

City of Maple Ridge

**COMMITTEE OF THE WHOLE  
AGENDA  
April 16, 2019  
1:30 p.m.  
Council Chamber**

*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.*

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**Chair: Acting Mayor**

1. **CALL TO ORDER**
2. **ADOPTION AND RECEIPT OF MINUTES**
  - 2.1 Minutes of the Committee of the Whole Meeting of April 2, 2019
3. **DELEGATIONS/STAFF PRESENTATIONS – (10 minutes each)**
4. **PUBLIC WORKS 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 2019-018-AL, 22673 132 Avenue**

Staff report dated April 16, 2019 recommending that application 2019-018-AL be deferred until a Council Policy for processing applications to the Agricultural Land Commission has been adopted and that additional non-farm use applications for cannabis production within the Agricultural Land Reserve be deferred pending the outcome of the Council policy for processing applications to the Agricultural Land Commission.

**1102 2014-040-RZ, 24138 Loughheed Highway, RS-3 to RS-2**

Staff report dated April 16, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7221-2016 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit future subdivision into two residential lots, not less than 4,000 m<sup>2</sup> (1 acre) be given first reading and that the applicant provide further information as described on Schedules A, B and G of the Development Procedures Bylaw No. 5879-1999 along with the information required for a Subdivision application.

**1103 2018-301-RZ, 12294 Laity Street, RS-1 to R-1**

Staff report dated April 16, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7486-2018 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a two lot subdivision be given second reading and be forwarded to Public Hearing.

**1104 2017-524-DVP, 24650 and 24683 106 Avenue; 10589 and 10605 Jackson Road; and 10597 McVeety Street**

Staff report dated April 16, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-524-DVP respecting properties located at 24650 and 24683 106 Avenue, 10589 and 10605 Jackson Road, and 10597 McVeety Street.

**1105 Gasoline and Diesel Fuel Supply**

Staff report dated April 16, 2019 recommending that the City enter into a letter agreement with Suncor Energy Products Partnership for the supply and delivery of gasoline and diesel fuels and that the Corporate Officer be authorized to execute the letter agreement.

**5. CORPORATE SERVICES**

**6. PARKS, RECREATION & CULTURE**

**1151 Social Policy Advisory Committee Update**

Staff report dated April 16, 2019 recommending that the Social Policy Advisory Committee Engagement Workshops for 2019 be endorsed.

7. **ADMINISTRATION (including Fire and Police)**
8. **OTHER COMMITTEE ISSUES**
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.

Each person will be permitted 2 minutes to speak or ask questions (a second opportunity is permitted if no one else is sitting in the chairs in front of the podium). Questions must be directed to the Chair of the meeting and not to the individual members of Council. The total time for this Forum is limited to 15 minutes.

If a question cannot be answered, the speaker will be advised when and how a response will be given.

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

Other opportunities are available to address Council including public hearings and delegations. The public may also make their views known to Council by writing or via email and by attending open houses, workshops and information meetings. Serving on an Advisory Committee is an excellent way to have a voice in the future of this community.

For more information on these opportunities contact:

Clerk's Department at 604-463-5221 or [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca)  
Mayor and Council at [mayorandcouncil@mapleridge.ca](mailto:mayorandcouncil@mapleridge.ca)

Checked by: 

Date: Apr 11/19

2.0 Minutes

**2.0**

City of Maple Ridge

**COMMITTEE OF THE WHOLE MEETING**

**MINUTES**

April 2, 2019  
1:30 p.m.  
Council Chamber

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<b>PRESENT</b>	<i>Appointed Staff</i>
<i>Elected Officials</i>	K. Swift, Acting Chief Administrative Officer
Mayor M. Morden	F. Quinn, General Manager Public Works and Development Services
Councillor J. Dueck	D. Boag, Acting General Manager Parks, Recreation and Culture
Councillor K. Duncan	L. Benson, Director of Corporate Administration
Councillor C. Meadus	C. Nolan, Corporate Controller
Councillor G. Robson	C. Carter, Director of Planning
Councillor A. Yousef	<i>Other Staff as Required</i>
<b>ABSENT:</b>	D. Pollock, Municipal Engineer
Councillor R. Svendsen	C. Goddard, Manager of Development and Environmental Services
	D. Hall, Planner 2, Development and Environmental Services
	M. Baski, Planner 2, Development and Environmental Services
	S. Howe, Facilities Project Coordinator
	M. Johnson, Film Production Liaison

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1. **CALL TO ORDER**

Councillor Judy Dueck, Presiding Member, called the meeting to order at 1:31 p.m.  
Councillor Dueck advised on the procedural rules for the meeting.

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of March 19, 2019

It was moved and seconded

That the minutes of the March 19, 2019 Committee of the Whole Meeting be adopted.

CARRIED

3. *DELEGATIONS/STAFF PRESENTATIONS – Nil*

4. *PUBLIC WORKS AND DEVELOPMENT SERVICES*

1101 2019-055-RZ, 11839 267 Street & 11795 267 Street, RS-3 to RS-2

Staff report dated April 2, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7539-2019 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to create a 16 lot subdivision be given first reading and that the applicant provide further information as described on Schedules A,B,D,F & G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

D. Hall, Planner 2, gave a detailed presentation on the application, and answered questions from Council. The applicant, David Laird and Municipal Engineer D. Pollock provided additional information at the request of Council.

It was moved and seconded

That the staff report dated April 2, 2019 titled “First Reading, Zone Amending Bylaw No. 7539-2019, 11839 267 Street & 11795 267 Street” be forwarded to the Council Meeting of April 9, 2019.

CARRIED

1102 2019-048-DVP, 12621 Ansell Street

Staff report dated April 2, 2019 recommending that the Corporate Officer be authorized to sign and seal 2019-048-DVP respecting property located at 12621 Ansell Street.

M. Baski, Planner 2, gave a gave a detailed presentation on the application.

It was moved and seconded

That the staff report dated April 2, 2019 titled “Development Variance Permit 12621 Ansell Street” be forwarded to the Council Meeting of April 9, 2019.

CARRIED

1103 2016-009-DP, 23729 Dewdney Trunk Road

Staff report dated April 2, 2019 recommending that the Corporate Officer be authorized to sign and seal 2016-009-DP respecting property located at 23729 Dewdney Trunk Road.

D. Hall, Planner 2, gave a gave a detailed presentation on the application, and answered questions from Council.

It was moved and seconded

That the staff report dated April 2, 2019 titled "Development Permit 2016-009-DP 23729 Dewdney Trunk Road" be forwarded to the Council Meeting of April 9, 2019.

CARRIED

5. *CORPORATE SERVICES*

1131 Maple Ridge Filming Fees Amending Bylaw No. 7538-2019

Staff report dated April 2, 2019 recommending that Filming Fees Amending Bylaw No. 7538-2019 to bring the fees and charges to a level consistent with surrounding municipalities be given first, second and third readings.

M. Johnson, Film Production Liaison, provided background on the bylaw and answered questions from Council.

It was moved and seconded

That the staff report dated April 2, 2019 titled "Maple Ridge Filming Fees Amending Bylaw No. 7538-2019" be forwarded to the Council Meeting of April 9, 2019.

CARRIED

6. *PARKS, RECREATION & CULTURE*

1151 Contract Award for Parks Grass Mowing and Trimming Services

Staff report dated April 2, 2019 recommending that Contract ITT-PL18-85 for Parks Mowing and Trimming Services be awarded to Vale Lawn and Garden Care Ltd. for a two year term, in the amount of \$224,700 plus a contingency amount of \$6,700 for other mowing services that may be required up to April 30, 2021.

It was moved and seconded

That the staff report dated April 2, 2019 titled "Contract Award for Parks Grass Mowing and Trimming Services" be forwarded to the Council Meeting of April 9, 2019.

CARRIED

1152 Contract Award for the Telosky Fieldhouse Construction

Staff report dated April 2, 2019 recommending that Contract ITT-PL19-2 for the Fieldhouse Construction at Telosky Stadium be awarded to Golden Globe Construction Ltd. in the amount of \$1,168,000 plus taxes and that a contingency of \$195,000 be established and that the Corporate Officer be authorized to execute the contract.

S. Howe, Facilities Project Coordinator, provided Council with a presentation showing the proposed site layout and floorplan and answered questions from Council.

It was moved and seconded

That the staff report dated April 2, 2019 titled "Award of Contract for the Telosky Fieldhouse Construction" be forwarded to the Council Meeting of April 9, 2019.

CARRIED

7. *ADMINISTRATION (including Fire and Police) – Nil*

8. *OTHER COMMITTEE ISSUES – Nil*

9. *ADJOURNMENT – 2:01 p.m.*

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Councillor Judy Dueck  
Presiding Member of the Committee



**City of Maple Ridge**

<b>TO:</b>	His Worship Mayor Michael Morden and Members of Council	<b>MEETING DATE:</b>	April 16, 2019
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b>	2019-018-AL
		<b>MEETING:</b>	C o W
<b>SUBJECT:</b>	Non-Farm Use Application for land in the Agricultural Land Reserve 22673 132 Avenue		

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**EXECUTIVE SUMMARY:**

This application is seeking permission to build a structure on the property for a standard cultivation facility for cannabis as licenced by Health Canada. Due to the recent changes to ALC regulations, a non-farm use application is required for this proposal. The subject property is within the Agricultural Land Reserve and has an area of 4.0 hectares (10.0 acres).

This application is the first of its type under the new federal licensing program for the Commercial production of cannabis. Recent changes to ALC regulations include more stringent regulations for producing cannabis in structures. The federal and provincial regulatory changes will be discussed further in this report.

At the February 12, 2019 Council Workshop, Council was presented with a report that outlined recent federal and provincial changes in relation to cannabis production. It was recognized at that time that additional work was required at the municipal level in response to those changes. A priority was the development of a policy for processing non-farm use applications in the Agricultural Land Reserve for cannabis production facilities. This work is expected to be presented to Council in May 2019. A second report will follow, that will discuss possible potential zoning bylaw amendments in response to changed federal and provincial legislation.

This proposal is presented in advance of a Council policy and potential bylaw amendments. For this reason, this report is accompanied with a recommendation of deferral. However, alternatives are presented, should Council consider supporting or denying this application at this time.

