City of Maple Ridge

COMMITTEE OF THE WHOLE
AGENDA
July 21, 2020
1:30 p.m.
Virtual Online Meeting

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.

Chair: Acting Mayor

1. CALL TO ORDER

2. ADOPTION AND RECEIPT OF MINUTES

2.1 Minutes of the Committee of the Whole Meeting of July 7, 2020

3. DELEGATIONS / STAFF PRESENTATIONS (10 minutes each)

3.1 **Public Art Steering Committee ("PASC") Annual Update**

- **Susan Hayes, Chair**

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 **2017-231-RZ, Supportive Recovery Housing**

Staff report dated July 21, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7651-2020 to regulate supportive recovery homes be given first and second reading and be forwarded to Public Hearing.

1102 **2019-245-RZ, 22780 Dewdney Trunk Road, CS-1 to C-3**

Staff report dated July 21, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7573-2019 to rezone from CS-1 (Service Commercial) to C-3 (Town Centre Commercial) to permit the construction of a six-storey, mixed-use building with 30 apartment units be given first reading and that the applicant provide further information as described on Schedules C, D, and E of the Development Procedures Bylaw No. 5879–1999.

1103 **2020-051-RZ, 11980 Glenhurst Street, RS-3 to R-1**

Staff report dated July 21, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7658-2020 to rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit a subdivision of two lots of approximately 534 m^2 each in area be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879–1999.

1104 **2019-081-RZ, 21358 and 21366 Dewdney Trunk Road, RS-1 and RS-1b to RM-2**

Staff report dated July 21, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7657-2020 to allow an increase in maximum permitted height for an apartment building from four to five storeys be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7540-2019 to rezone from RS-1 (One Family Urban Residential) and RS-1b (One Family Urban [Medium Density] Residential) to RM-2 (Medium Density Apartment Residential District) to permit construction of a five-storey, 54 unit, purpose-built rental apartment building be given second reading and be forwarded to Public Hearing.

1105 **2019-425-RZ, 25057, 25123 and 25171 112 Avenue, RS-3 to R-1, R-2 and R-3**

Staff report dated July 21, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7605-2020 to re-designate land use to single family and to re-designate portions of the property to Conservation be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7606-2020 to rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District), R-2 (Urban Residential District) and R-3 (Special Amenity Residential District) to permit a subdivision of approximately 84 lots be given second reading and be forwarded to Public Hearing.

1106 **2020-117-RZ, 11903 and 11917 Burnett Street, Temporary Use Permit Area**

Staff report dated July 21, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7659-2020 to designate the subject properties as a Temporary Use Permit Area to allow for a sales centre for a future apartment site be given first reading and that the applicant provide further information as described on Schedule H of the Development Procedures Bylaw No. 5879-1999.

1107 **2018-394-RZ, Maple Ridge Zoning Bylaw**

Staff report dated July 21, 2020 recommending that Maple Ridge Zoning Bylaw No. 7600-2019 to regulate zoning in the City of Maple Ridge be given second reading and be forwarded to Public Hearing.

1108 **2017-117-DVP and 2017-117-DP, 11831, 11839 and 11865 232 Street**

Staff report dated July 21, 2020 recommending that the Corporate Officer be authorized to sign and seal 2017-117-DVP to vary front yard setbacks, rear line setbacks and reduce north and south interior side lot setbacks and that the Corporate Officer be authorized to sign and seal 2017-117-DP to allow construction of a 46 unit residential townhouse development.

1109 **2017-390-DVP and 2017-390-DP, 23084 and 23100 Lougheed Highway**

Staff report dated July 21, 2020 recommending that the Corporate Officer be authorized to sign and seal 2017-390-DVP to reduce minimum building setbacks for specified buildings, vary the requirements for parking, increase maximum height of specified buildings, and reduce view arc requirements from living room windows for specified units and that the Corporate Officer be authorized to sign and seal 2017-390-DP to permit construction of 30 townhouse units.

1110 **2020-198-DVP, 12182 and 12184 228 Street**

Staff report dated July 21, 2020 recommending that the Corporate Officer be authorized to sign and seal 2020-198-DVP to waive the requirement to provide underground utilities and allow servicing by overhead utility poles.

5. ENGINEERING SERVICES

1131 Award of Contract RFP-EN20-30: Engineering Consulting Services for Roadway Data Collection and Pavement Management System Reporting

Staff report dated July 21, 2020 recommending that Contract RFP-EN20-30: Engineering Consulting Services for Roadway Data Collection and Pavement Management System Reporting be awarded to Tetra Tech Canada Inc., that a contingency for unanticipated additional works be approved and that the Corporate Officer be authorized to execute the contract.

1132 Award of Contract ITT-EN20-33: Culvert Replacements on 132 Avenue

Staff report dated July 21, 2020 recommending that Contract ITT-EN20-33: Culvert Replacements on 132 Avenue be awarded to RTR Terra Contracting Ltd., that a contingency to address potential variations in field conditions be approved and that the Corporate Officer be authorized to execute the contract.

1133 Award of Contract ITT-EN20-34: Culvert Replacement 100 m east of 28269 104 Avenue

Staff report dated July 21, 2020 recommending that Contract ITT-EN-32: Culvert Replacement on 104 Avenue, 100m east of 28269 be awarded to Mission Contractors Ltd., that a contingency to address potential variations in field conditions be approved and that the Corporate Officer be authorized to execute the contract.

1134 Renewal of Contract: Hydrovac Services

Staff report dated July 21, 2020 recommending that a one year renewal agreement for hydrovac services be awarded to Badger Daylighting Limited Partnership and McRae's Environmental Services Ltd. and that the Corporate Officer be authorized to execute the agreements.

6. CORPORATE SERVICES

1151 2019 Annual Report and 2019 Statement of Financial Information

Staff report dated July 21, 2020 recommending that the 2019 Annual Report be received and that the 2019 Statement of Financial Information be approved.

1152 2020 Property Tax Sale Deferral

Staff report dated July 21, 2020 recommending that 2020 Property Tax Sale Deferral Bylaw No. 7660-2020 to defer the 2020 property tax sale be given first, second and third readings and be adopted.

7. PARKS, RECREATION & CULTURE

1171 Award of Contract - Ridge Canoe and Kayak Club ("RCKC") Docks and Floating Boathouse Platform Construction

Staff report dated July 21, 2020 recommending that Contract RFP-PL20-01: RCKC Docks and Floating Boathouse Platform Construction be awarded to Blue Water Systems Ltd., that a contingency be authorized and that the Corporate Officer be authorized to execute the contract.

1172 Award of Contract – Albion Community Centre Construction Phase Two

Staff report dated July 21, 2020 recommending that the contract for the Albion Community Centre Construction Phase Two be awarded to Double V Construction Ltd., that a contingency be authorized, that the Financial Plan Bylaw be amended to include additional funds from Accumulated Surplus and from the Parks & Recreation Improvements Reserve, and that the Corporate Officer be authorized to execute the contract.

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.

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. City Hall is closed to the public. Council members are attending remotely and only necessary staff are present in person to administer meetings. Balancing the health and safety of citizens and our democratic processes is first and foremost in our approach during this health emergency.

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 at clicking on the date of the meeting at https://www.mapleridge.ca/640/Council-Meetings.

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:	July 16, 2020		
PREPARED BY:		CHECKED BY:	
DATE:	July 15, 2020	DATE:	July 15/20

2. Minutes

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

July 7, 2020

The Minutes of the Committee of the Whole Meeting held on July 7, 2020 at 1:31 p.m. in the Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT	*Appointed Staff*
Elected Officials	A. Horsman, Chief Administrative Officer
Mayor M. Morden	D. Boag, General Manager Parks, Recreation & Culture
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor K. Duncan	C. Crabtree, Acting General Manager Corporate Services
Councillor C. Meadus	S. Nichols, Deputy Corporate Officer
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	T. Thompson, Chief Financial Officer
Councillor A. Yousef	*Other Staff as Required*
	M. Baski, Planner 2
	C. Goddard, Director of Planning
	K. Gowan, Planner 1
	M. McMullen, Manager of Development and Environmental Services
	M. Orsetti, Director Bylaw & Licensing Services
	V. Richmond, Director of Parks & Facilities
	M. Vogel, Computer Support Specialist

Note: These Minutes are posted on the City website at mapleridge.ca/AgendaCenter/
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

Note: Due to the COVID-19 pandemic, Council members participated electronically. The Mayor chaired the meeting from Council Chambers.

Note: Councillor Duncan was not in attendance at the start of the meeting.

1. ***CALL TO ORDER***

2. ***ADOPTION AND RECEIPT OF MINUTES***

2.1 Minutes of the Committee of the Whole Meeting of June 16, 2020

It was moved and seconded

That the minutes of the July 20, 2020 Committee of the Whole Meeting be adopted.

CARRIED

Note: Councillor Duncan entered the meeting at 1:34 p.m.

3. *DELEGATIONS/STAFF PRESENTATIONS*

3.1 Corporate Quarterly Report

Staff report dated July 7, 2020 introducing a presentation highlighting the progress within each division between January 1, 2020 to May 31, 2020.

A presentation was given by staff providing highlights of the progress of work carried out within each City department in the first part of 2020.

4. *PLANNING AND DEVELOPMENT SERVICES*

1101 2014-003-CU, 19975, 19989 and 19997 Dunn Avenue, Temporary Use Permit Renewal

Staff report dated July 7, 2020 recommending that Temporary Use Permit 2014-003-CU located at 19975, 19989 and 19997 Dunn Avenue be renewed and re-issued for an additional three years and that the Corporate Officer be authorized to sign and seal the permit.

M. Baski, Planner, provided a summary presentation.

It was moved and seconded

That the staff report dated July 7, 2020 titled "Maple Ridge Highway and Traffic Amending Bylaw No. 7652-2020" be forwarded to the Council Meeting of July 14, 2020.

CARRIED

1102 2020-186-RZ, 19975, 19989, 19997, 20019, and 20035 Dunn Avenue, RS-3 to CD-4-20

Staff report dated July 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7656-2020 to rezone from RS-3 (One Family Rural Residential) to CD-4-20 (Comprehensive Development) to permit vehicle storage for an adjacent car dealership to the north be given first reading and that the applicant provide further information as described on Schedules A, C and D of the Development Procedures Bylaw No. 5879-1999.

M. Baski, Planner provided a summary presentation and answered Council questions.

Note: Councillor Duncan left the meeting at 3:09 p.m. and was absent for the vote.

It was moved and seconded

That the staff report dated July 7, 2020 titled "First Reading, Zone Amending Bylaw No. 7656-2020, 19975, 19989, 19997, 20019, and 20035 Dunn Avenue" be forwarded to the Council Meeting of July 14, 2020.

CARRIED

Councillor Robson – OPPOSED

1103 **2019-405-RZ, 10294 240 Street, RS-2 to RM-1**

Staff report dated July 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7646-2020 to rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit future construction of approximately 15 strata townhouse units be given first reading and that the applicant provide further information as described on Schedules C, D, E, F and G of the Development Procedures Bylaw No. 5879–1999.

The Manager of Planning and Development Services provided a summary presentation and answered Council questions.

Note: Councillor Duncan reentered the meeting at 3:13 p.m. during the staff presentation.

It was moved and seconded

That the staff report dated July 7, 2020 titled "First Reading, Zone Amending Bylaw No. 7646-2020, 10294 240 Street" be forwarded to the Council Meeting of July 14, 2020.

CARRIED

1104 **2020-014-RZ, 12209 Laity Street, RS-1 to R-1**

Staff report dated July 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7648-2020 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a future subdivision of two lots of approximately 454 m^2 each be given first reading and that applicant provide further information as described on Schedules B and E of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

The Manager of Planning and Development Services provided a summary presentation and answered Council questions.

It was moved and seconded

That the staff report dated July 7, 2020 titled "First Reading, Zone Amending Bylaw No. 7648-2020, 12209 Laity Street" be forwarded to the Council Meeting of July 14, 2020.

CARRIED

1105 **2020-164-RZ, Cannabis Retail Store Text Amendment**

Staff report dated July 7, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7650-2020 to remove the 1000 metre minimum distance separation between cannabis retail stores be given first and second reading and be forwarded to Public Hearing.

K. Gowan, Planner, provided a summary presentation and answered Council questions. The General Manager of Planning and Development provided further clarification on questions from Council.

It was moved and seconded

That the staff report dated July 7, 2020 titled "First and Second Reading, Zone Amending Bylaw No. 7650-2020, Cannabis Retail Store Text Amendment" be forwarded to the Council Meeting of July 14, 2020.

CARRIED

1106 **Proposed New Cannabis Retail Store at 510 - 20395 Lougheed Highway**

Staff report dated July 7, 2020 providing the options of approving or denying an application for a non-medical cannabis retail store by Muse Cannabis Stores Ltd. located at 510 - 20395 Lougheed Highway, Maple Ridge and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with legislative requirements.

The applicant, Mike McKee, partner in Muse Cannabis Store, provided a summary presentation and answered Council questions.

It was moved and seconded

That the staff report dated July 7, 2020 titled "Proposed New Cannabis Retail Store at 510 – 20395 Lougheed Highway" be forwarded to the Council Meeting of July 14, 2020.

CARRIED

Councillor Robson – OPPOSED

Note: Councillor Yousef left the meeting at 3:45 p.m.

1107 **Maple Ridge Highway and Traffic Amending Bylaw No. 7652-2020**

Staff report dated July 7, 2020 recommending that Maple Ridge Highway and Traffic Amending Bylaw No. 7652-2020 to allow the Maple Ridge Business Centre and Edge Street parking lots to change to a "pay by plate" model be given first, second and third reading.

The Director of Bylaw and Licensing Services reviewed the report and answered Council questions.

It was moved and seconded

That the staff report dated July 7, 2020 titled "Maple Ridge Highway and Traffic Amending Bylaw No. 7652-2020" be forwarded to the Council Meeting of dated, 2020.

CARRIED

5. ENGINEERING SERVICES

1131 **Award of Contract: ITT-EN20-23: Dewdney Trunk Road Watermain Replacement and Sanitary Sewer Rehabilitation (216 Street to 222 Street)**

Staff report dated July 7, 2020 recommending that Contract ITT-EN20-23: Dewdney Trunk Road Watermain Replacement and Sanitary Sewer Rehabilitation (216 Street to 222 Street) be awarded to Sandpiper Contracting LLP, that a construction contingency be approved to address potential variations in field conditions, that the next Financial Plan Bylaw be amended to increase project funding and to transfer funds from the 2021 approved Capital Plan for Water Replacement Program to 2020 for the water tie-in by Operations and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

That the staff report dated July 7, 2020 titled "Award of Contract ITT-EN20-23: Dewdney Trunk Road Watermain Replacement and Sanitary Sewer Rehabilitation (216 Street to 222 Street)" be forwarded to the Council Meeting of July 14, 2020.

CARRIED

1132 **Award of Contract ITT-EN20-32: Sanitary Sewer Upgrades Phase 2 – 240 Street at Kanaka Creek Bridge**

Staff report dated July 7, 2020 recommending that Contract ITT-EN20-32: Sanitary Sewer Upgrades Phase 2 – 240 Street at Kanaka Creek Bridge be awarded to Targa Contracting (2013) Ltd., that a contract contingency be approved to address potential variations in field conditions and that the Corporate Officer be authorized to execute the contract.

It was moved and seconded

That the staff report dated July 7, 2020 titled "Award of Contract ITT-EN20-32: Sanitary Sewer Upgrades Phase 2 - 240 Street at Kanaka Creek Bridge" be forwarded to the Council Meeting of July 14, 2020.

CARRIED

Note: Councillor Yousef returned to the meeting at 3:49 p.m.

6. CORPORATE SERVICES

1151 Greenhouse Gas Emissions and Climate Action Background Report

Staff report dated July 7, 2020 providing information on the City's community greenhouse gas emissions, reduction targets and actions.

The Senior Policy and Sustainability Analyst provided a summary presentation and answered Council questions.

It was moved and seconded

That the staff report dated July 7, 2020 titled "Greenhouse Gas Emissions and Climate Change Action Background Report" be forwarded to the Council Meeting of July 14, 2020.

CARRIED

7. PARKS, RECREATION & CULTURE – Nil

8. ADMINISTRATION – Nil

9. ADJOURNMENT – 5:02 p.m.

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Mayor M. Morden, Chair
Presiding Member of the Committee

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 21, 2020
		FILE NO:	2017-231-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First and Second Reading Zone Amending Bylaw No. 7651 – 2020; Supportive Recovery Housing**

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. This report outlines the details of this regulatory approach, the potential operating terms, and draft zone amending bylaw for Council consideration.

The proposed regulatory framework includes Zoning Bylaw amendments to amend the section on definitions that would include limiting the number of residents of Assisted Living Residences (Supportive Recovery Class) in residential areas; incorporate regulatory changes within specific zones that would permit an Assisted Living Residence (Supportive Recovery Class); and amend the density bonus provisions to allow up to 10 residents (from 3 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. No public hearing is required for a Housing Agreement.

In addition to this Bylaw to regulate supportive recovery homes, a complementary set of draft regulations and density bonus provisions to expand the regulations to include the other classes of Assisted Living Residents will come before Council. Namely for those receiving assisted living services due primarily to a mental disorder (Mental Health Class) or to chronic or progressive conditions linked to the aging process of a disability (Seniors and Persons with Disability Class). These expanded amendments will come before Council in the fall.

RECOMMENDATION:

That Zone Amending Bylaw No. 7651-2020 be given first and second reading, and be forwarded to Public Hearing.

1.0 BACKGROUND:

a) History

In April 2016, Council passed a resolution directing staff to present options to regulate care facilities in Maple Ridge.

On April 24, 2017, staff provided an overview of this issue in a report to Council. The report included a review of best practices and a scan of local municipal approaches to this issue. Two options were presented; Council chose Option 1 and passed the following resolution:

That staff be directed to prepare bylaw amendments and a Housing Agreement template to regulate Supportive Recovery Homes and other similar facilities as identified in Option 1: Creation of Regulations for uses with a maximum of 10 residents in the Policy and Regulations section of the report, entitled "Options for Regulating Supportive Recovery Homes, Transitional Housing, Assisted Living Residences and Community Care Facilities," dated April 24, 2017.

On June 6, 2017, staff presented a report, including a draft Zoning Bylaw Amendment No. 7339-2017 to regulate unregulated private supportive recovery homes and other similar care facilities and a draft Housing Agreement template. Council gave the Zoning Bylaw Amendment No. 7339-2017 First and Second Reading and forwarded it to Public Hearing.

The Public Hearing on June 20, 2017 was well attended by community residents and care facility operators. There were 22 speakers, with a number of respondents speaking twice. Approximately half of the comments were supportive of the proposed Zoning Bylaw Amendment and half were opposed. Comments included that the maximum number of permitted residents is too restrictive and that the minimum separation distance is not reflective of existing conditions. It is noted the Zoning Bylaw Amendment was the focus of the Public Hearing and did not include the draft Housing Agreement template.

On June 27, 2017, Council considered the Zoning Bylaw Amendment for Third Reading, however, opted to defer Third Reading of Zone Amending Bylaw No. 7339-2017. This bylaw should be rescinded with the drafting of the 2020 bylaw.

On May 14, 2019, staff presented Council with a summary of the work completed to-date, including an outline of the City's regulatory and policy base for supportive recovery housing in the City, with a focus on, what was termed at the time, Unregulated Private Facilities. At that meeting, Council passed the following resolution:

That staff prepare an options report based on Council's identified preferred regulatory directions, as outlined in the report titled "Supportive Recovery Housing: Update and Next Steps", dated May 14 2019, to be brought back to a future Council Workshop.

At that meeting, Council indicated a willingness to allow the use in single family neighbourhoods subject to the application of accountability mechanisms.

On October 22, 2019, staff presented a proposed 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.

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.

At that meeting, Council also directed that the future zone amending bylaw be expanded to included all classes of Assisted Living Residences, namely residences for seniors, persons with disabilities and people receiving services associated with mental health.

b) Provincial Legislation

The *Community Care and Assisted Living Act* oversees Community Care Facilities as well as Assisted Living Residences. The Assisted Living Registry issues registrations to residences and regulates operators who provide hospitality services[1] and assisted living services[2] to more than two people. The Assisted Living Registrar also publishes a handbook to help those operating an assisted living residence.

In late 2019, the Province has 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. Many of these changes facilitate the proposed regulatory approach (discussed below in Section 2.0) as 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 to primarily 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;
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 residences, 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.

c) Maple Ridge Zoning Bylaw

The Maple Ridge Zoning Bylaw does not currently define Supportive Recovery Home, Assisted Living Residences, or Community Care Facilities. This means that using the definitions that are currently in place, such as the definitions of family and boarding use, a dwelling unit in Maple Ridge may contain five or fewer unrelated people in a shared residential living arrangement.

It is important to note that the City can not 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).

d) Maple Ridge Business Licensing and Regulation Bylaw

The City of Maple Ridge requires a Business License for all operators renting more than one unit. The 'Rental Units – Room Rental/Care Home' category of the Business Licensing and Regulation Bylaw captures uses such as Community Care Facilities, Assisted Living Residences, Supportive Recovery Homes, and Transitional Housing, but does not define or categorize the uses beyond 'Room Rental/Care Home'. The Business Licensing & Regulation Bylaw will be reviewed for possible amendments based on the outcome of this report and any subsequent Zoning Bylaw amendments.

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[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.

When Business License applications are received 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 regulatory framework includes Zoning Bylaw amendments to amend the section on definitions that would include limiting the number of residents of Assisted Living Residences (Supportive Recovery Class) in residential areas; incorporate regulatory changes within specific zones that would permit an Assisted Living Residence (Supportive Recovery Class); and 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. Housing Agreements go through four readings of Council with no Public Hearing.

2.1 Proposed Regulatory Approach – Density Bonus Regulations for the provision of Assisted Living Residences (Supportive Recovery Class) 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. Currently, the measure of density in the Maple Ridge Zoning Bylaw is based on either floor space ratio (FSR) or lot coverage. As such, it is recommended to amend the definition of 'Density' currently in use in the Zoning Bylaw to 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 Supportive Recovery Homes and Transitional Housing 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 supportive recovery 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 (Supportive Recovery Class), 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, are proposed. Details regarding the regulatory provisions are noted in the following section of this report.

2.1.1 Proposed Draft Zoning Bylaw Definitions

In order to implement the proposed regulatory approach, outlined under 2.0 above, a number of new and amended definitions will be required in the City's Zoning Bylaw.

New Definitions Proposed for Zoning Bylaw:

The following definitions will be added to the Zoning Bylaw in order to facilitate the proposed regulatory approach for supportive recovery housing:

- **ASSITED LIVING REGULATION** means the Assisted Living Regulation B.C. Reg. 189/2019

- **ASSISTED LIVING RESIDENCE** 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 3 or more adults who: (i) are not related by blood or marriage to the operator of the premises, and (ii) do not require, on a regular basis, unscheduled professional health services, or (b) designated 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 AND ASSISTED LIVING ACT** means the *Community Care and Assisted Living Act*, S.B.C. 2002, c. 75.

- **COMMUNITY CARE FACILITY** means a premises or part of a premises, regulated under the *Community Care and Assisted Living Act*, (a) in which a person provides care to 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.

- **DENSITY** means a measurement of use and development intensity of land and buildings and includes expressing density as a floor space ratio or as the number of people per building.

- **SPECIAL NEEDS HOUSING** includes Supportive Recovery Housing and Transitional Housing

- **SUPPORTIVE RECOVERY HOUSING** means an Assisted Living Residence for adults receiving services primarily for recovery from drug and alcohol addiction.

- **TRANSITIONAL HOUSING** means an Assisted Living Residence for adults receiving services to allow them to transition from temporary to permanent housing.

Proposed Amendments to Existing Zoning Bylaw Definitions:

The following terms are currently in the Zoning Bylaw, but amendments are needed to permit the proposed regulatory approach. The proposed changes are highlighted in bold. If no bold text is indicated, then the entire definition has been revised.

- **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 supportive recovery housing or transitional housing and a housing agreement prescribed by section 483 of the *Local Government Act*."**

- **ELDERLY CITIZENS RESIDENTIAL** means an Assisted Living Residence for the residential accommodation of elderly persons.

- **FAMILY** means one person or a group of persons who through marriage, blood relations, adoption or foster parenthood or other circumstances normally live together, provided that where the persons living together under other circumstances their number cannot exceed 3 (three) and does not include Assisted Living Residences or Community Care Facilities.

- **PRIVATE HOSPITAL** -means a use providing for the care of the sick, injured, or aged other than in a public hospital; includes private hospitals, convalescent homes, nursing homes, hospices, palliative care units, community care facilities, **assisted living residences,** multi-level care facilities, congregate care facilities and adult daycare centres.

2.1.2 Proposed Zoning Bylaw Regulations

The proposed zoning bylaw regulations were drafted to respond to Council's earlier comments regarding an approach to permit supportive recovery homes in residential areas of Maple Ridge. Hearing Council's comments at the June 23rd Council Workshop meeting, the draft regulations and density bonus provisions will be expanded to include the other classes of Assisted Living Residents, namely for those receiving assisted living services due primarily to a mental disorder (Mental Health Class) or to chronic or progressive conditions linked to the aging process of a disability (Seniors and Persons with Disability Class). These amendments will come before Council in the fall.

Therefore, Zone Amending Bylaw No. 7651-2020 (Appendix A) has been drafted to permit Assisted Living Residences (Supportive Recovery Class), which includes supportive recovery homes, as regulated under the Assisted Living Regulation B.C. Reg. 189/2019, on residential lots with a minimum lot size of 668m^2 (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 have been amended to reference Assisted Living Residences (Supportive Recovery Class). 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.

The June 23, 2020 Council Workshop report included additional regulatory requirements. Notably regarding a geographic separation requirement as well as prohibiting the use in a dwelling with a secondary suite:

- Geographic Separation
  Recognizing that these residences will be brought before Council on a case-by-case basis, and that in some instances there may be synergies with co-locating these residences in relatively close proximity, staff heard some acceptance for the removal of the original requirement that these residences be separated by 250m. As such, Zone Amending Bylaw No. 7651-2020 has no reference to a geographic distance between like or comparable facilities. As each Owner / Operator comes before Council, Council will be able to determine if Council is comfortable with the proposed location.

- Secondary Suites
  Council expressed interest in being able to support a complementary secondary suite use on the same lot as a Supportive Recovery Home. Therefore, secondary suites are now permitted to take place on the same lot as a Supportive Recovery Home. A Housing Agreement (see Section 2.2 for additional details) may be used to regulate the use of a secondary suite, as the intent would be for the suite to be used by the operator and not as a market rental unit. The total number of residents in the dwelling will still be capped at 10.

Note that a Community Care Facility, which satisfies the conditions in section 20 of the *Community Care and Assisted Living Act*, including that it has no more than ten (10) residents, where not more than six (6) of whom are persons in care, would be not subject to the Zoning Bylaw regulations in accordance with section 20(2) of the *Community Care and Assisted Living Act*.

2.2 Draft Housing Agreement Template

As noted in earlier conversations with Council, the City may use a Housing Agreement to set out accountability mechanisms, including operational terms and conditions, for supportive recovery homes in Maple Ridge. The conditions of each Housing Agreement will be negotiated by Council on a case-by-case basis.

While a draft Housing Agreement Template is included with the staff report for general information purposes (Appendix B), it is important to note that the draft Housing Agreement Template is not a part of Zone Amending Bylaw No. 7651-2020, and therefore not before Council for consideration for First and Second Reading.

Each Housing Agreement would be tailored per Owner / Operator as well as specific to the site and sensitive to the surrounding neighbourhood. Each Housing Agreement will be signed by the City, the property Owner as well as 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.

A Housing Agreement is enforceable by the City should concerns be raised or challenges occur between the Owner / Operator and the City's expectations for the site. In order to be able to enforce a Housing Agreement, the provisions need to be specifically identified in the document. This may result in the perceived duplication of certain requirements that may also be found under the Assisted Living Registrar requirements for supportive recovery homes. While every effort would be made by staff guiding Owner / Operators through the regulatory process, it is necessary to have some of these conditions in the Housing Agreement for potential future enforcement purposes.

The terms covered in the draft Housing Agreement Template are below summarized for reference:

i. Property owner approval of the facility;

ii. Adherence to municipal bylaws, including noise, nuisance and unsightly premise bylaw standards;

iii. Property maintenance and parking standards must be met;

iv. Shall have no exterior signage;

v. Annual fire inspections shall be performed;

vi. Annual building inspections shall be performed;

vii. Have staff available 24 hours per day;

viii. A current roster of all operators, residents and staff must be maintained and made available to the City and/or the City of Maple Ridge RCMP detachment on request;

ix. No alcohol or illicit drugs are permitted on the premises in those facilities that are providing drug and alcohol treatment and counselling; and

x. An exit plan for residents who complete the program or are evicted must be filed with the City. The exit plan should include a provision for those clients that are evicted;

Earlier drafts of the Housing Agreement Template included reference to the criminal record check requirement for future residents as well as facility staff. The wording relating to future residents has been broadened so that such a check will not prevent someone from being able to seek assistance. The criminal record check requirement for the Operator and employees remains.

Hearing comments regarding the importance of first aid and tailored medical assistance, it is important to note the Assisted Living Regulation sets out specifics regarding first aide certification and opioid overdoes, including that naloxone and related supplies are readily accessible to all employees and residents; that all employees are trained in how to administer naloxone; and that all residents are given information respecting how to administer naloxone. Should Council wish to provide more specific first aid requirements to an Operator, these amendments may be made on a case-by-case basis through the Housing Agreement.

Ultimately, should the City's Zoning Bylaw be amended to permit Assisted Living Residences (Supportive Recovery Class) and Housing Agreements related to the provision of supportive recovery homes be able to appear before Council, each Housing Agreement will be negotiated on a case-by-case basis, tailored to each individual Operator, and approved by Council.

2.3 CSSI Team comments

Acknowledging the complementary and parallel on-going work through the City's Community Social Safety Initiative implementing Council's LEAD Maple Ridge Plan, staff have connected with the CSSI Team, including the retained expert consultants, for their input on the proposed regulatory approach to permit supportive recovery homes in Maple Ridge.

The CSSI Team recognizes that in order to begin to permit supportive recovery homes in Maple Ridge that amendments to the Zoning Bylaw are required. The CSSI Team has indicated their general support with the proposed regulatory direction captured under Zone Amending Bylaw No. 7651-2020.

Through conversations with the CSSI Team, suggested concerns or edits for the draft Housing Agreement Template have also been implemented and/or noted for Council consideration. As discussed earlier, it is important to note that the Housing Agreement Template is not a part of the Zone

Amending Bylaw, and therefore not before Council for consideration for First and Second Reading at this time.

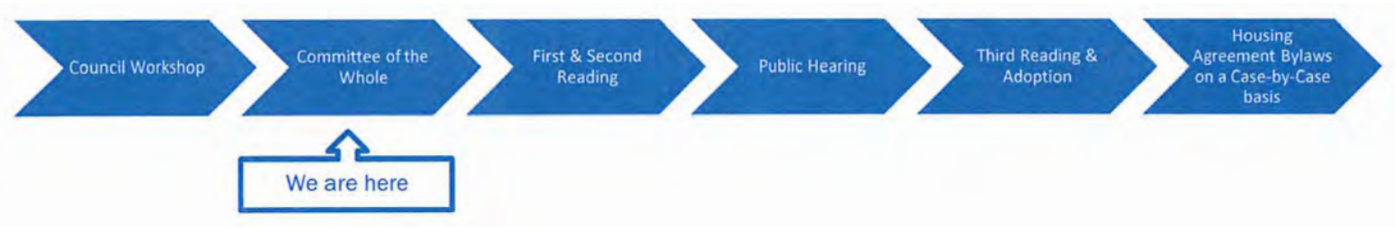
Should the City's Zoning Bylaw be amended to permit supportive recovery homes and Housing Agreements related to the provision of supportive recovery homes be able to appear before Council, the CSSI Team have indicated support for the flexible and adaptable nature of the Housing Agreement Template. A clear message from the CSSI Team has been that the Housing Agreement Template should be tailored to the specific needs, experience, and reputation of future Supportive Recovery Home Operators in Maple Ridge.

Supporting documentation provided by the CSSI Team is included in Appendix C.

3.0 NEXT STEPS

Based on Council comments at the June 23, 2020 Council Workshop, staff prepared Zone Amending Bylaw No. 7651-2020 to permit supportive recovery homes, through density bonus provisions, in residential areas of Maple Ridge. The draft Bylaw is being presented for Council comment at the July 21, 2020 Committee of the Whole and, should Council direct, be brought forward for consideration of First and Second Reading at the July 28 Council Meeting and forwarded to Public Hearing.

Figure 1 – Proposed Bylaw Amendment Process



Should Zone Amending Bylaw No. 7651-2020 be granted Third Reading, staff would initiate a public notification process so that Owners / Operators of existing or interested facilities may be made aware of the impending regulatory changes. It is anticipated that this outreach would involve regular City of Maple Ridge communication channels, including posting advertisements in the local newspaper and providing social media and online announcements. In addition to the regular communication channels, staff will work with the CSSI Team, including the Community Safety Officers, to broaden community outreach.

It is important to note that the City is unable to register a Housing Agreement, under the density bonus provisions, for any Supportive Recovery Home in Maple Ridge until Zone Amending Bylaw No. 7651-2020 is adopted and in effect.

Following Zone Amending Bylaw No. 7651-2020 will come a complementary set of draft regulations and density bonus provisions in order to expand the regulations to include the other classes of Assisted Living Residents, namely for those receiving assisted living services due primarily to a mental disorder (Mental Health Class) or to chronic or progressive conditions linked to the aging process of a disability (Seniors and Persons with Disability Class). These expanded amendments will come before Council in the fall.

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 an approach for regulating supportive recovery housing in Maple Ridge through a density bonus provision and accompanying Housing Agreement. This approach is intended to provide a regulatory means to meet the need for care facilities in the City of Maple Ridge, while also establishing accountability measures for their ongoing operation. It is recommended that Zone Amending Bylaw No. 7651-2020 (Appendix A) be granted First and second Reading and be forwarded to Public Hearing.

"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. 7651-2020
Appendix B: Draft Housing Agreement Template
Appendix C: CSSI Team Documentation

APPENDIX A

CITY OF MAPLE RIDGE
BYLAW NO. 7651-2020

A Bylaw to amend 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. 7651-2020."

2. That Maple Ridge Bylaw No. 7339-2017, at second reading, be repealed in its entirety.

3. That Part 2 INTERPRETATION is amended by inserting the following between "ASSEMBLY USE" and "AUTOMOBILE ACCESSORY":

   ASSISTED LIVING REGULATION means the Assisted Living Regulation B.C. Reg. 189/2019

4. That Part 2 INTERPRETATION is amended by inserting the following between "ASSISTED LIVING REGULATION" and "AUTOMOBILE ACCESSORY":

   ASSISTED LIVING RESIDENCE 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 3 or more adults who:

   1. (i) are not related by blood or marriage to the operator of the premises, and
   2. (ii) do not require, on a regular basis, unscheduled professional health services, or

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

5. That Part 2 INTERPRETATION is amended by inserting the following between "COMMON ACTIVITY AREA" and "COMMUNITY GAMING FACILITY":

   COMMUNITY CARE AND ASSISTED LIVING ACT means the *Community Care and Assisted Living Act*, S.B.C. 2002, c. 75.

6. That Part 2 INTERPRETATION is amended by inserting the following between "COMMUNITY CARE AND ASSISTED LIVING ACT" and "COMMUNITY GAMING FACILITY":

   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*:

   1. (a) in which a person provides care to 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

2. (b) designated by the Lieutenant Governor in Council to be a community care facility.

7. That Part 2 INTERPRETATION is amended by inserting the following between "DATUM DETERMINATION POINTS" and "DENSITY BONUS":

DENSITY means a measurement of use and development intensity of land and buildings and includes expressing density as a floor space ratio or as the number of people per building.

8. That in PART 2 INTERPRETATION the definition of "DENSITY BONUS" is amended by deleting the words identified in bold text:

DENSITY BONUS means permitting a density on a **development site** that is greater than shown in the corresponding **Land Use Designation in the Official Community Plan, in exchange for an Amenity Contribution.**

9. That in PART 2 INTERPRETATION the definition of "DENSITY BONUS" is amended by 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 supportive recovery housing or transitional housing and a housing agreement prescribed by section 483 of the *Local Government Act*."**

10. That in PART 2 INTERPRETATION the definition of "ELDERLY CITIZENS RESIDENTIAL" is amended by deleting the definition and replacing with:

ELDERLY CITIZENS RESIDENTIAL means an Assisted Living Residence for the residential accommodation of elderly persons.

11. That in PART 2 INTERPRETATION the definition of "FAMILY" is amended by deleting the definition and replacing with:

FAMILY means one person or a group of persons who through marriage, blood relations, adoption or foster parenthood or other circumstances normally live together, provided that where the persons living together under other circumstances their number cannot exceed 3 (three) and does not include Assisted Living Residences or Community Care Facilities.

12. That in PART 2 INTERPRETATION the definition of "PRIVATE HOSPITAL" is amended by adding the words identified in bold text:

PRIVATE HOSPITAL means a use providing for the care of the sick, injured, or aged other than in a public hospital; includes private hospitals, convalescent homes, nursing homes, hospices, palliative care units, community care facilities, **assisted living residences,** multi-level care facilities, congregate care facilities and adult daycare centres.

13. That Part 2 INTERPRETATION is amended by inserting the following between "SLEEPING UNIT" and "STOCK-IN-TRADE":

SPECIAL NEEDS HOUSING includes Supportive Recovery Housing and Transitional Housing.

14. That Part 2 INTERPRETATION is amended by inserting the following between "STRUCTURE" and "TEMPORARY RESIDENTIAL":

SUPPORTIVE RECOVERY HOUSING means an Assisted Living Residence for adults receiving services primarily for recovery from drug and alcohol addiction.

15. That Part 2 INTERPRETATION is amended by inserting the following between "TOWNHOUSE(S)" and "TRIPLEX":

TRANSITIONAL HOUSING means an Assisted Living Residence for adults receiving services to allow them to transition from temporary to permanent housing.

16. That PART 4 GENERAL REGULATIONS, SECTION 402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS & STRUCTURES is amended by adding the words identified in bold text:

(13) **Albion Area** Density Bonus Amenity Contribution Regulations

17. That PART 4 GENERAL REGULATIONS, SECTION 402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS & STRUCTURES is amended by adding the following section:

(16) Density Bonus Regulations for the provision of Assisted Living Residences

(a) An Assisted Living Residence is a permitted use in the RS-1, RS-1a, RS-1c, RS-1d, RS-2 and RS-3 zones subject to the following provisions:
   i. The base density is three (3) residents per building;
   ii. Will require proof of notification or approval from the applicable Health Authority or to the appropriate authority if located on a lot which is not serviced by municipal sewer;
   iii. Shall not be permitted to contain habitable space below the recommended Flood Construction level of any designated floodplain; and
   iv. Shall not be strata-titled.

