



**City of Maple Ridge**

# **PUBLIC HEARING**

**March 13, 2018**

**CITY OF MAPLE RIDGE**

**PUBLIC HEARING AGENDA**  
**March 13<sup>th</sup>, 2018**  
**6:00 pm**  
**Council Chambers, 1<sup>st</sup> Floor, City Hall**

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

- 1) **2017-527-RZ**  
**21322 121 Avenue**  
West 100 feet Lot 3 District Lot 248 Group 1 New Westminster District Plan 7499

**Maple Ridge Zone Amending Bylaw No. 7429-2018**

To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District).  
The current application is to permit a future subdivision of approximately 2 single family lots.

**CITY OF MAPLE RIDGE**  
**NOTICE OF PUBLIC HEARING**

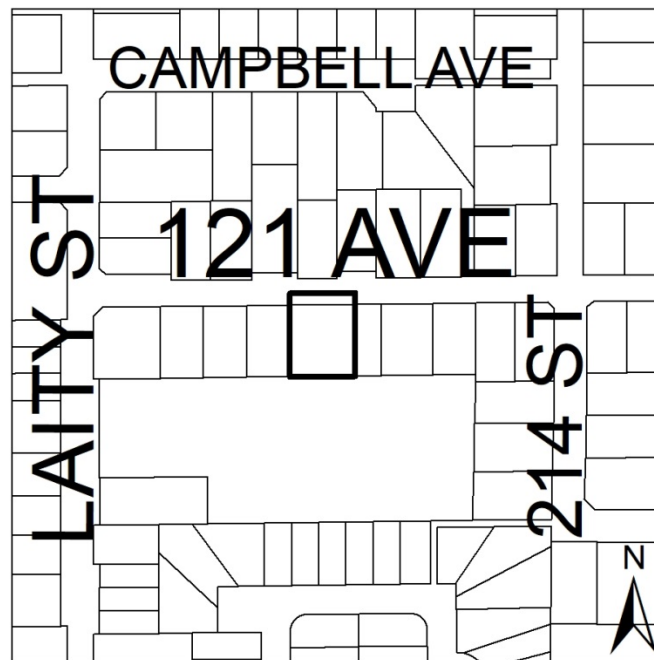
**TAKE NOTICE THAT** a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 6:00 pm., Tuesday, March 13, 2018 to consider the following bylaw:

- 1) **2017-527-RZ**  
**21322 121 Avenue**  
West 100 feet Lot 3 District Lot 248 Group 1 New Westminster District Plan 7499



**Maple Ridge Zone Amending Bylaw No. 7429-2018**

To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District).  
The current application is to permit a future subdivision of approximately 2 single family lots.



**AND FURTHER TAKE NOTICE** that a copy of the aforesaid bylaw and copies of staff reports and other information considered by Council relevant to the matters contained in the bylaw will also be available for public inspection at the Planning Department Counter of City Hall, between 8:00 am and 4:00 pm from March 2, 2018 to March 13, 2018, weekends and Statutory Holidays excepted. The Public Hearing Agenda with full reports can be viewed on the City website at [\*www.mapleridge.ca/640\*](http://www.mapleridge.ca/640).

**ALL PERSONS** who deem themselves affected by this bylaw shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaw or by making a written submission to the attention of the Corporate Officer or by sending an email to the Clerk's Department at [\*clerks@mapleridge.ca\*](mailto:clerks@mapleridge.ca), by 4:00 pm, March 13, 2018. Please note that all written submissions provided in response to this consultation will become part of the public record which includes the submissions being made available for public inspection.

Dated this 2<sup>nd</sup> day of March, 2018.

Laura Benson, CPA, CMA  
Corporate Officer

**DEVELOPMENT APPLICATION CHECKLIST  
FOR FILE 2017-527-RZ  
File Manager: Therese Melser**

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

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

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

Additional reports provided:

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**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First and Second Reading  
Zone Amending Bylaw No. 7429-2018;  
21322 121 Avenue

**MEETING DATE:** February 13, 2018  
**FILE NO:** 2017-527-RZ  
**MEETING:** Council

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**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property located at 21322 121 Avenue from RS-1 (One Family Urban Residential) to R-1 (Residential District), to permit a future subdivision of approximately two single family lots.

This application is in compliance with the Official Community Plan.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program, and a CAC contribution is required for the second lot at a value of \$5100.00.

The applicant is requesting that Council grant first and second reading together.

**RECOMMENDATIONS:**

- 1) That Zone Amending Bylaw No. 7429-2018 be given first and second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
  - i) Road dedication on 121 Avenue as required;
  - ii) Registration of a Restrictive Covenant for Stormwater Management;
  - iii) Registration of a Tree Preservation Protection Covenant;
  - iv) Removal of existing buildings;
  - v) 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.
  - vi) In accordance with Council's Community Amenity Contribution (CAC) Program Policy 6.31 this application is subject to a CAC contribution.