**RECOMMENDATION:**

1. That application 2019-018-AL be deferred until a Council policy for processing applications to the Agricultural Land Commission has been adopted.
2. That additional non-farm use applications for cannabis production within the Agricultural Land Reserve be deferred pending the outcome of the Council policy for processing applications to the Agricultural Land Commission.

**DISCUSSION:**

**a) Background Context:**

Applicant: Agri-Tech Farms

Legal Description: Lot 2 Section 29 Township 12 New Westminster  
District Plan 9387

OCP:	Existing:	Agricultural (100% within the Agricultural Land Reserve)
Zoning:	Existing:	RS-3 One Family Rural Residential

#### Surrounding Uses

North:	Use:	Rural Residential
	Zone:	RS-3 One Family Rural Residential
	Designation:	Agricultural
South:	Use:	Farm and Rural Residential
	Zone:	RS-3 One Family Rural Residential
	Designation:	Agricultural
East:	Use:	Rural Residential
	Zone:	RS-3 One Family Rural Residential
	Designation:	Agricultural
West:	Use:	Rural Residential
	Zone:	RS-3 One Family Rural Residential
	Designation:	Agricultural

Existing Use of Property:	Farm and Rural Residential
Proposed Use of Property:	Cannabis production facility
Site Area:	4.0 Ha (10 Acres)
Access:	132 <sup>nd</sup> Avenue

#### b) Project Description:

The proposal is to use 0.4 hectares (1 acre) of this 4 hectare site for a cannabis production facility. The applicant notes that the balance of the site could continue to be used for other agricultural activities. The Maple Ridge Zoning Bylaw recognizes Medical Marihuana, but has not yet been revised with the legalization of recreational cannabis, although this work is in progress. For this reason the Zoning Bylaw provisions for the commercial production of Medical Marihuana now apply to cannabis production, and this proposal meets these municipal zoning regulations for this use. The type of production facility proposed is classified by Health Canada as a standard production facility, for production facilities that are larger than 200 square meters.

In August of 2018, the Agricultural Land Commission established regulations for structures for producing cannabis. New structures are now required to be soil based, with neither the foundation nor the structural supports utilizing poured concrete. Existing structures that complied with applicable permits at the time of construction and were intended for growing crops (or cannabis) could also be used for this purpose.

Proposals for structures that do not comply with these regulations are required to receive non-farm approval before construction can commence. Local governments have the jurisdiction to authorize or deny non-farm use applications from proceeding to the Agricultural Land Commission. However, local governments do not have the right to deny this use on structures that meet ALC regulations and do not require non-farm use applications to operate.

Details of the proposed structure have not been provided with this application. What has been provided is a site plan showing a building footprint of roughly 0.4 hectares, along with a statement from the applicant of the intent to install concrete floors for the building. Based on the changed

regulations from the Commission that prohibit poured concrete for new cannabis production facilities, a non-farm use application is required to construct this building.

The proposed siting of this structure meets the requirements of the Zoning Bylaw for the commercial production of Medical Marihuana.

**c) Planning Analysis:**

At the federal and provincial levels, the legal and regulatory framework surrounding cannabis use has undergone rapid changes. Through a series of legal challenges, enforcement concerns and new regulatory measures, the current system of legalized cannabis has emerged with increasing complexity.

At the February 12, 2019 Council Workshop, Council was given a presentation that discussed federal changes to cannabis licencing, and the recent introduction of 6 licence classes involved in commercial cannabis production. The current application pertains to the federal license classes of commercial cannabis producers. These producer classes are grouped into either micro producers or standard producers. Micro producers are limited to 200 m<sup>2</sup> of growing surface for their product. This current application is for a standard producer which is larger than the micro producer facility.

Although additional work is needed in order to develop a Council policy for processing non- farm use applications for cannabis production, at the February 12 Workshop meeting, Council expressed their concerns in preliminary comments that are pertinent to this application. These comments touched on a number of specific issues but 2 points that were repeated were:

1. Nuisance effects such as odour and light pollution.
2. Use of ground water for irrigation purposes. Council expressed concern that future developments be restricted to properties served by municipal water.

The proposal presented here does not offer sufficient detail to ensure mitigation of these nuisance effects. However, these mitigations can be required at the municipal level. As a condition of issuance of a building permit for cannabis production, the implementation of light covers and odour control technology should be required for all new structures built for this purpose. Furthermore, the subject property is served by municipal water and therefore will not be reliant on groundwater resources.

**d) Alternatives:**

As noted, this application is in advance of a Council policy for processing non-farm use applications for the purpose of constructing cannabis production facilities. For this reason, the application is considered premature and deferral is the recommended option until Council has endorsed this policy. However, two alternatives are presented for Council's consideration. The merits of this application include the potential for requiring nuisance mitigation (odour and light pollution effects) as a condition of a building permit. In addition, the subject property is served by community water, and the facility will not rely on groundwater resources for irrigation purposes.

Should Council wish to support this application, the following is presented:

1. That application 2019-018-AL be forwarded to the Agricultural Land Commission.

Or, should Council determine that this application has little merit, the following is presented:

2. That application 2019-018-AL not be forwarded to the Agricultural Land Commission.

**CONCLUSION:**

This non-farm use application is in support of the construction of a standard cannabis production facility as authorized under a Federal licence. The subject property is within the Agricultural Land Reserve. Recent changes to ALC regulations have established that concrete foundations and new construction for this purpose are not permitted outright in the Agricultural Land Reserve. Such a proposed structure would first require a non-farm use approval from the Commission prior to construction commencing.

A range of options is presented for Council's consideration in their decision of whether to forward this application, including deferral, authorization, or non-authorization.

"Original signed by Diana Hall"

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*Prepared by:* **Diana Hall, MA, MCIP, RPP**  
**Planner 2**

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

"Original signed by Kelly Swift"

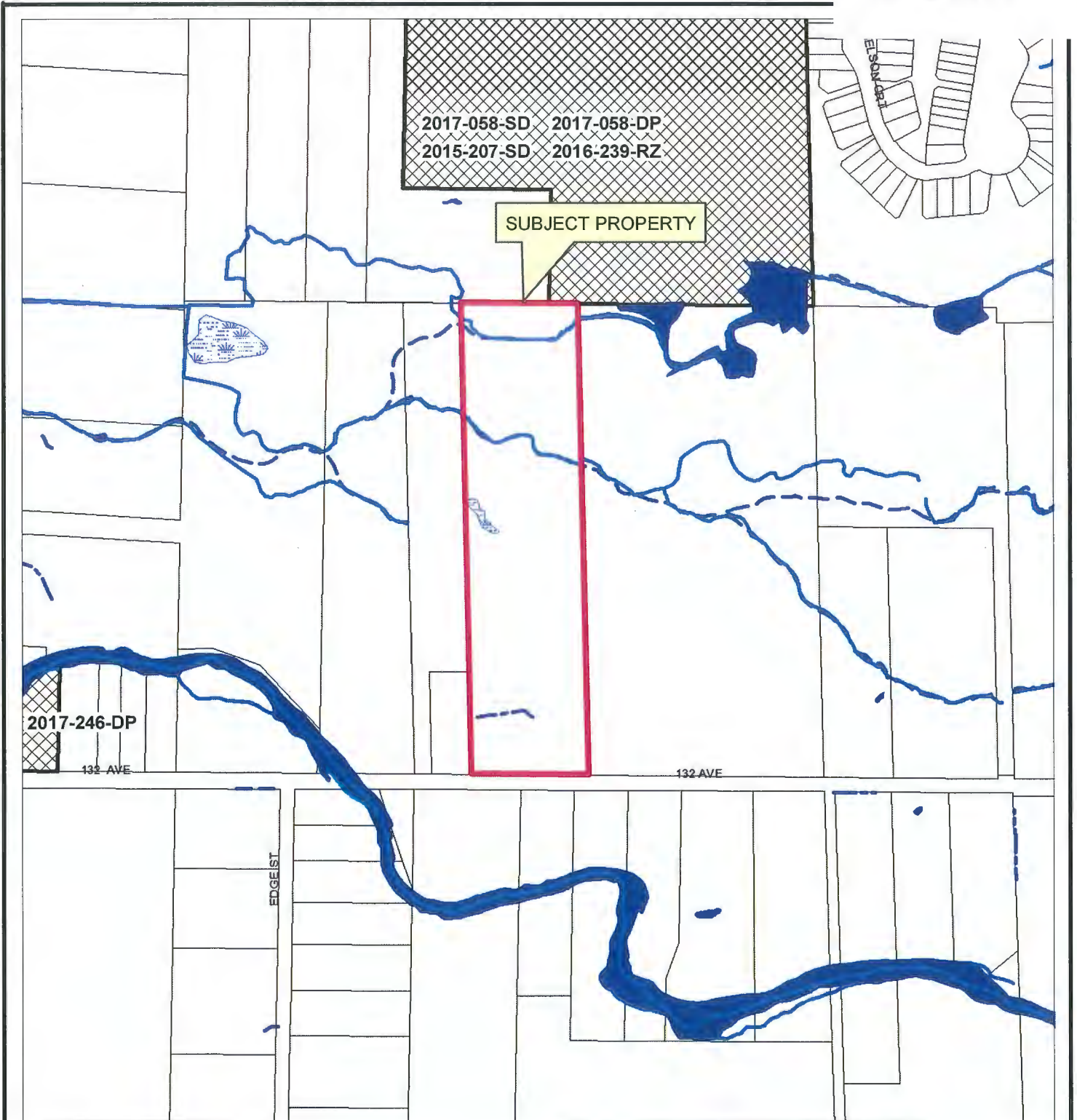
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*Concurrence:* **Kelly Swift, MBA**  
**Acting Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Proposed site design

# APPENDIX A



Scale: 1:4,500

## Legend

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

22673 132 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2019-018-AL

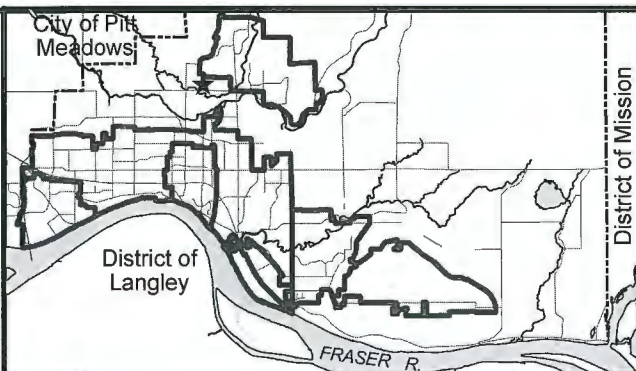
DATE: Jan 17, 2019

BY: LP





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22673 132 AVENUE

PLANNING DEPARTMENT



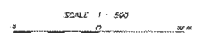
**MAPLE RIDGE**

British Columbia

**mapleridge.ca**

FILE: 2019-018-AL  
DATE: Jan 17, 2019

BY: LP

[illegible]



**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7221-2016  
24138 Lougheed Highway

**MEETING DATE:** April 16, 2019  
**FILE NO:** 2014-040-RZ  
**MEETING:** C o W

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**EXECUTIVE SUMMARY:**

An application was received on May 15, 2014 to rezone the subject property, located at 24138 Lougheed Highway, from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential), to permit a future subdivision into two lots.

