

City of Maple Ridge

COUNCIL MEETING AGENDA

February 8, 2022

7:00 p.m.

Virtual Online Meeting including Council Chambers

Meeting Decorum:

Council would like to remind all people present tonight that serious issues are decided at Council meetings which affect many people's lives. Therefore, we ask that you act with the appropriate decorum that a Council Meeting deserves. Commentary and conversations by the public are distracting. Should anyone disrupt the Council Meeting in any way, the meeting will be stopped and that person's behavior will be reprimanded.

The meeting is live streamed and recorded by the City of Maple Ridge.

Note: This Agenda is also posted on the City's Web Site at www.mapleridge.ca

The purpose of a Council meeting is to enact powers given to Council by using bylaws or resolutions. This is the venue for debate of issues before voting on a bylaw or resolution.

For virtual public participation during Public Question Period please go to www.mapleridge.ca/640/Council-Meetings and click on the meeting date

100 CALL TO ORDER

200 AMENDMENTS TO THE AGENDA

300 APPROVAL OF THE AGENDA

400 ADOPTION OF MINUTES

401 Minutes of the Regular Council Meeting of January 25, 2022

402 Report of the Public Hearing of January 18, 2022

500 PRESENTATIONS AT THE REQUEST OF COUNCIL

600 DELEGATIONS

700 CONSENT AGENDA

701 Minutes

701.1 Development Agreements Committee Meetings of:

January 20, 2022 and January 25, 2022

702 **Reports**

702.1 **Municipal Advisory Committee on Accessibility and Inclusiveness -
Updated Terms of Reference**

Staff report dated February 8, 2022, seeking direction from Council for staff to move forward with Committee proceedings, specifically, revisions to the Committee's Terms of Reference of the Municipal Advisory Committee on Accessibility and Inclusiveness and the Age-Friendly Subcommittee.

703 **Correspondence**

703.1 **Universal No-Cost Coverage of Prescription Contraception**

Correspondence dated January 15, 2022, from Dr. Teale Phelps Bondaroff, Chair and Co-Founder of AccessBC Campaign for free prescription contraception, requesting municipalities endorse universal no-cost prescription contraception.

704 **Release of Items from Closed Council Status**

705 **Recommendation to Receive Items on Consent**

800 **UNFINISHED BUSINESS**

900 **CORRESPONDENCE**

1000 **BYLAWS**

Note: Item 1001 is from the December 14, 2021 Council Meeting. A Public Hearing was waived in accordance with Section 464(2) of the Local Government Act.

Bylaws for Third Reading

1001 **2021-215-RZ, Zone Amending Bylaw No. 7749-2021**

A bylaw to set out housekeeping amendments to Maple Ridge Zoning Bylaw No. 7600-2019.

1100 **COMMITTEE REPORTS AND RECOMMENDATIONS**

*The items in the "Committee Reports and Recommendations" category are staff reports presented at an earlier Committee of the Whole meeting, typically a week prior, to provide Council with an opportunity to ask staff detailed questions. The items are now before the regular Council Meeting for debate and vote. Both meetings are open to the public. **The reports are not reprinted again in hard copy**, however; they can be found in the electronic agenda or in the Committee of the Whole agenda package dated accordingly.*

Planning and Development Services

1101 2020-392-RZ, 12040 248 Street, Temporary Use Permit

Staff report dated February 1, 2022, recommending that a Temporary Use Permit, to allow for up to three years, the temporary storage of a shipping container and unenclosed storage of construction materials over a portion of the site that is zoned CS-1 (Service Commercial), be forwarded to the next Public Hearing and subsequent Council meeting for decision.

1102 2021-397-RZ, 20206 Chatwin Avenue, RS-1 to RS-1b

Staff report dated February 1, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7818-2021 to rezone from RS-1 (Single Detached Residential) to RS-1b (Single Detached (Medium Density) Residential), to permit a future subdivision of approximately four lots be given first reading and that the applicant provide further information as described on Schedules B, F, and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

1103 2021-419-RZ, 24070 128 Avenue and 24195 Fern Crescent, RS-3 to R-3 and R-1

Staff report dated February 1, 2022 recommending that Maple Ridge Zone Amending Bylaw No. 7791-2021 to rezone from RS-3 (Single Detached Rural Residential) to R-3 (Single Detached (Intensive) Urban Residential) and R-1 (Single Detached (Low Density) Urban Residential), to permit a future subdivision subdivision of approximately 27 single-family lots, be given first reading and that the applicant provide further information as described on Schedules A, B, D, E, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

1104 2018-159-DVP, 24331 and 24315 110 Avenue

Staff report dated February 1, 2022, recommending that the Corporate Officer be authorized to sign and seal 2018-159-DVP to reduce the minimum required lot width.

Engineering Services

Corporate Services

Parks, Recreation and Culture

Administration (including Fire and Police)

1300 OTHER MATTERS DEEMED EXPEDIENT

1400 PUBLIC QUESTION PERIOD

1500 MAYOR AND COUNCILLOR REPORTS

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING

1700 ADJOURNMENT

PUBLIC QUESTION PERIOD

The purpose of Public Question Period is to provide the public with an opportunity to ask questions of Council on items that are of concern to them, with the exception of Public Hearing bylaws which have not yet reached conclusion.

Each person will be permitted **2 minutes** to ask their question (a second opportunity is permitted if no one else is waiting to participate. Questions must be directed to the Chair of the meeting and not to individual members of Council. **The total session is limited to 15 minutes.**

During the COVID-19 health emergency it is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens. We are doing business a bit differently during this time as we balance the health and safety of citizens and staff with our democratic processes. While City Hall is now open to the public, Council meetings are being held virtually and only necessary staff are present. ***In-person attendance by the public at Council meetings is not available*** and we encourage the public to watch the video recording of the meeting via live stream or any time after the meeting via <http://media.mapleridge.ca/Mediasite/Showcase>.

Using Zoom, input from the public during Public Question Period is being facilitated via email to clerks@mapleridge.ca and/or via the *raised hand* function through the Zoom meeting. For virtual public participation during Public Question Period please join the meeting by clicking on the date of the meeting at <https://www.mapleridge.ca/640/Council-Meetings>. When the meeting reaches Public Question Period, please raise your virtual hand to indicate you would like to speak.

If you have a question or comment that you would normally ask as part of Public Question Period, you can email clerks@mapleridge.ca before 4:00 p.m. on the day of the meeting and your questions or comments will be shared with Council. If you miss this deadline staff will respond to you in writing as soon as possible.

Council reserves the right to defer responding to a question in order to obtain the information required to provide a complete and accurate response.

Council will not tolerate any derogatory remarks directed at Council or staff members.

We thank citizens for their support as we try innovative approaches to keep us all connected even as we separate to stop the spread of COVID-19.

For more information on these opportunities contact:

Clerk's Department at 604-463-5221 or clerks@mapleridge.ca


Mayor and Council at mayorcouncilandcaol@mapleridge.ca

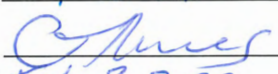
APPROVED BY:

DATE:

PREPARED BY:


DATE:


FEB 3 / 22


Feb. 3, 2022

CHECKED BY:

DATE:


Feb. 3 / 2022

400 ADOPTION AND RECEIPT OF MINUTES

401 Minutes of Regular and Special Council Meetings

COUNCIL MEETING MINUTES

January 25, 2022

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on January 25, 2022 at 7:00 p.m. at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

<i>PRESENT</i>	<i>Appointed Staff</i>
<i>Elected Officials</i>	S. Hartman, Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	C. Crabtree, General Manager Corporate Services
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	P. Hlavac-Winsor, General Counsel and Executive Director,
Councillor R. Svendsen	Legislative Services
Councillor A. Yousef	S. Nichols, Corporate Officer
	T. Thompson, Director of Finance
<i>ABSENT</i>	<i>Other Staff as Required</i>
Councillor K. Duncan	C. Goddard, Director of Planning
	F. Smith, Director of Engineering

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

Note: Due to the COVID-19 pandemic, Councillor Robson, Councillor Svendsen and Councillor Yousef participated electronically. The Mayor chaired the meeting from Council Chambers.

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

R/2022-CM-010

It was moved and seconded

That the agenda of the Regular Council Meeting of January 25, 2022 be adopted as circulated.

CARRIED

400 ***ADOPTION AND RECEIPT OF MINUTES***

401 Minutes of the Regular Council Meeting of January 11, 2022

R/2022-CM-011

It was moved and seconded

That the minutes of the Regular Council Meeting of January 11, 2022 be adopted as circulated.

CARRIED

500 ***PRESENTATIONS AT THE REQUEST OF COUNCIL*** – Nil

600 ***DELEGATIONS*** – Nil

700 ***ITEMS ON CONSENT***

701 **Minutes**

701.1 Meetings of the Development Agreements Committee

- January 5, 2022 and January 11, 2022

702 **Reports**

702.1 **Disbursements for the month ended December 31, 2021**

Staff report dated January 25, 2022, providing information on disbursements for the month ended December 31, 2021.

702.2 **2021 Council Expenses**

Staff report dated January 25, 2022, listing Council expenses recorded to December 31, 2021.

703 **Correspondence**

703.1 **Ministry of Mental Health and Addictions**

Letter dated January 18, 2022, from Sheila Malcolmson, Minister of Mental Health and Addictions, regarding discussions around mental health and substance use care in the community.

704 **Release of Items from Closed Council Status**

From the November 23, 2021 Closed Council Meeting

Item 04.02 - City of Maple Ridge and CUPE Local 622 Memorandum of Agreement That the Memorandum of Agreement between the City of Maple Ridge and CUPE Local 622 for the period of April 1, 2021 to March 31, 2023 be approved; and further

That the Corporate Officer be authorized to sign the revised Collective Agreement.

From the December 14, 2021 Closed Council Meeting

Item 4.01 - Appointment of Chief Election Officer and Deputy Chief Election Officer - That pursuant to Section 58 (1) of the Local Government Act, Patrick Hlavac-Winsor, General Counsel and Executive Director, Legal and Legislative Services be appointed Chief Election Officer for conducting the October 15, 2022 Maple Ridge general local election with power to appoint other election officials as required for the administration and conduct of the 2022 general local election; and further,

That Tonya Polz be appointed Deputy Chief Election Officer for the October 15, 2022 Maple Ridge general local election.

From the January 11, 2022 Closed Council Meeting

Item 4.1 - Advisory Design Panel Membership - 2022 Appointments - That Council approve the appointment of Jose Gonzalez to the Advisory Design Panel as a landscape architect member for a two-year term beginning in January, 2022; and,

That staff make public the appointment of Jose Gonzalez on the Regular Council meeting agenda of January 25, 2022.

From the January 18, 2022 Closed Council Meeting

Item 4.1 - ARMS Council Liaison Update - That Councillor Yousef resume the Council liaison role on the Alouette River Management Society (ARMS) Board.

Item 4.2 - Exempt Employee - General Wage Adjustments - That staff be authorized to implement a 2.0% general wage adjustment for exempt pay ranges effective January 1, 2021 and January 1, 2022.

705 **Recommendation to Receive Items on Consent**

R/2022-CM-012

It was moved and seconded

That items on the “Items for Consent” agenda be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS*** – Nil

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

Note: ***Items 1001 to 1004 are from the January 18, 2022 Public Hearing***

Bylaws for Third Reading and Adoption

Bylaws for Adoption

1001 **2021-117-RZ, #1 – 23382 River Road, Maple Ridge Temporary Use
Permit No. 2021-117-RZ
From the January 18, 2022 Public Hearing*

To permit a thrift store retail use within Unit #1 of the existing M-2 (General Industrial) zoned building. The current application is to allow for a temporary retail thrift clothing store within the small diner/restaurant whose dining room is closed due to COVID restrictions

R/2022-CM-013

It was moved and seconded

That Maple Ridge Temporary Use Permit No. 2021-117-RZ be given third and final reading.

CARRIED

1002 **Aquifer Mapping Update, Official Community Plan Amending Bylaw, Maple Ridge Official Community Plan Amending Bylaw No. 7802-2021
From the January 18, 2022 Public Hearing*

To remove the Figure 7 Aquifer Map from the Official Community Plan and clarify that groundwater resources and regulations are the jurisdiction of the Provincial government.

R/2022-CM-014

It was moved and seconded

That Maple Ridge Official Community Plan Amending Bylaw No. 7802-2021 be given third reading.

CARRIED

Councillor Robson – OPPOSED

1003.1 2019-255-RZ, 12297 222 Street and 22175 & 22185 123 Avenue, Maple Ridge Official Community Amending Bylaw No. 7803-2021
****From the January 18, 2022 Public Hearing***

To permit the future construction of a seven-storey rental apartment building with 104 units intended to be utilized by seniors and persons with various disabilities.

To redesignate portions of the subject properties by adding and removing Conservation.

R/2022-CM-015

It was moved and seconded

That Maple Ridge Official Community Amending Bylaw No. 7803-2021 be given third reading.

CARRIED

1003.2 2019-255-RZ, 12297 222 Street and 22175 & 22185 123 Avenue, Maple Ridge Zone Amending Bylaw No. 7812-2021
****From the January 18, 2022 Public Hearing***

To rezone from RS-1 (Single Detached Residential) to CD-6-21 (Medium Density Mixed Use Rental and Market Apartment Residential). The current application is to permit the future construction of a seven-storey rental apartment building with 104 units intended to be utilized by seniors and persons with various disabilities.

R/2022-CM-016

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7812-2021 be given third reading.

CARRIED

- 1004.1 **2019-268-RZ, 22340 & 22328 St. Anne Avenue and 11654 & 11664 223 Street, Maple Ridge Official Community Amending Bylaw No. 7796-2021**
****From the January 18, 2022 Public Hearing***

To amend Town Centre Area Plan Policy 3-22 to allow the building height to be increased to six-storeys for sites designated Low-Rise Multi-Family Apartment, Commercial, and Mixed-Use in Port Haney.

R/2022-CM-017

It was moved and seconded

That Maple Ridge Official Community Amending Bylaw No. 7796-2021 be given third reading.

CARRIED

- 1004.2 **2019-268-RZ, 22340 & 22328 St. Anne Avenue and 11654 & 11664 223 Street, Maple Ridge Zone Amending Bylaw No. 7584-2019**
****From the January 18, 2022 Public Hearing***

To rezone from C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential) to CD-3-21 (Medium Density CRM Commercial/Residential). The current application is to permit the future construction of a six-storey mixed-use building with 111 apartment units and 535.46 m² (6,115 ft²) of office and retail space.

R/2022-CM-018

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7584-2019 be given third reading.

CARRIED

Bylaws for Adoption

- 1005 **2018-159-RZ, 24315 and 24331 110 Avenue, RS-3 to RS-1d**

Staff report dated January 25, 2022, recommending adoption.

- 1005.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7624-2020**

To adjust areas designated Low Density Residential and to amend the Conservation boundary.

R/2022-CM-019

It was moved and seconded

That Maple Ridge Official Community Plan Bylaw No. 7624-2020 be adopted.

CARRIED

1005.2 Maple Ridge Zone Amending Bylaw No. 7463-2018

To rezone from RS-3 (One Family Rural Residential) to RS-1d (One Family Urban (Half Acre) Residential) zone utilizing the Density Bonus to allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of 557m². The current application is to permit a future subdivision of approximately 19 lots utilizing Density Bonus provisions.

R/2022-CM-020

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7463-2018 be adopted.

CARRIED

1006 2018-243-RZ, 21963 Dewdney Trunk Road (Including PID 010-157-468 & 010-157-484) and 12029 220 Street, RS-1 to RM-5

Staff report dated January 25, 2022, recommending adoption.

Maple Ridge Zone Amending Bylaw No. 7484-2018

To rezone from RS-1 (One Family Urban Residential) to RM-5 (Low Density Apartment Residential). The current application is to permit construction of approximately twelve (12) townhouse units.

R/2022-CM-021

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7484-2018 be adopted.

CARRIED

1007 2017-510-RZ, 24028, 24022 & 24060 104 Avenue and 10386 240 Street, RS-2 to RM-1

Staff report dated January 25, 2022 recommending adoption.

Maple Ridge Zone Amending Bylaw No. 7423-2018

To rezone from RS-2 (One Family Suburban Residential to RM-1 (Townhouse Residential District). The current application is to permit the future

construction of 31 townhouse units utilizing Density Bonus provision to achieve this density.

R/2022-CM-022

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7423-2018 be adopted.

CARRIED

1100 **REPORTS AND RECOMMENDATIONS**

Planning and Development Services

1101 **2019-119-RZ, 12791 232 Street, RS-2 to CS-1**

Staff report dated January 18, 2022, recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7557-2019 to redesignate the land use from Agricultural to Commercial be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7558-2019 to rezone from RS-2 (Single Detached Suburban Residential) to CS-1 (Service Commercial) to permit the future construction of a two-storey commercial building be given second reading and be forwarded to Public Hearing.

R/2022-CM-023

It was moved and seconded

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. 7557-2019 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. 7557-2019 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. 7557-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Statutory Right-of-Way BK216980 for servicing be discharged from Title;
5. That Official Community Plan Amending Bylaw No. 7557-2019 be given first and second readings and be forwarded to Public Hearing;
6. That Zone Amending Bylaw No. 7558-2019, as amended, be given second reading, and be forwarded to Public Hearing;

7. Subject to third reading to Official Community Plan Amending Bylaw No. 7557-2019, that staff be directed to include the Type 2 Minor Amendments related to 2019-119-RZ in the Yennadon Land Regional Growth Strategy amendment package, that will be forwarded to Metro Vancouver following third reading to Official Community Plan Amending Bylaws No. 7734-2021 and 7735-2021;
8. That the following terms and conditions be met prior to final reading:
 - i) Amendment to the Metro Vancouver Urban Containment Boundary;
 - ii) Inclusion of the subject property into the Fraser Sewerage Area. The proposed development must be connected to the municipal Sanitary Sewer. The septic system serving the previous dwelling must be decommissioned and removed, in accordance with Ministry of Health requirements, immediately upon connecting to the municipal Sanitary Sewer;
 - iii) Amendment to Official Community Plan Schedule 11 "B";
 - iv) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - v) Road dedication on 232 Street and 128 Avenue, with a corner truncation, as required;
 - vi) Construction of an equestrian trail along 128 Avenue, as required;
 - vii) Registration of a Reciprocal Cross Access Easement to provide access to the adjacent property to the west once it redevelops;
 - viii) Registration of a Restrictive Covenant for Tree Protection;
 - ix) Registration of a Restrictive Covenant for Stormwater Management; and
 - x) 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.

CARRIED

1102 2019-239-RZ, 12610 228 Street, RS-3 to R-1

Staff report dated January 18, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7574-2019, to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential), to permit a future subdivision of approximately eight lots over two phases be given second reading and forwarded to Public Hearing.

R/2022-CM-024

It was moved and seconded

1. That Zone Amending Bylaw No. 7574-2019 be given second reading, and be forwarded to Public Hearing; and further
2. That the following terms and conditions be met prior to final reading:
 - i. Road dedication on 1268 Avenue plus cul-de-sac bulb, on 228 St, and corner truncation will be required as conditions of subdivision;
 - ii. Registration of a Restrictive Covenant for Stormwater Management;
 - iii. Removal of existing buildings will be a condition for the second phase of subdivision;
 - iv. 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 further
 - v. That a voluntary contribution for a total of 8 lots in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions, be provided.

CARRIED

1103 **2021-062-RZ, 25927 and 25801 128 Avenue, Outdoor Commercial Recreation (Outdoor Paintball and Laser Tag) use**

Staff report dated January 18, 2022, recommending first and second reading of Official Community Plan Bylaw 7715-2021, second reading of Maple Ridge Zone Amending Bylaw No. 7716-2021, and that both be forwarded to Public Hearing, to permit an Outdoor Commercial Recreation (outdoor paintball and laser tag) use.

R/2022-CM-025

It was moved and seconded

1. That, in accordance with Section 475 of the Local Government Act, opportunity for early and ongoing consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7715-2021 on the municipal website and requiring that the applicant host a Public Comment Opportunity, 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. 7715-2021 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. 7715-2021 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Official Community Plan Amending Bylaw No. 7715-2021 be given first

- and second readings and be forwarded to Public Hearing;
5. That Zone Amending Bylaw No. 7716-2021 be given second reading, and be forwarded to Public Hearing; and further
 6. That the following terms and conditions be met prior to final reading;
 - i) Amendment to Official Community Plan Schedule "A"; and
 - ii) A covenant registered on title indicating the general area to be used for paintball and laser tag, the associated parking relating to paintball and laser tag, and that any buildings or structures to be constructed in support of these outdoor commercial recreational uses be temporary.

CARRIED

Councillor Robson – OPPOSED

1104 2021-470-RZ, 12954 Mill Street, RS-3 and RS-2 to R-2 and R-1

Staff report dated January 18, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7819-2021 to rezone from RS-3 (Single Detached Rural Residential) and RS-2 (Single Detached Suburban Residential) to R-2 (Single Detached (Medium Density) Urban Residential) and R-1 (Single Detached (Low Density) Urban Residential), to permit a future subdivision of approximately seven lots be given first reading and that the applicant provide further information as described on Schedules B, E, F, G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2022-CM-026

It was moved and seconded

1. That Zone Amending Bylaw No. 7819-2021 be given first reading; and further
2. That the applicant provides further information as described on Schedules B, E, F, G, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

CARRIED

1105 2021-514-RZ, 11204, 11208, 11214 Charlton Street and 20318 Lorne Avenue

Staff report dated January 18, 2022 recommending that Maple Ridge Zone Amending Bylaw No. 7820-2021 to rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential), to permit the future construction of approximately 16 townhouse units, be given first reading and that the applicant provide further information as described on Schedules D and G of the Development Procedures Bylaw No. 5879-1999.

R/2022-CM-027

It was moved and seconded

1. That Zone Amending Bylaw No. 7820-2021 be given first reading; and further
2. That the applicant provide further information as described on Schedules D and G of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1106 **2021-530-RZ, 11410 207 Street, RS-1 to RT-2**

Staff report dated January 18, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7816-2021, to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill), to permit the future construction of a Fourplex be given first reading and that the applicant provide further information as described in Schedules A, C, and D of the Development Procedures Bylaw No. 5879-1999.

R/2022-CM-028

It was moved and seconded

1. That Zone Amending Bylaw No. 7816-2021 be given first reading; and further
2. That the applicant provide further information as described on Schedules A, C, and D of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1107 **2021-563-RZ, 21211 Wicklund Avenue, RS-1 to RT-1**

Staff report dated January 18, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7817-2021 to rezone from RS-1 (Single Detached Residential) to RT-1 (Two-Unit Urban Residential), to permit the future construction of a duplex, be given first reading and that the applicant provides further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999.

