

City of Maple Ridge

COMMITTEE OF THE WHOLE

AGENDA

April 6, 2021

1:30 p.m.

Virtual Online Meeting including Council Chambers

*Committee of the Whole is the initial venue for review of issues. No voting takes place on bylaws or resolutions. A decision is made to send an item to Council for debate and vote or to send an item back to staff for more information or clarification before proceeding to Council.
The meeting is live streamed and recorded by the City of Maple Ridge.*

For virtual public participation during Public Question Period register by going to www.mapleridge.ca/640/Council-Meetings and clicking on the meeting date

- 1. CALL TO ORDER**
- 2. ADOPTION AND RECEIPT OF MINUTES**
- 3. DELEGATIONS / STAFF PRESENTATIONS (10 minutes each)**
- 4. PLANNING AND DEVELOPMENT SERVICES**

Note:

- *Owners and/or Agents of development applications on this agenda may be permitted to speak to their item with a time limit of 10 minutes.*
- *The following items have been numbered to correspond with the Council Agenda where further debate and voting will take place, upon Council decision to forward them to that venue.*

1101 2021-131-RZ, 23103 136 Avenue, A-2 to R-2

Staff report dated April 6, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7725-2021 to rezone from A-2 (Upland Agricultural) to R-2 (Single Detached [Medium Density] Urban Residential) to permit a future subdivision of approximately 20 lots be given first reading and that the applicant provide further information as described on Schedules A, B, E, F, G and J of the Development Procedures Bylaw No. 5879-1999, along with a Subdivision application.

1102 2017-231-RZ, Business Licencing and Regulation Bylaw Definitions and Licence Fee Update, Assisted Living Facilities and Transitional Housing

Staff report dated April 6, 2021 recommending that Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7722-2021 to add new terms and fees resulting from the adoption of Zone Amending Bylaw No. 7651-2020 be given first, second and third reading.

1103 2017-231-RZ, Assisted Living Residences in Residential Areas

Staff report dated April 6, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7723-2021 to permit all classes of assisted living residences in residential areas, namely for seniors, persons with disabilities and people receiving services associated with mental health be given first and second reading and be forwarded to Public Hearing.

5. ENGINEERING SERVICES

1131 12342 244 Street – Request for Sanitary Sewer Service Connection Outside the Urban Containment Boundary

Staff report dated April 6, 2021 recommending that the request to provide a sanitary sewer service connection to 12342 244 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

1132 12606 224 Street – Request for Sanitary Sewer Service Connection Outside the Urban Containment Boundary

Staff report dated April 6, 2021 recommending that the request to provide a sanitary sewer service connection to 12606 224 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

1133 12745 Laity Street - Request for Sanitary Sewer Service Connection Outside the Urban Containment Boundary

Staff report dated April 6, 2021 recommending that the request to provide a sanitary sewer service connection to 12745 Laity Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

6. CORPORATE SERVICES

7. PARKS, RECREATION & CULTURE

8. ADMINISTRATION

9. ADJOURNMENT

10. COMMUNITY FORUM

COMMUNITY FORUM

The Community Forum provides the public with an opportunity to speak with Council on items that are of concern to them, with the exception of Public Hearing bylaws that have not yet reached conclusion.

There is a 2 minute time limit per speaker with a second opportunity provided if no one else is waiting to speak, and a total of 15 minutes is provided for the Community Forum. Respectful statements and/or questions must be directed through the Chair and not to individual members of Council.

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 Community Forum 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 Community Forum please register in advance by clicking on the date of the meeting at <https://www.mapleridge.ca/640/Council-Meetings>. When the meeting reaches the Community Forum portion, please raise your virtual hand to indicate you would like to speak.

For detailed information on how to register for the meeting of interest, please refer to <https://www.mapleridge.ca/DocumentCenter/View/24663/Launch-Virtual-Meeting>

If you have a question or comment that you would normally ask as part of Community Forum, you can email clerks@mapleridge.ca before 1:00 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.

As noted, during the COVID-19 health emergency, we will be using new virtual tools to ensure that citizens' voices are being heard as part of our meetings. 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 contact:


Clerk's Department at 604-463-5221 or clerks@mapleridge.ca
Mayor and Council at mayorcouncilandcaol@mapleridge.ca

APPROVED BY:

DATE:

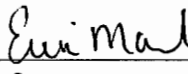
PREPARED BY:

DATE:


Apr. 11 2021
A. B. B. B.
April 1, 2021

CHECKED BY:

DATE:


Apr 1/21

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7725-2021;
23103 136 Avenue

MEETING DATE: April 6, 2021
FILE NO: 2021-131-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 23103 136 Avenue, from A-2 (Upland Agricultural) to R-2 (Single Detached (Medium Density) Urban Residential) to permit a future subdivision of approximately 20 lots. To proceed further with this application additional information is required as outlined below.

In compliance with Policy 6.31, the Maple Ridge Community Amenity Contribution Program, each of the single family lots created will be subject to charges of \$5,100.00 per lot, for an estimated total charge of \$102,000.00.

The Silver Valley Area Plan originally identified this site for school acquisition, but School District No. 42 determined that the site was not required for this purpose. In anticipation of a redesignation to residential uses, this proposal was before Council previously, under application RZ/087/08. This application was deferred at First Reading. Council's reasons for the deferral related to their concerns for the adequate provision of schools to meet the needs of the developing Silver Valley area.

Through dialogue with the School District, it has been determined that this site will not be used for school acquisition. As an alternative land use, Council has supported the option of residential development at this site, and additional park space has been acquired on a portion of these Civic designated lands. For this reason, the recommendation is proceed and grant first reading to the application.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7725-2021 be given first reading; and
2. That the applicant provide further information as described on Schedules A, B, E, F, G, J of the Development Procedures Bylaw No. 5879-1999, along with a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	Joel Lycan
Legal Description:	Lot 1, Section 32, Township 12, Plan EPP70286
OCP:	
Existing:	Civic, Conservation,
Proposed:	Medium Density Residential, Conservation
Within Urban Area Boundary:	Yes
Area Plan:	Silver Valley
OCP Major Corridor:	Yes (136 Avenue and 230A Street)
Zoning:	
Existing:	A-2 (Upland Agricultural)
Proposed:	R-2 (Single Detached (Medium Density) Urban Residential)
Surrounding Uses:	
North:	Use: Vacant
	Zone: A-2 (Upland Agriculture)
	Designation: Civic and Conservation
South:	Use: Rural Residential
	Zone: RS-3 (Single Detached Rural Residential)
	Designation: 78% Conservation and 22% Low/Medium Density Residential
East:	Use: Vacant
	Zone: A-2 (Upland Agriculture)
	Designation: Civic and Conservation
West:	Use: Single Family Residential
	Zone: R-2 (Single Detached (Medium Density) Residential).
	Designation: Medium Density Residential
Existing Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
Site Area:	1.152 HA. (2.85 acres)
Access:	230A Street and 136 Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property is located within the Blaney Hamlet of the Silver Valley Area Plan. This proposal was originally part of rezoning application, RZ/087/08, which spanned north from 136 Avenue to 137 Avenue, and 230A Street to 232 Street. Portions of the site were designated for "Urban Residential" development with diverse residential densities. Other portions of the site were designated for "Civic" use, a reflection of the identification of a school/park site under the Silver Valley Area Plan. Appendix C shows the current land use designations of the site based on the Silver Valley Area Plan.

At the time of the previous rezoning application, the School District was not able to clarify their intent to acquire the "Civic" portion of the site for the development of a school and park. As a result, the site was divided into Phase 1 or Phase 2. Phase 1 referred to those portions of the site that were designated for residential development, and could proceed largely in compliance with the Silver Valley Plan. The subject area categorized as Phase 2, as its "Civic" designation could not be amended until clarity was provided by the School District about whether to acquire the site for school development. Appendix D shows the original site with identification of Phase 1 and Phase 2 sites.

On November 15, 2012 the School District informed the City of their decision not to proceed with the purchase of the Phase 2 area. Council was concerned about the loss of the "Civic" designated area in the Blaney Hamlet as the area developed largely around this future civic node. A key feature of the Silver Valley Area Plan was the clustering of park sites next to school sites in order to maximize the efficiency of civic facilities. There were questions raised regarding the loss of a school site and if that would undermine the intent of the Silver Valley Area Plan and impact the opportunities for community interaction. While the Area Plan policies spoke to the creation of a civic heart in each hamlet, and noted that a school/park combination was desirable, it is recognized that the presence of a school is not imperative to create the civic heart. A civic heart could be created with a civic or community use as well.

The School Board's decision prompted numerous residents to request a community gathering place in the Blaney Hamlet, to compensate for the loss of a school. In response to these concerns, Council deferred the original Phase 2 proposal from proceeding to first reading. In 2019, City of Maple Ridge staff negotiated to purchase additional park space from the applicant to create a space for the community to gather in the Blaney Hamlet. Through the Recreation Concepts Community Engagement process, two Gathering Places for the Silver Valley area were supported to provide visual, social and physical centres in these neighbourhoods. To advance this vision further at this location, the City of Maple Ridge purchased a portion of this "Civic" designated land for additional park space to provide for this Gathering Place. The location of this recent acquisition is indicated on Appendix A.

This additional park / gathering space is intended to achieve the objectives noted in the Silver Valley Area Plan. On this basis, this application is supportable.

c) Project Description:

This current proposal is for a 20 lot subdivision in the R-2 (Single Detached (Medium Density) Residential) zone, with road dedication connecting through 136 Avenue and 230 A Street. Park dedication has been taken previously under rezoning application RZ/087/08, and park space is provided at the southwest portion of the site. A proposed site plan is attached as Appendix F.

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.

d) **Planning Analysis:**

Official Community Plan:

The development site is located within the Blaney Hamlet of the Silver Valley Area Plan and is currently designated Civic and Conservation. For the proposed development, an OCP amendment will be required to re-designate the site from Civic to Medium Density Residential to allow the proposed R-2 (Single Detached (Medium Density) Residential zoning. It should be noted that as this proposal involves redesignation of the entire "civic" area to "Medium Density Residential", further exploration of the site through ground truthing will be required in order to justify the redesignation of the portions of the site that are currently designated Conservation.

Zoning Bylaw:

The current application proposes to rezone the property located at 23103 136 Avenue from A-2 (Upland Agricultural) to R-2 (Single Detached (Medium Density) Urban Residential) to permit a 20 lot subdivision (see Appendix F). The minimum lot size for the current A-2 zone is 4 hectares (10 acres), and the minimum lot size for the proposed R-2 zone is 315 m². 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.

