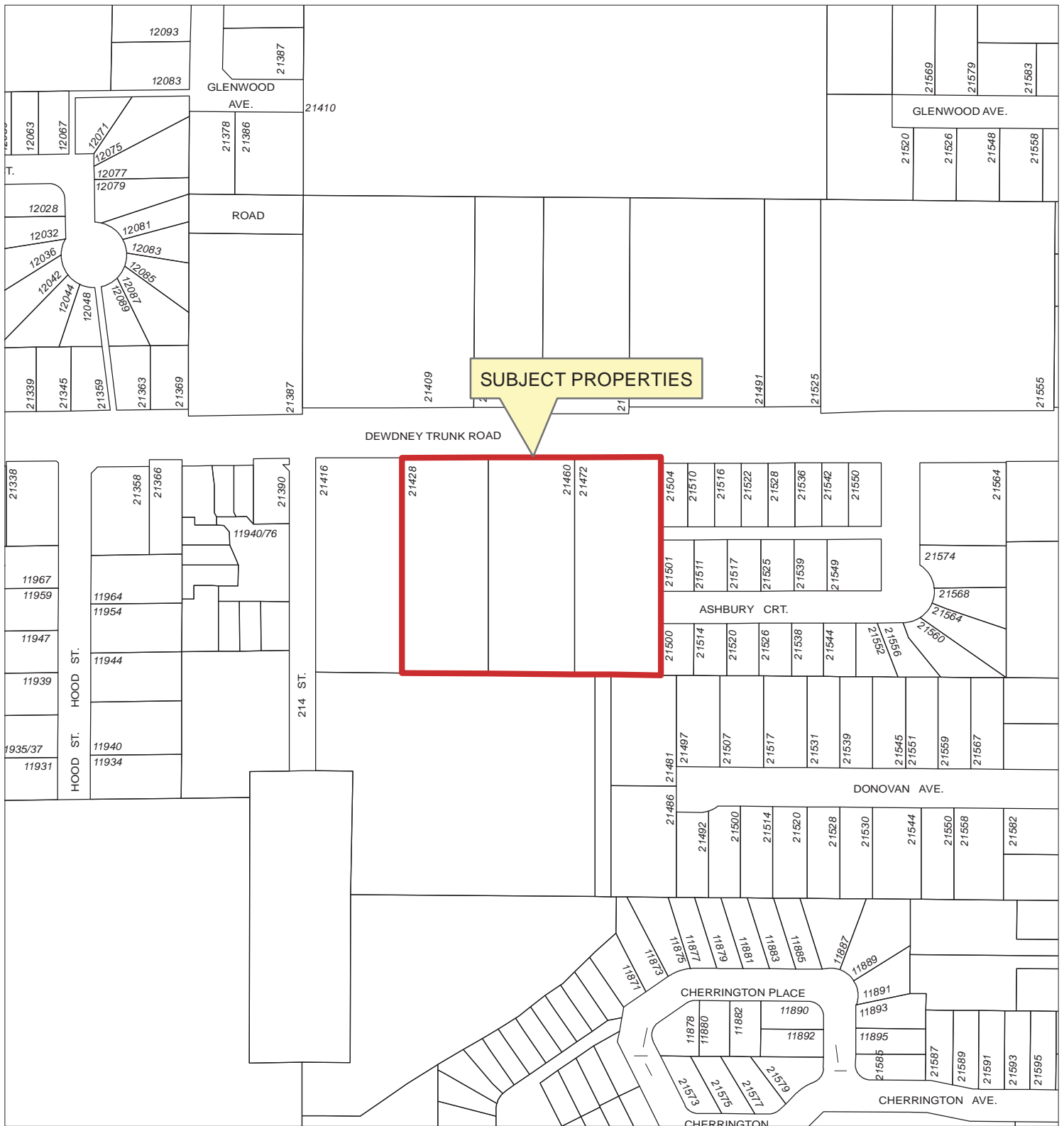
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“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. 7357-2017
Appendix D – Zone Amending Bylaw No. 7360-2017
Appendix E – Site Plan



21428/60/72 DEWDNEY TRUNK ROAD

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-281-CP
DATE: Jul 20, 2017

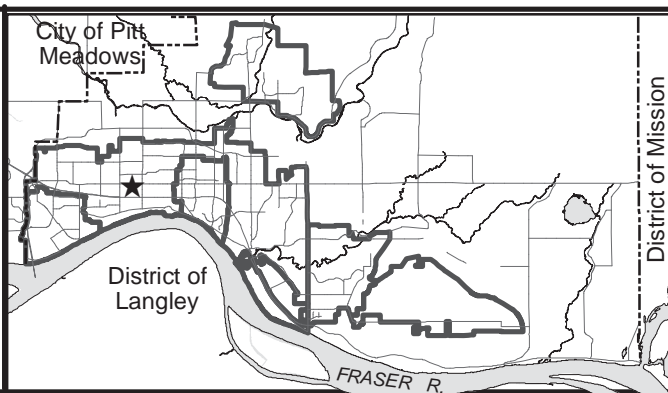
BY: PC



Aerial Imagery from the Spring of 2016



Scale: 1:2,500



21428/60/72 DEWDNEY TRUNK ROAD

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-281-CP
DATE: Jul 20, 2017

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7357-2017**

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 "B" 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. 7357-2017."
2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 2 District Lot 247 Group 1 New Westminster District Plan 8050
 Lot 3 District Lot 247 Group 1 New Westminster District Plan 8050
 Lot 4 District Lot 247 Group 1 New Westminster District Plan 8050

and outlined in heavy black line on Map No. 951, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

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

READ a first time the 25th day of July, 2017

READ a second time the 28th day of November, 2017.

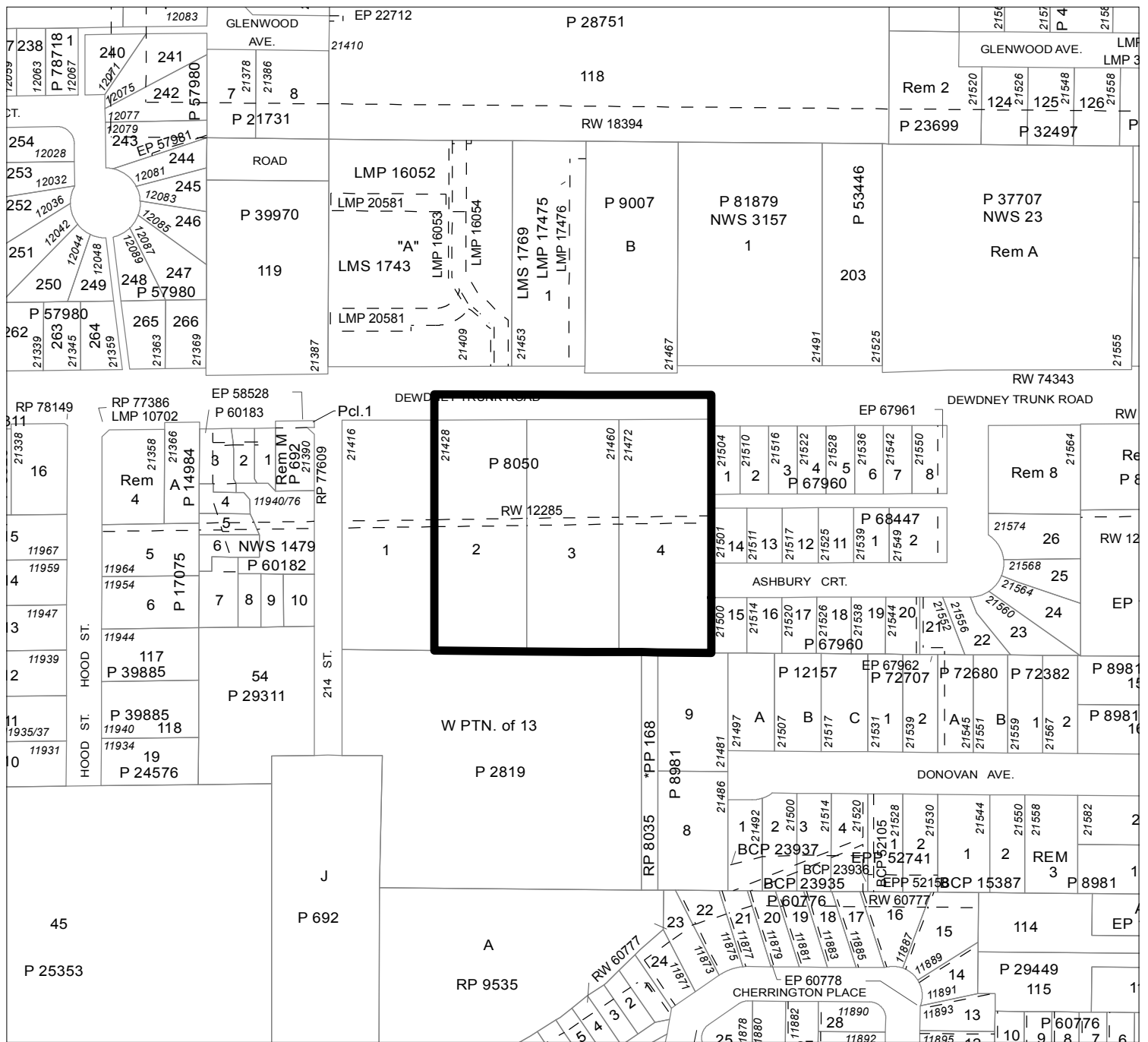
PUBLIC HEARING held the day of , 20

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

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



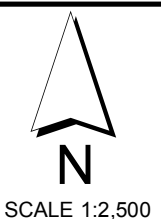
MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7357-2017