(b) A Density Bonus of up to a maximum of ten (10) residents per building is allowed for Supportive Recovery Housing or Transitional Housing classes of Assisted Living Residence in the RS-1, RS-1a, RS-1c, RS-1d, RS-2 and RS-3 zones subject to the following provisions:
   i. The owner enters into a Housing Agreement with the Corporation of the City of Maple Ridge, in accordance with Section 483 of the *Local Government Act*, which must 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;
   ii. Shall have a maximum of 10 residents including staff;
   iii. Shall be contained within a One Family Residential building;
   iv. Shall not be permitted where there is a Detached Garden Suite, Boarding Use or Temporary Residential Use on the lot;

v. Will require proof of notification or approval from the applicable Health Authority or to the appropriate authority if located on a lot which is not serviced by municipal sewer;

vi. Shall not be strata-titled;

vii. Shall not be permitted to contain habitable space below the recommended Flood Construction level of any designated floodplain; and

viii. Shall not be permitted unless permitted by the provisions of section 402 (16) (a) and section 601 A. of the Zoning Bylaw;

(c) A Community Care Facility which satisfies the conditions in section 20 of the *Community Care and Assisted Living Act*, including that it has no more than ten (10) residents, not more than six (6) of whom are persons in care is not subject to this Bylaw in accordance with section 20(2) of the *Community Care and Assisted Living Act*.

18. That PART 6 RESIDENTIAL ZONES SECTION 601 A PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES is amended by adding the words identified in bold text:

Albion Area Density Bonus (subject to Section 402)

19. That PART 6 RESIDENTIAL ZONES SECTION 601 A PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES is amended by inserting the following uses after "Medical Marihuana, Commercial Production" and permitted in the RS-1, RS-1a, RS-1c, RS-1d, RS-2, and RS-3 zones:

Assisted Living Residences (Supportive Recovery Class)

20. That PART 9 INSTITUTIONAL ZONES SECTION 902 is amended by inserting the following in correct numerical order:

5) Private Hospital Use
6) Assisted Living Residences with over 10 residences, including staff
7) Community Care Facility of a residential class where there are more than 6 residents in care or where there are more than 10 residents.

21. Maple Ridge Zoning Bylaw No. 3510 – 1985 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

HOUSING AGREEMENT No. <>

THIS AGREEMENT is dated for reference the _____ day of _____, 20<>;

BETWEEN:

CITY OF MAPLE RIDGE
11995 Haney Place
Maple Ridge, British Columbia
V2X 2A9

(the "City")

OF THE FIRST PART

AND:

<>(Bold and use Uppercase)
<>
<>
<>

(the "Operator")

OF THE SECOND PART

AND

<>(Bold and use Uppercase)
<>
<>
<>

(the "Owner")

OF THE THIRD PART

Discussion Notes:

- Housing Agreements are negotiated on a case by case basis.
- Housing Agreements go through four readings of Council with no Public Hearing.
- All terms and conditions may be modified on a site specific basis as well as tailored per operator.
- All Municipal Bylaws are in force and effect.

WHEREAS:

A. The Owner is the registered owner of those Lands defined herein.

B. The City may by bylaw establish conditions that will enable an owner of land to develop or use land to a higher density if applicable conditions are met.

C. The City adopted an amendment to the City of Maple Ridge Zoning Bylaw No. 3510-1985 related to the provision of special needs housing to be secured by way of a housing agreement that allows for an increase in density.

D. The Operator proposes to provide Supportive Recovery Housing or Transitional Housing, as defined herein, on the Lands, as defined herein, in accordance with the requirements of this Agreement and the City's Zoning Bylaw.

E. The Operator, the Owner and the City each agree that the Operator and the personal behaviour of residents of the Housing Facility must be regulated and supervised so as to ensure the protection, convenience and safety of other residents of the Housing Facility and of residents and users of all neighbouring properties, streets and public places.

F. The Operator, the Owner and the City have reached agreement as to certain reasonable and necessary measures to be undertaken by the Operator in the management and operation of the Housing Facility and now wish to enter into this Agreement in order to ensure compatibility between the use of the Housing Facility and that of the immediately adjoining neighbourhood.

G. The City adopted Bylaw No. No. 7651-2020 pursuant to Section 483 of the Local Government Act authorizing the City to enter into this Housing Agreement with the Owner on the terms and conditions contained herein.

H. Covenants and agreements herein made by the Operator in favour of the City and in favour of the Owner constitute a separate and binding agreement and are not part of the Housing Agreement between the Owner and the City.

THIS HOUSING AGREEMENT is evidence that in consideration of the mutual promises contained in it, and in consideration of the payment of TEN ($10.00) DOLLARS by each of the Owner and the City from one to the other (the receipt and sufficiency of which is acknowledged by each party), both of whom covenant and agree with each other as follows, both as a Housing Agreement under Section 483 of the *Local Government Act* and as a contract and a deed under seal between the parties; and the covenants and agreements of the Operator made herein to the City and to the Owner are binding as a contract between them.

1. Interpretation

1.1 In this Agreement the following definitions apply:

"Agreement" means this Housing Agreement and all covenants and agreements of the Operator as specified in the Operator's Agreement with the Owner.

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"Assisted Living Residence" 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 3 or more adults who:

(i) are not related by blood or marriage to the operator of the premises, and . (ii) do not require, on a regular basis, unscheduled professional health services, or

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

"Drug and Alcohol Treatment and Counselling" means a facility that provides treatment of drug addiction, alcoholism and associated disorders.

"Drugs" means any controlled substance defined as such under the *Controlled Drugs and Substances Act* of Canada and cannabis, under the *Cannabis Act*, or other mind altering drugs.

"Housing Facility" means the Lands and the improvements located on the Lands wherein the Operator intends to carry out, provide and manage Supportive Recovery or Transitional Housing, under the terms and conditions of this Housing Agreement and the City's Zoning Bylaw.

"Lands" means Parcel Identifier: <> and known municipality as <> (address).

"Operator's Agreement" means a written agreement between the Owner and the Operator, in a form satisfactory to the City, regarding the management and operating procedure of a Housing Facility and the contractual promises imposed on the Owner by the City to cause the Operator to comply with any terms required by the City.

"Resident" means a person residing in or occupying the Housing Facility.

"Resident Contract" means a written agreement between the Operator and each resident of the Housing Facility, that meets the requirements in Schedule "C" of the Assisted Living Regulation B.C. Reg. 198/2019, and is in a form satisfactory to the City and in accordance with Section 4 of this Agreement, establishing the conditions of residency.

"Staff" means either an employee or senior resident of the Operator.

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

"Transitional Housing" means an Assisted Living Residence that provides housing for persons in transition from short-term emergency housing to permanent housing.

2. Obligations of the Owner

2.1 The Owner covenants and agrees with the City:

(a) that the Lands and the Housing Facility shall only be used in compliance with the terms, conditions, requirements and restrictions of this Agreement;

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(b) to take all reasonable measures to require the Operator to operate the Housing Facility in compliance with the terms, conditions, requirements and restrictions of this Agreement;

(c) that the obligations and responsibilities of the Operator under this Agreement relating to the operation of the Housing Facility also bind the Owner in the operation of the Housing Facility; and

(d) that the Owner enter into an Operator's Agreement with the Operator to use, occupy, provide, and operate the Housing Facility, and the Operating Agreement will contain a binding provision to terminate the Operator's use, occupancy, provision, and operation of the Housing Facility upon breach of conditions of the Agreement which the Owner must invoke and enforce upon 60 days written notice given by the City to the Owner.

3. Requirements of the Housing Facility

3.1 The Operator covenants and agrees with the Owner, and the Owner covenants with the City, to ensure that:

(a) the maximum number of residents that shall be permitted to reside within the Housing Facility at any one time shall be ten (10) people, including staff if the facility is located in a Residential zone

(b) the Housing Facility is 250 meters away from another Housing Facility.

(c) the design and construction of the Housing Facility shall implement the Crime Prevention through Environmental Design (CPTED) criteria for residential housing to the satisfaction of the City and, for this purpose, the Operator shall, at the design stage and from time to time thereafter, consult with officials of the City regarding the implementation of such criteria. At a minimum, exterior security lighting and fencing of rear yards is required.

(d) the interior and exterior of the Housing Facility are kept well maintained in a neat, tidy and clean condition and comply with the City's Standard of Maintenance Bylaw and Unsightly Premises Bylaw.

(e) the residents and operator abide by the City's Noise Bylaw as well as the Nuisance Bylaw.

(f) the exterior doors and windows to the Housing Facility are closed and locked when occupants of the residential premises are absent from the Housing Facility.

(g) all personal belongings, furniture, goods, materials, supplies or other things are only stored within properly designated storage areas located within the interior of the Housing Facility. For greater certainty, nothing may be stored or allowed to accumulate around the exterior of the Housing Facility.

(h) all barbecues and other outdoor activities are carried out in a safe and considerate manner and that the exterior of the Housing Facility is maintained in a neat and tidy condition. Barbecues shall be kept a minimum of 0.6 metres away from any building when in use.

Draft Original

(i) the Housing Facility is, at all times, in compliance with the health, life safety and fire protection requirements of the British Columbia Building Code and Fire Code and the City's Fire Services Bylaw and complete annual inspections.

4. Conditions of Residency

4.1 The Operator covenants and agrees with the Owner, and the Owner covenants with the City, to ensure that:

(a) the Operator, prior to permitting occupation of each residential premise within the Housing Facility, ensure that each resident enters into a Resident Contract with the Operator regulating the personal behaviour and responsibilities of the resident while residing at the Housing Facility. The form of Resident Contact must meet the requirements of Schedule "C" of the Assisted Living Regulation B.C. Reg. 189/2019 and be in a form satisfactory to the City, and, without limiting the generality of the foregoing, shall provide that every resident, as a condition of residency:

1. must be considerate of other residents, employees and staff of the Housing Facility and of neighbouring premises and residents;

2. must respect the prescribed visiting hours restrictions and ensure that visitors are only present on the Housing Facility premises between the hours of 9:00 a.m. and 10:00 p.m., daily;

3. must ensure that any person invited onto the premises of the Housing Facility by the resident does not engage in any criminal conduct or activity while attending the Housing Facility. Proof of such violation will not require criminal conviction but will be determined by a preponderance of evidence;

4. must agree that information relating to any incident of criminal or unlawful conduct at the Housing Facility which is investigated by the City Maple Ridge RCMP detachment may be disclosed to officials of the City in accordance with the requirements of the *Freedom of Information and Protection of Privacy Act*;

5. shall ensure that they and any persons invited onto the premises of the Housing Facility by the resident, do not engage in any conduct or behaviour which unreasonably disturbs or harasses other residents of the Housing Facility or persons in the neighbourhood and must maintain quiet between the hours of 10:00 p.m. and 8:00 a.m., daily.

b) Notwithstanding the above requirements, the following shall apply to residents in those Housing Facilities providing drug and alcohol treatment and counselling:

1. may not possess, hold, store, trade, barter, sell, buy or use any alcohol or Drugs anywhere within or on the premises of the Housing Facility unless they are prescription drugs being used by the person in whose name the prescription is written;

2. must agree to voluntarily allow random urinalysis or other drug testing to be carried out by or on behalf of the Operator while residing at the Housing Facility;

Draft for Review

3. must acknowledge and agree that if he or she is discovered in the possession of, consuming or under the influence of alcohol or Drugs, either on or off the premises of the Housing Facility, they may be discharged from the Housing Facility;

4. will be subject to specified curfew times having regard to the work schedules of the resident;

5. must not carry out or be involved in any criminal activities, either on or off the Housing Facility premises, while in residence;

6. must be in a work training program, employed, enrolled in school, actively searching for work, or engaged in recovery activities in accordance with a documented recovery program; and

7. where deemed appropriate, may agree to allow a Police Information Check to be conducted following their acceptance as a resident of the Housing Facility and to additional background reference checks, from time to time during residency, at the discretion of the Operator, the City, and Ridge Meadows RCMP detachment.

5. Obligations of the Operator to Both the Owner and the City

5.1 The Operator covenants and agrees with the Owner, and the Owner covenants with the City, to ensure that:

(a) the Operator shall, at all times, be responsible for the proper management and operation of the Housing Facility and shall provide 24 hour, seven (7) day a week supervision of the Housing Facility when occupied by any resident.

(b) the Operator and all employees of the Operator engaged to work in the Housing Facility must agree to allow a Police Information Check to be conducted and to any additional background reference checks including a vulnerable sector check, at the discretion of the City and Ridge Meadows RCMP detachment, as requested from time to time but no less than every two years. Neither the Operator nor any employee of the Housing Facility shall have a criminal record of violent or sexual offences committed.

(c) the Operator must apply for and obtain a business licence and renew it annually.

(d) employees of the Operator must be present at the Housing Facility 24 hours a day or be available to attend the Housing Facility within one hours' notice.

(e) the Operator shall be responsible for enforcing the conditions of residency contained in each Resident Contract and shall evict and discharge any resident who violates the conditions of residency contained in the Resident Contract.

(f) no Drugs or alcohol shall be permitted in, on or about the premises of a Housing Facility that provides drug and alcohol treatment and counselling, and must ensure that the Operator imposes a "zero tolerance" policy regarding the possession or use of Drugs or alcohol by residents of the Housing Facility.

(g) the Operator shall not allow the display or permit the display of any exterior sign or any interior sign which is visible from outside of the Housing Facility premises.

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(h) the Operator shall maintain an up-to-date registry of all residents and employees of the Housing Facility; and shall be available for viewing on demand. In addition, the Operator shall immediately disclose this up-to-date registry to the City and/or City of Maple Ridge Police Department upon request, and provide the Ridge Meadows RCMP detachment and City of Maple Ridge Fire Rescue Service and other emergency services with a current 24 hour, seven (7) day a week emergency contact telephone number.

(i) neither this Agreement nor any right hereunder to provide the Housing Facility may be assigned or transferred by the Operator to any other person or party, in whole or in part without 60 days clear written notice to the City and to the Owner, whom may or may not consent to such assignment or transfer. If the Operator gives the required notice and makes such assignment, or transfers, sells or otherwise disposes of the Operator's company, business or non-profit organization to another party, or ceases to operate the Housing Facility, this Agreement shall immediately terminate, unless the Owner and the City both agree to accept the assignee or transferee on the terms herein.

(j) the Operator shall prepare, obtain approval by the City of Maple Ridge Fire Rescue Services and implement a fire safety plan, that in addition to the requirements of the BC Building Code and the Fire Code, includes, at a minimum, requirements that interconnected smoke alarms be installed in all bedrooms and that emergency lighting be installed and will complete annual inspections to confirm.

(k) the Operator shall submit to the City the exit plan, in a form satisfactory to the City and as requested by the City, for any resident discharged from the Housing Facility. A minimum requirement of the exit plan is that the City and the Ridge Meadows RCMP detachment be notified in writing immediately. In addition, if eviction is warranted, the Operator will make every effort to ensure the former client is provided with transportation to a confirmed, alternate safe accommodation.

(l) the Operator shall provide a minimum of three meals a day to residents.

(m) the Operator shall submit to the City written approval on a case by case basis from the Provincial Ministry of Children and Family Development prior to any children, under nineteen (19) years of age, visiting overnight at the Housing Facility, and must be in compliance with the *Child, Family and Community Service Act*.

6. Termination

6.1 The City may, on 30 days prior written notice to the Owner, terminate this Agreement where:

(a) the Owner or Operator fails to comply with, satisfactorily perform or meet any of the terms, conditions or requirements of this Housing Agreement and fails to remedy such non-compliance or unsatisfactory performance when and as requested to do so by the City;

(b) the Owner or Operator, at any time, ceases to provide the Housing Facility, or carries out, permits or causes to be carried out, any detox or other health service requiring Provincial licensing or any short-term emergency housing use or other similar use within the Housing Facility which is not authorized by the City's Zoning Bylaw;

Draft Agreement

(c) the goods and chattels of the Owner or Operator are at any time seized or taken in execution or attachment or the Owner or Operator makes an assignment for the benefit of creditors or becomes bankrupt or insolvent or makes a proposal to creditors; or

(d) the Owner fails to require the Operator to do or cause to be done anything that the City requires the Owner to compel the Operator to do pursuant to this agreement.

6.2 Upon the expiry or earlier termination of this Agreement, the Housing Facility shall no longer constitute a permitted use under the provisions of the City's Zoning Bylaw and shall thereupon cease.

6.3 Should the Lands cease being used as a Housing Facility for between 4 and 10 residents, including staff, the City, will execute a registrable discharge of this Agreement or file the appropriate notice in the Land Title Office, upon:

(a) receipt of same from the Owner; and

(b) confirmation, to the satisfaction of the City that the Lands are no longer being used as a Housing Facility.

7. Indemnity

7.1 The Owner and the Operator, each on their own behalf, releases, indemnifies and saves harmless the City, its elected officials, officers, employees, servants, agents, successors and assigns from and against any and all liabilities, actions, causes of action whether in contract or in tort, claims, damages, expenses, costs, debts, demands, or losses suffered or incurred by the City, at any time, either before or after the expiration or termination of this Agreement by the City, arising or resulting from the performance or non-performance of the terms and conditions of this Agreement by the Operator, its employees, volunteers or agents.

8. Miscellaneous

8.1 Time - Time will be of the essence of this Agreement and will remain of the essence notwithstanding the extension of any of the dates under this Agreement.

8.2 Waiver - No failure or delay on the part of either party in exercising any right, power or privilege under this Agreement shall operate as a waiver thereof, nor will any single or partial exercise of any right, power or privilege preclude any other or further exercise thereof or the exercise of any other right, power or privilege. Except as may be limited in this Agreement, any party may, in its sole discretion, exercise any and all rights, powers, remedies and recourses available to it under this Agreement or any other remedy available to it and such rights, powers, remedies and recourses may be exercised concurrently or individually without the necessity of making any election.

8.3 The rights given to the City by this Agreement are permissive only and nothing in the Agreement imposes any legal duty of any kind on the City to anyone, or obliges the City to enforce this Agreement, to perform any act or to incur any expense in respect of this Agreement.

8.4 Release - The Owner hereby releases and forever discharges the City, its elected officials, officers, employees, servants and agents, successors and assigns from and against all claims, demands, damages, actions or causes of actions, losses suffered or costs or expenses

Draft Template

incurred, by reason of or arising in any way from the existence or enforcement of this Agreement or out of any advice or direction respecting the ownership, lease, operation or management of the Facility which has been or hereafter may be given to the Owner by all or any of them.

8.5 Entire Agreement - This Agreement and the agreements, instruments and other documents entered into under this Agreement set forth the entire agreement and understanding of the parties with respect to the subject matter of this Agreement and supersede all prior agreements and understandings among the parties with respect to the matters herein and there are no oral or written agreements, promises, warranties, terms, conditions, representations or collateral agreements, express or implied, other than those contained in this Agreement.

8.6 No Severability - It is the intent of the parties that in case any one or more of the provisions contained in this Agreement shall be held to be invalid or unenforceable in any respect, such invalidity or unenforceability shall affect the other provisions of this Agreement and this Agreement shall thereupon terminate.

8.7 Amendment - This Agreement may be altered or amended only by an agreement in writing signed by the parties and by the filing of a notice of amendment in the Land Title Office.

8.8 Further Assurances - Each of the parties shall at all times and from time to time and upon reasonable request do, execute and deliver all further assurances, acts and documents for the purpose of evidencing and giving full force and effect to the covenants, agreements and provisions in this Agreement.

8.9 Notices - Any demand or notice which may be given under this Agreement shall be in writing and delivered or faxed addressed to the parties as follows:

The City:
City of Maple Ridge
11995 Haney Place
Maple Ridge, British Columbia
V2X 6A9

Attention: Christine Carter, General Manager, Planning and Development (or designate)

The Operator:

<>
<>
<>
<>

Attention: <>

Draft Template

The Owner:

<>
<>
<>
<>

Attention: <>

or at such other address as any party may specify in writing to the other. The time of giving and receiving any such notice shall be deemed to be on the day of delivery or transmittal.

8.10 This Agreement shall be governed and construed in accordance with the laws of the Province of British Columbia.

9. Specific Performance

9.1 The Owner agrees that because of the public interest in ensuring that all of the matters described in this Agreement are complied with, the public interest strongly favours the award of a prohibitory or mandatory injunction, or an order for specific performance or other specific relief, by the Supreme Court of British Columbia at the instance of the City, in the event of an actual or threatened breach of this Agreement.

10. Notice of Housing Agreement

10.1 For clarity, the Owner acknowledges and agrees that:

(a) this Agreement constitutes a Housing Agreement entered into under section 483 of the *Local Government Act*;

(b) the City is required to file a notice of this Housing Agreement and any amendment of this Housing Agreement in the *Land Title Office* against title to the Land; and

(c) once such a notice is filed, this Agreement binds all persons who acquire an interest in the Land as a Housing Agreement under section 483 of the *Local Government Act*.

(d) wherever in this Agreement the Owner is required by the City by the terms hereof to compel the Operator to perform its contractual promises, the Owner shall ensure that in its agreement with the Operator it may so compel the Operator to act as required by the City and, for clarity it is agreed by the Operator that any such requirement imposed on the Owner by the City to cause the Operator to comply with any term hereof will be binding on the Operator.

Draft Template

11. AUTHORIZING BYLAW ADOPTED BY Maple Ridge City Council on the <> day of <>, 20<>.

THE TERMS AND CONDITIONS UPON WHICH THIS HOUSING AGREEMENT IS ISSUED ARE HEREBY ACKNOWLEDGED BY:

The OPERATOR, <>(Society or Company Name),
by its authorized signatories:

_____
Print Name:

_____
Print Name:

The OWNER, <>(Owner Names or Company Name):

_____
<> (use UPPERCASE)

_____
<> (use UPPERCASE)

THIS HOUSING AGREEMENT IS ISSUED this day of , 20<>

CITY OF MAPLE RIDGE by its authorized signatories:	)))))	
_____ Mayor,	))))	C/S
_____ City Clerk,	))	

Draft Template

Subject: Proposed Supportive Recovery By-Law Amendments

Lisa & Amanda,

Having been involved in reviewing proposed Zoning Bylaw Amendments being drafted by planning staff, I am satisfied that the concerns I have expressed have been adequately addressed and will be reflected in the amendments presented to council going forward. I am particularly pleased that future housing agreements will be considered on a case by case basis. This is important as existing and experienced and successful recovery facilities do not necessarily need the same level of scrutiny as a new inexperienced facility that has no reputation in the field. From time to time housing agreements will need to be renewed and at renewal changes can be made to address any concerns that may come to the attention of the city.
I look forward to reviewing the final draft and am confident it will receive the approval of a council majority.

Rob C. Thiessen
[redacted]

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MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 21, 2020
		FILE NO:	2019-245-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First Reading**
Zone Amending Bylaw No. 7573-2019
22780 Dewdney Trunk Road

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 22780 Dewdney Trunk Road, from CS-1 (Service Commercial) to C-3 (Town Centre Commercial), to permit the future construction of a six-storey, mixed-use building with 30 apartment units.

Pursuant to Council Policy, this application is subject to the Community Amenity Contribution Program at a rate of $4,100.00 per apartment dwelling unit, for an estimated amount of $123,000.00.

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

RECOMMENDATIONS:

1. **That Zone Amending Bylaw No. 7573-2019 be given first reading; and**

2. **That the applicant provide further information as described on Schedules C, D, and E of the Development Procedures Bylaw No. 5879–1999.**

DISCUSSION:

a) Background Context:

Applicant:		D. Ho, David J Ho Architect Inc.
Legal Description:		Lot 57, District Lot 401, Group 1, New Westminster District Plan 46839
OCP:		
Existing:		Town Centre Commercial
Proposed:		Town Centre Commercial
Zoning:		
Existing:		CS-1 (Service Commercial)
Proposed:		C-3 (Town Centre Commercial)
Surrounding Uses:		
North:	Use:	Commercial
	Zone:	CS-1 (Service Commercial)
	Designation:	Town Centre Commercial

1102

South:	Use:	Commercial
	Zone:	CS-1 (Service Commercial)
	Designation:	Town Centre Commercial
East:	Use:	Commercial
	Zone:	CS-1 (Service Commercial)
	Designation:	Town Centre Commercial
West:	Use:	Commercial
	Zone:	CS-1 (Service Commercial)
	Designation:	Town Centre Commercial

Existing Use of Property:	Food market
Proposed Use of Property:	Mixed Use, Commercial and Residential
Site Area:	0.13 ha (0.30 acres)
Access:	228 Street
Servicing requirement:	Urban Standard

c) Project Description:

The subject property, located at 22780 Dewdney Trunk Road, is located at the south-west corner of the intersection of 228 Street and Dewdney Trunk Road. The subject property is 1300 m^2 in area and relatively flat with a square-shaped building located on the western side of the property (see Appendices A and B).

The applicant is proposing to rezone from CS-1 (Service Commercial) to C-3 (Town Centre Commercial), (see Appendix C). The intent is to build a six-storey, mixed-use commercial and residential building with enclosed, at-grade and underground parking, ground-floor commercial, and five storeys of residential with 30 apartment units above (see Appendix D). The existing building will therefore be required to be demolished as a condition for rezoning.

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 subject property is located within the *Downtown East Precinct* of the Town Centre Area Plan within the OCP and is currently designated *Town Centre Commercial*. The *Town Centre Commercial* designation allows for commercial, mixed-use, and multi-family residential, and building heights ranging from three to over twenty storeys. Within a mixed-use development, retail, service, and entertainment uses shall be encouraged at ground-level with office and/or residential uses encouraged above grade. The *Downtown East Precinct* offers great potential for new development that may contribute to more urban and pedestrian-oriented Town Centre.

Zoning Bylaw:

The current application proposes to rezone the subject property from CS-1 (Service Commercial) to C-3 (Town Centre Commercial) to build a six-storey, mixed-use commercial and residential building with at-grade and underground parking, ground-floor commercial, and five storeys of residential units above. The proposed zone is consistent with the land use designation.

The applicant is proposing reduced lot line setbacks to the front from 7.5m to 2.8m, rear from 6.0m to 0.0m, and interior side yard from 4.5m to 1.8m. The variations from the requirements of the proposed zone will require a Development Variance Permit application which will be the subject of a future report to Council.

Development Permits:

Pursuant to Section 8.11 of the OCP, a Town Centre Development Permit - Downtown East Precinct application is required for all multifamily residential, flexible mixed use and commercial development located in the Town Centre.

Advisory Design Panel:

A Town Centre Development Permit is required and must be reviewed by the Advisory Design Panel prior to second reading.

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) School District; and
f) 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 on servicing and road dedication at this time; therefore, an evaluation of servicing and site access requirements has not been undertaken. We anticipate this evaluation will take place between first and second reading.

f) Development Applications:

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

1. A complete Rezoning Application (Schedule C);
2. A Town Centre Development Permit Application (Schedule D); and
3. A Development Variance Permit (Schedule E).

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

CONCLUSION:

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

"Original signed by Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

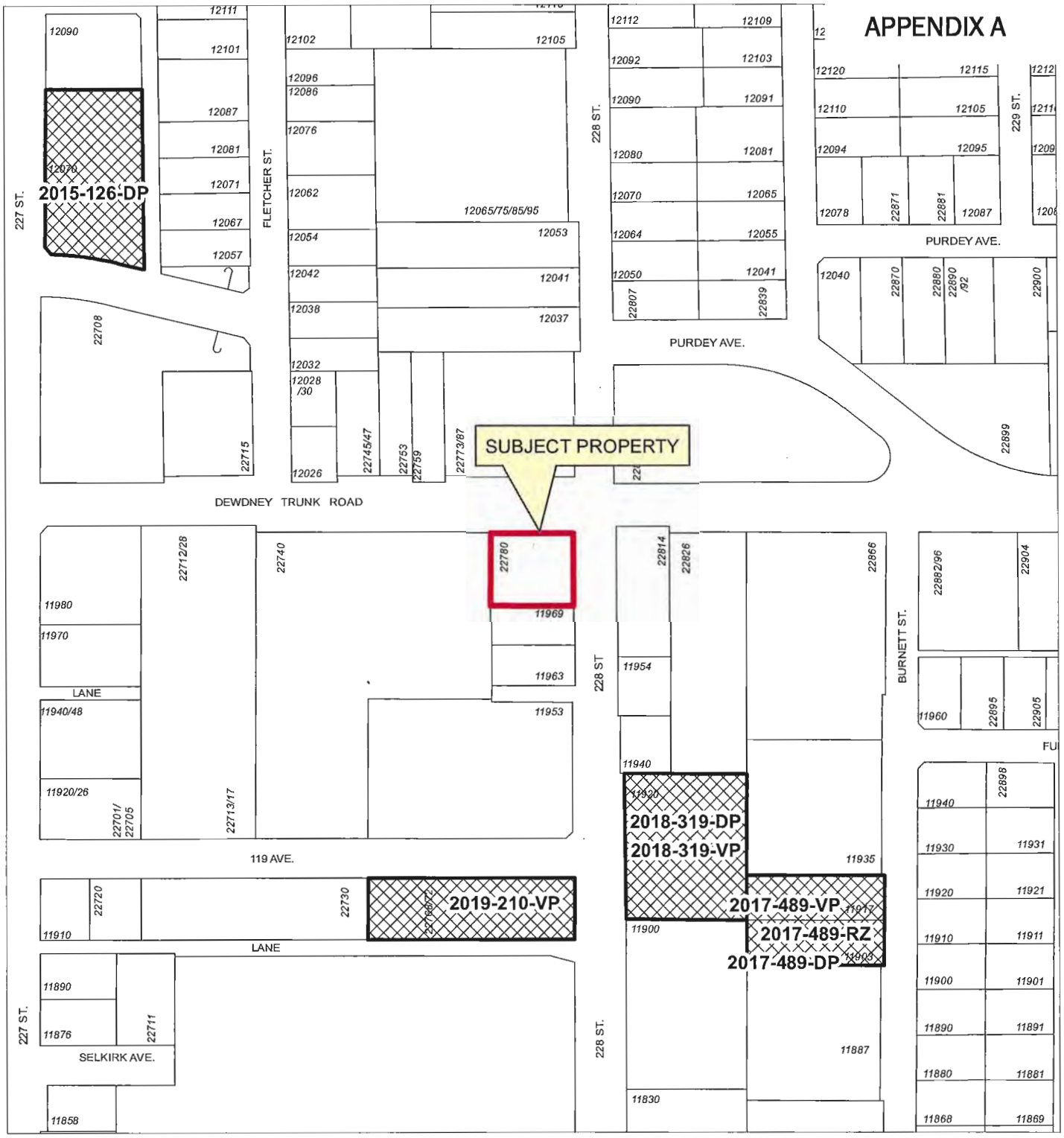
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"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 – Zone Amending Bylaw No. 7573-2019
Appendix D – Proposed Site Plan

APPENDIX A



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Legend

Active Applications (RZ/SD/DP/VP)

22780 DEWDNEY TRUNK ROAD
PID: 005-428-475

PLANNING DEPARTMENT

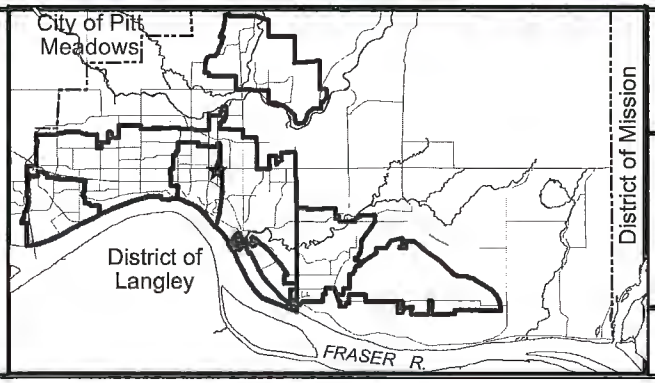
MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2019-245-RZ
DATE: Jul 19, 2019

BY: PC

APPENDIX B

Scale: 1:2,500



22780 DEWDNEY TRUNK ROAD
PID: 005-428-475

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2019-245-RZ
DATE: Jul 19, 2019

BY: PC

APPENDIX C

CITY OF MAPLE RIDGE
BYLAW NO. 7573-2019

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. 7573-2019."

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

   Lot 57 District Lot 401 Group 1 New Westminster District Plan 46839

   and outlined in heavy black line on Map No. 1807 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to C-3 (Town Centre Commercial).

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

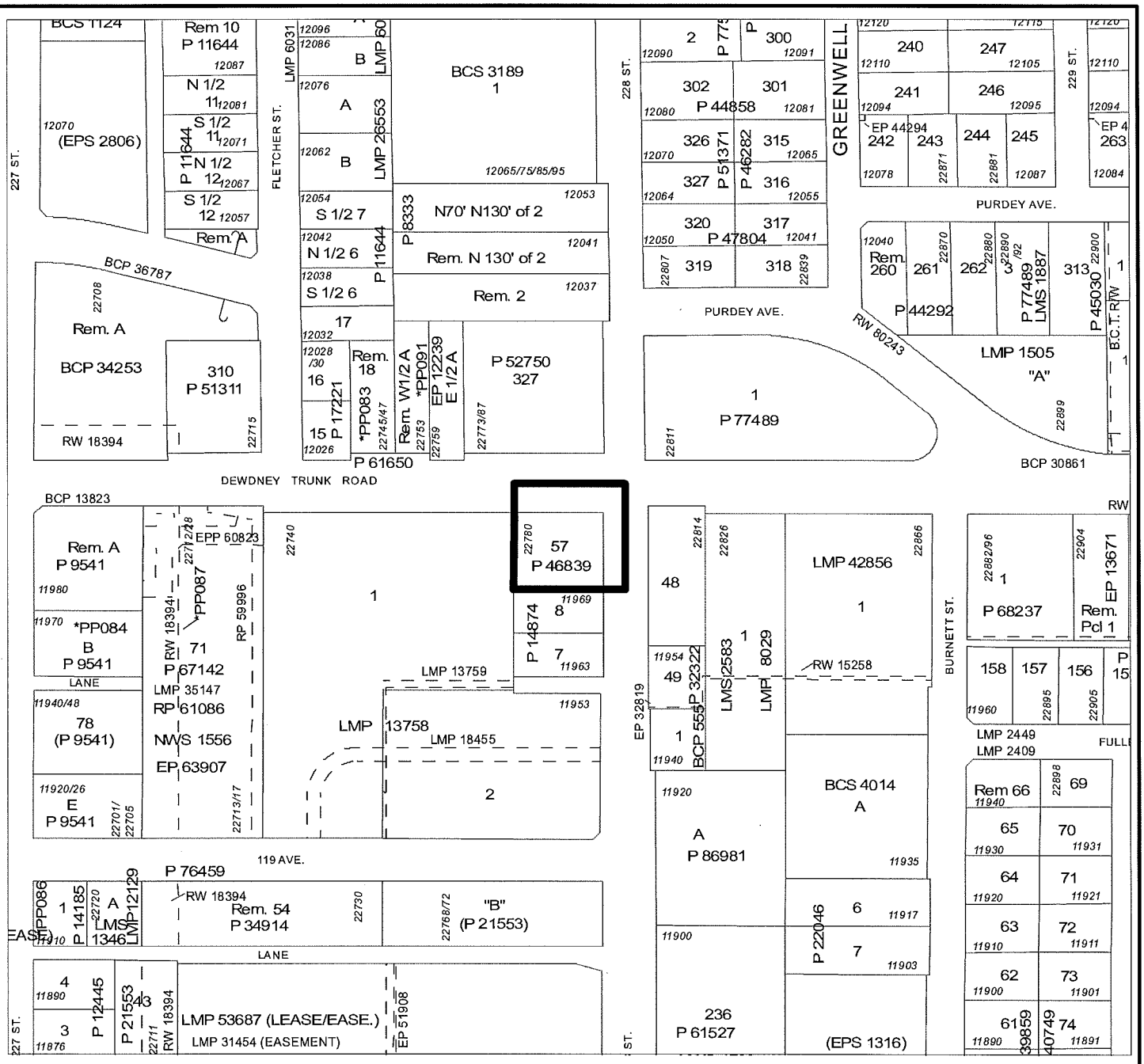
READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7573-2019

Map No. 1807

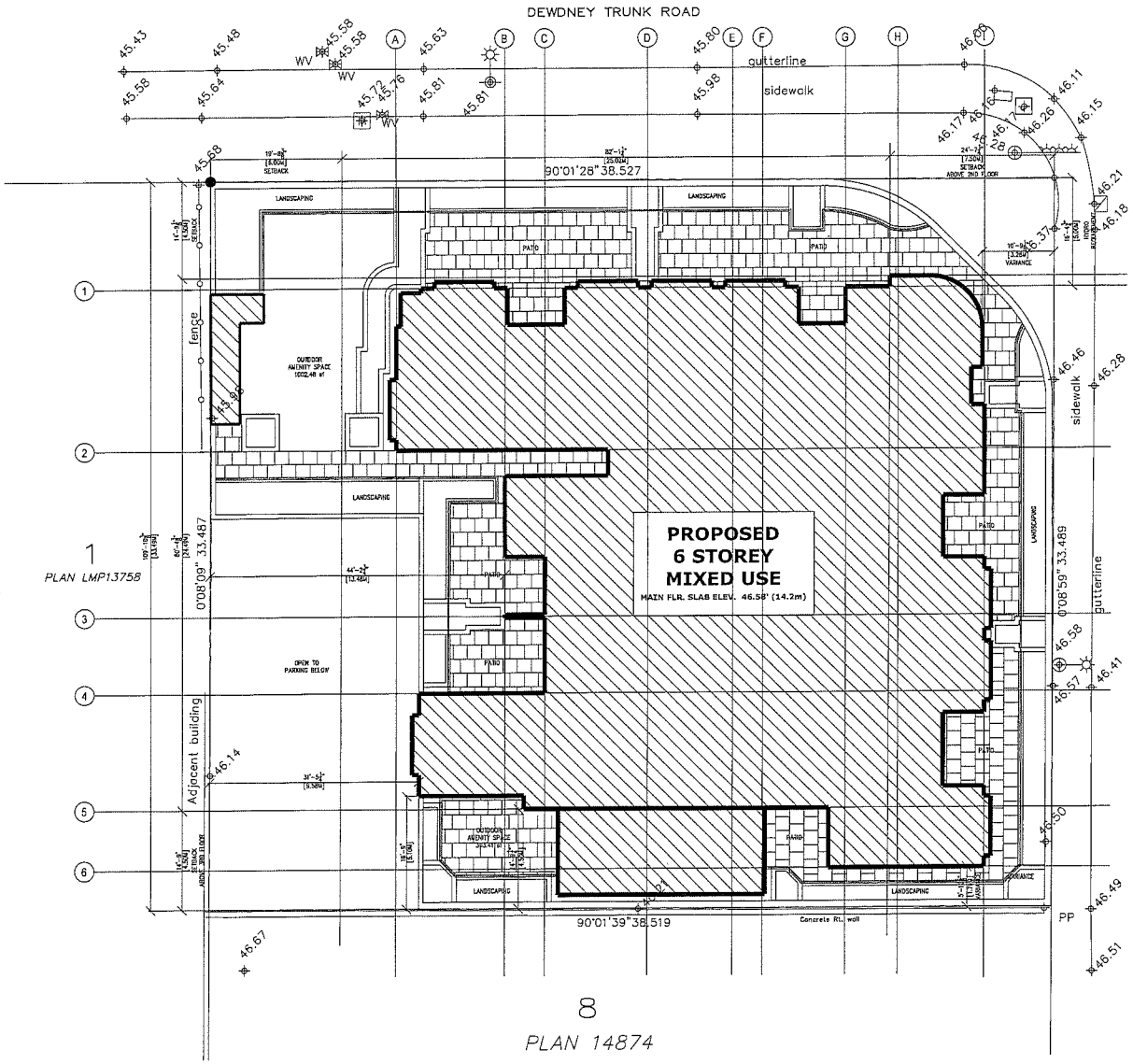
From: CS-1 (Service Commercial)