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

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

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

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. A Development Variance Permit (Schedule E);
4. A Watercourse Protection Development Permit Application (Schedule F);
5. A Natural Features Development Permit Application (Schedule G);
6. A Wildfire Development Permit Application (Schedule J); and
7. 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:

It is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading. Justification has been provided to support an OCP amendment to permit single family residential lots under the Medium Density Residential Designation on this site that had been identified for school use and was designated "Civic". It is therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

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 must be approved by the Approving Officer.

"Original signed by Chuck Goddard" for

Prepared by: **Diana Hall, BA, MA**
Planner

"Original signed by Chuck 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

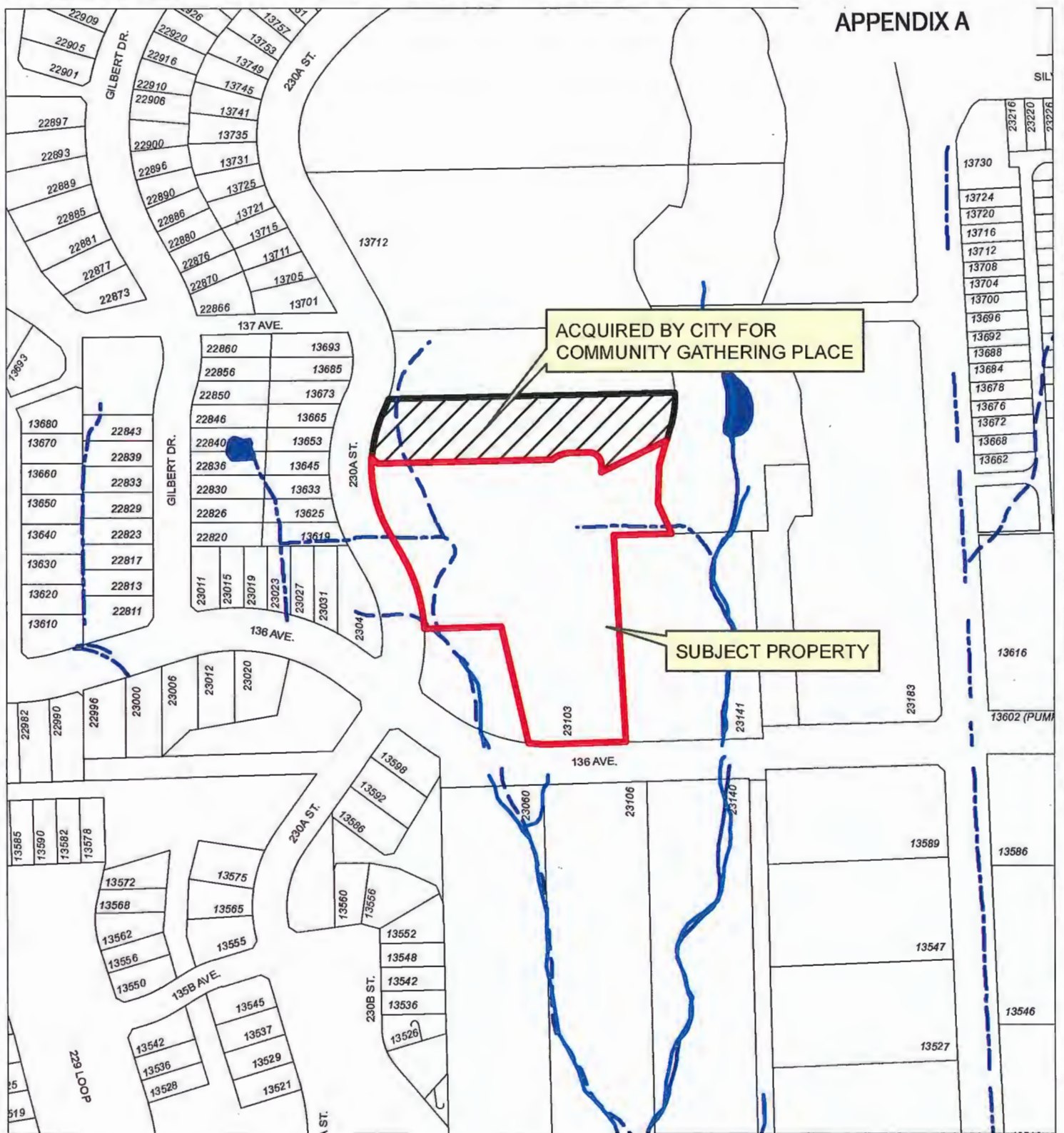
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Map
Appendix D – Phased Development Plan under application RZ/087/08.
Appendix E - Zone Amending Bylaw No. 7725-2021
Appendix F – Proposed Site Plan

APPENDIX A



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- River Centreline (Topographic)
- Lake or Reservoir

23103 136 AVENUE
PID: 030-125-022

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

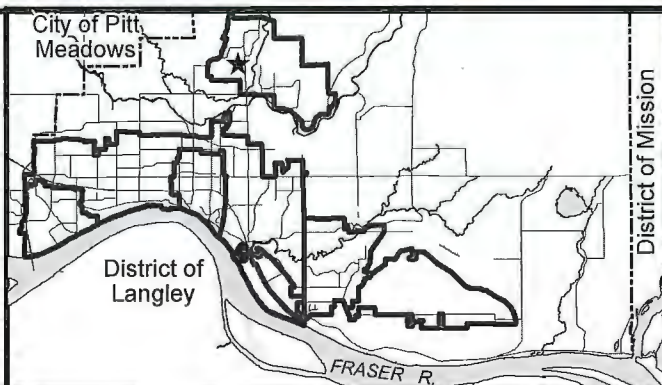
mapleridge.ca

FILE: 2021-131-RZ/SD
DATE: Mar 29, 2021

BY: DT



Scale: 1:2,500



23103 136 AVENUE
PID: 030-125-022

PLANNING DEPARTMENT

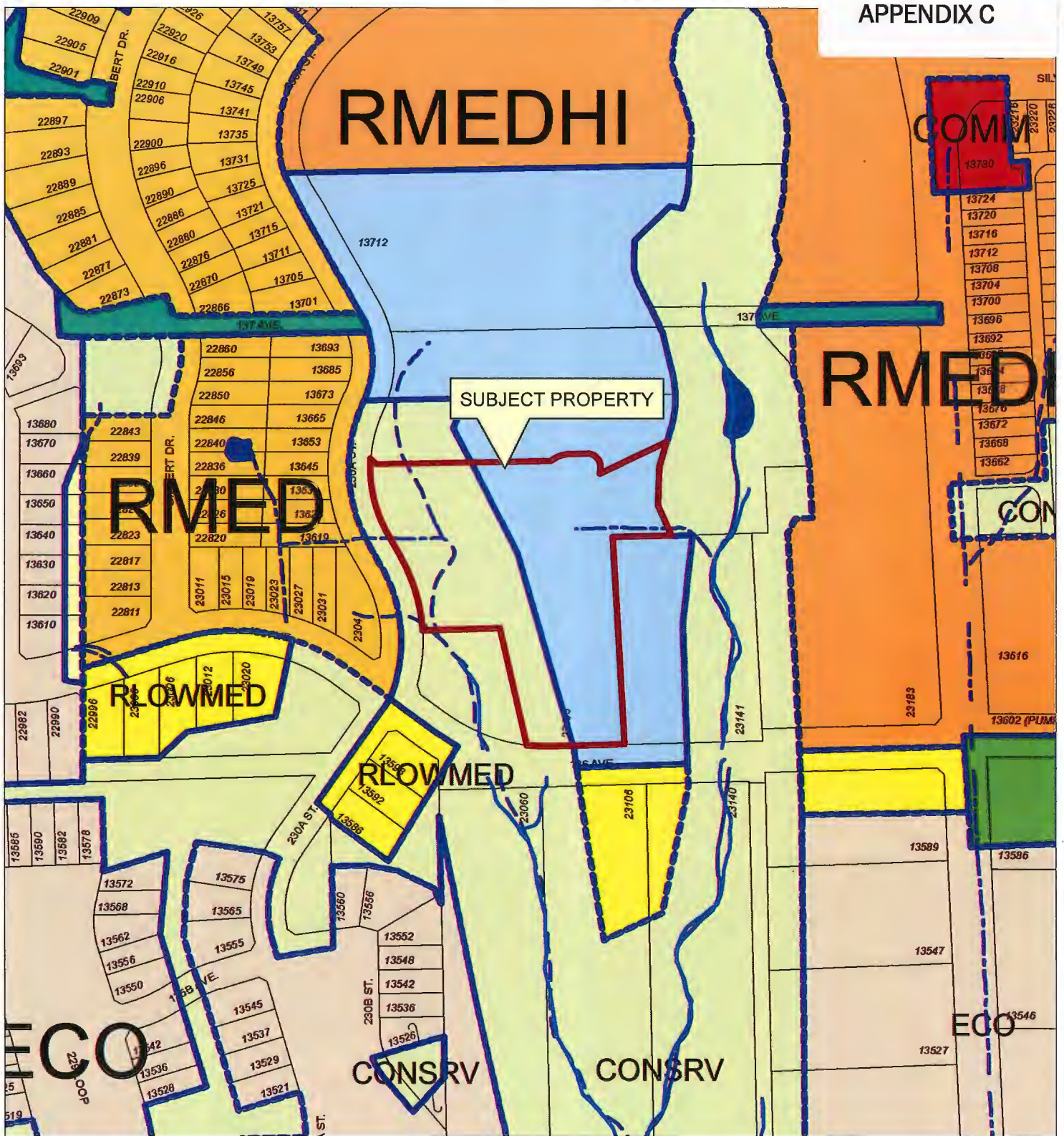


MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-131-RZ/SD
DATE: Mar 17, 2021

BY: PC



Scale: 1:2,500

Legend

- CIVIC
- COMMERCIAL
- CONSERVATION
- ECO CLUSTERS
- NEIGHBOURHOOD PARK
- OPEN SPACE
- LOW DENSITY URBAN
- LOW/MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MEDIUM/HIGH DENSITY RESIDENTIAL