R/2022-CM-029

It was moved and seconded

1. That Zone Amending Bylaw No. 7817-2021 be given first reading; and further
2. That the applicant provides further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1108 2021-571-RZ, 12390 216 Street, RS-1 to R-1

Staff Report dated January 18, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7821-2021, to rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision of approximately two lots, be given first reading and further that the applicant provide further information as described on Schedules B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

R/2022-CM-030

It was moved and seconded

- 1. That Zone Amending Bylaw No. 7821-2021 be given first reading; and further**
- 2. That the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.**

CARRIED

1109 2017-510-DVP, 2017-510-DP, 10386 240 Street and 24028, 24022 & 24060 104 Avenue

Staff report dated January 11, 2022, recommending that the Corporate Officer be authorized to sign and seal 2017-510 DVP and 2017-510-DP to reduce front, interior, exterior side, and rear setbacks, increase building height, reduce parking spaces and to waive the requirement to convert the existing overhead utilities on 104 Avenue to underground wiring in accordance with Council Policy 9.05 - Conversion of Existing Overhead Utility Wiring to Underground Wiring.

There were 87 notices mailed out in relation to the application and 3 pieces of correspondence were received expressing opposition and/or concerns.

R/2022-CM-031

It was moved and seconded

- 1. That the Corporate Officer be authorized to sign and seal 2017-510-DVP respecting property located at 10386 240 Street, and 24028, 24022 & 24060 104 Avenue; and further**
- 2. That the Corporate Officer be authorized to sign and seal 2017-510-DP respecting property located at 10386 240 Street, and 24028, 24022 & 24060 104 Avenue.**

CARRIED

Councillor Robson – OPPOSED

1110 2018-243-DVP, 2018-243-DP, 21963 Dewdney Trunk Road (including PID 010-157-468 & 010-157-484) and 12029 220 Street

Staff report dated January 11, 2022 recommending that the Corporate Officer be authorized to sign and seal 2018-243 DVP and 2018-243-DP to reduce front, rear and exterior side yard setbacks.

R/2022-CM-032

It was moved and seconded

1. That the Corporate Officers be authorized to sign and seal 2018-243-DVP respecting property located at 21963 Dewdney Trunk Road (PID 010-157-468 & 010-157-484) and 12029 220 Street; and further
2. That the Corporate Officer be authorized to sign and seal 2018-243-DP respecting property located at 21963 Dewdney Trunk Road (PID 010-157-468 & 010-157-484) and 12029 220 Street.

CARRIED

Parks, Recreation & Culture

1171 Policy Review: Facility Allocation and Park Gift Program

Staff report dated January 18, 2022, recommending policies previously under the Maple Ridge and Pitt Meadows Parks & Leisure Services Commission be updated by adopting Policy 4.25 - Allocation Policy and Policy 4.26 - Park Donation and Gift Policy.

R/2022-CM-033

It was moved and seconded

**That Policy No. 4.25 – Allocation Policy be adopted; and further
That Policy No. 4.26 – Park Donation and Gift Policy be adopted.**

CARRIED

1200 STAFF REPORTS – Nil

1300 OTHER MATTERS DEEMED EXPEDIENT – Nil

1400 PUBLIC QUESTION PERIOD – Nil

1500 **MAYOR AND COUNCILLORS' REPORTS**

1600 **NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS**

1700 **ADJOURNMENT – 7:36**

Certified Correct

M. Morden, Mayor

S. Nichols, Corporate Officer

402 Report of Public Hearing

City of Maple Ridge

REPORT OF PUBLIC HEARING

January 18, 2022

The report of the Public Hearing held as a virtual meeting hosted in the Council Chambers of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on January 18, 2022 at 7:01 p.m.

PRESENT

Elected Officials

Mayor M. Morden
Councillor J. Dueck
Councillor C. Meadus
Councillor G. Robson
Councillor R. Svendsen
Councillor A. Yousef

Appointed Staff

S. Hartman, Chief Administrative Officer
C. Carter, General Manager Planning & Development Services
C. Crabtree, General Manager Corporate Services
D. Pollock, General Manager Engineering Services
P. Hlavac-Winsor, General Counsel and Executive Director, Legislative Services
S. Nichols, Corporate Officer

ABSENT

Councillor K. Duncan

Other Staff as Required
C. Goddard, Director of Planning
J. Kim, Computer Support Specialist

Note: Due to the COVID-19 pandemic, Councillor Dueck, Councillor Meadus, Councillor Robson, Councillor Svendsen, and Councillor Yousef participated electronically. The Mayor chaired the meeting from Council Chambers.

Mayor Morden called the meeting to order. The Corporate Officer explained the procedure and rules of order of the Public Hearing and advised that the bylaws will be considered further at the next Council Meeting on January 25, 2022.

The Mayor then called upon Planning Department staff to present the following items on the agenda:

- 1) **2021-117-RZ**
#1 – 23382 River Road
Lot 2 District Lot 275 Group 1 New Westminster District Plan 76507

Maple Ridge Temporary Use Permit No. 2021-117-RZ

To permit a thrift store retail use within Unit #1 of the existing M-2 (General Industrial) zoned building. The current application is to allow for a temporary retail thrift clothing store within the small diner/restaurant whose dining room is closed due to COVID restrictions.

The Director of Planning gave a detailed description providing information on the application.

The Corporate Officer advised that 27 notices were mailed out in relation to this application and that no correspondence was received in response.

The Mayor called for speakers three times. There being no comment, the Mayor declared this item dealt with.

2) Aquifer Mapping Update, Official Community Plan Amending Bylaw

Maple Ridge Official Community Plan Amending Bylaw No. 7802-2021

To remove the Figure 7 Aquifer Map from the Official Community Plan and clarify that groundwater resources and regulations are the jurisdiction of the Provincial government.

The Director of Planning gave a detailed description providing information on the application.

The Corporate Officer advised that no notices were mailed in relation to the item as the item is a text amendment.

The Mayor called for speakers three times.

There being no comment, the Mayor declared this item dealt with.

3a) 2019-255-RZ

12297 222 Street and 22175 & 22185 123 Avenue

Parcel "A" (Reference Plan 12909) Lot 5 Except: Firstly: Parcel "B" (Reference Plan 13374); Secondly: Parcel "D" (Explanatory Plan 13727); District Lot 396 Group 1 New Westminster District Plan 830;

Lot 9 District Lot 396 Group 1 New Westminster District Plan 15728; and

Lot 10 District Lot 396 Group 1 New Westminster District Plan 15728.

Maple Ridge Official Community Amending Bylaw No. 7803-2021

To redesignate portions of the subject properties by adding and removing *Conservation*.

3b) 2019-255-RZ

12297 222 Street and 22175 & 22185 123 Avenue

Parcel "A" (Reference Plan 12909) Lot 5 Except: Firstly: Parcel "B" (Reference Plan 13374); Secondly: Parcel "D" (Explanatory Plan 13727); District Lot 396 Group 1 New Westminster District Plan 830;
Lot 9 District Lot 396 Group 1 New Westminster District Plan 15728; and
Lot 10 District Lot 396 Group 1 New Westminster District Plan 15728.

Maple Ridge Zone Amending Bylaw No. 7812-2021

To rezone from RS-1 (Single Detached Residential) to CD-6-21 (Medium Density Mixed Use Rental and Market Apartment Residential). The current application is to permit the future construction of a seven-storey rental apartment building with 104 units intended to be utilized by seniors and persons with various disabilities.

The Director of Planning gave a detailed description providing information on the application.

The Corporate Officer advised that 266 notices were mailed out in relation to this application and that correspondence expressing concern with the application was received from J. Blight expressing concerns with on-street parking and M. Mulan expressing concern with the impact on wildlife, blocking of view and removal from conservation area.

The Mayor called for speakers a first time.

J. Blight

Mr. Blight, who represents the strata complex directly across the street from the application expressed concerns with current and future on-street parking, increased density and access out of the complex. Mr. Blight advised that it is difficult for pedestrians walking south on 222nd Street, heading toward transit accessibility at Dewdney, and contending with vehicles in a single lane roadway on 222nd Street.

The Mayor called for speakers a second and third time. There being no comment, the Mayor declared this item dealt with.

4a) 2019-268-RZ

22340 & 22328 St. Anne Avenue and 11654 & 11664 223 Street

Lot 21 Block 6 District Lot 398 Group 1 New Westminster District Plan 155;
Lot 22 Block 6 District Lot 398 Group 1 New Westminster District Plan 155;
Lot B District Lot 398 Group 1 New Westminster District Plan 16366;
Lot C, Except Part in Plan LMP14886, District Lot 398 Group 1 New Westminster District Plan 16366

Maple Ridge Official Community Amending Bylaw No. 7796-2021

To amend Town Centre Area Plan Policy 3-38 to allow the building height to be increased to six-storeys for sites designated *Low-Rise Multi-Family Apartment*, *Commercial*, and *Mixed-Use* in Port Haney.

4b) 2019-268-RZ

22340 & 22328 St. Anne Avenue and 11654 & 11664 223 Street

Lot 21 Block 6 District Lot 398 Group 1 New Westminster District Plan 155;

Lot 22 Block 6 District Lot 398 Group 1 New Westminster District Plan 155;

Lot B District Lot 398 Group 1 New Westminster District Plan 16366;

Lot C, Except Part in Plan LMP14886, District Lot 398 Group 1 New Westminster District Plan 16366

Maple Ridge Zone Amending Bylaw No. 7584-2019

To rezone from C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential) to CD-3-21 (Medium Density CRM Commercial/Residential). The current application is to permit the future construction of a six-storey mixed-use building with 111 apartment units and 535.46 m² (6,115 ft²) of office and retail space.

The Director of Planning gave a detailed description providing information on the application.

The Corporate Officer advised that 58 notices were mailed out in relation to this application and that no correspondence was received in response.

The Mayor called for speakers three times.

There being no comment, the Mayor declared this item dealt with.

Having given all those persons whose interests were deemed affected by the matters contained herein a chance to be heard, the Mayor adjourned the Public Hearing at 7:30 p.m.

M. Morden, Mayor

Certified Correct

S. Nichols, Corporate Officer

700 ITEMS ON CONSENT

701 Minutes

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

January 20, 2022
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 2018-243-RZ

LEGAL: Lot A District Lot 396 Group 1 New Westminster District Plan
EPP113968
PID: n/a
LOCATION: 12029 220 Street and 21963 Dewdney Trunk Road
OWNER: Maple Villa DT Inc. (Herb Kalsi)
REQUIRED AGREEMENTS: Visitor Parking Covenant
Geotechnical Covenant
Stormwater Management Covenant
Rezoning Servicing Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2018-243-RZ.

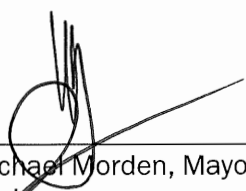
CARRIED

2. 21-112481 BG


LEGAL: Lot 22 Section 32 Township 12 New Westminster District Plan 13709
PID: 002-366-983
LOCATION: 13714 224 Street
OWNER: Andriy Vychuzhanin
REQUIRED AGREEMENTS: Stormwater Management Covenant
Flood Protection Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 21-112481 BG.

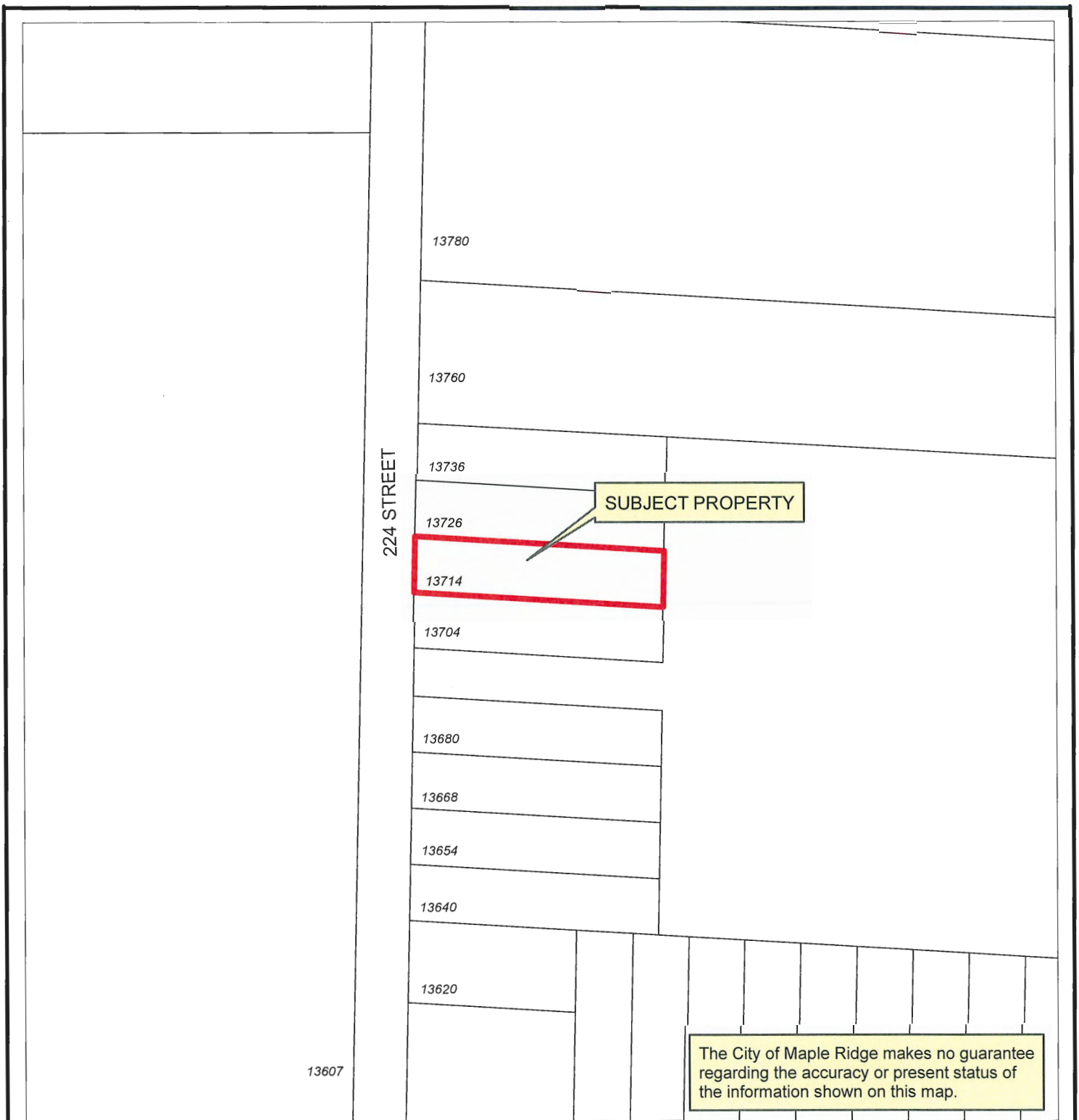
CARRIED



Michael Morden, Mayor
Chair



Scott Hartman, Chief Administrative Officer
Member



Scale: 1:2,000



**13714-224 STREET
SECTION 219 COVENANTS
(FLOOD PROTECTION/SWM)**

LICENCES, PERMITS & BYLAWS DEPT.



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: Subject Map
DATE: Jan 20, 2022

BY: JP

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

January 25, 2022
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 2018-190-RZ

LEGAL: Lot 20 Section 28 Township 12 New Westminster District Plan 47603
PID: 003-160-904

LOCATION: 23627 132 Avenue

OWNER: 1161886 B.C. Ltd. (Sachan Mandair)

REQUIRED AGREEMENTS: Rezoning Servicing Agreement
Visitor Parking Covenant
Stormwater Management Covenant
Geotechnical Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2018-190-RZ.

CARRIED

2. 2018-159-RZ

LEGAL: Lots 5 and 6 both of: Section 10 Township 12 New Westminster
District Plan 7408
PID: 011-220-465/011-220-473

LOCATION: 24315 and 24331 110 Avenue

OWNER: 1121616 B.C. Ltd. (Pavitter Sikham)

REQUIRED AGREEMENTS: Covenant for Construction of Sanitary Pump Station

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2018-159-RZ.


CARRIED

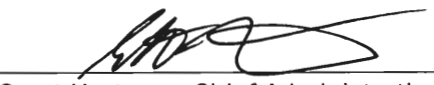
3. 20-110187 BG

LEGAL: Lot 23 Section 27 Township 12 New Westminster District Plan
EPP66381
PID: 030-671-884
LOCATION: 12933 240A Street
OWNER: Christopher Barry and Terri Lynn Legge
REQUIRED AGREEMENTS: Temporary Residential Use Covenant

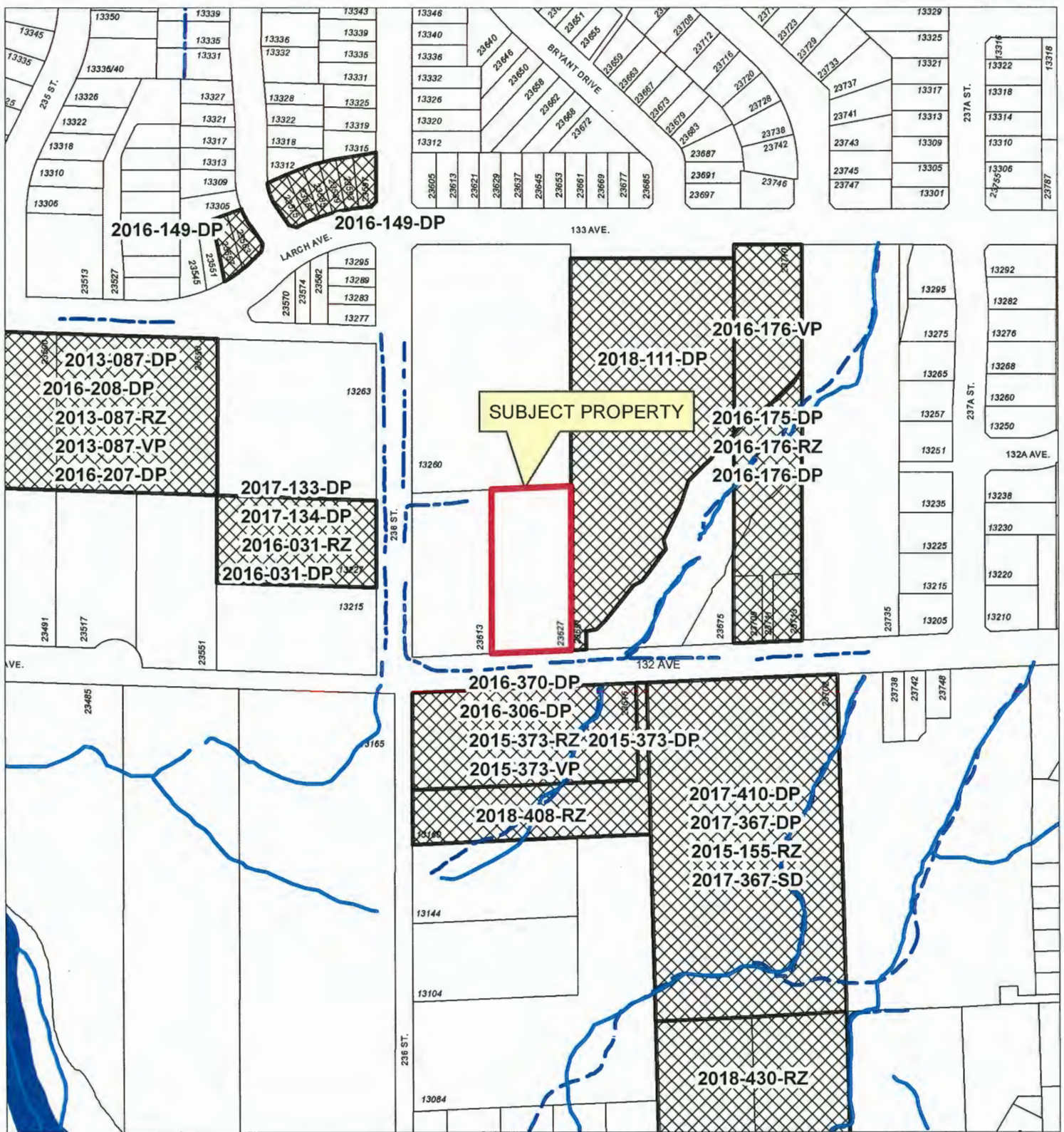
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-110187 BG.