To: C-3 (Town Centre Commercial)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500



1 SITE PLAN
A1.0
SCALE: 1/8"=1'

SITE	
LEGAL DESCRIPTION	LT 57, DL 401, NEW WESTMINSTER DISTRICT PLAN NWP46839
CIVIC ADDRESS	22780 DEWDNEY TRUNK ROAD, MAPLE RIDGE, BC.
SITE AREA	13,891.36 SF (1,290.55 SQ.M)
ZONING	C-3 (TOWN CENTER COMMERCIAL)

BUILDING SIZE REVIEW		PERMITTED	PROPOSED
FAR =	1.00		
BONUS FOR CONC PARKING	0.30		
BONUS FOR FLRS ABV 2ND (5)	1.00		
TOTAL FAR	2.30		
LOT AREA:	13,891.36 SF		
FAR:	X 2.3		
FLOOR AREA PERMITTED:	31,950.13 SF	31,950.13 SF 2,968.26 SM	31,870.08 SF 2,960.83 SM
PROPOSED FL. AREA:	31,870.08 SF		
LOT AREA:	13,891.36 SF		
FAR	= 2.29		
BUILDING HEIGHT		NOT APPLIC.	68.7FT (20.94)
LOT COVERAGE (100%)			
LOT AREA:	13,891.36 SF		
PERMITTED:	X 100 %		
TOTAL PERMITTED:	13,891.36 SF		
LOT AREA:	13,891.36 SF	13,891.36 SF	7,023.02 SF
COVERAGE PROPOSED:	7,023.02 SF = 50.5%	1,290.55 SM	652.48 SM
OUTDOOR AMENITY AREA		N/A	1,305.89 SF 121.32 SM
INDOOR AMENITY AREA		N/A	404.95 SF 37.62 SM
SETBACKS: BUILDING — GROUND LEVEL			
FRONT YARD (EAST)	VARIANCE	0.0FT (0.0M)	0.0FT (0.0M)
REAR YARD (WEST)	VARIANCE	19.7FT (6.0M)	0.0FT (0.0M)
INTERIOR SIDE (SOUTH)	VARIANCE	0.0FT (0.0M)	0.0FT (0.0M)
EXTERIOR SIDE (NORTH)	VARIANCE	0.0FT (0.0M)	0.0FT (0.0M)
SECOND LEVEL			
FRONT YARD (EAST)	VARIANCE	0.0FT (0.0M)	9.2FT (2.8M)
REAR YARD (WEST)	VARIANCE	19.7FT (6.0M)	26.8FT (8.2M)
INTERIOR SIDE (SOUTH)	VARIANCE	0.0FT (0.0M)	0.0FT (0.0M)
EXTERIOR SIDE (NORTH)	VARIANCE	14.8FT (4.5M)	14.8FT (4.5M)
THIRD LEVEL+			
FRONT YARD (EAST)	VARIANCE	24.6FT (7.5M)	9.2FT (2.8M)
REAR YARD (WEST)	VARIANCE	24.6FT (7.5M)	26.8FT (8.2M)
INTERIOR SIDE (SOUTH)	VARIANCE	0.0FT (0.0M)	5.8FT (1.8M)
EXTERIOR SIDE (NORTH)	VARIANCE	14.8FT (4.5M)	14.8FT (4.5M)
FOURTH LEVEL+			
INTERIOR SIDE (SOUTH)	VARIANCE	14.8FT (4.5M)	5.9FT (1.8M)
UNDERGROUND STRUCTURE — FRONT YARD (EAST)			0.0 FT (0.0M)
REAR YARD (WEST)			0.0 FT (0.0M)
INTERIOR SIDE (SOUTH)			0.0 FT (0.0M)
EXTERIOR SIDE (NORTH)			0.0 FT (0.0M)

SUITE AREAS	
FLOOR	AREA
SUITE AREA TOTAL	31,870.08 SF (2,960.83 SM)
COMMON AREAS	6,419.46 SF (596.39 SM)
GROSS FLOOR AREA	38,289.54 SF (3,557.21 SM)
PARKING LEVEL	11,555.12 SF (1,082.60 SM)

PARKING CALCULATIONS		
PARKING REQUIRED		PROPOSED
0.9 PER 1BDR APT. = 10 x 0.9	= 9.0	41 REGULAR
1.0 PER 2BDR APT. = 15 x 1.0	= 15.0	2 SMALL
1.1 PER 3BDR APT. = 5 x 1.1	= 5.5	1 HC
0.1 VISITOR PER D.U = 30 x 0.1	= 3.0	44 CARS
COMMERC 1/100 SM = 543 / 100	= 5.4	
TOTAL	37.9 = 38 CARS	
SMALL CARS PERMITTED = 4 (10%)		2 (5%)

UNITS DESCRIPTION				
TYPE		# OF UNITS	AREA/SQF	TOTAL
A1	3 BEDROOM	1	881.24	881.24
A2	3 BEDROOM	5	871.25	4,356.25
A3	3 BEDROOM	5	641.89	3,209.45
A4	3 BEDROOM	3	1012.07	3,036.20
A5	3 BEDROOM	1	953.11	953.11
A6	3 BEDROOM	1	944.53	944.53
B1	3 BEDROOM	4	833.08	3,332.32
B2	3 BEDROOM	4	843.33	3,373.32
B3	3 BEDROOM	4	838.58	3,354.34
TOTAL		30		20,824.31
COM 1	COMMERCIAL	1	1,390.21	1,390.21
COM 2	COMMERCIAL	1	1,368.83	1,368.83
COM 3	COMMERCIAL	1	1,880.83	1,880.83
COM 4	COMMERCIAL	1	1,695.08	1,695.08
TOTAL		4		5,945.77
TOTAL				31,870.08

MAIN FLOOR AREA	
UNITS NO	AREA "SF"
101	1390.21
102	1368.83
103	1880.83
104	1695.08
TOTAL	5,845.77
COMMON	813.17
TOTAL	6,658.94
GARBAGE	364.08
TOTAL	7,023.02

2ND FLOOR AREA	
UNITS NO	AREA "SF"
201	881.24
202	871.25
203	641.89
204	1012.07
205	833.11
206	844.53
TOTAL	5,103.59
COMMON	1003.45
IND AMEN	405.04
TOTAL	6,512.08

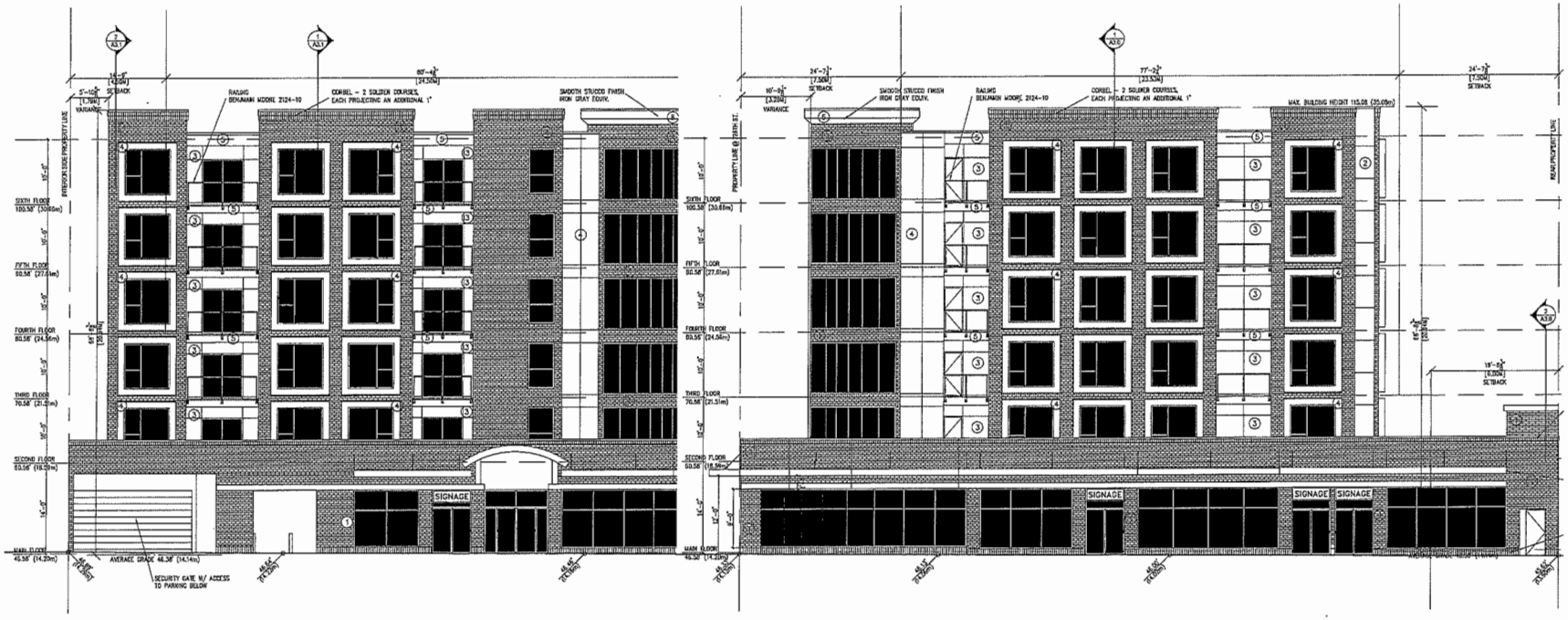
3RD-6TH FLOOR AREA	
UNITS NO	AREA "SF"
301	881.08
302	871.25
303	641.89
304	1012.07
305	833.11
306	844.53
TOTAL	5,030.18
COMMON	856.43
TOTAL	6,168.61

APPENDIX D

DAVID J HO ARCHITECT INC.
204A -3003ST JOHNS STREET PORT MOODY BC V3H 2C4
PHONE 469-9949 FAX 469-0600

DEWDNEY TRUNK MIXED USE BLDG
22780 DEWDNEY TRUNK ROAD, MAPLE RIDGE
SITE PLAN

DATE	
REVISIONS	
DRAWING NO.	A1.0
DATE:	MAY 2,2017
SCALE:	AS SHOWN
DRAWN:	T.B.
PROJECT NO.	1714
CHECKED:	DH



1 / A4.0 EAST ELEVATION
SCALE: 1/8"=1'

2 / A4.0 NORTH ELEVATION
SCALE: 1/8"=1'

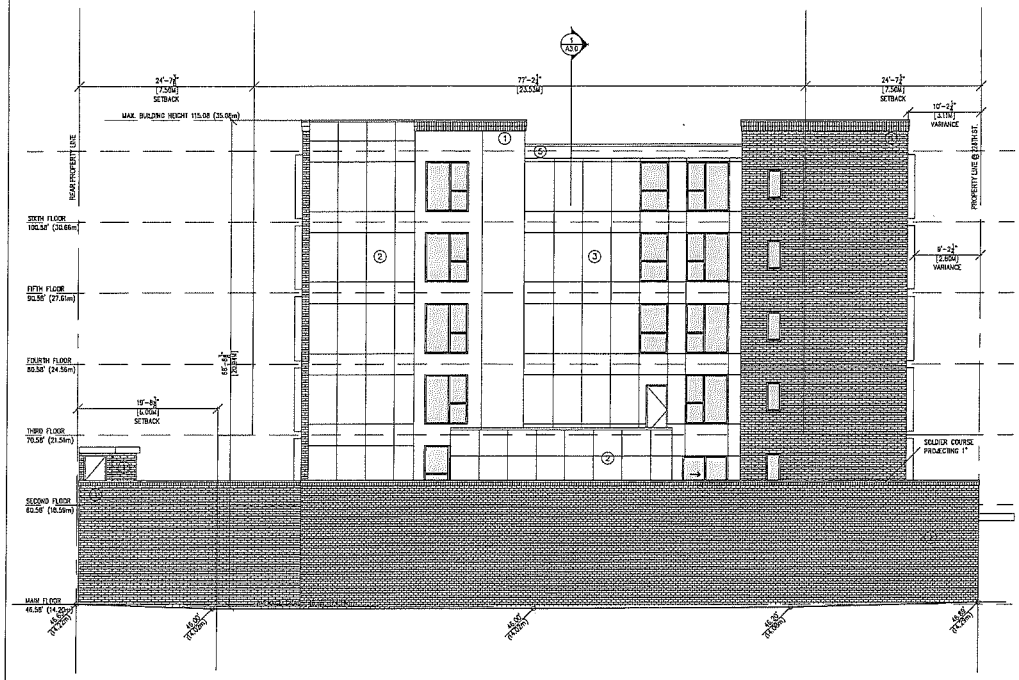
MATERIAL/COLOUR SCHEDULE	
LABEL	DESCRIPTION
1	BRICK VENEER FINISH I-XL GARNET
2	HARDIE PANEL IRON GRAY (STOCK)
3	HARDIE PANEL COBBLE STONE (STOCK)
4	ALUMINUM PANEL ALUCOIL ELEGANT OAK EX
5	TRIM, FASCIA, RAIL BENJAMIN MOORE 2124-10
6	SMOOTH STUCCO FINISH HARDIE EQUIV. IRON GRAY

* RESIDENTIAL WINDOW FRAMES AND DOOR TRIM TO BE PAINTED BENJAMIN MOORE OC-65 CHANTILLY LACE

DAVID J HO ARCHITECT INC.
201A - 3003ST JOHNS STREET PORT MOODY BC V3H 2C4
PHONE 469-9949 FAX 469-9600

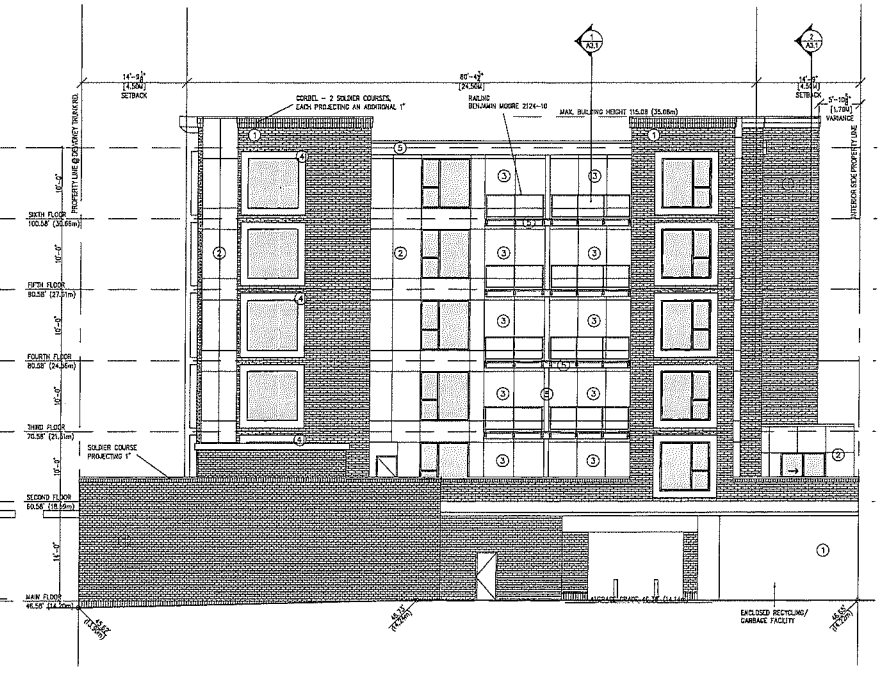
DEWDNEY TRUNK MIXED USE BLDG
22280 DEWDNEY TRUNK ROAD, MAPLE RIDGE
ELEVATIONS E/N

DRAWING NO.	DATE: NOV 13,2017	REVISIONS	DATE
A4.0	SCALE: AS SHOWN		
PROJECT NO.	DRAWN: TA		
1714	CHECKED: DH		



1 / A4.1 SOUTH ELEVATION

SCALE: 1/8"=1'



2 / A4.1 WEST ELEVATION

SCALE: 1/8"=1'

MATERIAL/COLOUR SCHEDULE	
LABEL	DESCRIPTION
1	BRICK VENEER FINISH I-XL GARNET
2	HARDIE PANEL IRON GRAY (STOCK)
3	HARDIE PANEL COBBLE STONE (STOCK)
4	ALUMINUM PANEL ALUCOIL ELEGANT OAK EX
5	TRIM, FASCIA, RAIL BENJAMIN MOORE 2124-10
6	SMOOTH STUCCO FINISH HARDIE EQUIV. IRON GRAY
* RESIDENTIAL WINDOW FRAMES AND DOOR TRIM TO BE PAINTED BENJAMIN MOORE OC-65 CHANTILLY LACE	

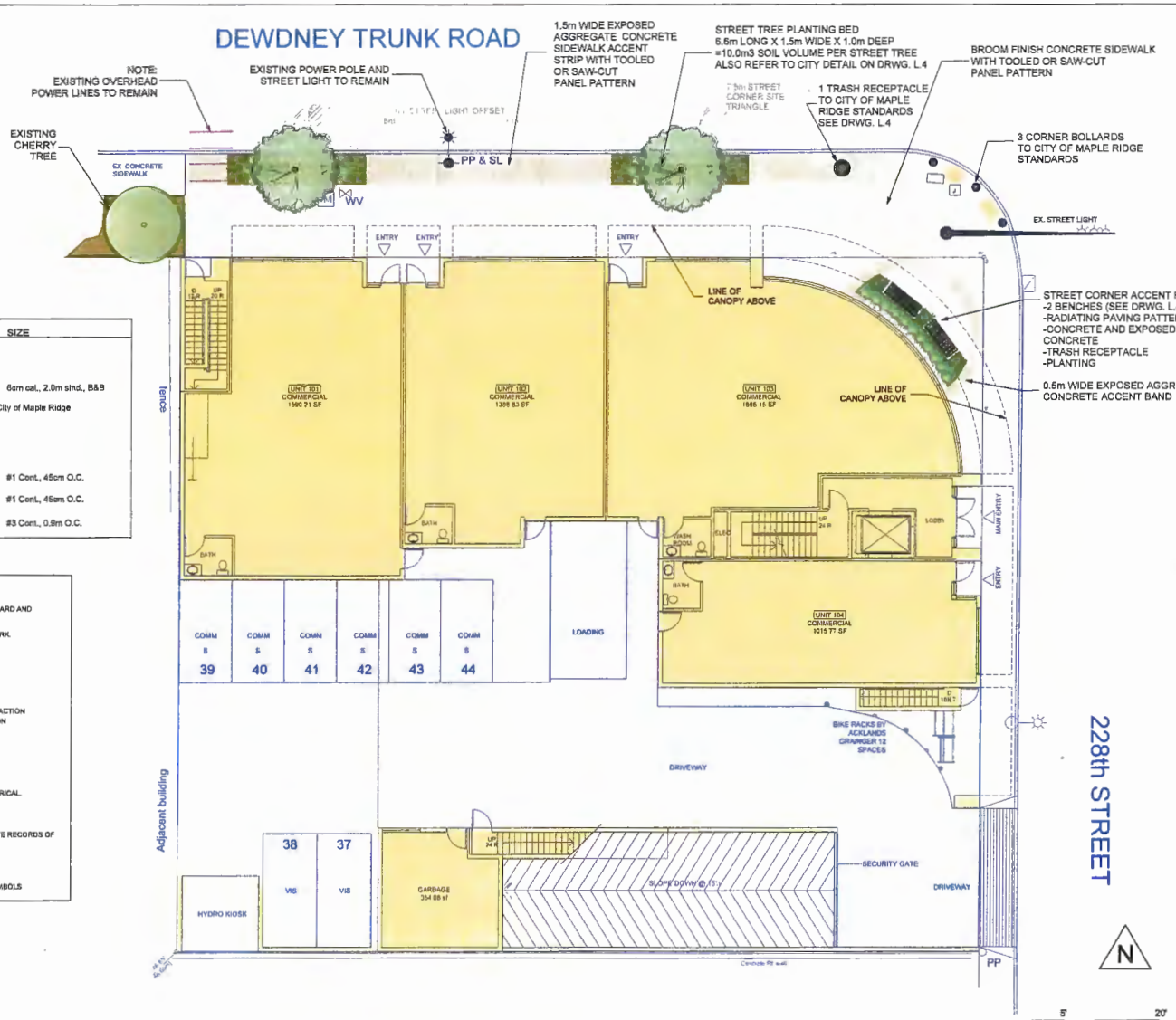
DAVID J HO ARCHITECT INC.
204A - 3003ST JOHNS STREET PORT MOODY BC V3H 2C4
PHONE 469-9949 FAX 469-0890

DEWDNEY TRUNK MIXED USE BLDG

22780 DONNEY TRUNK ROAD, MAPLE RIDGE

ELEVATIONS N/W

DRAWING NO.	DATE: NOV 21/2017	REVISIONS	DATE
A4.1	SCALE: AS SHOWN		
PROJECT NO. 1714	DRAWN: TJL CHECKED: DH		



LANDSCAPE PLAN - GROUND FLOOR & STREET TREES

SCALE: 1"=1/8" - 0"

SEE DRWG. L.3 FOR TYPICAL STREET ELEVATION VIEWS

PLANT LIST Ground Floor

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
	2	Parrotia persica 'Ruby Vase'	Ruby Vase Persian Ironwood	6cm cal., 2.0m stnd., B&B
		Street Trees - Final street tree species selection to the satisfaction of the City of Maple Ridge		
SHRUBS & GROUNDCOVERS				
	40	Arctostaphylos Uva-Ursi	Kinnickinnick	#1 Cont., 45cm O.C.
	36	Hemerocallis 'Stella D'oro'	Stella D'Oro Daylily	#1 Cont., 45cm O.C.
	26	Sarcococca hookeriana humilis	Himalayan Sweet Box	#3 Cont., 0.9m O.C.

NOTES:

ALL WORK & MATERIALS TO CONFORM TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD AND IN ACCORDANCE WITH THE DISTRICT OF MAPLE RIDGE STANDARDS UNLESS OTHERWISE NOTED.

PROVIDE FERTILITY & PARTICLE SIZE ANALYSIS TEST FOR GROWING MEDIUM PRIOR TO STARTING WORK. SEE DRWG. L.4 FOR GROWING MEDIUM PROPERTIES

PROVIDE 2" DEPTH COMPOSTED HEMLOCK/FIR BARK MULCH IN ALL PLANTING BEDS

PROVIDE TOPSOIL DEPTHS AS FOLLOWS:
STREET TREE PLANTERS- MINIMUM 10m3 IMPORTED GROWING MEDIUM, AFTER LIGHT COMPACTION
CORNER FEATURE PLANTER- 18" DEPTH GROWING MEDIUM, SLIGHTLY MOUNDED AFTER LIGHT COMPACTION
SECOND FLOOR- ALLAN BLOCK PLANTERS- FILLED AND SLIGHTLY MOUNDED AFTER LIGHT COMPACTION

ALL PLANT SUBSTITUTIONS TO BE PRE-APPROVED BY THE LANDSCAPE ARCHITECT & THE DISTRICT OF MAPLE RIDGE.

PROVIDE A LOW FLOW RAIN SENSING AUTOMATED IRRIGATION SYSTEM.
PROVIDE IRRIGATION PLAN & INSTALLATION BY IRRIGATION DESIGN/ BUILD COMPANY.
COORDINATE ANY REQUIRED IRRIGATION SLEEVING,ETC. WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL.

-LANDSCAPE MAINTENANCE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD IS REQUIRED IN ORDER TO ENSURE PLANT ESTABLISHMENT AND ONGOING PLANT HEALTH.
-OWNER, LANDSCAPER OR LANDSCAPE MAINTENANCE COMPANY IS REQUIRED TO MAINTAIN ACCURATE RECORDS OF LANDSCAPE MAINTENANCE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD

ONE YEAR PLANT WARRANTY SITE REVIEW WILL BE CONDUCTED.

IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST QUANTITY AND A MANUAL COUNT OF SYMBOLS IN THE PLAN, THE MANUAL COUNT QUANTITY SHALL TAKE PRECEDENCE.

REVISIONS

ROBY DI PIDE LANDSCAPE ARCHITECT INC.
11278 Elbow Drive
Surrey, B.C.
Brian Carleton
Canada
V3X 1P3
Office & Mobile: (604) 460 0606

PROJECT
DEWDNEY TRUNK MIXED USE BUILDING

22780 Dewdney Trunk Rd.
Maple Ridge, B.C.

SHEET TITLE
LANDSCAPE PLAN
GROUND FLOOR & STREET TREES

DATE February 2019
DRAWN R.D.
CHECKED R.D.
SCALE: 1/8" = 1'-0"

SEAL

SHEET NUMBER
L.1 of 4
Rev

PLANT LIST Second Floor

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
	9	Acer griseum	Paperbark Maple	min. 1.8m ht., B&B
	5	Picea omorika	Paperbark Maple	min. 1.8m ht., B&B
	2	Styrax japonica	Japanese Snowbell	5cm cal., B&B
SHRUBS & GROUNDCOVERS				
	97	Arctostaphylos Uva-Ursi	Kinnickinnick	#1 Cont., 45cm O.C.
	81	Buxus 'Winter Gem'	Winter Gem Boxwood	#3 Cont., 60cm O.C.
	4	Cornus alba 'Elegantissima'	Silverleaf Dogwood	#3 Cont.
	8	Ceanothus impressus 'Victoria'	California Lilac	#3 Cont.
	18	Hemerocallis 'Stella D'oro'	Stella D'Oro Daylily	#1 Cont., 45cm O.C.
	62	Liriope muscari 'Variegata'	Variegated Blue Lily Turf	#1 Cont., 45cm O.C.
	18	Nandina domestica 'Harbour Dwarf'	Harbour Dwarf Nandina	#3 Cont.
	38	Nasella tenuissima	Mexican Feather Grass	#1 Cont., 45cm O.C.
	8	Sarcococca hookeriana humilis	Himalayan Sweet Box	#3 Cont., 90cm O.C.
	58	Thuja occidentalis 'Smaragd'	Smaragd Hedge Cedar	1.0m ht., 0.6m O.C.

NOTES:

ALL WORK & MATERIALS TO CONFORM TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD AND IN ACCORDANCE WITH THE DISTRICT OF MAPLE RIDGE STANDARDS UNLESS OTHERWISE NOTED

PROVIDE FERTILITY & PARTICLE SIZE ANALYSIS TEST FOR GROWING MEDIUM PRIOR TO STARTING WORK. SEE DRWG. L.4 FOR GROWING MEDIUM PROPERTIES

PROVIDE 2" DEPTH COMPOSTED HEMLOCK/FIR BARK MULCH IN ALL PLANTING BEDS

PROVIDE TOPSOIL DEPTHS AS FOLLOWS:
STREET TREE PLANTERS- MINIMUM 10m3 IMPORTED GROWING MEDIUM, AFTER LIGHT COMPACTION
CORNER FEATURE PLANTER- 18" DEPTH GROWING MEDIUM, SLIGHTLY MOUNDED AFTER LIGHT COMPACTION
SECOND FLOOR- ALLAN BLOCK PLANTERS- FILLED AND SLIGHTLY MOUNDED AFTER LIGHT COMPACTION

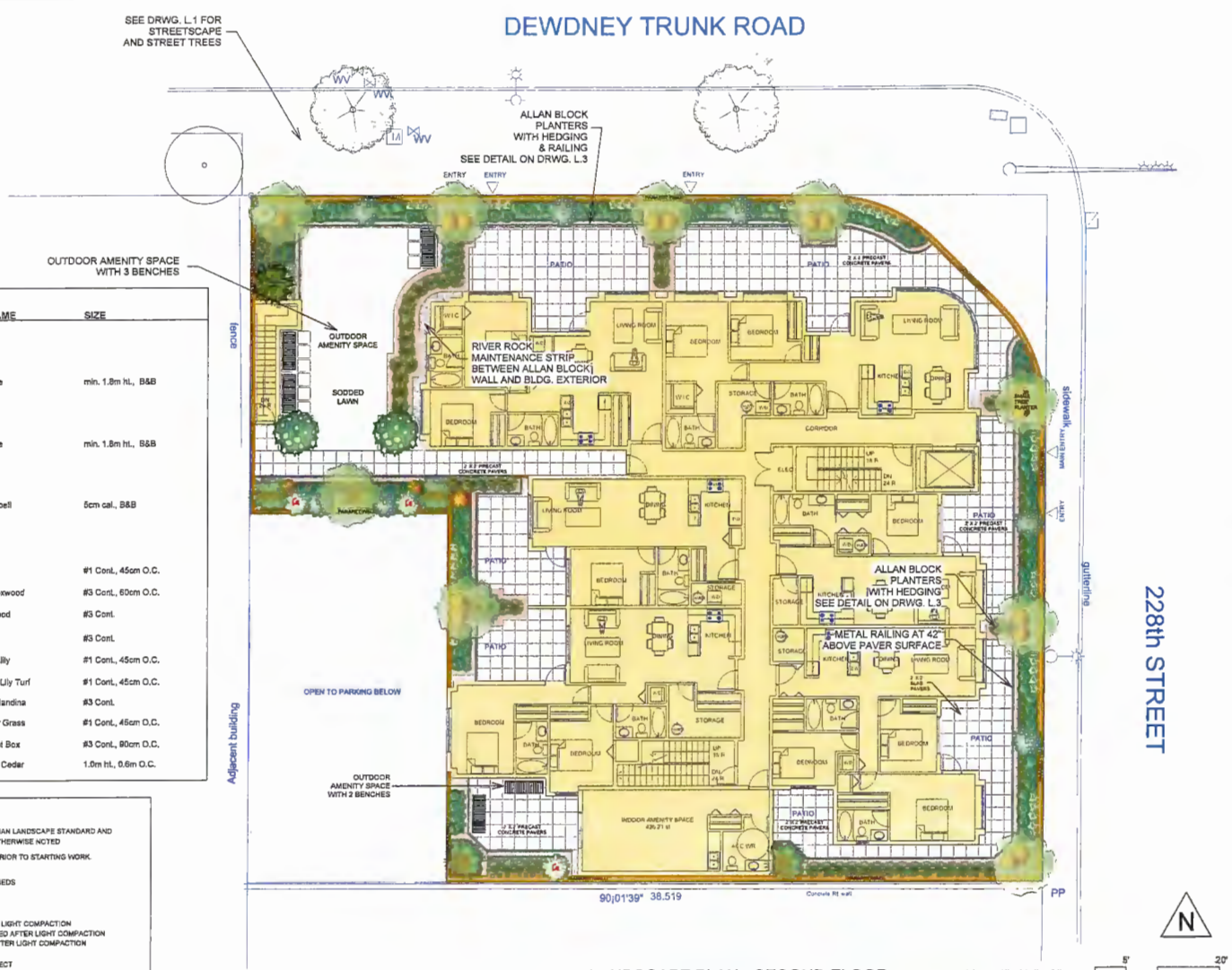
ALL PLANT SUBSTITUTIONS TO BE PRE-APPROVED BY THE LANDSCAPE ARCHITECT & THE DISTRICT OF MAPLE RIDGE.

PROVIDE A LOW FLOW RAIN SENSING AUTOMATED IRRIGATION SYSTEM.
PROVIDE IRRIGATION PLAN & INSTALLATION BY IRRIGATION DESIGN/ BUILD COMPANY.
COORDINATE ANY REQUIRED IRRIGATION SLEEVING,ETC. WITH ARCHITECTURAL, MECHANICAL, ELECTRICAL.

-LANDSCAPE MAINTENANCE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD IS REQUIRED IN ORDER TO ENSURE PLANT ESTABLISHMENT AND ONGOING PLANT HEALTH.
-OWNER, LANDSCAPER OR LANDSCAPE MAINTENANCE COMPANY IS REQUIRED TO MAINTAIN ACCURATE RECORDS OF LANDSCAPE MAINTENANCE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARD

ONE YEAR PLANT WARRANTY SITE REVIEW WILL BE CONDUCTED.

IN THE EVENT OF A DISCREPANCY BETWEEN THE PLANT LIST QUANTITY AND A MANUAL COUNT OF SYMBOLS IN THE PLAN, THE MANUAL COUNT QUANTITY SHALL TAKE PRECEDENCE.



LANDSCAPE PLAN - SECOND FLOOR SCALE: 1"=1/8" - 0"

SEE DRWG. L.3 FOR TYPICAL STREET ELEVATION VIEWS

REVISIONS

PROJECT

DEWDNEY TRUNK MIXED USE BUILDING

22780 Dewdney Trunk Rd. Maple Ridge, B.C.

SHEET TITLE

LANDSCAPE PLAN

SECOND FLOOR

DATE February 2019

DRAWN R.D.

CHECKED R.D.

SCALE: 1/8" = 1'-0"

SEAL

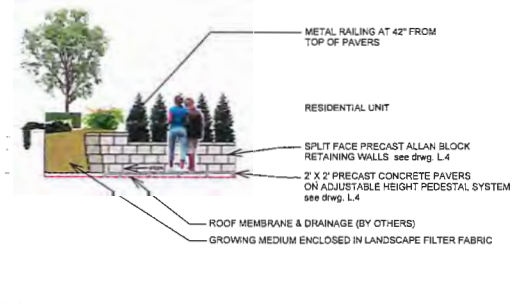
SHEET NUMBER

L.2 of 4

Rev

228TH STREET ELEVATION

SCALE" 1/8" = 1'-0"

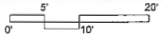


SECOND FLOOR PATIOS AND PLANTERS TYPICAL ELEVATION

SCALE: 1/4" = 1'0"

DEWDNEY TRUNK ROAD ELEVATION

SCALE: 1/8" = 1'-0"



REVISIONS

PROJECT

DEWDNEY TRUNK MIXED USE BUILDING

22780 Dewdney Trunk Rd. Maple Ridge, B.C.

SHEET TITLE

LANDSCAPE ELEVATIONS & DETAILS

DATE February 2019

DRAWN R.D.

CHECKED R.D.

SCALE: AS NOTED

SEAL

SHEET NUMBER

L.3 of 4

Rev

Canadian Landscape Standard — GROWING MEDIUM

Table T-6.3.5.3. Properties of Growing Media for Level 2 "Groomed" and Level 3 "Moderate" Areas

LEVELS 2 and 3 Areas: Routine, high to moderate standard of maintenance is anticipated. Automatic irrigation is recommended, however such areas can be adequately irrigated through consistent use of manual irrigation equipment. The textural classification for these growing media by the Canadian system of soil classification is "loamy sand" to "sandy loam". These growing media accommodate a wide selection of plants; they create a balance between good drainage and water retention and are suited to moderate, normal maintenance practices. "On-slab" areas should be treated as LEVEL 1 areas, with corresponding increase in sand content and decrease in silts and clays. Note: Trees and large shrubs areas may also have Type 2L growing medium.

Growing Medium Types:	2L	2H	2P
Applications:	Low traffic Lawn Areas Trees & Large Shrubs	High Traffic Lawn Areas	Planting Areas
Texture:	Percent of Dry Weight of Total Growing Medium		
Coarse Gravel • Larger than 19mm • Smaller than 40mm	0 – 1%	0 – 1%	0 – 1%
All Gravel • Larger than 2mm • Smaller than 40mm	0 – 5%	0 – 5%	0 – 5%
	Percent of Dry Weight of Growing Medium Excluding Gravel		
Sand: • Larger than 0.05mm • Smaller than 2mm	50 – 70%	70 – 90%	40 – 80%
Silt: • Larger than 0.002mm • Smaller than 0.05mm	10 – 25%	0 – 15%	10 – 25%
Clay: • Smaller than .002mm	0 – 25%	0 – 15%	0 – 25%
Clay and Silt Combined	Maximum 35%	Maximum 15%	Maximum 35%
Organic Content: (by weight)	3-10%	3-5%	10-20%
Acidity (pH):	6.0-7.0	6.0-7.0	4.5-6.5
Drainage:	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.		

SOIL SPECIFICATION FOR STREET TREES & BOULEVARD PLANTING

Canadian Landscape Standard — GROWING MEDIUM

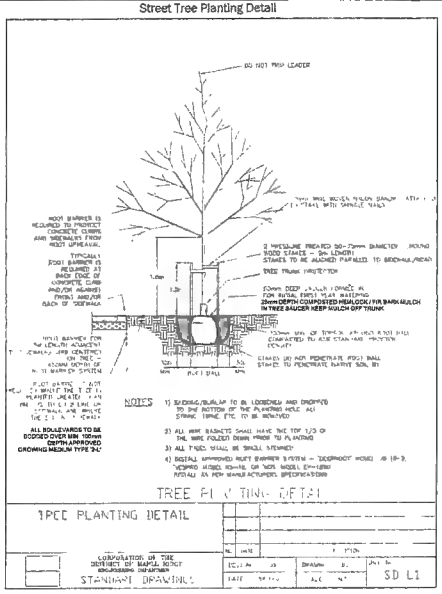
Table T-6.3.5.2. Properties of Growing Media for Level 1 "Well-Groomed" Areas

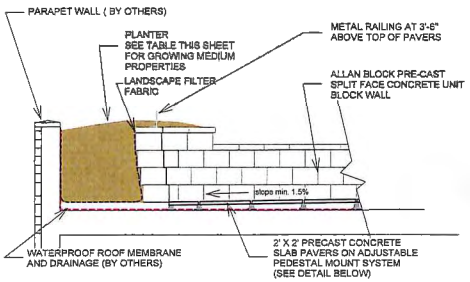
LEVEL 1 Areas: Intensive, high standard of maintenance is anticipated. Irrigation is necessary in all areas that are "on-slab" or under cover. The textural classification for these growing media by the Canadian system of soil classification is "sand" to "loamy sand". Plant selection, irrigation requirements and maintenance intensity should consistently respond to the exceptional nature of the growing medium. Note: Trees and large shrubs areas may also have Type 1L growing medium.

Growing Medium Types:	1L	1H	1P
Applications:	Low traffic Lawn Areas Trees & Large Shrubs	High Traffic Lawn Areas	Planting Areas
Texture:	Percent of Dry Weight of Total Growing Medium		
Coarse Gravel • Larger than 19mm • Smaller than 40mm	0 – 1%	0 – 1%	0 – 1%
All Gravel: • Larger than 2mm • Smaller than 40mm	0 – 5%	0 – 5%	0 – 5%
Sand:	Percent of Dry Weight of Growing Medium Excluding Gravel		
• Larger than 0.05mm • Smaller than 2mm	50 – 70%	70 – 90%	50 – 70%
Silt: • Larger than 0.002mm • Smaller than 0.05mm	10 – 25%	5 – 15%	10 – 25%
Clay: • Smaller than .002mm	0 – 20%	0 – 20%	0 – 20%
Clay and Silt Combined	Maximum 25%	Maximum 25%	Maximum 25%
Organic Content: (by weight)	3-10%	3-5%	10-20%
Acidity (pH)	6.0-7.0	6.0-7.0	4.5-6.5
Drainage:	Percolation shall be such that no standing water is visible 60 minutes after at least 10 minutes of moderate to heavy rain or irrigation.		