23103 136 AVENUE
PID: 030-125-022

PLANNING DEPARTMENT



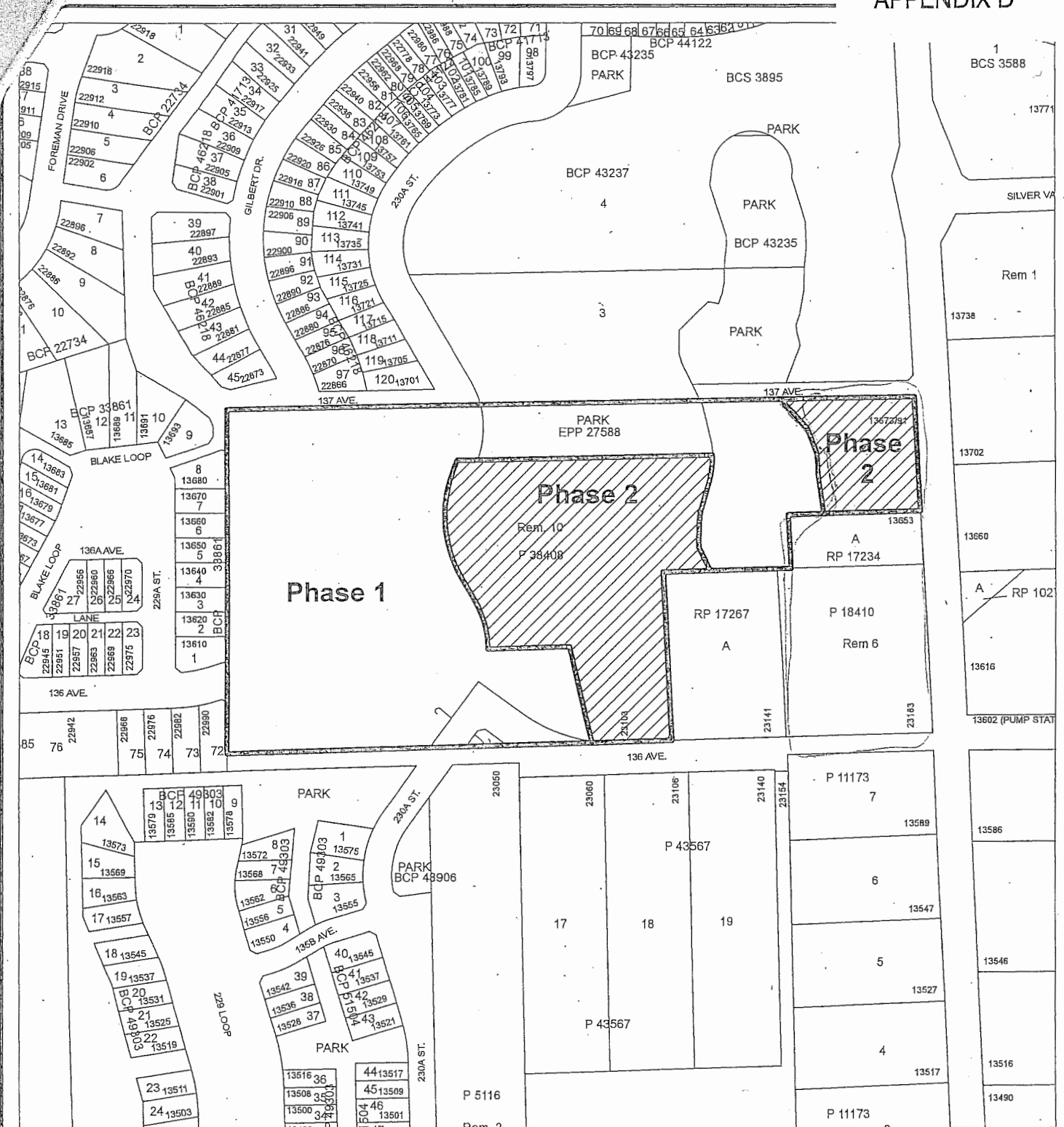
MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2021-131-RZ/SD
DATE: Mar 17, 2021

BY: PC



Scale: 1:3,000

City of Pitt Meadows
District of Langley
District of Mission
FRASER R.

Development Phasing

**CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE**
PLANNING DEPARTMENT

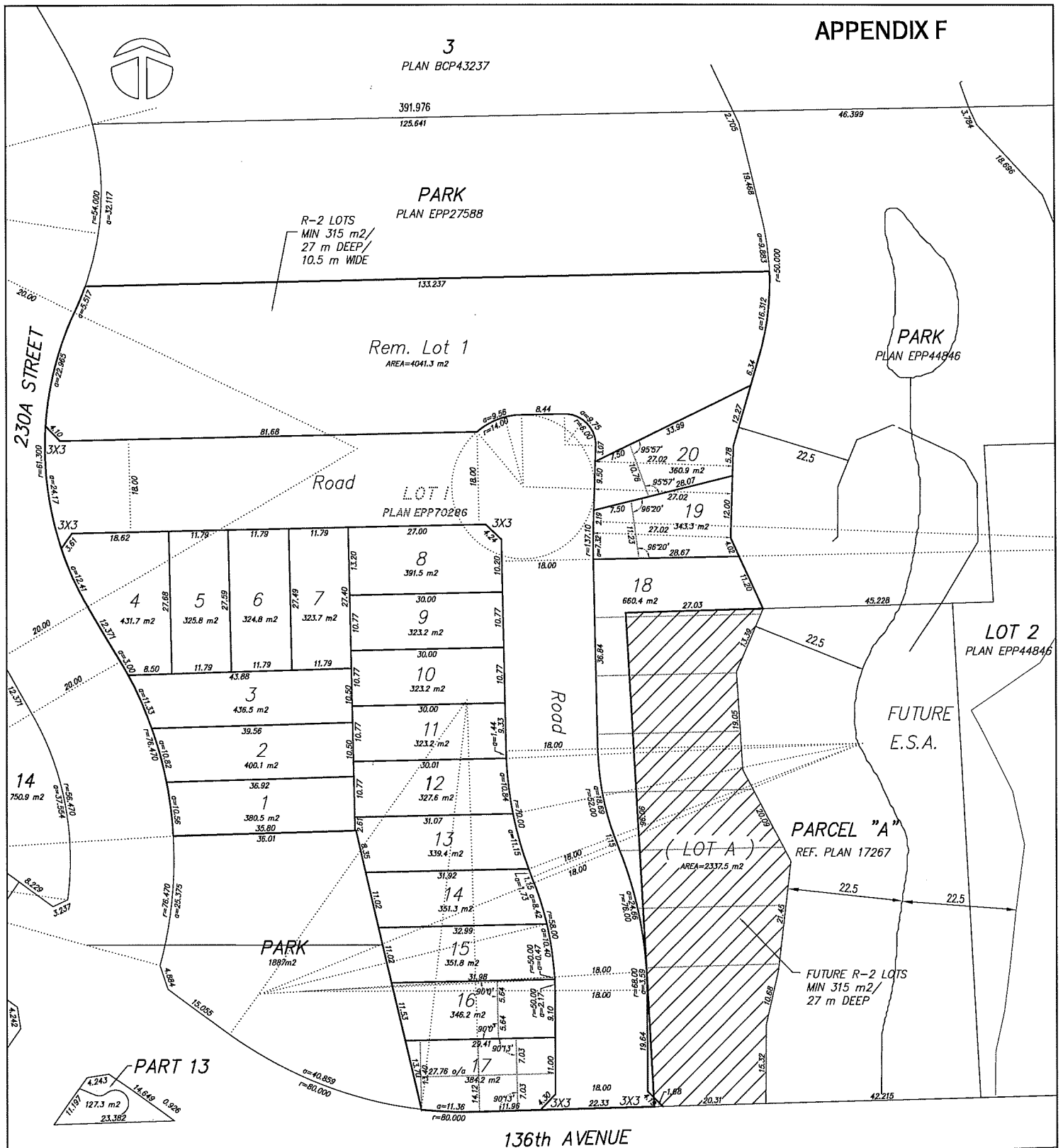
DATE: Apr 29, 2014
FILE: 7082-2014(RZ-8708)_Phase.mxd

BY: DT

CORPORATE OFFICER



APPENDIX F



Terra Pacific
Land Surveying Ltd
22371 St. Anne Avenue, Maple Ridge, BC
Phone: 604-463-2509 Fax: 604-463-4501

Paper Size: 22" x 17"

Date: January 31, 2013

Revised: July 22, 2020

File: MR12-753sk_SUB_19_rev2

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: April 06, 2021
FILE NO: 2017-231-RZ
MEETING: C o W
SUBJECT: Business Licencing and Regulation Bylaw Definitions + Licence Fee Update for
Assisted Living Facilities and Transitional Housing
First, Second and Third Reading
Business Licencing and Regulation Amending Bylaw No. 7722-2021

EXECUTIVE SUMMARY:

With the adoption of Zone Amending Bylaw No. 7651-2020 to permit supportive recovery homes in residential areas of Maple Ridge in November 2020, new terms and fees were identified for the City's Business Licencing and Regulation Bylaw. This report outlines the necessary amendments to continue to licence Community Care Facilities and Assisted Living Facilities (including Supportive Recovery facilities).

Staff are seeking direction to bring Business Licencing and Regulation Amending Bylaw No. 7722-2021 (Appendix A) to an upcoming Council Meeting for consideration of First, Second and Third Reading.

RECOMMENDATION:

That Business Licencing and Regulation Amending Bylaw No. 7722-2021 be given first, second and third reading.

1.0 BACKGROUND:

1.1 Context

On June 23, 2020, staff presented an approach to permit supportive recovery homes through the use of density bonus provisions and an accompanying housing agreement. At that meeting, Council directed that staff prepare the necessary bylaw amendments to permit supportive recovery homes as outlined in the June Workshop report. This work, under Zone Amending Bylaw No. 7651-2020, went before Council for First and Second Reading in July, Public Hearing on September 15, and was adopted in November 2020.

1.2 Maple Ridge Business Licensing and Regulation Bylaw No. 6815-2011

When Business License applications are received by the City that fall under the *Community Care and Assisted Living Act*, they must be referred to Fraser Health or the Assisted Living Registrar. Once the Municipality is satisfied that the facility has met the approvals of the Planning, Permit, Bylaws & Fire Departments, the Licensing & Bylaws Department will send a municipal approval letter to the appropriate Provincial body. The Business License is not issued until notification is received from Fraser Health or the Assisted Living Registrar that the facility has been approved.

1102

The City requires non-profit organizations to also hold a valid License, although they are exempt from paying a fee.

2.0 DISCUSSION:

2.1 Proposed Maple Ridge Business Licencing and Regulation Bylaw Definitions

The following definitions will be added to the Maple Ridge Business Licencing and Regulation Bylaw in order to facilitate the licencing of assisted living residences and transitional housing.

"Assisted Living Facility" means a premises or part of a premises, other than a **Community Care Facility**;

(a) In which housing, hospitality services and assisted living services, as defined in the *Community Care and Assisted Living Act* are provided by or through the operator to three (3) or more adults who:

(i) Are not related by blood or marriage to the operator of the premise; and

(ii) Do not require, on a regular basis, unscheduled professional Health Services; or

(b) Designed by the Lieutenant Governor in Council to be an Assisted Living Residence; and is regulated under the *Community Care and Assisted Living Act*.