Council deferred the application on June 28, 2016, pending the outcome of the feasibility analysis to determine the employment potential of the site for industrial development, and completion of the Suburban Residential land use review. The public process resulted in the subject property located at 24138 Lougheed and zoned RS-3 (One Family Rural Residential) getting re-designated from *Suburban Residential* to *Rural Residential*. This designation accommodates the RS-3 (One Family Rural Residential) zone, but not the proposed RS-2 (One Family Suburban Residential) zone. Due to the recent change in designation of the subject area, the proposed zone does not comply with the Official Community Plan (OCP). On February 12, 2019 Council gave consideration to the staff report that recommended denial of the application. Council passed the following resolution:

*That staff be directed to prepare a new rezoning bylaw and accompanying OCP amending bylaw for consideration, with additional information being provided and assessed prior to second reading.*

As directed by Council, staff have prepared Zone Amending Bylaw No. 7221-2016.

**RECOMMENDATION:**

In respect of Section 879 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;
- ii. The Board of any Regional District that is adjacent to the area covered by the plan;
- iii. The Council of any municipality that is adjacent to the area covered by the plan;
- iv. First Nations;
- v. School District Boards, greater boards and improvements district boards; and
- vi. 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;

That first reading for Zone Amending Bylaw No. 7221-2016 be granted, and



That the applicant provide further information as described on Schedules A, B and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program, where a voluntary contribution will be requested for an approximate amount of \$10,200

## DISCUSSION:

### a) Background Context:

Applicant:	Hue I Yun
Legal Description:	Lot 7, Except part in Plan LMP28323, District Lot 407, Group 1, New Westminster District Plan 33984
OCP:	
Existing:	Rural Residential
Proposed:	Suburban Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-2 (One Family Suburban Residential)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Industrial
South:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) Designation: Industrial
East:	Use: Single Family Residential Zone: RS-2 (One Family Suburban Residential) Designation: Rural Residential
West:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Industrial
Existing Use of Property:	Residential
Site Area:	1.15 ha (2.8 acres)
Access:	River Road, with access easement (MOTI requirement)
Servicing requirement:	Rural Standard

### b) Site Characteristics:

The subject property, located at 24138 Lougheed Highway, is approximately 1.15 ha. (2.8 acres) in size, with significant slopes along the north, north-east, south-west and west side, and a generally flat area in the centre and south-east side (see Appendices A and B). The subject property is located south of Lougheed Highway, and is outside the Urban Area Boundary, serviced by a private well and septic system.

**c) Project Description:**

The application proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit future subdivision into two residential lots, not less than 4,000 m<sup>2</sup> (1 acre) (see Appendix C). The existing residence will remain on the western portion of the property, with the new lot created on the eastern portion (see Appendix D). The existing home currently has direct access from Lougheed Highway. The Ministry of Transportation and Infrastructure (MOTI) requires that the existing access will be closed and a new access from River Road for both proposed lots is created. An access easement would need to be registered on proposed Lot 1, to provide access to proposed Lot 2.

At this time the 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 if Council decides to grand first reading and full application packages have been received. A more detailed analysis and a further report 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.

**Project History:**

The current application was received on May 15, 2014 to rezone the subject property from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential), for future subdivision into two lots. Due to required permissions from the Ministry of Transportation & Infrastructure (MOTI), to grant access off of Lougheed Highway, and changes in applicants, the application was not ready to move forward to Council until June 2016.

The subject property is located outside of the Urban Area Boundary and is outside of the Metro Vancouver Urban Containment Boundary.

On March 18, 2016 Council directed staff to review the lands east and west of the Kwantlen First Nations, to determine if the lands could support employment-generating land uses. Council also pursued further dialogue with Kwantlen First Nations. In addition, staff were working on preparing a report on the *Suburban Residential* land use designation, based on Council concerns with the subject form of development.

On June 28, 2016, Council deferred this application, pending the outcome of the feasibility analysis to determine the employment potential of the property for industrial development, and completion of the *Suburban Residential* land use review.

Through the feedback provided during the rigorous public consultation process by the community, land owners, and stakeholders, it was acknowledged that issues related to the environmental conditions of the properties along Lougheed Highway were impacting the residential lots considerably, reducing the overall potential for redevelopment into employment lands. Re-designating these lots into *Rural Residential* would provide all current land owners with certainty regarding their properties remaining residential and at the same time reduce subdivision opportunities and potential for industrial/residential interface challenges.

As part of the ongoing updates on the City's Employment Land Re-designation process, both OCP Amending Bylaws (Bylaw No. 7299 – 2016 Area 1: 256<sup>th</sup> Street Lands and Bylaw No. 7335-2017 Area 2: Loughheed Lands) were considered for final reading and adopted at the September 12, 2017, Council Meeting.

The public process resulted in the subject property getting re-designated from *Suburban Residential* to *Rural Residential*. This designation accommodates the current RS-3 (One Family Rural Residential) zone, and does not support the proposed RS-2 (One Family Suburban Residential) zone.

On February 12, 2019, Council discussed the first reading report which included a recommendation of denial, and directed staff to prepare a Zone Amending Bylaw.

**d) Planning Analysis:**

**Official Community Plan:**

The subject property is currently designated *Rural Residential*, which permits agricultural uses and single detached and duplex housing forms outside of the Urban Area Boundary, where municipal servicing is not available. The *Rural Residential* land use designation aligns with the RS-3 (One Family Rural Residential) zone, therefore rezoning to the RS-2 (One Family Suburban Residential) zone is not supportable. In order to utilize the RS-2 (One Family Suburban Residential) zone, an OCP amendment from *Rural Residential* to *Suburban Residential* is required.

On December 12, 2017 Council amended the city-wide Community Amenity Contribution (CAC) Program policy, which permits amenity contribution for residential development throughout Maple Ridge, including the provision of affordable and special needs housing in a financially sustainable manner. Each CAC will be based on a contribution rate of \$5,100 per single family lot created. A voluntary contribution is anticipated to be requested for the amount of \$10,200.

**Zoning Bylaw:**

The *Rural Residential* land use designation aligns with the current RS-3 (One Family Rural Residential) zone. The proposed application is requesting a rezoning to RS-2 (One Family Suburban Residential) which is not permitted. The rezoning to two RS-2 (One Family Suburban Residential) lots necessitates the OCP amendment from *Rural Residential* to *Suburban Residential*.

The minimum lot size for the current RS-3 (One Family Rural Residential) zone is 0.80 ha (2 acres) when connected to City water, and the minimum lot size for the proposed RS-2 (One Family Suburban Residential) zone is 0.40 ha (1 acre). The subject lot is 1.15 ha (2.8 acres) in area. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

The subject property is a rural property located outside of the Urban Area Boundary, and is currently not connected to city services.

**Development Permits:**

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.

**e) Interdepartmental Implications:**

Should Council choose 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) Utility companies;
- f) Ministry of Transportation and Infrastructure; 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 requirements has 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 Official Community Plan 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.

## CONCLUSION:

The development is seeking an OCP amendment from *Rural Residential* to *Suburban Residential*. Pursuant with Council direction the Zone Amending Bylaw has been prepared and is presented for consideration of 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 Therese Melser"

---

Prepared by: **Therese Melser**  
**Planning Technician**

"Original signed by Christine Carter"

---

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

"Original signed by Frank Quinn"

---

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

"Original signed by Kelly Swift"