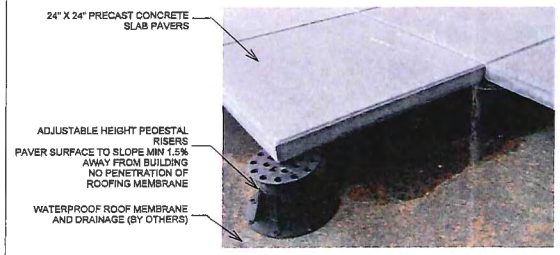
SOIL SPECIFICATION FOR SECOND FLOOR ON-SLAB LANDSCAPED AREAS

Street Tree Planting Detail





ALLAN BLOCK PLANTERS — not to scale



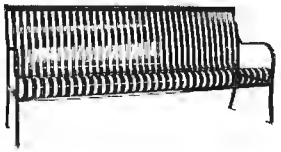
SECOND FLOOR PAVERS — not to scale

FRANCIS ANDREW 'CARRIAGE LANE' METAL BENCH

MODEL CL-31-3A WITH ARMS

COLOR- GLOSS BLACK

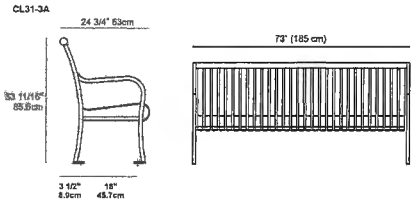
AFFIX TO CONCRETE PATIO SLABS WITH MANUFACTURER'S RECOMMENDED HARDWARE



General Specifications:

Metal: Mild steel, wheel-abraded to bare metal, then precisely fabricated to final shape. The metal is first zinc-plated and bronze-chromated to provide an undercoat, then coated with Polyester, electrostatically applied, and baked at high temperature to produce a "mar-resistant" finish.

Hardware: Stainless steel bolts, powder-coated to match frame, are provided with all Carriage Lane benches. All hardware is professionally finished with our baked-on Polyester Powder Coating.

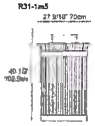


METAL BENCH — not to scale

FRANCIS ANDREW 'CARRIAGE LANE' METAL LITTER RECEPTACLE

MODEL R31-1m5

COLOR- GLOSS BLACK



Series 31 Receptacles

The Series 31 Receptacle comes equipped with a removable steel lid secured by a plastic-coated, stainless steel cable, a black plastic liner, and a galvanized inner liner. It is internally bolt-fastened to the ground. Available in one of eighteen standard colours or 1 0+ custom colours.

METAL BOLLARD — not to scale

METAL BOLLARD — not to scale

STREET FURNISHINGS

REVISIONS

RORY DUDE
13276 Dewdney Trunk Road
Maple Ridge
British Columbia
Canada
V2X 1P3
Office & Mobile (604) 467 4905

PROJECT

DEWDNEY TRUNK MIXED USE BUILDING

22780 Dewdney Trunk Rd.
Maple Ridge, B.C.

SHEET TITLE

LANDSCAPE PLAN

GROUND FLOOR

DATE February 2019

DRAWN R.D.

CHECKED R.D.

SCALE: AS NOTED

SEAL

SHEET NUMBER

L.4 of 4

Rev

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 21, 2020
		FILE NO:	2020-051-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First Reading**
Zone Amending Bylaw No. 7658-2020;
11980 Glenhurst Street

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 11980 Glenhurst Street, from RS-3 (One Family Rural Residential) to R-1 (Residential District), to permit a future subdivision of two lots of approximately 534 m² each in area. To proceed further with this application additional information is required as outlined below.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program, and will be requested to pay $5,100.00 for the additional proposed single family residential lot, as the original lot is exempt when proposing fewer than three lots.

RECOMMENDATIONS:

1. **That Zone Amending Bylaw No. 7658-2020 be given first reading; and**

2. **That the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879–1999, along with the information required for a Subdivision application.**

DISCUSSION:

a) Background Context:

Applicant:	Parwinder/ Manjit Dhaliwal
Owner:	Manpreet S Dhaliwal, Rajwinder K Dhaliwal, Manjit K Dhaliwal, Parwinder S Dhaliwal
Legal Description:	Lot 19, Section 16, Township 12, New Westminster District Plan 18232
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	R-1 (Residential District)

Surrounding Uses:

North:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential), RS-3 (One Family Rural Residential)
	Designation:	Urban Residential
South:	Use:	Residential
	Zone:	RT-1 (Two Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Residential
	Zone:	RS-3 (One Family Rural Residential
	Designation:	Urban Residential
West:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.107 HA (0.25 acres)
Access:	Glenhurst Street
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property is located at 11980 Glenhurst Street, and designated *Urban Residential*. It is a corner lot with Dewdney Trunk Road, where Glenhurst is considered a Local Road and Dewdney Trunk Road is considered a Major Corridor under the City's road classification. The subject property is bounded by single family residential lots to the north, east and west, and a two-family zoned lot to the south. The subject property is generally flat, with some trees along the property lines.

c) Project Description:

The current application proposes to rezone the subject property, located at 11980 Glenhurst Street, from RS-3 (One Family Rural Residential) to R-1 (Residential District), in order to create two single family residential lots of approximately 534 m^2 in area, both with access from Glenhurst Street (see Appendices A and B).

The two new lots are each approximately 25.5 metres in depth and approximately 21 metres wide. To meet current road standards and align with the adjacent property to the south, 1.4 metres of road dedication on Glenhurst is required, as communicated to the applicant.

d) Planning Analysis:

<u>Official Community Plan</u>:

The development site is currently designated *Urban Residential*, and is considered a *Major Corridor Infill* location.

OCP policy 3-18 describes the general characteristics for *Major Corridor Residential Infill:*

a) Major Corridor Residential is characterized by the following:
   i. has frontage on an existing Major Road Corridor as identified on Figure 4 Proposed Major Corridor Network Plan, or has frontage on a road built in whole or part to a collector, arterial, TransLink Major Road, or Provincial Highway standard;
   ii. may be adjacent to Community Commercial Node, or designated commercial centre.

b) Includes ground oriented housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, courtyard residential developments, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential Infill policies 3-20 and 3-21.

Given that the site is located on a Major Corridor a variety of housing forms are supportable. The OCP policies require infill developments to respect and reinforce the physical patterns and characteristics of the neighbourhood. Furthermore, OCP Policy 3-20 (b) limits the height of ground-oriented dwellings to 2½ storeys, and provides a maximum height of four storeys for apartment buildings.

A majority of the existing homes in the immediate area are two storeys and include front setbacks in the range of approximately 5.0 to 7.0 metres. Thus, it is proposed that there be registration of a restrictive covenant on the subject property that limits the building height of single-family homes to 9.5 metres, less than the 11 metre height in the proposed R-1 zone.

By requiring the above covenant along with the proposed R-1 zoning, the proposed development is consistent with the above OCP policies.

Zoning Bylaw:

The current application proposes to rezone the property located at 11980 Glenhurst Street from RS-3 (One Family Rural Residential) to R-1 (Residential District) (see Appendix C) to permit future subdivision into two lots (see Appendix D). Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Advisory Design Panel:

No Development Permit is required for the subject application, and therefore the Advisory Design Panel will not review the proposal prior to Second Reading.

Development Information Meeting:

A Development Information Meeting is not required for this application.

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;

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

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

f) Development Applications:

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

1. A complete Rezoning Application (Schedule B); and
2. A Subdivision Application.

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

CONCLUSION:

The development proposal is in compliance with the OCP, therefore, it is 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 Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"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 – Zone Amending Bylaw No. 7658-2020
Appendix D – Proposed Subdivision Plan

Scale: 1:1,500

Legend

- Ditch Centreline
- Lake or Reservoir

11980 GLENHURST STREET
PID: 00-506-966

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

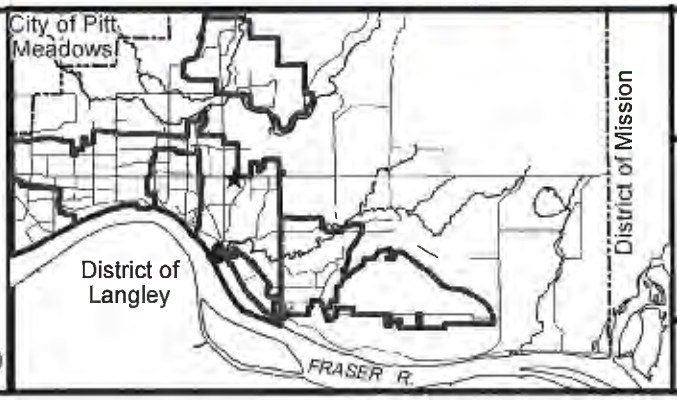
mapleridge.ca

FILE: 2020-051-RZ
DATE: Feb 25, 2020

BY: AC

APPENDIX B

Scale: 1:1,500



11980 GLENHURST STREET
PID: 00-506-966

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-051-RZ
DATE: Feb 25, 2020

BY: AC

APPENDIX C

CITY OF MAPLE RIDGE
BYLAW NO. 7658-2020

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. 7658-2020."

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

   Lot 19 Section 16 Township 12 Plan New Westminster District Plan 18232

   and outlined in heavy black line on Map No. 1844 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Residential District).

3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

   READ a first time the 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**

MAPLE RIDGE ZONE AMENDING

Bylaw No. 7658-2020

Map No. 1844

From: RS-3 (One Family Rural Residential)

To: R-1 (Residential District)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

TOPOGRAPHIC SITE PLAN OF LOT 19 EXCEPT: PARCEL A (REFERENCE PLAN LMP41) SEC 16 TP 12 NWD PLAN 18232

CIVIC ADDRESS:

11980 Glenhurst Street, Maple Ridge, BC
P.I.D. 000-506-966

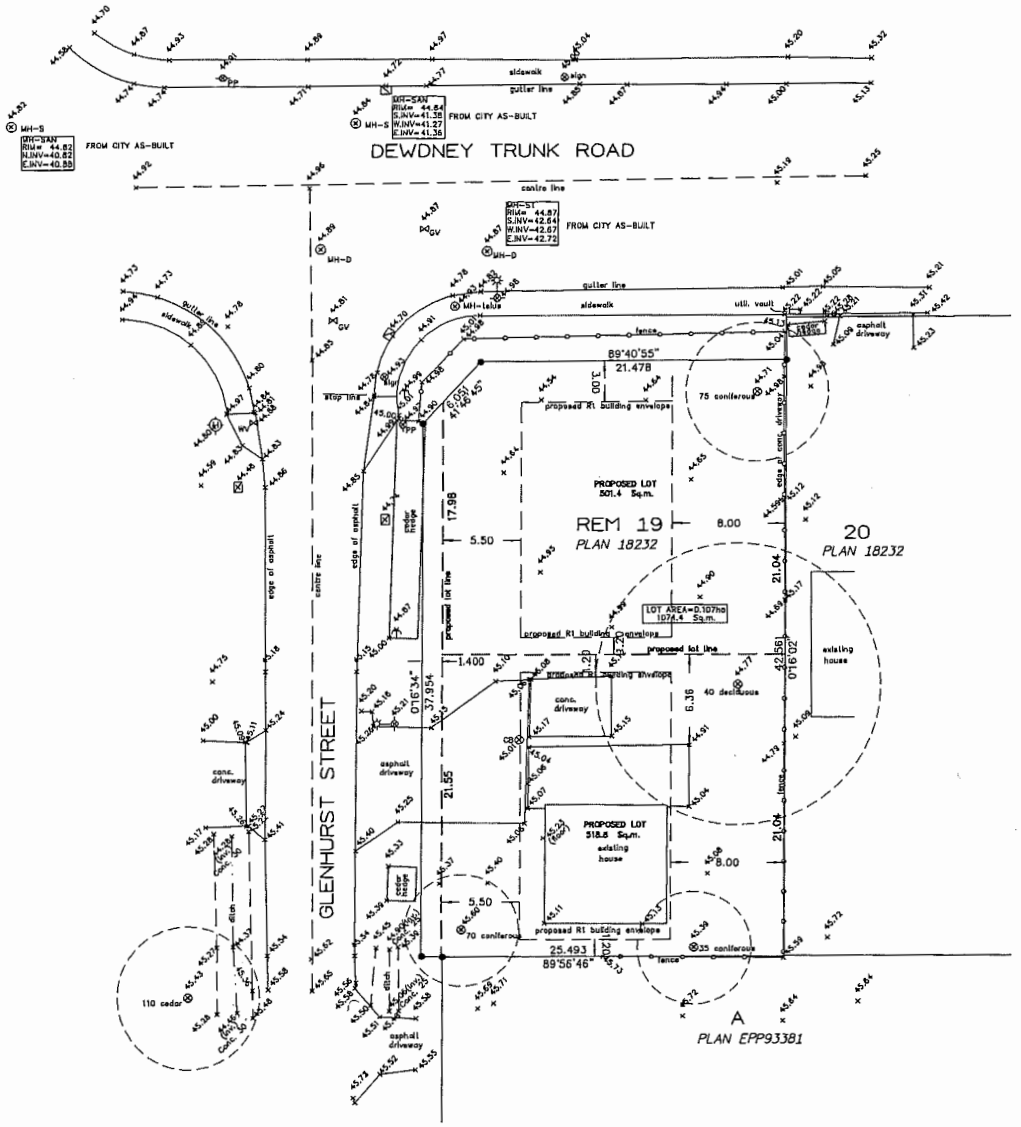
LEGEND

- DENOTES STANDARD IRON POST FOUND
- DENOTES FIRE HYDRANT
- DENOTES CATCH BASIN - TOP ENTRY
- CB DENOTES CATCH BASIN - ROUND
- PP DENOTES UTILITY POLE
- DENOTES UTILITY POLE WITH LIGHT
- WV DENOTES WATER VALVE
- GV DENOTES GAS VALVE
- DENOTES GUY WIRE
- MH-S DENOTES SANITARY MANHOLE
- MH-D DENOTES STORM MANHOLE
- DENOTES TREE AND CANOPY EXTENT
- DENOTES GROUND ELEVATION
- IC DENOTES INSPECTION CHAMBER

SCALE 1 : 250

2.5 0 5 10

ALL DISTANCES ARE IN METRES



Lot dimensions are derived from FIELD SURVEY

Elevations are Geodetic (CVD28 GVRD-2018 - IN METERS) Derived from Control Monument 84H0100 located at the c/l of Nightingale Ave. on the east side of Meadowlark Dr. Elevation = 46.946m

Invert elevations and offsets of services from property lines are derived from municipal records and field survey. Contractor to verify all service locations and inverts prior to construction.

Spot elevations along curb are taken in gutter

Tree diameters are taken at 1.4m above grade and are shown in cm.

If this plan is used in digital form, Target Land Surveying will only assume responsibility for information content shown on original unaltered drawing.

This Plan was prepared for architectural design and permit purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

CERTIFIED CORRECT
DATED THIS 13TH DAY OF JANUARY, 2020

_____ B.C.L.S.
Finny Philip

TARGET
LAND SURVEYING
SURREY B.C.
604-583-6161

FILE: 9529-TOPO

APPENDIX D

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 21, 2020
		FILE NO:	2019-081-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First and Second Reading**
Official Community Plan Amending Bylaw No. 7657-2020; and
Second Reading
Zone Amending Bylaw No. 7540-2019
21358 and 21366 Dewdney Trunk Road

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 21358 and 21366 Dewdney Trunk Road, from RS-1 (One Family Urban Residential) and RS-1b (One Family Urban (Medium Density) Residential) to RM-2 (Medium Density Apartment Residential District), to permit the future construction of a five-storey, 54 unit, purpose-built rental apartment building.

The applicant is proposing an increase in base density from 1.8 floor space ratio (FSR) to 2.1 FSR, which can be achieved through a cash contribution of $161.46 per m² ($15.00 per ft²), as provided within the RM-2 (Medium Density Apartment Residential District) zone. The increase in density is approximately 360 m² (3,875 ft²), which would result in a cash contribution of approximately $58,125.00.

This application requires a site specific text amendment to the Official Community Plan (OCP) to permit an increase in height from four to five storeys for the *Major Corridor Residential Infill* policies. A parking variance is also proposed to reduce the required parking stall number from 92 to 47 spaces, due to the rental nature of the building proposed.

The subject application is exempt from paying the Community Amenity Contribution (CAC), as the applicant is proposing 100% of the units as rental, to be secured through a Housing Agreement, as per Policy 6.31.

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

RECOMMENDATIONS:

1) **That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7657-2020 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;**

2) **That Official Community Plan Amending Bylaw No. 7657-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;**

3) That it be confirmed that Official Community Plan Amending Bylaw No. 7657-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;

4) That Official Community Plan Amending Bylaw No. 7657-2020 be given first and second readings and be forwarded to Public Hearing;

5) That Zone Amending Bylaw No. 7540-2019 be given second reading, and be forwarded to Public Hearing; and

6) That the following terms and conditions be met prior to final reading:

   i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;

   ii) Approval from the Ministry of Transportation and Infrastructure;

   iii) Site specific text amendment to Official Community Plan to permit five storeys on the subject properties;

   iv) Road dedication on Hood Street and Dewdney Trunk Road, as required;

   v) Consolidation of the subject properties;

   vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;

   vii) Registration of a Restrictive Covenant for Stormwater Management;

   viii) Registration of a Restrictive Covenant for Visitor Parking;

   ix) Registration of a Housing Agreement in accordance with Section 483 of the *Local Government Act* and a Restrictive Covenant stating that all units will be restricted to residential rental units;

   x) Removal of existing buildings; and

   xi) 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 properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

   xii) Payment of the cash contribution for the additional density, from 1.8 FSR to 2.1 FSR, at a rate of $161.46 / m² X 360 m² (3,875 ft²), for a total of approximately $58,125.00.

DISCUSSION:

1) Background Context:

Applicant:	Westurban Developments Ltd. (Purpose-Built Rental Apartment Developer)

Legal Descriptions:	Lot 4 Except: Firstly; Part Dedicated Road on Plan 77386, Secondly; Part Dedicated Road on Plan LMP10702 District Lot 248 Group 1 New Westminster District Plan 17075; and Lot A District Lot 248 Group 1 New Westminster District Plan 14984
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Zoning:	
Existing:	RS-1b (One Family Urban (Medium Density) Residential) and RS-1 (One Family Urban Residential)
Proposed:	RM-2 (Medium Density Apartment Residential District)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	R-1 (Residential District)
	Designation:	Urban Residential
South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Multi-Family Residential
	Zone:	RM-1 (Townhouse Residential)
	Designation:	Urban Residential
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	1,780 m^2 (0.44 acres)
Access:	Hood Street
Servicing requirement:	Urban Standard

2) Project Description:

The subject properties, located at 21358 and 21366 Dewdney Trunk Road, are located south of Dewdney Trunk Road, east of Hood Street and north of the Maple Ridge Cemetery (see Appendices A and B). Consolidation of the subject properties, with a combined total area of 1,780 m^2 (0.44 acres), will be a condition of final reading. Both lots currently have structures located on them; however, these will need to be removed as a condition of final reading. The subject properties are flat with trees, shrubs and lawn located throughout each property.

The current application proposes to rezone the subject properties from RS-1 (One Family Urban Residential) and RS-1b (One Family Urban (Medium Density) Residential) to RM-2 (Medium Density Apartment) to permit the construction of a five-storey, purpose-built rental apartment building proposing approximately 54 units. The applicant, Westurban Developments Ltd., specializes in purpose-built rental buildings and is proposing 100% of the units as market rental. The proposed

structure will consist of a concrete base, for the parkade, and wood frame construction above, with a mix of studio, one and two bedroom units. Residential parking will be located underground and accessed from Hood Street. Ample bicycle storage is proposed to help off-set a proposed reduction in the amount of vehicle parking stalls. The development currently proposes a parking ratio of 0.87 stalls per unit, including four visitor parking stalls.

There are a number of trees located on the adjacent strata property (directly east of subject properties). The proposed development is required to provide underground parking, and as such, are proposing to excavate and build the parking structure close to the adjacent property lines (within 1.0 m or 3.3 ft). The proposed setback from property line to the parkade structure will require a variance (see variance section below for details). The developer has offered to replace the trees located on the neighbouring strata lot, as it has been determined through discussions with the project arborist, that the parkade structure would compromise the health of the root structure of those trees. The neighbouring strata has indicated they do not support the removal of their trees to accommodate the proposed parking structure. The applicant has indicated they intend to proceed with excavation for the underground parking, which would include the removal of any encroaching roots of the adjacent trees. City staff suggested the applicant work with the neighbours on a solution to either retain the trees, or provide some type of compensation (replanting of mature trees). Staff also suggested other options, including stepping back a portion of the structure to improve "fit", reducing the unit count and/or to reduce the parking aisle width to achieve an increased parking structure setback from the eastern property line (adjacent to the neighbouring strata lot). At this point, the applicant would like to proceed without reaching resolution with the neighbouring strata lot, nor have they implemented staff's suggestions.

3) Planning Analysis:

i) Official Community Plan:

The subject properties are located along Dewdney Trunk Road, where the Official Community Plan (OCP) designates the subject properties *Urban Residential – Major Corridor,* and development of the properties are subject to the *Major Corridor* infill policies of the OCP. The *Major Corridor Residential* category identifies the various types of housing forms which are encouraged along major road corridors to include: single detached dwellings, duplexes, triplexes, fourplexes, townhouses, apartments, and small lot intensive residential developments. These policies state that development must be compatible with the surrounding neighbourhood, with particular attention given to site design, setbacks, and lot configuration with the existing pattern of development in the area. Staff have encouraged the applicant to reduce the height of the proposed building to four storeys on the southern elevation, adjacent to the single family homes, to better fit with the surrounding neighbourhood. The applicant has indicated that reducing the height impacts their required unit count, and would like to proceed with the originally proposed five storeys on all sides of the building.

Policy 3-20 c) *Major Corridor Residential* indicates apartment buildings have a maximum height of four storeys; however, other OCP policies provide support for the increase in height as a means of encouraging affordable rental and special needs housing. The subject application will require an amendment to the OCP to allow an increase in maximum permitted height from four to five storeys (see Appendix C); as well as a variance to the RM-2 (Medium Density Residential Apartment District) zone to permit an increase in height from four to five storeys.

It is noted that one of the underlying principles in the OCP is to encourage growth within the Urban Area Boundary (UAB) and to accommodate growth through infill by promoting a mix of housing types and tenures (Policy 3-1).

The following OCP policies would also apply to this rezoning application:

> *3-30 Maple Ridge will consider density bonus as a means of encouraging the provision of affordable, rental and special needs housing, and amenities.*

The applicant proposes to increase the density within the RM-2 (Medium Density Apartment Residential District) zone from 1.8 to 2.1 FSR, which is in line with the City's Density Bonus Framework permitted under the RM-2 (Medium Density Residential Apartment District) zone.

> *3-31 Maple Ridge supports the provision of rental accommodation and encourages the construction of rental units that vary in size and number of bedrooms.*

This project proposes to add approximately 54 new market rental housing units in West-Central Maple Ridge. The applicant proposes a mix of studio, one and two bedroom units. No three or more bedroom units are proposed with the development. The applicant does not intend to build any accessible units; however, they have suggested that units can be retrofitted for accessibility if required.

ii) <u>Lougheed Transit Corridor Study</u>

The subject properties are within the Lougheed Transit Corridor Study Area, and are designated as *Transit Corridor Multi-Family* on the Study Concept Plan. This designation allows for multi-family densification through lot consolidation along key arterial roads such as Dewdney Trunk Road and Lougheed Highway. The supported multi-family residential forms of development include townhouses and apartments with a maximum height of six storeys. Should the Lougheed Transit Corridor Area Plan proceed ahead of the subject application, there would be no required OCP amendment to increase the height from four to five storeys, as the Lougheed Transit Corridor Area Plan will permit up to six storeys at this location.

iii) <u>Housing Action Plan:</u>

The Housing Action Plan (HAP), which was endorsed by Council in September, 2014 identifies rental housing as a priority. This was reaffirmed with the endorsement of the Housing Action Plan Implementation Framework in September, 2015. As identified in the Housing Action Plan, *Strategy 4: Create New Rental Housing Opportunities*, municipalities can support the development of new rental housing through a set of incentives, such as a reduction in parking requirements or waiving permitting fees.

Reducing the amount of parking required per dwelling unit enables a higher potential dwelling unit count relative to site area, and reduced constructions costs, particularly in large multi-family buildings with underground parking. Of particular relevance to this application, the relaxation of parking requirements is supported in the Housing Action Plan as a means to facilitate the development of rental housing. In Maple Ridge, this practice is currently negotiated during the development process on a case by case basis. The development of a transparent formal process using defensible criteria for reduced parking, such as proximity to services and transit, should be considered as a possible incentive. This concept is currently being used by other Metro Vancouver municipalities including the Corporation of Delta, City of Langley, City of New Westminster, District of North Vancouver, City of Surrey and the City of Vancouver.

This development meets many of the objectives of the Housing Action Plan to encourage more rental housing in Maple Ridge. To secure the units as rental housing, a Restrictive Covenant will be placed on title, and a Housing Agreement with the property owner.

iv) Zoning Bylaw:

The applicant is proposing to rezone the two subject properties from RS-1 (One Family Urban Residential) and RS-1b (One Family Urban (Medium Density) Residential) to RM-2 (Medium Density Apartment Residential) (see Appendix D) to allow for a five-storey, purpose-built rental apartment buiding with approximately 54 units (see Appendices E and F). The applicant, who specializes in purpose-built rental buildings, is proposing the development be 100% rental units and secured through a Housing Agreement in perpetuity. The proposed building will contain a mix of studio, one and two bedroom units. The applicant is proposing an increase in base density from 1.8 to 2.1 FSR, which can be achieved through a cash contribution of $161.46 per m² ($15.00 per ft²) through the RM-2 (Medium Density Apartment Residential District) zone. The increase in density is approximately 360 m² (3,875 ft²), which would result in a cash contribution of approximately $58,125.00.

Underground parking is provided; however, the applicant will be seeking a variance to reduce the number of spaces from 92 required spaces to 47 spaces, of which four are visitor parking spaces. The applicant, as noted above, is proposing the development with 100% rental units, and justifies the reduction in required parking on the basis that residents of rental buildings have less reliance on automobiles and seek other forms of mobility, including walking, cycling and transit.

A Parking Study, conducted by Watt Consulting Group, has been provided as part of the submission requirements before going to second reading. Findings in the Parking Study identify the applicant is proposing a significant amount of bicycle parking, in the form of 74 long-term spaces, and six short-term spaces, for a total of 80 bicycle parking spaces. The location of the subject properties also lends itself well to transit options, as there are bus stops located just west of the development along Dewdney Trunk Road (east of Laity Street, eastbound, and west of Laity Street, westbound); as well as northbound and southbound stops along Laity Street; and the new Rapid Bus route along Lougheed Highway, with a bus stop at Laity Street. The applicant is providing a transit subsidy, in the amount of $500 per unit, for the first year to residents to encourage transit use. It should be noted that the Parking Study provided by the applicant is supported by the *2018 Metro Vancouver Regional Parking Study* findings that suggest in instances where rental units are located in proximity to transit, a reduction in parking may be warranted. It should also be noted that other applications proposing a significant reduction in parking have been supported, based on providing 100% rental and proximity to services and transit. The Parking Study report suggests that six visitor vehicle parking spaces should be provided, but otherwise addresses the proposed parking reductions, as outlined above.

v) Off-Street Parking And Loading Bylaw:

The *Off-Street Parking and Loading Bylaw* requires 1.5 parking spaces per dwelling unit, plus 0.2 spaces for visitor parking in the RM-2 (Medium Density Apartment Residential District) zone, requiring 81 residential parking spaces and 11 visitor parking spaces for a total of 92 parking spaces for the proposed 54 unit development. The applicant is proposing 43 residential parking spaces and four visitor parking spaces for a total of 47 spaces (including one accessible space), whereas the parking study suggests six visitor parking spaces should be provided. The proposed parking ratio is 0.87 stalls per unit, which will require a variance to reduce the required number of parking spaces. The applicant is also requesting a variance to increase the percentage of allowable small car spaces from 10% to 19%. It should be noted that parking concerns were raised by Council at first reading of the subject application.

vi) Proposed Variances:

A preliminary review of the plans indicate that some variances will be requested through a Variance Permit application. The following proposed relaxations are outlined below:

Zoning Bylaw:

- *Reduce the exterior sideyard setback (north) for the apartment building from 7.5 m (24.6 ft) to 4.7 m (15.4 ft);*
- *Reduce the exterior sideyard setback for the parkade from 3.0 m (9.8 ft) to 2.0 m (6.5 ft);*
- *Reduce the interior sideyard setback (south) for the apartment building from 7.5 m (24.6 ft) to 6.4 m (21.1 ft);*
- *Reduce the interior sideyard setback for the parkade from 1.5 m (4.9 ft) to 0.8 m (2.5 ft);*
- *Reduce the front yard setback (west) for the apartment building from 7.5 m (24.6 ft) to 4.6 m (15.0 ft);*
- *Reduce the front yard setback for the parkade from 3.0 m (9.8 ft) to 0.7 m (2.4 ft);*
- *Reduce the rear yard setback (east) for the apartment building from 7.5 m (24.6 ft) to 5.5 m (17.9 ft);*
- *Reduce the rear yard setback for the parkade from 1.5 m (4.9 ft) to 1.0 m (3.4 ft);*
- *Increase the maximum building height from four storeys (15 m or 49.2 ft) to five storeys (18.2 m or 59.7 ft).*

Off-Street Parking and Loading Bylaw:

- *Reduce parking requirement from 92 spaces to 47 spaces.*
- *Increase percentage of small car stalls from 10% to 19%.*

Further variances may be required once additional detail is provided. The requested variances to the RM-2 zone (Medium Density Apartment Residential District) will be the subject of a future Council report.

vii) Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses. Accordingly, prior to final zoning approval, the Development Permit must be reviewed and approved. An application for the Development Permit has been received. Adherence of this project to the guidelines will be the subject of a future report to Council and a security will be taken as a condition of the issuance of the Development Permit to ensure that the Development Permit Area guidelines are met.

viii) Advisory Design Panel:

The application was reviewed by the Advisory Design Panel (ADP) at a meeting held on April 15, 2020 and their comments can be seen in Appendix G. It should be noted that all comments from the ADP were addressed by the applicant.

A detailed description of the project's form and character will be included in a future Development Permit report to Council.

viii) Development Information Meeting:

The Development Information Meeting (DIM) was provided through a public consultation opportunity with email and phone correspondence, due to COVID 19 gathering restrictions. The correspondence was open to the public to comment from June 22, 2020 to July 1, 2020, which was advertised in the local newspaper, as well as mail-out letters provided to the surrounding neighbourhood.

There were 12 responses to the DIM process that were sent directly to the City and eight that were received by the developer. General comments can be seen directly below, and a summary of the received comments, from the developer, can be seen below and in Appendix H.

Responses included comments on:

- Concern of increased traffic and turning from Hood Street onto Dewdney Trunk Road;
- Lack of overall parking for the development, which will increase on-street parking;
- Lack of turn-around at the south end of Hood Street;
- Loss of trees on the adjacent strata development to the east;
- Concern over too much density for the site and location;
- Concern about the height of the proposed building and loss of privacy to neighbouring lots;
- Location of the access ramp to underground parking;
- Timing of construction and impacts to neighbourhood regarding construction activities, as well as the parking of construction vehicles;
- Concern over damage to private servicing lines that run along adjacent strata property;
- Location of parkade exhaust fan;
- Concern over property value loss; and
- Concern over high water table and soil composition.

The following summary was provided **by the applicant** in response to the issues raised by the public:

- *Parking, Traffic / Vehicles:* Parking study provided identifying reduced parking requirements based on context; additional bicycle parking provided; and transit passes provided.
- *Building Height and Density*: Landscape plans shown to provide increased screening; compatible with surrounding development based on scale and context.
- *Impact on Adjacent Properties*: Development to increase tax assessment base due to increased property value; landscaping to increase privacy screening; tree replacement in a two to one ratio should any trees be damaged during development.
- *Site Servicing*: High standard of care during development and construction to minimize risk of accidents; geotechnical study completed to ensure ground water and soil suitability for development site.

4) Traffic Impact:

As the subject properties are located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure. Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application.

5) Interdepartmental Implications:

i) Engineering Department:

To fulfill requirements with the *Subdivision and Development Servicing Bylaw*, the Engineering Department requirements include the following:

- Curb and gutter required along Hood Street frontage. Condition of existing curb and gutter along Dewdney Trunk Road to be assessed. Curb bump out is required to facilitate parking on Hood Street.
- Sidewalk required along Hood Street frontage. The sidewalk on Dewdney Trunk Road to be minimum 1.8 m (5.9 ft) wide separated sidewalk across full frontage with large radius sweep around any existing poles to allow for minimum 1.2 m (3.9 ft) clearance for accessibility.
- Hood Street is required to be upgraded to Urban Collector Standard (11.6 m or 38.1 ft) wide road full frontage). Dewdney Trunk Road shall be assessed by a certified Geotechnical Engineer to confirm if it meets current minimum bylaw standard.

- Approximately 2.5 m (8.2 ft) of road dedication along Hood Street to meet 20m road right-of-way (ROW) standard; approximately 3 m (9.8 ft) of road dedication from 21366 Dewdney Trunk Road to meet 26m road ROW. Larger corner dedication may be required, pending road design.
- Existing 150 mm sanitary main on Hood Street needs to be upgraded to minimum 200 mm along frontage. Sanitary sewer system will need to be modelled to determine if this development would trigger any capacity upgrades and / or downstream improvements as a result of development.
- Ditch infill and new storm main required fronting Hood Street to take future main extension along Hood Street into consideration. Applicant's consultant is to review catchment area to determine if upgrade to existing storm on Dewdney Trunk Road and / or downstream of development is required. A stormwater management plan is required that outlines how the site intends to meet the 3 tier requirements in the City's design criteria manual. The site is within the Fraser River Escarpment, so it is prohibited from infiltrating any stormwater. The applicant's preliminary geotechnical report is suggesting the possibility of continuous pumping of perimeter drainage due to high groundwater which will require storm system capacity and water quality items to be addressed.
- Watermain to be modelled to determine if this development would trigger any capacity upgrades and / or downstream improvements as a result of development.
- Decorative street lighting with LED fixtures required along both street frontages.
- Street trees required along both street frontages.
- Underground hydro and telecommunication service connection required. This area is exempt from converting the existing overhead utilities to underground.
- Requests for service disconnections through the Engineering Department prior to demolition permit.
- Demolition Permit required through the Building Department.
- Removal of underground fuel storage tanks required, should any be located on the subject properties.
- As underground parking is being proposed, the applicant will be required to submit an excavation plan to the Building Department to determine any encroachment into the City's road right-of-way.
- Driveway grade for the first 10 m on private property shall be limited to maximum 10% grade.
- Existing hydro pole at south property line may need to be addressed pending location of driveway and other infrastructure.

ii) **Building Department:**

- Subject properties are located in the Fraser River Escarpment area; therefore, no infiltration or rock pits permitted and all stormwater / rainwater leaders and drain tile must be connected to municipal storm system.
- The applicant's Civil Engineer must ensure foundation drainage is connected to the storm system and the parkade's runoff is connected to the sanitary system, both to be served by gravity. If gravity drainage cannot be provided, then a storm and sanitary pump covenant must be registered on title.

iii) **Fire Department:**

Based on overhead wires on Dewdney Trunk Road and Hood Street, the Fire Department capabilities on the proposed building will be limited.

iv) **Environment Section:**

The stormwater management planning for the subject properties will need to ensure the water leaving the site and being discharged to McKenney Creek (downstream to the west) is not impacted in terms of quality and quantity.

6) School District No. 42 Comments:

A referral was sent to School District No. 42 and the following comments were received:

"The proposed application would affect the student population for the catchment areas currently served by Glenwood Elementary and Westview Secondary School.

Glenwood Elementary has an operating capacity of 360 students. For the 2018-19 school year, student enrolment at Glenwood Elementary was 364 students (101% utilization), including 9 students from out of catchment.

Westview Secondary School has an operating capacity of 1200 students. For the 2018-19 school year, student enrolment at Westview Secondary School was 776 students (65% utilization), including 137 students from out of catchment."

7) Intergovernmental Issues:

i) **Local Government Act:**

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act.* The amendment required for this application, to increase the height from four to five storeys, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

The amendment has been reviewed with the Financial Plan/Capital Plan and the Waste Management Plan of the Greater Vancouver Regional District and determined to have no impact.

8) Citizen/Customer Implications:

A public comment opportunity was provided in lieu of an in-person Development Information Meeting via email and phone correspondence, due to COVID 19 gathering restrictions. The consultation was held between June 22, 2020 and July 1, 2020. The public comments and concerns are discussed above in Section 3) viii). The Public Hearing will provide an additional opportunity for citizens to express their concern or support of the development.

9) Alternatives:

The following alternatives are offered for Council's consideration:

i) **Council can defer this application until the Lougheed Transit Corridor Study and Concept Plan are endorsed; or**
ii) **Council can deny the application.**

CONCLUSION:

The development proposes an increase in density, up to 2.1 FSR, and does require variances to height, parking and setbacks in the Zoning Bylaw, and an amendment to the OCP to increase the height from four to five storeys; however, the project is in alignment with OCP and Housing Action Plan goals of achieving and creating rental housing in the City.

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7657-2020, that second reading be given to Zone Amending Bylaw No. 7540-2019, and that application 2019-081-RZ be forwarded to Public Hearing to provide a formal opportunity for further public consultation.