Map No. 951

From: Urban Residential

To: Institutional

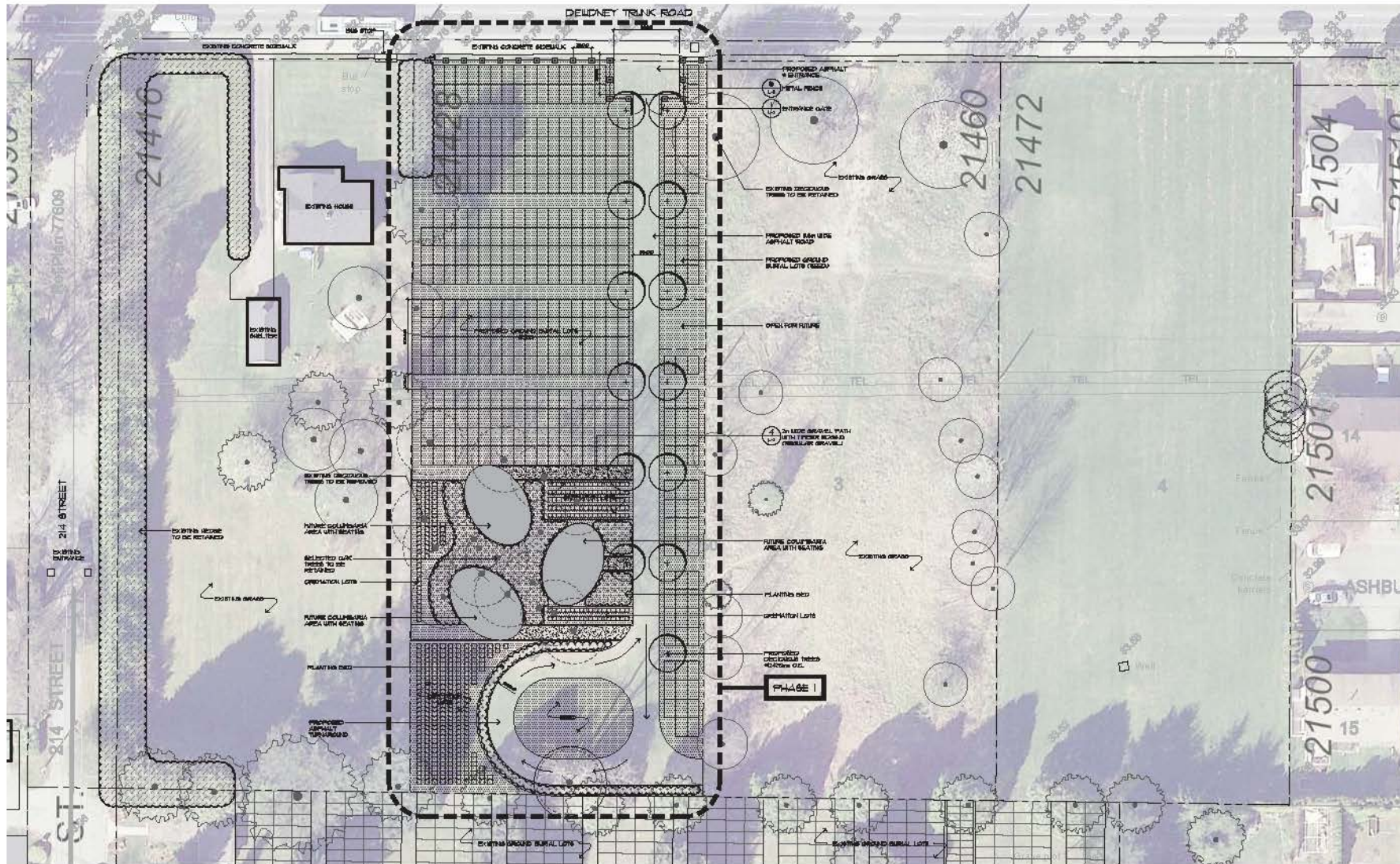


A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended

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

- ADOPTED** the day of , 20

CORPORATE OFFICER



NOTE:
THE LOCATION OF EXISTING TREES IS BASED ON
AERIAL PHOTOS.

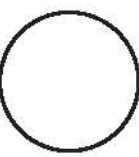
LEGEND

	PROPERTY LINE		GRASS		EXISTING TREE TO BE RETAINED		EXISTING CONCRETE SIDEWALK
	NEW FENCE		TREE PIT		EXISTING TREE TO BE REMOVED		PROPOSED CONCRETE SIDEWALK
	COLUMBARIUM LOT (REMOVING WALL)		TREE PIT WITH 17-YEAR SPACING		FUTURE COLUMBARIUM AREA WITH SEATING		PROPOSED DECIDUOUS TREE
	PROPOSED BURIAL LOT (REMOVING WALL)		PLANTING BED		EXISTING TREE TO BE REMOVED		PROPOSED DECIDUOUS TREE



LANDSCAPE PLAN-PHASE I

SCALE: 1" = 30'



**MAPLE RIDGE CEMETERY
EXPANSION**
21404 Dewdney Trunk Rd Maple Ridge, BC

PROJECT INFORMATION	
PROJECT NAME	MAPLE RIDGE CEMETERY EXPANSION
CLIENT	CHILLIWACK REGIONAL DISTRICT
DATE	2017-03-15
DESIGNER	CRAVEN/HUSTON/POWERS ARCHITECTS
PROJECT NO.	17093

PROJECT NUMBER	17093
DATE	2017-03-15
DESIGNER	CRAVEN/HUSTON/POWERS ARCHITECTS
PROJECT NO.	17093
CLIENT	CHILLIWACK REGIONAL DISTRICT
LOCATION	21404 DEWDENEY TRUNK RD, MAPLE RIDGE, BC
PROJECT TYPE	LANDSCAPE ARCHITECTURE
PROJECT STATUS	CONCEPT DESIGN



**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2015-069-RZ
File Manager: Adrian Kopystynski**

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 checked="" type="checkbox"/>	<input type="checkbox"/>
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation ⁺⁺ .	<input checked="" type="checkbox"/>	<input 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:

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Zone Amending Bylaw No. 7207-2016;
10366 240 Street

MEETING DATE: December 5, 2017
FILE NO: 2015-069-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 10366 240 Street (see Appendix A and B) from RS-2 (One Family Suburban Residential) to R-3 (Special Amenity Residential District) to permit a future subdivision of 13 lots. Council granted first reading to Zone Amending Bylaw No. 7207-2016 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on February 9, 2016. The minimum lot size for the R-3 (Special Amenity Residential District) current zone is 213 m².

This application is in compliance with the OCP.

Pursuant to Council policy, 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 \$66,300.

There is not sufficient suitable land for park dedication on the subject site and it is recommended that Council require the developer to pay to the City an amount that equals 5% of the market value of the land required for parkland purposes, as determined by an independent appraisal.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7207-2016 be given second reading, and be forwarded to Public Hearing;
- 2) That Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 510 of the *Local Government Act*; and,
- 3) That the following terms and conditions be met prior to final reading:
 - i. Approval from the Ministry of Transportation and Infrastructure;
 - ii. Submission of a satisfactory traffic study;
 - iii. Road dedication on 240 Street as required;
 - iv. Registration of a Restrictive Covenant for the Geotechnical which addresses the suitability of the subject property for the proposed development;
 - v. Registration of a Restrictive Covenant for selected corner lots preventing the construction of detached garages and carports that obstruct visual clearance at intersections;
 - vi. Registration of a Restrictive Covenant for Stormwater Management;

- vii. Removal of existing building/s;
- viii. 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;
- ix. That a voluntary contribution, in the amount of \$5,100 per lot (\$66,300 in total) is to be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant: Hub Engineering Inc. Mike Kompter

Legal Description: Lot "A" Section 3 Township 12 NWD Plan 13554

OCP:

Existing: Medium Density Residential
Proposed: Single-Family Residential

Zoning:

Existing: RS-2 (One Family Suburban Residential)
Proposed: R-3 (Special Amenity Residential District)

Surrounding Uses:

North:	Use:	Single Family and Vacant
	Zone:	RS-2 (One Family Suburban Residential) Subject to rezoning application (2017-510-RZ) to RM-1(Townhouse Residential)
	Designation:	Medium Density Residential
South:	Use:	Residential
	Zone:	R-3 (Special Amenity Residential District)
	Designation:	Medium Density Residential
East:	Use:	Townhouse
	Zone:	RM-1(Townhouse Residential)
	Designation:	Medium Density Residential
West:	Use:	Townhouse
	Zone:	RM-1(Townhouse Residential)
	Designation:	Urban Residential

Existing Use of Property: Vacant
Proposed Use of Property: 13 lot subdivision
Site Area: 0.648 Ha.
Access: 240A Street and lanes
Servicing: Urban or Rural Standard
Companion Applications: 2015-069-DP (Intensive Residential)

2) Background:

The subject site is 0.649 Ha. (1.6 acres) in size, sparsely treed and slopes gently down toward 240 Street from east to west. The proposed subdivision continues the pattern established by the R-3 (Special Amenity Residential District) subdivision to the south. RS-2 (One Family Suburban Residential) lots abut the subject site to the north subject to a recent rezoning application (2017-510-RZ) for townhouses, there are existing townhouse development across 240 Street to the west and east of the subject site.

3) Project Description:

The proposal to rezone the subject site from RS-2 (One Family Suburban Residential) to R-3 (Special Amenity Residential District) would permit a subdivision of 13 lots with a minimum lot area of 213 square metres. The proposed layout, although not reviewed by the Approving Officer, is a continuation of the established pattern to the south. The density of the project makes it subject to an Intensive Residential Development Permit application being made and being considered for issuance by Council together with final reading.

The project will also require a development variance permit. The variance is to allow the overhead wiring along the frontage of 240 Street to remain and to permit a temporary narrower lane along a 5 metre segment near proposed Lot 10 until the adjacent lands to the north develop.

Pursuant to Council's resolution, this application is subject to the Community Amenity Contribution Program.

4) Planning Analysis:

i) Official Community Plan:

The development site is located within the Albion Area Plan and is currently designated Medium Density Residential. The proposed R-3 (Special Amenity Residential District) is in compliance with the current designation.

ii) Zoning Bylaw:

The current application proposes to rezone the property located at 10366 240 Street from RS-2 (One Family Suburban Residential) to R-3 (Special Amenity Residential District) to permit a 13 lot subdivision. The minimum lot size for the proposed zone is 213 square metres (Appendix D).

iii) Off-Street Parking And Loading Bylaw:

There will be two parking spaces provided in either two car garages or a one car garage with a parking pad on each lot. The garages are detached and access is gained by way of lanes behind each of the lots. Parking is in compliance with the Bylaw.

iv) **Proposed Variances:**

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

1. Subdivision and Development Services Bylaw No. 4800-1993, Schedule A – Services and Utilities:

The requests are:

- To waive the requirement to convert overhead utilities on 240 Street to underground wiring, in accordance with Council Policy 9.05 – Conversion of Existing Overhead Utility Wiring to Underground Wiring.
- To wave the minimum lane width for a portion of the lane from 7.5 metres to 5.98 metres where there is an impingement along one of the lots to the north.

2. Maple Ridge Zoning Bylaw No. 3510 -1985:

Section 403 (7) of the Zoning Bylaw requires that there be a clear line of vision across the corners of lots at street and lane intersections. This regulation reads:

Visual Clearance at Intersections

In any zoning district no fence, wall or structure other than a permitted building or any hedge, bush, shrub, tree or other growth shall be erected or allowed to grow to a height greater than 1 metre in the area bounded by:

- (i) the intersection of lot lines at a street corner and a line joining points along the said lot lines 7.5 metres from their point of intersection;*
- (ii) the intersection of lot lines at a lane corner and a line joining points along the said lot lines 6 metres from their point of intersection. This requirement shall also apply to the intersection of a lane with any other lane or with a street.*

This regulation requires that the principal dwelling and any projections not intrude into a 7.5 metre triangular area at street corners. Thus a variance is required to allow the corners of the front porch roof to project into the the visual clearance area for the corner lots. Allowing this variance would support the proposed house designs and the porch element is high enough not to interfere with the vision of drivers turning the corners.

Regarding the garage, this regulation means detached garages on corners with lanes need to be carefully designed and sited to avoid intrude into a 6.0 metre triangular area at lane corners. A two (2) car garage cannot be built on the proposed corner lots because the line of vision at the lane intersections would be affected. Therefore, the variance is to allow a one car garage with a pad for the second required parking space.

Each variance is supportable and more details will be provided in a future development variance permit report to Council.

v) Development Permits:

Pursuant to Section 8.8 of the OCP, an Intensive Residential Development Permit application is required to ensure the current proposal provides emphasis on high standards in aesthetics and quality of the built environment, while protecting important qualities of the natural environment.

The proposed single family dwellings will have a varied front façades to have a vibrant streetscape created by the variety of styles, taking into consideration and completing the existing subdivisions to the south and achieving neighbourhood cohesiveness.

The proposed building designs and landscaping are shown in Appendix E and F respectively.

Intensive Residential Development Permit applications are not subject to review by the Advisory Design Panel. Staff reviews these applications based on evaluation of a project by the architect or designer respecting the Key Concept Guidelines and Form and Character Guidelines contained in Section 8.8 of the OCP. Issuance of an Intensive Residential Development Permit is delegated to the Director of Planning under Maple Ridge Development Permit Delegation Bylaw No. 6478-2007 and is coordinated with Final Adoption.

vi) Development Information Meeting:

A Development Information Meeting was held at Albion Elementary School on October 5, 2017. There were three (3) attendees. The applicant reported that the biggest concerns seemed to be traffic and open space as follows:

- The public indicated the area has existing traffic congestion around the intersection of 103 Avenue and 240 Street. Concerns regarding possible vehicle re-routing onto 240A Street from 103 Avenue were noted once 240A Street is pushed through by way of future development to the north;
- The public expressed concern with respect to green space and retention of trees; and
- Furthermore, there were a few comments received regarding adequate parking especially along 240 Street.