---

Concurrence: **Kelly Swift, MBA**  
**Acting Chief Administrative Officer**

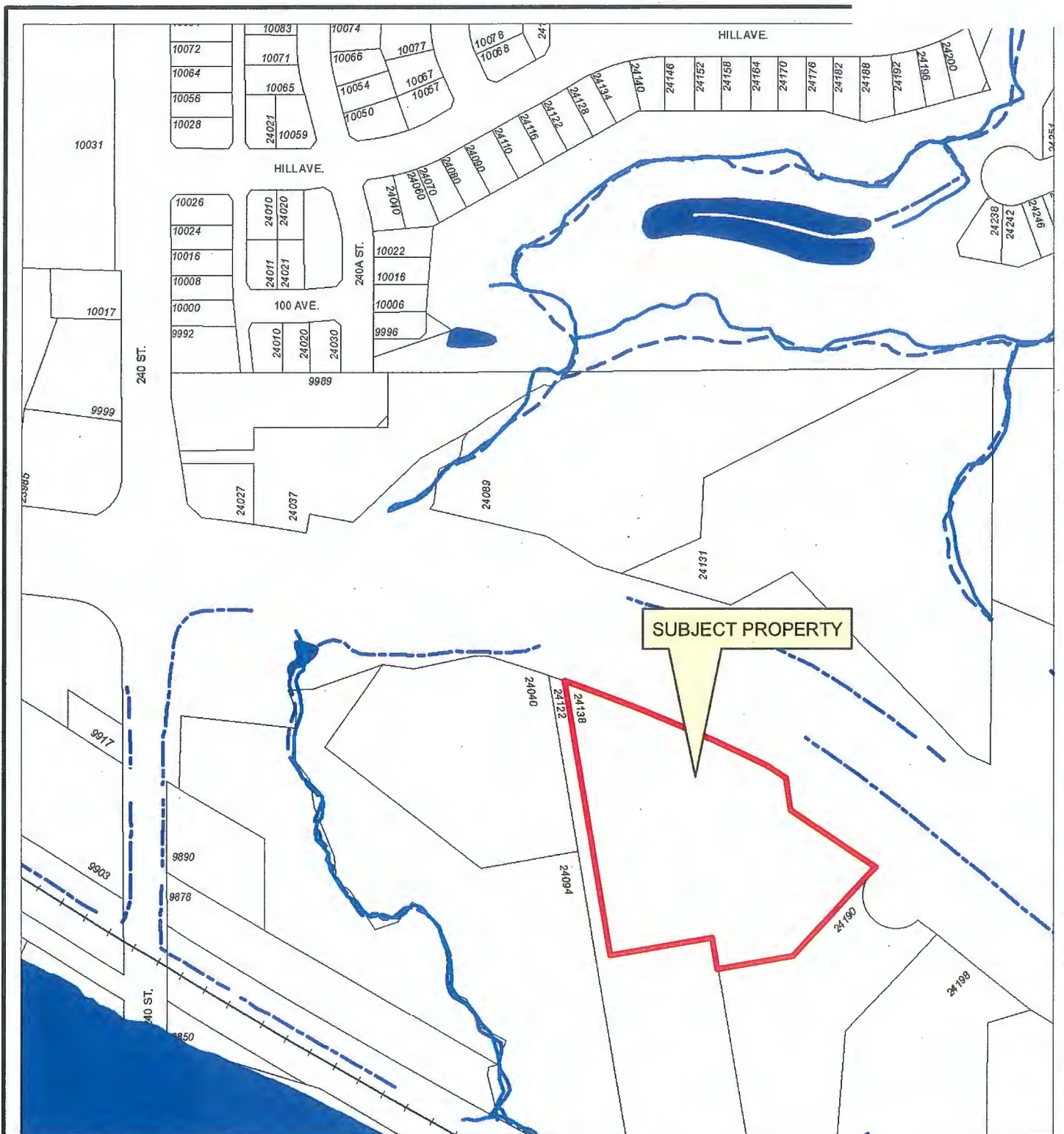
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7221-2016

Appendix D – Proposed Site Plan



SUBJECT PROPERTY

24138 LOUGHEED HWY

PLANNING DEPARTMENT



MAPLE RIDGE  
British Columbia

mapleridge.ca

2014-040-RZ  
DATE: Jun 16, 2016

BY: JV



Scale: 1:2,500

### Legend

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





Scale: 1:2,500

### Legend

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

24138 LOUGHEED HWY

PLANNING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

[mapleridge.ca](http://mapleridge.ca)

2014-040-RZ  
DATE: Jun 16, 2016

BY: JV

**BYLAW NO. 7221-2016**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7221-2016."
2. That parcel or tract of land and premises known and described as:

Lot 7 Except: Part in Plan LMP28323; District Lot 407 Group 1 New Westminster  
District Plan 33984

and outlined in heavy black line on Map No. 1663 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-2 (One Family Suburban Residential).

3. Maple Ridge Zoning Bylaw No. 3510 - 1985 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

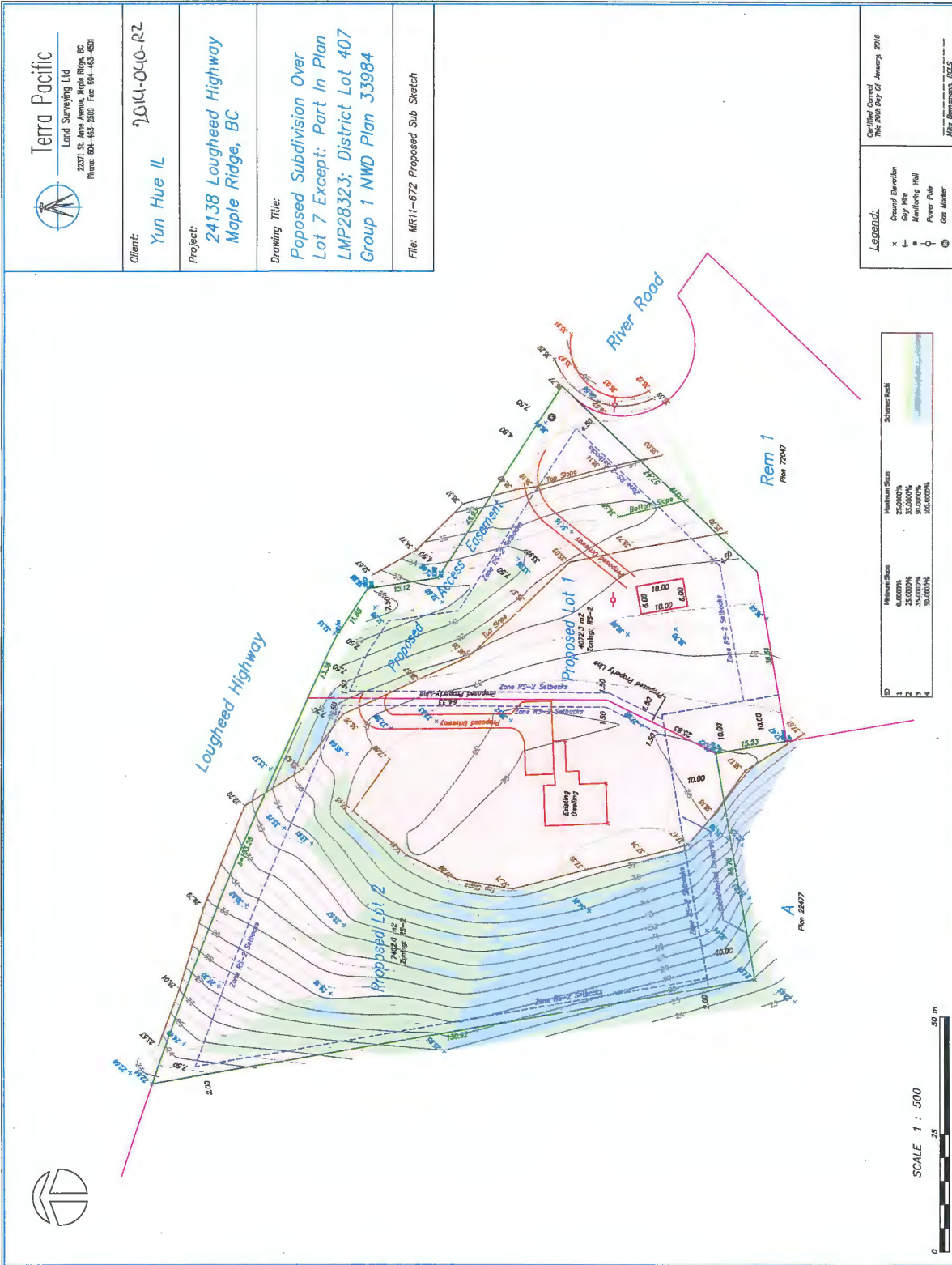
**ADOPTED,** the            day of            , 20

**PRESIDING MEMBER**

CORPORATE OFFICER







**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Second Reading  
Zone Amending Bylaw No. 7486-2018  
12294 Laity Street

**MEETING DATE:** April 16, 2019  
**FILE NO:** 2018-301-RZ  
**MEETING:** COW

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 12294 Laity Street, from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a two lot subdivision. Council granted first reading to Zone Amending Bylaw No. 7486-2018 on September 18, 2018. This application is in conformance with the Major Corridor Infill policies of the *Urban Residential* designation within the Official Community Plan.

One of the two single family lots is subject to a \$5,100 charge as part of the Community Amenity Contribution (CAC) Program Policy 6.31 as updated December 12, 2017.

**RECOMMENDATIONS:**

- 1) That Zone Amending Bylaw No. 7486-2018 be given second reading, and be forwarded to Public Hearing; and
- 2) That the following terms and conditions be met prior to final reading:
  - i) Road dedication on Laity Street as required;
  - ii) Registration of a Restrictive Covenant for Stormwater Management;
  - iii) Removal of existing buildings;
  - 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
  - v) That a voluntary contribution, in the amount of \$5,100 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

**DISCUSSION:**

1) **Background Context:**

Applicant: Pavan Rakhra

Legal Description:	Lot 2, District Lot 248, Group 1, New Westminster District Plan 14302
OCP:	
Existing:	Urban Residential
Proposed:	No change
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	R-1 (Residential District)
Surrounding Uses:	
North:	Use: Single family dwelling Zone: RS-1 Designation: Urban Residential
South:	Use: Single family dwelling Zone: RS-1 Designation: Urban Residential
East:	Use: Single family dwelling Zone: RS-1 Designation: Urban Residential
West:	Use: Single family dwelling Zone: RS-1 Designation: Urban Residential
Existing Use of Property:	Single family dwelling
Proposed Use of Property:	Two single family dwellings
Site Area:	887 m <sup>2</sup> (0.22 acres)
Access:	Laity Street
Servicing requirement:	Urban Standard

## 2) Project Description:

The subject property, located at 12294 Laity Street, is a rectangular shaped corner lot that is approximately 887 m<sup>2</sup> (0.22 acres) in size (see Appendix A). The subject property and surrounding lots are characterized by one or two storey single family dwellings in a well-established residential neighbourhood (see Appendix B). The subject property is flat with no trees on it.

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit the subdivision into two single family lots.

## 3) Planning Analysis:

### i) Official Community Plan:

The development site is located within the Urban Area Boundary west of the Town Centre and north of Dewdney Trunk Road. It is currently designated *Urban Residential*. No OCP amendment is required to support the proposed R-1 (Residential District) zoning.

The development of the property is subject to the Major Corridor infill policies of the OCP because it is located on Laity Street, a collector road. While the R-1 zone will allow smaller lots than the surrounding

RS-1 zoned properties, the future single family dwellings on these two lots would not significantly alter the character of the surrounding neighbourhood. The use of the R-1 zone on this development site is consistent with the OCP.