CARRIED



Michael Morden, Mayor
Chair

Scott Hartman, Chief Administrative Officer
Member



Legend

-  Stream
-  Ditch Centreline
-  Edge of River
-  Indefinite Creek
-  River
-  Parcels
-  Major Rivers & Lakes
-  Active Applications (RZ/SD/DP/VP)

Scale: 1:3,000

23627 132 AVE

PLANNING DEPARTMENT

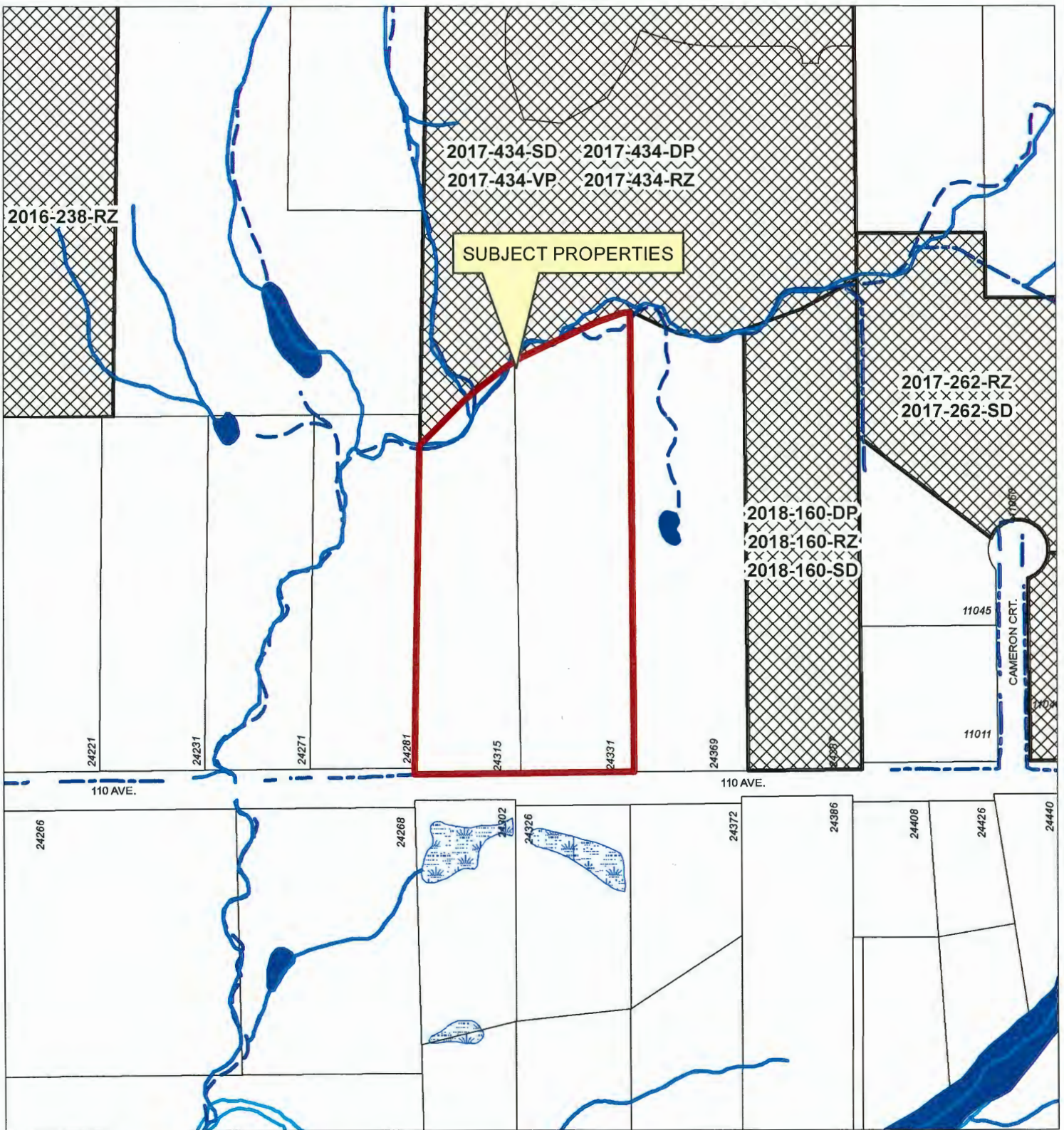


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2018-190-VP
DATE: Nov 28, 2018

BY: RA



Scale: 1:2,500

Legend

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

24315/31 110 AVENUE
PID'S: 011-220-473 & 011-220-465

PLANNING DEPARTMENT

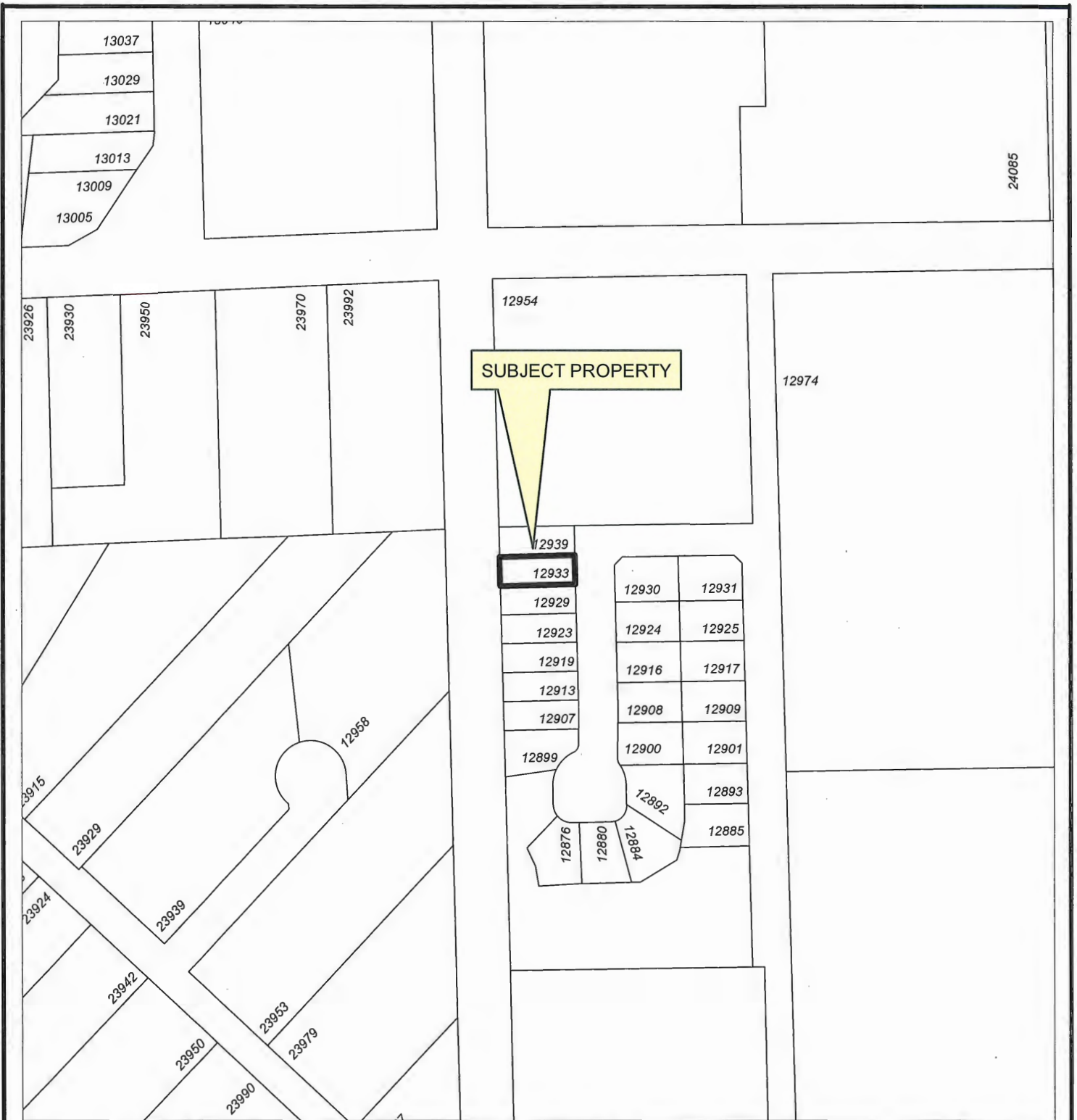


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2018-159-RZ
DATE: Feb 25, 2020

BY: PC



Scale: 1:2,000



12933 240A ST

LICENCES, PERMITS & BYLAWS DEPT.



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: Subject Map
DATE: Jan 20, 2022

BY: RA

TO: His Worship Mayor Michael Morden MEETING DATE: February 8, 2022
and Members of Council FILE NO: 01-0540-02
FROM: Chief Administrative Officer MEETING: Council
SUBJECT: Municipal Advisory Committee on Accessibility and Inclusiveness – Terms of Reference

EXECUTIVE SUMMARY:

As a result of the decision of the Pitt Meadows City Council to withdraw from the Municipal Advisory Committee on Accessibility and Inclusiveness (MACAI), direction from Council is required for staff to move forward with Committee proceedings. Specifically, revisions to the Committee's Terms of Reference (Schedule E of the Committees of Council Policy 3.11) and the Age-friendly Subcommittee's Terms of Reference are required to reflect the withdrawal of the City of Pitt Meadows. In order for the MACAI to continue its ongoing work with minimal disruption, it is recommended that Council update the relevant provisions.

RECOMMENDATION(S):

That Council approve revisions to the Terms of Reference of the Municipal Advisory Committee on Accessibility and Inclusiveness as presented.

That Council approve revisions to the Terms of Reference of the Age-Friendly Subcommittee as presented.

The removal of one Council Liaison and one Member at Large from the City of Pitt Meadows reduces the number of voting members from nine members to seven and quorum from five members to four. The recommended changes would result in the following membership composition for the Committee (see Appendix B):

Voting members:

- One Council Liaison (or alternate)
- One School District No. 42 Board Trustee (or alternate)
- One member representing Fraser Health (or alternate)
- One member representing Maple Ridge and Pitt Meadows Family Education and Support Centre (or alternate)
- Three Members at Large from Maple Ridge, appointed by Council, with a goal of representation from the youth and seniors communities, and expertise in inclusivity matters

Standing Invitation members (non-voting):

- One member representing the Ministry of Children and Family Development
- One member representing the Ministry of Social Development and Innovation
- One member representing the Ridge Meadows Association for Community Living
- One member representing the BC Special Olympics

The recommended changes would result in the following membership composition of the Age-Friendly Subcommittee (see Appendix D):

- One Council Liaison
- Representative from the Municipal Advisory Committee on Accessibility and Inclusiveness (minimum of one member)
- Maple Ridge, Pitt Meadows and Katzie Senior Network Coordinator - Chair
- Representative from Ridge Meadows Senior Society
- Representative from Fraser Health
- Representative from Maple Ridge/Pitt Meadows Community Services
- Four Community at Large Members with a minimum of one representing the 55+ demographics
- One Staff Liaison

DISCUSSION:

a) Background Context:

The Municipal Advisory Committee on Accessibility and Inclusiveness (MACAI) was established in 1999 as a joint committee between the City of Maple Ridge and the City of Pitt Meadows. The Committee advises Council on the enhancement of accessibility and inclusivity for present and future citizens and strives to remove the social, physical and psychological barriers that prevent people from fully participating in all aspects of community life. The Committee's focus is to create equal access in the areas of employment, education, housing, transportation and recreation. The Age-Friendly Subcommittee was established by the MACAI in January 2018 to advocate for senior populations to be supported within all aspects of community living.

b) Desired Outcome:

The desired outcome is to resume the work of the Committee and the Age-friendly Subcommittee with minimal disruption by continuing with seven voting members, including three Members at Large from Maple Ridge. The revisions would allow the Committee to retain existing members, pursue action items in the MACAI's 2022 Work Plan and proceed according to a prepared schedule for 2022, which begins on Thursday, February 17.

c) Strategic Implications:

The Municipal Advisory Committee on Accessibility and Inclusiveness and the Age-friendly Subcommittee terms of reference have been updated to align with the Committees of Council Policy 3.1.1 and in conjunction with all regular committees of Council. MACAI along with the Age-friendly Subcommittee work supports Council's strategic priorities, specifically Community Pride & Spirit, Community Safety and Inter-Government Relations.

d) Financial Implications:

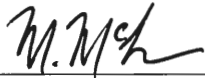
There are no financial implications at this time as the approved financial plan allocates \$2,000 per year to support each Committee of Council's work. Any work requiring additional funds will be offset by grants or brought forward to Council for consideration.

e) Alternatives:

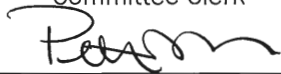
Alternatives to the recommendations include terminating the MACAI, reforming its primary mandate or pursuing targeted modifications, such as increasing the member composition to nine members or revisiting the participation of community partners.

CONCLUSION:

The attached terms of reference include a series of minor revisions that account for the withdrawal of the City of Pitt Meadows from the Municipal Advisory Committee on Accessibility and Inclusiveness and the Age-friendly Subcommittee and ensure the continuity of ongoing work.



Prepared by: Mike McLean
Committee Clerk



Reviewed by: Petra Frederick
Community Engagement Coordinator, Staff Liaison



Reviewed by: Tony Cotroneo
Manager of Community Engagement



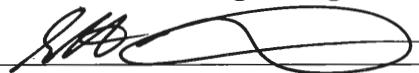
Reviewed by: Danielle Pope
Director of Recreation & Community Engagement



Reviewed by: Stephanie Nichols
Corporate Officer



Approved by: Patrick Hlavac-Winsor
Executive Director, Legal & Legislative Services



Concurrence: Scott Hartman
Chief Administrative Officer

Attachments:

- Appendix A: Municipal Advisory Committee on Accessibility and Inclusiveness Terms of Reference
- Appendix B: Revised Municipal Advisory Committee on Accessibility and Inclusiveness Terms of Reference
- Appendix C: Age-friendly Subcommittee Terms of Reference
- Appendix D: Revised Age-friendly Subcommittee Terms of Reference

Municipal Advisory Committee on Accessibility and Inclusiveness Terms of Reference

Mandate

To advise Council on the enhancement of accessibility and inclusivity for present and future citizens of Maple Ridge and Pitt Meadows. The MACAI Committee will:

1. advise and/or inform Council, City departments, community agencies and organizations, and the communities on accessibility and inclusiveness by:
 - a) identifying best practices;
 - b) implementing a community wide survey on accessibility and inclusiveness once every three years (or as directed by Council); and
 - c) advising and/or informing Council of relevant legislation.
2. Provide leadership and advocacy through City and community partnerships which emphasize community awareness of accessibility and inclusiveness by:
 - a) responding and/or directing community enquiries and/or concerns; and
 - b) recognizing existing and/or future community barriers and advising Council accordingly.
3. Recognize leadership, innovation and champions within the City, agencies and organizations and the community by:
 - a) hosting the annual "Accessibility and Inclusiveness Awards"; and
 - b) providing annual community promotions pertaining to the MACAI committee and accessibility and inclusiveness best practices.

Membership Composition

The Committee will be comprised of the following 9 voting members:

- One Council Liaison from the City of Maple Ridge (or alternate)
- One Council Liaison from the City of Pitt Meadows (or alternate)
- One School District No. 42 Board Trustee (or alternate)
- One member representing Fraser Health (or alternate)
- One member representing Maple Ridge and Pitt Meadows Family Education and Support Centre (or alternate)
- Three Members at Large from Maple Ridge, appointed by City of Maple Ridge Council, with a goal of representation from the youth and seniors communities, and expertise in accessibility and inclusivity matters
- One Member at Large from Pitt Meadows, appointed by City of Pitt Meadows Council, with a goal of representation from the youth and seniors communities, and interest and/or expertise in accessibility and inclusivity matters

Standing Invitation Members (non-voting):

- One member representing the Ministry of Children and Family Development
- One member representing the Ministry of Social Development and Innovation
- One member representing the Ridge Meadows Association for Community Living
- One member representing the BC Special Olympics

Quorum

- Majority of voting members (5)

Meetings

- MACAI typically meets on the third Thursday of every other month and alternates meeting locations between Maple Ridge City Hall and Pitt Meadows City Hall
- Meetings are typically held in: January, March, May, September and November

Subcommittee

- Age-friendly Subcommittee

Municipal Advisory Committee on Accessibility and Inclusiveness Terms of Reference **[REVISED]**

Mandate

To advise Council on the enhancement of accessibility and inclusivity for present and future citizens of Maple Ridge ~~and Pitt Meadows~~. The MACAI Committee will:

1. advise and/or inform Council, City departments, community agencies and organizations, and the communities on accessibility and inclusiveness by:
 - a) identifying best practices;
 - b) implementing a community wide survey on accessibility and inclusiveness once every three years (or as directed by Council); and
 - c) advising and/or informing Council of relevant legislation.
2. Provide leadership and advocacy through City and community partnerships which emphasize community awareness of accessibility and inclusiveness by:
 - a) responding and/or directing community enquiries and/or concerns; and
 - b) recognizing existing and/or future community barriers and advising Council accordingly.
3. Recognize leadership, innovation and champions within the City, agencies and organizations and the community by:
 - a) hosting the annual "Accessibility and Inclusiveness Awards"; and
 - b) providing annual community promotions pertaining to the MACAI committee and accessibility and inclusiveness best practices.

Membership Composition

The Committee will be comprised of the following **9** **7** voting members:

- **Green** Council Liaison ~~from the City of Maple Ridge~~ (or alternate)
- ~~One Council Liaison from the City of Pitt Meadows (or alternate)~~
- One School District No. 42 Board Trustee (or alternate)
- One member representing Fraser Health (or alternate)
- One member representing Maple Ridge and Pitt Meadows Family Education and Support Centre (or alternate)
- Three Members at Large from Maple Ridge, appointed by ~~the City of Maple Ridge~~ Council, with a goal of representation from the youth and seniors communities, and expertise in accessibility and inclusivity matters
- ~~One Member at Large from Pitt Meadows, appointed by City of Pitt Meadows Council, with a goal of representation from the youth and seniors communities, and interest and/or expertise in accessibility and inclusivity matters~~

Standing Invitation Members (non-voting):

- One member representing the Ministry of Children and Family Development
- One member representing the Ministry of Social Development and Innovation
- One member representing the Ridge Meadows Association for Community Living
- One member representing the BC Special Olympics

Quorum

- Majority of voting members (**5**~~4~~)

Meetings

- MACAI typically meets on the third Thursday of every other month ~~and alternates meeting locations between Maple Ridge City Hall and Pitt Meadows City Hall~~ in the **Blaney Room at City Hall, 11995 Haney Place, Maple Ridge**
- Meetings are typically held in: January, March, May, September and November

Subcommittee

- Age-friendly Subcommittee

Appendix B: Revised MACAI Terms of Reference

Municipal Advisory Committee on Accessibility and Inclusiveness Terms of Reference [REVISED]

Mandate

To advise Council on the enhancement of accessibility and inclusivity for present and future citizens of Maple Ridge. The MACAI Committee will:

1. advise and/or inform Council, City departments, community agencies and organizations, and the communities on accessibility and inclusiveness by:
 - a) identifying best practices;
 - b) implementing a community wide survey on accessibility and inclusiveness once every three years (or as directed by Council); and
 - c) advising and/or informing Council of relevant legislation.
2. Provide leadership and advocacy through City and community partnerships which emphasize community awareness of accessibility and inclusiveness by:
 - a) responding and/or directing community enquiries and/or concerns; and
 - b) recognizing existing and/or future community barriers and advising Council accordingly.
3. Recognize leadership, innovation and champions within the City, agencies and organizations and the community by:
 - a) hosting the annual "Accessibility and Inclusiveness Awards"; and
 - b) providing annual community promotions pertaining to the MACAI committee and accessibility and inclusiveness best practices.

Membership Composition

The Committee will be comprised of the following 7 voting members:

- One Council Liaison (or alternate)
- One School District No. 42 Board Trustee (or alternate)
- One member representing Fraser Health (or alternate)
- One member representing Maple Ridge and Pitt Meadows Family Education and Support Centre (or alternate)
- Three Members at Large from Maple Ridge, appointed by Council, with a goal of representation from the youth and seniors communities, and expertise in accessibility and inclusivity matters

Standing Invitation Members (non-voting):

- One member representing the Ministry of Children and Family Development
- One member representing the Ministry of Social Development and Innovation
- One member representing the Ridge Meadows Association for Community Living
- One member representing the BC Special Olympics

Quorum

- Majority of voting members (4)

Meetings

- MACAI typically meets on the third Thursday of every other month in the Blaney Room at City Hall, 11995 Haney Place, Maple Ridge
- Meetings are typically held in: January, March, May, September and November

Subcommittee

- Age-friendly Subcommittee

TERMS OF REFERENCE
FOR
MUNICIPAL ADVISORY COMMITTEE ON ACCESSIBILITY AND INCLUSIVNESS, SUB COMMITTEE
- AGE FRIENDLY INITIATIVE
2021-2023

HISTORY

Age-friendly planning has been ongoing in Maple Ridge (and Pitt Meadows) since 2008 through the work of the MACAI, the Maple Ridge, Pitt Meadows, Katzie Senior Network (SN) and a variety of like-minded community agencies and partners.

In December of 2015, the Age-friendly Community Action Plan was completed and on March 14th, 2016, Council approved the AFI plan. Furthermore in May of 2016, Maple Ridge applied for and successfully received the UBCM Age-friendly Community Designation and is listed on the Age-friendly BC Government website as an age-friendly city.

In June of 2018, Council approved the AFI implementation strategy and in June of 2019, Maple Ridge applied for and successfully received the World Health Organization's Global Network for Age-friendly Cities and Communities.

1. MANDATE

To provide stewardship for the implementation of the Age-friendly Initiative (AFI) Action Plan endorsed by Council in 2016.

2. FUNCTIONS

- Develop a coordinated approach between local government, citizens, service providers and community organizations to create an Age-friendly community;
- Encourage the community to view policies, projects and programs with an Age-friendly lens;
- Obtain formal local government commitment and public support for Age-friendly initiatives;
- Monitor and apply for funding available for Age-friendly initiatives, encourage local government or other eligible agencies to apply for this funding, and to provide input on funding applications;
- Monitor Age-friendly Implementation Strategy and completed tasks;
- To identify and implement one to three tasks per year as outlined in the current Council endorsed AFI action plan;
- Annually report to local government on accomplishments and to identify next steps (actions).

ROLE OF INDIVIDUAL GROUP MEMBERS

The role of the individual members of the Age-friendly Initiative Sub-Committee:

- Attending regular monthly meetings as required and actively participating in the work.
- Provide ongoing support, input and expertise within the subject area (action).
- Make presentations to local government, community organizations and to the public regarding the Age-friendly Initiative.

3. GENERAL

4.1 Membership

All members of the sub-committee will be recommended by the Sub-Committee Chair and Staff Liaison(s) and appointed by the Council Liaison(s). The Chair, Staff Liaison(s) and Council Liaison(s) will ensure that the committee is inclusive and responsive to the needs of the Age-friendly project, communities and Councils. The membership can consult with external resources for the purpose of meeting evaluation objectives.

- City of Maple Ridge Council Liaison
- City of Pitt Meadows Council Liaison
- Representative from the Municipal Advisory Committee on Accessibility and Inclusiveness (minimum of one member)
- Maple Ridge, Pitt Meadows and Katzie Senior Network Coordinator - Chair
- Representative from Ridge Meadows Senior Society
- Representative from Fraser Health
- Representative from Maple Ridge/ Pitt Meadows Community Services
- Four Community at Large Members with a minimum of one individual from each community representing the 55+ demographics
- City of Maple Ridge Staff Liaison
- City of Pitt Meadows Staff Liaison

4.2 Terms of Appointment

Members of the sub-committee shall be appointed for one term with opportunity for re-appointment.

4.3 Chair/Convenor

The chair of the Age-friendly sub-committee of MACAI will be the Coordinator of the Maple Ridge, Pitt Meadows, and Katzie Senior Network. The Chair will be supported by the Staff Liaison(s).

4.4 Meetings

- The sub-committee will meet a minimum of one time per month with additional meetings as needed.
- Minutes of the meetings will be recorded and made available to the public on the City of Maple Ridge's Website.

4.5 Quorum

- The presence of a majority of voting members shall constitute a quorum.

4.6 Review

- AFI Sub-Committee/MACAI representative will report bi-monthly to MACAI.
- AFI Sub-Committee will report to Maple Ridge and Pitt Meadows Councils as required and at minimum, annually.

TERMS OF REFERENCE
FOR
MUNICIPAL ADVISORY COMMITTEE ON ACCESSIBILITY AND INCLUSIVNESS, SUB COMMITTEE
- AGE FRIENDLY INITIATIVE
2021-2023 [REVISED]

**Appendix D: Revised Age-friendly Subcommittee
Terms of Reference**

HISTORY

Age-friendly planning has been ongoing in Maple Ridge (and Pitt Meadows) since 2008 through the work of the MACAI, the Maple Ridge, Pitt Meadows, Katzie Senior Network (SN) and a variety of like-minded community agencies and partners.

In December of 2015, the Age-friendly Community Action Plan was completed and on March 14th, 2016, Council approved the AFI plan. Furthermore, in May of 2016, Maple Ridge applied for and successfully received the UBCM Age-friendly Community Designation and is listed on the Age-friendly BC Government website as an age-friendly city.

In June of 2018, Council approved the AFI implementation strategy and in June of 2019, Maple Ridge applied for and successfully received the World Health Organization's Global Network for Age-friendly Cities and Communities.

1. MANDATE

To provide stewardship for the implementation of the Age-friendly Initiative (AFI) Action Plan endorsed by Council in 2016.

2. FUNCTIONS

- Develop a coordinated approach between local government, citizens, service providers and community organizations to create an Age-friendly community;
- Encourage the community to view policies, projects and programs with an Age-friendly lens;
- Obtain formal local government commitment and public support for Age-friendly initiatives;
- Monitor and apply for funding available for Age-friendly initiatives, encourage local government or other eligible agencies to apply for this funding, and to provide input on funding applications;
- Monitor Age-friendly Implementation Strategy and completed tasks;
- To identify and implement one to three tasks per year as outlined in the current Council endorsed AFI action plan;
- Annually report to local government on accomplishments and to identify next steps (actions).