The following are provided in response to the issues raised by the public:

- The applicant is required to undertake a traffic study to assess and consider necessary measures;
- The landscaping presentation alleviated some if not all of the public's concerns; and
- 240 Street is being widened.

vii) Parkland Requirement:

For this project, there is no suitable land for park dedication on the subject property and it is therefore recommended that Council require the developer to pay to the City an amount that equals the market value of 5% of the land required for parkland purposes. The amount payable to the City in lieu of park dedication must be derived by an independent appraisal at the developer's expense. Council consideration of the cash-in-lieu amount will be the subject of a future Council report.

5) Environmental Implications:

The project will need to comply with the usual 3-tiered stormwater management requirements for the City.

6) Traffic Impact:

As the subject property is located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure.

Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application.

A traffic study will be required for this project.

7) Interdepartmental Implications:

i) Engineering Department:

The Engineering Department advises there are adequate services to accommodate the proposal, widening of about 3.0 metres is required along the frontage of 240 Street and the overhead power lines along 240 Street may remain (see Development Variance Section of this report).

ii) License, Permits and Bylaws Department:

The License, Permits and Bylaws Department reviewed the proposed siting of the dwelling units and detached garages. The applicant has addressed these comments by making modifications or by seeking a variance from Council (see Development Variance Section of this report).

8) 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 on June 7, 2017 and in their reply dated June 23, 2017 advised:

- This rezoning would affect the student population for the catchment areas currently served by Albion Elementary and Samuel Robinson Technical Secondary Schools.
- Albion Elementary has an operating capacity of 438 students. For the 2016-2017 school year the student enrollment at Albion Elementary is 572 student (131% utilization) including 160 students from out of catchment.
- Samuel Robinson Technical Secondary School has an operating capacity of 600 students. For the 2016-2017 school year the student enrollment at Samuel Robinson Technical Secondary School is 785 students (131% utilization) including 346 students from out of catchment.

Planning staff comment: Council granted third reading to a proposal for a new elementary school on November 28, 2017. This school should be ready for construction beginning in 2018 with occupancy by the fall of 2019.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7207-2016, and that application 2015-069-RZ be forwarded to Public Hearing.

It is further recommended that Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication.

“Original signed by Adrian Kopystynski”

Prepared by: Adrian Kopystynski, MCIP, RPP, MCAHP
Planner

“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

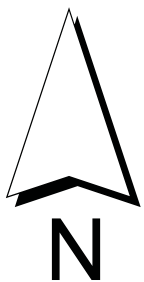
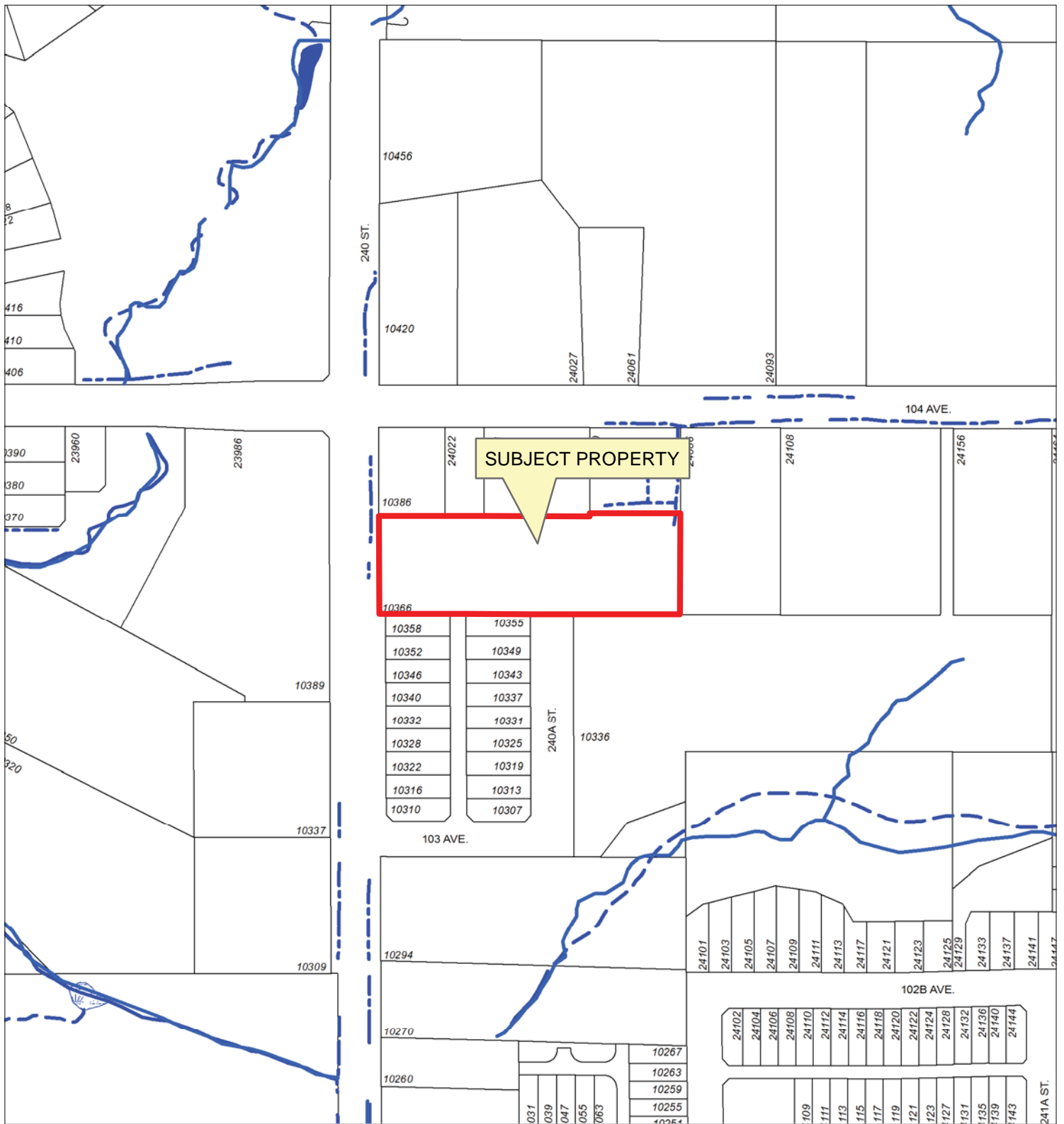
Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7207-2016

Appendix D – Subdivision Plan

Appendix E – Building Elevation Plans

Appendix F – Landscape Plan



Scale: 1:2,500

Legend

- Stream
- Edge of River
- Indefinite Creek
- River Centreline
- Major Rivers & Lakes

10366 240 Street
2011 Image

PLANNING DEPARTMENT



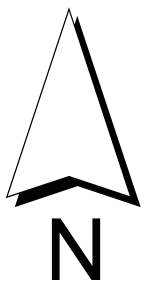
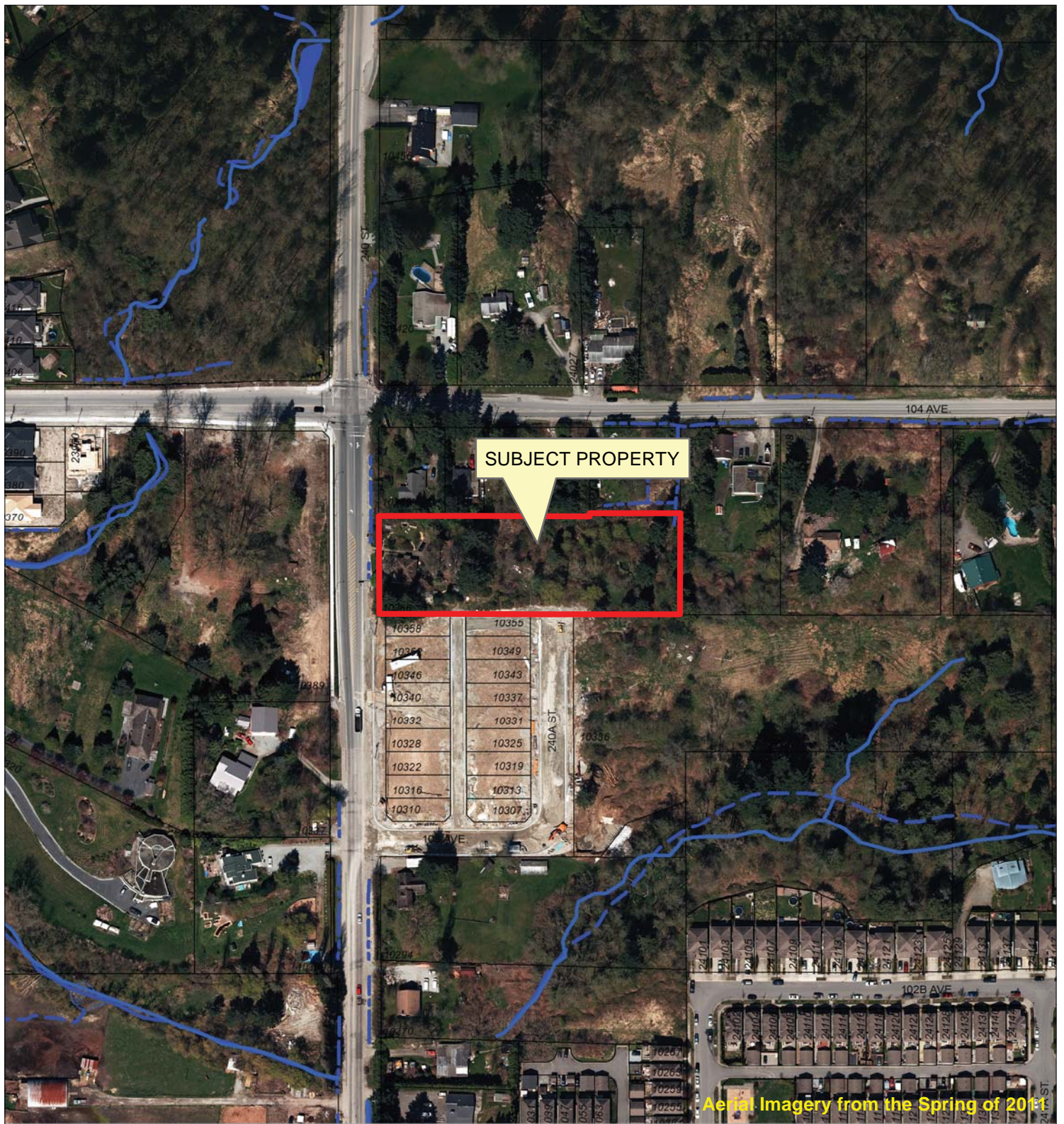
MAPLE RIDGE

British Columbia

mapleridge.ca

2015-069-RZ
DATE: Jan 8, 2016

BY: JV



Scale: 1:2,500

Legend

- Stream
- - - Indefinite Creek
- River Centreline
- Major Rivers & Lakes

10366 240 Street
2011 Image

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2015-069-RZ
DATE: Jan 8, 2016

BY: JV

A Bylaw to amend Map "A" forming part of 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. 7207-2016."
2. That parcel or tract of land and premises known and described as:

Lot "A" Section 3 Township 12 New Westminster District Plan 13554

and outlined in heavy black line on Map No. 1657 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-3 (Special Amenity Residential District).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 9th day of February, 2016.

READ a second time the 5th day of December, 2017.