## DISCUSSION:

### 1) Background Context:

Applicant: True Light Building & Development Ltd

Legal Description: West 100 feet, Lot 3, District Lot 248, New Westminster District Plan 7499

OCP:

Existing: RES (Urban Residential)

Zoning:

Existing: RS-1 (One Family Urban Residential)

Proposed: R-1 (Residential District)

Surrounding Uses:

North:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
South:	Use:	Park
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Park
East:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential

Existing Use of Property: Single Family Residential

Site Area: 1020 m<sup>2</sup> (0.25 acre)

Access: 121 Avenue

Servicing: Urban or Rural Standard Urban Standard

Companion Applications: 2017-527-SD

### 2) Project Description:

The subject property located at 21322 121 Avenue is approximately 1020m<sup>2</sup> in area. The property is generally flat and currently bounded by single family residential properties to the north, east and west, and Lion's Park to the south. The subject property has access off of 121 Avenue to the north. (See Appendices A and B)

The application is proposing to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District), to permit future subdivision into two single family lots, not less than 462m<sup>2</sup>. (See Appendix C) The lots are proposed to be accessed from 121 Avenue, which road is considered a Major Corridor. (See Appendix D)

### 3) Planning Analysis:

#### i) Official Community Plan (OCP):

The subject property is designated *Urban Residential* in the OCP. This land use designation permits a range of housing types within the Urban Area Boundary. Infill and densification may be possible based on compatibility and locational criteria on properties which can be fully serviced to municipal standards. The subject property has road frontage on an existing Major Corridor as identified in Figure 4 in the OCP and is therefore characterized as Major Corridor Residential.

The Urban Residential Major Corridor designation allows for ground-oriented housing forms, such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies.

The proposed rezoning to R-1 (Residential District) and two lot subdivision is in compliance with the land use designation.

#### ii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District), to permit future subdivision into two single family lots. The proposed development meets the minimum zoning requirements for the R-1 (Residential District) zone, which include a minimum area of 371 m<sup>2</sup>, a minimum width of 12 meters and a minimum depth of 24 meters.

#### iii) Advisory Design Panel:

Advisory Design Panel (ADP) review is not required for R-1 (Residential District) single family developments.

#### iv) Development Information Meeting:

Pursuant to Policy 6.20, a Development Information Meeting is not required, as the applicant is not proposing for 5 or more dwelling units, and an OCP amendment is not required.

#### v) Parkland Requirement:

As there will not be more than one additional lot, park dedication requirements of Section 510 of the *Local Government Act* do not apply.

### 4) Environmental Implications:

A survey has been provided, showing all trees on site. A Tree Inventory report is further required, to determine if a Tree Cutting Permit should be submitted, and which trees require a protection covenant.

### 5) Interdepartmental Implications:

#### i) Engineering Department:

The Engineering Department has reviewed the development plans and has provided a review dated January 02, 2018 together with a Preliminary Cost Estimate dated December 29, 2017. Road dedication is required, and in-trust contributions will be required at the Subdivision stage. A Rezoning Servicing Agreement is not required.



ii) **License, Permits and Bylaws Department:**

The property is located within the Fraser River Escarpment (FRE), therefore on-lot infiltration will not be permitted. A stormwater management plan has been provided, and a Registered Covenant for Stormwater Management is required as a condition of rezoning.

**CONCLUSION:**

It is recommended that first and second reading be given to Zone Amending Bylaw No. 7429-2018, and that application 2017-527-RZ be forwarded to Public Hearing.

“Original signed by Therese Melser”

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**Prepared by:** Therese Melser  
Planning Technician

“Original signed by Christine Carter”

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

“Original signed by David Pollock” for

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

“Original signed by Paul Gill”

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**Concurrence:** Paul Gill, CPA, CGA  
Chief Administrative Officer