ROLE OF INDIVIDUAL GROUP MEMBERS

The role of the individual members of the Age-friendly Initiative Sub-Committee:

- Attending regular monthly meetings as required and actively participating in the work.
- Provide ongoing support, input and expertise within the subject area (action).
- Make presentations to local government, community organizations and to the public regarding the Age-friendly Initiative.

3. GENERAL

4.1 Membership

All members of the sub-committee will be recommended by the Sub-Committee Chair and Staff Liaison(s) and appointed by the Council Liaison(s). The Chair, Staff Liaison(s) and Council Liaison(s) will ensure that the committee is inclusive and responsive to the needs of the Age-friendly project, communities and Councils. The membership can consult with external resources for the purpose of meeting evaluation objectives.

- ~~One City of Maple Ridge Council Liaison~~
- ~~City of Pitt Meadows Council Liaison~~
- Representative from the Municipal Advisory Committee on Accessibility and Inclusiveness (minimum of one member)
- Maple Ridge, Pitt Meadows and Katzie Senior Network Coordinator - Chair
- Representative from Ridge Meadows Senior Society
- Representative from Fraser Health
- Representative from Maple Ridge/ Pitt Meadows Community Services
- Four Community at Large Members with a minimum of one individual ~~from each community~~ representing the 55+ demographics
- ~~One City of Maple Ridge Staff Liaison~~
- ~~City of Pitt Meadows Staff Liaison~~

4.2 Terms of Appointment

Members of the sub-committee shall be appointed for one term with opportunity for re-appointment.

4.3 Chair/Convenor

The chair of the Age-friendly sub-committee of MACAI will be the Coordinator of the Maple Ridge, Pitt Meadows, and Katzie Senior Network. The Chair will be supported by the Staff Liaison(s).

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4.5 Quorum

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4.6 Review

- AFI Sub-Committee/MACAI representative will report bi-monthly to MACAI.
- AFI Sub-Committee will report to ~~Maple Ridge and Pitt Meadows Councils~~ as required and at minimum, annually.

TERMS OF REFERENCE
FOR
MUNICIPAL ADVISORY COMMITTEE ON ACCESSIBILITY AND INCLUSIVNESS, SUB COMMITTEE
- AGE FRIENDLY INITIATIVE
2021-2023 [REVISED]

HISTORY

Age-friendly planning has been ongoing in Maple Ridge (and Pitt Meadows) since 2008 through the work of the MACAI, the Maple Ridge, Pitt Meadows, Katzie Senior Network (SN) and a variety of like-minded community agencies and partners.

In December of 2015, the Age-friendly Community Action Plan was completed and on March 14th, 2016, Council approved the AFI plan. Furthermore, in May of 2016, Maple Ridge applied for and successfully received the UBCM Age-friendly Community Designation and is listed on the Age-friendly BC Government website as an age-friendly city.

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1. MANDATE

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2. FUNCTIONS

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- Encourage the community to view policies, projects and programs with an Age-friendly lens;
- Obtain formal local government commitment and public support for Age-friendly initiatives;
- Monitor and apply for funding available for Age-friendly initiatives, encourage local government or other eligible agencies to apply for this funding, and to provide input on funding applications;
- Monitor Age-friendly Implementation Strategy and completed tasks;
- To identify and implement one to three tasks per year as outlined in the current Council endorsed AFI action plan;
- Annually report to local government on accomplishments and to identify next steps (actions).

ROLE OF INDIVIDUAL GROUP MEMBERS

The role of the individual members of the Age-friendly Initiative Sub-Committee:

- Attending regular monthly meetings as required and actively participating in the work.
- Provide ongoing support, input and expertise within the subject area (action).
- Make presentations to local government, community organizations and to the public regarding the Age-friendly Initiative.

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- One Council Liaison
- Representative from the Municipal Advisory Committee on Accessibility and Inclusiveness (minimum of one member)
- Maple Ridge, Pitt Meadows and Katzie Senior Network Coordinator - Chair
- Representative from Ridge Meadows Senior Society
- Representative from Fraser Health
- Representative from Maple Ridge/ Pitt Meadows Community Services
- Four Community at Large Members with a minimum of one individual representing the 55+ demographics
- One Staff Liaison

4.2 Terms of Appointment

Members of the sub-committee shall be appointed for one term with opportunity for re-appointment.

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4.6 Review

- AFI Sub-Committee/MACAI representative will report bi-monthly to MACAI.
- AFI Sub-Committee will report to Council as required and at minimum, annually.

From: Teale Phelps Bondaroff <tealepb@gmail.com>

Sent: Saturday, January 15, 2022 5:45 PM

To: Judy Dueck <jdueck@mapleridge.ca>; Kiersten Duncan <kduncan@mapleridge.ca>; Chelsa Meadus <cmeadus@mapleridge.ca>; Gordy Robson <grobson@mapleridge.ca>; Ryan Svendsen <rsvendsen@mapleridge.ca>; Ahmed Yousef <ayousef@mapleridge.ca>; Mike Morden <mmorden@mapleridge.ca>

Subject: Will you endorse our call for free prescription contraception in BC?

EXTERNAL EMAIL: Don't click on links or open attachments you don't trust.

COURRIEL EXTERNE: Ne cliquez pas sur les liens et n'ouvrez pas les pièces jointes suspects.

Dear Members of Maple Ridge Council,

I am writing to follow up on previous correspondence which I sent to you over the summer. I am the Chair of the AccessBC Campaign for free prescription contraception, a grassroots, province-wide campaign that advocates for universal no-cost prescription contraception in British Columbia. Our campaign was founded in 2017, and comprises a team of amazing volunteers from across the province.

We have been reaching out to municipalities across the province and asking them to endorse universal no-cost prescription contraception as part of our efforts to galvanize public pressure supporting this policy. To date, 29 municipalities and districts have passed motions supporting universal access to no-cost prescription contraception and have written to the provincial government urging them to adopt this policy as soon as possible.

Universal no-cost prescription contraception improves health outcomes for mothers and infants, increases equality, makes life more affordable for people, and will save the government millions. You can learn more about barriers to prescription contraception and the benefits of universal no-cost prescription contraception in our [Briefing Paper](#), as well as and more about the AccessBC Campaign.

We are working to ramp up pressure leading up to the forthcoming 2022 provincial budget, and municipal endorsements have a huge impact. As such, our campaign is reaching out to municipal councils to ask them to endorse universal no-cost prescription contraception before the end of February 2022. If your municipality passed a motion since we last got in touch this summer, please let us know so we can sing your praises! If you haven't yet had a chance to adopt a motion, now is the perfect opportunity, and doing so can take less than 10 minutes of your council's time.

I am writing to you today in order to ask if your municipality would be willing to step up and call on the provincial government to make all prescription contraception universally available at no cost?

To help out as much as possible, we have drafted a sample motion which you are welcome to amend as needed:

Universal No-Cost Coverage of Prescription Contraception

WHEREAS cost is a significant barrier to people accessing contraception, particularly to people with low incomes, youth, and people from marginalized communities;

WHEREAS providing no-cost prescription contraception has been shown to improve health outcomes for parents and infants by reducing the risks associated with unintended pregnancy, and is likely to reduce direct medical costs on the provincial health system;

WHEREAS contraceptive methods targeted at men (such as condoms or vasectomies) are available at low cost or are covered by BC's Medical Services Plan, whereas contraceptive methods for people with uteruses (such as birth control pills, intra-uterine devices, or hormone injections) have high up-front costs, making access to contraception unequal and gendered;

THEREFORE BE IT RESOLVED THAT Council directs the Mayor to write to the Provincial Government to urge them make all prescription contraception in BC available at no cost under the Medical Services Plan.

Please let us know if your municipality adopts this motion so we can sing your praises and help use this support to put additional pressure on the government. And do let us know if you require any assistance in drafting a letter to the province.

Thank you for your support of this important issue.

On behalf of the AccessBC Campaign for free prescription contraception in BC,



Dr. Teale Phelps Bondaroff
Chair and Co-Founder
Tealepb@gmail.com
778-678-8325



Virus-free. www.avg.com

1000 BYLAWS

**CITY OF MAPLE RIDGE
BYLAW NO. 7749-2021**

A Bylaw to amend the text and Schedules "A" and "E" of Maple Ridge Zoning Bylaw No. 7600-2019
as amended

WHEREAS, it is deemed expedient to amend the Maple Ridge Zoning Bylaw No. 7600-2019 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. 7749-2021".
2. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended to revise Part 2 – Definitions, as follows:

- a) Part 2 – Interpretations and Definitions, 202 Definitions, 202.1, AGRICULTURAL, URBAN, the definition for Agricultural, Urban (Urban Agricultural) is amended by deleting the clause in its entirety and replacing it with:

"AGRICULTURAL, URBAN means a use providing for the growing of plants for the purposes of, including but not limited to, food, fibre, and decorative purposes in ground, wall or roof gardens. Refer to Section 401 (Permitted Uses of Land, Buildings, and Structures) of this Bylaw.";

- b) Part 2 – Interpretations and Definitions, 202 Definitions, 202.1 CLASSES OF ASSISTED LIVING RESIDENCES, the definition of Classes of Assisted Living Residences is amended by inserting "Housing" after "Supportive Recovery", and by inserting "British Columbia" before "Community Care Assisted Living Act";

- c) Part 2 – Interpretations and Definitions, 202 Definitions, 202.1 HEIGHT, BUILDING, the definition for Height, Building is amended by deleting "greatest" from the first line;

- d) Part 2 – Interpretations and Definitions, 202 Definitions, 202.1 LOT AREA, the definition for Lot Area is amended by deleting the clause in its entirety and replacing it with:

"LOT AREA means the total area of a Lot taken in a horizontal plane within the Lot Lines of the Lot, excluding any portions of the Lot required for: Panhandle; dedicated Public Road Allowance; dedicated Public Park; and dedicated Park for Conservation Protection. Restrictive Covenant, Easement, and Right-of-Way areas shall form part of the Lot Area.";

- e) Part 2 – Interpretations and Definitions, 202 Definitions, 202.1 RESIDENTIAL, ELDERLY CITIZENS, the definition for Residential, Elderly Citizens (Elderly Citizens Residential) is amended by deleting "for the Residential accommodation" and replacing it with "a Residential Use for the accommodation";

- f) Part 2 – Interpretations and Definitions, 202 Definitions, 202.1 SETBACK, the definition for Setback is amended by deleting the clause in its entirety and replacing it with:

“SETBACK means the horizontal distance from a Lot Line or other feature to a Building, Structure or other feature on the Lot. Refer to Section 403 (Siting Exceptions) of this Bylaw.”;
 - g) Part 2 – Interpretations and Definitions, 202 Definitions, 202.1 SETBACK, FRONT, the definition for Setback, Front is amended by deleting “distance” and replacing it with “Setback”;
 - h) Part 2 – Interpretations and Definitions, 202 Definitions, 202.1 SETBACK, REAR, the definition for Setback, Rear is amended by deleting “distance” and replacing it with “Setback”;
 - i) Part 2 – Interpretations and Definitions, 202 Definitions, 202.1 SETBACK, SIDE, the definition for Setback, Side is amended by deleting “distance” and replacing it with “Setback”;
 - j) Part 2 – Interpretations and Definitions, 202 Definitions, 202.1 SPECIAL NEEDS HOUSING, the definition of Special Needs Housing is amended by inserting “Housing” after “Supportive Recovery”;
 - k) Part 2 – Interpretations and Definitions, 202 Definitions, 202.1 TANDEM PARKING, the definition for Tandem Parking is amended by inserting “off-street” before “parking space” in three instances;
 - l) Part 2 – Interpretations and Definitions, 202 Definitions, 202.1 VAPE RETAIL, the definition for Vape Retail is amended by deleting “Retail Use” and by inserting “Retail” before “sales of products”.
3. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended to revise Part 3 – Basic Provisions and Part 4 – General Regulations, as follows:
- a) Part 3 – Basic Provisions, 302 Zones is amended by inserting the following after 302.3:

“302.4 Split Zoned Lot
 - 1. A Split Zoned Lot is a lot that contains more than one Zone. The following requirements for each applicable zone shall apply for the use of each area of the lot for which it is zoned as if the zone boundary were a lot line:
 - a. Principal and Accessory Uses;
 - b. Density;

- c. Lot Coverage;
- d. Setbacks;
- e. Height;
- f. Landscaping and Screening;
- g. Parking and Loading;
- h. Other Requirements.

2. A Split Zoned Lot shall not be developed as separate lots."

- b) Part 3 – Basic Provisions, 303 Permitted Uses and Servicing of Land, Buildings and Structures, 303.4 Transportation Act, 303.4.1 is amended by deleting "Transportation Act" and replacing it with "British Columbia Transportation Act [SBC 2004]".
- c) Part 4 – General Regulations, 401 Uses of Land, Buildings, and Structures, 401.2 Permitted Uses of Land, Buildings and Structures, 401.2.1 is amended by inserting "Accessory Off-Street Loading," to follow "Accessory Buildings and Accessory Structures", and renumbering subsequent clauses.
- d) Part 4 – General Regulations, 402 Regulations for Permitted Uses of Land, Buildings, and Structures, 402.12 Farm Home Plate, 402.12.1 is amended by inserting "and that are subject to the Agricultural Land Commission Act and its Regulations" to follow "Agricultural Land Reserve".
- e) Part 4 – General Regulations, 403 Regulations for the Size, Shape and Siting of Buildings and Structures, 403.2 Siting Exceptions, 403.2.4. is amended by deleting "above grade stairs", and 403.2 is amended by inserting the following clause after 403.2.3. and renumbering subsequent clauses:

"Above grade stairs may project beyond the building face with no minimum setback to an abutting front lot line or rear lot line, provided that stair landings shall not exceed a maximum dimension of 1.2 metres by 1.2 metres and stair landings shall not exceed a height of 1.5 metres above the finished grade."
- f) Part 4 – General Regulations, 405 Landscaping and Fencing Regulations, 405.2 Landscape Standards, 405.2.3.g. is amended by deleting "Policies 6.23 and 6.24" and replacing it with "Policy 6.24".
- g) Part 4 – General Regulations, 407 Requirements for the Area, Shape and Dimension of Lots that may be created by Subdivision, 407.2 Minimum Lot Area and Dimensions, 407.2.4. is amended by deleting "Policies 6.23 and 6.24" and replacing it with "Policy 6.24".

4. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended to revise the definition and application of "Building Face", as follows:

- a) Part 2 – Interpretations and Definitions, 202 Definitions, 202.1 BUILDING FACE, the definition for Building Face is amended by deleting the clause in its entirety and replacing it with:

"BUILDING FACE means the vertical plane formed by the extreme outer surface of the Building's exterior walls. Refer to Section 403 (Siting Exceptions) of this Bylaw. Refer to Section 403 (Highest Building Face) of this Bylaw.";

- b) Part 2 – Interpretations and Definitions, 202 Definitions, 202.1 GRADE, AVERAGE FINISHED, the definition for Grade, Average Finished is amended by deleting the clause in its entirety and replacing it with:

"GRADE, AVERAGE FINISHED means the average of the Finished Grade around the Building's perimeter measured at each of the outermost exterior corners of the Building. An approved Comprehensive Lot Grading Plan may apply. In the case of a Townhouse Residential Use or Street Townhouse Residential Use, the Average Finished Grade shall be the average of the Finished Grade at the four outermost corners of each Dwelling Unit, located where either the outermost side Building Face or the common wall separations intersect with the frontmost and rearmost Building Face of the Dwelling Unit. In the case of an Apartment Residential Use or other Building constructed on an Underground Structure for parking the Average Finished Grade shall be the measured at the base of the Building.";

- c) Part 2 – Interpretations and Definitions, 202 Definitions, 202.1 GRADE, AVERAGE NATURAL, the definition for Grade, Average Natural is amended by deleting the clause in its entirety and replacing it with:

"GRADE, AVERAGE NATURAL means the average of the Natural Grade around the Building's perimeter measured at each of the outermost exterior corners of the Building. In the case of a Street Townhouse Residential Use or Townhouse Residential Use, the Average Natural Grade shall be the average of the Finished Grade at the four outermost corners of each Dwelling Unit, located where either the outermost side Building Face or the common wall separations intersect with the frontmost and rearmost Building Face of the Dwelling Unit."

- d) Part 4 – General Regulations, 401 Uses of Land, Buildings and Structures, 401.4 Accessory Buildings, Structures and Uses, 401.4.3.b. is amended by deleting "face" and replacing it with "Building Face";

- e) Part 4 – General Regulations, 403 Regulations for the Size, Shape and Siting of Buildings and Structures, 403.2 Siting Exceptions, 403.2.3. and 403.2.3.c are amended by deleting "face of the Building" and replacing them with "Building Face";

- f) Part 4 – General Regulations, 403 Regulations for the Size, Shape and Siting of Buildings and Structures, 403.3 Gross Floor Area Exemptions, 403.3.1. is amended by deleting “exterior surface of the exterior wall” and replacing it with “Building Face”;
- g) Part 4 – General Regulations, 403 Regulations for the Size, Shape and Siting of Buildings and Structures, 403.4 Building Height, 403.4.3 is amended by deleting “sidewall face” and replacing it with “side Building Face”;
- h) Part 4 – General Regulations, 403 Regulations for the Size, Shape and Siting of Buildings and Structures, 403.7 Highest Building Face, 403.7.2.b. is amended by deleting “face of a post” and replacing it with “the outer face of a post”;
- i) Part 4 – General Regulations, 405 Landscaping and Fencing Regulations, 405.4 Fence Requirements, 405.4.2.a.(i), 405.4.2.a.(ii), 405.4.3.a.(i) and 405.4.3.a.(ii) are amended by deleting “face of the Building” and replacing them with “Building Face”;
- j) Part 5 – Agricultural Zones, Setbacks, 501.7.2.e., 501.7.3.f., 501.7.4.f., 501.7.5.f., 501.7.6.f., 501.7.6.g., 501.7.7.f., 502.7.2.e., 502.7.3.f., 502.7.4.f., 502.7.5.f., 502.7.6.f., 502.7.6.g., 502.7.7.f., 503.7.2.e., 503.7.3.f., 503.7.4.f., 503.7.5.f., 503.7.6.f., 503.7.6.g., 503.7.7.f., 504.7.1.f., 504.7.3.e., 504.7.4.f., and 505.7.2.f. are amended by deleting “from Residential Use Buildings” or “from Single Detached Residential Use” and replacing them with “from the Building Face of a Building for a Residential Use”.
- k) Part 6 – Residential Zones, Setbacks, 601.7.2.e., 605.7.2.e., 605.7.3.f., 605.7.4.f., 605.7.5.f., 606.7.2.e., 607.7.2.e., 608.7.2.e., 609.7.2.e., 610.7.2.f., 610.7.3.f., 610.7.4.f., 610.7.5.f., 610.7.6.e., 611.7.2.f., 611.7.3.f., 611.7.4.f., 611.7.5.f., 611.7.6.e., 614.7.2.e., 615.7.3.f., and 616.7.3.e. are amended by deleting “from Residential Buildings” and replacing it with “from the Building Face of a Building for a Residential Use”.
- l) Part 6 – Residential Zones, Setbacks, 602.7.3.e. and 603.7.3.e. are amended by inserting “the Building Face, or” after “measured from”.
- m) Part 6 – Residential Zones, 626 Zone: RMH Manufactured Home Park Residential, 626.10 Manufactured Home Site Setbacks, 626.10.1 is amended by deleting the clause in its entirety and replacing it with:
 - “1. The minimum Setbacks for all Buildings and Structures on a Manufactured Home Site, as measured from the Building Face of a Manufactured Home, from a living area addition to a Manufactured Home, from the supports of a carport, and from the outer face of a deck, shall be not less than:”.

5. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended to determine the maximum height of the building using the definitions and calculation requirements of Zoning Bylaw No. 3510-1985 for five (5) site specific building height exceptions that were approved under Zoning Bylaw No. 3500-1985, as follows:

- a) Part 4 – General Regulations, 402 Regulations for Permitted Uses of Land, Buildings, and Structures, 402.11 Detached Garden Suite Residential, 402.11.4. is amended by deleting “Building Height” at the end of clauses 402.11.4.a. and 402.11.4.b., and by deleting clause 402.11.4.c. in its entirety and replacing it with the following:

- “c. the Height of the Building shall not exceed 7.5 metres specific to the following Lot:
(i) Lot 34, except: part subdivided by Plan BCP13892, Section 24, Township 12, New Westminster District Plan LMP19841. PID: 019-045-824. 26378 126 Avenue.

where the Height is measured, as per Zoning Bylaw No. 3500-1985, as the greatest vertical distance from the “Building Height Base Line” to the topmost part of the building as determined by the following definitions:

BUILDING HEIGHT BASE LINE - means:

- (a) averaging the two front Datum Determination Points on the lot; and
- (b) averaging the two rear Datum Determination Points on the lot; and
- (c) longitudinally extending a line joining (a) and (b); and

DATUM DETERMINATION POINTS - means the two points on a lot created where the frontmost and rearmost wall face of the principal building, or projections thereof, intersect with the outermost sidewall faces, or projections thereof, measured as the lesser of Natural or Finished Grade.

Refer to Zoning Bylaw No. 3510-1985 for additional information and definition of terms.”

- b) Part 6 – Residential Zones, 618 Zone: RM-2 Medium Density Apartment Residential, 618.8 Height, 618.8.1. is amended by inserting “, except:” after “11.0 metres” and by inserting the following clause as 618.8.1.a.:

- “a. the Height for Principal Buildings and Principal Structures shall not exceed 22.0 metres nor 6 Storeys specific to the following Lot:

- (i) Lot 1 District Lot 401 Group 1 New Westminster District Plan EPP94580. PID: 030-971-861. 11641 227 Street.

where the Height is measured, as per Zoning Bylaw No. 3500-1985, as the greatest vertical distance from the “Building Height Base Line” to the topmost part of the building as determined by the following definitions:

BUILDING HEIGHT BASE LINE - means:

- (a) averaging the two front Datum Determination Points on the lot; and
- (b) averaging the two rear Datum Determination Points on the lot; and
- (c) longitudinally extending a line joining (a) and (b); and

DATUM DETERMINATION POINTS - means the two points on a lot created where the frontmost and rearmost wall face of the principal building, or projections thereof, intersect with the outermost sidewall faces, or projections thereof, measured as the lesser of Natural or Finished Grade.

Refer to Zoning Bylaw No. 3510-1985 for additional information and definition of terms."

- c) Part 6 – Residential Zones, 618 Zone: RM-2 Medium Density Apartment Residential, 618.8 Height, 618.8.2. is amended deleting ", except:" at the end of the clause and by deleting 618.8.2.a. in its entirety.

- d) Part 6 – Residential Zones, 625 Zone: RG-2 Suburban Residential Strata, 625.8 Height, 625.8.1.a. is amended by deleting the clause in its entirety and replacing it with:

"a. the Height for Principal Buildings and Principal Structures shall not exceed 11.0 metres specific to the following Lots:

- (i) Bareland Strata Lots 1 to 106, Section 11, Township 12, Plan EPS234. Bosonworth Avenue, Godwin Drive, Carmichael Street and 110 Avenue.

where the Height is measured, as per Zoning Bylaw No. 3500-1985, as the greatest vertical distance from the "Building Height Base Line" to the topmost part of the building as determined by the following definitions:

BUILDING HEIGHT BASE LINE - means:

- (a) averaging the two front Datum Determination Points on the lot; and
- (b) averaging the two rear Datum Determination Points on the lot; and
- (c) longitudinally extending a line joining (a) and (b); and

DATUM DETERMINATION POINTS - means the two points on a lot created where the frontmost and rearmost wall face of the principal building, or projections thereof, intersect with the outermost sidewall faces, or projections thereof, measured as the lesser of Natural or Finished Grade.