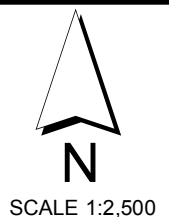
PUBLIC HEARING held the day of , 20

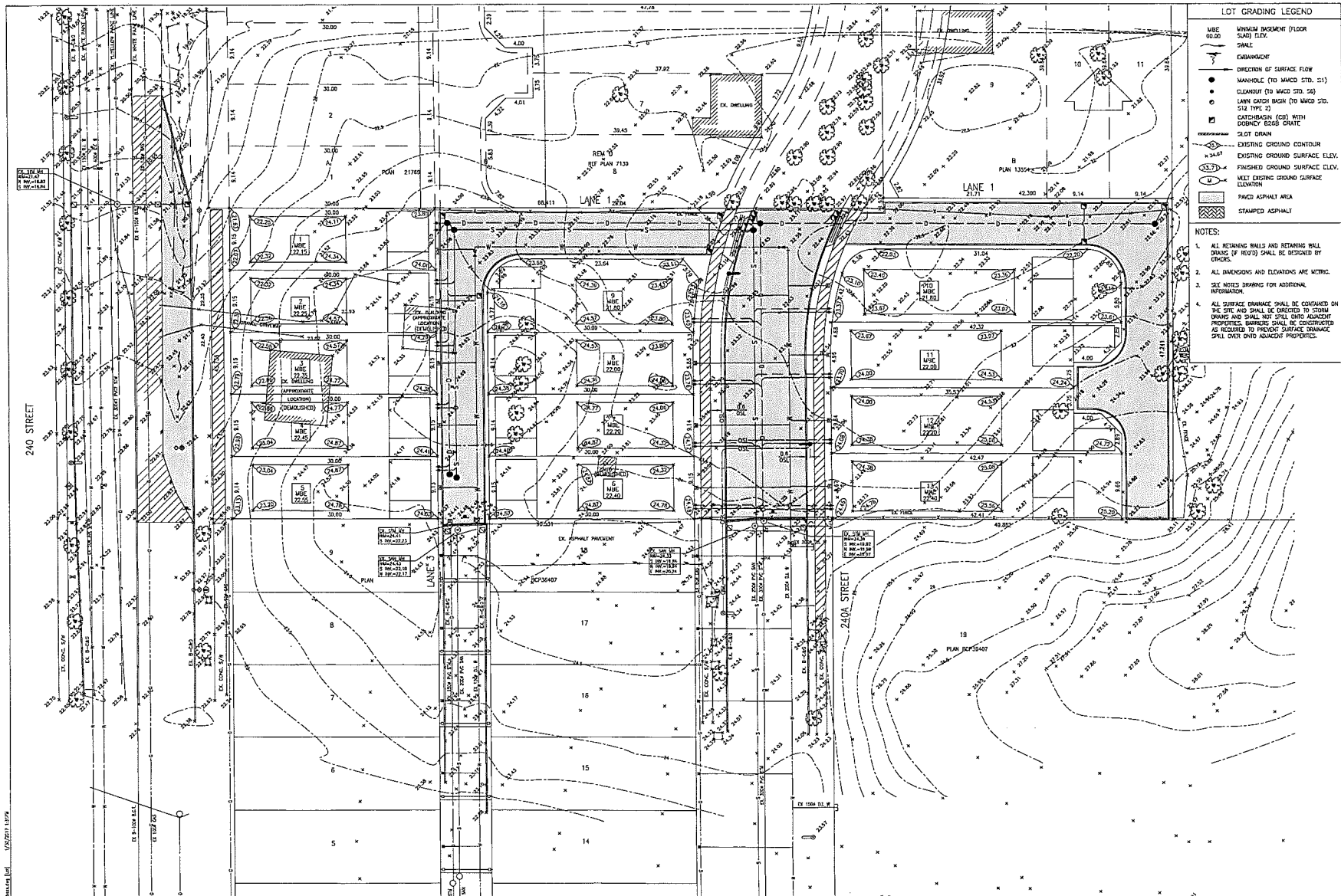
READ a third time the _____ day of _____, 20_____

APPROVED by the Ministry of Transportation and Infrastructure this day of
 , 20

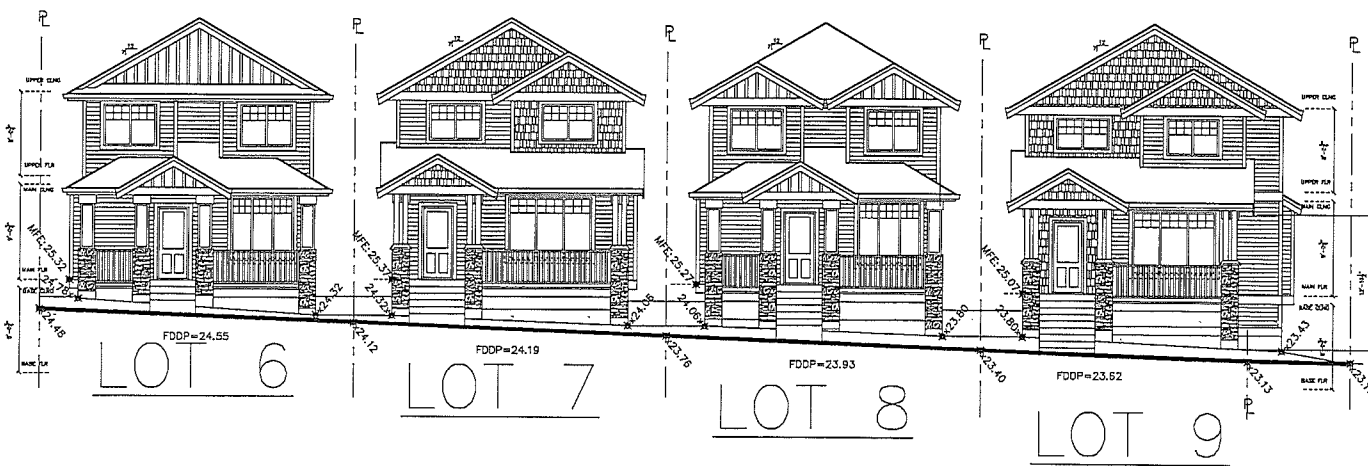
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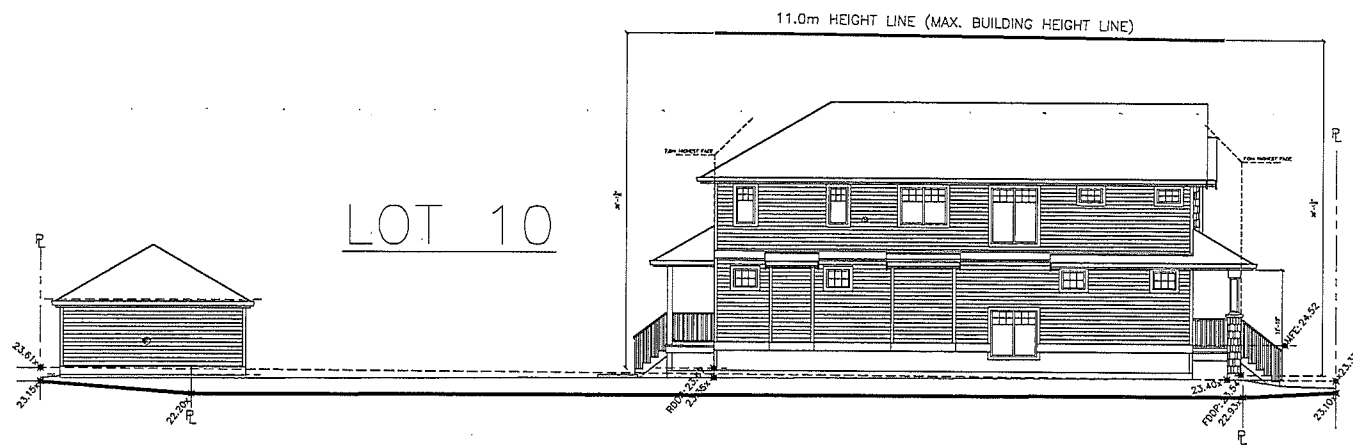
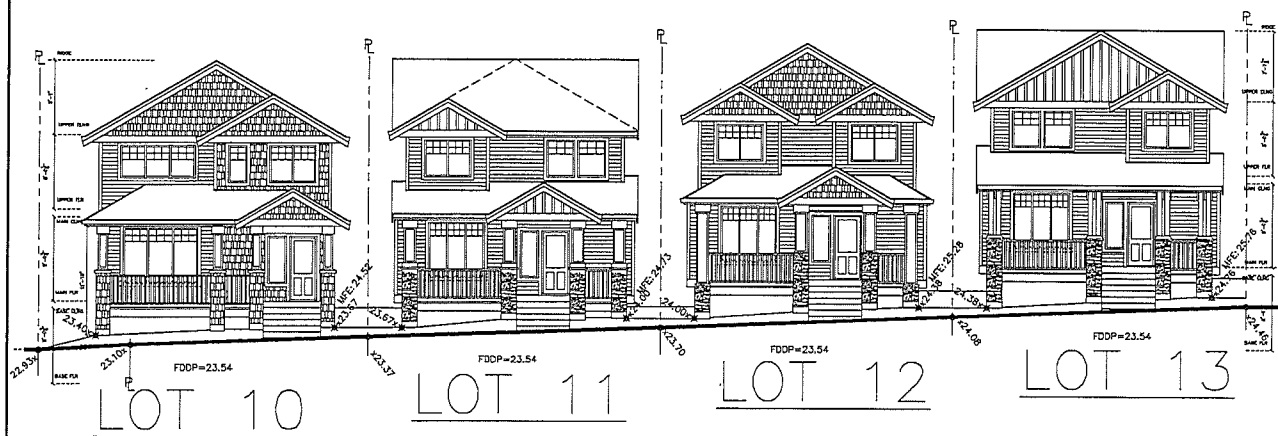
CORPORATE OFFICER





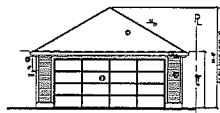
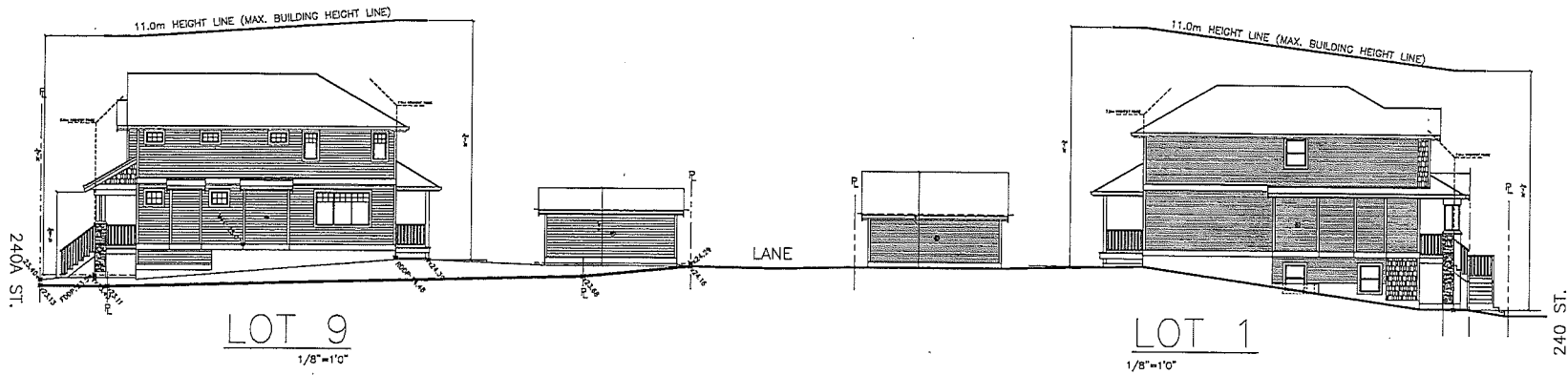
BENCHMARK DATA ALL ELEVATIONS REFER TO MAPLE RIDGE MON. NO. 5410000 LOCATED AT: 240 STREET AND HAVING ELEVATION: 10.250m		RESIDENTIAL SUBDIVISION 10366 - 240 STREET MAPLE RIDGE, B.C. LOT A SECTION 3 TOWNSHIP 12 NORTH WESTQUARTER DISTRICT PLAN 13354 WESTSIDE HOMES LTD. 1235 W 41 AVENUE VANCOUVER, B.C. V6M 1X2 TEL: 604-752-4390 FAX: 604-737-2780		Hub Engineering Inc. Engineering and Development Consultants Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2N6 Tel: 604-572-4328 Fax: 604-561-1625 Email: info@hub-inc.com www.hub-inc.com		DRAWN JMC DESIGNED MGK CHECKED - APPROVED - FIELD BOOK SCALES HORIZ. 1:250 VERT.		THE CITY OF MAPLE RIDGE ENGINEERING DEPARTMENT SITE GRADING PLAN 10366 - 240 STREET MAPLE RIDGE, B.C.		DATE FEB 2015 SHEET 17 OF 26 DWG. NO. 14082-17	
1	DEC 2016	UPDATE 240A STREET ROAD ALIGNMENT	JMC								