"Community Care Facility" means a premises or part of a premises, regulated under the *Community Care and Assisted Living Act* as defined in the *Community Care and Assisted Living Act*;

(a) In which a person provides care to three (3) or more persons who are not related by blood or marriage to the person and includes any other premises or part of a premises that, in the opinion of the medial health officer is used in conjunction with the Community Care Facility for the purpose of providing care; or

(b) Designated by the lieutenant Governor in Council to be a Community Care Facility.

"Supportive Recovery" means an Assisted Living Residence for adults receiving services primarily for recovery from drug and alcohol addiction.

Specific regulations pertaining to Supportive Recovery facilities will also be included in the amendments to the Business Licencing and Regulation Bylaw (see Appendix A for full regulations).

2.2 Proposed Licence Fees

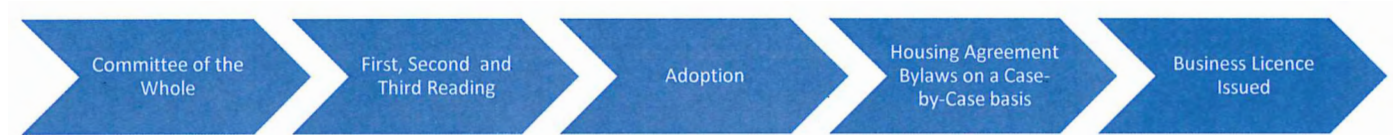
As a local government has the ability to charge an application fee for cost recovery for the purpose of assessing applications, the proposed updated licence fees will be include in the Maple Ridge Business Licencing and Regulations Bylaw:

Category	Licence Fee
a. Assisted Living – Mental Health	\$110.00
b. Assisted Living – Seniors & Disability	\$110.00
c. Assisted Living – Supportive Recovery	\$110.00
d. Assisted Living Supportive Recovery Application Review	\$500.00
e. Child Care – Group Child Care Centre	\$110.00
f. Child Care – Family Daycare	\$110.00
g. Chid Care – Neighbourhood Daycare	\$110.00
h. Community Care Facility	\$110.00
i. Transitional Housing/Care Home Other	\$110.00

2.2 Bylaw Amendment & Licencing Process

As the Maple Ridge Business Licencing and Regulation Bylaw does not require a Public Hearing under the *Local Government Act*, Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7722-2021 is being presented for Council comment at the April 6, 2021 Committee of the Whole. Should Council direct, the amending bylaw will be brought forward for consideration of first, second and third reading at an upcoming Council Meeting. The amending bylaw may be considered for final adoption at a subsequent Council Meeting.

Figure 1 – Proposed Bylaw Amendment & Licencing Process



4.0 STRATEGIC ALIGNMENT

As part of the City of Maple Ridge Strategic Plan 2019 – 2022, under its Community Safety theme, the regulation of supportive recovery housing in Maple Ridge is a key priority of Council.

CONCLUSION:

New terms and fees were identified for the City's Business Licencing and Regulation Bylaw. This report outlines the necessary amendments to continue to licence Community Care Facilities and Assisted Living Facilities (including Support Recovery facilities). Staff are seeking direction to bring Business Licencing and Regulation Amending Bylaw No. 7722-2021 to an upcoming Council Meeting for consideration of first, second and third reading.

"Original signed by Amanda Grochowich"

Prepared by: **Amanda Grochowich, MCIP, RPP
Planner 2**

"Original signed by Chuck Goddard"

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

"Original signed by Michelle Orsetti"

Concurrence: **Michelle Orsetti
Director, Bylaw & Licensing Services**

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A: Business Licencing and Regulation Amending Bylaw No. 7722-2021

City of Maple Ridge

Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7722-2021

A bylaw to amend Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011

WHEREAS the Council of The City of Maple Ridge deems it expedient to amend Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011;

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

1. This bylaw may be cited as Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7722-2021.
2. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by adding the following definitions in alphabetical order:

"Assisted Living Facility" means a premises or part of a premises, other than a **Community Care Facility**;

- (a) In which housing, hospitality services and assisted living services, as defined in the *Community Care and Assisted Living Act* are provided by or through the operator to three (3) or more adults who:
 - (i) Are not related by blood or marriage to the operator of the premise; and
 - (ii) Do not require, on a regular basis, unscheduled professional Health Services; or
- (b) Designed by the Lieutenant Governor in Council to be an Assisted Living Residence; and is regulated under the *Community Care and Assisted Living Act*.

"Community Care Facility" means a premises or part of a premises, regulated under the *Community Care and Assisted Living Act* as defined in the *Community Care and Assisted Living Act*;

- (a) In which a person provides care to three (3) or more persons who are not related by blood or marriage to the person and includes any other premises or part of a premises that, in the opinion of the medical health officer is used in conjunction with the Community Care Facility for the purpose of providing care; or
- (b) Designated by the lieutenant Governor in Council to be a Community Care Facility.

“Supportive Recovery” means an Assisted Living Residence for adults receiving services primarily for recovery from drug and alcohol addiction.

3. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended under **PART 7 Specific Regulations** by adding the following after section **7.26 Solicitor for Charity/ Fundraising** and then renumbering sections into numerical order:

7.27 Supportive Recovery (Assisted Living)

7.26.1 The residence/facility is to be brought into compliance with life safety standards.

7.26.2 Every Registered Operator of a Supportive Recovery Home shall:

- (a) Promptly respond to and address any complaints received by the City or the police in respect to their rental units;
- (b) Hold a separate licence for each property that it operates; and
- (c) Enter into a Housing Agreement with the City of Maple Ridge in accordance with the Local Government Act as a condition of receiving a new business licence or amending an existing business licence.

4. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended under **Schedule A – Licence Fees**, by deleting section 14 in its entirety and replacing it with the following:

14. COMMUNITY CARE

Category	Licence Fee
a. Assisted Living – Mental Health	\$110.00
b. Assisted Living – Seniors & Disability	\$110.00
c. Assisted Living – Supportive Recovery	\$110.00
d. Assisted Living Supportive Recovery Application Review	\$500.00
e. Child Care – Group Child Care Centre	\$110.00
f. Child Care – Family Daycare	\$110.00
g. Child Care – Neighbourhood Daycare	\$110.00
h. Community Care Facility	\$110.00
i. Transitional Housing/Care Home Other	\$110.00

5. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended under **Schedule A – Licence Fees**, section **39 Rental Units**, letter h. Room rental / Care home by replacing it with the words Room Rental.
6. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by updating the table of contents accordingly.

READ A FIRST TIME this ____ day of _____, 2021.

READ A SECOND TIME this ____ day of _____, 2021.

READ A THIRD TIME this ____ day of _____, 2021.

ADOPTED this ____ day of _____, 2021.

PRESIDING MEMBER

CORPORATE OFFICER



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Assisted Living Residences in Residential Areas
First and Second Reading
Zone Amending Bylaw No. 7723-2021

MEETING DATE: April 06, 2021
FILE NO: 2017-231-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

At the June 23, 2020 Council Workshop, staff presented an approach to permit supportive recovery homes in residential areas of Maple Ridge through the use of density bonus provisions and an accompanying housing agreement. Staff prepared Zone Amending Bylaw No. 7651-2020 to reflect the proposed approach. Zone Amending Bylaw No. 7651-2020, to permit supportive recovery homes in residential areas of Maple Ridge, was adopted in November 2020.

At the June 23, 2020 Council Workshop meeting, Council also directed that the future zone amending bylaw be expanded to include all classes of Assisted Living Residences, namely for residences for seniors, persons with disabilities and people receiving services associated with mental health. This report outlines the necessary bylaw amendments to permit all classes of Assisted Living Residences in residential areas of Maple Ridge through the use of density bonus provisions and an accompanying housing agreement. Staff are seeking direction to bring Zone Amending Bylaw No. 7723-2021 to an upcoming Council Meeting for consideration of first and second reading.

RECOMMENDATION:

That Zone Amending Bylaw No. 7723-2021 be given first and second reading and be forwarded to Public Hearing.

1.0 BACKGROUND:

1.1 Recent Work To Date

On October 22, 2019, staff presented an approach to regulate supportive recovery housing and facilities for Council consideration. At that meeting, Council directed that further work take place on supportive recovery housing and that an update be brought back to a future Council Workshop.

Supportive Recovery Homes in Residential Areas (Bylaw No. 7651-2020):

On June 23, 2020, staff presented an approach to permit supportive recovery homes through the use of density bonus provisions and an accompanying housing agreement. At that meeting, Council directed that staff prepare the necessary bylaw amendments to permit supportive recovery homes as outlined in the June Workshop report. This work, under Zone Amending Bylaw No. 7651-2020, went before Council for first and second reading in July, Public Hearing on September 15, and was adopted in November 2020.

1103

All Classes of Assisted Living Residences (Bylaw No. 7668-2020):

At the June 23, 2020 Council Workshop meeting, Council also directed that the future zone amending bylaw be expanded to include all classes of Assisted Living Residences, namely residences for seniors, persons with disabilities and people receiving services associated with mental health. As such, staff prepared Zone Amending Bylaw No. 7668-2020 to permit all classes of Assisted Living Residences through the use of a density bonus provision. Zone Amending Bylaw No. 7668-2020 was referred back to staff at the October 27, 2020 Council Meeting.

1.2 Provincial Legislation

The *Community Care and Assisted Living Act* oversees **Community Care Facilities** as well as **Assisted Living Residences**. This piece of provincial legislation provides licensing for Community Care facilities and a registration process for Assisted Living Residences, which can be characterized as follows:

- i. A **Community Care Facility** is a premises or part of premises in which an operator provides care and housing to 3 or more persons who are not related. A Community Care facility must be licensed under the *Community Care and Assisted Living Act*. Licensing programs for community care facilities are operated by regional health authorities such as Fraser Health. Those Community Care facilities that contain more than 10 people in care are subject to municipal zoning.
- ii. A **Registered Assisted Living Residence** is a premises or part of a premises, other than a Community Care Facility, in which housing, hospitality and assisted living services are provided by or through the operator to 3 or more adults who are not related. An Assisted Living Residence must be registered with the Assisted Living Registrar and must comply with municipal zoning.

The **Assisted Living Registry** issues registrations to residences and regulates operators who provide hospitality services¹ and assisted living services² to more than two people. The **Assisted Living Registrar** also publishes handbooks to help those operating an Assisted Living Residence.