"Original signed by Adam Rieu"

Prepared by: **Adam Rieu**
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

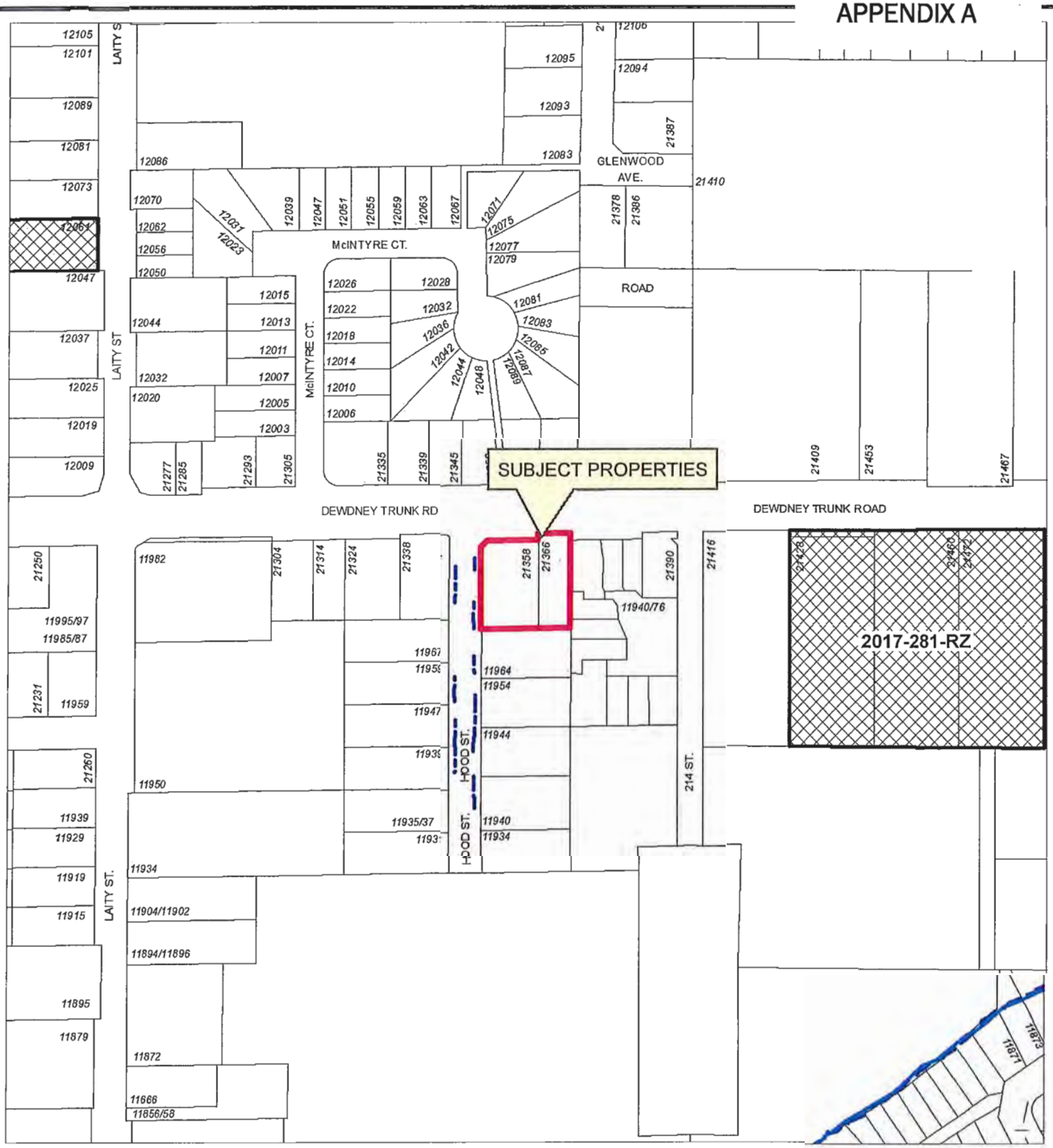
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7657-2020
Appendix D – Zone Amending Bylaw No. 7540-2019
Appendix E – Architectural Plans
Appendix F – Landscape Plan
Appendix G – ADP Comments
Appendix H – DIM Summary of Feedback

APPENDIX A



N

Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- Active Applications (RZ/SD/DP/VP)

21358/66 DEWDNEY TRUNK
PID'S 004-401-034 & 000-587-982

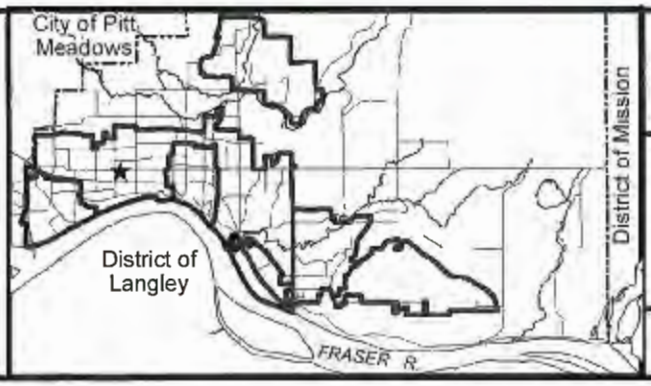
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2019-081-RZ
DATE: Mar 8, 2019
BY: PC

APPENDIX B

Scale: 1:2,500



21358/66 DEWDNEY TRUNK RD
PID'S 004-401-034 & 000-587-982

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2019-081-RZ
DATE: Jul 7, 2020
BY: DT

CITY OF MAPLE RIDGE
BYLAW NO. 7657-2020

A Bylaw to amend the Official Community Plan Bylaw No. 7060-2014

WHEREAS Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS it is deemed expedient to amend Schedule "B" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7657-2020."

2. Schedule "A" Chapter 3, Section 3.1.4 RESIDENTIAL INFILL AND COMPATIBILITY CRITERIA, 3-20 c) be amended as follows:

   c) a maximum height of four storeys for apartments; with the exception of:

   Lot 4 Except: Firstly; Part Dedicated Road on Plan 77386, Secondly; Part Dedicated Road on Plan LMP10702 District Lot 248 Group 1 New Westminster District Plan 17075; and

   Lot A District Lot 248 Group 1 New Westminster District Plan 14984

   which shall have a maximum height of 5 storeys, and

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

READ a first time the day of , 20

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE
BYLAW NO. 7540-2019

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. 7540-2019."

2. Those parcels or tracts of land and premises known and described as:

   Lot 4 Except: Firstly; Part Dedicated Road on Plan 77386, Secondly; Part Dedicated Road on Plan LMP10702 District Lot 248 Group 1 New Westminster District Plan 17075; and

   Lot A District Lot 248 Group 1 New Westminster District Plan 14984

   and outlined in heavy black line on Map No. 1794 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-2 (Medium Density Apartment 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 28th day of May, 2019.

   READ a second time the day of , 20

   PUBLIC HEARING held the day of , 20

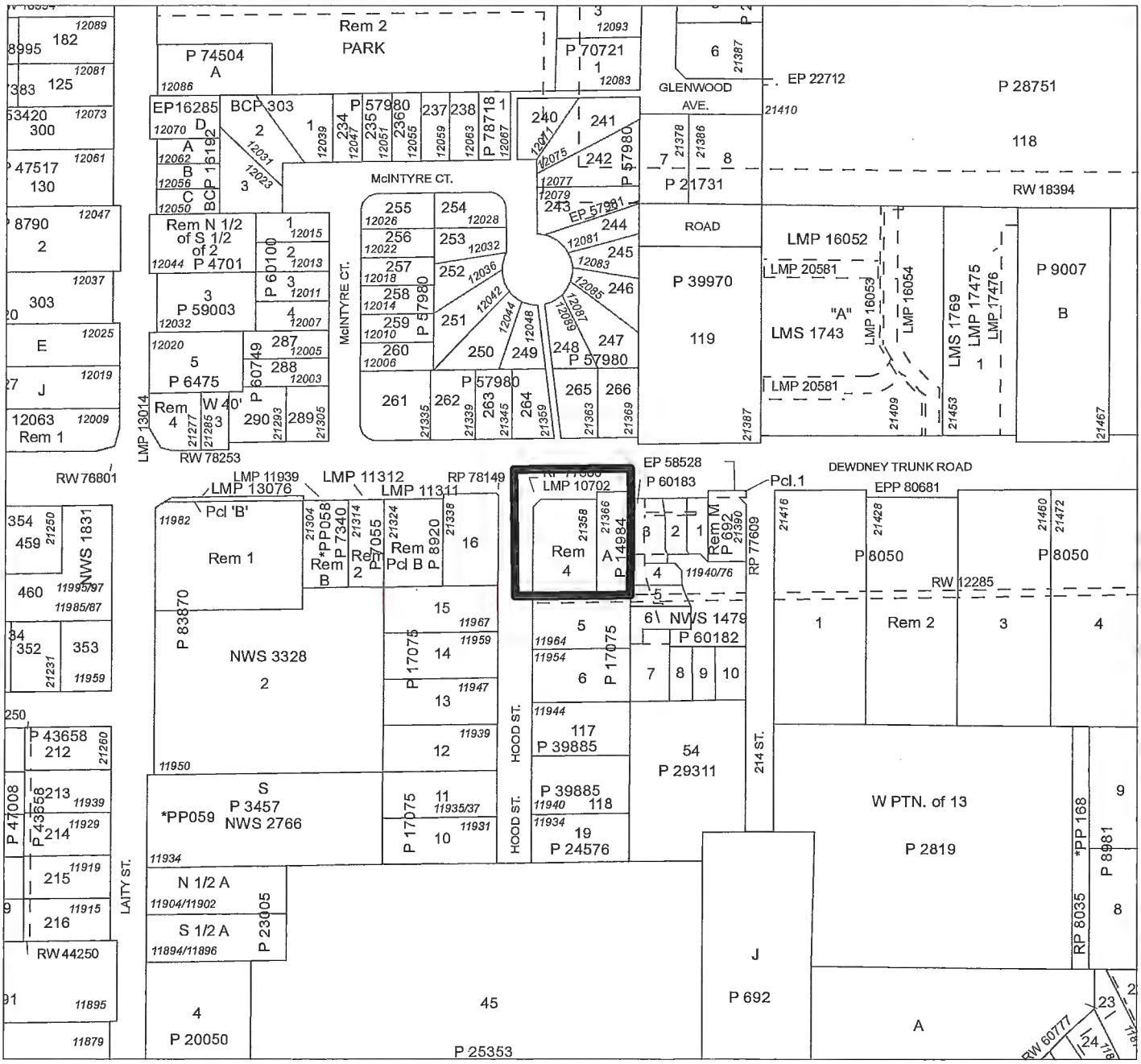
   READ a third time the day of , 20

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

   ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7540-2019

Map No. 1794

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

To: RM-2 (Medium Density Apartment Residential)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500

PROJECT DATA

LEGAL ADDRESS:

CIVIC ADDRESS:
21358-66 DEWDNEY TRUNK ROAD, MAPLE RIDGE BC

ZONING:
RM2

LOT SIZE
+/- 1578 SQ.M. (16,985 SQ.FT)

BUILDING AREA:

PROPOSED FOOTPRINT	776 SQ.M. (8352 SQ.FT.)
TOTAL	776 SQ.M. (8352 SQ.FT)

LOT COVERAGE:
+/- 49% (FOOTPRINT)

FLOOR AREAS:

PARKADE	1383 SQ.M. (14,886 SQ.FT.)
MAIN	615 SQ.M. (6619 SQ.FT)
SECOND	646 SQ.M. (6953 SQ.FT)
THIRD	646 SQ.M. (6953 SQ.FT)
FOURTH	646 SQ.M. (6953 SQ.FT)
FIFTH	646 SQ.M. (6953 SQ.FT)
TOTAL (NET)	3199 SQ.M. (34,433 SQ.FT) EXCLUDING PARKADE
COMMON (PARKADE)	71 SQ.M. (764 SQ.FT)
COMMON (MAIN)	161 SQ.M. (1733 SQ.FT)
COMMON (SECOND)	130 SQ.M. (1733 SQ.FT)
COMMON (THIRD)	130 SQ.M. (1733 SQ.FT)
COMMON (FOURTH)	130 SQ.M. (1733 SQ.FT)
COMMON (FIFTH)	130 SQ.M. (1733 SQ.FT)
TOTAL (NET)	681 SQ.M. (7330 SQ.FT) EXCLUDING PARAKDE
TOTAL (GROSS)	3880 SQ.M. (41,764 SQ.FT.) EXCLUDING PARAKDE

FLOOR AREA RATIO:
REQUIRED: 1.8
PROPOSED: 2.1

DENSITY:
PROPOSED: 54 UNITS

COMMON SPACE:
REQUIRED: 1.05SQ.M PER UNIT = 54 SQ.M.
PROPOSED: 54 SQ.M.

AMENITY SPACE:
REQUIRED: 20% OF LOT = 315.6 SQ.M.
PROPOSED: 321 SQ.M.
COMBINED TOTAL. 375 SQ.M. TOTAL

BUILDING HEIGHT:
REQUIRED: 15M OR 5 STOREYS
PROPOSED: 5 STOREYS

UNIT COUNT:	MAIN	2-5TH FLOORS	BUILDING
STUDIO BEDROOM	0	1 (*4)	4
ONE BEDROOM	6	6 (*4)	30
TWO BEDROOM	4	4 (*4)	20
TOTAL	10	11 (*4)	54

SETBACKS
EXTERIOR SIDE YARD (NORTH)
REQUIRED 7.5M TO RESIDENTIAL 3.0M TO PARKADE
PROPOSED 4.68M TO RESIDENTIAL 1.99M TO PARKADE
INTERIOR (SOUTH)
REQUIRED 7.5M TO RESIDENTIAL 1.5M TO PARKADE
PROPOSED 6.43M TO RESIDENTIAL 0.77M TO PARKADE
REAR (EAST)
REQUIRED 7.5M TO RESIDENTIAL 1.5M TO PARKADE
PROPOSED 5.47M TO RESIDENTIAL 1.04M TO PARKADE
FRONT (WEST)
REQUIRED 7.5M TO RESIDENTIAL 3.0M TO PARKADE
PROPOSED 4.58M TO RESIDENTIAL 0.73M TO PARKADE

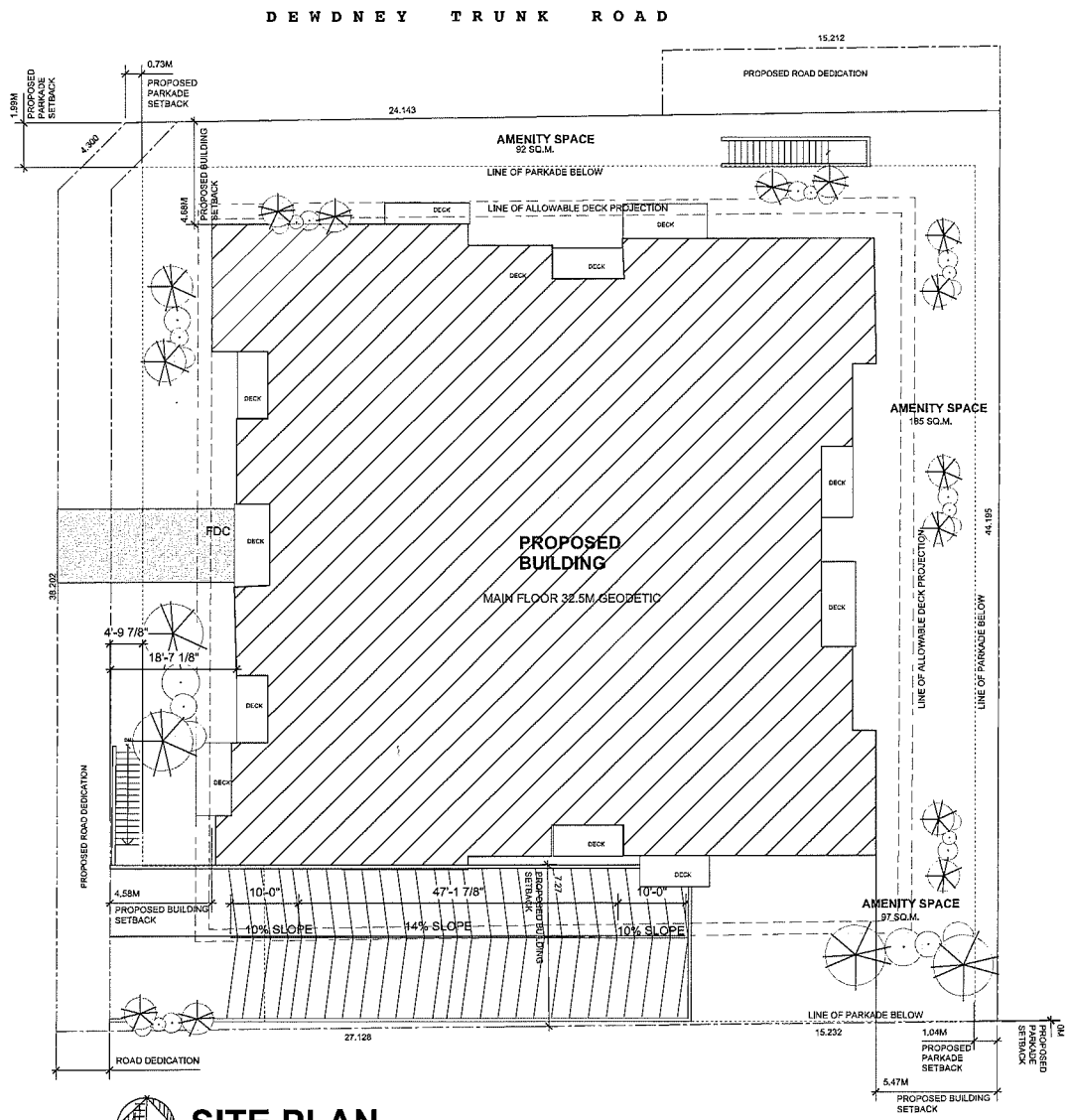
PARKING:
REQUIRED: 1.5 PER UNIT = 81
0.2 PER UNIT = 11 DESIGNATED AS VISITOR
TOTAL 92

PROPOSED: RESIDENTIAL 0.87 PER UNIT: 47
TOTAL 47

PROVIDED STANDARD: 34
HANDICAP STALLS (2% REQ.D) 1
VISITOR 4
SMALL CAR 9 (VARIANCE OF 4 REQ'D)

TOTAL 47

BICYCLE PARKING:
PROVIDED 74 LOCKERS (CLASS A)
6 (CLASS B)
80 TOTAL



NORTH

SITE PLAN

SCALE: 1:100 METRIC

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NO	DATE
ISSUED FOR REVIEW	NOV. 20 2018
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ISSUED FOR REVIEW	JAN. 22 2019
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ISSUED FOR REVIEW	DEC.12 2019
ISSUED FOR REZONE	DEC.23 2019
ISSUED FOR REZONE	FEB.12 2020
REVISED FOR REZONE	MAR. 20 2020
REVISED FOR REZONE	MAY. 04 2020

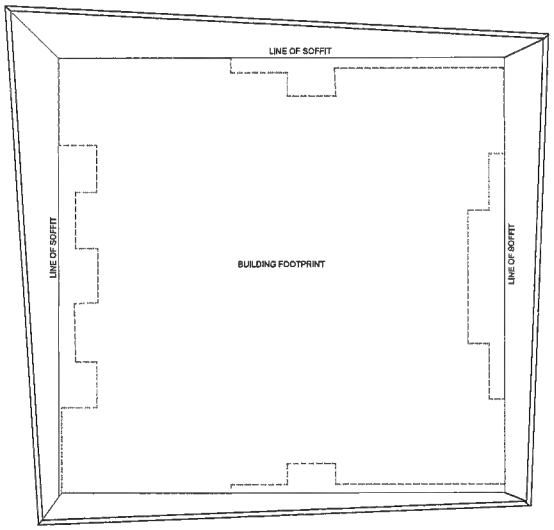
PROJECT
MAPLE RIDGE APARTMENT

DRAWING
SCHEMATIC SITE PLAN

SCALE: AS NOTED
PROJECT NO: 18--
DATE:
DRAWN BY: TS/SW
SHEET:

PR2

APPENDIX E



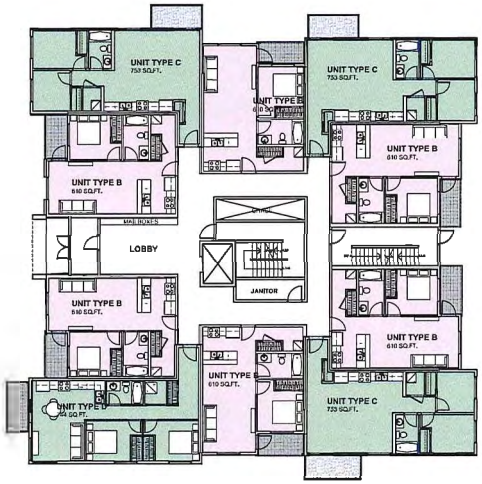
ROOF PLAN

SCALE: 1:150 METRIC

FLOOR PLAN - 2ND-5TH

SCALE: 1:150 METRIC

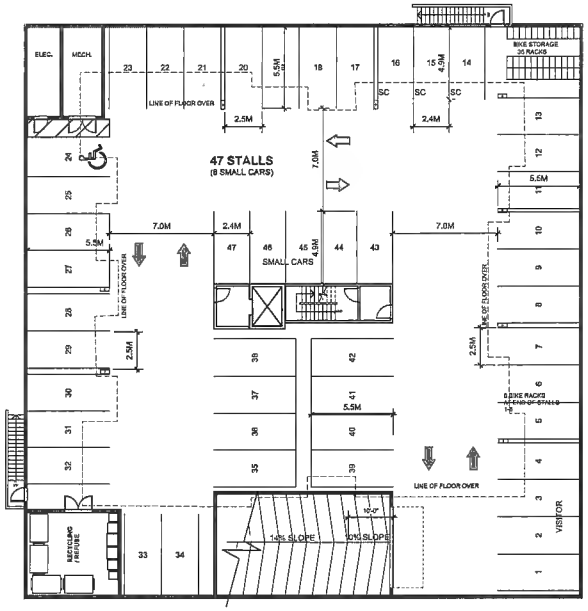
11 units



FLOOR PLAN - MAIN

SCALE: 1:150 METRIC

10 units



PARKADE - U/G

SCALE: 1:150 METRIC

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REVISED FOR REZONE	MAY. 04 2020

PROJECT

MAPLE RIDGE APARTMENT

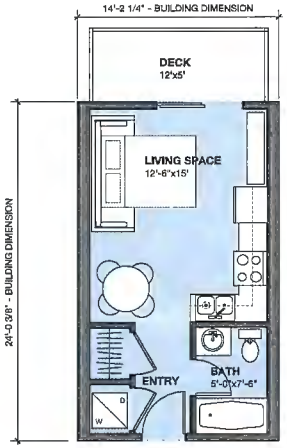
DRAWING

FLOOR PLANS

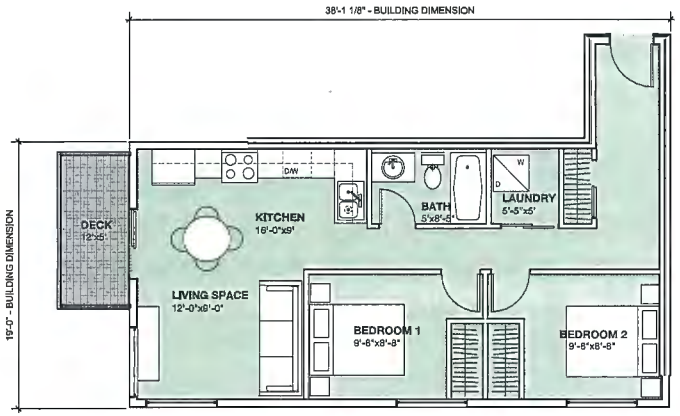
SCALE AS NOTED	PROJECT NO. 18---
DATE	DRAWN BY TS/SW

SHEET

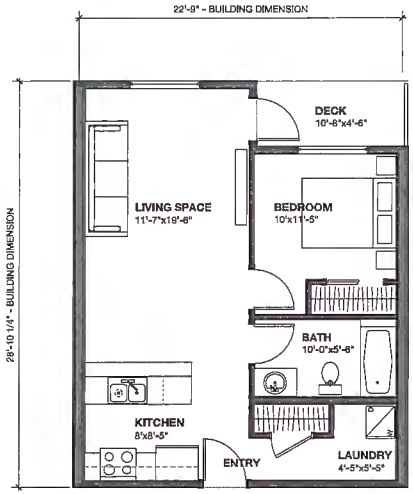
PR3



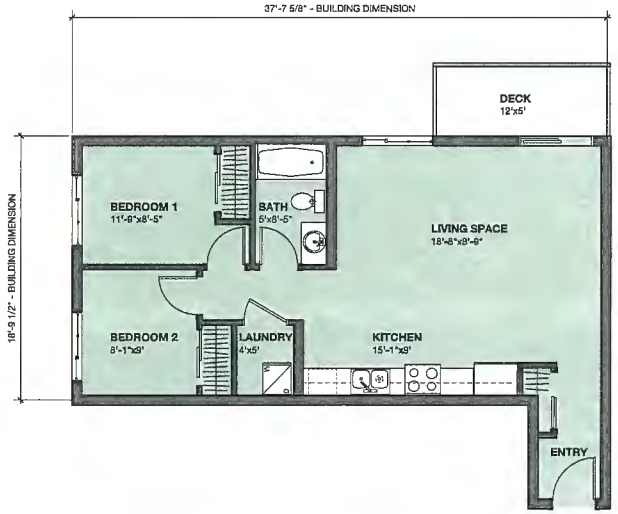
STUDIO "A"
325 SQ.FT.
SCALE: 1/4"=1'-0"



TWO BEDROOM "D"
744 SQ.FT.
SCALE: 1/4"=1'-0"



ONE BEDROOM "B"
610 SQ.FT.
SCALE: 1/4"=1'-0"



TWO BEDROOM "C"
753 SQ.FT.
SCALE: 1/4"=1'-0"

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REVISED FOR REZONE	MAY. 04 2020

PROJECT
MAPLE RIDGE APARTMENT

DRAWING
UNIT PLANS

SCALE AS NOTED	PROJECT NO. 18--
DATE	DRAWN BY TS/SW

SHEET
PR4

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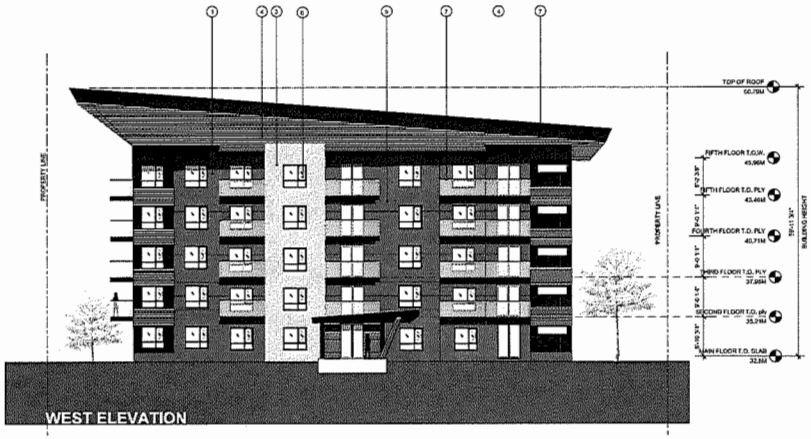
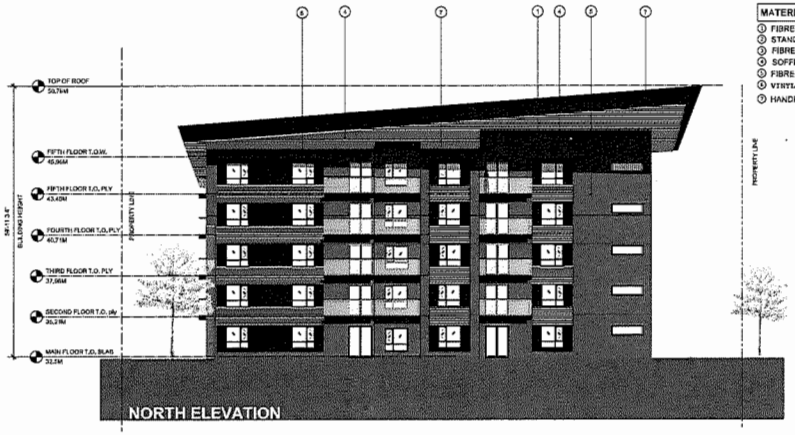
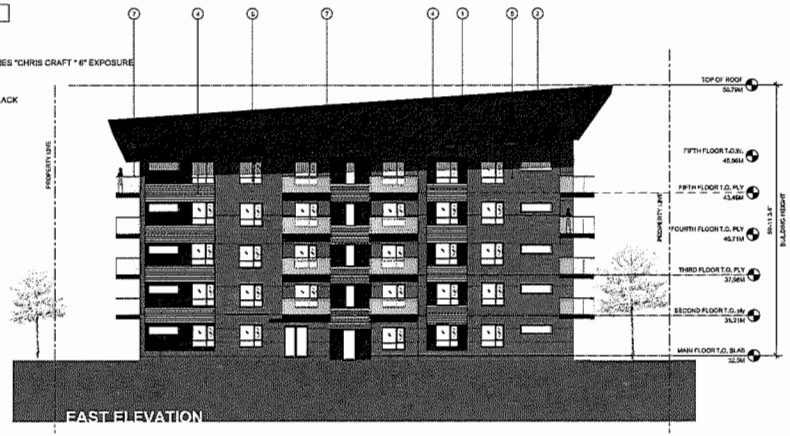


MATERIAL LEGEND

1. FIBRE CEMENT PANELS: "DEEP GREY" SMOOTH FINISH
2. STANDING SEAM METAL ROOFING: "DEEP GREY"
3. FIBRE CEMENT PANELS: "PEARL GREY" TEXTURED
4. SOFFITS, WINDOW PANELS: FIBRE CEMENT TRUEGRAIN SERIES "CHRIS CRAFT " 6" EXPOSURE
5. FIBRE CEMENT PANELS: "GREY SLATE" SMOOTH
6. VISTA WINDOWS - BLACK
7. HANDRAILS, FASCIAS, DOWNSPOUTS, FLASHING PAINTED: BLACK





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ISSUED FOR REZONE	FEB.12 2020
REVISED FOR REZONE	MAR. 20 2020
REVISED FOR REZONE	MAY. 04 2020

PROJECT

MAPLE RIDGE APARTMENT

DRAWING

SCHEMATIC ELEVATIONS

SCALE AS NOTED	PROJECT NO. 18-[illegible]
DATE	DRAWN BY TS/SW

SHEET

PR5

HOOD STREET VIEW

DEWDNEY TRUNK ROAD VIEW

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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THUJA
architecture + design

Tonis Schulte Architect AIBC LEED AP
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NO	DATE
ISSUED FOR REVIEW	NOV. 20 2018
ISSUED FOR REVIEW	JAN. 18 2019
ISSUED FOR REVIEW	JAN. 20 2019
ISSUED FOR REVIEW	JAN. 22 2019
ISSUED FOR REVIEW	FEB. 18 2019
ISSUED FOR REVIEW	MAR.05 2019
ISSUED FOR REVIEW	JUN.12 2019
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ISSUED FOR REZONE	DEC.23 2019
ISSUED FOR REZONE	FEB.12 2020
REVISED FOR REZONE	MAR. 20 2020
REVISED FOR REZONE	MAY. 04 2020

PROJECT

MAPLE RIDGE APARTMENT

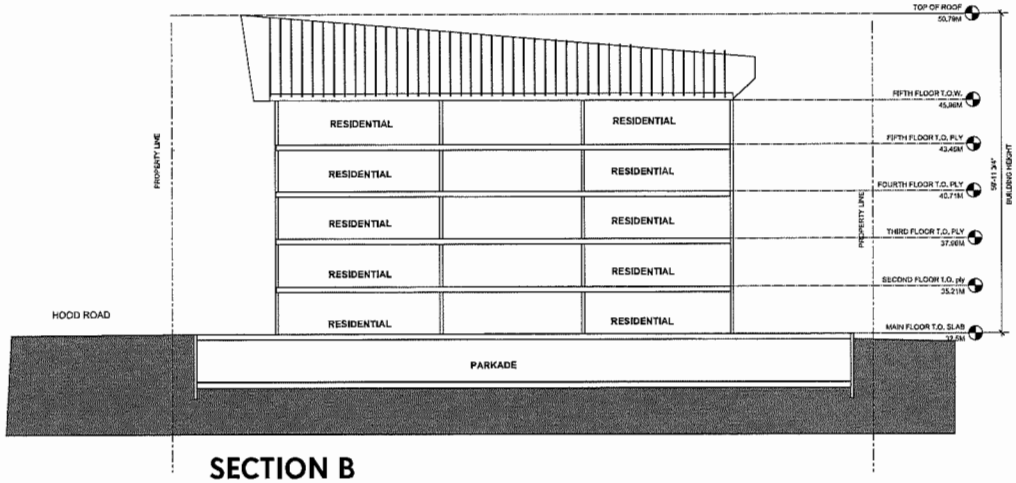
DRAWING

RENDERINGS

SCALE AS NOTED	PROJECT NO. 18-[illegible]
DATE	DRAWN BY TS/SW

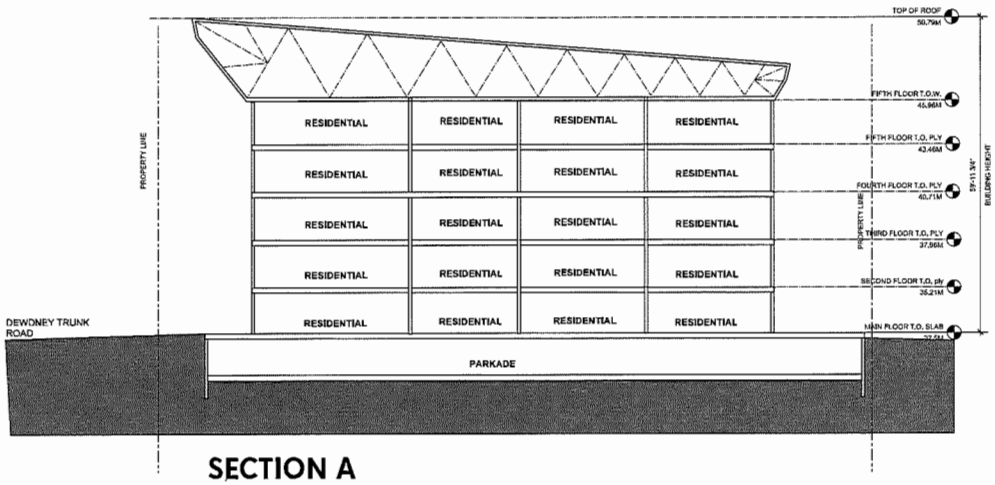
SHEET

PR7



SECTION B

SCALE: 1:128



SECTION A

SCALE: 1:128

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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ISSUED FOR REZONE	FEB.12 2020
REVISED FOR REZONE	MAR. 20 2020
REVISED FOR REZONE	MAY. 04 2020

PROJECT
MAPLE RIDGE APARTMENT

DRAWING
SCHEMATIC SECTIONS

SCALE AS NOTED	PROJECT NO 18--
DATE	DRAWN BY TS/SW

SHEET
PR9

CONTRACTOR TO VERIFY ALL LINES, LEVELS, SURVEYS, DIMENSIONS, LOCATION OF BUILDING ON SITE AND LOCATION OF ALL SERVICES PRIOR TO CONSTRUCTION. ALL WORK TO BE DONE IN ACCORDANCE WITH THE B.C. BUILDING CODE, CURRENT EDITION AND ALL LOCAL BUILDING BYLAWS.