However, Policy 3-21 of the OCP states that development should respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention to site design, setbacks, and building massing, among other considerations. In the case of this particular application, further consideration of maximum building height may be warranted. The houses located to the west and north of the development site are one and two storeys, and approximately 5 m to 8 m in height. The houses to the south and southeast are newer, two storey homes with basements that are around 10 m in height. This compares to the 11 m maximum height currently allowed by the proposed R-1 zone, as well as in all of the City's current single family and duplex zones.

Council has also recently been considering new infill zones that propose maximum building heights of 9.5 m. In July 2018, Council considered the creation of a new, 450 m<sup>2</sup> residential infill zone, and has recently adopted the new RT-2 (Ground-Oriented Residential Infill) zone for triplexes, fourplexes and courtyard. Both new zones propose a 9.5 m maximum building height. The reduced height was recommended in order to allow infill projects to be more compatible with older, existing homes in established residential neighbourhoods.

Therefore, noting that the neighbourhood around the development site appears to be sensitive to the height of new infill developments, should Council wish to limit the height of new houses in this development application, a covenant can be applied to restrict the maximum building height to 9.5 m. This would be in line with the new infill zones being created, and can enhance neighbourhood compatibility.

**ii) Zoning Bylaw:**

The current application proposes to rezone the subject property located at 12294 Laity Street from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a two lot single family subdivision. The minimum lot size for the current RS-1 zone is 668 m<sup>2</sup>, while the minimum lot size for the proposed R-1 zone is 371 m<sup>2</sup>. The proposed subdivision will create two lots approximately 409 m<sup>2</sup> (4,402 sf) in size, which is greater than the minimum area required.

**iii) Proposed Variances:**

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

- To reduce the minimum lot width from 12.0m to 11.48m; and
- To reduce the asphalt width of a Collector Road Standard to a Local Road Standard.

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

**iv) Advisory Design Panel:**

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

**v) Development Information Meeting:**

A Development Information Meeting was not required for this development as it did not require an OCP amendment and there is less than 5 dwelling units proposed, as per Council Policy 6.20 for Development Information Meetings.

#### 4) **Environmental Implications:**

The subject property is located within the Fraser River Escarpment area, where stormwater must be directed to Municipal storm sewer, as per Council Policy 6.23.

#### 5) **Interdepartmental Implications:**

##### i) **Engineering Department:**

A Rezoning Servicing Agreement is not required for this rezoning application, as there are no works or services required for the rezoning. All deficient services will be provided through a Subdivision Servicing Agreement at the time of subdivision.

#### **CONCLUSION:**

It is recommended that second reading be given to Zone Amending Bylaw No. 7486-2018, and that application 2018-201-RZ be forwarded to Public Hearing.

"Original signed by Adam Rieu"

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*Prepared by:* **Adam Rieu**  
**Planning Technician**

"Original signed by Christine Carter"

---

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

"Original signed by Frank Quinn"

---

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

"Original signed by Kelly Swift"

---

*Concurrence:* **Kelly Swift, MBA**  
**Acting Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7486-2018
- Appendix D – Subdivision Plan



APPENDIX A

124 AVE.

2018-261-RZ

2013-103-SD

SUBJECT PROPERTY

123 AVE.

122B AVE.

2017-331-RZ

2017-331-SD

122 AVE.

CAMPBELL AVE.

214 ST.

CARLTON ST.

12168

12180

12192

12204

12208

12220

12234

12244/48

12258

12268

12270

12296

21396

12167

12134

21340

12134

21327

21319

21311

21301

21295

12186

12196

12200

12212

21370

21364

21360

21330

21328

21320

21314

21300

21290

21282

12168

12180

12192

12204

12208

12220

12234

12244/48

12258

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12270

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21296/88

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12220

12234

12244/48

12258

12268

12270

12296

21396

12167

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21340

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21319

21311

21301

21295

12186

12196

12200

12212

21370

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21360

21330

21328

21320

21314

21300

21290

21282

12168

12180

12192

12204

12208

12220

12234

12244/48

12258

12268

12270

12296

21396

2

12294

2017-331-RZ  
2017-331-SD

2017-066-RZ 12171



A map of the City of Pitt Meadows, British Columbia, Canada. The map shows the Fraser River flowing through the city. The City of Pitt Meadows is outlined in a thick black line. The District of Langley is labeled to the west of the city, and the District of Mission is labeled to the east. The Fraser River is labeled at the bottom. A star is located within the City of Pitt Meadows, near the Fraser River. The map also shows various roads and boundaries within the city and surrounding areas.

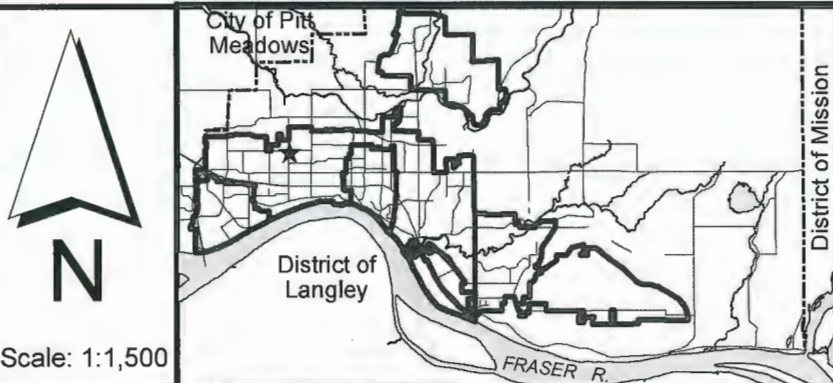
mapleridge.ca

BY: JV





SUBJECT PROPERTY



12294 Laity St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

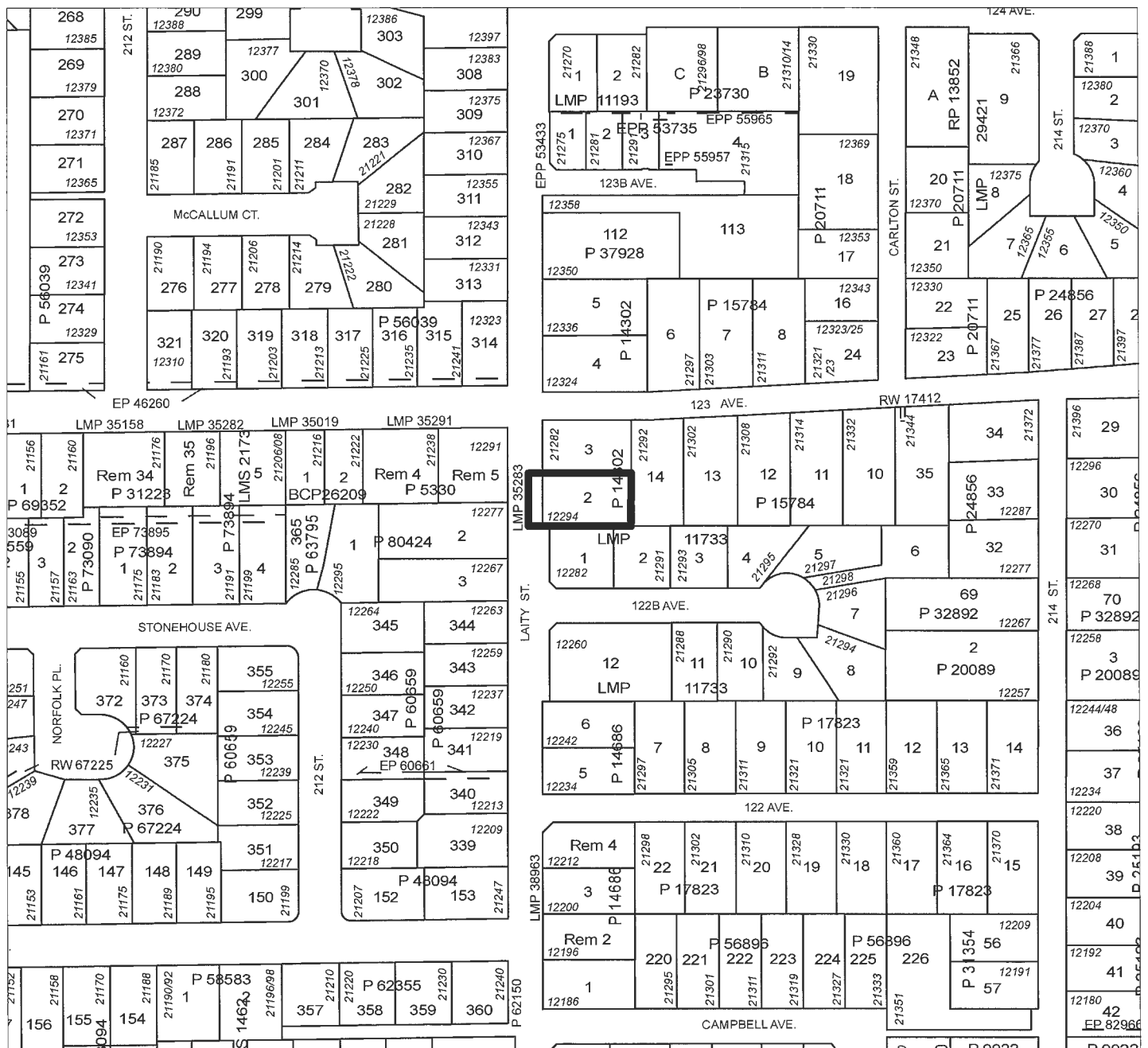
[mapleridge.ca](http://mapleridge.ca)

2018-301-RZ  
DATE: Jul 20, 2018

BY: JV



CORPORATE OFFICER



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7486-2018

Map No. 1770

From: RS-1 (One Family Urban Residential)

To: R-1 (Residential District)