In late 2019, the Province made a number of changes to the *Community Care and Assisted Living Act* and Assisted Living Regulation. These amendments have altered the definition of 'Assisted Living Residence' and established new regulations in relation to Assisted Living Residences. Three classes of Assisted Living Residences have now been established in Section 3 of the Assisted Living Regulation, which are:

1. Mental Health, for adults receiving assisted living services due primarily to a mental disorder;
2. Seniors and Persons with Disabilities, for adults receiving assisted living services due primarily to chronic or progressive conditions linked to the aging process or a disability; and
3. Supportive Recovery, for adults receiving assisted living services due primarily to substance use.

It is important to note that Section 20 of the Act stipulates that a licensed **Community Care Facility** with 10 residents, where not more than 6 are in care, is exempt from municipal zoning. **Assisted Living Residences** with more than 5 residents must comply with municipal zoning.

¹ Hospitality Services includes meal services, housekeeping services, laundry services, social and recreational opportunities and a 24-hour emergency response system.

² Assisted Living Services as one or more of the following: Assistance with the activities of daily living, including eating, moving about, dressing and grooming, bathing and other forms of personal hygiene; Assistance with managing medication; Assistance with the safekeeping of money and other personal property; Assistance with managing therapeutic diets; Assistance with behaviour management; Psychosocial supports; and Other types of prescribed assistance or support.

1.3 Maple Ridge Zoning Bylaw No. 7600-2019

With the adoption of Zoning Bylaw No. 7600-2019, much of the earlier work regulating the Supportive Recovery Class of Assisted Living Residences came into effect under the City's New Zoning Bylaw. Staff have now drafted Zone Amending Bylaw No. 7723 – 2021 to outline the necessary bylaw amendments to permit all classes of Assisted Living Residences in residential areas of Maple Ridge, through the use of density bonus provisions and an accompanying housing agreement for Zoning Bylaw No. 7600-2019. As Zoning Bylaw No. 3510-1985 will be rescinded, it has been determined that a Zone Amending Bylaw is not required for this version of the Zoning Bylaw.

It is important to note that the City cannot regulate or prohibit by zoning, or regulate by business regulation, a provincially operated facility on provincially owned land or on privately owned land (i.e. leased to the Province for a Provincial purpose and undertaking).

1.4 Maple Ridge Business Licensing and Regulation Bylaw No. 6815-2011

As the City of Maple Ridge requires a Business License for all operators renting more than one residential unit, the City will define all classes of Assisted Living Residences and include specific licence fees through the adoption of the Maple Ridge Business Licensing and Regulation Amending Bylaw No. 7722-2021. It is anticipated that Bylaw No. 7722-2021 will be brought to the April 6, 2021 Committee of the Whole Meeting.

When Business License applications are received by the City that fall under the *Community Care and Assisted Living Act*, they must be referred to Fraser Health or the Assisted Living Registrar. Once the Municipality is satisfied that the facility has met the approvals of the Planning, Permit, Bylaws & Fire Departments, the Licensing & Bylaws Department will send a municipal approval letter to the appropriate Provincial body. The Business License is not issued until notification is received from Fraser Health or the Assisted Living Registrar that the facility has been approved.

The City requires non-profit organizations to also hold a valid License, although they are exempt from paying a fee.

2.0 DISCUSSION:

The proposed Zoning Bylaw regulatory amendments are in response to Council comments received at the June 23, 2020 Workshop. During that meeting, Council directed that the supportive recovery bylaw work be expanded to include all classes of Assisted Living Residences, namely for residences for seniors, persons with disabilities and people receiving services associated with mental health.

As such, the proposed Zone Amending Bylaw No. 7723-2021 has been drafted to align the regulations for all classes of Assisted Living Residences, including the requirement for a Housing Agreement with the City. The proposed amended definitions and regulatory framework are intended to:

- 1) Regulate the number of residents at Assisted Living Residences in residential areas;
- 2) Incorporate regulatory changes within specific zones that would permit an Assisted Living Residence; and
- 3) Amend the density bonus provisions to allow up to 10 residents if the facility operators enter into a housing agreement with the City, where a Housing Agreement is drafted and considered on a case-by-case basis. Note that no public hearing is required for a Housing Agreement.

2.1 Proposed Expansion of Regulatory Approach – Density Bonus Regulations for the provision of Assisted Living Residences in Residential areas of Maple Ridge

Under Section 482 of the *Local Government Act*, a Zoning Bylaw may establish different density rules for a zone. The City's Solicitor has determined that the *Local Government Act* permits density to be measured in more than one way depending on the circumstances. Prior to the adoption of the supportive recovery Zoning Bylaw amendments, the measure of density in the Maple Ridge Zoning Bylaw was based on either floor space ratio (FSR) or lot coverage. As such, the definition of density, under Zone Amending Bylaw No. 7651-2020, was expanded so that it may also be expressed as the number of people per building.

Under the same section of the *Local Government Act*, a Zoning Bylaw may include density bonus conditions relating to the provision of special needs housing (noting that special needs housing is a term from the *Local Government Act*). Therefore, a density bonus provision can be used to permit Assisted Living Residences in the residential zones of the City's choosing.

What this means is that under the *Local Government Act* the City may establish a base density (for example, three people) that could be increased (for example, to ten people) if the owner provided special needs housing and entered into a housing agreement (as permitted under Section 483 of the *Local Government Act*). The aim of permitting an increase in density for Assisted Living Residences is to motivate an owner or operator to enter into a Housing Agreement in return for the stated increase in density.

To accommodate this approach, a number of new definitions, as well as new density bonus language, were proposed in Zone Amending Bylaw No. 7651-2020. Details regarding the regulatory provisions are noted in earlier staff reports.

2.2.1 Proposed Draft Zoning Bylaw Definitions

In order to expand the current regulatory approach a number of amendments will be required in the City's Zoning Bylaw:

Amended Definitions Proposed for Zoning Bylaw:

The following definitions are proposed to be added to the Zoning Bylaw in order to facilitate the proposed regulatory approach for assisted living residences:

- **CLASSES OF ASSISTED LIVING RESIDENCES** are as follows: (a) mental health, for adults receiving assisted living services due primarily to a mental disorder; (b) seniors and persons with disabilities, for adults receiving assisted living services due primarily to chronic or progressive conditions linked to the aging process or a disability; and (c) supportive recovery and transitional housing, for adults receiving assisted living services due primarily to alcohol and drug substance use or for transitioning from temporary to permanent housing, and where assisted living services are as defined in the *Community Care Assisted Living Act*.
- **DENSITY BONUS** means permitting a density on a lot that is greater than shown in the corresponding zone in exchange for an Amenity Contribution or in exchange for special needs housing and a housing agreement prescribed by section 483 of the *Local Government Act*."
- **SPECIAL NEEDS HOUSING** includes the following classes of Assisted Living Residences: Mental Health Seniors and Persons with Disabilities, Supportive Recovery and Transitional Housing.

2.2.2 Proposed Zoning Bylaw Regulations

Proposed Zone Amending Bylaw No. 7723-2021 (Appendix A) has been drafted to permit all classes of Assisted Living Residences, including supportive recovery homes, as regulated under the Assisted Living Regulation B.C. Reg. 189/2019, on residential lots with a minimum lot size of 668m² (or 7,190 sq ft), or said differently, in the RS-1, RS-1a, RS-1c, RS-1d, RS-2 and RS-3 zones. The base density for these residences is to be considered at three (3) residents per building, and will not be strata-titled or permitted to contain habitable space below the recommended Flood Construction Level of any designated floodplain; and will require proof of notification or approval from the applicable Health Authority if located on a lot which is not serviced by municipal sewer.

The density bonus provisions of the Zoning Bylaw are now proposed to reference all three classes of Assisted Living Residences. This will permit these residences to 'bonus' up to a maximum of ten (10) residents per building (including staff), providing they comply with the following:

- i. The owner enters into a Housing Agreement with the City (in accordance with S. 483 of the *Local Government Act*), which must be executed and delivered to the City, including all appendices, prior to the issuance of any building permit or business license for the land in relation to which the use is permitted;
- ii. Shall be contained within a One Family Residential building; and
- iii. Shall not be permitted where there is a Detached Garden Suite, Boarding Use or Temporary Residential Use on the lot.

2.3 Draft Housing Agreement

As discussed in earlier staff reports, the City may use a Housing Agreement to set out accountability mechanisms, including operational terms and conditions, for Assisted Living Residences in Maple Ridge. The conditions of each Housing Agreement will be negotiated by Council, on a case-by-case basis.

Each Housing Agreement is intended to be tailored per Owner / Operator, the site, and consider the surrounding neighbourhood. Each Housing Agreement will be signed by the City, the property Owner, and the proposed Operator. In addition to the terms and conditions set out in a Housing Agreement, all operators and residents would need to comply with all municipal bylaws in effect.

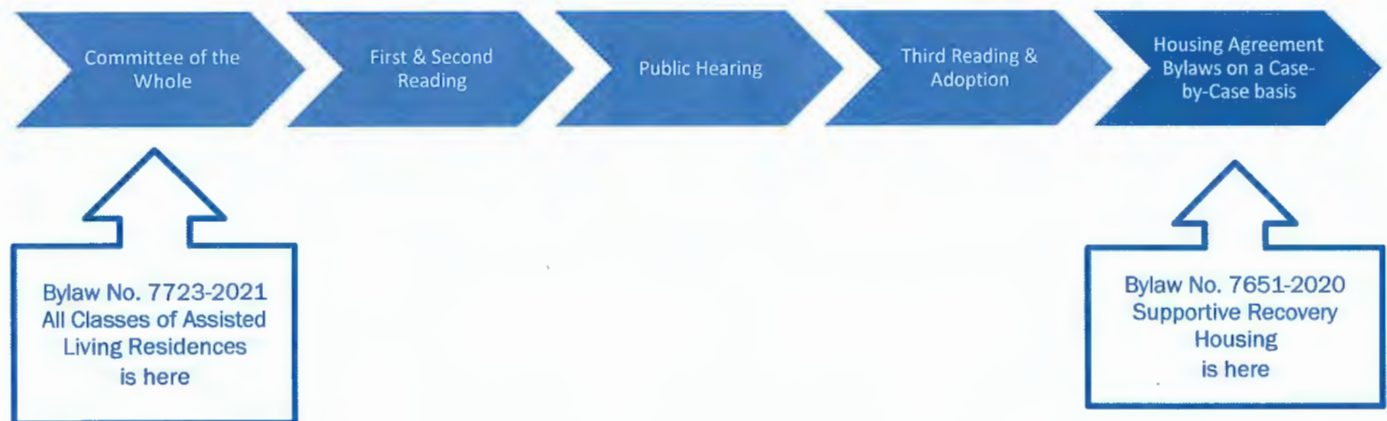
Ultimately, should the City's Zoning Bylaw be amended to permit all classes of Assisted Living Residences, each Housing Agreement will be presented to Council. Each Housing Agreement will be negotiated on a case-by-case basis, tailored to each individual Operator, and approved by Council.