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REGISTERED ARCHITECT
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BRITISH COLUMBIA

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REVISED FOR REZONE	MAR. 20 2020
REVISED FOR REZONE	MAY. 04 2020

PROJECT

MAPLE RIDGE APARTMENT

DRAWING

STREETSCAPE

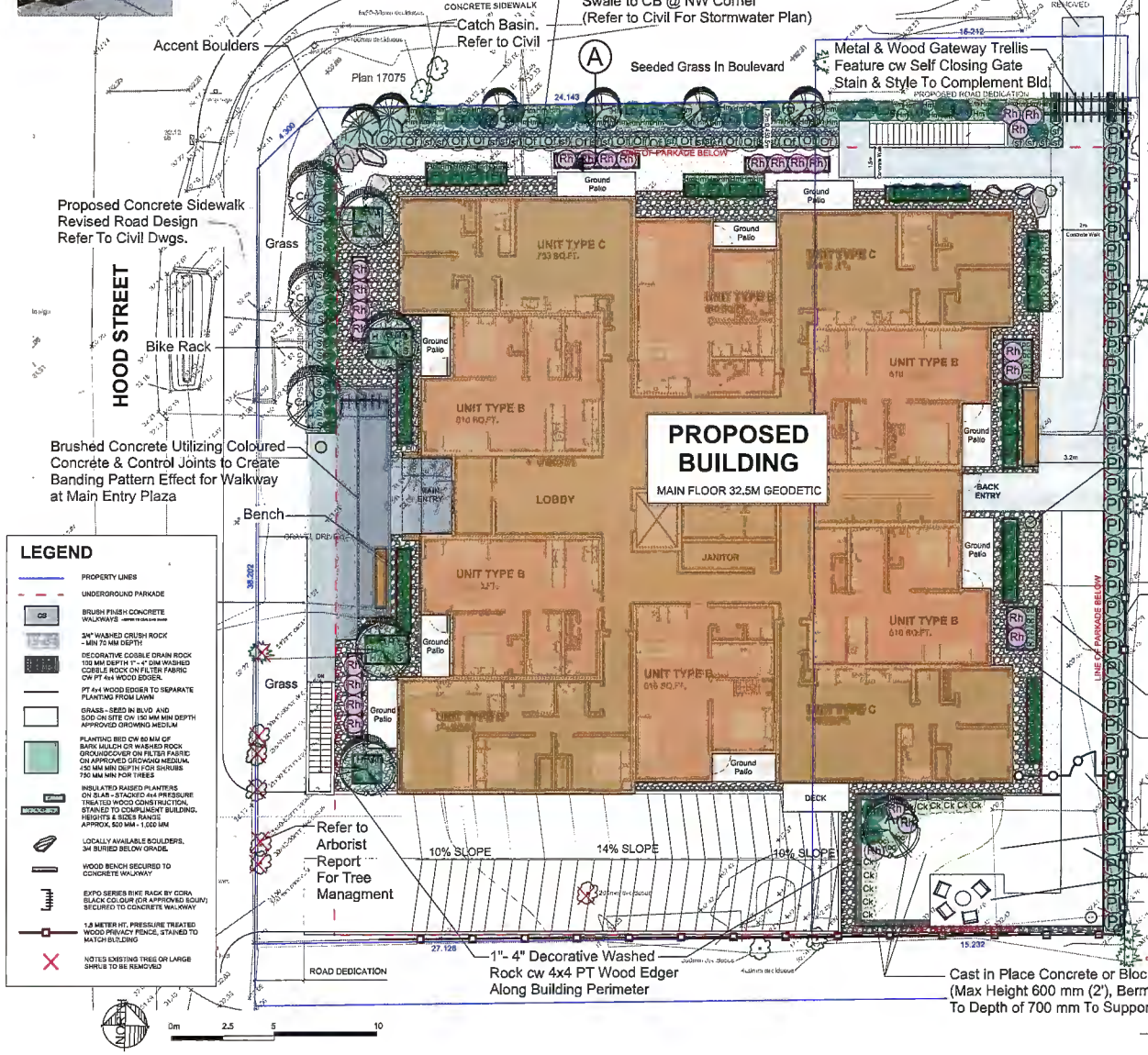
SCALE AS NOTED	PROJECT NO. 18--
DATE	DRAWN BY TS/SW

SHEET

PR10

ROUGH SLAB BENCH STYLE (2 Total)

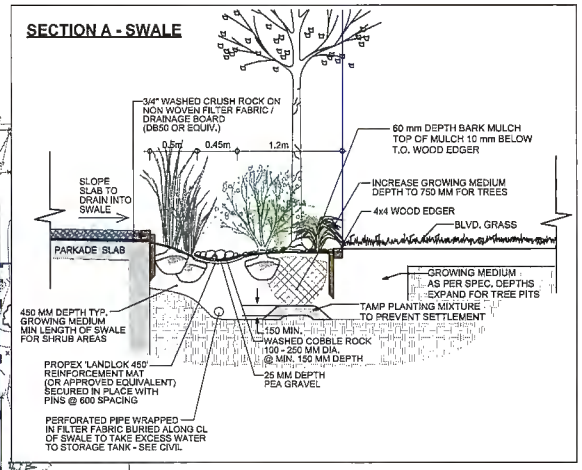
CORA EXPO BIKE RACK
W4508 - COLOUR BLACK (1 Total)



LEGEND

- PROPERTY LINES
- UNDERGROUND PARKADE
- BRUSH FINISH CONCRETE WALKWAYS
- 3/4" WASHED CRUSH ROCK - MIN 75 MM DEPTH
- DECORATIVE COBBLE DRAIN ROCK 100 MM DEPTH 1"- 4" DIM WASHED COBBLE ROCK ON FILTER FABRIC CW PT 4x4 WOOD EDGER.
- PT 4x4 WOOD EDGER TO SEPARATE PLANTING FROM LAWN
- GRASS - SEED IN BLVD AND SOD ON SITE CW 150 MM MIN DEPTH APPROVED GROWING MEDIUM
- PLANTING BED CW 60 MM OF BARK MULCH OR WASHED ROCK GROUNDCOVER ON FILTER FABRIC ON APPROVED GROWING MEDIUM. 450 MM MIN DEPTH FOR SHRUBS 750 MM MIN FOR TREES
- INSULATED RAISED PLANTERS ON SLAB - STACKED 4x4 PRESSURE TREATED WOOD CONSTRUCTION, STAINED TO COMPLIMENT BUILDING. HEIGHTS & SIZES RANGE APPROX. 500 MM - 1.000 MM
- LOCALLY AVAILABLE BOULDERS, 3/4 BURIED BELOW GRADE.
- WOOD BENCH SECURED TO CONCRETE WALKWAY
- EXPO SERIES BIKE RACK BY CORA BLACK COLOUR (OR APPROVED EQUIV) SECURED TO CONCRETE WALKWAY
- 1.8 METER HT. PRESSURE TREATED WOOD PRIVACY FENCE, STAINED TO MATCH BUILDING
- NOTES EXISTING TREE OR LARGE SHRUB TO BE REMOVED

SECTION A - SWALE



PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	COUNT	SIZE
	Trees			
Am	Acer ginnala	Amur Maple - Mix of Single & Multi Stem	5	6cm Cal.
Cn	Cornus nuttalli 'Eddie's White Wonder'	Pacific Dogwood Eddie's White Wonder	3	6cm Cal.
QM	Quercus x warei 'Nadler'	Kindred Spirit Oak	4	6cm Cal.
Y	Chamaecyparis nootkatensis	Yellow Alaska Cedar	2	3m
	Shrubs			
gv	Buxus 'Green Velvet'	Green Velvet Boxwood	41	#2pot
Lag	Mahonia nervosa	Low Oregon Grape	23	#2pot
Pj	Pieris japonica 'Compacta'	Compact Japanese Pieris	24	#2pot
Pm	Pinus mugo pumilio	Dwarf Mugo Pine	2	#2pot
PL	Prunus laurocerasus 'Otto Luyken'	Otto Luyken English Laurel	41	#2pot
Rh	Rhododendron x 'Hoga'	Hoga Rhododendron	26	#2pot
	Ornamental Grasses, Ferns & Groundcov			
k	Arcostaphylos uva-ursi	Kinnickinnick	9	10cm pot
Ck	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	11	#1pot
Dc	Deschampsia cespitosa	Tufted Hairgrass	18	#1pot
H	Helictotrichon sempervirens	Blue Oatgrass	39	#1pot
Hm	Hakonechloa macra 'Aureola'	Japanese Forest Grass	62	#1pot
L	Lonicera ciliosa	Climbing Trumpet Honeysuckle	4	#1pot
sf	Polystichum munitum	Sword Fern	19	#1pot
Of	Matteuccia struthiopteris	Ostrich Fern	18	#1pot
S	Stipa tenuissima	Mexican Feathergrass	26	#1pot

Reference: Plan 90163

ON SLAB ROCK & GRAVEL

EXAMPLE OF MULTIPLE AGGREGATE SURFACE TYPES FOR USE AS DRAIN STRIPS & WALKWAYS

TYPICAL AREA DRAIN ON SLAB

NOTE AGGREGATE ROCK SIZED TO BE LARGER THAN HOLES IN DRAIN COVER

NOTE: ALL WORK AND MATERIALS SHALL BE TO BCSLA / CNLA STANDARD

Date	Revisions	By
July 31 2019	Preliminary Draft Issued for Review	LS/SD
Aug 1 2019	Issued for Review DP	LS
Aug 7 2019	Issued for Development Permit	LS
Jan 7 2020	Development Permit Revisions	LS
Jan 15 2020	Option For Swale Feature	LS
Mar 16 2020	Development Permit Resubmission	LS
Mar 31 2020	Update Site & Resubmit DP	LS
April 28 2020	Update Site & Resubmit DP	LS

LAZZARIN SVISDAHL LANDSCAPE ARCHITECTS
203-1300 1st Avenue, Prince George B.C. V2L 2Y3
250-563-5158 www.lsla-landarch.com

Project
WESTURBAN DEVELOPMENTS
HOOD STREET
MAPLE RIDGE, BC

Sheet Title
Landscape Plan

Date
July 29, 2019

Scale
1:100 METERS

Drawn By
LS/SD

Project No.

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Drawing No.

L 1

APPENDIX F

Appendix G – Advisory Design Panel

The following resolution was passed in regards to File No. 2019-081-DP at the April 15, 2020 meeting of the Advisory Design Panel.

R/2020-015
It was moved and seconded

That the following concerns be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information:

ADP comments are in bold, with the applicants comments below each outlining how those comments were addressed.

Architectural Comments:

Consider a more defined main entry by adding some of the more prominent roof design elements and flanking the double doors with sidelights for better visibility and natural light into and out of the lobby.

A more prominent roof line has been added to reflect the main roof lines and provide for better wayfinding to the entry.

Consider adding adaptable units.

This will be considered by the developer and easily implemented prior to construction, if determined feasible.

Consider moving the bike racks near stall 42 in the underground parking due to potential conflict with parked car.

We have moved these and placed lockable racks at the end of stalls.

Consider drainage of sloped roof and ensure that it does not conflict with outdoor amenity directly underneath.

Roof water will be captured in a closed pipe system.

Consider the location and size of the outdoor amenity space with the requirements of the occupants of the building. The proposed outdoor amenity space location and size does not seem to be appropriate to facilitate programming of the space to be usable for the residents of the building given that there is no indoor amenity space. The area selected does not provide place making for the building .

This has been redesigned and now allows for greenspace for the occupants to use. The dog area has been removed as the developer felt this may become a maintenance and management issue with the tenants.

Provide revised coordinated landscape and architectural drawings including renderings, elevations, etc.

As attached.

Include more surrounding scale to add context to drawing package

We have extended the streetscape to show neighbouring lots.

Provide more articulation and materiality to the east and south elevations .

This has been addressed.

Consider reviewing the size and scale of the proposal with the current and future density of the neighbourhood.

The proposed building will be one of the first the neighbourhood to be 5 storeys, however, once the area is built up, it will align with the OCP's density vision, and transitional scale for this area.

<u>Landscape Comments:</u>

Provide more soft materials around the building.

We have added a section of sod lawn on slab at the back amenity area and additional planters to create greening and allow for more plants.

Arrange landscape to delineate private and public areas; in particular privacy should be provided for unit patios to screen from walkways and lobby entrance.

The design has raised planters with evergreen shrub to provide 4 season screening, to a typical height of 4' at each ground floor patio and adjacent to most ground floor windows. Different rock types and sizes have been used to break up and create interest and texture to the surface. Planters are positioned to direct pedestrian traffic and routes.

Consider how plant selection, layering and species variety can be used to enhance landscape character. Avoid single rows and small single species plant beds.

Planting scheme in planters strive to maximize size of plant material to fill the planters, but still give enough space to allow plants to thrive. Keeping the plant pallet heavy on evergreens to ensure four season interest and colour was our main focus. Layering of ornamental grasses for texture against flowering evergreen shrubs will ensure variety colour and heights with the exception of the boxwood and mugo pines all shrubs have showy flowers or unique characteristics to enjoy.

What makes the amenity space a "play space"? Consider adding other elements or separating the dog area from the play space and social space

Open lawn area with berm provides access to nature while being fenced for younger children.

If the linear areas beside the building are required for amenity space add program elements.

The narrow linear areas on the north has private deck space at ground level with planters placed to provide greening and screening to these spaces, the remaining narrow strip of site will have a planted swale with native and decorative plants aimed for collecting and directing run off in an aesthetically pleasing way - to be enjoyed by viewers from above decks and create nice transition view to pedestrian and vehicles traveling along Dewdney Truck Road. The west provide space for walking, seating and direct access to both the semi-private amenity space on the south corner and

out to the sidewalk or underground parking stairs.

Ensure adequate soil volumes for all trees on slab

Trees for planting over parkade have been specifically chosen for their ability to handle and thrive in confined planter situations required when planting on slab where growing medium weights can be a problem. Amur Maple is extremely hardy with a typically smaller size and proven resilience to pruning and bonsai

Summary of Feedback

From the 195 letters mailed to the community and the advertisements in two publications of the Maple Ridge-Pitt newspaper, eight responses were received. Detailed of these responses are included in Attachment 2. Their concerns mainly focused on:

- Transportation: Parking (mentioned 36 times), vehicles (mentioned 23 times), traffic (mentioned 14 times);
- Building Form and Design: building height (mentioned 21 times), density (mentioned 22 times); and
- Impact on Adjacent Properties: Privacy (mentioned 18 times), damage to trees (mentioned 16 times), land values (mentioned 5 times).
- Site Servicing: Sewer and water lines (mentioned 4 times)

Community Concerns	Addressing the Concerns
Transportation	
Parking Not enough parking in building, which will lead to parking on street; not enough on-street parking.	To understand the development's parking needs, Watt Consulting Group completed a parking study where the recommendations demonstrated that the expected parking demand for the building would be only 44 parking stalls. Based on the recommendations of the study, the proposed development will provide 47 parking stalls. Other options will also be provided to encourage active transportation modes including: 92 long-term bicycle spaces, 6 short-term bicycle parking spaces and transit passes with the goal of reducing motor vehicle trips (reduced emissions) and encouraging walking, biking, transit. For the concerns related to on-street parking, Watt Consulting Group found that during peak hours there is only a 49% occupancy of the 95 spaces available in proximity to the site; on Hood Street, only 14% occupancy was observed. Therefore, there is adequate on street parking if it is required.
Traffic/Vehicles Access to Dewdney from Hood Street is problematic due to the current design.	AS part of the application process, WestUrban will enter a rezoning servicing agreement to address the deficient services. The rezoning servicing agreement will address issues related to the standards and designs of Hood

	Street and Dewdney Trunk Road, including the intersection.
Building Form and Design	
Building Height Concerns that the proposed building has too many storeys for the character of the neighbourhood as there are only single and two storey homes surrounding the building.	WestUrban Developments has proposed a detailed landscaping plan that includes a 6-foot privacy fence and tall, generous shrubs to screen adjacent properties from the proposed development. The site is located on a corner lot, the 5-storey height is an appropriate transition from 2-storey adjacent development.
Density Concerns that the proposed number of units is too many for the character of the neighbourhood as there are primarily low-density developments surrounding the building.	The proposed development is compatible with other low and medium density developments in the area. The subject properties are designated "Major Corridor Residential", supporting for up to five (5) storeys and a FAR of 2.2. The OCP policies support the development of a variety housing types, including apartments. The proposed development is located along a major corridor (Dewdney Trunk Road) and are along a bus route(s). The unit sizes will include studios, 1-bedrooms, and 2-bedrooms to accommodate a variety of income and family sizes.
Impact on Adjacent Properties	
Land Values The proposed building will de-value the neighbouring properties.	The proposed development is high quality residential infill that will bring a different mix and quality of housing to the area. The increase in zoning will provide an increase to the land value resulting in an increase in property tax assessed value that can be used for operations or maintenance of new and existing infrastructure. The developer will be required to pay for some or all of the required infrastructure upgrades required, as identified in the rezoning servicing study.
Privacy Neighbours expressed concern about privacy being impacted due to the scale and height of the proposed building.	WestUrban Developments has proposed a detailed landscaping plan that includes a 6-foot privacy fence and tall, generous shrubs to screen adjacent properties from the proposed development. Further, WestUrban has agreed to offer the neighbouring properties a replacement of two mature trees for every tree that is damaged or removed due to the construction; all of the

	developers cost. These new mature trees will further enhance screening and privacy.
Trees The Neighbouring Strata Complex has trees near their property line, they feel that is we dig next to the property line it will damage the roots of the trees and kill the trees.	WestUrban has spoken with the neighbouring Strata Complex and offered to replace two new mature trees for every tree that is damaged or removed from their property. The trees are currently at or near the property line, within the Easement Plan 60183 and Statutory Right of Way Plan 12285.
Site Servicing	
Sewer and Water Lines Concerns around how close the sewer and water lines are to the property line and could be damaged and cause potential damage to adjacent developments.	WestUrban Developments uses the highest standard of care when following all development and construction standards and protocols to minimize the risk of any damage to existing site services, either onsite or off site.
High Water and Soil Composition High water and soil composition issues in the area are concerning for the amount of damage it could create.	Braun Geotechnical Ltd. completed and geotechnical assessment report that confirmed the suitability of the soil conditions to accommodate the proposed development.

MAPLE RIDGE
British Columbia

mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 21, 2020
		FILE NO:	2019-425-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First and Second Reading**
Official Community Plan Amending Bylaw No. 7605-2020;
Second Reading
Zone Amending Bylaw No. 7606-2020;
25057, 25123, and 25171 112 Avenue

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 25057 (eastern half), 25123, and 25171 112 Avenue, from the RS-3 (One Family Rural Residential) zone to the R-1 (Residential District), R-2 (Urban Residential District) and R-3 (Special Amenity Residential District) zones. This rezoning is intended to permit a future subdivision of approximately 19 R-1 (Residential District) zoned lots, 28 R-2 (Urban Residential District) zoned lots and 37 R-3 (Special Amenity Residential District) zoned lots, for a total of approximately 84 lots. The number of lots may change once subdivision design and servicing details are provided.

Council granted first reading to Zone Amending Bylaw No. 7606-2020 and considered the early consultation requirements for the Official Community Plan amendment on March 10, 2020.

This application requires an amendment to the Official Community Plan to re-designate the land use from *Low/Medium Density Residential* to *Single Family*, as proposed by the North East Albion Land Use and Servicing Concept Plan. Northern and western portions of the lands will also need to be re-designated as *Conservation* lands adjacent to Kanaka Creek Regional Park.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of $5,100.00 per single family lot created.

RECOMMENDATIONS:

1) **That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7605-2020 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;**

2) **That Official Community Plan Amending Bylaw No. 7605-2020 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;**

3) **That it be confirmed that Official Community Plan Amending Bylaw No. 7605-2020 is consistent with the Capital Expenditure Plan and Waste Management Plan;**

4) **That Official Community Plan Amending Bylaw No. 7605-2020 be given first and second readings and be forwarded to Public Hearing;**

5) That Zone Amending Bylaw No. 7606-2020 be given second reading, and be forwarded to Public Hearing;

6) That the following terms and conditions be met prior to final reading:

   i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;

   ii) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, Figure 1: Northeast Albion and Schedule "C";

   iii) Road dedication on 112 Avenue and a traffic circle at the corner of 252 Street and 112 Avenue, as required;

   iv) Park dedication as required, including construction of multi-purpose trails; and removal of all debris and garbage from park land;

   v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;

   vi) Registration of a Statutory Right-of-Way plan and agreement for the sanitary sewer and any other servicing Statutory Right-of-Ways that may be required once detailed designs are provided;

   vii) Registration of a Restrictive Covenant for Stormwater Management;

   viii) Removal of existing buildings;

   ix) Notification to the Department of Fisheries and Oceans and the Ministry of Environment and approvals for in-stream works as required;

   x) A Professional Engineer's certification that adequate water quantity for domestic and fire protection purposes can be provided;

   xi) 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(ies). If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and

   xii) That a voluntary contribution, in the amount of $5,100.00 per lot be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:		EPIC NE Albion Homes Ltd.
Legal Descriptions:		Lot 74, Section 14, Township 12, New Westminster District Plan 61607; Parcel "H" (Reference Plan 2047), Except Part in Statutory Right of Way Plan LMP30004, South West Quarter Section 14, Township 12, New Westminster District; and Lot 1, Section 14, Township 12, New Westminster District Plan 70166
OCP:		
Existing:		Low/Medium Density Residential
Proposed:		Single Family and Conservation
Zoning:		
Existing:		RS-3 (One Family Rural Residential)
Proposed:		R-1 (Residential District), R-2 (Urban Residential District) and R-3 (Special Amenity Residential District)
Surrounding Uses:		
North:	Use:	Kanaka Creek Regional Park
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Park and Park within the ALR
South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential) and RG-2 (Suburban Residential Strata Zone)
	Designation:	Low/Medium Density Residential and Suburban Residential
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Suburban Residential and Agricultural
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Low/Medium Density Residential (the endorsed North East Albion Land Use and Servicing Concept Plan designates it as Environmentally Sensitive Areas and Townhouse)
Existing Use of Properties:		Vacant and Single Family Residential
Proposed Use of Properties:		Single Family Residential and Conservation
Site Area:		6.67 ha (16.5 acres)
Access:		Proposed new streets and lanes
Servicing requirement:		Urban Standard
Companion Applications:		2019-425-SD/DP/DVP and 2020-102-DP

2) Project Description:

The subject properties, located at 25057 (eastern half), 25123, and 25171 112 Avenue, are located on the north side of 112 Avenue, west of 252 Street. There are currently single family homes on 25057 and 25123 112 Avenue, and 25171 112 Avenue is vacant and is heavily treed. A watercourse divides the 25057 112 Avenue property from the north to the south, and an additional watercourse crosses the north-east corner of 25171 112 Avenue. There are some steep slopes located on the properties as well (see Appendices A and B).

This is one of the first rezoning applications to proceed after the North East Albion Land Use and Servicing Concept was endorsed and staff was directed to evaluate developments applications according to the Concept at the October 1, 2019 Council Workshop. This subject application is in keeping with the proposed land use designation within the North East Albion Land Use and Servicing Concept Plan as it is proposing a single family development. The *Single Family* designation allows for an R-1 (Residential District) lot size of 371m^2 (3,994 ft^2); however the R-2 ((Urban Residential District) and R-3 (Special Amenity Residential District) zones are being supported, with minimum lot sizes of 315m^2 (3,391 ft^2) and 213m^2 (2,293ft^2), respectively, in exchange for the preservation of a significant tree stand, as discussed below. An amendment to the Official Community Plan (OCP) will be required to change the land use designation to be consistent with the North East Albion Land Use and Servicing Concept Plan, as discussed below.

The applicant is proposing to rezone and subdivide the subject properties from the RS-3 (One Family Rural Residential) zone to create approximately 19 R-1 (Residential District) zoned lots, 28 R-2 (Urban Residential District) zoned lots, and 37 R-3 (Special Amenity Residential District) zoned lots, for a total of approximately 84 lots. The number of lots may change once subdivision design and servicing details are provided.

The property located at 25057 112 Avenue is divided from the north to the south by a watercourse, which will serve as a natural boundary between this single family subdivision on the eastern portion of the property and the multi-family townhouse development that is proposed for the western portion of 25057 112 Avenue and the adjacent five parcels, under application 2019-426-RZ.

3) Planning Analysis:

i) Official Community Plan:

The subject properties are located within the North East Albion Area Plan of the OCP and are currently designated *Low/Medium Density Residential* in the Albion Area Plan, but are shown as *Single Family* in the North East Albion Land Use and Servicing Concept Plan. This application is moving in advance of the North East Albion OCP amendment; however, the proposed use is in keeping with the designation shown in the North East Albion Land Use and Servicing Concept Plan. An OCP amendment will be required to re-designate the site to *Single Family* to allow the proposed single family zoning and the remaining portions of the northern and western portions of the properties as *Conservation* lands adjacent to Kanaka Creek Regional Park (see Appendix C).

The *Single Family* designation is intended for detached dwellings on larger residential to smaller urban lots. The inclusion of smaller single family lots will allow for more affordable home-ownership opportunities for single family homes. The opportunity to include secondary suites or detached garden suites on larger residential lots will also enhance affordability and the potential for rental opportunities in North East Albion. The North East Albion Land Use and Servicing Concept Plan provides that intensive residential areas may also permit attached building forms along collector and arterial roads or when clustering away from environmentally sensitive areas. Significant tree clusters are located on the north-east and north-west corners of the subject properties which are intended to

be preserved, allowing for the intensive residential zoning along 112 Avenue and 252 Street. If the significant tree clusters are not preserved, then the R-2 (Urban Residential District) and R-3 (Special Amenity Residential District) single family zoning for the smaller lots would not be supported. 112 Avenue is intended to be a minor arterial route. The diversity of single family housing forms and unit sizes are intended to provide an appropriate transition between townhouse units and rural and agricultural land uses east of 252 Street.

Development in North East Albion must be designed to buffer and protect watercourses in order to preserve and improve the water quality and quantity within the watercourses and subsequently in Kanaka Creek and its tributaries. *Conservation* areas around the watercourses and to Kanaka Creek Regional Park to the north are proposed with this development.

ii) Zoning Bylaw:

The current application proposes to rezone the subject properties from the RS-3 (One Family Rural Residential) zone to approximately 19 R-1 (Residential District) zoned lots, 28 R-2 (Urban Residential District) zoned lots and 37 R-3 (Special Amenity Residential District) zoned lots, for a total of approximately 84 lots (see Appendices D and E). The number of lots may change once subdivision design and servicing details are provided.

Any variations from the requirements of the proposed zone will require a Development Variance Permit application, and are discussed below. Additional variances may be required once full details have been received.

iii) Proposed Variances:

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

- Rear yard setback to be reduced from 8m (26.2 ft.) to 7m (23.0 ft.) for proposed Lots 7, 12, and 28;
- Exterior side yard setback to be reduced from 3m (9.8 ft.) to 1.2m (3.9 ft.) for proosed Lot 41;
- Rear yard setback to be reduced from 13m (42.7 ft.) to 8m (26.2 ft.) for proposed Lots 33 through 39 and 79 through 84;
- Lot depth to be reduced from 27m (88.9 ft.) to 26.2m (86.0 ft.) for proposed Lot 28;
- Lot depth to be reduced from 30m (98.4 ft.) to 28m (91.9 ft.) for proposed Lots 42 through 67 and proposed Lots 69 through 78; and
- Access to be from the front and not the rear, for proposed Lots 33 through 39 and proposed Lots 79 through 84.

Further variances may be required as the development proceeds. The requested variances will be the subject of a future Council report.

iv) Off-Street Parking And Loading Bylaw:

The applicant will need to provide two parking spaces per dwelling unit, as per the *Off-Street Parking and Loading Bylaw No. 4350–1990*, and will need to comply with Section 403 (7) of the Zoning Bylaw, which states that there needs to be 7.5m (24.6 ft.) of visual clearance at an intersection with a street, preventing the construction of any fence, wall, or structure within that distance. Section 401 (3) of the Zoning Bylaw also prohibits a driveway that is within 7.5m (24.6 ft.) of the point of intersection of an exterior side lot line with a front lot line or rear lot line.

v) Development Permits:

Pursuant to Section 8.8 of the OCP, an Intensive Residential Development Permit application is required to ensure the current proposal provides emphasis on high standards in aesthetics and quality of the built environment, while protecting important qualities of the natural environment. Adherence of this project to the guidelines will be the subject of a future report to Council, to ensure that the Development Permit Area guidelines are met.

Pursuant to Sections 8.9 and 8.10 of the OCP, a Watercourse Protection and Natural Features Development Permit application has been received to ensure the preservation and protection of the natural environment of Kanaka Creek and its tributaries. The developer will provide restoration, enhancement and replanting works as required, and a security will be taken as a condition of the issuance of the Development Permit. Adherence of this project to the guidelines will be the subject of a future report to the Director of Planning, to ensure that the Development Permit Area guidelines are met.

vi) Advisory Design Panel:

The proposed development is for single family lots, therefore this application does not need to be reviewed by the Advisory Design Panel. An Intensive Residential Development Permit is required and is reviewed by staff to ensure compliance with the Development Permit guidelines.

A detailed description of the projects form and character will be included in a future Development Permit report to Council.

vii) Development Information Meeting:

Due to the COVID-19 pandemic, it was not possible for the developer to host an in-person Development Information Meeting. In lieu of Development Information Meetings, an interim process has been established to allow for a ten day Public Comment Opportunity. The notification requirements are the same as for the Development Information Meeting and include a mail-out, newspaper advertisements, and notice on the development signs that provides the contact information for the developer and the Public Comment period.

The Public Comment Opportunity was held between June 26 and July 5, 2020. The developer did not receive any questions or comments; however the City did receive one letter from a resident who lives to the west of the proposed development, near 244 Street and 113 Avenue. A summary of the resident's concerns is provided below, accompanied by the City's response.

- The resident would like a walkable pathway from 112 Avenue to 240 Street.

  This comment is not related to the subject application; however the resident has been advised that sidewalks are required as a component of redevelopment. When the properties along 112 Avenue redevelop, sidewalks will be required. Due to the ravine, it is currently not possible to construct a standard sidewalk and road widening along the north side of 112 Avenue without additional road right-of-way. The properties along the north side of 112 Avenue are currently privately owned and do not have any development applications on them. There are some properties on the south side of 112 Avenue that are under development applications and a contiguous sidewalk will be constructed from 242 Street to 240 Street once the road widening and ravine work is complete.

- The resident would like to know when the park will be developed at 241A Street and 112 Avenue.

  This comment is not related to the subject application; however, the City will be developing that park in the near future and will start with a neighbourhood engagement process. A typical neighbourhood park would include such features as a playgrounds, sports courts, walking paths, open grassed area, maybe a small water feature, etc. The Parks Department will contact this resident directly when the planning process gets underway for the park.

- The resident is concerned with the narrowness of 112 Avenue leading up to Lockwood Street from the west. The resident would like the City to work with the developer to connect the NE Albion Area with the developed area to the west, as they would like improved access to Cliff Park, the proposed retail, and the proposed elementary school.

  Upgrades to 112 Avenue from 244 Street to Lockwood Street are not a condition of this development. As there is little to no development potential east of 244 Street, any improvements to this road by the City would be funded by Development Cost Charges. There are challenges expected due to topography and that 112 Avenue is bounded by Metro Vancouver's Kanaka Creek Regional park for a large portion of its length.

- The resident had a concern with the school catchment areas.

  The School District sets the catchment areas, and develops the schools; concerns with the catchment areas and questions regarding the new school planned for this area should be directed to School District 42.

viii) <u>Parkland Requirement:</u>

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

For this project, there is sufficient land that is proposed to be dedicated as park on the subject properties and this land will be required to be dedicated as a condition of Final Reading.

4) Environmental Implications:

The Environmental Impact Assessment, Arborist Report, Geotechnical Report, and the Stormwater Management Plan have been reviewed. An application to the Ministry of Forests, Lands, Natural Resource Operations and Rural Development for approval of the watercourse works. A Watercourse Protection and Natural Features Development Permit is also required for the protection of the watercourses on the subject properties and will be the subject of a future report to the Director of Planning. The non-fish bearing watercourses are protected by a 15m (49.2 ft.) setback.

A component of this development includes the preservation of a significant tree stand in the north-east area of the development. Additional density was supported based on the preservation of this tree stand, therefore the developer will need to ensure that the tree stand is not impacted by future single family lots. The subdivision layout will need to ensure that these trees can be retained.

5) **Agricultural Impact:**

Portions of Kanaka Creek Regional Park are located within the Agricultural Land Reserve, to the north of the subject properties. Land is being dedicated along the northern and western edges of the single family development for watercourse protection and to act as a buffer to Kanaka Regional Park, therefore there should be no negative impact to Agricultural areas as a result of this development.

6) **Interdepartmental Implications:**

i) Engineering Department:

Road dedication is required from 25123 112 Avenue for the 112 Avenue right-of-way, and a round-about is required at the intersection of 252 Street and 112 Avenue. A sidewalk, boulevard, infiltration trench underneath a swale, barrier concrete curb and gutter, bike lane, street lights and street trees will be required along the north side of 112 Avenue. A multi-use path along the south side of 112 Avenue will be required under future development applications.

The developer will be required to construct a new sanitary sewer pump station and forcemain, in accordance with the North East Albion Land Use and Servicing Concept Plan. A new sanitary sewer will need to constructed along 112 Avenue to the new pump station. Due to topography, a new gravity sewer main will need to be constructed along the northern boundary of this development though the adjoining properties to the west of this development and connect to the new gravity main on 112 Avenue. A Statutory Right-of-Way will be required where these mains are over private property. A public trail is also required over top of this route to serve as an access for maintenance.

A new storm sewer trunk main will be required along 112 Avenue which will feed into the KA6 watercourse. The developer will need to ensure that they meet the City's three-tier criteria for stormwater management, as outlined in the *Watercourse Protection Bylaw* and the *Subdivision and Development Services Bylaw.*

A new watermain with hydrants will need to be installed on 112 Avenue, which will need to be extended along 112 Avenue and south to 108 Avenue.

ii) Parks, Recreation and Culture Department:

A trail is proposed along the northern boundaries of the development and will need to connect south to 112 Avenue. The trail will need to be located outside of the Environmental Setback Areas. Final details will be determined at the subdivision stage.

7) **School District No. 42 Comments:**

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 on April 24, 2020 and the School District responded on May 7, 2020 with the following information:

"The proposed application would affect the student population for the catchment areas currently served by Webster's Corners Elementary and Garibaldi Secondary School.

Webster's Corners Elementary has an operating capacity of 249 students. For the 2019-20 school year the student enrolment at Webster's Corners Elementary is 127 students (51% utilization) including 33 students from out of catchment.

Garibaldi Secondary School has an operating capacity of 1050 students. For the 2019-20 school year, the student enrolment at Garibaldi Secondary School is 898 students (86% utilization) including 272 students from out of catchment."

8) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act.* The amendment required for this application, to amend the land use designation from *Low/Medium Density Residential* to *Single Family* and *Conservation*, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

The amendment has been reviewed with the Financial Plan/Capital Plan and the Waste Management Plan of the Greater Vancouver Regional District and determined to have no impact.

As Metro Vancouver has been involved in the North East Albion Area Planning Process, a referral on this single family subdivision application was sent to Metro Vancouver which provided the following comment for consideration:

"During the design charrette process with the City, we discussed the potential impacts to the regional park from development. One issue which was discussed is the potential risk to public safety due to the proximity of the proposed trail (and service corridor) to the canyon area - a steep-sided sandstone cliff with some significant eroding sections. We request that the trail is fenced on the north side to assist in preventing public access to Kanaka Creek Regional Park. We suggest fencing the trail as it will be a cleared corridor, and it will be easier to establish a fence line in this location rather than the park boundary itself. We recommend a post and rail type fence which allows passage of wildlife."

The request for a post and rail fence can be accommodated, beside the trail at the back of the subject properties, along certain sections where the canyon edge is closest and where the bioswale is not beside the trail. Where it cannot be accommodated, the bioswale would act as a natural barrier.

9) Citizen/Customer Implications:

In addition to the Public Comment Opportunity discussed above, the North East Albion Land Use and Servicing Concept Planning Process included an extensive engagement process to gain insights from landowners and residents, including pop-up stands with planners, stakeholder meetings, landowner workshops, technical design charrettes, two open houses and community surveys. The resulting North East Albion Land Use and Servicing Concept Plan was endorsed by Council on October 1, 2019.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7605-2020, that second reading be given to Zone Amending Bylaw No. 7606-2020, and that application 2019-425-RZ be forwarded to Public Hearing.

"Original signed by Michelle Baski"

Prepared by: **Michelle Baski, AScT, 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

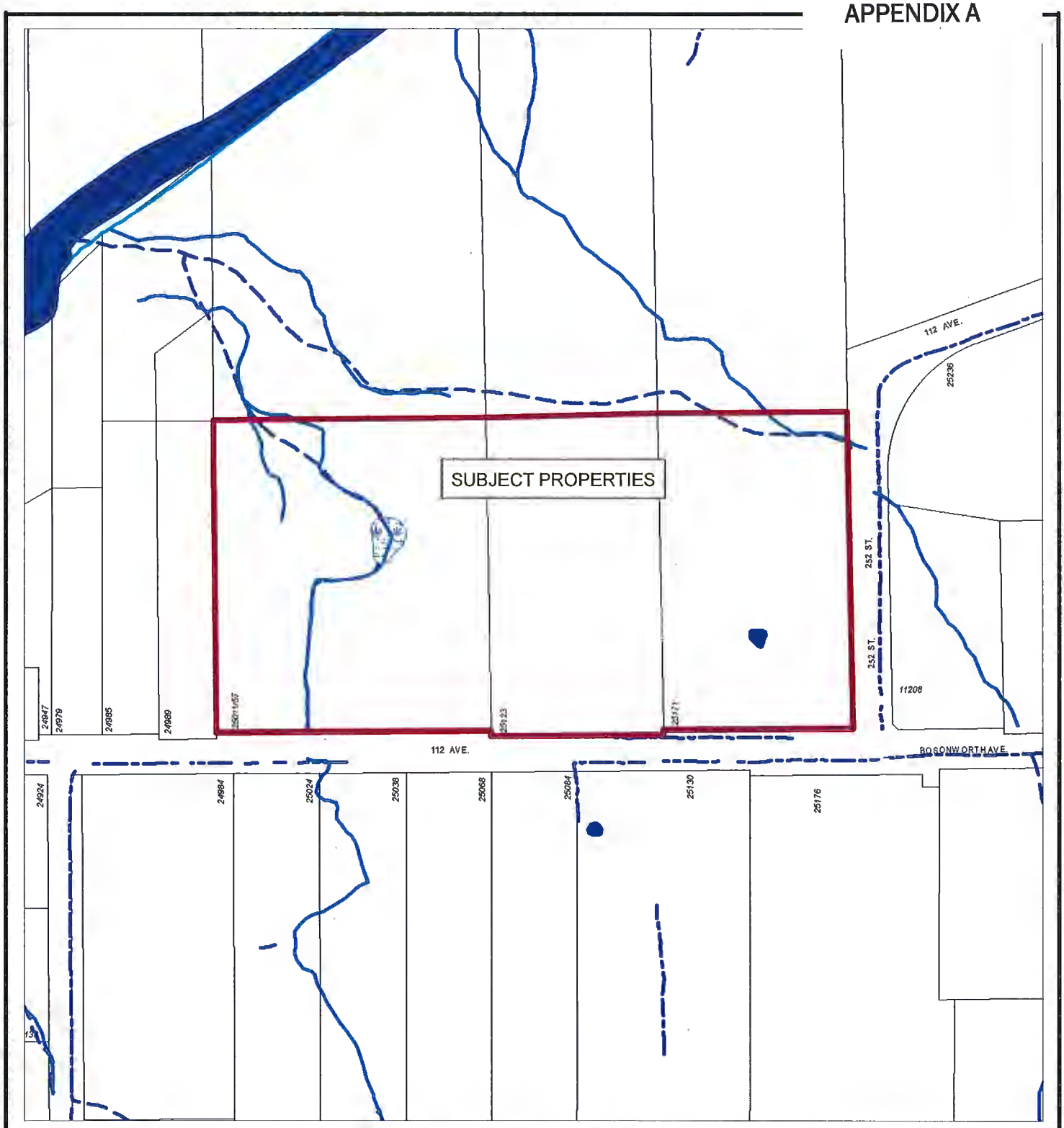
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7605-2020
Appendix D – Zone Amending Bylaw No. 7606-2020
Appendix E – Subdivision Plan

APPENDIX A



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Scale: 1:3,000

Legend

- Stream
- Ditch Centreline
- Edge of River
- Edge of Marsh
- Indefinite Creek
- Lake or Reservoir
- Marsh
- River

25057, 25123/71 112 AVENUE
PID'S: 002-806-517, 013-303-171 & 002-267-802

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

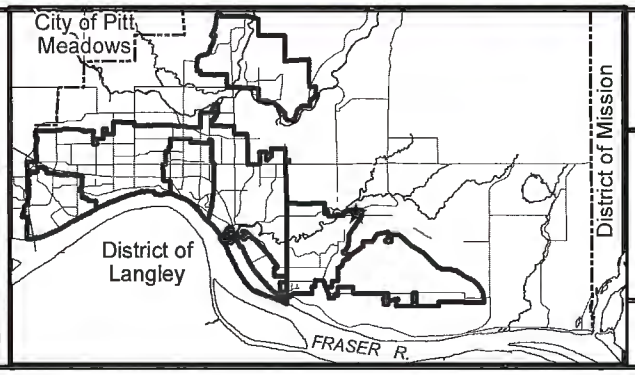
FILE: 2019-425-RZ
DATE: Dec 19, 2019

BY: PC

APPENDIX B

N

Scale: 1:3,000



25057, 25123/71 112 AVENUE
PID'S: 002-806-517, 013-303-171 & 002-267-802

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2019-425-RZ
DATE: Dec 19, 2019

BY: PC

APPENDIX C

CITY OF MAPLE RIDGE
BYLAW NO. 7605-2020

A Bylaw to amend the Official Community Plan Bylaw No. 7060-2014

WHEREAS Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS it is deemed expedient to amend Schedule "B" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7605-2020."

2. Schedule "A" of Chapter 10.2 Albion Area Plan, Schedule 1 and Figure 1: Northeast Albion is hereby amended for those parcels or tracts of land and premises known and described as:

   Lot 74 Section 14 Township 12 New Westminster District Plan 61607;
   Parcel "H" (Reference Plan 2047), Except Part in Statutory Right of Way Plan LMP30004
   South West Quarter Section 14 Township 12 New Westminster District; and
   Lot 1 Section 14 Township 12 New Westminster District Plan 70166

   and outlined in heavy black line on Map No. 1012, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended as shown.