Refer to Zoning Bylaw No. 3510-1985 for additional information and definition of terms."

- e) Part 7 – Commercial Zones, 701 Zone: C-1 Neighbourhood Commercial, 701.8 Height, 701.8.1.a shall be amended by deleting the clause in its entirety and replacing it with:

"a. the Height for a Building or Structure shall not exceed 12.0 metres nor 3 Storeys specific to the following Lot:

- i. Lot C District Lot 403 Group 1 New Westminster District Plan EPP71200. PID 030-627-788. 11300 Pazarena Place.

where the Height is measured, as per Zoning Bylaw No. 3510-1985, as the greatest vertical distance from the "Building Height Base Line" to the topmost part of the building as determined by the following definitions:

BUILDING HEIGHT BASE LINE - means:

- (a) averaging the two front Datum Determination Points on the lot; and
- (b) averaging the two rear Datum Determination Points on the lot; and
- (c) longitudinally extending a line joining (a) and (b); and

DATUM DETERMINATION POINTS - means the two points on a lot created where the frontmost and rearmost wall face of the principal building, or projections thereof, intersect with the outermost sidewall faces, or projections thereof, measured as the lesser of Natural or Finished Grade.

Refer to Zoning Bylaw No. 3510-1985 for additional information and definition of terms."

- f) Part 7 – Commercial Zones, 707 Zone: CRM Commercial/Residential, 707.8 Height, 707.8.1.a. shall be amended by deleting the clause in its entirety and replacing it with:

"a. the Height for a Building or Structure shall not exceed 21.0 metres, specific to the following Lot:

- (i) Lot 1, DL 398, GP 1, NWD Plan EPP34022, except Plans EPP34066 and EPP36136. PID: 029-152-861. 22369 116 Avenue.

where the Height is measured, as per Zoning Bylaw No. 3500-1985, as the greatest vertical distance from the "Building Height Base Line" to the topmost part of the building as determined by the following definitions:

BUILDING HEIGHT BASE LINE - means:

- (a) averaging the two front Datum Determination Points on the lot; and
- (b) averaging the two rear Datum Determination Points on the lot; and
- (c) longitudinally extending a line joining (a) and (b); and

DATUM DETERMINATION POINTS - means the two points on a lot created where the frontmost and rearmost wall face of the principal building, or projections thereof, intersect with the outermost sidewall faces, or projections thereof, measured as the lesser of Natural or Finished Grade.

Refer to Zoning Bylaw No. 3510-1985 for additional information and definition of terms."

6. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended to correct Agricultural uses, as follows:

- a) Part 4 – General Regulations, 402 Regulations for Permitted Uses of Land, Buildings, and Structures, 402.11 Detached Garden Suites, 402.11.6.(i) is amended by deleting the clause: “the Detached Garden Suite Residential Use shall be approved by the Agricultural Land Commission”, and by renumbering the subsequent clauses “(ii)” and “(iii)” to “a.” and “b.”;
- b) Part 4 – General Regulations, 402 Regulations for Permitted Uses of Land, Buildings, and Structures, 402.27 Temporary Residential, 402.27.3.c. is amended by deleting the clause: “shall be approved by the Agricultural Land Commission prior to the issuance of a Building Permit.”;
- c) Part 5 – Agricultural Zones, 503 Zone: A-3 Extensive Agricultural, 503.7 Setbacks, 503.7.1.c. is amended by deleting “however” and replacing it with “and”;
- d) Part 5 – Agricultural Zones, 504 Zone: A-4 Intensive Greenhouse, 504.7 Setbacks, 504.7.2.c. is amended by deleting “1.5 metres” and replacing it with “1.5 metres and the sum of the two interior side setbacks shall be not less than 3.5 metres”;
- e) Part 6 – Residential Zones, 611 Zone: RS-3 Single Detached Rural Residential, 611.11 Other Requirements, 611.11.1.a. is amended by deleting “; and” and replacing it with “.”, and by deleting clause 611.11.1.b.: “shall not be permitted unless the Lot is Designated as “Agricultural” in the Maple Ridge Official Community Plan Bylaw No. 7060-2014.”

7. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended to provide additional clarity to Zones subject to the Albion Area Density Bonus Amenity Contribution, as follows:

- a) Part 6 – Residential Zones, 607 Zone: RS-1b Single Detached (Medium Density) Residential, 607.4 Lot Area and Dimensions, 607.4.2 is amended by inserting “for a Density Bonus from RS-1b to R-1” after “dimensions”, and by inserting the following after 607.4.2.c. “d. Refer to the Other Requirements Section of this Zone.”;
- b) Part 6 – Residential Zones, 607 Zone: RS-1b Single Detached (Medium Density) Residential, 607.11 Other Requirements, 607.11.1.a. is amended by inserting “but not less than 371.0 square metres” after “557.0 square metres”;
- c) Part 6 – Residential Zones, 609 Zone: RS-1d Single Detached (Half Acre) Residential, 609.4 Lot Area and Dimensions, 609.4.2 is amended by inserting “for a Density Bonus from RS-1d to RS-1b” after “dimensions”, and by inserting the following after 609.4.2.c. “d. Refer to the Other Requirements Section of this Zone.”;

- d) Part 6 – Residential Zones, 609 Zone: RS-1d Single Detached (Half Acre) Residential, 609.11 Other Requirements, 609.11.1.a. is amended by inserting “but not less than 557.0 square metres” after “2,000 square metres”;
 - e) Part 6 – Residential Zones, 617 Zone: RM-1 Low Density Townhouse Residential, 617.4 Lot Area and Dimensions, 617.4.2. is amended by inserting “for a Density Bonus from RM-1 to RM-4” after “Residential Use”, and by inserting the following after 617.4.2.c. “d. Refer to the Other Requirements Section of this Zone.”;
 - f) Part 6 – Residential Zones, 617 Zone: RM-1 Low Density Townhouse Residential, 617.11 Other Requirements, 617.11.5. is amended by inserting “but not more than 0.75 times the Lot Area” following “0.6 times the Lot Area”.
8. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended to revise references to Tandem Parking uses in the RM-1 zone, as follows:
- a) Part 6 – Residential Zones, 617 Zone: RM-1 Low Density Townhouse Residential, 617.10 Parking and Loading, 617.10.4 is amended by deleting “Tandem garage” and replacing it with “Tandem Parking garage”, and by inserting “Maple Ridge” before “Off-street Parking”;
 - b) Part 6 – Residential Zones, 617 Zone: RM-1 Low Density Townhouse Residential, 617.10 Parking and Loading, 617.10.5. is amended by deleting “Tandem garage” and replacing it with “Tandem Parking garage”, by deleting “Townhouse development” and replacing it with “Townhouse Residential Development”, and by deleting “Council Policy on Tandem Parking within Townhouse Developments” and replacing it with “Maple Ridge Policy 6.35 - Tandem Parking Garage Units within Townhouse Developments”;
 - c) Part 6 – Residential Zones, 617 Zone: RM-1 Low Density Townhouse Residential, 617.11 Other Requirements, 617.11.6. is amended by inserting “Residential” after “Townhouse” and by inserting “Townhouse dwelling” after “attached”.
9. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended to include the number of storeys with the height requirement for RM-3 and RM-6 zones, as follows:
- a) Part 6 – Residential Zones, 619 Zone: RM-3 Medium/High Density Apartment Residential, 619.8 Height, 619.8.1 is amended by adding “nor twelve (12) storeys,” after “43.0 metres”;
 - b) Part 6 – Residential Zones, 622 Zone: RM-6 Town Centre High Density Apartment Residential, 622.8 Height, 622.8.1. is amended by adding “nor ten (10) storeys” to the end of the sentence following “37.0 metres”.

10. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended to update the legal descriptions, revise the numbering format, and update the reference to the Local Government Act in the RS-2 zone, as follows:

- a) Part 6 – Residential Zones, 610 Zone: RS-2 Single Detached Suburban Residential, 610.11 Other Requirements, 610.11.5 is amended by deleting clauses 610.11.5.a. and 610.11.5.b. in their entirety and replacing it with:

“a. Lots 1 to 12 Section 28 Township 12 New Westminster District Plan EPP 56758; 12872 to 12967 235A Street;”;

610.11.5.(i) is amended by deleting “Section 941 – Provision of Park Land” and replacing it with “Section 510 – Requirement for Provision of Park Land or Payment for Parks Purposes”; 610.11.5 is further amended by renumbering clauses “(i), (ii), (iii), (iv)” to “b. c. d. e.”; and by renumbering the subclauses “(a), (b) and (c)” to “(i), (ii), and (iii)”.

- b) Part 6 – Residential Zones, 610 Zone: RS-2 Single Detached Suburban Residential, 610.11 Other Requirements, 610.11.6 is amended by adding the PID and address to each legal description and by numbering the four legal descriptions as “a., b., c. and d.”, as follows:

- a. Lot 2 of the North West Quarter of Section 22 Township 12 Group 1 New Westminster Plan LMP22485. PID 023-066-733. 12516 240 Street.
- b. Lot “A” Except: Parcel “One” (Explanatory Plan 13720) Section 21 Township 12 New Westminster District Plan 9912. PID. 008-159-645. 12599 240 Street.
- c. Parcel “One” (Explanatory Plan 13720) Lot A Section 21 Township 12 New Westminster District Plan 9912. PID 011-437-391. 12599 240 Street. and
- d. Lot A Section 22 Township 12 New Westminster District Plan LMP9379. PID 018-161-031. 12511 241 Street.”;

610.11.6 is further amended by deleting “parcels” and replacing it with “Lots”, by renumbering the clauses after “provided that” from “a., b. and c.” to “e., f. and g.”, by inserting “Requirement for Provision of Park Land or Payment for Park Purposes” after “Section 510 – “, and by deleting “must” in 610.11.6.f.(i) and replacing it with “shall”.

11. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended to correct typographical errors, as follows:

- a) Part 4 – General Regulations, 402 Regulations for Permitted Uses of Land, Buildings, and Structures, 402.11 Detached Garden Suite Residential, 402.11.2.b.(ii) is amended by deleting “shall” and replacing it with “may”;

- b) Part 4 – General Regulations, 402 Regulations for Permitted Uses of Land, Buildings, and Structures, 402.14 Home Occupation, 402.14.9.d. is amended by deleting “Sign Bylaw No. 4653-1992” and replacing it with “Sign Bylaw No. 7630-2020”;
 - c) Part 6 – Residential Zones, 616 Zone: RT-2 Ground-Oriented Residential Infill, 616.1 Purpose, 616.1.1 is amended by deleting the first instance of “Courtyard Residential” and replacing it with “Triplex Residential”;
 - d) Part 6 – Residential Zones, 617 Zone: RM-1 Low Density Townhouse Residential, 617.4 Lot Area and Dimensions, 617.4.1.b. is amended by deleting “7.0 metres” and replacing it with “27.0 metres”;
 - e) Part 6 – Residential Zones, 626 Zone: RMH Manufactured Home Park Residential, 626.1 Purpose, 626.1.1. is amended by deleting “0.4 hectares” and replacing it with “4.0 hectares”;
 - f) Part 8 – Industrial Zones, 803 Zone: M-3 Business Park Industrial, 803.2 Principal Uses, 803.2.1.q. is amended by deleting “Recreational Facilities or instructional facilities” and replacing it with “Recreational Facilities and instructional facilities”;
 - g) Part 10 – Comprehensive Development Zones, 1035 CD-1-21 Medium Density Rental Apartment Residential, 1035.7.2. is amended by deleting “will” and replacing it with “shall”, and 1035.10.1. is amended by inserting “Zone” after “RM-2”.
12. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended to include approved Zone Amending Bylaws which amended the text of Zoning Bylaw No. 3510-1985 after the adoption of the new Zoning Bylaw No. 7600-2019, which was adopted on December 8, 2020, as follows:
- a) Zone Amending Bylaw No. 7238-2016, was adopted on December 8, 2020, as follows:

Part 6 – Residential Zones, 617 Zone: RM-1 Low Density Townhouse Residential, 617.5 Density, 617.5.1. is amended by adding the following in numerical order:

“b. Floor Space Ratio shall not exceed 0.63 times the Lot Area and a maximum of 50.0 square metres of habitable Basement area per unit shall be excluded from the calculation of Gross Floor Area specific to the following Lot:

 - (i) Lot 2 Section 32 Township 12 New Westminster District Plan EPP70286. PID 031-264-875. 23183 136 Avenue.”;
 - b) Zone Amending Bylaw No. 7674-2020, was adopted on January 26, 2021, as follows:

Part 4 – General Regulations, 402 Regulations for Permitted Uses of Land, Buildings, and Structures, 402.11 Detached Garden Suite Residential, 402.11.8.c. is amended by deleting the clause in its entirety and renumbering the subsequent clauses; and

Part 4 – General Regulations, 402 Regulations for Permitted Uses of Land, Buildings, and Structures, 402.24 Secondary Suite Residential, 402.24.1.e. is amended by deleting the clause in its entirety and renumbering the subsequent clauses;

- c) Zone Amending Bylaw No. 7432-2018, was adopted on February 23, 2021, as follows:

Part 6 – Residential Zones, 617 Zone: RM-1 Low Density Townhouse Residential, 617.5 Density, 617.5.1. is amended by adding the following in numerical order:

“c. Floor Space Ratio shall not exceed 0.63 times the Lot Area specific to the following Lot:
(i) Lot 1 Section 21 Township 12 New Westminster District Plan EPP106316. PID 031-318-479. 23785 Dewdney Trunk Road.”;

- d) Zone Amending Bylaw No. 7336-2017, was adopted on July 13, 2021, as follows:

Part 10 – Comprehensive Development Zones is amended by inserting the CD-1-17 zone in the correct numerical order to follow the CD-1-05 zone and renumbering subsequent Sections, as follows:

“CD-1-17 COMPREHENSIVE DEVELOPMENT ZONE

PURPOSE

1. This Zone is intended to accommodate and regulate the development of a medium to high density comprehensively-planned mixed use development in multiple phases in the Town Centre Area.
2. For interpretation purposes of this zone:
 - a. Refer to the “Phase Plan” identifying the boundaries of each phase in the Other Requirements Section of this Zone;
 - b. Refer to the “Amenity and Rezoning Offerings by Phase” requirements in the Other Requirements Section of this Zone;
 - c. “Base density” means the density permitted without the bonus density or the amenity bonus density being added;
 - d. “This Bylaw” means Maple Ridge Zoning Bylaw No. 7600-2019.

PRINCIPAL USES

1. The following Principal Uses shall be permitted in this Zone:
 - a. Apartment Residential, within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw, excluding Phase 5;
 - b. Assembly;
 - c. Business Services;
 - d. Cannabis Retail;
 - e. Civic;
 - f. Convenience Store;
 - g. Financial Services;

- h. Funeral Services;
- i. Indoor Commercial Recreation;
- j. Licensee Retail Store;
- k. Light Industrial, limited to Microbrewery, Microwinery and Microdistillery;
- l. Liquor Primary Establishment;
- m. Media Production Studio;
- n. Off-Street Parking;
- o. Personal Repair Services;
- p. Personal Services;
- q. Place of Worship;
- r. Private Hospital;
- s. Professional Services;
- t. Public Market;
- u. Refund Container Recycling Depot;
- v. Restaurant;
- w. Retail, excluding Highway Commercial;
- x. Tourist Accommodation; and
- y. Townhouse Residential, in Phases 1, 2, 3, 4 and 6 only

ACCESSORY USES

1. The following shall be permitted as Accessory Uses to one of the permitted Principal Uses in this Zone:
 - a. Home Occupation, excluding Phase 5; and
 - b. Outdoor Display or sales area.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

LOT AREA and DIMENSIONS

1. Minimum lot area and dimensions for each phase of the development shall not be less than:

a. in lot area	1,500.0 square metres
b. in width	6.0 metres
c. in depth	27.0 metres
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum Building Envelope dimensions.

DENSITY

1. Phase 1:
 - a. The Floor Space Ratio of any building or structure shall not exceed a base density of 1.0 times the lot area.
 - b. Bonus density may be added to the Floor Space Ratio, up to a maximum of 1.3 times the Lot Area, with the following provisions:

- (i) an amount equal to 0.3 times the lot area times the ratio of concealed off-street parking to required off-street parking, not to exceed 0.3 times the lot area; and
 - (ii) an amount equal to 0.25 times the lot area may be added for each storey above the second (2) storey, not to exceed 1.0 times the lot area.
 - c. The maximum density in this phase, including any bonus density is 2.3 times the lot area.
 - d. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for Gross Floor Area requirements.
2. Phase 2:
- a. The floor space ratio shall not exceed a base density of 1.0 times the lot area.
 - b. A bonus density, up to a maximum of 1.3 times the lot area, may be obtained by providing the following:
 - (i) An amount equal to 0.34 times the lot area for providing 100% of the required parking within a parking structure or an underground parking structure; and
 - (ii) An amount equal to 0.3 times the lot area for each storey above the second, not to exceed 0.9 times.
 - c. An amenity bonus density, up to a maximum of 0.3 times the lot area, may be obtained by providing all of the amenity offerings indicated for Phase 2 in the "Amenity and Rezoning Offerings by Phase" in the Other Requirements Section of this Zone.
 - d. The maximum density in this phase, including any bonus density and amenity bonus density is 2.65 times the lot area.
 - e. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for Gross Floor Area requirements.
3. Phase 3:
- a. The floor space ratio shall not exceed a base density of 1.0 times the lot area.
 - b. A bonus density, up to a maximum of 1.3 times the lot area, may be obtained by providing the following:
 - (i) An amount equal to 0.4 times the lot area for providing 100% of the required parking within a parking structure or an underground parking structure;
 - (ii) An amount equal to 0.1 times the lot area for each storey above the second, not to exceed 0.9 times the lot area, based on the tallest structure in this phase.
 - c. An amenity bonus density, up to a maximum of 1.3 times the lot area, may be obtained by providing all of the amenity offerings indicated for Phase 3 in the "Amenity and Rezoning Offerings by Phase" in the Other Requirements Section of this Zone;
 - d. The maximum density in this phase, including any bonus density and amenity bonus density, is 3.6 times the lot area.
 - e. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for Gross Floor Area requirements.

4. Phase 4:

- a. The floor space ratio shall not exceed a base density of 1.0 times the lot area.
- b. A bonus density, up to a maximum of 1.1 times the lot area, may be obtained by providing the following:
 - (i) An amount equal to 0.2 times the lot area for providing 100% of the required parking within a parking structure or an underground parking structure;
 - (ii) An amount equal to 0.3 times the lot area for each storey above the second, not to exceed 0.9 times the lot area, based on the tallest structure in this phase.
- i. shall include the rezoning offerings indicated for Phase 4 in the "Amenity and Rezoning Offerings by Phase" in the Other Requirements Section of this Zone.
- c. An amenity bonus density, up to a maximum of 0.3 times the lot area, may be obtained by providing all of the amenity offerings indicated for Phase 4 in the "Amenity and Rezoning Offerings by Phase" in the Other Requirements Section of this Zone.
- d. The maximum density in this phase, including any bonus density and amenity bonus density, is 2.3 times the lot area.
- e. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for Gross Floor Area requirements.

5. Phase 5:

- a. The floor space ratio shall not exceed a base density of 1.0 times the lot area.
- b. A bonus density, up to a maximum of 1.3 times the lot area, may be obtained by providing the following:
 - (i) An amount equal to 0.4 times the lot area for providing 100% of the required parking within a parking structure or an underground parking structure;
 - (ii) An amount equal to 0.3 times the lot area for each storey above the second, not to exceed 0.9 times the lot area, based on the tallest structure in this phase.
- c. An amenity bonus density, up to a maximum of 1.2 times the lot area, may be obtained by providing all of the amenity offerings indicated for Phase 5 in the "Amenity and Rezoning Offerings by Phase" in the Other Requirements Section of this Zone.
- d. The maximum density in this phase, including any bonus density and amenity bonus density, is 3.5 times the lot area.
- e. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for Gross Floor Area requirements.

6. Phase 6

- a. The floor space ratio shall not exceed a base density of 1.0 times the lot area.
- b. A bonus density, up to a maximum of 1.3 times the lot area, may be obtained by providing the following:

- d. from an Exterior Side Lot Line 0.0 metres
- 2. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

HEIGHT

- 1. Phases 1 to 4 and Phases 6 to 7:
 - a. Building Height for all Buildings and Structures shall be not less than three (3) storeys; and
 - b. The maximum building height is not restricted.
- 2. Phase 5:
 - a. Building Height for all Buildings and Structures shall be not less than two (2) storeys; and
 - b. The maximum building height is not restricted.
- 3. Refer to Section 403 (Building Height) of this Bylaw.

LANDSCAPING and SCREENING

- 1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.
- 2. A continuous landscape strip of not less than 1.5 metres in width shall be provided on the lot adjacent to lot lines on the developed sides of the lot which abut a highway.
- 3. Phases 2 to 7:
 - a. All developed portions of the lot not covered by buildings, structures or paved areas shall be landscaped, including the retention of mature trees where feasible. This landscaping shall be maintained.
 - b. The boulevard areas of highways abutting a lot shall be seeded or sodded with grass on the side of the highway abutting the lot, except at driveways, and walkways.
 - c. Loading areas, garbage containers and recycling containers shall be screened from any adjacent residential lot or from overlook from upper storeys, to a height of at least 2.5 metres by buildings, a landscaping screen, a solid decorative fence, or a combination thereof.

PARKING and LOADING

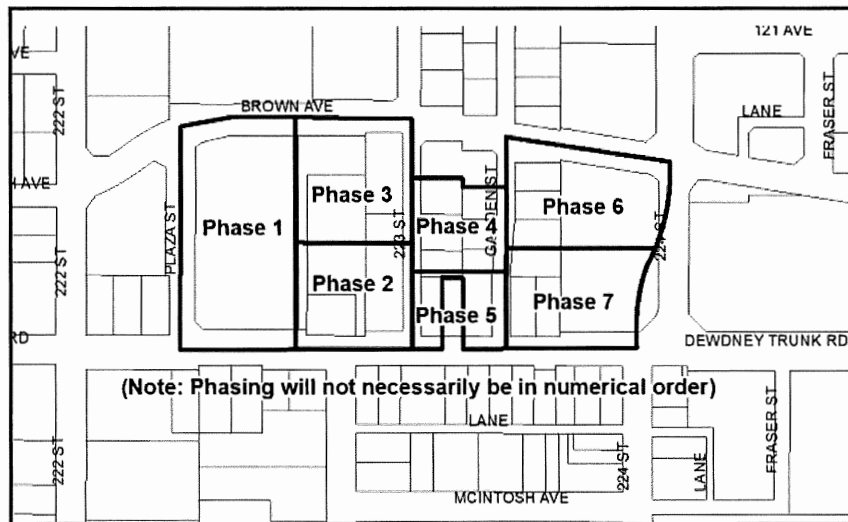
- 1. Off-street parking and off-street loading shall be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 - 1990, as amended.
- 2. All off-street parking shall be concealed parking.
- 3. Phase 1:
 - a. Notwithstanding the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 - 1990:
 - (i) a minimum of 50% of required parking spaces shall be provided with roughed-in conduit for future electric charging capabilities; and
 - (ii) a minimum of four electric vehicle charging stations shall be provided.