3.0 NEXT STEPS

3.0 NEXT STEPS

Based on Council comments at the June 23, 2020 Council Workshop, staff prepared Zone Amending Bylaw No. 7723-2021 to expand the regulatory approach to permit supportive recovery homes, through density bonus provisions, in residential areas of Maple Ridge to include all classes of Assisted Living Residences. The draft Bylaw is anticipated to be presented for Council comment at the April 6, 2021 Committee of the Whole and should Council direct, be brought forward for consideration of First and Second Reading at an upcoming Council Meeting.

Figure 1 – Proposed Bylaw Amendment Process



4.0 STRATEGIC ALIGNMENT

As part of the City of Maple Ridge Strategic Plan 2019 – 2022, under its Community Safety theme, the regulation of supportive recovery housing in Maple Ridge is a key priority of Council.

CONCLUSION:

This report outlines the proposed expansion of the approach to regulate supportive recovery housing in Maple Ridge, through a density bonus provision, to include all classes of Assisted Living Residences and Transitional Housing. Based on Council direction from June 23, 2020, staff are seeking consideration of first and second reading for Amending Bylaw No. 7723-2021.

"Original signed by Amanda Grochowich"

Prepared by: **Amanda Grochowich, MCIP, RPP
Planner 2**

"Original signed by Chuck 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 and Development**

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A: Zone Amending Bylaw No. 7723-2021

**CITY OF MAPLE RIDGE
BYLAW NO. 7723-2021**

A Bylaw to amend 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. 7723-2021."
2. That in PART 2 INTERPRETATIONS AND DEFINITIONS, Section 202 Definitions, that the definition of "Classes of Assisted Living Residences" is inserted between "CIVIC" and "COMMERCIAL":

CLASSES OF ASSISTED LIVING RESIDENCES are as follows: (a) mental health, for adults receiving assisted living services due primarily to a mental disorder; (b) seniors and persons with disabilities, for adults receiving assisted living services due primarily to chronic or progressive conditions linked to the aging process or a disability; and (c) supportive recovery and transitional housing, for adults receiving assisted living services due primarily to alcohol and drug substance use or for transitioning from temporary to permanent housing, and where assisted living services are as defined in the *Community Care Assisted Living Act*.

3. That in PART 2 INTERPRETATIONS AND DEFINITIONS, Section 202 Definitions, the definition of "DENSITY BONUS" is amended by removing "supportive recovery housing or transitional housing" and adding the words identified in bold text:

DENSITY BONUS means permitting a density on a lot that is greater than shown in the corresponding zone in exchange for an Amenity Contribution or in exchange for **special needs housing** and a Housing Agreement prescribed by section 483 of the *Local Government Act*."

4. That in PART 2 INTERPRETATIONS AND DEFINITIONS, Section 202 Definitions, that the definition of "RESIDENTIAL, ELDERLY CITIZENS" is amended by removing the text identified by strikethrough and adding the words identified in bold text:

RESIDENTIAL, ELDERLY CITIZENS means ~~an Assisted Living Residence~~ for the Residential accommodation of elderly persons.

5. That in PART 2 INTERPRETATIONS AND DEFINITIONS, Section 202 Definitions, that the definition of "SPECIAL NEEDS HOUSING" is amended by removing the text identified by strikethrough and adding the words identified in bold text:

SPECIAL NEEDS HOUSING includes ~~Supportive Recovery Housing, and Transitional Housing~~ for the following classes of Assisted Living Residences: **Mental Health, Seniors and Persons with Disabilities, Supportive Recovery and Transitional Housing.**

6. That PART 4 GENERAL REGULATIONS, SECTION 402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS & STRUCTURES, Sub-section 402.9 Density Bonus Regulations for the provision of Assisted Living Residences is amended by adding the bold text and removing the text identified by strikethrough:

402.9 Density Bonus Regulations for the provision of Assisted Living Residences

2. A Density Bonus of up to a maximum of ten (10) residents per building shall be permitted for ~~Supportive Recovery Housing or Transitional Housing~~ **all Classes of Assisted Living Residences** in the RS-1, RS-1a, RS-1c, RS-1d, RS-2 and RS-3 zones, where the Lot Area is not less than 668.0 square metres, subject to the following provisions:
 - a) the owner shall enter into a Housing Agreement with the City of Maple Ridge, in accordance with Section 483 of the *Local Government Act*, which shall be executed and delivered to the Municipality including all appendices prior to the issuance of any building permit or business license for the land in relation to which the use is permitted;
 - b) shall have a maximum of 10 residents including staff;
 - c) shall be contained within a Single Detached Residential Building;
 - d) shall not be permitted where there is a Boarding, Detached Garden Suite Residential, or Temporary Residential Use on the lot;
 - e) shall provide proof satisfactory to the Building Official that notification has been provided to the applicable Fraser Health Authority if located on a lot which is not serviced by Community Sanitary Sewer System;
 - f) shall not be permitted on a lot situated within a Floodplain Area unless the underside of the finished floor system of the Assisted Living Residence Use is above the established minimum Flood Construction Level;
 - g) shall not be strata-titled or subdivided; and
 - h) shall not be permitted unless permitted by the provisions of Section 1 above.
7. That PART 6 RESIDENTIAL ZONES, SECTION 605 ZONE: RS-1 SINGLE DETACHED RESIDENTIAL, 605.2 PRINCIPAL USES be amended by removing the text identified by strikethrough:
 - c) Assisted Living Residence ~~(Supportive Recovery Class)~~; and
8. That PART 6 RESIDENTIAL ZONES, SECTION 606 ZONE: RS-1a SINGLE DETACHED (AMENITY) RESIDENTIAL, 606.2 PRINCIPAL USES be amended by removing the text identified by strikethrough:
 - b) Assisted Living Residence ~~(Supportive Recovery Class)~~.
9. That PART 6 RESIDENTIAL ZONES, SECTION 608 ZONE: RS-1c SINGLE DETACHED (LOW DENSITY) RESIDENTIAL, 608.2 PRINCIPAL USES be amended by removing the text identified by strikethrough:
 - c) Assisted Living Residence ~~(Supportive Recovery Class)~~.
10. That PART 6 RESIDENTIAL ZONES, SECTION 609 ZONE: RS-1d SINGLE DETACHED (HALF ACRE) RESIDENTIAL, 609.2 PRINCIPAL USES be amended by removing the text identified by strikethrough:
 - c) Assisted Living Residence ~~(Supportive Recovery Class)~~.
11. That PART 6 RESIDENTIAL ZONES, SECTION 610 ZONE: RS-2 SINGLE DETACHED SUBURBAN RESIDENTIAL, 610.2 PRINCIPAL USES be amended by removing the text identified by strikethrough:
 - c) Assisted Living Residence ~~(Supportive Recovery Class)~~; and

12. That PART 6 RESIDENTIAL ZONES, SECTION 611 ZONE: RS-3 SINGLE DETACHED RURAL RESIDENTIAL, 611.2 PRINCIPAL USES be amended by removing the text identified by strikethrough:

c) Assisted Living Residence ~~(Supportive Recovery Class)~~; and

13. Maple Ridge Zoning Bylaw No. 7600 – 2019 is 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

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: April 6, 2021
FILE NO: 11-5340-01

FROM: Chief Administrative Officer

MEETING: CoW

SUBJECT: 12342 244 Street– Request for Sanitary Sewer Service Connection Outside the Urban Containment Boundary

EXECUTIVE SUMMARY:

The owners at 12342 244 Street are in the preliminary stages of a sanitary sewer servicing application to allow connection of an existing single-family dwelling to the municipal sanitary sewer. The subject property is located outside the Urban Containment Boundary (UCB) but within the Fraser Sewage Area (FSA) and the existing structure is serviced via an on-site septic system.

Under the current Metro Vancouver regulations, any extension or amendment of sanitary sewer servicing (including on-site changes in use or capacity) to properties outside of the UCB requires approval of the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board. Applications require a municipal Council resolution prior to consideration by the Board, as identified in the Metro Vancouver Implementation Guideline #7.

The additional connection to the sanitary sewer system does not represent a significant change in the sanitary sewer capacity requirement and does not increase the pressure to provide sanitary sewer services for development properties outside of the UCB. As such, the application can be supported under Section 2.3.2 of Implementation Guideline #7.

It is recommended that Council support the request to seek approval from Metro Vancouver to provide a sanitary sewer service connection to the property.

RECOMMENDATION:

That the request to provide a sanitary sewer service connection to 12342 244 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

DISCUSSION:

a) Background Context:

The owners at 12342 244 Street are in the preliminary stages of a sanitary sewer servicing application to allow connection of an existing single-family dwelling to municipal sanitary sewer due to a failing septic system. A sanitary sewer extension would be required for a service connection to the subject property. This extension, including the design and construction, would be at the owner's expense. The property is outside the Urban Containment Boundary (UCB) and the existing structure is serviced with an on-site septic system.

Under the current Metro Vancouver regulations, any extension or amendment of sanitary sewer servicing (including on-site changes in use or capacity) to properties outside of the UCB requires approval of the Metro Vancouver GVS&DD Board. Applications require a municipal Council resolution prior to consideration by the Board, as identified in the Metro Vancouver Implementation Guideline #7.

The additional connection of this single-family dwelling home to the sanitary sewer system does not represent a significant change in the sanitary sewer capacity requirement and does not increase the pressure to provide sanitary sewer services for development properties outside of the UCB and as such the application can be supported under Section 2.3.2 of Implementation Guideline #7.

b) Desired Outcome:

That Metro Vancouver approve the property owner's request for a sanitary sewer service connection to the regional sewer system. The service connection shall be sized to accommodate a capacity no greater than necessary to service the existing building.

c) Alternatives:

Not supporting the request would prevent the owner from connecting to the regional sewer system and require an upgrade of the existing on-site septic system.

CONCLUSION:

The application to seek Metro Vancouver approval to connect to the regional sewer system is consistent with Section 2.3.2 of Metro Vancouver's Implementation Guideline #7, represents a minimal increase to the sanitary sewer flows and does not result in any decrease in the service levels of the existing sanitary sewer system. As such, it is recommended that Council support the request and that the application be forwarded to Metro Vancouver for consideration and approval.