3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

   Lot 74 Section 14 Township 12 New Westminster District Plan 61607;
   Parcel "H" (Reference Plan 2047), Except Part in Statutory Right of Way Plan LMP30004
   South West Quarter Section 14 Township 12 New Westminster District; and
   Lot 1 Section 14 Township 12 New Westminster District Plan 70166

   and outlined in heavy black line on Map No. 1013, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

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

READ a first time the day of , 20

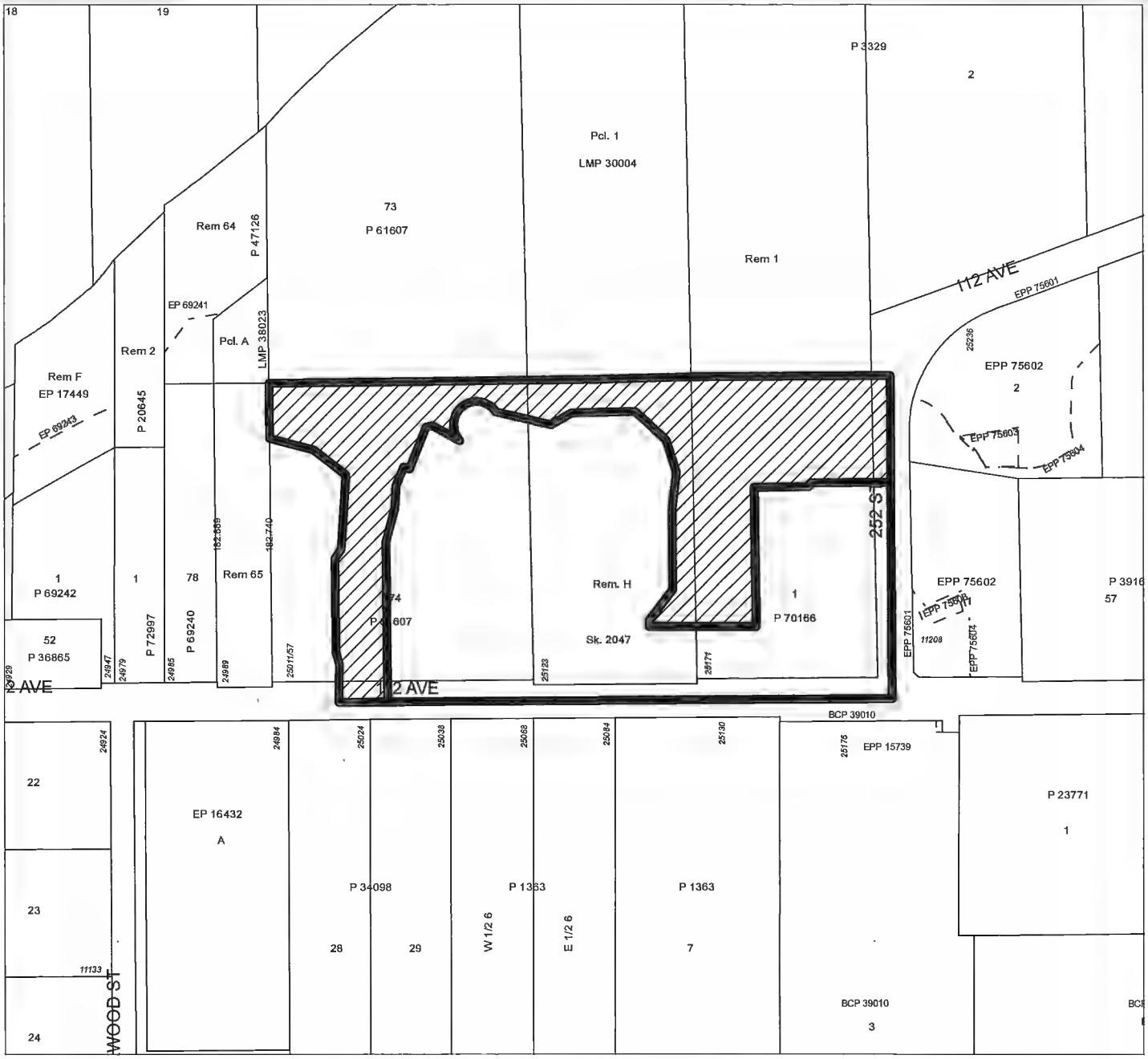
READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20 .

PRESIDING MEMBER **CORPORATE OFFICER**



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7605-2020

Map No. 1012

Purpose: To Amend Albion Area Plan Schedule 1 and Figure 1

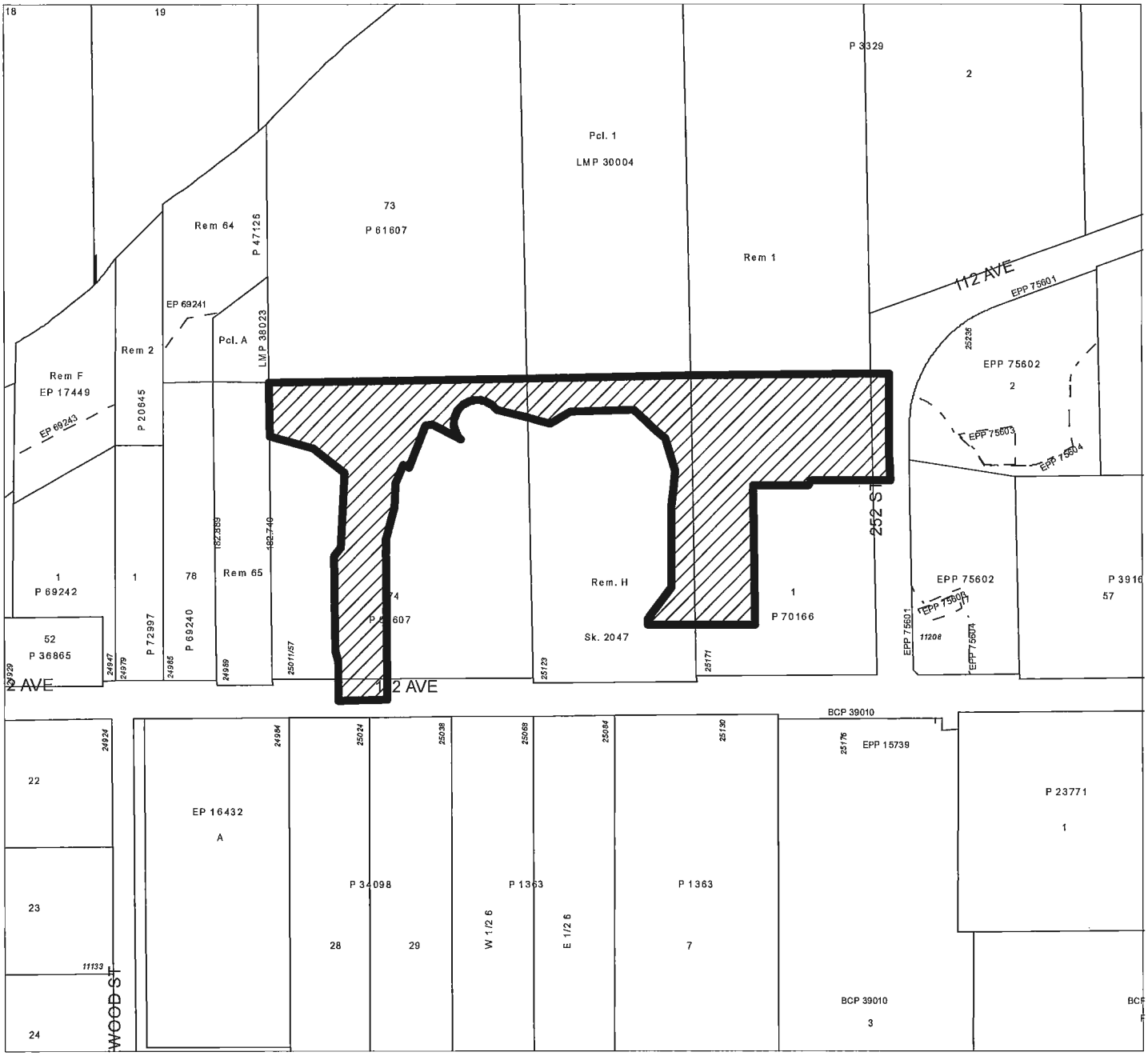
From: Low/Medium Density Residential

To: Single Family Residential Conservation

MAPLE RIDGE
British Columbia

N

SCALE 1:3,500



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7605-2020

Map No. 1013

Purpose: To Amend Schedule C As Shown

To Add To Conservation

MAPLE RIDGE
British Columbia

N

SCALE 1:3,500

CITY OF MAPLE RIDGE
BYLAW NO. 7606-2020

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. 7606-2020."

2. Those parcels or tracts of land and premises known and described as:

   Eastern Portion of Lot 74 Section 14 Township 12 New Westminster District Plan 61607; Parcel "H" (Reference Plan 2047), Except Part in Statutory Right of Way Plan LMP30004 South West Quarter Section 14 Township 12 New Westminster District; and
   Lot 1 Section 14 Township 12 New Westminster District Plan 70166

   and outlined in heavy black line on Map No. 1822, a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-1 (Residential District), R-2 (Urban Residential District) and R-3 (Special Amenity Residential District).

3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

   READ a first time the 10th day of March, 2020.

   READ a second time the day of , 20

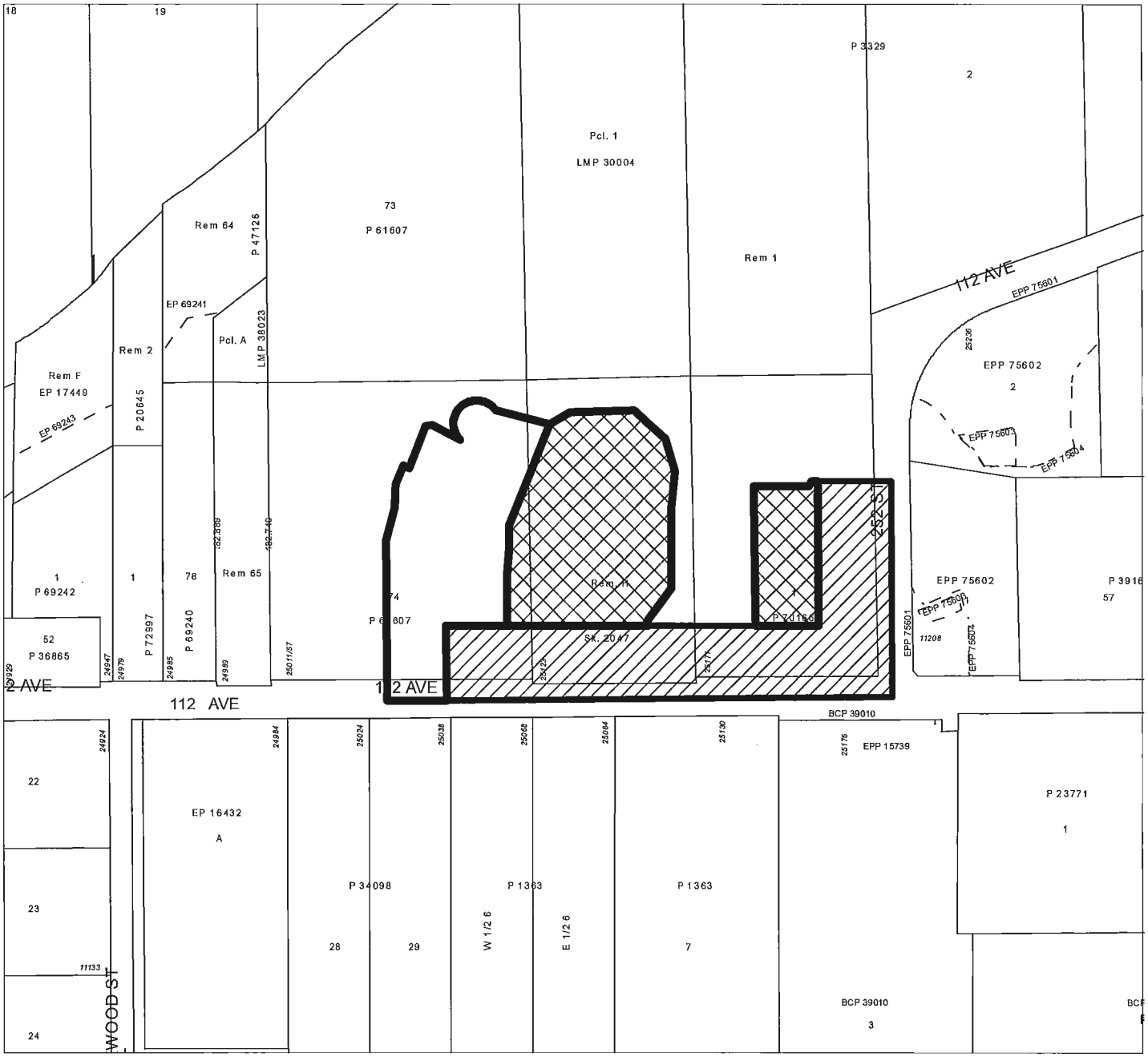
   PUBLIC HEARING held the day of , 20

   READ a third time the day of , 20

   ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7606-2020

Map No. 1822

From: RS-3 (One Family Rural Residential)

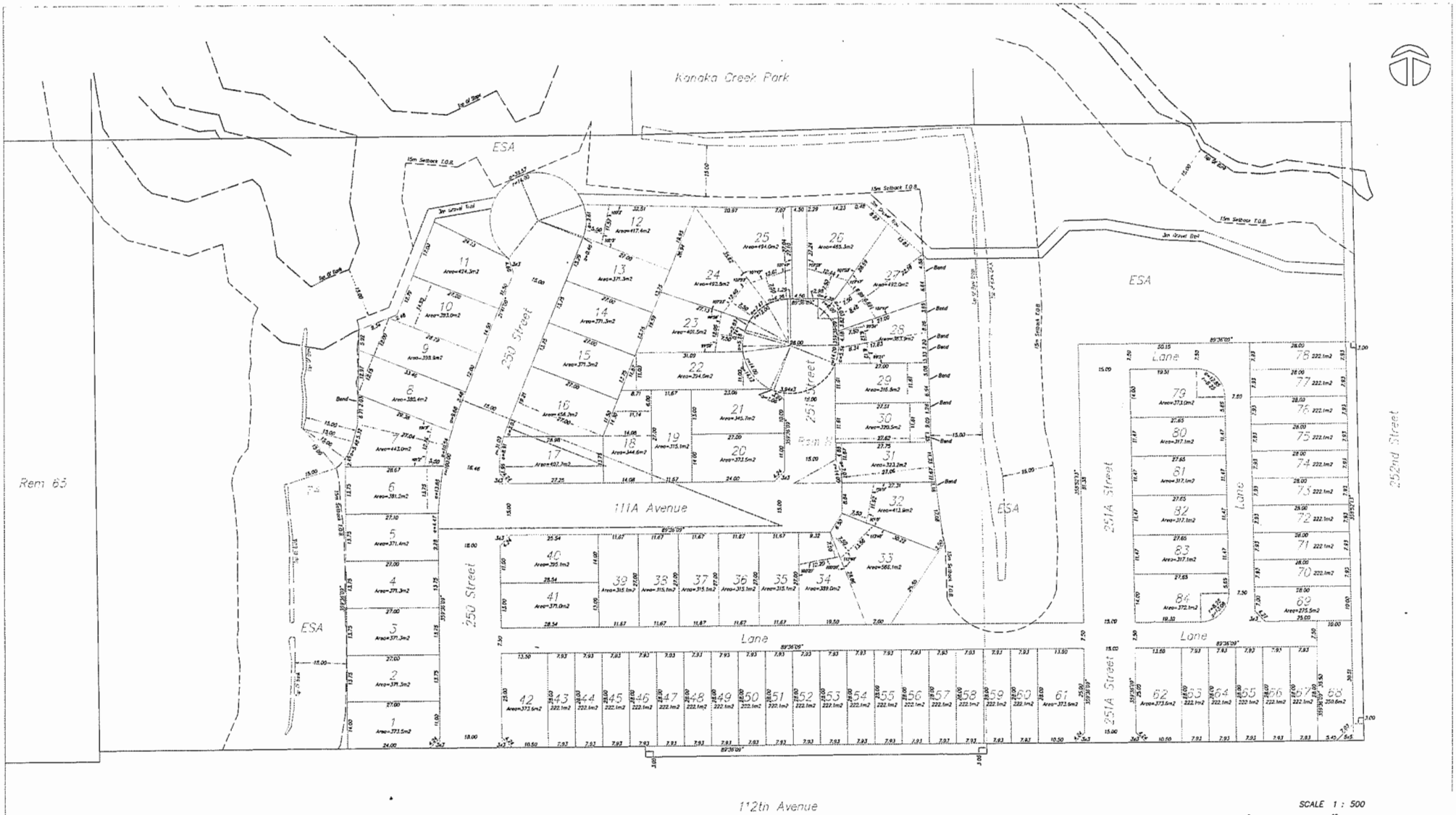
To: R-1 (Residential District) R-2 (Urban Residential District)

R-3 (Special Amenity Residential District)

MAPLE RIDGE
British Columbia

N

SCALE 1:3,500



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

Client: EPIC Homes

Project: 25057, 25123, and 25171 112th Avenue
Maple Ridge, BC

Drawing Title: Proposed 84 Lot Subdivision

Notes:
R-1 Lots: 1-17, 40-41.
R-2 Lots: 18-39, 79-84.
R-3 Lots: 42-78.

DVP for depth for Lot 28 (from 27 m to 26.17 m).
Preliminary subdivison plan and subject to changes.

Paper Size: 22" x 34"

Date: February 24, 2020

File: MR17-827skSUB_rev5

APPENDIX E

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 21, 2020
		FILE NO:	2020-117-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First Reading**
Official Community Plan Amending Bylaw No. 7659-2020;
11903 and 11917 Burnett Street

EXECUTIVE SUMMARY:

An application has been received to amend the Official Community Plan (OCP), Appendix D – Temporary Use Permits, to designate the subject properties, located at 11917 and 11903 Burnett Street, as a *Temporary Use Permit Area,* to allow for a Sales Centre for the future apartment use, subject to application 2017-489-RZ which is currently at third reading.

RECOMMENDATIONS:

1. **In respect of Section 475 of the *Local Government Act,* requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:**

   i. **The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;**
   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. **Boards of Education, 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;

2. **That Official Community Plan Amending Bylaw No. 7659-2020 be given first reading; and**

3. **That the applicant provide further information as described on Schedule H of the Development Procedures Bylaw No. 5879–1999.**

DISCUSSION:

a) Background Context:

Applicant:	Travjit Johal
Owner:	1135888 BC LTD

Legal Description:		Lot 6, Section 17, Township 12, New Westminster District Plan 22046 Lot 7, Block 2, Section 17, Township 12, New Westminster District Plan 22046
OCP:		
Existing:		Low-Rise Apartment
Proposed:		Low-Rise Apartment
Zoning:		
Existing:		RS-1 (One Family Urban Residential)
Proposed:		RM-2 (Medium Density Apartment Residential)
Surrounding Uses:		
North:	Use:	Apartments
	Zone:	RM-2 (Medium Density Apartment Residential)
	Designation:	Low-Rise Apartment
South:	Use:	Apartments
	Zone:	RM-2
	Designation:	Low-Rise Apartment
East:	Use:	Single-family residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Apartments and vacant
	Zone:	RM-2 and RM-6 (Regional Town Centre High Density Apartment Residential)
	Designation:	Low-Rise Apartment, and Medium and High-Rise Apartment

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Temporary Sales Centre and Apartment under 2017-489-RZ
Site Area:	0.267 ha (0.661 acres)
Access:	Burnett Street
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject properties are each approximately 1340 m^2 in area, and are located within the Town Centre Area Plan of the Official Community Plan. The original structures on both lots were demolished in 2018.

There is an active rezoning application (2017-489-RZ) to rezone the subject property from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) for a 54-unit apartment building. That application received third reading at October 1, 2019.

c) Project Description:

The applicant is now proposing a temporary sales centre of approximately 960 ft^2 (88 m^2) at the front of the property located at 11917 Burnett Street, and five parking stalls and an asphalt parking drive isle on the property located on the adjacent 11903 Burnett Street (See Appendices A and B). There is also proposed landscaping located along the Burnett frontage of these lots.

As per Section 492 of the Local Government Act, a Temporary Use Permit (TUP) is valid for up to three years, with the possibility of another three year maximum extension. The rezoning for the

future apartment building on the subject properties is at third reading and the applicant is completing his Development Permit plans for consideration by Council. The applicant will need ensure construction of the proposed apartment building under the Development Permit is coordinated with the temporary sales centre under the TUP.

Council can decide to require the subject sales centre building to be relocated off-site or demolished once the apartment application progresses to be finalised and the need for the temporary sales centre ceases to exist.

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 development 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 Town Centre Area Plan and is currently designated *Low Rise Apartment*.

Section 492 of the *Local Government Act* provides for areas to be designated in the OCP where Temporary Use Permits may be allowed where the zoning does not permit such uses. The Temporary Use Permit (TUP) can override a parcel's underlying OCP designation and zoning. OCP Amending 7659-2020 must receive four readings from Council and be presented at a Public Hearing. Notice similar to Public Hearing is also required. This TUP application, if approved by Council, is valid for three years. At the end of the three years, the owner may seek an extension from Council for up to three more years.

An amendment to the OCP identifying these areas must be adopted prior to issuance of such permit. Currently, the OCP only allows temporary uses to occur on specifically designated lands. Thus, an OCP amendment is therefore required to allow the new temporary sales centre as the current and proposed zoning the future apartment does not permit sales centres.

Zoning Bylaw:

The originating application 2017-489-RZ proposes to rezone the properties located at 11917 and 11903 Burnett Street to permit an apartment building with approximately 54 units. Such application is at third reading, and the applicant is working to meet requirements. In the meantime they propose to use the subject properties to construct a temporary Sales Centre, to promote and sell the units of the future apartment building.

Advisory Design Panel:

The proposed Temporary Use Permit application for a commercial Sales Centre use is not subject to review by the Advisory Design Panel prior to Second Reading.

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, further 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;

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.

Preliminary comments are:

1. The civic address of this development will need to be confirmed prior to building permit submission.

2. At building permit application stage, ensure a clear code review and clear code plans are provided.

3. A separate permit is required for sign(s); please ensure the proposed signage complies with the City of Maple Ridge Sign Bylaw.

4. The servicing and street frontage works under the rezoning for the apartment building will need to be completed in advance for of the sales centre.

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. A Temporary Industrial or Temporary Use Permit Application (Schedule H);

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

CONCLUSION:

The applicant is seeking an OCP amendment for a Temporary Use Permit to allow the subject properties to be used as a temporary Sales Centre for a maximum period of up to three years.

It is also noted that the proposed new Zoning Bylaw will permit such temporary sales centres on new development sites, thus removing the need for such TUPs .

It is, therefore, recommended that Council grant first reading, subject to additional information being provided and assessed prior to second reading. It is recommended that Council not require any further additional OCP consultation.

"Original signed by Mark McMullen" for

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

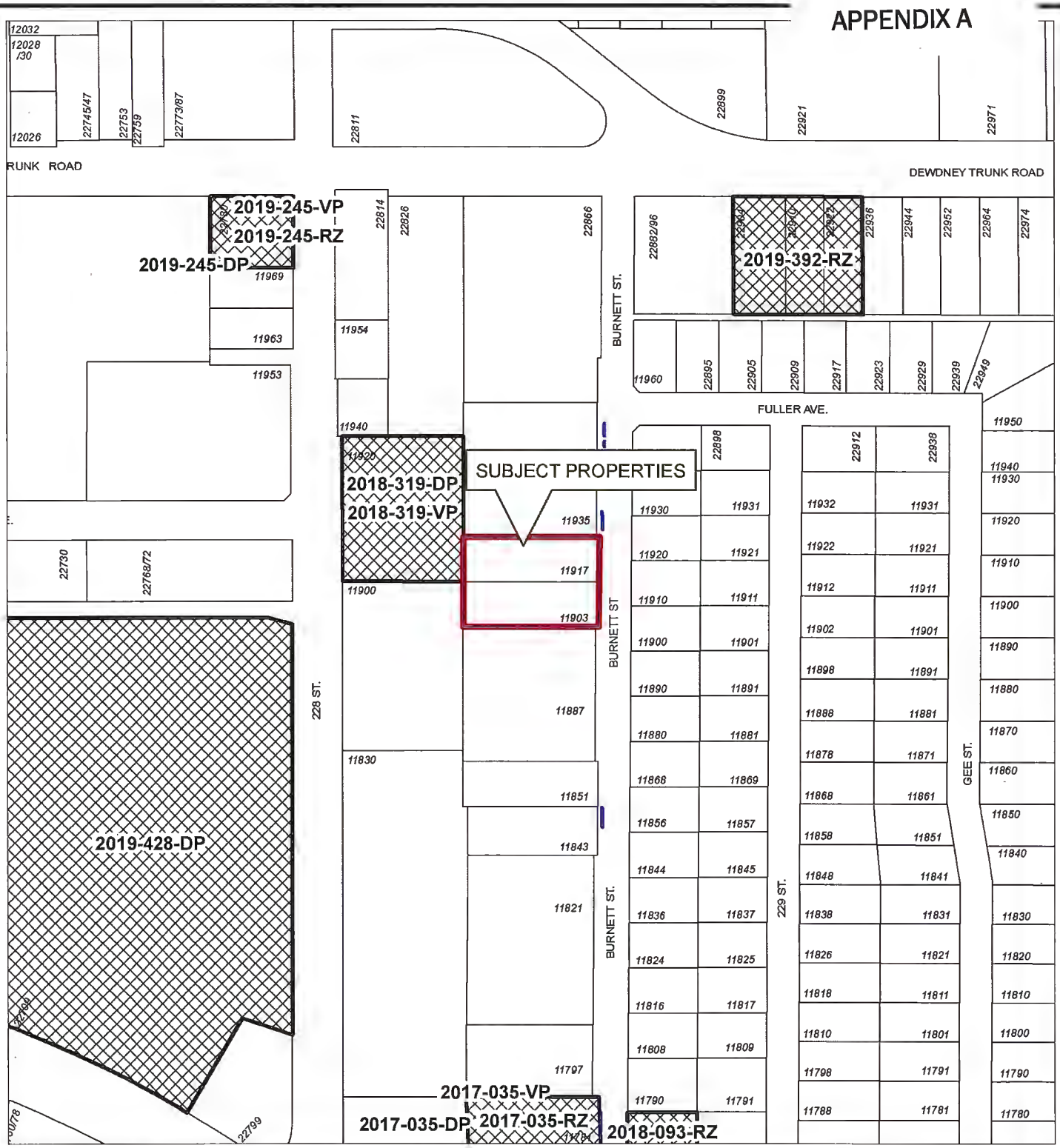
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"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 – Official Community Plan Amending 7659-2020
Appendix D – Proposed Plans

APPENDIX A



N

Scale: 1:2,500

Legend

- Ditch Centreline
- Active Applications (RZ/SD/DP/VP)

11903/17 BURNETT STREET
PID'S: 009-150-587, 009-150-544

PLANNING DEPARTMENT

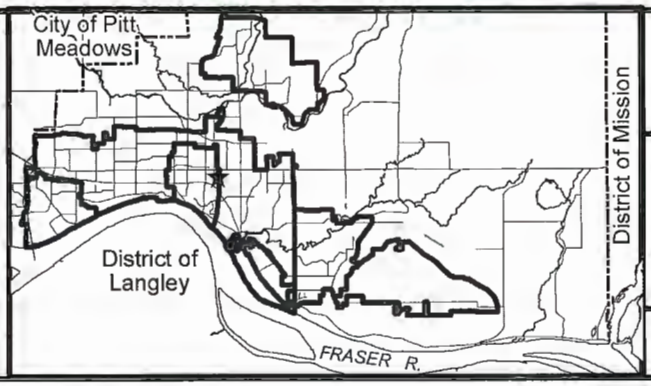
MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-117-RZ
DATE: Apr 24, 2020
BY: PC

APPENDIX B

Scale: 1:2,500



11903/17 BURNETT STREET
PID'S: 009-150-587, 009-150-544

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2020-117-RZ
DATE: Apr 24, 2020
BY: PC

APPENDIX C

CITY OF MAPLE RIDGE
BYLAW NO. 7659-2020

A Bylaw to amend the Official Community Plan Bylaw No. 7060-2014

WHEREAS Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS it is deemed expedient to amend Schedule "B" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7659-2020."

2. Appendix D, Temporary Use Permits, Section TEMPORARY USE PERMIT AREA is hereby amended by the addition of the following :

   TEMPORARY COMMERCIAL USE PERMIT AREA LOCATION No. 8

   Purpose:
   To permit a temporary sales centre for an apartment use for that parcel or tract of land and premises known and described as:

   Lot 6, Block 2, Section 17, Township 12, New Westminster District Plan 22046
   Lot 7, Block 2, Section 17, Township 12, New Westminster District Plan 22046

   is hereby designated to permit a temporary commercial use for a sales centre for an apartment, for a three year period, effective upon adoption of this bylaw.

3. Appendix D, Temporary Use Permits, Section TEMPORARY USE PERMIT AREA is amended by the addition of the attached Temporary Commercial Use Permit Area Location No. 8 in sequential numeric order after Temporary Commercial Use Permit Area Location No. 7.

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

READ a first time the day of , 20

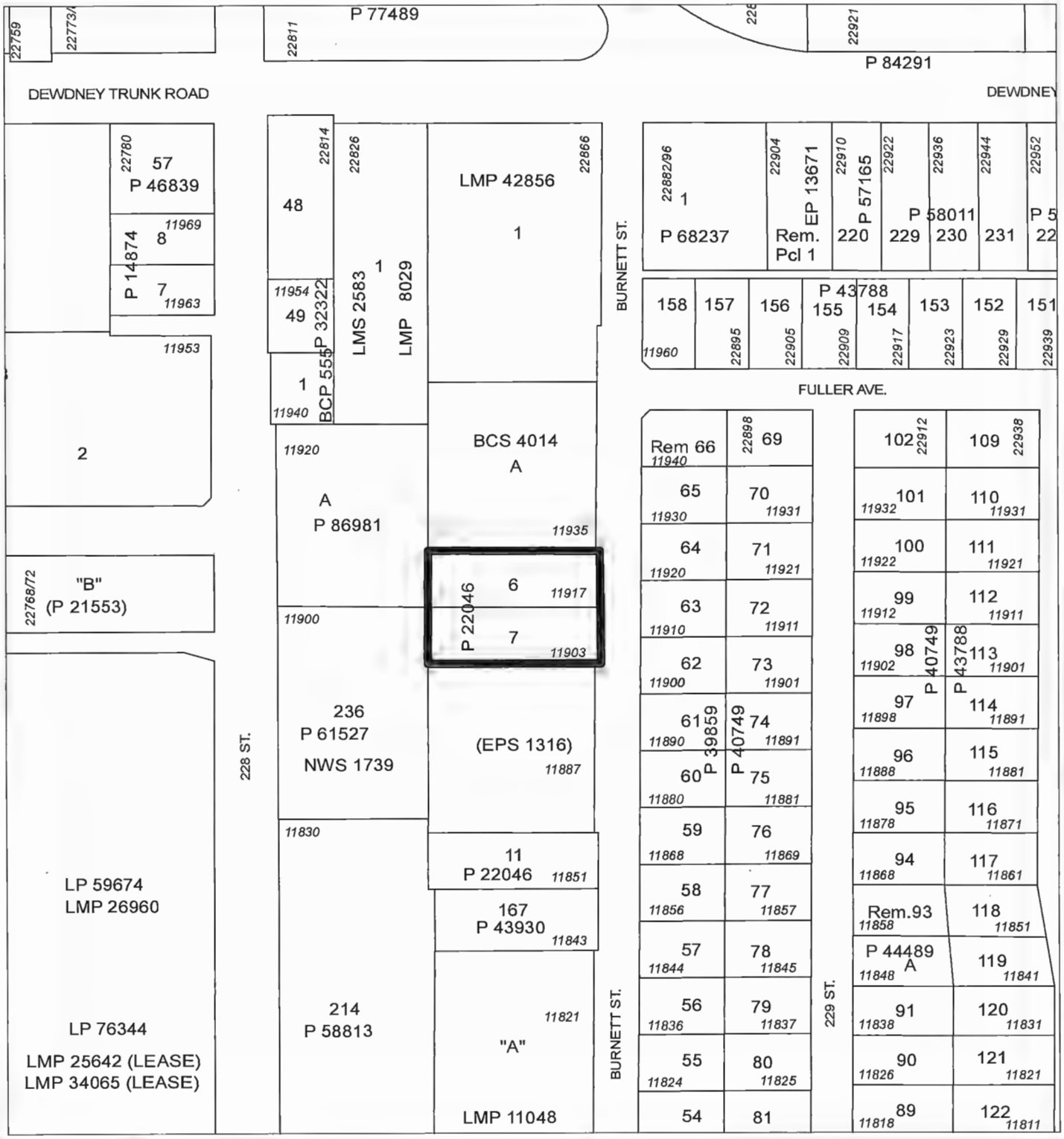
READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20 .

PRESIDING MEMBER **CORPORATE OFFICER**



N

Scale: 1:2,000

TEMPORARY COMMERCIAL USE PERMIT AREA
Location No.8

CITY OF MAPLE RIDGE
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

DATE: Jul 9, 2020

BY: DT

1 SOUTHEAST PERSPECTIVE
SCALE:

24'X40' SALES CENTRE (TEMPORARY BUILDING)

11903 & 11917 BURNETT STREET,
MAPLE RIDGE, BC

INDEX

A0.10 COVERSHEET & INDEX
A1.01 SITE PLAN
A2.01 MAIN FLOOR PLAN & ROOF PLAN
A4.10 ELEVATIONS & SECTIONS

APPENDIX D

Krahn
GROUP OF COMPANIES
ABBOTSFORD • EDMONTON • VANCOUVER
ABBOTSFORD OFFICE

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NO.	DATE YR/MO	DESCRIPTION
A	2020-04-22	Issued for Building Permit

ISSUES AND REVISIONS

SEAL

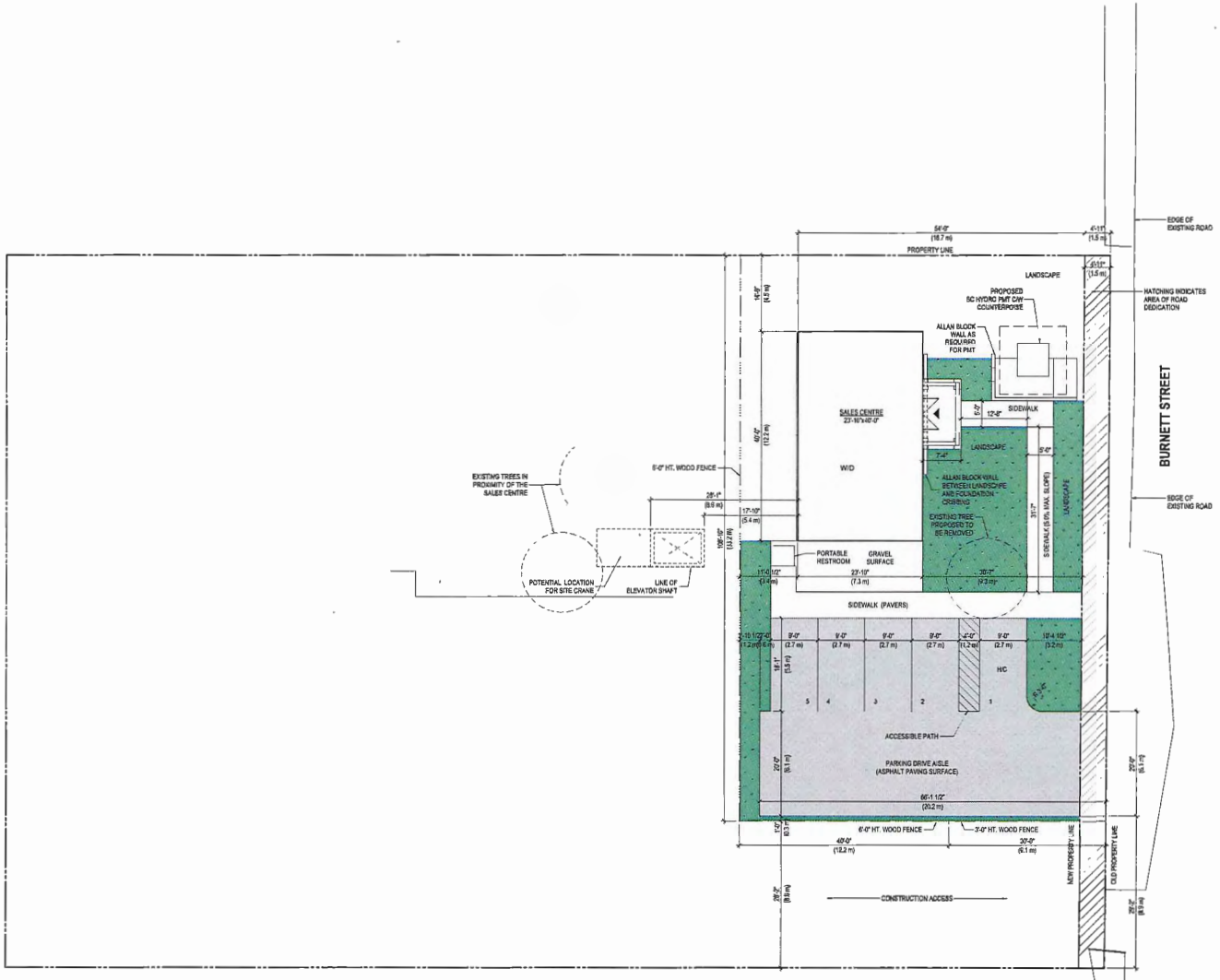
larry podhora | architecture inc
7552 BRADERSON WAY, NORTH SAANICH B.C. V8L 5E2

PROJECT NAME
24'X40' SALES CENTRE
(TEMPORARY BUILDING)

PROJECT ADDRESS
11903 & 11917 BURNETT STREET,
MAPLE RIDGE, BC

DRAWING TITLE
COVERSHEET

SCALE
DRAWN WV
REVIEWED
PROJECT NO. 170694
DRAWING NO.
A0.10



1 SITE PLAN

SCALE: 1" = 10'-0"

Krahn GROUP OF COMPANIES

A DIVISION OF KRAHN WESTERN + VANCOUVER

ABBOTSFORD OFFICE

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NO.	DATE YR-MO	DESCRIPTION
A	2020-04-22	Issued for Building Permit

ISSUES AND REVISIONS

SEAL

larry podhora | architecture inc

1843 BRACKMAN WAY, NORTH SAANICH B.C. V8L 5C2

PROJECT NAME

24'X40' SALES CENTRE (TEMPORARY BUILDING)

PROJECT ADDRESS

11933 & 11917 BURNETT STREET, MAPLE RIDGE, BC

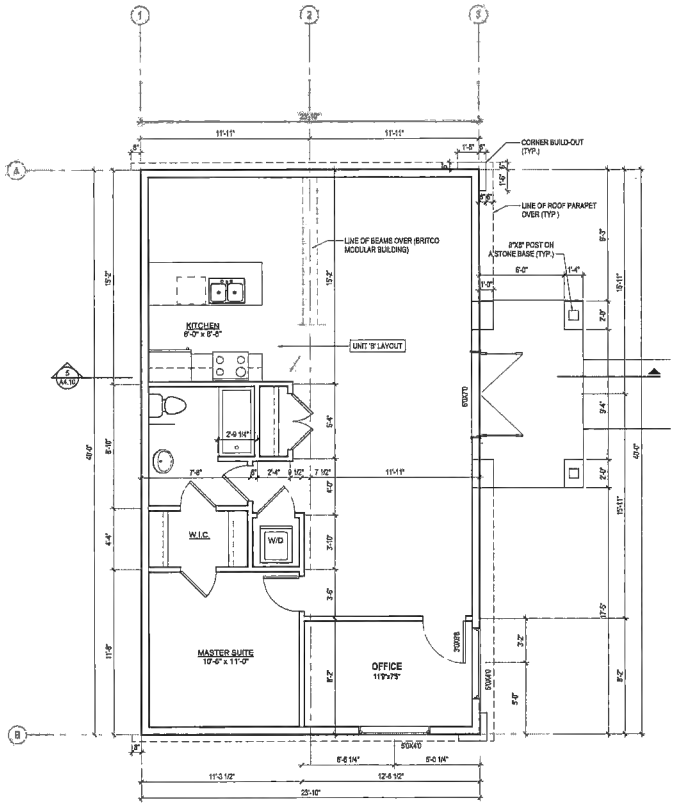
DRAWING TITLE

SITE PLAN

SCALE	1" = 10'-0"
DRAWN	WV
REVIEWED	
PROJECT NO	170464

DRAWING NO

A1.01



1 MAIN FLOOR PLAN

SCALE: 1/4" = 1'-0"

FINISHED FLOOR AREA: 953 s.f. (88.56 s.m.)