DRAWING NO: 3 of 9 R1	REVISIONS	DATE	NO.	DESIGNED BY:	CLIENT: WESTSIDE HOMES LTD PROJECT FILE: 10356 240TH STREET MAPLE RIDGE, B.C.	Pinnacle Home Designs CUSTOM HOUSE DESIGNING -- CONSULTATIONS -- RENOVATIONS C. 604.617.6556
	COMPLETED	26 OCT 17	1	DRAWN BY:		
	REVISIONS: LOT 8410 INFO ADDED			SCALE: 3/16"=1'0" U.S.A.		
	E-FILE NAME			DATE: 17 MARCH 17		

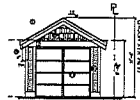
NOT BE USED FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF Pinnacle Home Designs



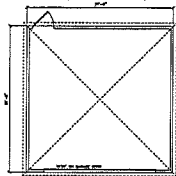
ELEVATION GARAGE - A
TYPICAL GARAGE ELEVATIONS
1/8"=1'0"



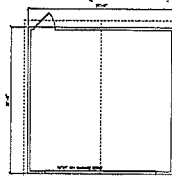
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ELEVATION GARAGE - C



GARAGE PLAN-A
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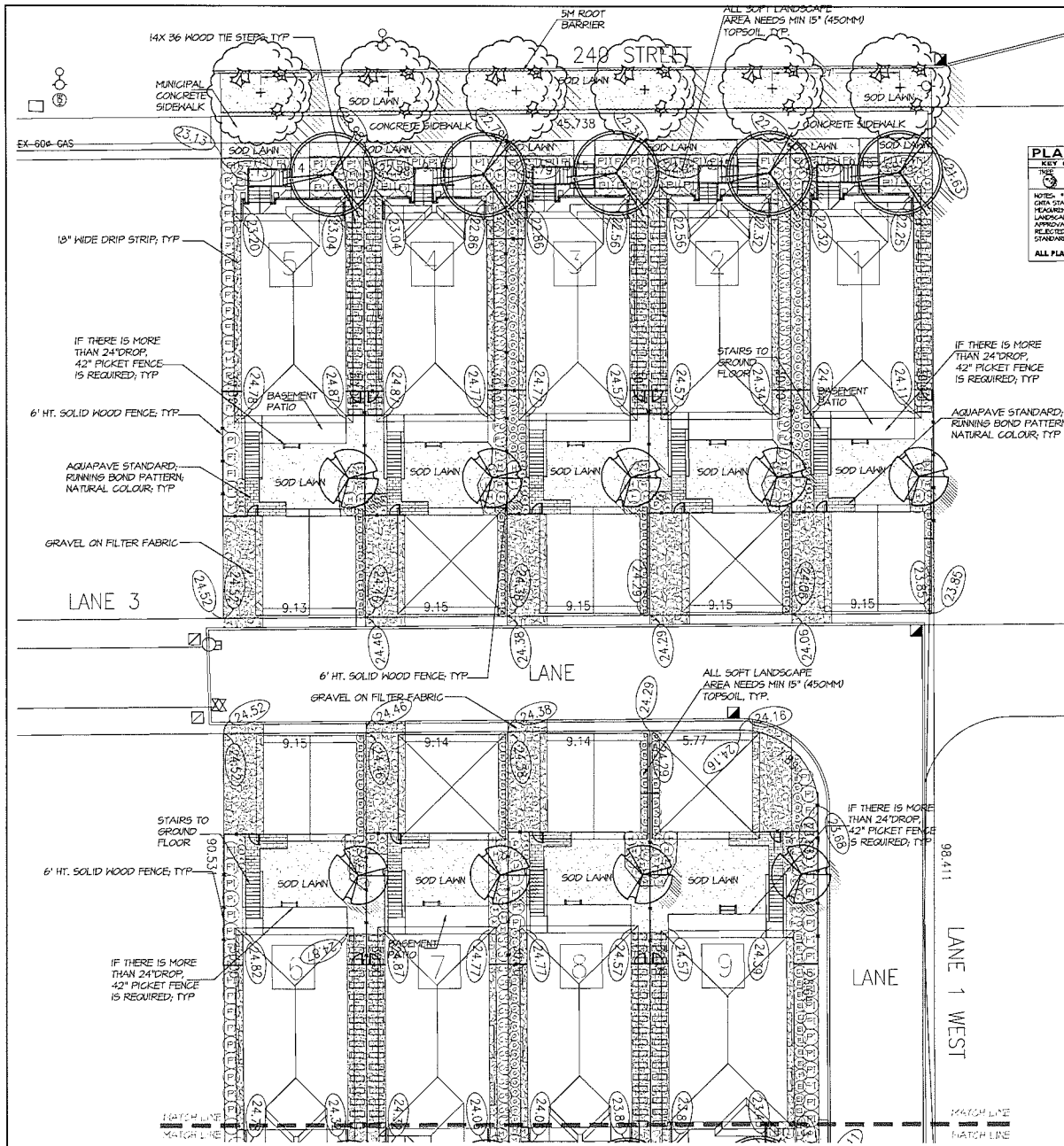
GARAGE PLAN-B
1/8"=1'0"



GARAGE PLAN-C
1/8"=1'0"

DRAWING NO: 4 of 9 R1	REVISIONS	DATE	NO.	DESIGNED BY:	CLIENT:	Pinnacle Home Designs CUSTOM HOUSE DESIGNING - DRAFTING - CONSULTATIONS - RENOVATIONS C: 604.817.6656		
	COMPLETED	26 OCT 17	1	DRAWN BY:	WESTSIDE HOMES LTD 10366 240TH STREET MAPLE RIDGE, B.C.			
	REVISIONS: LOT 9 AND INFO ADDED, GARAGE TYPE C ADDED			SCALE: 1/4"=1'0"	DRAWING TITLE:			
	E-FILE NAME			DATE: 17 MARCH 17				

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PLANT SCHEDULE-OFFSITE STREET TREE			MS JOB NUMBER: 10088
KEY	SYT	BOTANICAL NAME	COMMON NAME
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2	SYT	DOUGLAS MAPLE	DOUGLAS MAPLE
3	SYT	DOUGLAS MAPLE	DOUGLAS MAPLE
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M2
LANDSCAPE ARCHITECTURE

#220 - 26 Lorne Mews
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V3M 3L7
Tel: 604.553.0044
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Email: office@m2la.com

1	PLAN	13 LOT SUBDIVISION	ON
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PROJECT:

13 LOT SUBDIVISION
10366 - 240 STREET,
MAPLE RIDGE, BC

DRAWING TITLE:

**LANDSCAPE
PLAN-NORTH**

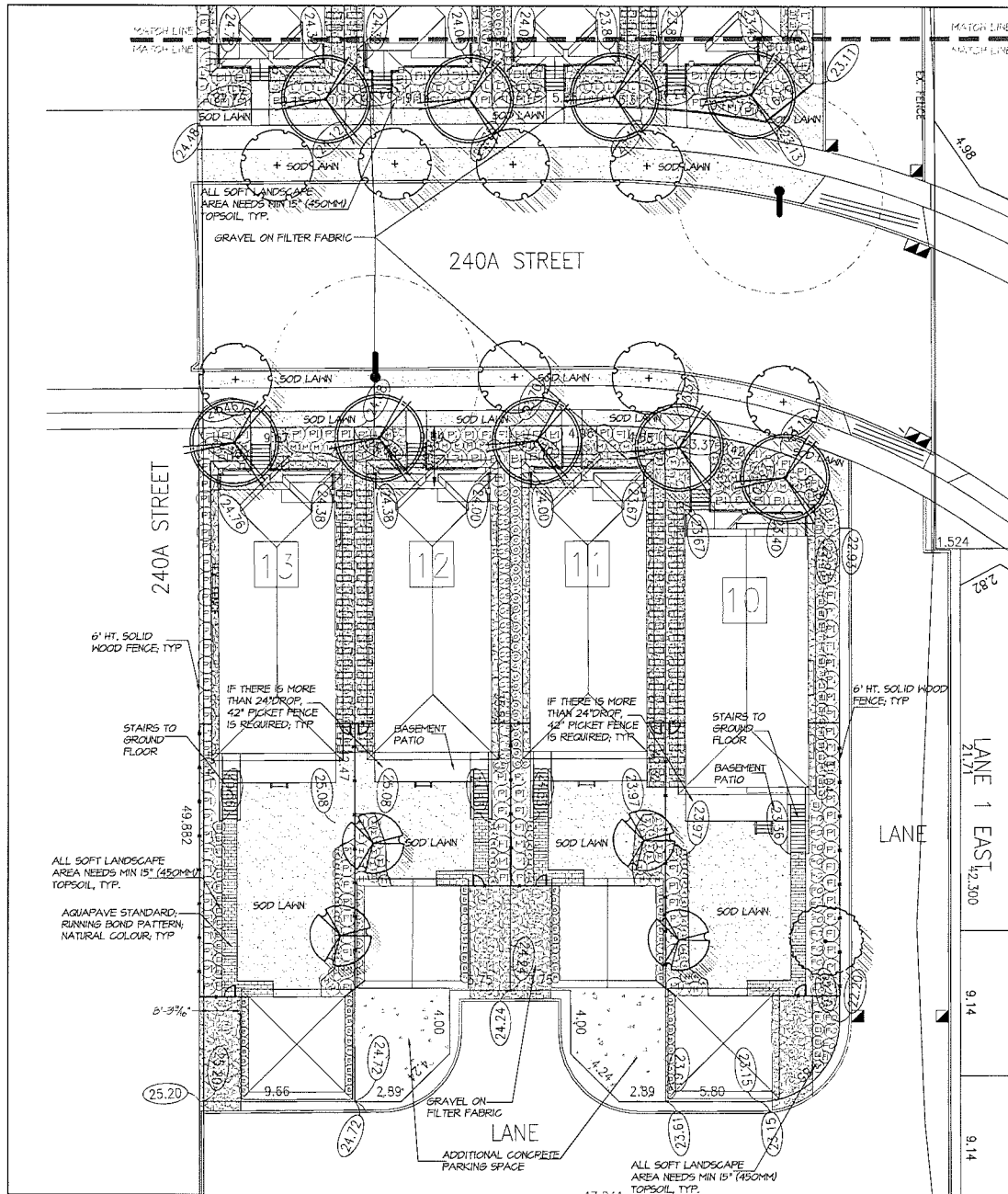
DATE: 11/11/14
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DESIGN: -
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DRAWING NUMBER:

L1

OF 4

15 088



PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER: 10088	PLANTED SIZE / REMARKS
1	1	ACER GRANULIFLUM	FLAME AMUR MAPLE		23M HT.
2	1	GEORGINELLA JAPONICA	KATANA TREE		3M HT. LHM STD. DAB
3	1	FRAXINUS AMERICANA JAPONICA PURPLE	AMERICAN PRINCE ASH		5M HT. LHM STD. DAB
4	1	SIAMANTHA PSEUDOCAMPELLA	JAPANESE SIAMANTHA		5M HT. LHM STD. DAB
5	1	BOUQUET GREEN GEM	BONWOOD		12 POT
6	1	PRUNUS LAURICERAGUS DITTO LYNN	OTTO LYNN LAUREL		12 POT, 50CM
7	1	RHOXODENDRON CAROLINE GRACE	RHOXODENDRON CREAM PINK		12 POT, 30CM
8	1	SAKURA JAPONICA DOR MALE	JAPANESE SAHIMA		12 POT, 30CM
9	1	SPRAEA X JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPRAEA, PINK		12 POT, 40CM
10	1	HAKONEGALIA HACRA 'ALL GOLD'	JAPANESE FOREST GRASS		12 POT, 40CM
11	1	YSCANTHUS SINENSIS MORNING LIGHT	MORNING LIGHT JAPANESE GRASS		12 POT
12	1	HOSTA 'FRANCE'	HOSTA		12 POT, 1 EYE, HEAVY SHADE
13	1	ISONTYUS JAPONICA EMERALD GEM	ISONTYUS SILVER VARIEGATED		12 POT, 40CM
14	1	LONGERIA FILATA	PROFIT MONTEAGUE		12 POT, 30CM
15	1	PACHYANDRA TERMINALIS	JAPANESE SPURGE		12 POT, 30CM
16	1	POLYSTICHUM MATHOM	WESTERN SHARD FERN		12 POT, 30CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARDS, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER ORCA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR SUPPLIED CONTAINER HEADS/VENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OR SEARCH TO INCLUDE LOWER MAINLAND AND TRAGER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS. TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARDS - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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1	SCALE	AS PER CITY COMMENTS/OPPOSITE PAGE	DATE
2	PLANT	NUMBER OF REPLACEMENT PLANT	DATE
3	CONTRACT	ISSUED FOR OF	DATE
4	NO.	DATE	REVISION DESCRIPTION
5	DATE		

PROJECT:

13 LOT SUBDIVISION
10366 - 240 STREET,
MAPLE RIDGE, BC

DRAWING TITLE:

LANDSCAPE
PLAN-SOUTH

DATE: 11/22/14

SCALE: -

DRAWN: -

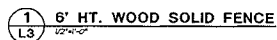
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M2LA PROJECT NUMBER: 10 088

L2

OF 4



15 089

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2015-021-RZ
File Manager: Adam Rieu

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 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:

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: December 5, 2017
FILE NO: 2015-021-RZ
MEETING: Council
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7406-2017; and
Second Reading
Zone Amending Bylaw No. 7142-2015;
24070 132 Avenue

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 24070 132 Avenue, from RS-3 (One Family Rural Residential) to R-1 (Residential District), to permit a future subdivision of approximately three single family residential lots. The minimum lot size for the proposed R-1 (Residential District) zone is 371 m². Ground-truthing on the site has established the developable area, and as a result, an amendment to the Official Community Plan (OCP) is required to adjust the *Conservation* boundary to fit the site conditions.

Council granted first reading to Zone Amending Bylaw No. 7142-2015 on April 28, 2015. Pursuant with Council resolution, the application is subject to the Community Amenity Contribution (CAC) Program at a rate of \$5,100 per lot, for an estimated amount of \$15,300.00.

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. 7406-2017 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. 7406-2017 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. 7406-2017 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7406-2017 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7142-2015, as amended in this report, 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, and Figure 4 – Trails/Open Space

- ii) Road dedication as required;
- iii) Park dedication as required, and removal of all debris and garbage from park land;
- iv) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
- v) Registration of a Restrictive Covenant for Tree Protection;
- vi) Registration of a Restrictive Covenant for Stormwater Management;
- vii) Registration of a Restrictive Covenant for No-Build purposes on the existing house footprint, should the current house be removed in the future. Any new house built on proposed lot 3 must adhere to current Zoning Bylaw regulations;
- viii) 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; and
- ix) That a voluntary contribution, in the amount of \$15,300.00 be provided, in keeping with the Council Policy on Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Shida Neshat-Behzadi
Legal Description:	Lot 8 Section 27 Township 12 New Westminster District Plan 2622
OCP:	
Existing:	Conservation and Low Density Urban
Proposed:	Conservation and Low Density Urban
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	R-1 (Residential District)
Surrounding Uses:	
North:	Use: Park
	Zone: RS-1b (One Family Urban (Medium Density) Residential)
	Designation: Conservation and Low Density Urban
South:	Use: Single Family Residential
	Zone: RS-3 (One Family Rural Residential)
	Designation: Conservation
East:	Use: Single Family Residential
	Zone: RS-3 (One Family Rural Residential)
	Designation: Conservation and Eco Cluster
West:	Use: Single Family Residential
	Zone: RS-1b (One Family Urban (Medium Density) Residential)
	Designation: Low Density Urban
Existing Use of Property:	Single Family Residential

Site Area:	2.0 ha (5 acres)
Access:	Shoesmith Loop
Servicing requirement:	Urban Standard

2) Project Description:

The subject property, located at 24070 132 Avenue, is 2.0 ha (5 acres) in size and is bound by the unopened 132 Avenue road allowance to the north, single family residential lots to the west and residential acreage to the south and east (see Appendices A and B). Millionaire Creek is located on the eastern portion of the subject property running north-south. The majority of the property has steep slopes and is heavily vegetated, with the northwest corner providing the only potentially developable area. The subject property is within walking distance of Red Alder Neighbourhood Park, as well as equestrian trails that access the UBC Malcolm Knapp Research Forest and Golden Ears Provincial Park.

The applicant is proposing to rezone the subject property from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit future subdivision into approximately three single family residential lots, not less than 371 m² (3,994 ft²). The applicant intends to retain the existing house on proposed lot 3 and create two additional lots to the north of the existing house. The remainder of the subject property will be dedicated as park for conservation purposes. Access to the proposed lots will be provided from Shoesmith Loop. The application will require a variance for the rear yard setback in order to retain the existing house; however, in the future, if the existing house is to be removed, the new home location would be required to adhere to the current Zoning Bylaw and not be permitted to keep its original footprint. This will be achieved through a No-Build Restrictive Covenant on proposed lot 3. A rear yard setback of 8 m (26 ft.) will be required for new construction on proposed lot 3.

The original application, which received first reading on April 28, 2015, had proposed to rezone the subject property from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential); however, in order to retain two significant trees located on the northern property boundary, the developable area and the width requirement for the RS-1b (One Family Urban (Medium Density) Residential) zone would not have been feasible. A revised proposal to the R-1 (Residential District) zone will allow the two significant trees to be retained, while also achieving the original proposed lot yield of three lots. Proposed lot 1, with an area of 726 m² (7,815 ft²) and proposed lot 3, with an area of 1,260 m² (13,563 ft²) will be significantly oversized R-1 (Residential District) zoned lots.

3) Planning Analysis:

Official Community Plan:

The subject property is located within the Silver Valley Area Plan, north of the Horse Hamlet, and is currently designated *Conservation* and *Low Density Urban*. The *Low Density Urban* designation permits densities ranging between 8-15 units per hectare, which equates to a lot yield of 2-4 on the subject property. The proposed development of three single family residential lots falls within the yield described in the Silver Valley Area Plan. An OCP amendment is required to adjust the *Conservation* boundaries to reflect the location of Millionaire Creek and the steep slopes located on the subject property (see Appendix C).

Design features of the Silver Valley Area Plan include concentrating higher density residential development into the Hamlets and the River Village. These areas were planned to be within walking distance of commercial uses. Residential densities outside of these core areas were reduced overall, through clustering or retention of larger lots, to retain significant natural amenities and protect view corridors. The subject property is situated between, but outside of the peripheries of River Village and Horse Hamlet. It is, therefore, located in an area that is generally associated with lower density residential development, as reflected by its current designation.

Zoning Bylaw:

Zone Amending Bylaw No. 7142-2015 has been amended to rezone the subject property from RS-3 (One Family Rural Residential) to R-1 (Residential District) (see Appendix D) to permit future subdivision into approximately three single family residential lots (see Appendix E). The minimum lot size for the current RS-3 (One Family Rural Residential) zone is 0.80 ha (2 acres), and the minimum lot size for the proposed R-1 (Residential District) zone is 371 m² (3,994 ft²). Proposed lots 1 and 3 will be significantly larger in area than the minimum requirements for the R-1 (Residential District) zone.

The original application, which received first reading on April 28, 2015, had proposed to rezone the subject property from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential); however, in order to retain two significant trees located on the northern property boundary, the developable area and the width requirement for the RS-1b (One Family Urban (Medium Density) Residential) zone would not have been feasible. A revised proposal to the R-1 (Residential District) zone will allow the two significant trees to be retained, while also achieving the original proposed lot yield of three lots. Proposed lot 1, with an area of 726 m² (7,815 ft²) and proposed lot 3, with an area of 1,260 m² (13,563 ft²) will be significantly oversized R-1 (Residential District) zoned lots.

Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following relaxations (see Appendix E):

- *Zoning Bylaw No. 3510 -1985, Part 6, Section 601, C. Regulations For the Size, Shape and Siting (11) Buildings and Structures for One Family Residential Use in the R-1 zone (c)(ii): To reduce the rear lot line for lot 3 from 8.0 m (26 ft.) to 0.28 m (0.9 ft.) for the existing house;*
- *Subdivision and Development Servicing Bylaw No. 4800-1993, Schedule B: To waive the servicing requirements on 132 Avenue, as 132 Avenue is too steep and is not intended to be constructed as a road.*

The requested variances will be the subject of a future Council report.

Development Permits:

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50 metres of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity or building permits for:

- All areas designated *Conservation* on Schedule “B” or all areas within 50 metres of an area designated *Conservation* on Schedule “B”, or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15 percent;
- All floodplain areas and forest lands identified on Schedule “C”

to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application has been made under the file reference 2016-374-DP for all development and subdivision activity identified in wildfire risk areas. 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. The subject property is located within the Wildfire Development Area, identified on Map 1 in Section 8.12 of the OCP.

Advisory Design Panel:

A Form and Character Development Permit is not required because this is a single family project, therefore this application does not need to be reviewed by the Advisory Design Panel.

Development Information Meeting:

A Development Information Meeting is not required for this application because it is in compliance with the OCP and is less than 5 dwelling units.

Parkland Requirement:

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval.

For this project, there is sufficient land that is proposed to be dedicated as park on the subject property and this land is required to be dedicated as a condition of final reading.

4) Environmental Implications:

The subject property consists of steep slopes, a large ravine, Millionaire Creek, and a small developable area located on a plateau in the northwest corner. Vegetation on the subject property is mainly comprised of a mixed forest that is relatively undisturbed throughout the majority of the site, with the exception of the plateau section. The plateau is made up of lawn, garden and ornamental trees and shrubs. Invasive species, such as English Ivy and Himalayan Blackberry have been located in some areas of the subject property and will be removed as part of the enhancement and restoration works. The steep slopes, ravine and watercourse will be dedicated to the City as *Conservation*. A tree protection covenant will be registered to retain the two significant trees located on the proposed north-eastern property boundary of lot 1 (see Appendix E).