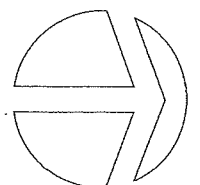


SCALE 1:2,500

Laity Street

PROPOSED 2 R-1 LOTS  
MIN AREA 371m<sup>2</sup>  
MIN LOT DEPTH 27m  
MIN LOT WIDTH 12.0m

PROPOSED 409m<sup>2</sup>  
PROPOSED 35.70m  
PROPOSED 11.48m DVP REQUIRED



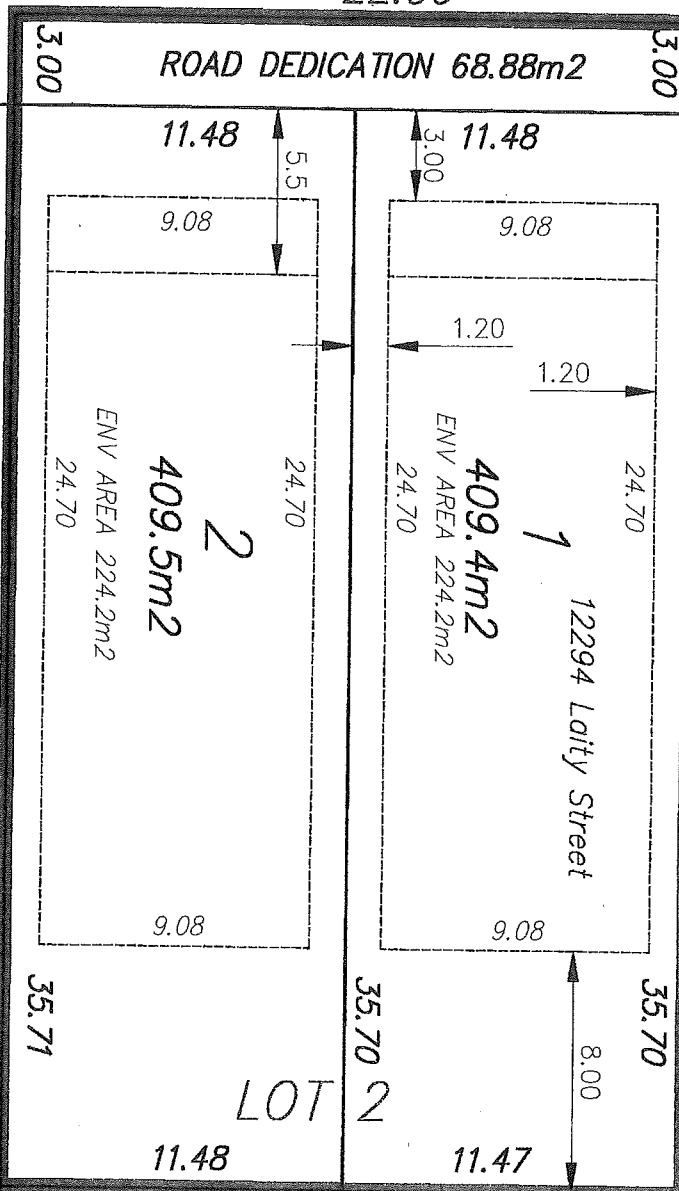
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14

22.95

22.96

ROAD DEDICATION 68.88m<sup>2</sup>



1

2

Client:  
Iqbal Rai

Project:  
12294 Laity Street  
Maple Ridge, BC

PROPOSED SUBDIVISION Plan of Lot 2  
DL 248 Gp 1 NWD  
Plan 14302

**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Development Variance Permit  
24650 and 24683 106 Avenue; 10589 and 10605 Jackson Road; and  
10597 McVeety Street

**MEETING DATE:** April 16, 2019  
**FILE NO:** 2017-524-DVP  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

Development Variance Permit application 2017-524-DVP has been received in conjunction with a subdivision application to reduce the setbacks for some of the lots, as listed below:

1. For proposed Lot 7: To reduce the rear yard setback from 8.0 m (26.2 ft.) to 6.0 m (19.7 ft.);
2. For proposed Lot 10: To reduce the interior side yard setback from 1.5 m (4.9 ft.) to 1.2 m (3.9 ft.); and
3. For proposed Lot 12: To reduce the front yard setback from 6.0 m (19.7 ft.) to 3.0 m (9.8 ft.); to reduce the side yard setback from 1.5 m (4.9 ft.) to 1.2 m (3.9 ft.); to reduce the rear yard and interior yard setback for an accessory residential structure from 1.5 m (4.9 ft.) to 1.0 m (3.3 ft.).

It is recommended that Development Variance Permit 2017-524-DVP be approved.

**RECOMMENDATION:**

That the Corporate Officer be authorized to sign and seal 2017-524-DVP respecting properties located at 24650 and 24683 106 Avenue, 10589 and 10605 Jackson Road, and 10597 McVeety Street.

**DISCUSSION:****a) Background Context**

**Applicant:** Cipe Homes Inc.

**Legal Descriptions:** Lots 14 and 15, Section 10, Township 12, New Westminster District Plan EPP76590  
Lot 83, Except: Part Subdivided by plan BCP26096; Section 10, Township 12, NWD Plan 17976  
Lot 84, Section 10, Township 12, NWD Plan BCP17976  
Lot 148, Section 10, Township 12, NWD Plan BCP26096

**OCP :**

Existing:	Low/Medium Density Residential
Proposed:	Low/Medium Density Residential

**Zoning:**

Existing:	RS-1b (One Family Urban (Medium Density) Residential)
Proposed:	RS-1b (One Family Urban (Medium Density) Residential)

**Surrounding Uses:**

North:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Low/Medium Density Residential
South:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Low/Medium Density Residential
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Medium Density Residential
West:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Low/Medium Density Residential

Existing Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
Site Area:	0.71 ha (1.8 acres)
Access:	106 Avenue, McVeety Street, and lane
Servicing:	Urban
Concurrent Application:	2015-087-SD

**b) Project Description:**

The subject properties, located at 24650 and 24683 106 Avenue, 10589 and 10605 Jackson Road, and 10597 McVeety Street are remnant parcels from previous rezoning and subdivision applications for the overall area (see Appendices A and B). The applicant is proposing to consolidate and subdivide the subject properties into 16 single family lots, taking advantage of the density bonus provision within the Albion Area Plan. The properties are currently zoned RS-1b (One Family Urban (Medium Density) Residential) and the applicant will pay the density bonus amenity contribution of \$3,100.00 per 13 lots that are less than 557m<sup>2</sup> (5,996 ft<sup>2</sup>) in order to apply the R-1 (Residential District) zone requirements. Three lots (proposed Lots 10, 11, and 12) meet the minimum lot size for the RS-1b (One Family Urban (Medium Density) Residential) zone, therefore those zoning requirements apply to those lots (see Appendix C).

**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.

The requested variances and rationale for support are described below (see Appendix D):

1. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 601 C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS OF STRUCTURES, (11) (c) ii): To reduce the minimum rear setback from 8.0 m (26.2 ft.) to 6.0 m (19.7 ft.) for proposed Lot 7.

This variance can be supported as it is consistent with previous reduced rear yard setbacks for R-1 (Residential District) zoned lots.

2. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 601 C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS OF STRUCTURES, (9) (c) ii): To reduce the interior side yard setback from 1.5 m (4.9 ft.) to 1.2 m (3.9 ft.) for proposed Lots 10 and 12.

These variances can be supported as they are minor in nature and apply to only 2 lots in the subdivision.

3. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 601 C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS OF STRUCTURES, (9) (c) i): To reduce the front yard setback from 6.0 m (19.7 ft.) to 3.0 m (9.8 ft.) for proposed Lot 12.

This variance can be supported as the lot has an odd shape due to the road dedication and the proximity of the structure would not have negative impact on the users of the walkway.

4. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 601 C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS OF STRUCTURES, (10) (c) i): To reduce the rear yard and interior yard setback for an accessory residential structure from 1.5 m (4.9 ft.) to 1.0 m (3.3 ft.) for proposed Lot 12.

This variance can be supported as it allows the detached garage to be in line with the other garages that will be constructed in compliance with the R-1 (Residential District) zone, due to the Albion Density Bonus provisions.

**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 properties that are subject to the permit.

**CONCLUSION:**

The proposed variances for the reduced setbacks are supported as they are minor in nature, are consistent with previous variances, and do not have a negative impact on the surrounding properties.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-524-DVP.

"Original signed by Michelle Baski"

---

*Prepared by:* **Michelle Baski, ASCT, MA**  
**Planner 2**

"Original signed by Christine Carter"

---

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

"Original signed by Frank Quinn"

---

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

"Original signed by Kelly Swift"

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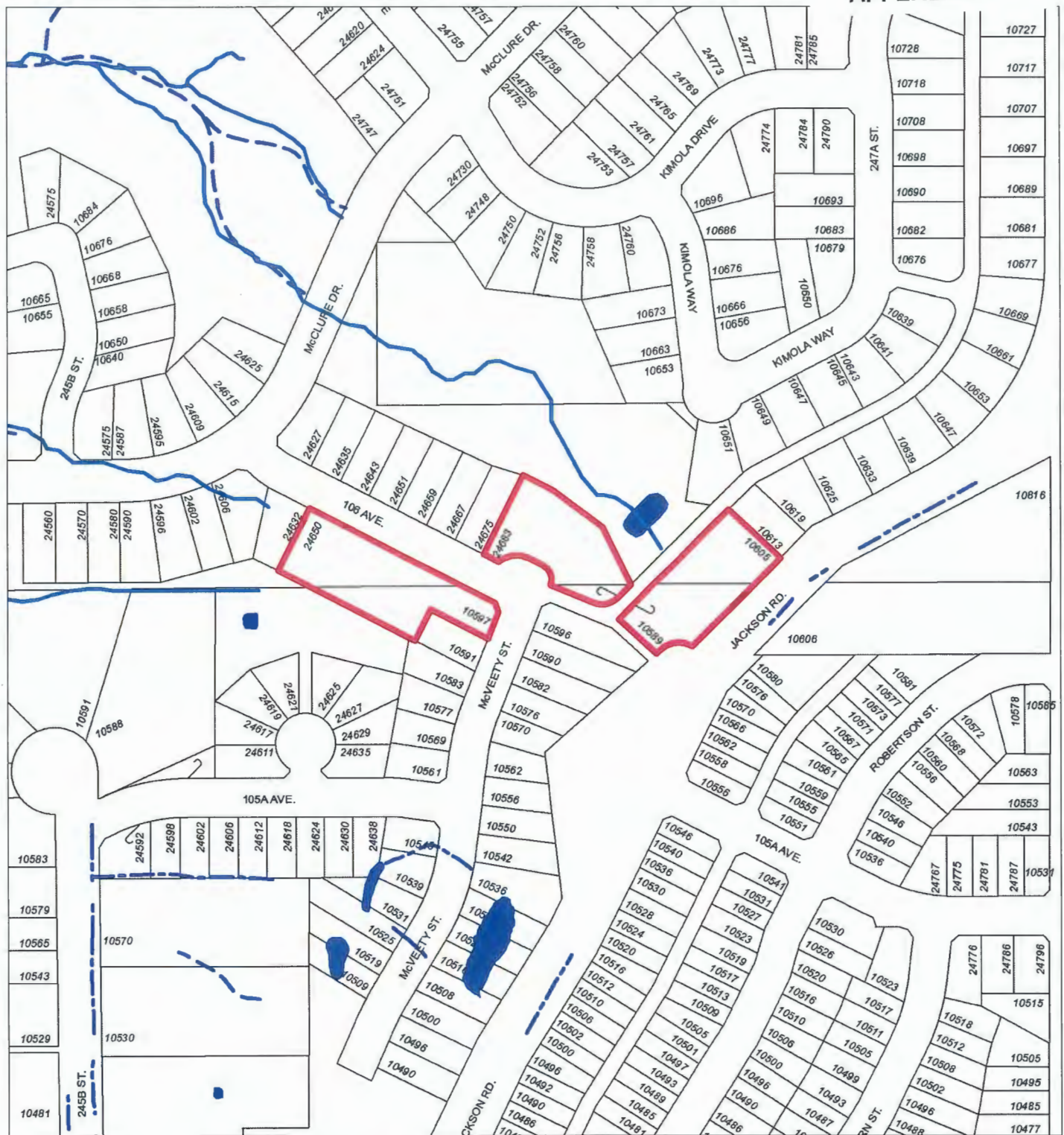
*Concurrence:* **Kelly Swift, MBA**  
**Acting Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Proposed Subdivision Plan
- Appendix D – Summary of Proposed Variances