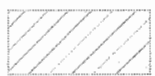
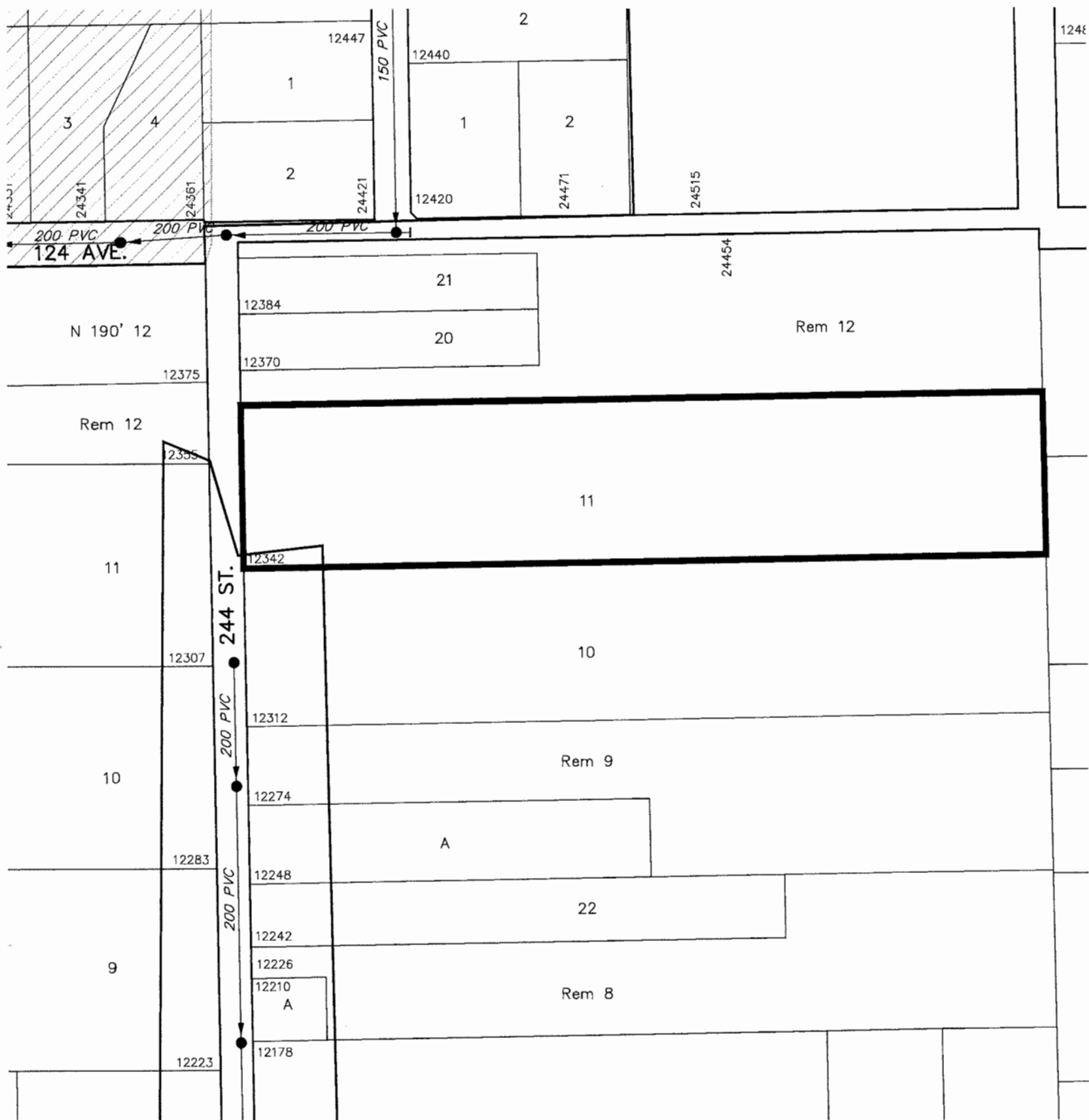

Prepared by: **Rachel Ollenberger, ASCT.**
Manager of Infrastructure Development


Reviewed by: **Josh Mickleborough, PEng.**
Director of Engineering


Approved by: **David Pollock, PEng.**
General Manager Engineering Services


Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments:
(A) Map



Metro Vancouver Urban
Containment Boundary

FRASER SEWAGE
AREA LINE

200 PVC SANITARY
PIPE/MH



SCALE:
N. T. S.



**CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT**

**12342 244 STREET
IN RELATION TO THE
URBAN CONTAINMENT BOUNDARY**

DATE: MAR 2021

FILE/DWG No

SK0461

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: April 6, 2021

FILE NO: 11-5340-01

FROM: Chief Administrative Officer

MEETING: CoW

SUBJECT: 12606 224 Street- Request for Sanitary Sewer Service Connection Outside the Urban Containment Boundary

EXECUTIVE SUMMARY:

The owners at 12606 224 Street are in the preliminary stages of a sanitary sewer servicing application to allow connection of an existing single-family dwelling to the municipal sanitary sewer. The subject property is located outside the Urban Containment Boundary (UCB) but within the Fraser Sewage Area (FSA) and the existing structure is serviced via an on-site septic system.

Under the current Metro Vancouver regulations, any extension or amendment of sanitary sewer servicing (including on-site changes in use or capacity) to properties outside of the UCB requires approval of the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board. Applications require a municipal Council resolution prior to consideration by the Board, as identified in the Metro Vancouver Implementation Guideline #7.

The additional connection to the sanitary sewer system does not represent a significant change in the sanitary sewer capacity requirement and does not increase the pressure to provide sanitary sewer services for development properties outside of the UCB. As such, the application can be supported under Section 2.3.2 of Implementation Guideline #7.

It is recommended that Council support the request to seek approval from Metro Vancouver to provide a sanitary sewer service connection to the property.

RECOMMENDATION:

That the request to provide a sanitary sewer service connection to 12606 224 Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

DISCUSSION:

a) Background Context:

The owners at 12606 224 Street are in the preliminary stages of a sanitary sewer servicing application to allow connection of an existing single-family dwelling to municipal sanitary sewer due to a failing septic system. The property has an existing sanitary sewer service connection to the property line that was never utilized. The property is outside the Urban Containment Boundary (UCB) and the existing structure is serviced with an on-site septic system.

Under the current Metro Vancouver regulations, any extension or amendment of sanitary sewer servicing (including on-site changes in use or capacity) to properties outside of the UCB requires approval of the Metro Vancouver GVS&DD Board. Applications require a municipal Council resolution prior to consideration by the Board, as identified in the Metro Vancouver Implementation Guideline #7.

The additional connection of this single-family dwelling home to the sanitary sewer system does not represent a significant change in the sanitary sewer capacity requirement and does not increase the pressure to provide sanitary sewer services for development properties outside of the UCB and as such the application can be supported under Section 2.3.2 of Implementation Guideline #7.

b) Desired Outcome:

That Metro Vancouver approve the property owner's request for a sanitary sewer service connection to the regional sewer system. The service connection shall be sized to accommodate a capacity no greater than necessary to service the existing building.

c) Alternatives:

Not supporting the request would prevent the owner from connecting to the regional sewer system and require an upgrade of the existing on-site septic system.

CONCLUSION:

The application to seek Metro Vancouver approval to connect to the regional sewer system is consistent with Section 2.3.2 of Metro Vancouver's Implementation Guideline #7, represents a minimal increase to the sanitary sewer flows and does not result in any decrease in the service levels of the existing sanitary sewer system. As such, it is recommended that Council support the request and that the application be forwarded to Metro Vancouver for consideration and approval.

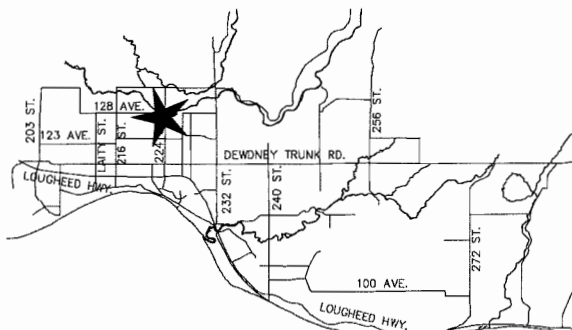
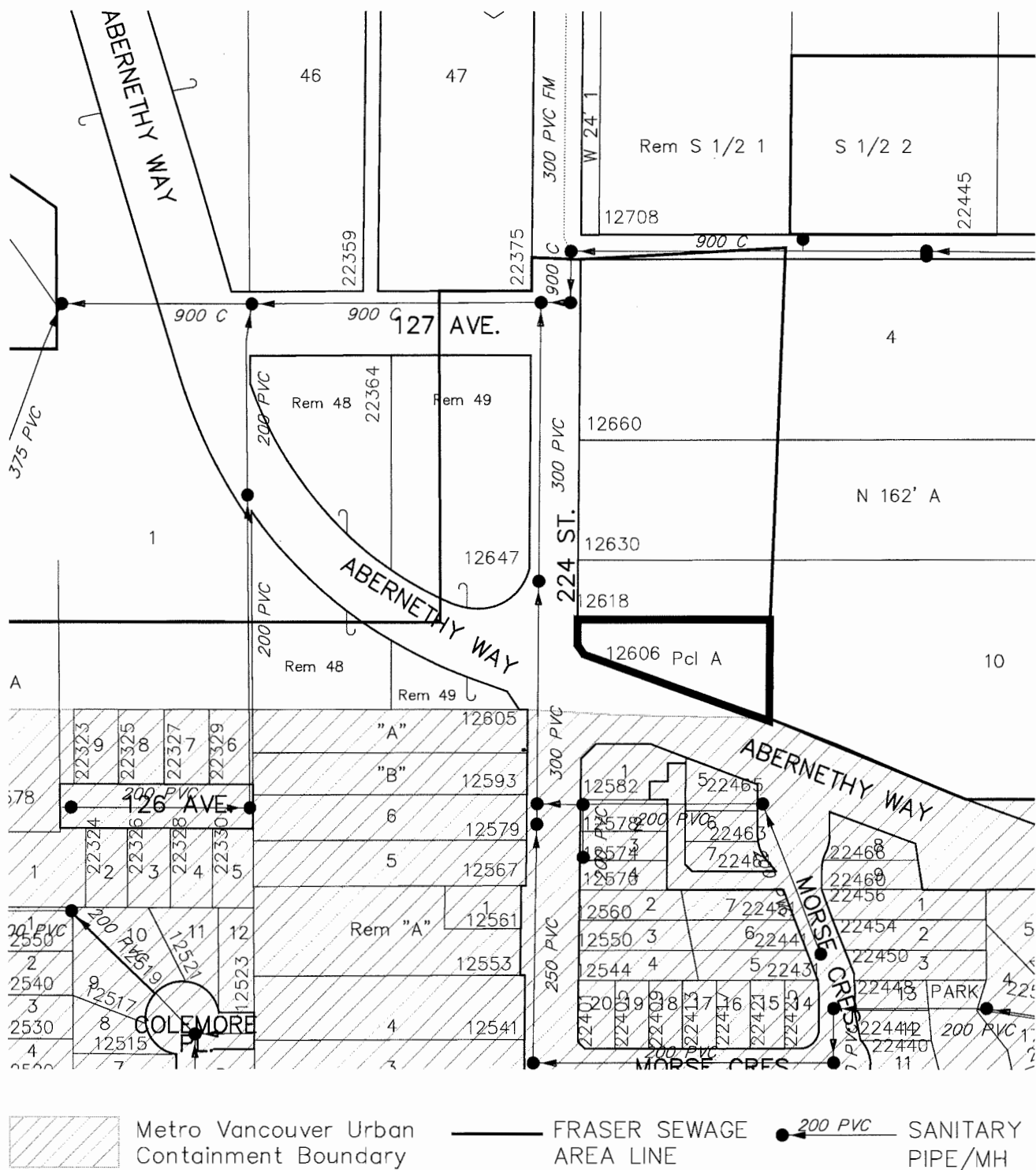