5) Interdepartmental Implications:

Engineering Department:

Road dedication is required at the north-west corner of the property on Shoemith Loop. The remainder of the servicing requirements will be a condition of the subdivision application.

6) School District No. 42 Comments:

The School District has noted that the subject property falls within the Yennadon Elementary and Garibaldi Secondary school catchments. Actual numbers for the 2016 school year indicate that Yennadon Elementary is at 105% utilization, with 573 students. For secondary school enrollment capacity, actual numbers for the 2016 school year indicate that Garibaldi Secondary is at 71% utilization, with 748 students.

7) Intergovernmental Issues:

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 amendment required for this application, to adjust the *Conservation* boundary, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7406-2017, that second reading be given to Zone Amending Bylaw No. 7142-2015, and that application 2015-021-RZ be forwarded to Public Hearing.

"Original signed by Adam Rieu"

Prepared by: Adam Rieu
Planning Technician

"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:

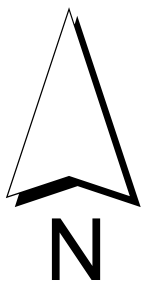
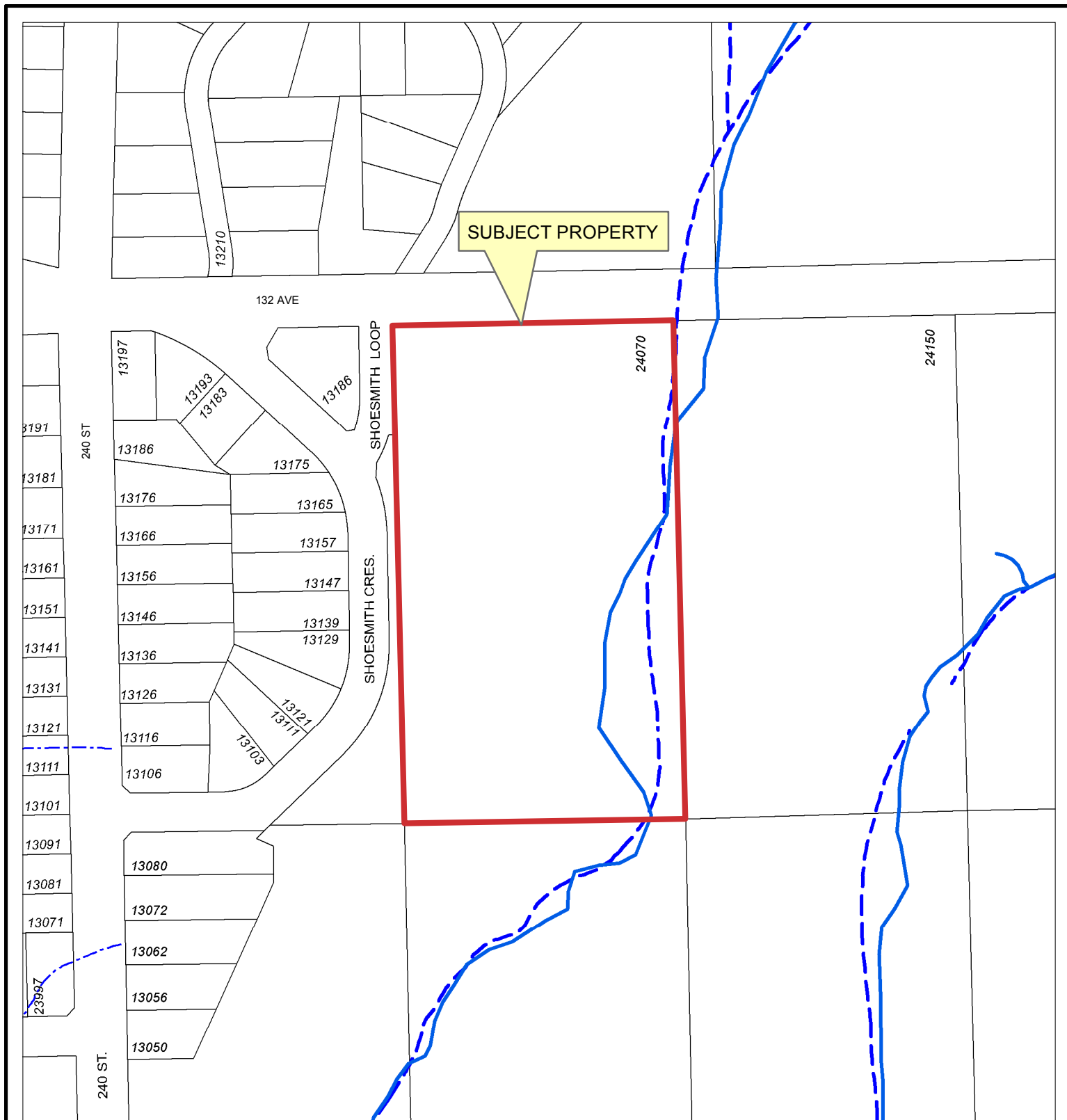
Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – OCP Amending Bylaw No. 7406-2017

Appendix D – Zone Amending Bylaw No. 7142-2015

Appendix E – Proposed Subdivision Plan



Scale: 1:2,000

Legend



Wetlands

GPS Creek Centrelines

Streams & Rivers (Topographic)

Feature Type

- Indefinite Creek Centreline
- Ditch Centreline
- River Centreline

Rivers & Lakes (Topographic)

Feature Type

- Canal
- Flooded Land
- Lake/Reservoir
- Marsh
- River
- Major Rivers & Lakes

24070 132 AVENUE

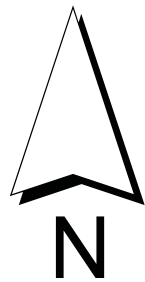
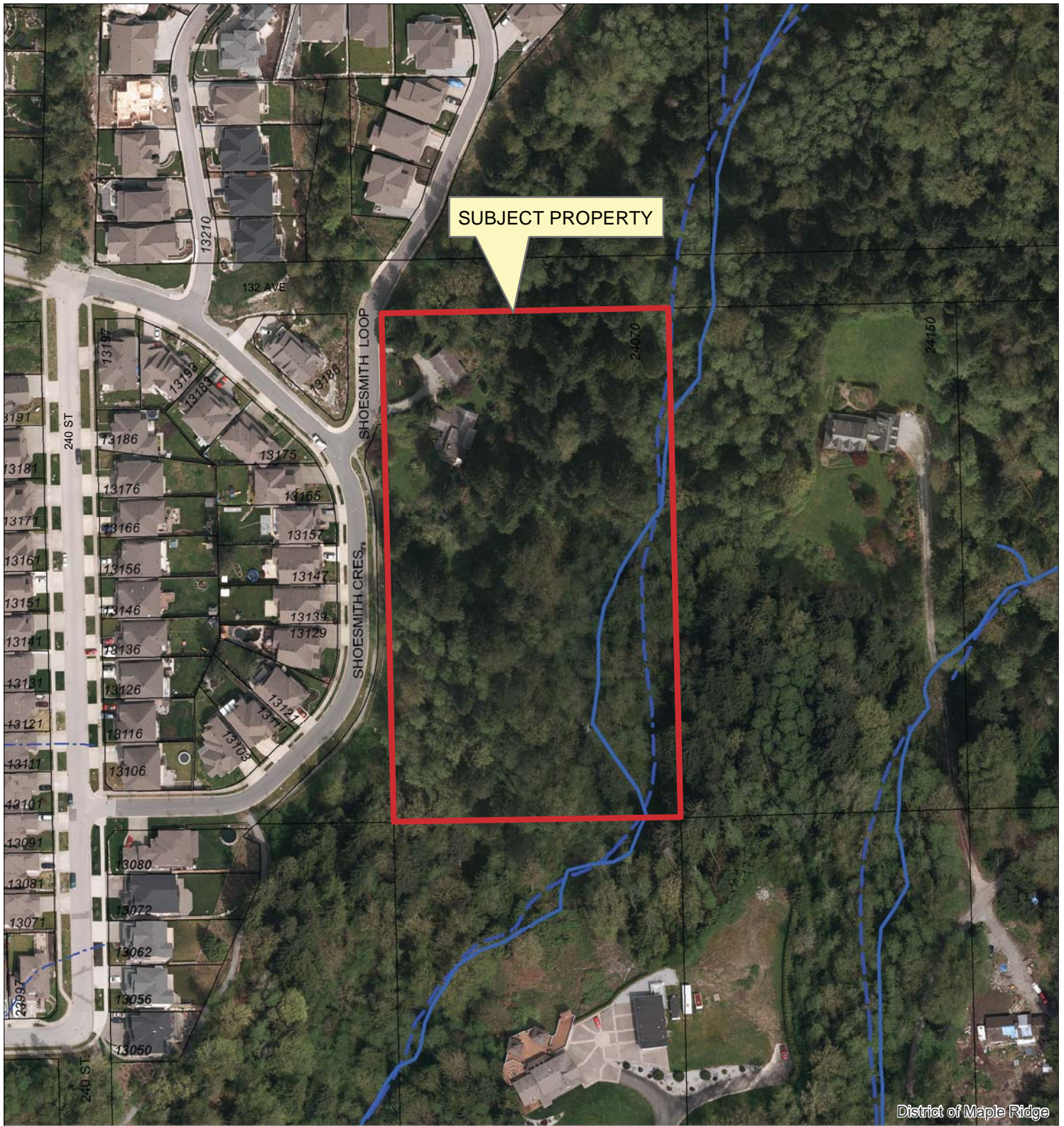


CITY OF MAPLE RIDGE
PLANNING DEPARTMENT

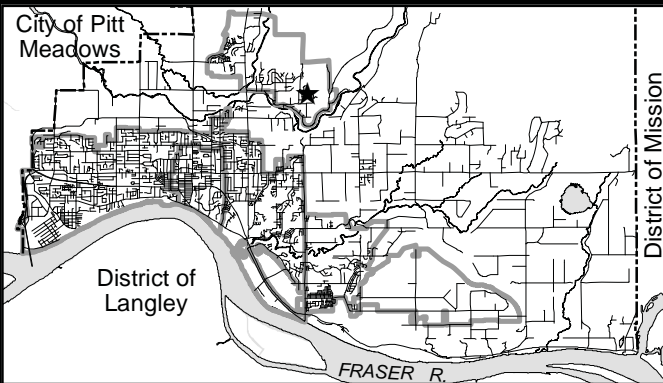
DATE: Feb 12, 2015

FILE: 2015-021-RZ

BY: PC



Scale: 1:2,000



24070 132 AVENUE



CITY OF MAPLE RIDGE
PLANNING DEPARTMENT

DATE: Feb 12, 2015

FILE: 2015-021-RZ

BY: PC

CITY OF MAPLE RIDGE

BYLAW NO. 7406-2017

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. 7406-2017."
2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, is hereby amended for the parcel or tract of land and premises known and described as:

Lot 8 Section 27 Township 12 Plan New Westminster District Plan 2622

and outlined in heavy black line on Map No. 965, 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 8 Section 27 Township 12 Plan New Westminster District Plan 2622

and outlined in heavy black line on Map No. 966, 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 5th day of December, 2017