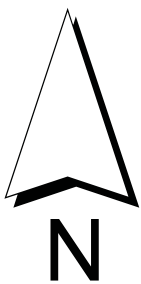
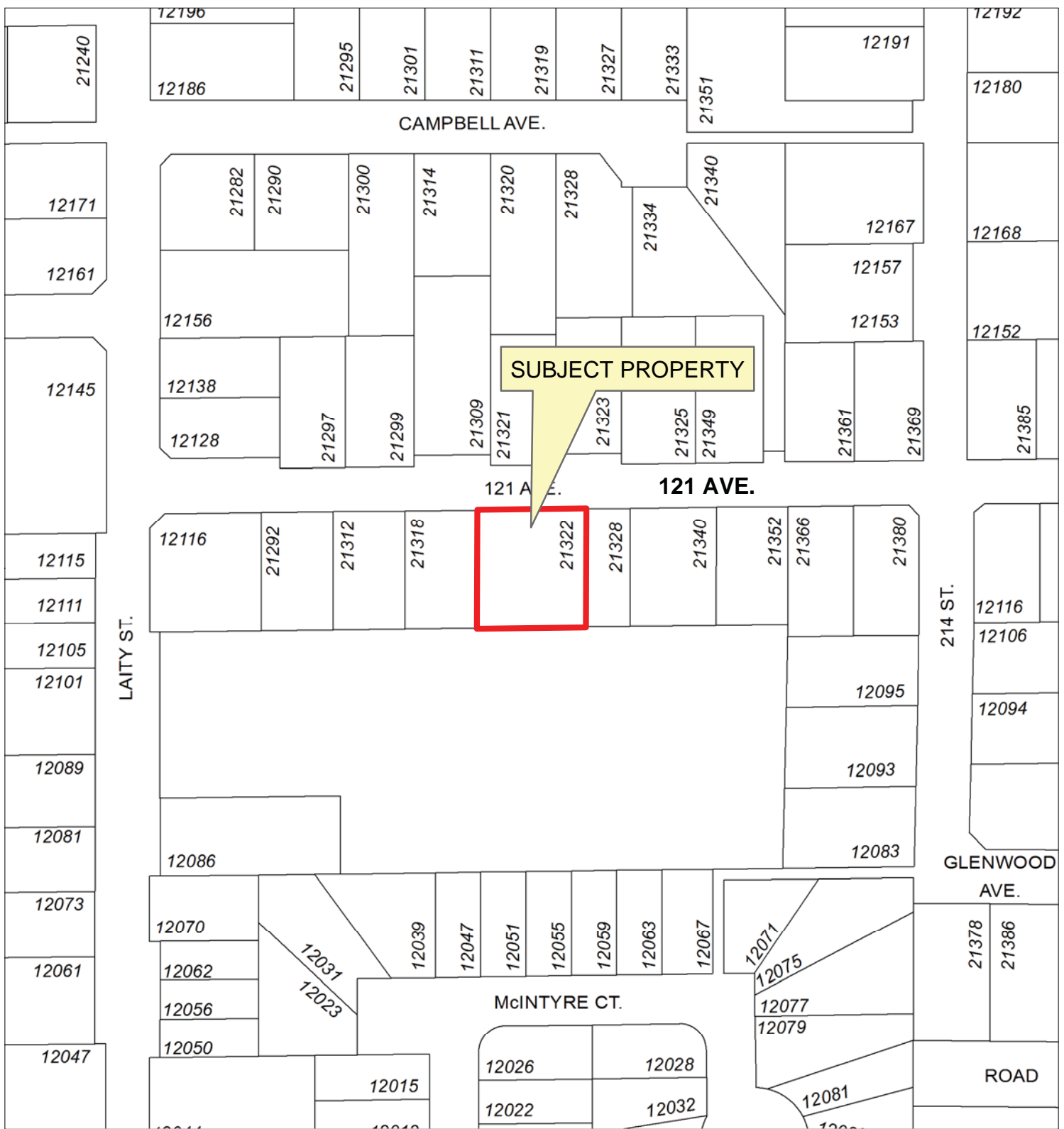
The following appendices are attached hereto:

Appendix A – Subject Map

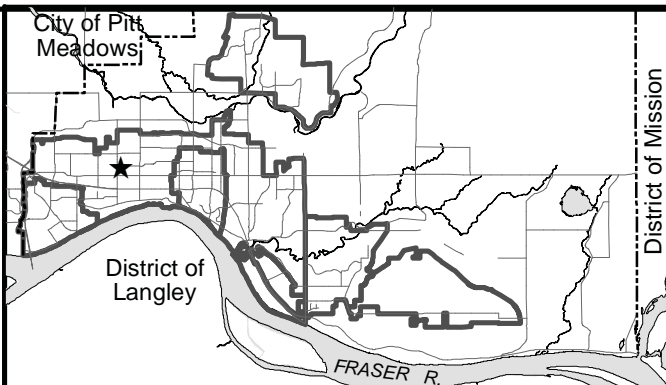
Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7429-2018

Appendix D – Proposed Subdivision Plan



Scale: 1:1,500



21322 122 Avenue

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

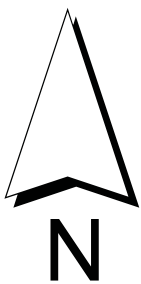
mapleridge.ca

2017-527-RZ

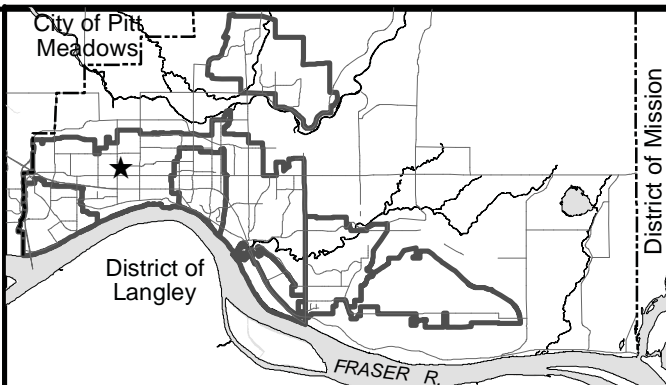
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BY: JV