4. Phases 2 to 7, for Apartment Use:
 - a. Notwithstanding the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 – 1990:
 - (i) a minimum of four electric vehicle charging stations shall be provided.

OTHER REQUIREMENTS

1. Where permitted in Phases 2 to 7, an Apartment Residential Use shall:
 - a. be limited exclusively to storeys above the first storey for a building or a portion thereof along Dewdney Trunk Road, Garden Street in Phase 7, and along the internal public plaza from 224 Street to Garden Street in Phases 6 and 7;
 - b. be located within a building above all storeys which are used for a non-residential principal use or off-street parking use;
 - c. have a separate and independent access into the building containing the apartment use.
2. Where permitted in Phases 2 – 7, a Townhouse Use shall:
 - a. only be permitted on a lot containing an Apartment Use;
 - b. have direct pedestrian access to street grade, a pedestrian walkway or a mews for each unit.
3. Phases 1 to 7 Ground Floor requirements:
 - a. The ground floor of all buildings shall have not less than:
 - (i) 90% of the lot frontage developed for permitted principal uses with public pedestrian or vehicular access; and
 - (ii) 25% of the lot area developed for a permitted principal use.
 - b. Phase 1, notwithstanding Schedule “E” Ground Floor Commercial Required of this Bylaw, shall not be required to provide ground floor commercial area along Plaza Street or Brown Avenue.
 - c. Phases 6 and 7 shall provide Ground Floor Commercial area in accordance with Schedule “E” Ground Floor Commercial Required of this Bylaw, including along both sides of the public pedestrian way and the public plaza.
4. Common Open Area(s) shall be provided as follows:
 - a. Phases 1 to 7:
 - (i) a minimum of 20% of the site area shall be provided as Common Open Area in Phase 1;
 - (ii) a minimum of 20% of the site area shall be provided as Common Open Area in Phases 2, 4 and 6;
 - (iii) a minimum of 50% of the site area shall be provided as Common Open Area in Phase 5;
 - (iv) a minimum of 35% of the site area shall be provided as Common Open Area in Phase 7; and
 - (v) a portion of the required common open space area may be provided on a roof.

5. Phases 2 to 7 shall provide Indoor Amenity Area(s) and Outdoor Amenity Area(s) as follows:
 - a. One or more indoor amenity areas shall be provided in each phase based on the following ratio, and this may form part of the Common Open Area requirements;
 - (i) 1.0 square metre per residential dwelling unit;
 - b. Phase 2, Phase 3, Phase 4 or Phase 5 shall provide a clubhouse or similar facility as an Indoor Amenity Area or Outdoor Amenity Areas.
6. Every use, except for an Outdoor Amenity Area and an off-street loading use, shall be located and undertaken wholly within an enclosed building.
7. The following "Phase Plan" identifies the boundaries for each Phase:



CD-1-17 Phase Plan

8. The following "Amenity and Rezoning Offerings by Phase" identifies the amenities to be provided to obtain an Amenity Density Bonus:
 - a. Phase 2:
 - (i) Continuation of east-west pedestrian way;
 - (ii) Minimum four electric vehicle charging stations;
 - (iii) BC Energy Step Code;
 - (iv) Sustainability measures; and
 - (v) A Clubhouse (if not provided in another phase).
 - b. Phase 3:
 - (i) Continuation of east-west pedestrian way;
 - (ii) Minimum four electric vehicle charging stations;
 - (iii) BC Energy Step Code;
 - (iv) Sustainability measures; and
 - (v) A Clubhouse (if not provided in another phase).
 - c. Phase 4:
 - (i) Continuation of east-west pedestrian way;
 - (ii) BC Energy Step Code;

- (iii) Sustainability measures;
- (iv) Seating area and theatre structure at the Central Plaza incorporating potential public art elements; and
- (v) A Clubhouse (if not provided in another phase).

d. Phase 5:

- (i) Continuation of east-west pedestrian way (including portion of Central Plaza);
- (ii) Minimum four electric vehicle charging stations;
- (iii) BC Energy Step Code;
- (iv) Sustainability measures; and
- (v) A Clubhouse (if not provided in another phase).

e. Phase 6:

- (i) Continuation of east-west pedestrian way;
- (ii) Public plaza;
- (iii) Minimum four electric vehicle charging stations;
- (iv) BC Energy Step Code; and
- (v) Sustainability measures.

f. Phase 7:

- (i) Continuation of east-west pedestrian way;
- (ii) Public plaza;
- (iii) Public art piece (in Public Plaza) having a minimum value of \$100,000 adjusted by CPI between the year of this agreement and the year of the development application being made;
- (iv) Public message board;
- (v) BC Energy Step Code;
- (vi) Minimum four electric vehicle charging stations; and
- (vii) Sustainability measures."

and:

Part 12 – Schedules, 1205 Schedule “E” – Town Centre Area Plan, Ground Floor Commercial Required is amended by deleting it and replacing it with the revised Schedule “E” – Town Centre Area Plan, Ground Floor Commercial Required, a copy of which is attached hereto and forms part of this Bylaw.

- e) Zone Amending Bylaw No. 7392-2017, was adopted on July 27, 2021, as follows:
 Part 6 – Residential Zones, 610 Zone: RS-2 Single Detached Suburban Residential, 610.11 Other Requirements is amended by adding the following as Section 610.11.7.:

“7. A Density Bonus is permitted on the Lots or tracts of land and premises known and described as:

- a. Lot 24 Section 28 Township 12 Group 1 New Westminster District Plan NWP38973. PID 008-549-371. 23585 128 Avenue.

provided that:

- b. the owner shall dedicate Park land for the purpose of tree preservation, exclusive of Environmentally Sensitive Area lands and Park dedication required by British Columbia Local Government Act Section 941 - Provision of Park Land;
- c. the base density is a minimum subdivision lot area of 0.4 hectares, minimum subdivision lot width of 36.0 metres, and minimum subdivision lot depth of 60.0 metres;
- d. a density bonus is an option in the RS-2 zone as follows:
 - i. the owner shall dedicate as Park land at least 2,922.0 square metres in any subdivision containing one or more Lots with an area of less than 0.4 hectares, as a condition of subdivision approval by the Approving Officer, and such area to be acceptable to the Approving Officer for the purpose of preserving mature trees on the Parent Parcel;
 - ii. the maximum Density Bonus is:
 - (a) minimum Lot Area of 1,200.0 square metres;
 - (b) minimum Lot Width of 24.0 metres;
 - (c) minimum Lot Depth of 36.0 metres; and
- e. Zone requirements for the RS-1c Zone shall apply and supersede the Zone requirements for the RS-2 Zone for any subdivision approved for the above described Lots or tracts of land.”.

13. Maple Ridge Zoning Bylaw No. 7600-2019 Schedule “A” – Zoning Bylaw Map is hereby amended to include adopted Zone Amending Bylaws which amended Map “A” of Zoning Bylaw No. 3510-1985 after the adoption of the new Zoning Bylaw No. 7600-2019, which was adopted on December 8, 2020, as follows:

- a) Zone Amending Bylaw No. 7238-2016, was adopted on December 8, 2020, as follows:

The following parcels or tracts of land and premises known and described as:

Lot A Section 32 Township 12 New Westminster District Plan EPP94937. PID 031-264-875. 23183 136 Avenue.

and outlined in heavy black line on Map No. 1910, a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-1 (Low Density Townhouse Residential);

- b) Zone Amending Bylaw No. 7431-2018, was adopted on January 12, 2021, as follows:

The following parcels or tracts of land and premises known and described as:

Lots 1 to 23 Section 33 Township 12 New Westminster District Plan EPP104551. 232 Street, 232A Street, and Blaney Road.

and outlined in heavy black line on Map No. 1911, a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RS-1b (Single Detached (Medium Density)

Residential), RS-1 (Single Detached Residential), R-1 (Single Detached (Low Density) Urban Residential), R-2 (Single Detached (Medium Density) Urban Residential) and RST-SV (Street Residential Townhouse – Silver Valley);

- c) Zone Amending Bylaw No. 7485-2018, was adopted on January 26, 2021, as follows:

The following parcels or tracts of land and premises known and described as:

Lots 1 and 2 Section 17 Township 12 New Westminster District Plan EPP106935. PID 031-308-279 and 031-308-261. 11778 and 11782 Burnett Street.

and outlined in heavy black line on Map No. 1912, a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-1 (Single Detached (Low Density) Urban Residential);

- d) Zone Amending Bylaw No. 7198-2015, was adopted on February 23, 2021, as follows:

The following parcels or tracts of land and premises known and described as:

Lot 4 Block 2 District Lot 398 Group 1 New Westminster District Plan EPP88829. PID 031-351-999. 11655 Fraser Street.

and outlined in heavy black line on Map No. 1913, a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-2 (Medium Density Apartment Residential);

- e) Zone Amending Bylaw No. 7432-2018, was adopted on February 23, 2021, as follows:

The following parcels or tracts of land and premises known and described as:

Lot 1 Section 21 Township 12 New Westminster District Plan EPP106316. PID 031-318-479. 23785 Dewdney Trunk Road.

and outlined in heavy black line on Map No. 1914, a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-1 (Low Density Townhouse Residential);

- f) Zone Amending Bylaw No. 7267-2016, was adopted on March 9, 2021, as follows:

The following parcels or tracts of land and premises known and described as:

Lot 1 District Lot 263 Group 1 New Westminster Plan EPP101352. 12115 203 Street.

and outlined in heavy black line on Map No. 1915, a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-1 (Low Density Townhouse Residential);

- g) Zone Amending Bylaw No. 7517-2018, adopted March 30, 2021, as follows:

The following parcels or tracts of land and premises known and described as:

Lots 1 to 3 Section 11 Township 12 New Westminster District Plan EPP99132. PIDs 013-373-518, 031-373-526, 031-373-534. 25160, 25176, 25190 108 Avenue.

and outlined in heavy black line on Map No. 1916, a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RS-2 (Single Detached Suburban Residential) and A-1 (Small Holding Agricultural);

- h) Zone Amending Bylaw No. 7366-2017, was adopted on May 11, 2021, as follows:

The following parcels or tracts of land and premises known and described as:

Lot 1 District Lot 399 Group 1 New Westminster District Plan EPP107648. PID 031-395-996. 12109 223 Street.

and outlined in heavy black line on Map No. 1917, a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-2 (Medium Density Apartment Residential);

- i) Zone Amending Bylaw No. 7606-2020, was adopted on May 25, 2021, as follows:

The following parcels or tracts of land and premises known and described as:

Lot 74, Section 14, Township 12, New Westminster District Plan 61607. PID 002-806-517. 25057 112 Avenue;

Parcel "H" (Reference Plan 2047), Except Part in Statutory Right of Way Plan LMP30004, South West Quarter Section 14, Township 12, New Westminster District. PID 013-303-171. 25123 112 Avenue; and

Lot 1, Section 14, Township 12, New Westminster District Plan 70166. PID 002-267-802. 25171 112 Avenue.

and outlined in heavy black line on Map No. 1918, a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-1 (Single Detached (Low Density) Urban Residential), R-2 (Single Detached (Medium Density) Urban Residential), and R-3 (Single Detached (Intensive) Urban Residential);

- j) Zone Amending Bylaw No. 7420-2018, was adopted on June 8, 2021, as follows:

The following parcels or tracts of land and premises known and described as:

Lot 7 Block 1 District Lot 398 Group 1 New Westminster District Plan 155. PID 011-537-141. 22300 River Road;

Lot 14 Block 1 District Lot 398 Group 1 New Westminster District Plan 155. PID 013-603-094. 11575 223 Street; and

Lot 15 Block 1 District Lot 398 Group 1 New Westminster District Plan 155. PID 011-537-175. 11587 223 Street.

and outlined in heavy black line on Map No. 1919, a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential);

k) Zone Amending Bylaw No. 7336-2017, was adopted on July 13, 2021, as follows:

The following parcels or tracts of land and premises known and described as:

030-857-228	LOT 2 DISTRICT LOT 399 GROUP 1 WESTMINSTER DISTRICT PLAN EPP88082
030-857-210	LOT 1 DISTRICT LOT 399 GROUP 1 WESTMINSTER DISTRICT PLAN EPP88082
001-115-341	LOT 9 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20094
008-643-831	LOT 10 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 20094
006-217-796	LOT 50 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 48265
005-165-598	LOT 55 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 53750
009-862-552	LOT 4 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
001-419-684	LOT 3 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
009-862-544	LOT 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
009-862-510	LOT 1 EXCEPT: THE EAST 47 FEET; DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 13752
000-969-231	LOT 27 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17845
000-969-222	LOT 26 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 17845
004-031-768	LOT 24 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 15679
002-150-051	LOT 18 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14549
009-966-561	LOT 5 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
001-886-134	LOT 4 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
004-681-088	LOT 3 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
009-966-552	LOT 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
004-067-444	LOT 1 BLOCK 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14543
001-916-980	PARCEL "B" (EXPLANATORY PLAN 9471) OF LOT 2 DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 1112
006-357-571	LOT 52 EXCEPT: PART DEDICATED ROAD ON PLAN 81647, DISTRICT LOT 399 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 49034

and outlined in heavy black line on Map No. 1920, a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to CD-1-17 (Comprehensive Development);

- l) Zone Amending Bylaw No. 7387-2017, was adopted on July 13, 2021, as follows:

The following parcels or tracts of land and premises known and described as:

Lot 7 Block 1 Section 29 Township 12 Sublot C New Westminster District Plan 11173 except Plan EPP 81760. PID 009-483-322. 13589 232 Street.

and outlined in heavy black line on Map No. 1921, a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-1 (Single Detached (Low Density) Urban Residential);

- m) Zone Amending Bylaw No. 7679-2020, was adopted on July 13, 2021, as follows:

The following parcels or tracts of land and premises known and described as:

Lot C District Lot 403 Group 1 New Westminster Plan EPP79514. PID 003-627-788. 11300 Pazarena Place.

and outlined in heavy black line on Map No. 1922, a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to C-1 (Neighbourhood Commercial);

- n) Zone Amending Bylaw No. 7603-2019, was adopted on July 13, 2021, as follows:

The following parcels or tracts of land and premises known and described as:

Parcel 5 District Lot 278 Group 1 New Westminster District Reference Plan 64192. PID 000-566-098. 11232 Dartford Street.

and outlined in heavy black line on Map No. 1923, a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to H-1 (Heritage Commercial);

- o) Zone Amending Bylaw No. 7325-2017, was adopted on July 27, 2021, as follows:

The following parcels or tracts of land and premises known and described as:

Lot 1 Section 17 Township 12 New Westminster District Plan EPP98989 except those parts shown as Road on Plan EPP98988. PID 031-406-149. 11779 Burnett Street.

and outlined in heavy black line on Map No. 1924, a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential);

- p) Zone Amending Bylaw No. 7390-2017, was adopted on July 27, 2021, as follows:

The following parcels or tracts of land and premises known and described as:

Lot 47 Section 28 Township 12 New Westminster District Plan 63118. PID 001-810-472. 23953 Fern Crescent

and outlined in heavy black line on Map No. 1925, a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RS-1b (Single Detached (Medium Density) Residential);

q) Zone Amending Bylaw No. 7445-2018, was adopted on July 27, 2021, as follows:

The following parcels or tracts of land and premises known and described as:

Lot A Section 20 Township 12 New Westminster District Plan EPP108731. PID 031-353-053. 22575 Brown Avenue.

and outlined in heavy black line on Map No. 1926, a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment Residential).

r) Zone Amending Bylaw No. 7380-2017, was adopted on October 12, 2021, as follows:

The following parcels or tracts of land and premises known and described as:

Lot 14 District Lot 263 Group 1 New Westminster District Plan 19098. PID 007-510-942. 12327 203 Street.

and outlined in heavy black line on Map No. 1933, a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-1 (Single Detached (Low Density) Urban Residential).

s) Zone Amending Bylaw No. 7611-2020, was adopted on October 26, 2021, as follows:

The following parcels or tracts of land and premises known and described as:

Lot 185 District Lot 277 Group 1 New Westminster District Plan 40699. PID 005-397-901. 20857 Golf Lane.

and outlined in heavy black line on Map No. 1934, a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-1 (Single Detached (Low Density) Urban Residential).

14. Maple Ridge Zoning Bylaw No. 7600-2019 as amended, Schedule "A" – Zoning Bylaw Map and Schedule "E" – Ground Floor Commercial Required, attached thereto are hereby amended accordingly.

READ a first time the 14th day of December, 2021.

READ a second time the 14th day of December, 2021.

NOTICE OF PUBLIC HEARING WAIVED pursuant to Section 467 and 464(2) of the Local Government Act, and posted in the Maple Ridge-Pitt Meadows Newspaper on January 21 and January 28, 2022.

READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

1100 COMMITTEE REPORTS AND RECOMMENDATIONS



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer

MEETING DATE: February 1, 2022
FILE NO: 2020-392-RZ
MEETING: C o W

SUBJECT: Temporary Use Permit
12040 248 Street

EXECUTIVE SUMMARY:

The current application is for a Temporary Use Permit, at the subject property located at 12040 248 Street, to allow for a temporary storage of a shipping container and unenclosed storage of construction material over a portion of the site that is zoned CS-1 (Service Commercial). The subject Temporary Use Permit will be valid for a period of three years and may be renewed once for up to an additional three years, subject to Council approval.

Official Community Plan Amending Bylaw No. 7685-2020 was adopted on January 26, 2021, which designated the entire City of Maple Ridge as a Temporary Use Permit Area, thus removing the requirement to amend the Official Community Plan for each Temporary Use Permit application.

RECOMMENDATIONS:

That the Temporary Use Permit 2020-392-RZ, respecting property located at 12040 248 Street, be forwarded to the next available Public Hearing and subsequent Council meeting for decision.

DISCUSSION:

a) Background Context:

Applicant: Rudy DiGiovanni

Legal Description: Lot 23 Section 23 Township 12 New Westminster District Plan 15267

OCP:

Existing: Commercial
Proposed: Commercial

Within Urban Area Boundary: Yes

OCP Major Corridor: Yes

Zoning:

Existing: CS-1 (Service Commercial)
Proposed: CS-1 (Service Commercial)

Surrounding Uses:

North:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Estate Suburban Residential
South:	Use:	Single-Family Residential and Gas Station
	Zone:	RS-1 (Single Detached Residential) and CS-2 (Service Station Commercial)
	Designation:	Commercial and Estate Suburban Residential
East:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Estate Suburban Residential
West:	Use:	Garibaldi Secondary School
	Zone:	P-1 (Park and School)
	Designation:	Institutional

Existing Use of Property:	Parking and Outdoor Storage
Proposed Use of Property:	Parking and Outdoor Storage
Site Area:	0.18 ha (0.45 acre)
Access:	240 Street
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property is located on the east side of 248 Street, directly across from Garibaldi Secondary School (see Appendices A and B). The site is part of a larger phased commercial development that proceeded under Rezoning Application No. 2014-019-RZ, for the construction of two commercial buildings consisting of six ground level commercial units and two residential units located on the second floor (Phase 1 on Appendix C). Application No. 2014-019-RZ received final adoption from Council on January 24, 2017, and has been constructed.

The subject property is meant to facilitate development of Phase 2 of the commercial project. Due to the current COVID-19 pandemic, the applicant has put Phase 2 of their project on hold due to market uncertainties. The applicant is now seeking to store certain construction materials on site, in order to facilitate construction of Phase 2 at a later date.

c) Project Description:

The attached plan (Appendix C) shows that the proposal will only require a portion of the lot to house the construction materials. The storage container houses their site office furniture, first aid station, maintenance supplies and other construction equipment. In addition, there will be outdoor storage of various construction materials. A new fence with privacy screening will be installed along the entirety of the storage area, in order to properly screen the material from public view.

The Temporary Use Permit will also list the following conditions:

1. No storage of flammable materials inside the shipping container;
2. The shipping container will need to be vented;
3. Site must be well maintained in accordance with all City Bylaws;
4. The perimeter of the site must have a continuous landscape screen installed and be secured with a refundable security deposit of \$1,762.00; and

5. Upon termination of this Temporary Use Permit, the shipping container and all outdoor storage shall be removed from the site.

The current application is for a Temporary Use Permit at the subject property, to allow for the temporary storage of a shipping container and other construction material. The Temporary Use Permit will be valid for three years and may be renewed for an additional three years at Council's discretion. Thus, the Temporary Use Permit does not provide for a permanent option for the storage of construction material.

d) Planning Analysis:

Zoning Bylaw:

Under Section 402.25 of Zoning Bylaw No. 7600-2019, a shipping container is permitted during a phase of construction in progress, however, this is subject to issuance of a current valid Building Permit. As the applicant has not submitted a Building Permit application for Phase 2 of this development, they require a Temporary Use Permit to permit the shipping container to remain on site. Furthermore, the CS-1 (Service Commercial) zone only allows for an Unenclosed Storage Use provided that it is Accessory to one of the permitted Principal Uses in the Zone. The current storage of one shipping container and other construction material outdoors, does not constitute one of the permitted uses in the underlying CS-1 zone, therefore, a Temporary Use Permit is required.

a) Citizen/Customer Implications:

Public notification will be provided with two newspaper advertisements and notices sent to owners/occupiers of properties within 50m (164 ft.) of the subject property 14 days prior to the Public Hearing date, subject to Council endorsing the recommendation of this report.



CONCLUSION:

It is recommended that the Temporary Use Permit, 2020-392-RZ (see Appendix D), respecting property located at 12040 248 Street, be forwarded to Public Hearing and to the following Council Meeting for approval or denial. Staff are recommending approval of the Temporary Use Permit.