READ a second time the 5th day of December, 2017

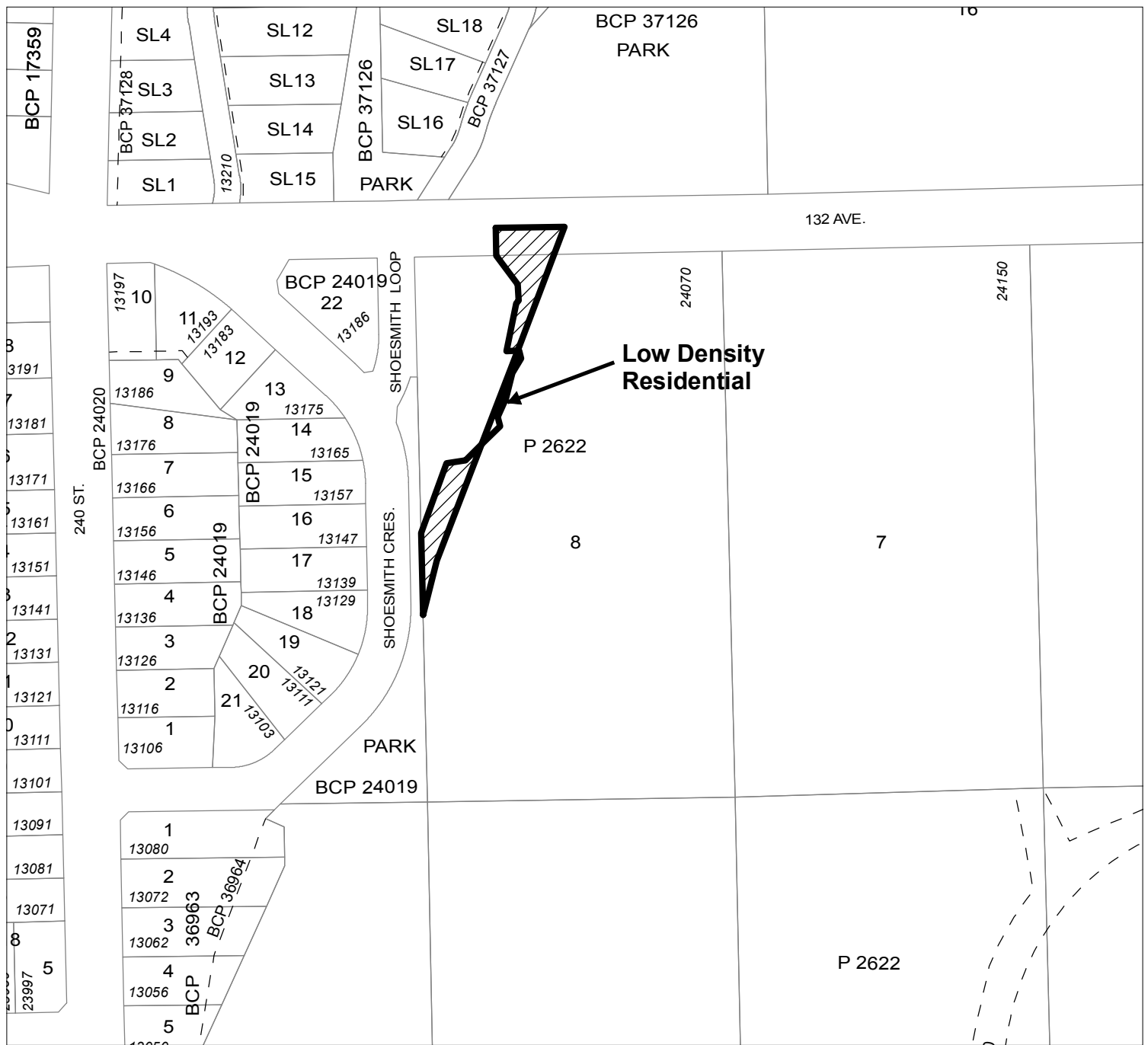
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

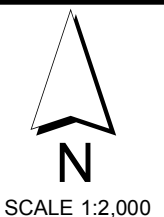
Bylaw No. 7406-2017

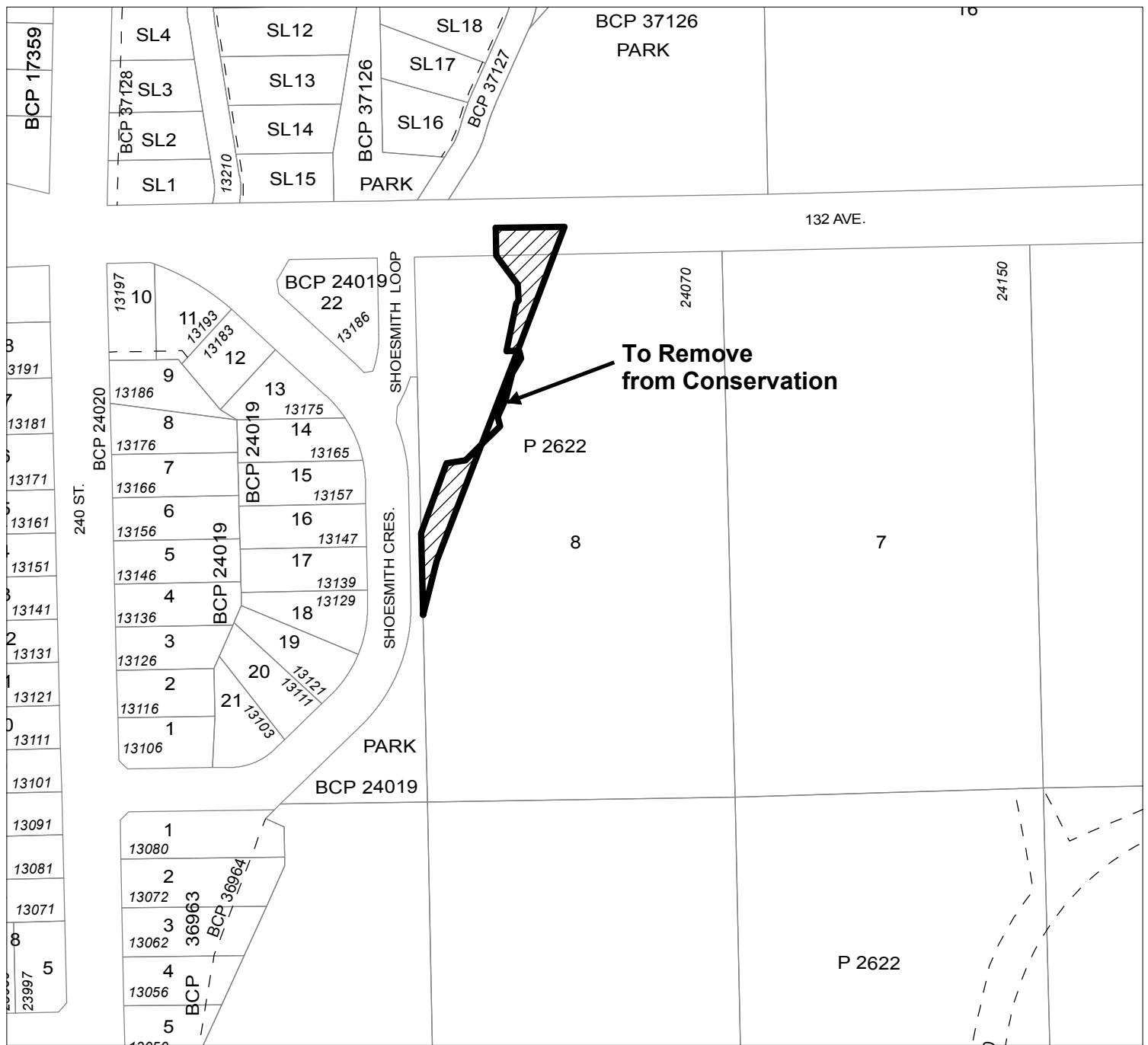
Map No. 965

Purpose: To Amend Silver Valley Area Plan Figure 2

From: Low Density Residential and Conservation

To:  Conservation  Low Density Residential





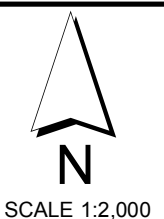
MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

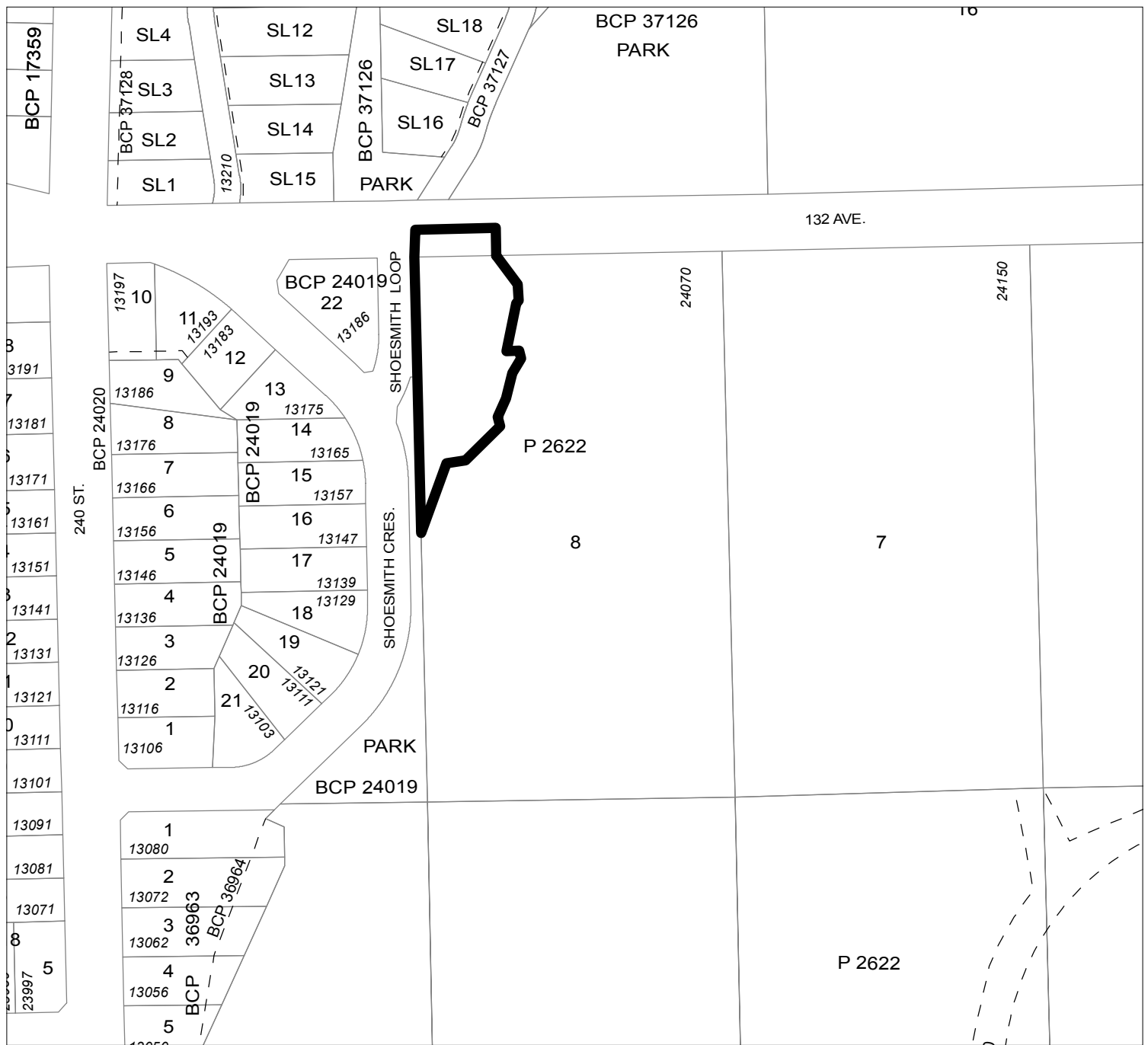
Bylaw No. 7406-2017

Map No. 966

Purpose: To Amend Silver Valley Area Plan Figure 4 Trails/ Open Space as shown

To Add to Conservation
 To Remove from Conservation





MAPLE RIDGE ZONE AMENDING

Bylaw No. 7142-2015
 Map No. 1637
 From: RS-3 (One Family Rural Residential)
 To: R-1 (Residential District)



SCALE 1:2,000