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21322 122 Avenue

PLANNING DEPARTMENT



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British Columbia

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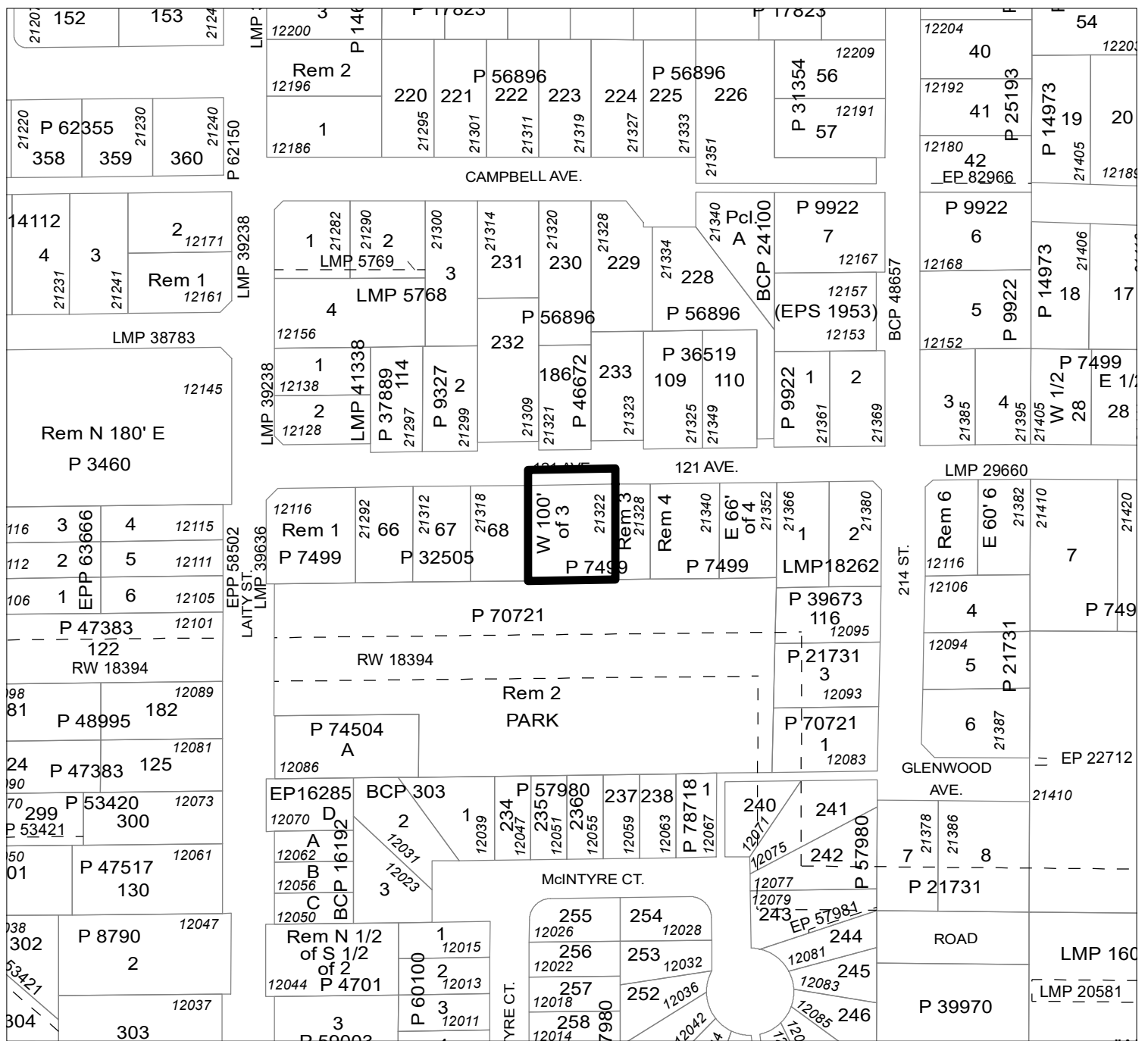
2017-527-RZ

DATE: Nov 9, 2017

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# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7429-2018

Map No. 1748

From: RS-1 (One Family Urban Residential)

To: R-1 (Residential District)