Prepared by: **Rachel Ollenberger, ASCT.**
Manager of Infrastructure Development


Reviewed by: **Josh Mickleborough, PEng.**
Director of Engineering


Approved by: **David Pollock, PEng.**
General Manager Engineering Services


Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments:
(A) Map



SCALE:
N. T. S.



**CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT**

**12606 224 STREET
IN RELATION TO THE
URBAN CONTAINMENT BOUNDARY**

DATE: FEB 2021

FILE/DWG No SK0459

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: 12745 Laity Street – Request for Sanitary Sewer Service Connection Outside the Urban Containment Boundary

MEETING DATE: April 6, 2021
FILE NO: 11-5340-01
MEETING: CoW

EXECUTIVE SUMMARY:

The owners at 12745 Laity Street are in the preliminary stages of a proposal to construct a brewery that requires connection to the municipal sanitary sewer. The subject property lies outside Metro Vancouver's Urban Containment Boundary (UCB) but is partially within the Fraser Sewage Area (FSA). The proposal is compliant with the regulations in force for the Agricultural Land Reserve (ALR) and the future building permit will be subject to all applicable municipal bylaws and policies.

Under the current Metro Vancouver regulations, any extension or amendment of sanitary sewer servicing (including on-site changes in use or capacity) to properties outside of the UCB requires approval of the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board. Applications require a municipal Council resolution prior to consideration by the Board, as identified in the Metro Vancouver Implementation Guideline #7.

The additional connection to the sanitary sewer system does not represent a significant change in the sanitary sewer capacity requirement and does not increase the pressure to provide sanitary sewer services for development properties outside of the UCB. As such, the application can be supported under Section 2.3.2 of Implementation Guideline #7.

It is recommended that Council support the request to seek approval from Metro Vancouver to provide a sanitary sewer service connection to the property.

RECOMMENDATION:

That the request to provide a sanitary sewer service connection to 12745 Laity Street be supported and forwarded to the Greater Vancouver Sewerage and Drainage District Board for consideration.

DISCUSSION:

a) Background Context:

The owners at 12745 Laity Street are in the preliminary stages of a proposal to construct a brewery that requires connection to the municipal sanitary sewer. The property lies outside Metro Vancouver's Urban Containment Boundary (UCB) but is partially within the Fraser Sewage Area (FSA).

The proposed use has been reviewed by the Agricultural Land Commission (ALC) and they have indicated that it is compliant with the regulations in force for the Agricultural Land Reserve (ALR). The property is outside the UCB and the existing structure is serviced with an on-site septic system. Under the current Metro Vancouver regulations, any extension or amendment of sanitary sewer servicing (including on-site changes in use or capacity) to properties outside of the UCB requires approval of the Metro Vancouver GVS&DD Board.

Applications require a municipal Council resolution prior to consideration by the Board, as identified in the Metro Vancouver Implementation Guideline #7.

The owner has provided a sanitary sewer analysis report that indicates the addition of the proposed structure to the sanitary sewer system does not represent a significant change in the sanitary sewer capacity requirement and does not increase the pressure to provide sanitary sewer services for development properties outside of the UCB. As such, the application can be supported under Section 2.3.2 of Implementation Guideline #7.

If approved by Metro Vancouver for connection, the building permit application will be subject to all applicable bylaws and policies.

b) Desired Outcome:

That Metro Vancouver approve the property owner's request for a sanitary sewer service connection to the regional sewer system. The service connection shall be sized to accommodate a capacity no greater than necessary to service the proposed building.

c) Alternatives:

Not supporting the request would prevent the owner from connecting to the regional sewer system and require the use of an on-site septic system. The owner's sanitary analysis report indicates that an on-site treatment system may be difficult as the lot is surrounded by creeks on three sides. Also, it appears that the northern portion of the site may be in a floodplain. This has not been confirmed by a registered wastewater practitioner.

CONCLUSION:

The application to seek Metro Vancouver approval to connect to the regional sewer system is consistent with Section 2.3.2 of Metro Vancouver's Implementation Guideline #7, represents minimal increase to the sanitary sewer flows and does not result in any decrease in the service levels of the existing sanitary sewer system. As such, it is recommended that Council support the request and that the application be forwarded to Metro Vancouver for consideration and approval.

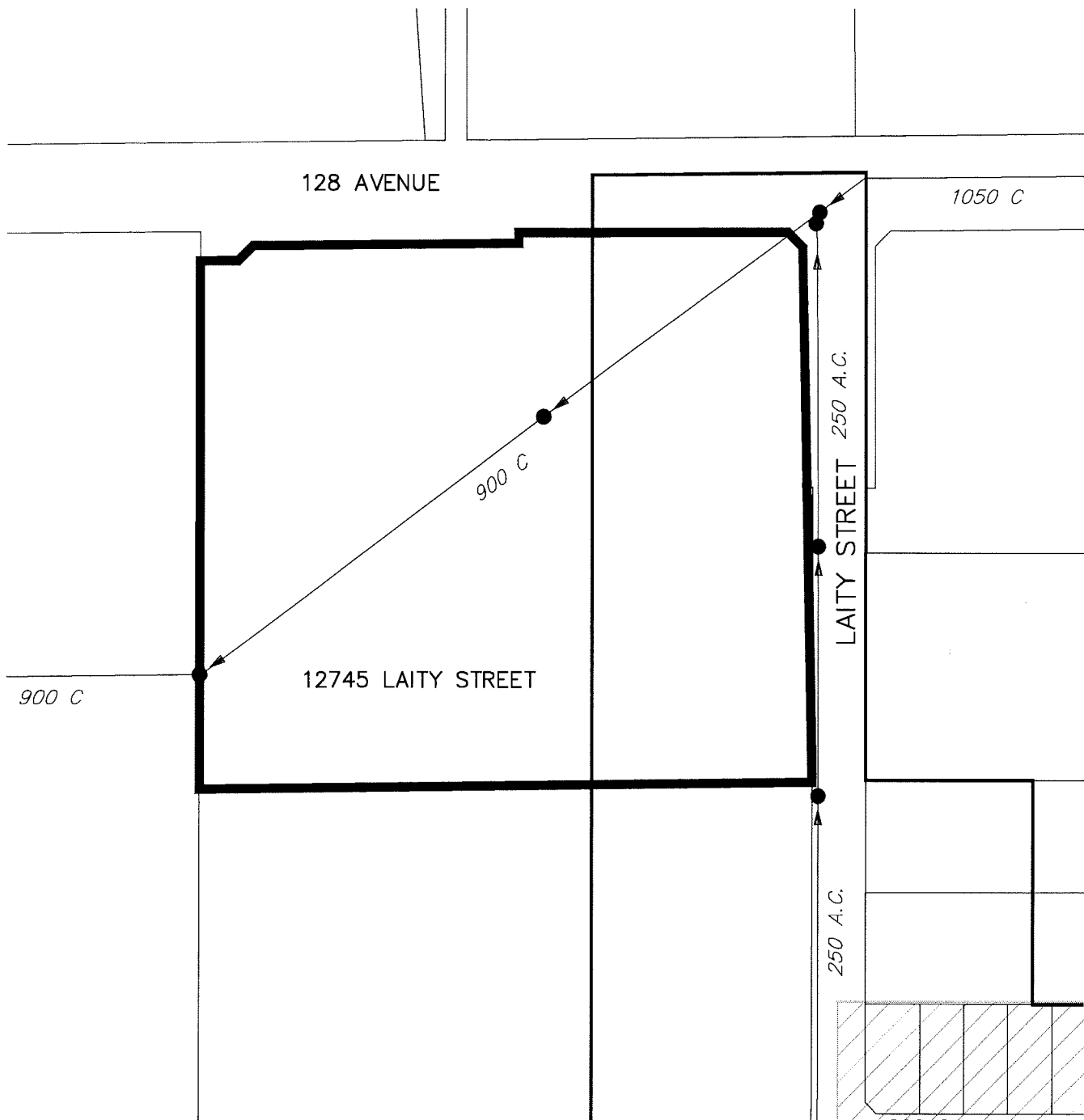

Submitted by: **Rachel Ollenberger, ASCT.**
Manager of Infrastructure Development


Reviewed by: **Josh Mickleborough, PEng.**
Director of Engineering


Approved by: **David Pollock, PEng.**
General Manager Engineering Services


Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments:
(A) Map



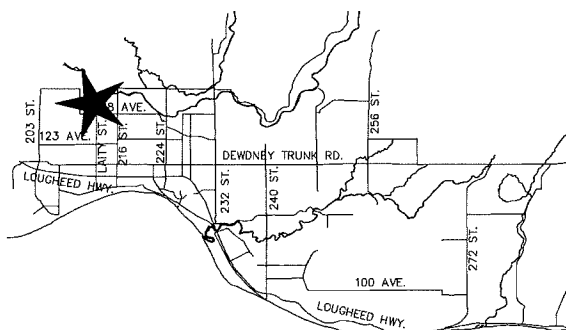
Metro Vancouver Urban
Containment Boundary



FRASER SEWAGE
AREA LINE



200 PVC
SANITARY
PIPE/MH



SCALE:
N.T.S.



CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT

12745 LAITY STREET
URBAN CONTAINMENT BOUNDARY

DATE: FEB 2020

FILE/DWG No SK0437