# APPENDIX A



Scale: 1:2,500

## Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- Lake or Reservoir

24650/83 106 AVENUE (PID'S 026-312-841/026-312-832)  
 10597 MCVEETY STREET (PID 030-539-293)  
 10589/10605 JACKSON ROAD  
 (PID'S 030-539-307/026-811-324)

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2017-524-VP

DATE: Mar 29, 2019

BY: PC

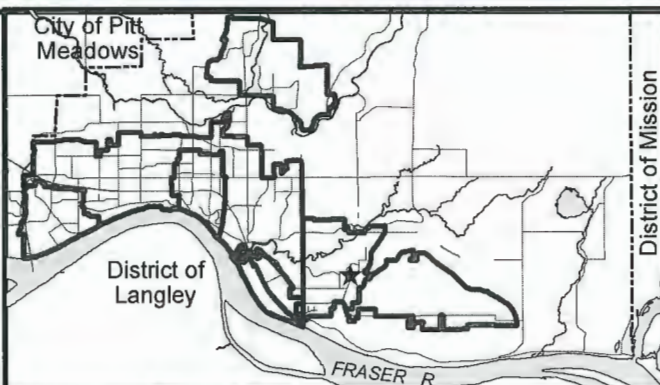




Aerial Imagery from the Spring of 2018



Scale: 1:2,500



24650/83 106 AVENUE (PID'S 026-312-841/026-312-832)  
10597 MCVEETY STREET (PID 030-539-293)  
10589/10605 JACKSON ROAD  
(PID'S 030-539-307/026-811-324)

PLANNING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

**mapleridge.ca**

FILE: 2017-524-VP  
DATE: Mar 29, 2019

BY: PC



**PROPOSED SUBDIVISION PLAN OF REM LOT 83 PLAN BCP17976, LOT 84 PLAN BCP17976, LOT 148 PLAN BCP26096, AND LOT 14 AND 15 PLAN EPP76590, ALL OF SECTION 10 TOWNSHIP 2 NEW WESTMINSTER DISTRICT.**



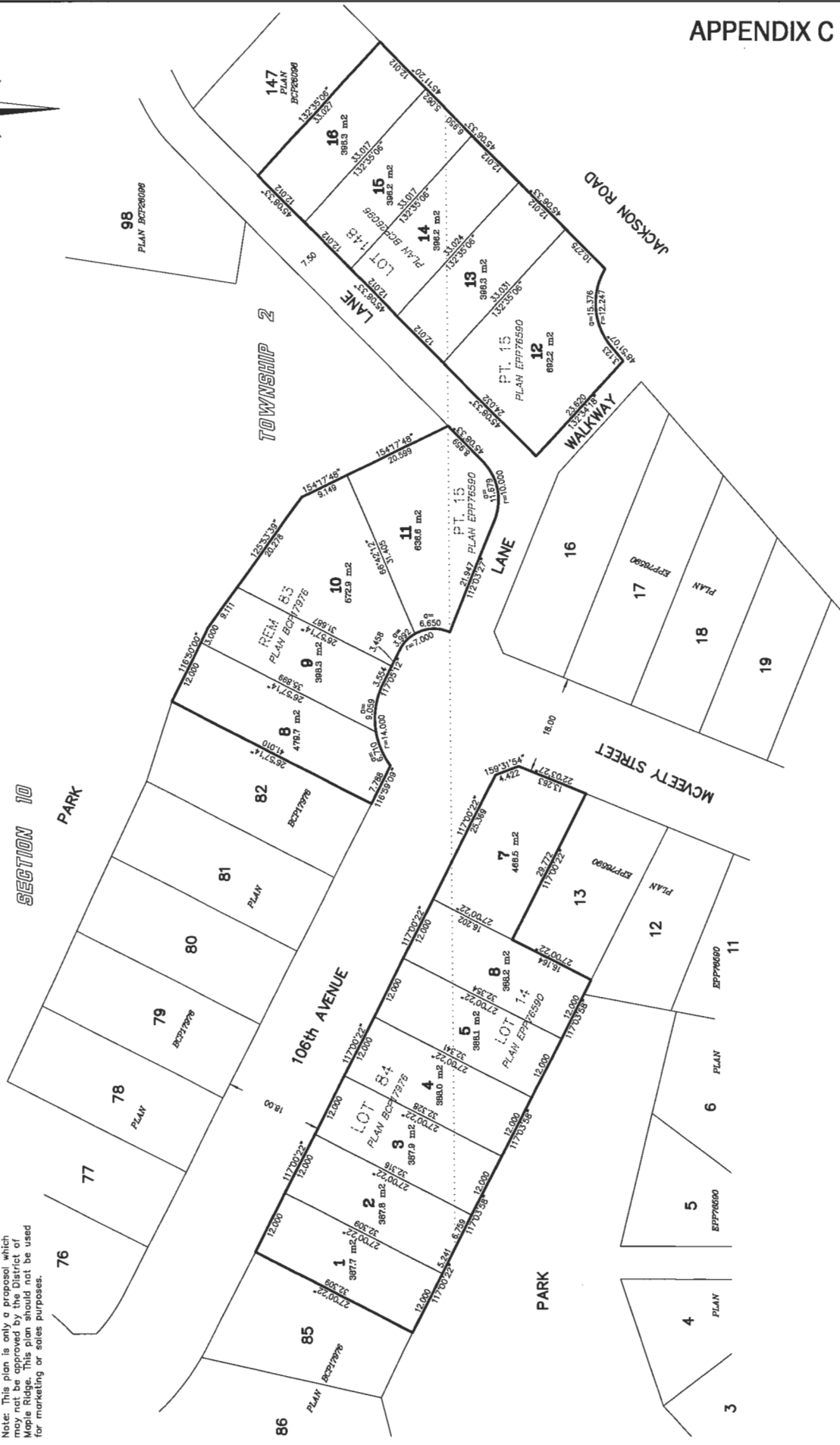
All Distances are in Metres.  
The intended plot size of this plan is 432mm in height by 580mm in width (C size) when plotted at a scale of 1:500

Notes: This plan is only a proposed which may not be approved by the District of Maple Ridge. This plan should not be used for marketing or sales purposes.