"Original signed by Rene Tardif"

Prepared by: **Rene Tardif**
Planner 1

"Original signed by Charles Goddard"

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original signed by Christine Carter"

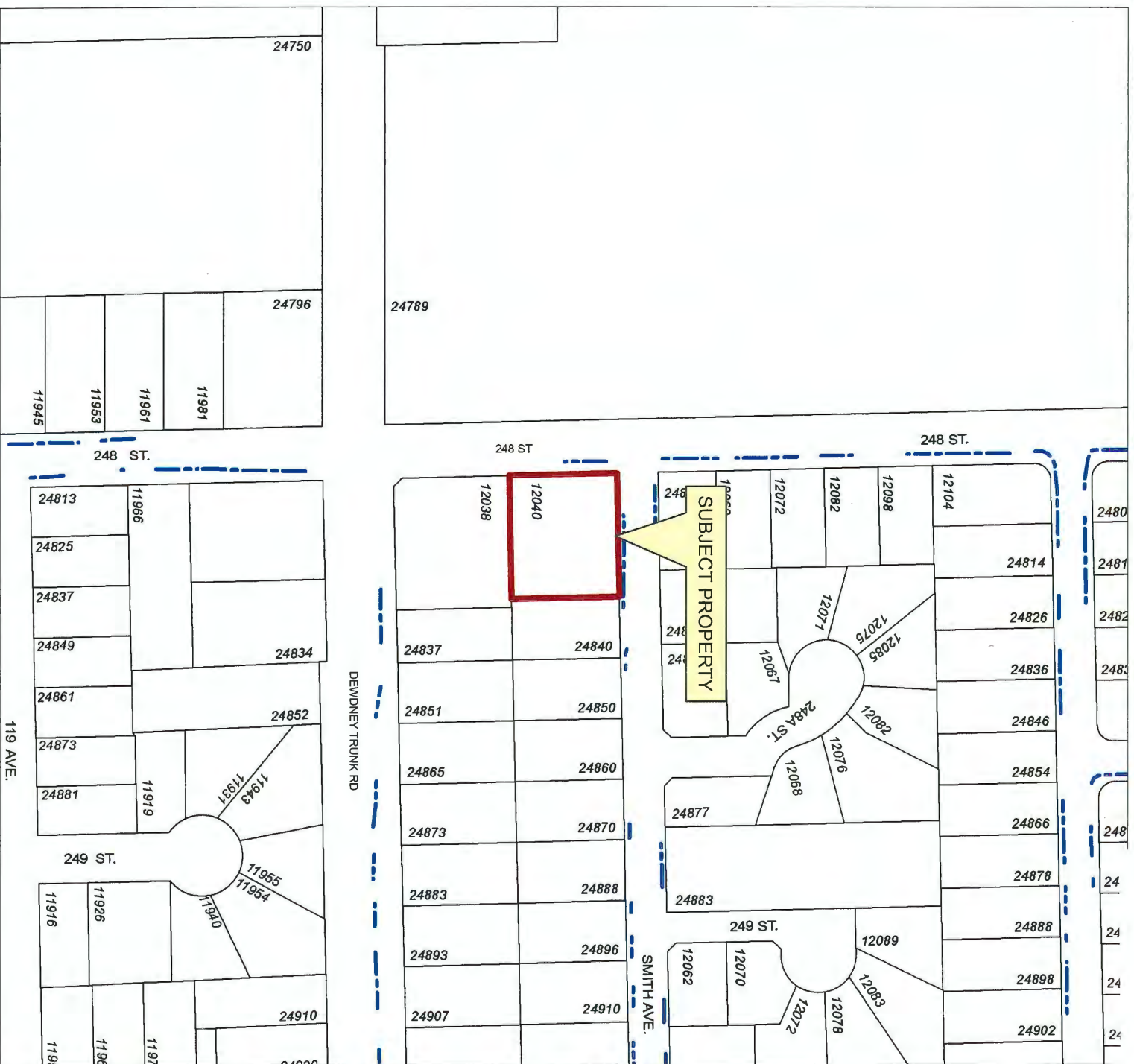
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Proposed Site Plan
- Appendix D – Temporary Use Permit 2020-392-RZ





The map shows the Fraser River flowing from the bottom left towards the right. To the north of the river are the City of Pitt Meadows (top left), District of Langley (bottom left), and District of Mission (right). A star is located on the north shore of the river, between Pitt Meadows and Langley, indicating the location of the Fraser River Regional Airport. The map also shows various roads and the boundaries of the three municipalities.

PLANNING DEPARTMENT



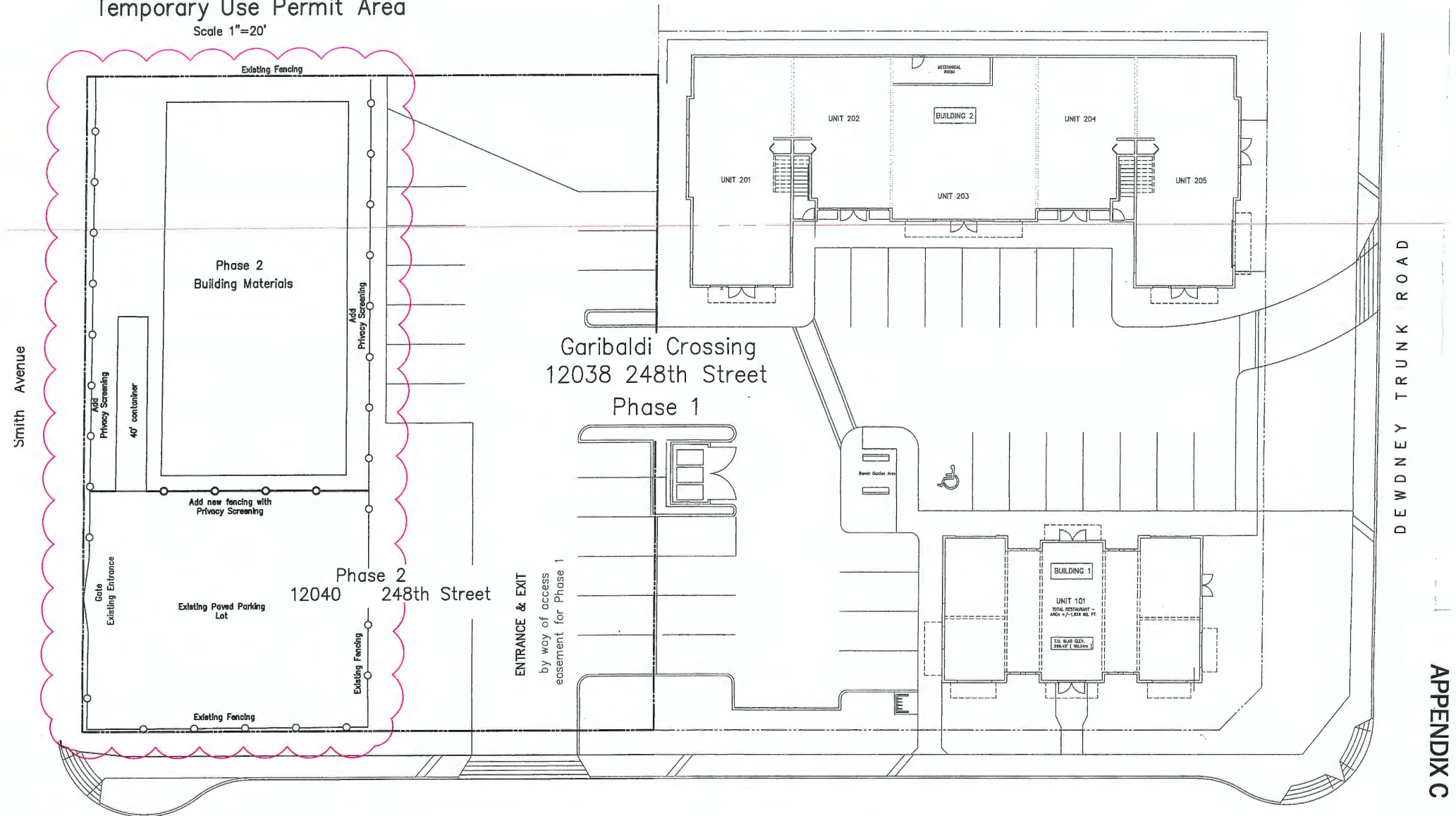
MAPLE RIDGE
British Columbia

mapleridge.ca

BY: PC

Temporary Use Permit Area

Scale 1"=20'





CITY OF MAPLE RIDGE

TEMPORARY USE PERMIT NO. 2020-392-RZ

TO: RUDY DIGIOVANNI
 PO BOX 377
 PORT COQUITLAM BC V3C 4K6
 (the "Permittee")

1. This Temporary Use Permit (the "Permit") is issued subject to compliance with all the Bylaws of the City of Maple Ridge (the "Municipality") applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to, and only to those lands within the Municipality described below and any and all buildings, structures, and other development thereon:

Lot 23 Section 23 Township 12 New Westminster District Plan 15267
 (the "Lands")

3. The Temporary Use permitted by this Permit is:

To permit the outdoor storage of construction material and one shipping container in the CS-1 (Service Commercial) zone.

4. The Temporary Use shall be carried out according to the following conditions:
 - a. No storage of flammable materials inside the shipping container;
 - b. The shipping container will need to be vented;
 - c. The site must be well maintained in accordance with all City Bylaws;
 - d. The perimeter of the site must have a continuous landscape screen installed and be secured with a deposit of \$1,762.00 to be returned when the fencing is installed; and
 - e. Upon termination of this Temporary Use Permit, the shipping container and all outdoor storage shall be removed from the site.
5. The Lands described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
6. This Permit is issued on the date of Authorized Resolution passed by Council and expires three years after _____, 2022.
7. This Permit is not transferable.
8. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION passed by the Council the ____ day of _____, 2022.

ISSUED on the ____ day of _____, 2022.

 Corporate Officer

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7818-2021
20206 Chatwin Avenue

MEETING DATE: February 1, 2022
FILE NO: 2021-397-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 20206 Chatwin Avenue, from RS-1 (Single Detached Residential) to RS-1b (Single Detached (Medium Density) Residential), to permit a future subdivision of approximately four lots. To proceed further with this application additional information is required as outlined in section d) Planning Analysis.

As per Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program. The CAC rates in Policy 6.31 are currently under review and if approved at an upcoming Council meeting, it is anticipated that this application will be subject to new rates. The expected CAC contribution rate for this rezoning application will be confirmed in the second reading report.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7818-2021 be given first reading; and further
2. That the applicant provides further information as described on Schedules B, F, and G of the *Development Procedures Bylaw No. 5879-1999*, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	Ted Hedrick
Legal Description:	Lot E District Lot 263 New Westminster Plan 16960
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Within Urban Area Boundary:	Yes
Area Plan:	N/A
OCP Major Corridor:	No
Zoning:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	RS-1b (Single Detached (Medium Density) Residential)

Surrounding Uses:

North:	Use:	One Single Detached Residential lot, and small portion Park
	Zone:	RS-1b
	Designation:	Majority is Urban Residential, Conservation
South:	Use:	Three Single Detached Residential lots
	Zone:	RS-1b
	Designation:	Urban Residential
East:	Use:	One Single Detached Residential lot
	Zone:	RS-1b
	Designation:	Urban Residential
West:	Use:	One Single Detached Residential lot, and Park
	Zone:	RS-1b
	Designation:	Urban Residential, Conservation

Existing Use of Property:	One Single Detached Residential lot
Proposed Use of Property:	Four Single Detached (Medium Density) Residential lots
Site Area:	0.61ha (1.5 acres)
Access:	Cul-de-sac constructed off of Chatwin Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject site is at the corner of where Chatwin Avenue turns northward and becomes 202 Street (see Appendix A and B). The proposed lots would be accessed via a cul-de-sac created on site and on the southern part of the turn in the road.

The site consists of one single detached house in centre-east of the lot. The Katzie Slough Tributary runs from the centre of the southern lot line to the northwest of the property. The watercourse is vegetated and would have a setback from the Top of Bank at a distance to be groundtruthed at a later date with the City's Environment Section and the applicant's environmental professional.

The surrounding area is comprised of RS-1 and RS-1b zoned lots.

c) Project Description:

The applicant is seeking to rezone the property to RS-1b Single Detached (Medium Density) Residential to allow for four lots (See Appendices A and B) provided that the environmental and engineering requirements are met. The applicant will have to dedicate a large portion of the western part of the property due to the environmentally sensitive area. The required cul-de-sac and dedication will be in the northeast corner of the property and provide access from Chatwin Avenue.

At this time the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and further reports will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and bylaw particulars, and may require application for further development permits.

Any subdivision layout provided is strictly preliminary and could likely change once the servicing details and analysis reports are reviewed. Any layout must ultimately be approved by the Approving Officer.

d) Planning Analysis:

Official Community Plan:

The *Urban Residential* designation supports a wide range of zones subject to the Residential Infill And Compatibility Criteria policies in Section 3.1.4 of the OCP. The application is in compliance with the Official Community Plan (OCP) as the proposal is to rezone the subject site to RS-1b which meets these aforementioned policies and as RS-1b is the predominate zone in the neighbourhood. A minor OCP amendment is required to designate the watercourse corridor as *Conservation* after the above-noted groundtruthing is completed.

Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (Single Detached Residential) to RS-1b (Single Detached (Medium Density) Residential) (see Appendix C) to permit four lots (see Appendix D). The minimum lot size for the RS-1 zone is 668m² and the minimum lot size for the proposed RS-1b zone is 557m², which the proposed lots satisfy. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

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.

A preliminary assessment by Environment staff found that the proposed setbacks do not meet the required setback distance and the applicant will need to address this before proceeding further. A rezoning application can still be supported by Planning, however, the resulting lot yield may be reduced once environmental requirements are fully assessed.

e) Interdepartmental Implications:

In order to advance the current application, after first reading, comments and input will be sought from the various internal departments and external agencies listed below:

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Parks, Recreation and Culture Department;
- e) Ministry of Transportation and Infrastructure;
- f) Ministry of Environment; and
- g) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing and site access requirements have not been undertaken. We anticipate that this evaluation will take place between first and second reading.

f) Development Applications:

In order for this application to proceed the following information must be provided, as required by *Development Procedures Bylaw No. 5879-1999* as amended:

1. A complete Rezoning Application (Schedule B);
2. A Watercourse Protection Development Permit Application (Schedule F);
3. A Natural Features Development Permit Application (Schedule G); and
4. A Subdivision Application.

The above list is intended to be indicative only and other applications may be necessary as the assessment of the proposal progresses.

CONCLUSION:

The rezoning proposal is in compliance with the OCP, therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

“Original signed by Brandon Djordjevich”

Prepared by: **Brandon Djordjevich, M.Pl.**
Planning Technician

“Original signed by Lisa Zosiak” for

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

“Original signed by Christine Carter”

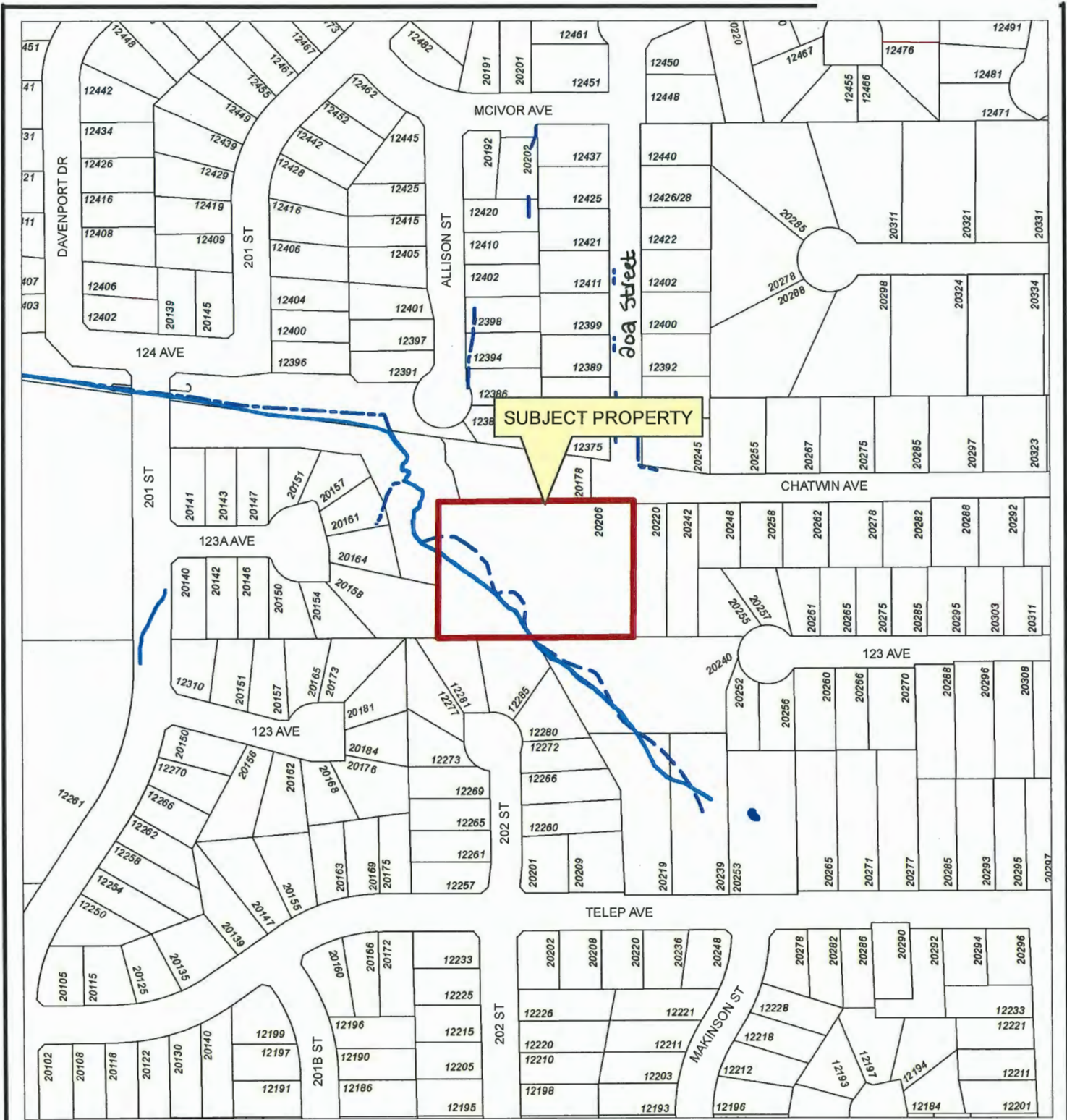
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

“Original signed by Scott Hartman”

Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7818-2021
- Appendix D – Proposed Site Plan



Scale: 1:2,500

Legend

-  Stream
 Ditch Centreline
 Indefinite Creek
 Lake or Reservoir

20206 CHATWIN AVENUE
PID: 010-273-646

PLANNING DEPARTMENT



MAPLE RIDGE

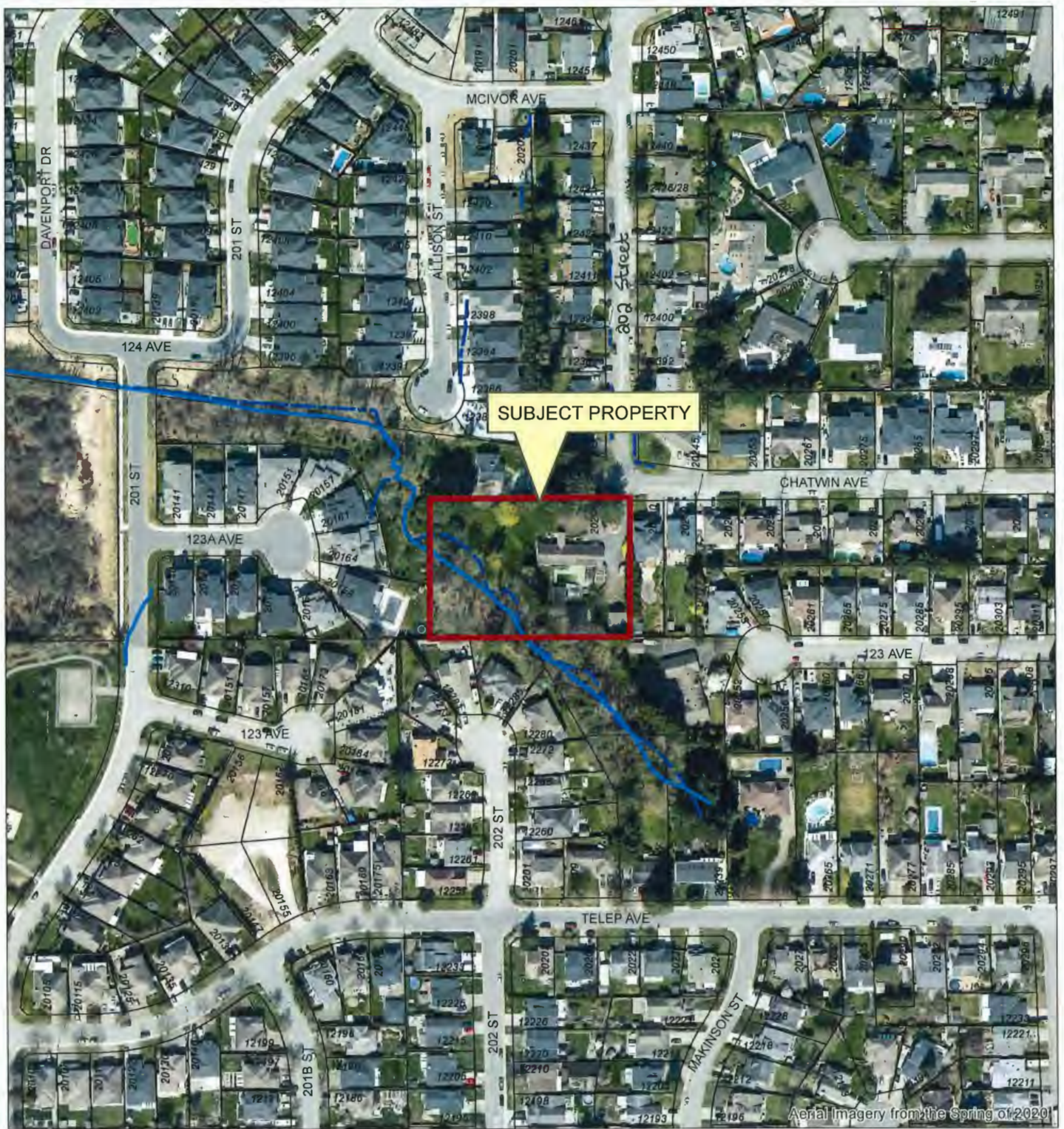
British Columbia

mapleridge.ca

FILE: 2021-397-RZ/SD/DP

DATE: Jul 29, 2021

BY: PC



Scale: 1:2,500

20206 CHATWIN AVENUE
PID: 010-273-646

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2021-397-RZ/SD/DP

DATE: Jul 29, 2021

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7818-2021**

A Bylaw to amend Schedule "A" Zoning Bylaw Map forming part of
Zoning Bylaw No. 7600-2019 as amended

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 7600-2019 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. 7818-2021."

2. That parcel of land and premises known and described as:

Lot E District Lot 263 New Westminster District Plan 16960

and outlined in heavy black line on Map No. 1942 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1b (Single Detached (Medium Density) Residential).

3. Maple Ridge Zoning Bylaw No. 7600-2019 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the day of , 20

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7791-2021
24070 128 Avenue and 24195 Fern Crescent

MEETING DATE: February 1, 2022
FILE NO: 2021-419-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 24070 128 Avenue and 24195 Fern Crescent, from RS-3 (Single Detached Rural Residential) to R-3 (Single Detached (Intensive) Urban Residential) and R-1 (Single Detached (Low Density) Urban Residential), to permit a future subdivision of approximately 27 single-family lots.

As per Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program for the total new lot yield of 27 lots. The CAC rates in Policy 6.31 are currently under review and if approved at an upcoming Council meeting this application may be subject to new rates. The expected CAC contribution rate for this rezoning will be confirmed in the second reading report.

To proceed further with this application additional information is required as outlined below.

RECOMMENDATIONS:

1. In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
 - i. The Board of any Regional District that is adjacent to the area covered by the plan;
 - ii. The Council of any municipality that is adjacent to the area covered by the plan;
 - iii. First Nations;
 - iv. Boards of Education, Greater Boards and Improvements District Boards; and
 - v. The Provincial and Federal Governments and their agencies.

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

2. That Zone Amending Bylaw No. 7791-2021 be given first reading; and further
3. That the applicant provides further information as described on Schedules A, B, D, E, and J of the *Development Procedures Bylaw No. 5879-1999*, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	Aplin & Martin Consultants Ltd. David Laird
Legal Description:	Lot 18 Section 22 Township 12 New Westminster District Plan 11363; and Lot 19 Section 22 Township 12 New Westminster District Plan 11363
OCP:	
Existing:	Medium Density Residential and Neighbourhood Park
Proposed:	Medium Density Residential
Within Urban Area Boundary:	Yes
Area Plan:	Silver Valley Area Plan
OCP Major Corridor:	Yes
Zoning:	
Existing:	RS-3 (Single Detached Rural Residential)
Proposed:	R-3 (Single Detached (Intensive) Urban Residential) and R-1 (Single Detached (Low Density) Urban Residential)
Surrounding Uses:	
North:	Use: Single-Family Residential Zone: RS-3 (Single Detached Rural Residential) Designation: Conservation and Tourist Commercial
South:	Use: Single-Family Residential Zone: RS-3 (Single Detached Rural Residential) (rezoning application 2021-426-RZ for single-family residential) Designation: Low/Medium Density Residential, Medium Density Residential and Low Density Urban
East:	Use: Single-Family Residential Zone: RS-3 (Single Detached Rural Residential) Designation: Estate Suburban Residential
West:	Use: Vacant Zone: RS-3 (Single Detached Rural Residential) Designation: Neighbourhood Park
Existing Use of Properties:	Single-Family Residential
Proposed Use of Properties:	Single-Family Residential
Site Area:	0.85 ha (2.09 acres)
Access:	Rear Lane
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject properties are approximately 0.85 ha (2.09 acres) in size located at the southwest corner of 128 Avenue and Fern Crescent. There are existing single-family dwellings and accessory structures situated on the subject properties. Coniferous trees line the perimeter of the subject properties with deciduous and coniferous trees scattered throughout the interior portions. The subject properties slope east towards Fern Crescent.

c) Project Description:

The applicant proposed to rezone the subject properties from RS-3 (Single Detached Rural Residential) to R-3 (Single Detached (Intensive) Urban Residential) and R-1 (Single Detached (Low Density) Urban Residential), to facilitate approximately twenty-seven single-family lots. The design of the proposed subdivision will have lots facing north onto 128 Avenue and south onto the extension of 127B Avenue with an intervening lane running east-west from Fern Crescent. This lane will provide vehicle access to the proposed lots. The land required for the extension of 127B Avenue will be dedicated from the lands to the south of the subject properties that is under development application 2019-426-RZ.

At this time the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and further reports will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and bylaw particulars, and may require application for further development permits.

The proposed layout has not been reviewed in relation to the relevant bylaws and regulations governing subdivision applications. Any subdivision layout provided is strictly preliminary and could change once the servicing details and analysis reports are reviewed. Any layout must ultimately be approved by the Approving Officer.

d) Planning Analysis:

Official Community Plan:

The development site is located within the Horse Hamlet of the Silver Valley Area Plan and is currently designated *Medium/High Density Residential* and a very small amount *Neighbourhood Park*. For the proposed development an OCP amendment will be required to re-designate portions of the subject properties from *Neighbourhood Park* to *Medium/High Density Residential* to allow the proposed R-3 (Single Detached (Intensive) Urban Residential) zone and R-1 (Single Detached (Low Density) Urban Residential). The *Medium/High Density Residential* designation permits densities ranging from 8-40 units per hectare. For the subject properties the proposed layout would be a gross density of 32 units per hectare which is towards the higher density within the Horse Hamlet of the Silver Valley Area Plan. The proposed R-3 (Single Detached (Intensive) Urban Residential) zone and R-1 (Single Detached (Low Density) Urban Residential) zone, are in keeping with the Silver Valley Area Plan policies.

The proposal will achieve a number of Silver Valley Area Plan policies including:

- **Policy 5.3 Hamlets – Horse Hamlet** A total of 240 units are allocated to Horse Hamlet, contained in tightly compacted, neighbourhood scaled residential area.

The Horse Hamlet has not achieved the 240 unit allocation within the Silver Valley Area Plan for this Hamlet. This application will contribute approximately 27 units in a tightly compacted development in a scale that is keeping the emerging neighbourhood.

- **Policy 5.3.9 Densities** Medium to medium/low densities, ranging from 15 to 40 units per hectare, will be located adjacent to schools, commercial uses, and civic uses.

The subject properties are located just east of the land dedicated for park and within 150 m of land designated Commercial.

Zoning Bylaw:

The current application proposes to rezone the properties from RS-3 (Single Detached Rural Residential) to R-3 (Single Detached (Intensive) Urban Residential) and R-1 (Single Detached (Low Density) Residential) (see Appendix C) to permit the future subdivision of the subject properties into 27 single-family residential lots (see Appendix D). The minimum lot size for the proposed R-3 (Single Detached (Intensive) Urban Residential) zone is 255m² and 371m² for the R-1 (Single Detached (Low Density) Residential)

A preliminary review of the proposed site plan indicates variances to the minimum lot depth will be required. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

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.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required 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 properties are located within the Wildfire Development Permit Area, identified on Map 1 in Section 8.12 of the Official Community Plan. Prior to second reading a Registered Professional Forester's Report will be required to determine wildfire mitigation requirements.

Development Information Meeting:

A Development Information Meeting is required for this application. Prior to second reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

e) Interdepartmental Implications:

In order to advance the current application, after first reading, comments and input, will be sought from the various internal departments and external agencies listed below:

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks, Recreation and Culture Department;
- f) School District;
- g) Utility companies; and
- h) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing and site access requirements have not been undertaken. We anticipate that this evaluation will take place between first and second reading.

f) Early and Ongoing Consultation:

In respect of Section 475 of the *Local Government Act* for consultation during an OCP amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

g) Development Applications:

In order for this application to proceed the following information must be provided, as required by *Development Procedures Bylaw No. 5879-1999* as amended:

- 1. An OCP Application (Schedule A);
- 2. A complete Rezoning Application (Schedule B);
- 3. An Intensive Residential Development Permit (Schedule D);
- 4. A Development Variance Permit (Schedule E);
- 5. A Wildfire Development Permit Application (Schedule J); and
- 6. A Subdivision Application.

The above list is intended to be indicative only, other applications may be necessary as the assessment of the proposal progresses.

CONCLUSION:

The development proposal is in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment to refine the *Neighbourhood Park* designation boundary. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

"Original signed by Charles Goddard" for

Prepared by: **Wendy Cooper, M.Sc., MCIP, RPP**
Planner

"Original signed by Charles Goddard"

Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"Original signed by Christine Carter"

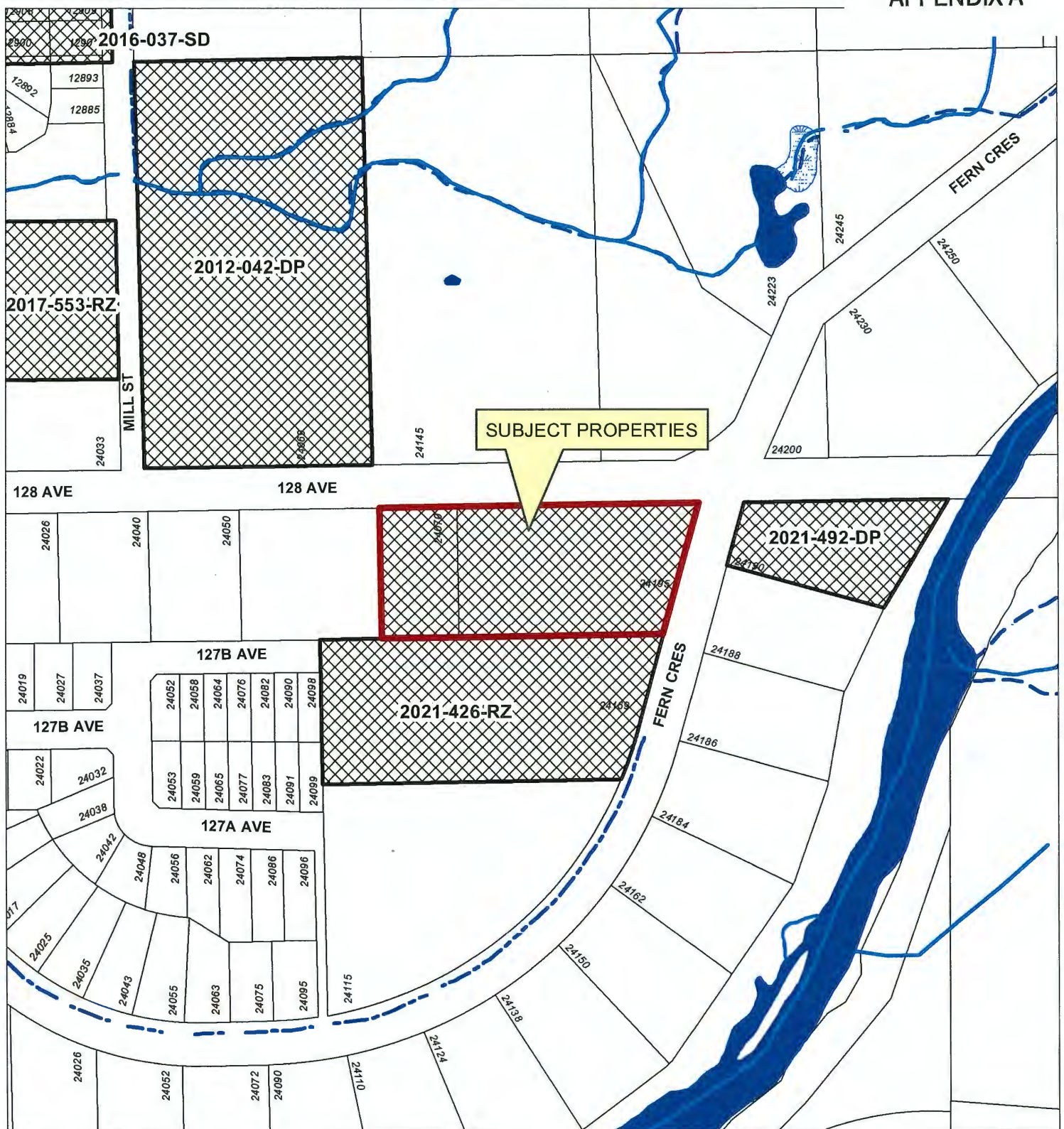
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7791-2021
Appendix D – Proposed Site Plan
Appendix E – Preliminary Environmental Context Map



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Edge of River
- Edge of Marsh
- Indefinite Creek
- River Centreline (Topographic)
- Lake or Reservoir
- Marsh
- River
- Major Rivers & Lakes
- Active Applications (RZ/SD/DP/VP)

24070 128 AVENUE,
24195 FERN CRESCENT
PID 001-256-891, 000-558-192

PLANNING DEPARTMENT

**MAPLE RIDGE**

British Columbia

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FILE: 2021-419-RZ/DP/SD

DATE: Jan 11, 2022

BY: AH



Scale: 1:2,500



24070 128 AVENUE,
24195 FERN CRESCENT
PID 001-256-891, 000-558-192

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-419-RZ/DP/SD
DATE: Jan 11, 2022

BY: AH

**CITY OF MAPLE RIDGE
BYLAW NO. 7791-2021**

A Bylaw to amend Schedule "A" Zoning Bylaw Map forming part of
Zoning Bylaw No. 7600-2019 as amended

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 7600-2019 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. 7791-2021."

2. That parcel of land and premises known and described as:

Lot 18 Section 22 Township 12 New Westminster District Plan 11363; and
Lot 19 Section 22 Township 12 New Westminster District Plan 11363.

and outlined in heavy black line on Map No. 1927, a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-3 (Single Detached (Intensive) Urban Residential) and R-1 (Single Detached (Low Density) Urban Residential).

3. Maple Ridge Zoning Bylaw No. 7600-2019 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the day of , 20

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

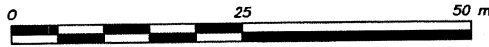
READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER





20.09

2011

11.58 9.18 9.18 9.18 9.18 9.18 9.18 9.18 9.18 9.18 9.18 9.18 9.18 9.18 12.89 5.01

3.0

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

Area= 322.1m² Area= 255.0m² Area= 255.0m² Area= 255.0m² Area= 255.0m² Area= 255.0m² Area= 255.0m² Area= 255.0m² Area= 255.0m² Area= 255.0m² Area= 255.0m² Area= 255.0m² Area= 255.0m² Area= 373.4m²

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6.00 Rem 18 6.00 Area = 1008.0m² 6.00 19 Lane 6.00

6.41 10.32 10.32 10.32 10.32 10.32 10.32 10.32 10.32 10.32 10.32 10.32 18.46

6.00 33.18 Lane 27 26 25 24 23 22 21 20 19 18 17 16

Area= 305.1m² Area= 280.5m² Area= 280.5m² Area= 280.5m² Area= 280.5m² Area= 280.6m² Area= 280.6m² Area= 280.6m² Area= 280.6m² Area= 280.6m² Area= 390.8m²

11.44 10.32 10.32 10.32 10.32 10.32 10.32 10.32 10.32 10.32 10.32 7.60

15.00 127B Avenue 15.00

3x3 3x3

20.12

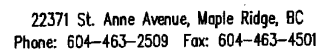
85

LOTS 1-14 AND 17-27 R-3 ZONING AND LOTS 15 AND 16 R-1 ZONING

Existing
ST/SAN
W/M

127B Avenue

LOTS 1-14 AND 17-27 R-3 ZONING AND LOTS 15 AND 16 R-1 ZONING



*Survey Sketch Plan Of A Proposed
27 Lot Subdivision Over Lot Rem
18 And Lot 19 Section 22
Township 12 NWP Plan 11363*

File: MR21-908sk_SUB_rev3



Scale: 1:700

Preliminary Environmental Context view of 24070 and 24195 128 Avenue

An Arborist assessment and report and a tree survey will be required to determine the presence, and potential to protect, significant trees and/or significant tree stands on site.

The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.

PLANNING DEPARTMENT



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FILE: Subject Map 2018b

DATE: Jan 12, 2022

BY: MP



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City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer

MEETING DATE: February 1, 2022
FILE NO: 2018-159-DVP
MEETING: C o W

SUBJECT: Development Variance Permit
24331 and 24315 110 Avenue

EXECUTIVE SUMMARY:

Development Variance Permit application 2018-159-VP has been received for the subject properties located at 24331 and 24315 110 Avenue, in conjunction with applications 2018-159-RZ, 2018-159-SD and 2018-159-DP to permit the future subdivision of 19 lots utilizing the Albion Area Density Bonus to allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of 557m².

The requested variance is to:

1. Reduce the minimum required lot width for RS-1d (One Family Urban (Half Acre) Residential) zone sized lots from 15.0m (49.2 ft.) to 12.28m (40.28 ft.) for proposed Lot 7.

Council will consider final reading for rezoning application 2018-159-RZ on January 25, 2022.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2018-159-DVP respecting property located at 24331 and 24315 110 Avenue.

DISCUSSION:

a) Background Context

Applicant: Nathan Guevara
Legal Description: Lot 5 Section 10 Township 12 New Westminster District Plan 7408; and
Lot 6 Section 10 Township 12 New Westminster District Plan 7408

OCP:
Existing: Low Density Residential and Conservation

Zoning:
Existing: RS-3 (One Family Rural Residential)
Proposed: RS-1d (One Family Urban (Half Acre) Residential) with a Density Bonus through the Albion Community Amenity Program to achieve RS-1b (One Family Urban (Medium Density) Residential)

Surrounding Uses:

North:	Use:	Vacant
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Conservation
South:	Use:	Rural Residential
	Zone:	RS-3 (Single Detached Residential)
	Designation:	Low Density Residential;
East:	Use:	Accessory Building
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Low Density Residential and Conservation
West:	Use:	Rural Residential
	Zone:	RS-3 (Single Detached Residential)
	Designation:	Low Density Residential and Conservation

Existing Use of Properties:	Rural Residential
Proposed Use of Properties:	Single Family Residential
Site Area:	1.97 ha (4.86 acres)
Access:	110 Avenue
Servicing requirement:	Urban Standard
Concurrent Applications:	2018-159-RZ, 2018-159-SD and 2018-159-DP

b) Project Description:

The proposed subdivision is to create 19 RS-1d (One Family Urban (Half Acre) Residential) lots utilizing the Albion Density Bonus. The density bonus applies the zoning requirements consistent with the RS-1b One Family Urban (Medium Density) Residential zone which will apply and supersede the zoning requirements for the RS-1d zone (see Appendix A).

c) Variance Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for single family development. A Development Variance Permit allows Council some flexibility in the approval process.

1. Zoning Bylaw No. 3510-1985, Schedule D, Minimum Lot Area and Dimensions

To reduce the minimum required lot width for RS-1d (One Family Urban (Half Acre) Residential zone sized lots from 15.0m (49.2 ft.) to 12.28m (40.28 ft.) for proposed Lot 7.

The proposed variance can be supported as the proposed lot requesting the variance has a lot area that exceeds the minimum lot area requirement of 557m². The lot will also be of a greater depth and exceed the minimum lot area.

d) Citizen/Customer Implications:

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the property that is subject to the permit.

CONCLUSION:

The proposed variances are supported because the proposed lots requiring variances have lot areas that exceed the prescribed minimum lot area requirement of 557m² and the lots will be deeper than the minimum lot depth.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2018-159-DVP.

"Original signed by Wendy Cooper"

Prepared by: **Wendy Cooper, M.Sc., MCIP, RPP
Planner**

"Original signed by Mark McMullen" for

Reviewed by: **Charles R. Goddard, BA, MA
Director of Planning**

"Original signed by Christine Carter"

Approved by: **Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Scott Hartman"

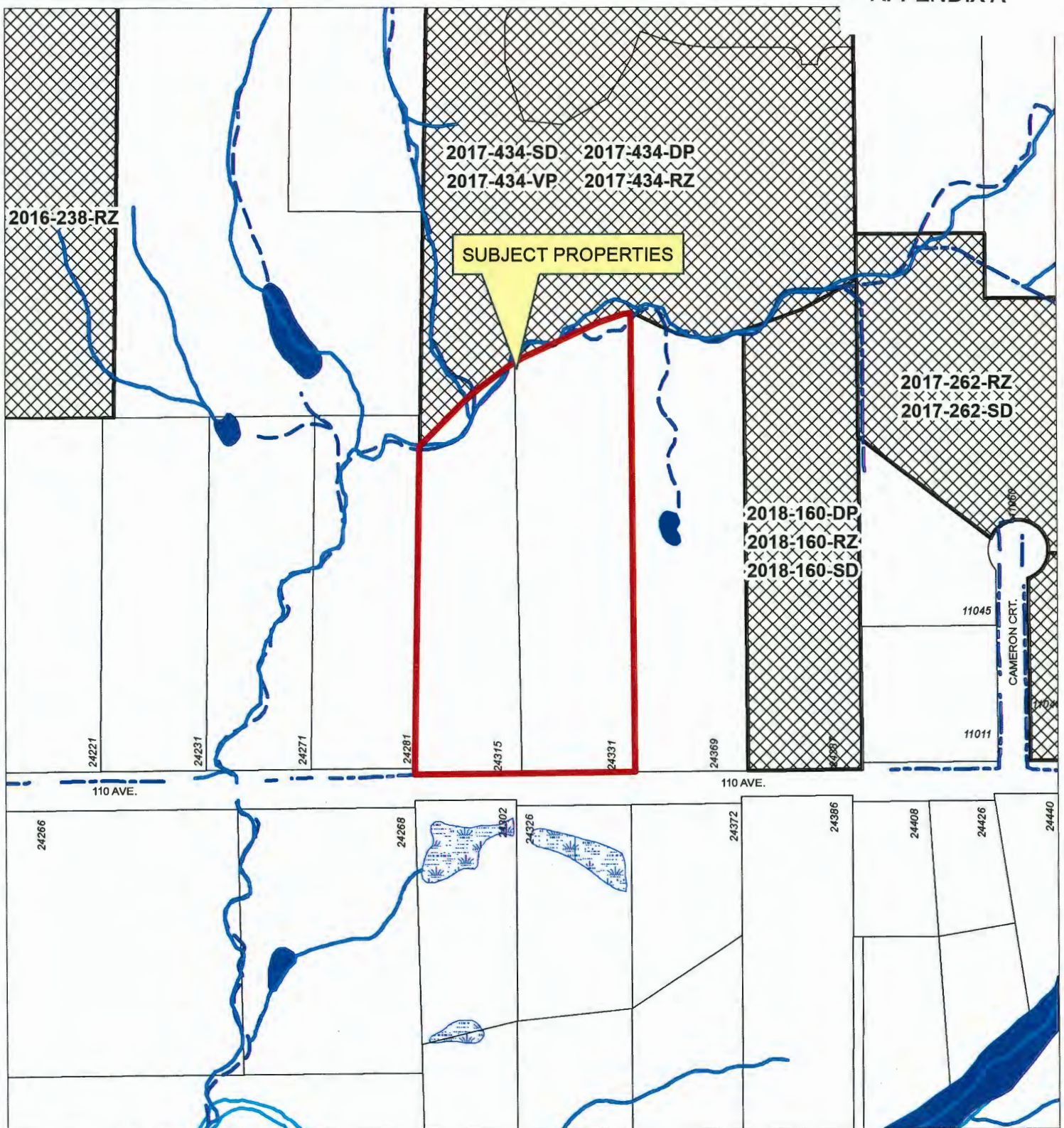
Concurrence: **Scott Hartman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Proposed Variances



Scale: 1:2,500

Legend

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

24315/31 110 AVENUE
PID'S: 011-220-473 & 011-220-465

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

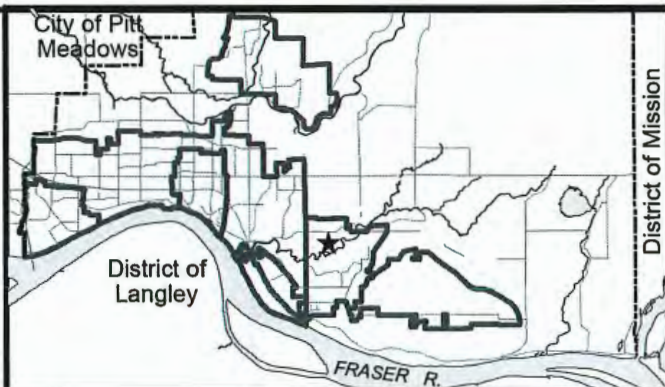
mapleridge.ca

FILE: 2018-159-RZ
DATE: Feb 25, 2020

BY: PC



Scale: 1:4,740



24315 & 24331 110 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2018-159-SD
DATE: Apr 19, 2018

BY: LP