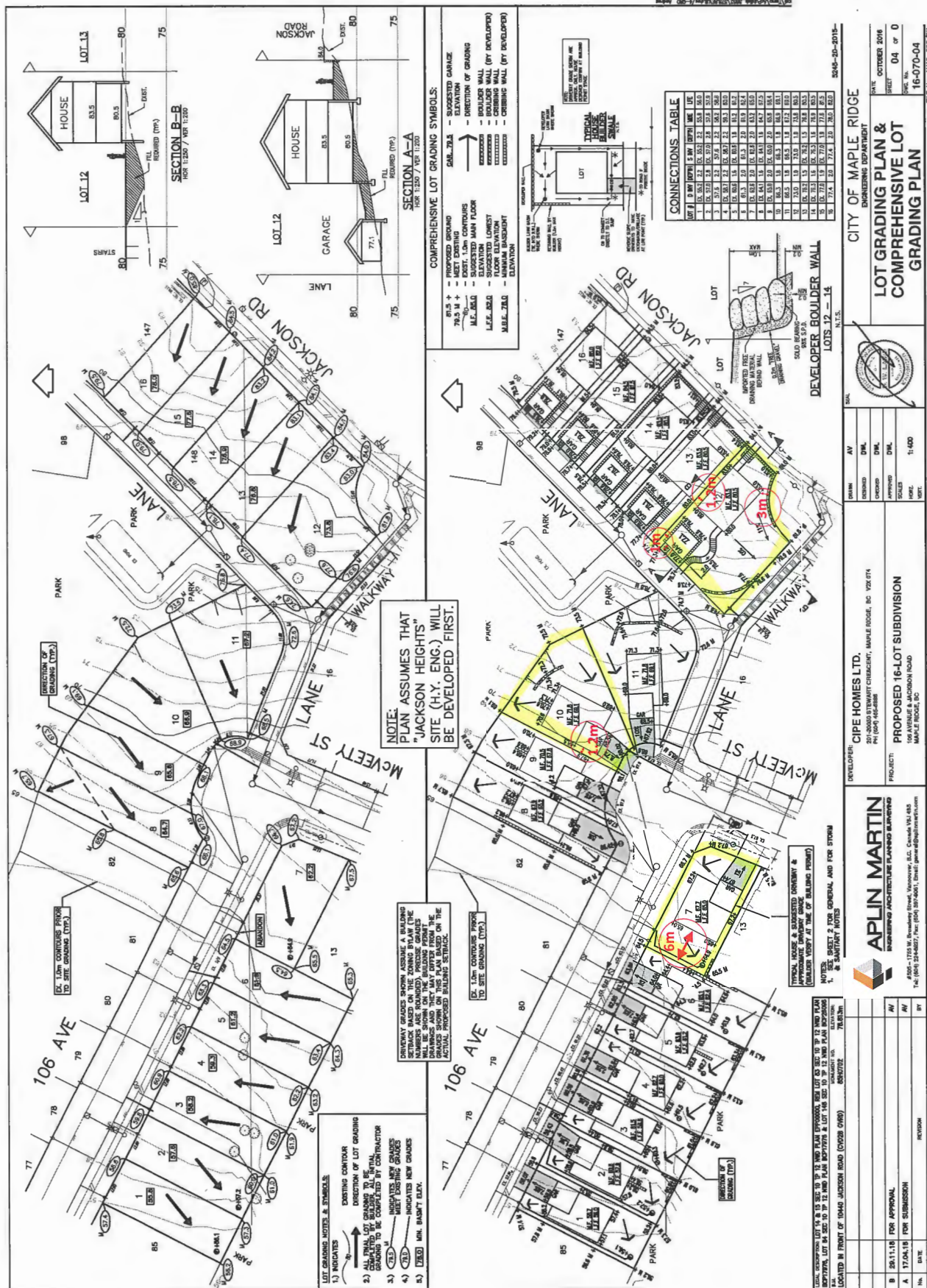


**SECTION 10**

**PARK**



**APPENDIX C**



**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Gasoline and Diesel Fuel Supply

**MEETING DATE:** April 16, 2019  
**FILE NO:** PS20180305  
**MEETING:** Committee of the Whole

---

**EXECUTIVE SUMMARY:**

The City provides fuel to its fleet vehicles through a fuel station located at Operations. Fuel is purchased through a bulk supply agreement negotiated through a buying group, the BC Petroleum Products Buying Group ("BCPPBG"), comprised of approximately 70 regional and municipal governments, and school board member organizations. In this buying group the participating agencies benefit from economies of scale resulting in favourable pricing. Through the City of Vancouver, acting as the lead agency of the BCPPBG, a Request for Proposal was released for the supply and delivery of fuels. Following a review of the proposals Suncor Energy Products Partnership ("Suncor") was deemed to be the successful proponent. Participating organizations are required to enter into a letter agreement to receive the favourable pricing.

**RECOMMENDATION:**

That the City of Maple Ridge, as a member of the BC Petroleum Products Buying Group, enter into a letter agreement with Suncor Energy Products Partnership for the supply and delivery of gasoline and diesel fuels.

And furthermore, that the Corporate Officer be authorized to execute the letter agreement.

**DISCUSSION:**

**a) Background Context:**

The City provides fuel to its fleet vehicles through a fuel station located at Operations. The fuel is purchased and delivered through a bulk supply agreement administered through a cooperative buying group. Maple Ridge spends approximately \$880,000 annually for an estimated 700,000 liters of diesel and gasoline.

The City is a participating member of the BC Petroleum Products Buying Group, comprised of approximately 70 regional and municipal governments, and school board member organizations. The buying group includes large cities such as Vancouver, Surrey and Burnaby. The BCPPBG's combined annual volume of fuel products is 37 million liters. Through participation in this buying group Maple Ridge is able to access favourable pricing that would otherwise not be achieved.

Through the City of Vancouver, acting as the lead agency of the BCPPBG, a Request for Proposal was released for the supply and delivery of fuels. Five proposals were received and evaluated in accordance with the established criteria in the RFP. Following a review of the proposals Suncor Energy Products Partnership ("Suncor") was deemed to be the successful proponent. Participating organizations are required to enter into a letter agreement to receive the favourable pricing.

**b) Desired Outcome:**

To secure a cost effective, safe, reliable supplier of gasoline and diesel.

**c) Environmental Implications:**

In an effort to reduce the environmental impact of operating a large fleet of vehicles, the City has replaced traditional gas-powered cars with a total of four 100% electric vehicles and thirty eight hybrid vehicles. Since data tracking began in 2013, nearly 41,000 litres of fuel use has been avoided, which equates to roughly 11 tonnes of GHG emissions.

**d) Intergovernmental Implications**

By continuing to participate with other organizations in cooperative ventures the City is able to realize opportunities to increase efficiencies and reduce costs.

**e) Business Plan/Financial Implications:**

The agreement with Suncor will be in effect for five years with the option to renew for two additional one year terms. The financial plan includes a provision for the purchase of fuel and there are no additional financial implications.

**f) Policy Implications:**

The competitive bid process followed adheres to the parameters of the City's Purchasing Policy 5.45 and applicable trade agreements.

**g) Alternatives:**

Approaching the market on its own is not recommended as considerably lower volumes will not present the same benefits over the present strategy.



**CONCLUSION:**

Entering into a letter agreement with Suncor for fuel supply will provide the City with a secure, cost effective, safe and reliable supplier of gasoline and diesel.

“Original signed by Daniela Mikes”

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*Prepared by:* Daniela Mikes, SCMP, CRM  
Manager of Procurement

“Original signed by Walter Oleschak”

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*Prepared by:* Walter Oleschak  
Superintendent of Roads and Fleet

“Original signed by Catherine Nolan”

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*Reviewed by:* Catherine Nolan  
Corporate Controller

“Original signed by James Storey”

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*Reviewed by:* James Storey  
Director of Engineering Operations

“Original signed by Frank Quinn”

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

“Original signed by Kelly Swift”

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*Concurrence:* Kelly Swift, MBA  
Acting Chief Administrative Officer

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**MEETING DATE:** April 16, 2019  
**FILE NO:** 2186321  
**FROM:** Chief Administrative Officer  
**MEETING:** COW  
**SUBJECT:** Social Policy Advisory Committee Update

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**EXECUTIVE SUMMARY:**

This report provides Council with an update on the recent work conducted by the Social Policy Advisory Committee (SPAC), including proposed Social Policy Engagement Workshops for 2019. The proposed workshops were selected based on information gathered through a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis and to align with SPAC's mandate to focus these workshops on priority topics relevant to the community.

**RECOMMENDATION:**

**That the Social Policy Advisory Committee Engagement Workshops for 2019 be endorsed.**

**DISCUSSION:**

**a) Background Context:**

At its 2018 year-end meeting, SPAC reviewed its work over the past few years and conducted a SWOT analysis to help guide the direction of the Committee. This work was reviewed at their January 30, 2019 meeting, at which time the Committee established a sub-committee to carry out the development of a 2019-2020 SPAC Work Plan.

The Sub-Committee met on February 7, 2019 in advance of the SPAC meeting for a workshop focused on aligning committee work with Council priorities, the Healthier Community Partnership program and SPAC's mandate. Materials referred to at this workshop included Council's draft strategic plan, SPAC's terms of reference, the Maple Ridge Youth Strategy, Maple Ridge Age-friendly Strategy and the Social Services Delivery Project final report completed in 2016.

The Healthier Community Partnership (HCP) is a Fraser Health initiative based on improving the social and physical environments of communities through partnerships with local municipalities and community-based organizations. The HCP plays a critical role in strengthening relationships with communities to work collectively to promote health at the local level and address the social determinants of health, which aligns well with SPAC's mandate.

### **Proposed Engagement Workshops**

As per the Committee's Bylaw, SPAC delivers two Social Policy Engagement Workshops per year. These workshops are designed to encourage broad participation from the community for the purpose of gathering input or feedback on priority topics related to the approved work of the Committee, or regarding emerging issues. The following topics are recommended for the 2019 workshops:

- **Early Development Instrument (EDI):** The EDI is an evaluation tool where kindergarten teachers complete a questionnaire designed to measure children's ability to meet age-appropriate developmental expectations in a number of areas including physical health, social competence, emotional maturity, language and cognitive development and lastly communication skills and general knowledge. The intent of this workshop is to share data from the latest EDI with the community and service providers. This data assists program delivery organizations and policy makers in understanding the vulnerability of BC children, and helps them to make informed decisions about investments in new or adapted programs and policies that support children and families.
- **Chronic Disease Education:** Highlighting the Healthier Community Partnership priorities, this workshop will focus on the effects and prevention of chronic disease caused by food insecurity and unhealthy eating, lack of physical activity, binge drinking (youth specific), screen time and tobacco (vaping) use.

### **Upcoming Work**

The SPAC Bylaw also sets out the Committee's role to "monitor and identify opportunities to recommend for Council to advocate for policy change and service enhancements to meet the social needs of the community based on research, community engagement, and monitoring of social indicators of a healthy community". SPAC will be working through this at their May session and will provide Council with additional recommendations following that meeting.

**b) Desired Outcome:**

The desired outcome is to align SPAC's work with Council priorities to respond to social issues impacting our community and support the well-being of all citizens.

**c) Strategic Alignment:**

The proposed workshops support Council's strategic priority of Inter-Government Relations as they will be presented in collaboration with Fraser Health to deliver on priorities in the Healthier Community Partnership program.

**d) Citizen/Customer Implications:**

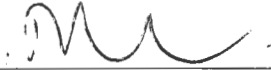
The proposed Social Policy Engagement Workshops will provide the opportunity for all members of the public to learn about these important public health topics.

### **CONCLUSION:**

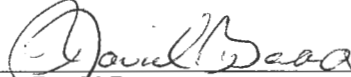
The proposed Social Policy Engagement Workshops aim to engage the broad community on a wide range of relevant health concerns including developmental expectations of young children and the impact of chronic disease on the overall well-being of residents.



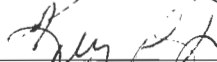
Prepared by: **Tony Cotroneo**  
**Manager of Community Engagement**



Reviewed by: **Danielle Pope**  
**Director of Recreation & Community Engagement**



Approved by: **David Boag**  
**Acting General Manager Parks, Recreation & Culture**



Concurrence: **Kelly Swift, MBA**  
**Acting Chief Administrative Officer**