Krahn GROUP OF COMPANIES

ABBOTSFORD • EDMONTON • VANCOUVER

ABBOTSFORD OFFICE

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NO.	DATE YYMD	DESCRIPTION
A	2020-04-22	Issued for Building Permit

ISSUES AND REVISIONS

SEAL

larry podhora | architecture inc

1902 BRACKMAN WAY, NORTH SAANICH B.C. V8L 0C2

PROJECT NAME:

24'X40' SALES CENTRE (TEMPORARY BUILDING)

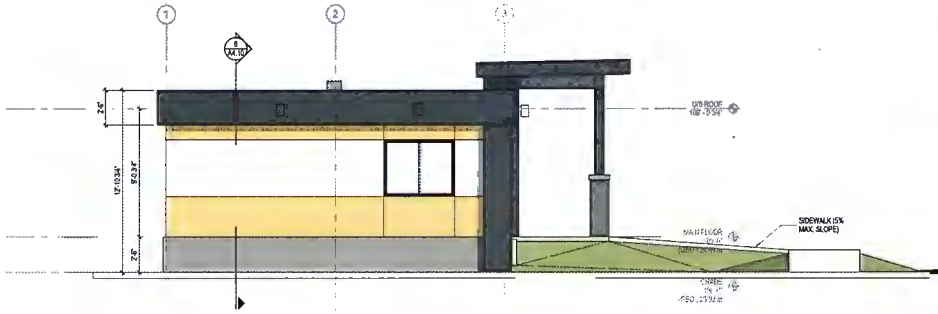
PROJECT ADDRESS

11903 & 11917 BURNETT STREET, MAPLE RIDGE, BC

DRAWING TITLE

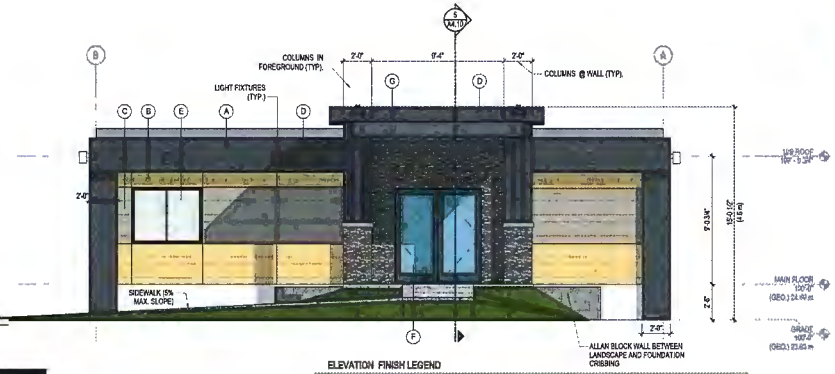
MAIN FLOOR PLAN

SCALE	1/8" = 1'-0"
DRAWN	WV
REVIEWED	
PROJECT NO	170464
DRAWING NO	A2.01



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



2 EAST ELEVATION

SCALE: 1/4" = 1'-0"

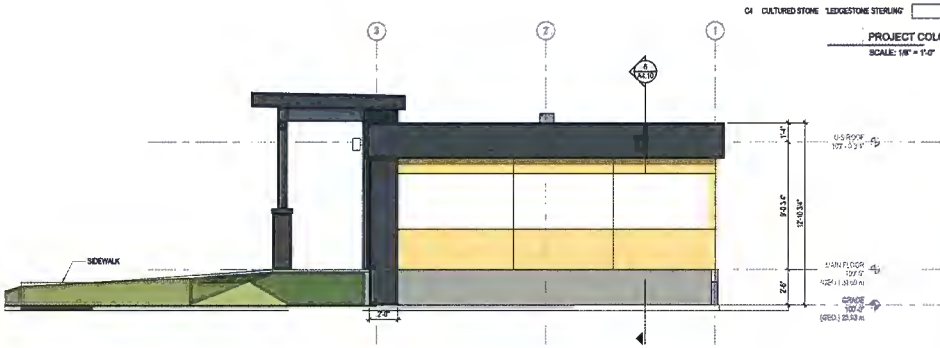
C1	HARDIE PANEL	SMOOTH IRON GRAY
C2	HARDIE PANEL	SMOOTH AUTUMN TAN
C3	HARDIE PANEL	SMOOTH COBBLE STONE
C4	CULTURED STONE	'LEDGESTONE STERLING'

PROJECT COLOURS

SCALE: 1/8" = 1'-0"

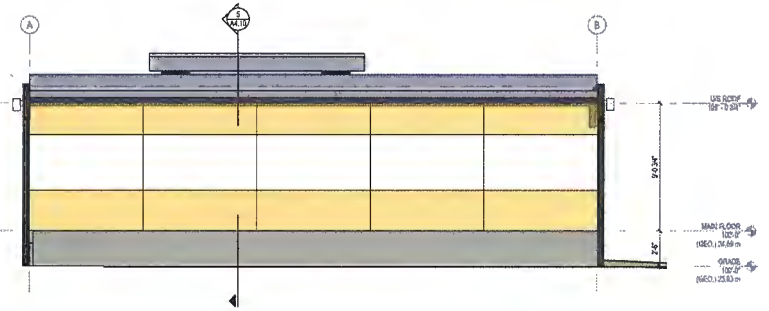
ELEVATION FINISH LEGEND

- A HARDIE PANEL, SMOOTH, IRON GRAY COLOUR - C1
- B HARDIE PANEL, SMOOTH, AUTUMN TAN COLOUR - C2
- C HARDIE PANEL, SMOOTH, COBBLE STONE COLOUR - C3
- D METAL FLASHING, PAINTED TO MATCH WALL COLOUR BELOW
- E WINDOWS & DOORS: EXTRUDED PVC - ALL WEATHER, DOUBLE LOW E GLAZING OR EQUAL - WHITE
- F ENTRY DOOR - PAINTED 'IRON GRAY COLOUR
- G STONE VENEER - 'LEDGESTONE STERLING' - C4



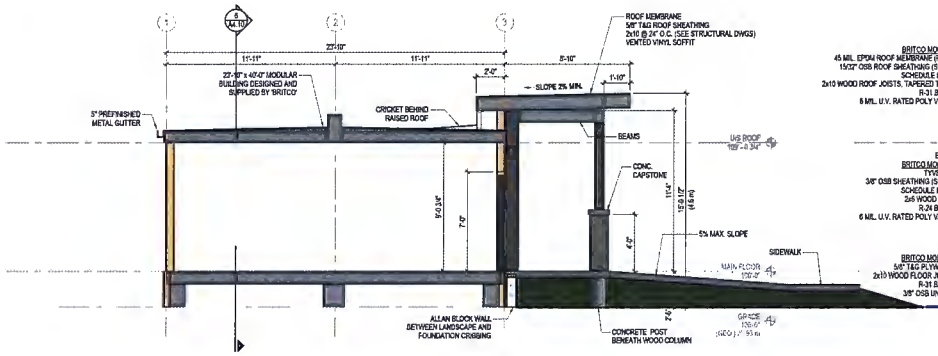
3 NORTH ELEVATION

SCALE: 1/4" = 1'-0"



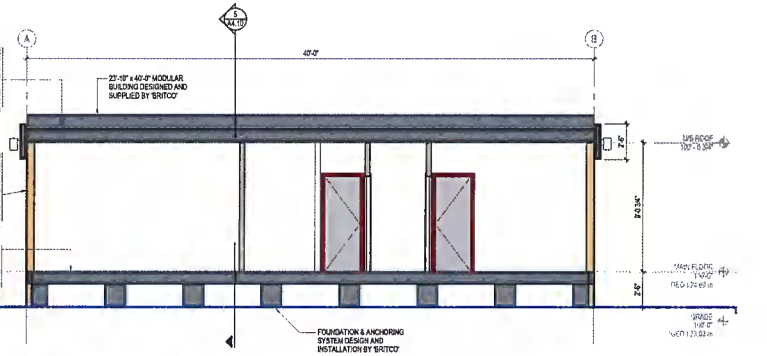
4 WEST ELEVATION

SCALE: 1/4" = 1'-0"



5 Section 2

SCALE: 1/4" = 1'-0"



6 Section 1

SCALE: 1/4" = 1'-0"

Krahn GROUP OF COMPANIES

ABBOTSFORD • EDMONTON • VANCOUVER

ABBOTSFORD OFFICE

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NO.	DATE YR/M/D	DESCRIPTION
A	2020-04-29	Issued for Building Permit

ISSUES AND REVISIONS

SEAL

larry podhora | architecture inc
1162 BROADWAY WEST NORTH BANKS V6 C 1W6

PROJECT NAME

24'X40' SALES CENTRE (TEMPORARY BUILDING)

PROJECT ADDRESS

11903 & 11917 BURNETT STREET, MAPLE RIDGE, BC

DRAWING TITLE

ELEVATIONS & SECTIONS

SCALE	As indicated
DRAWN	VIV
REVIEWED	
PROJECT NO.	1754N4
DRAWING NO.	A4.10

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 21, 2020
		FILE NO:	2018-394-RZ
FROM:	Chief Administrative Officer	**ATTN:**	C o W

SUBJECT: **Second Reading**
Maple Ridge Zoning Bylaw No. 7600-2019

EXECUTIVE SUMMARY:

The Planning Department is pleased to submit the updated Maple Ridge Zoning Bylaw No. 7600-2019. The bylaw is the result of an extensive, complicated and lengthy review and consultation process geared towards achieving a modern and user-friendly update of the current Zoning Bylaw No. 3510-1985, which is over three decades old. We believe we have achieved these goals with this amended bylaw and are proud of the hard work and tenacity of all staff who have worked on the project.

In summary, the bylaw applies to all lands in the City and consists of the following regulations:

Definitions and Interpretations;
Basic Provisions of Uses, Zones, Parking and Loading, Enforcement and Prohibitions;
General Regulations for the Use of Lands, Buildings and Structures;
Specific Regulations for the Use of Lands, Buildings and Structures;
Regulations for Size, Shape and Sitting of Buildings and Structures;
Waste and Energy Regulations, Landscaping, Fencing and Screening Regulations;
Land Use Zones (Agricultural, Residential, Commercial, Industrial, Institutional and CD's) and Schedules.

In accordance with the normal bylaw amendment process and Council's endorsed review process; staff have sought input from both the public, provincial ministries and agencies, First Nations, the School District, the development industry (UDI) and the Canadian Home Builders Association of BC. Many have provided comments which suggested changes and improvements that have been incorporated in to the draft bylaw. Council granted first reading of Zoning Bylaw No. 7600-2019 on April 23, 2019. A public open house was held on June 20, 2019 with an on-line questionnaire and comment sheets prepared. Additional revisions were included in the bylaw as a result of this input process.

Given this work, it is proposed that draft Zoning Bylaw No. 7600-2019 (Appendix A) be granted second reading and proceed to public hearing.

RECOMMENDATIONS:

That Zoning Bylaw No. 7600-2019 be given second reading, and be forwarded to Public Hearing.

BACKGROUND:

The Zoning Bylaw is, by its very nature, a complicated document being both regulatory in nature, rich in detail and extensive in length and content. The bylaw's impact is significant; influencing directly the form our community takes and the opportunities, activities and land uses permitted. The Zoning Bylaw is essentially the engine that powers and gives form to the vision outlined in the Official Community Plan. Given these characteristics, the Zoning Bylaw should be described as a living document. As a living document it must remain both relevant and flexible enough to respond to new initiatives by Council, the community and other interested parties. Therefore, a Zoning Bylaw is never truly complete or finished. The existing Zoning Bylaw No. 3510-1985 has been amended numerous times and on a regular basis. It can be expected that changes and challenges to provisions of the new Zoning Bylaw No. 7600-2019 will also occur regularly. In fact, provincial legislation envisions the need and grants the power to make such change via: bylaw amendments; Development Variance Permits; Board of Variance appeals; and legal court challenges. It should also be expected that normal City driven housekeeping amendments to the new Zoning Bylaw will be required to keep the bylaw relevant. New Council initiatives are also examples of positive change that will impact the new Zoning Bylaw.

DISCUSSION:

Zoning Bylaw No. 7600-2019 is a significant piece of work and therefore, it is useful to briefly review the history, goals, and efforts in the past that have culminated in the new bylaw.

The City has had three comprehensive Zoning Bylaws since the early 1960s, each of which acted as a foundation for the next and introduced new components that were relevant at that time. Zoning Bylaws are technical and "organic "in nature (i.e. always evolving or reacting to new trends & policies) and are expected to ensure consistency for implementation. The City's current Zoning Bylaw is no exception to this and has been amended innumerable times since 1985.

The goal of this Zoning Bylaw review has always been to achieve an updated bylaw that:

- Aligns with current regulatory language, Provincial legislation and policies in the Official Community Plan;
- Identifies and resolves issues/concerns raised by the public, the development community and City Departments;
- Responds to new market trends and the City's sustainability goals and vision;
- Improves consistency and a format that is user-friendly, easily interpreted, enforceable and effective in regulating land use in the City; and
- Reduces the number of variance requests.

To achieve this goal the following steps have occurred:

- Council has continued to support a Zoning Bylaw modernization effort;

- Early efforts focused on important background work such as: information gathering; research of issues and problem identification; coordinating with other departments for their specific areas of concern; tracking historical bylaw revisions; looking at various alternative bylaw formats; testing other formats as examples and identifying key deficiencies and inconsistencies. This ground work was accomplished internally with existing resources to streamline the review process;

- In general, the scope of the review included the following: identification of issues, concerns and discrepancies; reformatting for ease of use and language; review of all zones and definitions for consistency and modernization; introduction of graphics and illustrations to improve ease of use and understanding; introduction of new provisions that reflect the goals and objectives of Council and the Official Community Plan;

- Countless staff meetings, formal joint departmental working group meetings, and a number of technical and workshop sessions were held with developer representatives. They provided both useful feedback and constructive input some of which has already been implemented such as the adoption of a uniform 11.0 metre building height for single family dwellings to reduce the number of Development Variance Permits requested, and a revised building height calculation to measure to the mid-point of peaked roofs (where 11.0 metres is equivalent to 9.5 metres at the mid-point);

- Consultation sessions were held with the public, developer's representatives, and Council;

- A complete legal review of the bylaw has been completed to ensure its enforceability;

- Moving the bylaw forward as one entire project has proven difficult given heavy development workloads, limited staff resources and new and competing priorities. Therefore, it was decided to incrementally move elements of the new Zoning Bylaw forward as applications are received, opportunities arise and Council priorities dictate. The following provisions of the existing Zoning Bylaw have already been updated: expanded use of secondary suites in residential zones; increased building heights for residential zones; new fence provisions, hobby beekeeping, prohibition or limitations for certain uses such as payday loans, auto wrecking, cannabis retail, shipping containers, updated Home Based Business Regulations, Farm Home Plate, and numerous text amendments. These past incremental changes have reduced the scope and significance of the new changes being introduced with the new bylaw; and

- There is also work recently completed or currently underway on Council priority items such as: enlarged home occupation uses; new duplex, triplex, fourplex and court yard housing provisions, additional secondary suite and garden suite regulations, and density bonus provisions that will carry on through the new bylaw. In addition, existing and new Council initiatives in the future may also trigger additional Zoning Bylaw amendments pertaining to policy work.

It is important to note that there have been countless changes that can best be described as housekeeping and updating but there are also some significant changes. Most significant is the reorganization and rationalizing of the bylaw to be user friendly, consistent, updated and logical in organization and modern in look, format and language. There are many minute changes in the bylaw that cannot be noted in a simple staff report. Therefore, the new bylaw should be read by those interested in its entirety.

An additional housekeeping item is to correct small zoning boundary irregularities for approximately 200 properties to bring the zoning boundary in line with the property boundaries and to rezone 2 properties for which the zoning is not consistent with the existing use (an apartment at 12096 222 Street (RS-1 to RM-2) and a place of worship at 11391 Dartford Street (RS-1 to P-4)). The list of properties is attached as Appendix B.

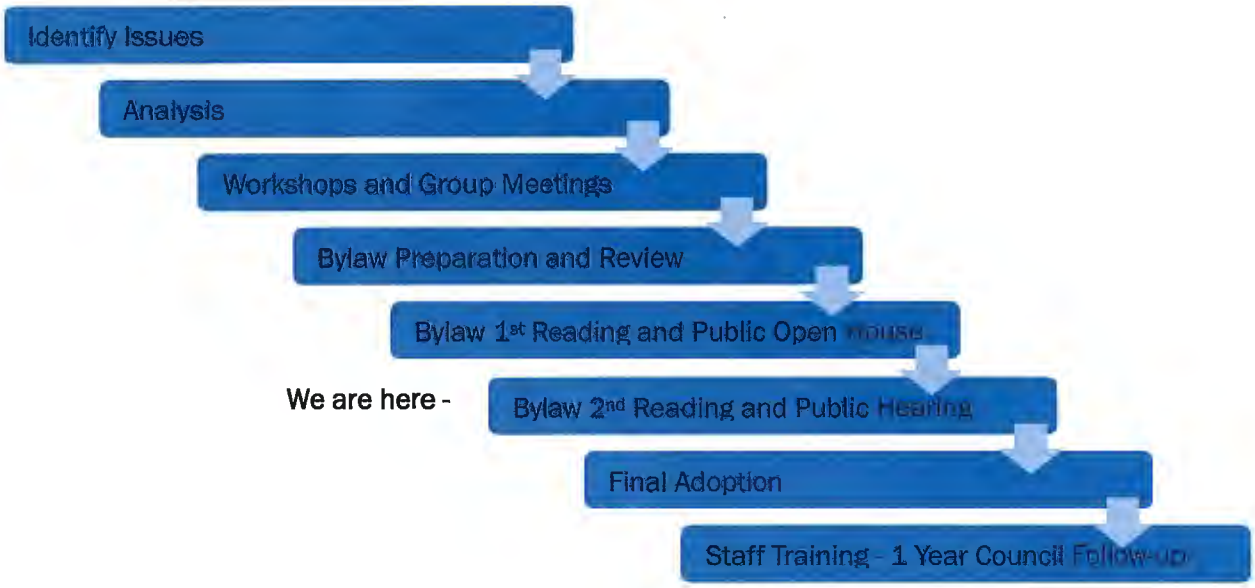
Other important changes are: a table of contents of the bylaw for ease of use; a comprehensive definition section with graphic displays and links to the related bylaw section, one consistent bylaw format; consolidated landscape requirements for all zones; consolidated General Regulations section in alphabetical order; new Waste and Energy Regulations; separate zoning sheets for each zone all reproduced in the same style and format; and reorganized bylaw schedules with the resulting updated zoning map and diagrams.

Part 10 (Comprehensive Zones) will be revised with new formatting and definitions in a future zone amending bylaw.

Council Endorsed Process

Prior to commencing the Zoning Bylaw review, staff prepared a process report which identified the key steps and process for reviewing the bylaw. The following chart illustrates the process:

Next Steps:



Pursuant with the Council endorsed process, once first reading was granted to the bylaw referrals were made to the various City departments, the School District, the Ministry of Transportation and Infrastructure (MOTI), the Agricultural Land Commission, Ministry of Agriculture, adjacent Municipalities, Katzie First Nation, Kwantlen First Nation, Translink, Metro Vancouver, Fraser Health Urban Development Institute (UDI), and Canadian Home Builders Association of BC.

As with all zoning bylaw changes the normal notification process required by provincial legislation should be followed to adopt this new bylaw. The normal notification process of newspaper notification and a public hearing will occur. This will permit all interested parties an opportunity to review the new bylaw and to understand any possible impacts. However, reading the bylaw notice is not a substitute for reading the actual bylaw.

To remind Council, there have been a number of meetings with the development community in the past to make them aware of the new bylaw and its content. A number of stakeholder meeting or workshops were held with interested parties. They are supportive of the bylaw update effort and its contents. Again, it should be noted that many of the bylaw changes first envisioned have been already implemented incrementally over time and are supported by the development community.

Transition Process from Old to New Zoning Bylaw

The transition from an old zoning bylaw to a new zoning bylaw can be tricky due to the fact that there are many amending bylaws at various stages making their way through the bylaw approval process. Amending bylaws that reference the existing Zoning Bylaw No. 3510-1985 could be stranded in the approval process if no transitioning strategy is considered when the new Zoning Bylaw No. 7600-2019 is adopted. Making this transition even more difficult is the fact that timing is often determined by the applicant's decisions to provide the necessary information, securities and legal documents to proceed.

The City always has some older zoning amendment bylaws siting for long periods of time without being able to be approved. A zoning amendment bylaw that cannot proceed because the underlying bylaw has been repealed becomes orphaned and in limbo. Therefore, to avoid this, it is proposed that Maple Ridge Zoning Bylaw No. 3510-1985 not be rescinded immediately with the adoption of the new Maple Ridge Zoning Bylaw No. 7600-2019. This approach will leave the City with two zoning bylaws for a short period of time. This will essentially allow all existing amending bylaws amending the existing Zoning Bylaw No. 3510-1985 to complete as normal. This will avoid a lengthy review of all the existing bylaws and the necessary work to bring them into conformity with the new Zoning Bylaw No. 7600-2019 or having to process many new variance applications.

The new Zoning Bylaw No. 7600-2019 will be used for all new rezoning applications made after the bylaw adoption, which is when it comes into legal force. Council will be asked to pass a resolution authorizing this transition strategy in the final reading report for the new Zoning Bylaw (7600-2019). All existing applications will be monitored to determine, depending on where they are in the approval process, if they can be transitioned to the new Zoning Bylaw No. 7600-2019 or not. Typically, a bylaw that has been given third reading under the old Zoning Bylaw No. 3510-1985 will proceed under the old zoning bylaw, thus avoiding the need for a second public hearing on solely technical grounds. Applications that have only received first reading or second reading can still be amended to reference the new Zoning Bylaw No. 7600-2019 and proceed to public hearing.

CONCLUSION:

The importance of a clear, concise, legally enforceable and user-friendly Zoning Bylaw is the goal of Council and this review. The Zoning Bylaw Review is a significant piece of work that will need to be continually monitored into the future as circumstances change for the City. However, the proposed new bylaw is a significant improvement over the existing bylaw and one we can be proud of.

We are very grateful for all advice, effort and hard work of the past and present planning staff, other departments, the development community and our solicitor. Staff is very pleased to present this bylaw to Council and the community. Therefore, it is recommended that second reading be granted to Maple Ridge Zoning Bylaw No. 7600-2019 and that it proceed to the next available Public Hearing.

"Original signed by Chuck Goddard"

Prepared 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 – Bylaw 7600-2019 (Schedule A separate document)
Appendix B - Rezoning Boundary Adjustment List of Properties

APPENDIX A

CITY OF MAPLE RIDGE
BYLAW NO. 7600-2019

A Bylaw to adopt a new Zoning Bylaw for the City of Maple Ridge

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WHEREAS, Section 479 of the *Local Government Act* provides that the Council may adopt, by Bylaw, a Zoning Bylaw;

AND WHEREAS it is deemed desirable to adopt a new Zoning Bylaw for the City of Maple Ridge;

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

1. This Bylaw may be cited as "Maple Ridge Zoning Bylaw No. 7600-2019";

2. That the document attached hereto as Schedule "A" is hereby adopted as the Zoning Bylaw for the City of Maple Ridge.

READ a first time the 23rd day of April, 2019

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 the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE

ZONING BYLAW NO. 7600-2019

A Bylaw to Regulate Zoning in the City of Maple Ridge

CITY OF MAPLE RIDGE
ZONING BYLAW NO. 7600-2019

A Bylaw to Regulate Zoning in the City of Maple Ridge

NOW THEREFORE, the Municipal Council of the City of Maple Ridge in open meeting assembled, **ENACTS AS FOLLOWS:**

1 PART 1 – SHORT TITLE and TABLE OF CONTENTS

101 SHORT TITLE

101.1 This Bylaw shall be cited as the MAPLE RIDGE ZONING BYLAW NO.7600-2019.

102 TABLE OF CONTENTS

1 PART 1 – SHORT TITLE and TABLE OF CONTENTS 1-1
101 SHORT TITLE 1-1
102 TABLE OF CONTENTS 1-1
2 PART 2 – INTERPRETATIONS AND DEFINITIONS 2-1
201 INTERPRETATIONS 2-1
202 DEFINITIONS 2-3
203 UNITS OF MEASUREMENT 2-27
3 PART 3 – BASIC PROVISIONS 3-1
301 PROVISIONS 3-1
302 ZONES 3-1
303 PERMITTED USES AND SERVICING OF LAND, BUILDINGS AND STRUCTURES 3-3
304 SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES 3-3
305 OFF-STREET PARKING AND OFF-STREET LOADING SPACES 3-3
306 ENFORCEMENT 3-4
307 OFFENSES AND PROHIBITIONS 3-4
308 AMENDMENT PROCEDURE 3-5
309 SEVERABILITY 3-5
310 EFFECTIVE 3-5
4 PART 4 – GENERAL REGULATIONS 4-1
401 USES OF LAND, BUILDINGS, AND STRUCTURES 4-1
402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES 4-3

403 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES ... 4-24
404 WASTE AND ENERGY REGULATIONS ... 4-38
405 LANDSCAPING AND FENCING REGULATIONS ... 4-40
406 DEVELOPMENT PERMITS AND DEVELOPMENT VARIANCE PERMITS ... 4-49
407 REQUIREMENTS FOR THE AREA, SHAPE AND DIMENSIONS OF LOTS THAT MAY BE CREATED BY SUBDIVISION ... 4-49
5 PART 5 – AGRICULTURAL ZONES ... 5-1
501 ZONE: A-1 SMALL HOLDING AGRICULTURAL ... 5-1
502 ZONE: A-2 UPLAND AGRICULTURAL ... 5-5
503 ZONE: A-3 EXTENSIVE AGRICULTURAL ... 5-9
504 ZONE: A-4 INTENSIVE GREENHOUSE ... 5-13
505 ZONE: A-5 AGRICULTURAL ONLY ... 5-16
6 PART 6 – RESIDENTIAL ZONES ... 6-1
601 ZONE: R-1 SINGLE DETACHED (LOW DENSITY) URBAN RESIDENTIAL ... 6-1
602 ZONE: R-2 SINGLE DETACHED (MEDIUM DENSITY) URBAN RESIDENTIAL ... 6-3
603 ZONE: R-3 SINGLE DETACHED (INTENSIVE) URBAN RESIDENTIAL ... 6-6
604 ZONE: R-4 SINGLE DETACHED (INFILL) URBAN RESIDENTIAL ... 6-9
605 ZONE: RS-1 SINGLE DETACHED RESIDENTIAL ... 6-11
606 ZONE: RS-1a SINGLE DETACHED (AMENITY) RESIDENTIAL ... 6-14
607 ZONE: RS-1b SINGLE DETACHED (MEDIUM DENSITY) RESIDENTIAL ... 6-16
608 ZONE: RS-1c SINGLE DETACHED (LOW DENSITY) RESIDENTIAL ... 6-19
609 ZONE: RS-1d SINGLE DETACHED (HALF ACRE) RESIDENTIAL ... 6-21
610 ZONE: RS-2 SINGLE DETACHED SUBURBAN RESIDENTIAL ... 6-24
611 ZONE: RS-3 SINGLE DETACHED RURAL RESIDENTIAL ... 6-28
612 ZONE: RST STREET TOWNHOUSE RESIDENTIAL ... 6-32
613 ZONE: RST-SV STREET TOWNHOUSE RESIDENTIAL - SILVER VALLEY ... 6-35
614 ZONE: SRS SPECIAL URBAN RESIDENTIAL ... 6-38
615 ZONE: RT-1 TWO-UNIT URBAN RESIDENTIAL ... 6-40
616 ZONE: RT-2 GROUND-ORIENTED RESIDENTIAL INFILL ... 6-43
617 ZONE: RM-1 LOW DENSITY TOWNHOUSE RESIDENTIAL ... 6-47
618 ZONE: RM-2 MEDIUM DENSITY APARTMENT RESIDENTIAL ... 6-51
619 ZONE: RM-3 MEDIUM/HIGH DENSITY APARTMENT RESIDENTIAL ... 6-54
620 ZONE: RM-4 MEDIUM DENSITY TOWNHOUSE RESIDENTIAL ... 6-57
621 ZONE: RM-5 LOW DENSITY APARTMENT RESIDENTIAL ... 6-60
622 ZONE: RM-6 TOWN CENTRE HIGH DENSITY APARTMENT RESIDENTIAL ... 6-63

623 ZONE: RE ELDERLY CITIZENS RESIDENTIAL 6-66
624 ZONE: RG GROUP HOUSING RESIDENTIAL 6-68
625 ZONE: RG-2 SUBURBAN RESIDENTIAL STRATA 6-70
626 ZONE: RMH MANUFACTURED HOME PARK RESIDENTIAL 6-73
7 PART 7 – COMMERCIAL ZONES 7-1
701 ZONE: C-1 NEIGHBOURHOOD COMMERCIAL 7-1
702 ZONE: C-2 COMMUNITY COMMERCIAL 7-5
703 ZONE: C-3 TOWN CENTRE COMMERCIAL 7-8
704 ZONE: C-4 NEIGHBOURHOOD PUB 7-12
705 ZONE: C-5 VILLAGE CENTRE COMMERCIAL 7-14
706 ZONE: C-6 COMMUNITY GAMING FACILITY 7-17
707 ZONE: CRM COMMERCIAL/RESIDENTIAL 7-19
708 ZONE: CS-1 SERVICE COMMERCIAL 7-22
709 ZONE: CS-2 SERVICE STATION COMMERCIAL 7-26
710 ZONE: CS-3 RECREATION COMMERCIAL 7-29
711 ZONE: CS-4 RURAL COMMERCIAL 7-32
712 ZONE: CS-5 ADULT ENTERTAINMENT AND PAWNSHOP SERVICE COMMERCIAL 7-34
713 ZONE: H-1 HERITAGE COMMERCIAL 7-37
714 ZONE: H-2 – HAMMOND VILLAGE COMMERCIAL 7-40
8 PART 8 – INDUSTRIAL ZONES 8-1
801 ZONE: M-1 SERVICE INDUSTRIAL 8-1
802 ZONE: M-2 GENERAL INDUSTRIAL 8-3
803 ZONE: M-3 BUSINESS PARK INDUSTRIAL 8-6
804 ZONE: M-4 INDUSTRIAL EXTRACTION 8-9
805 ZONE: M-5 HIGH IMPACT INDUSTRIAL 8-11
9 PART 9 – INSTITUTIONAL ZONES 9-1
901 ZONE: P-1 PARK AND SCHOOL 9-1
902 ZONE: P-2 SPECIAL INSTITUTIONAL 9-4
903 ZONE: P-3 CHILDREN'S INSTITUTIONAL 9-7
904 ZONE: P-4 PLACE OF WORSHIP 9-9
905 ZONE: P-4a PLACE OF WORSHIP AND EDUCATIONAL 9-11
906 ZONE: P-5 CORRECTIONS AND REHABILITATION 9-13
907 ZONE: P-6 CIVIC 9-15
10 PART 10 – COMPREHENSIVE DEVELOPMENT ZONES 10-1
1001 CD-2-85 10-1

1002 CD-1-86 10-2
1003 CD-1-87 10-3
1004 CD-2-87 10-5
1005 CD-3-87 10-6
1006 CD-2-88 10-8
1007 CD-3-88 10-9
1008 CD-4-88 10-11
1009 CD-5-88 10-14
1010 CD-6-88 10-15
1011 CD-1-89 10-16
1012 CD-2-90 10-17
1013 CD-3-90 10-19
1014 CD-5-90 10-20
1015 CD-1-92 10-22
1016 CD-2-92 10-23
1017 CD-3-92 10-26
1018 CD-1-93 10-27
1019 CD-2-93 10-29
1020 CD-3-93 10-30
1021 CD-5-94 10-31
1022 CD-1-95 10-33
1023 CD-2-95 10-34
1024 CD-1-98 10-36
1025 CD-2-98 10-38
1026 CD-3-98 10-39
1027 CD-1-99 10-42
1028 CD-2-99 10-45
1029 CD-1-00 10-47
1030 CD-2-00 10-49
1031 CD-4-00 10-51
1032 CD-5-00 10-53
1033 CD-2-01 10-55
1034 CD-1-05 10-58
11 PART 11 – RECITAL 11-1
1101 TRANSITIONAL 11-1

12 PART 12 – SCHEDULES 12-1
1201 Schedule A - Zoning Map 12-1
1202 Schedule B - Minimum Lot Area and Dimensions 12-3
1203 Schedule C - Town Centre Area Plan 12-6
1204 Schedule D - Albion Area Plan 12-8
1205 Schedule E - Town Centre Ground Floor Commercial Required 12-10
1206 Schedule F - Hammond Commercial and Off-Street Parking 12-12
1207 Schedule G - Hammond Ground Floor Commercial Required 12-14

2 PART 2 – INTERPRETATIONS AND DEFINITIONS

201 INTERPRETATIONS

201.1 PRINCIPAL USES AND ACCESSORY USES

1. Under the headings "**Principal Uses**" and "***Accessory* Uses**" in each *Zone*, the *Use*s specified in this Bylaw may be conducted in the *Zone* in respect of which the *Use*s are listed, and all other *Use*s are prohibited in that *Zone*.

201.2 LOT AREA AND DIMENSIONS

1. Under the heading "**Lot Area and Dimensions**" in each *Zone*, the *Lot Area*, *Lot Width* and *Lot Depth* specified in this Bylaw are the minimum areas, widths and depths respectively for *Lot*s that may be created by subdivision in the *Zone*, in respect of which the areas, widths and depths are specified under the British Columbia Land Title Act [RSBC 1996] Chapter 250 or the British Columbia Strata Property Act Bare Land Strata Regulations.

201.3 DENSITY

1. Under the heading "**Density**" in each *Zone*, the *Floor Space Ratio* specified in this Bylaw is the maximum amount of floor area that may be constructed and *Use*d on a *Lot* in the *Zone* for which the *Floor Space Ratio* is specified.

201.4 LOT COVERAGE

1. Under the heading "**Lot Coverage**" in each *Zone*, the *Lot Coverage* specified in this Bylaw, in percentage terms or in terms of area, is the maximum proportion or area, respectively, of a *Lot* that may be covered by *Building*s and *Structures* in the *Zone* in respect of which the *Lot Coverage* is specified.

201.5 SETBACKS

1. Under the heading entitled "**Setbacks**" in each *Zone*, no portion of a *Building* or *Structure* may be constructed within the specified distance from the *Lot Lines* specified in this Bylaw.

201.6 HEIGHT

1. Under the heading entitled "**Height"** in each *Zone*, no *Building* or *Structure* may be constructed for which the dimension is specified, such that its *Building Height* or *Height* exceeds the specified *Building Height* or *Height* specified in this Bylaw.

201.7 DEFINITIONS

1. Words and phrases underlined and in italic font are defined in Part 202 (Definitions) of this Bylaw and no other definition may be *Use*d.

201.8 HYPERLINKS

1. Words and phrases as hyperlinks are included in this Bylaw for the convenience of the reader and do not form a part of this Bylaw.

201.9 SKETCHES

1. Sketches are included in this Bylaw for the convenience of the reader and do not form a part of this Bylaw.

201.10 OTHER REGULATIONS

1. Reference to regulations of Federal, Provincial, Municipal and other authorities cited in this Bylaw *shall* include subsequent amendments to the regulations and to associated regulations, as applicable.

202 DEFINITIONS

202.1 IN THIS BYLAW, UNLESS THE CONTEXT OTHERWISE REQUIRES:

ACCESSORY means a *Use* customarily incidental, subordinate and exclusively devoted to a *Principal Use* or *Use*s of land, *Building*s and *Structure*s.

ACCESSORY BUILDING and/or ACCESSORY STRUCTURE means any permanent or temporary *Building* and/or *Structure* customarily associated with, incidental, subordinate and exclusively devoted to a *Principal Building or Principal Structure* located on the same *Lot*. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw.

ADULT ENTERTAINMENT means a *Use* for the offering for rent, use, viewing, or sale of an object, other than a contraceptive device, designed or intended to be used in a sexual act. An *Adult Entertainment Use shall* include, but not be limited to, *Adult Video Store*, *Body Rub Studio*, and *Escort Service*.

ADULT VIDEO STORE means the *Use* of a premises that is licensed as an "adult film distributor or *Retail*er" or an "adult film *Retail*er" under the British Columbia Motion Picture Act. A video store is not defined as an *Adult Video Store* if the portion of the store requiring licensing under the British Columbia Motion Picture Act represents less than 25% of the area dedicated to the sale and rental of videos.

AGRICULTURAL means a *Use* providing for the growing, rearing, producing and harvesting of *Agricultural* products, including the preliminary grading of such products for shipment. Includes, but is not limited to: mushroom growing; aquaculture; horses; livestock; swine; fur bearing animals; poultry; pigeons; doves; bees; and other animals or birds. Excludes all manufacturing and processing that are not specifically included. For lands located within the Agricultural Land Reserve, the activities *designated* as "Farm Use" by the Agricultural Land Commission Act and its Regulations are also permitted.

AGRICULTURAL EMPLOYEE RESIDENTIAL – See "**RESIDENTIAL, AGRICULTURAL EMPLOYEE**" of this Bylaw.

AGRICULTURAL, URBAN means a *Use* providing for the growing of food in a ground, wall, or roof garden by a business or non-profit organization, with the garden being managed and maintained by the business or non-profit organization. Refer to Section 401 (Permitted uses of Land, Buildings, and Structures) of this Bylaw.

AMENITY CONTRIBUTION means a financial or in-kind contribution, received by the City of Maple Ridge for an amenity, in exchange for a *Density Bonus*.

ANIMAL BOARDING – See "**BOARDING, ANIMAL**" of this Bylaw.

ANIMAL SERVICES means a *Use* providing individualized services to an animal recipient. Typical services include, but are not limited to, walking, grooming, *Dog* daycare, aqua or physical therapy, and training. Does not include *Commercial Kennel*s, *Breeding*, and *Animal Boarding* for *Dog*s.

ANIMAL SHELTER means a *Use* of a premises operated by the City of Maple Ridge, or a society or *Person Designated* to act as pound keeper by the City of Maple Ridge, for the impoundment of *Dog*s, cats and other animals who are either unlawfully at large, lost, abandoned, surrendered, or removed from their owners premises due to mistreatment. The *Use* includes a non-profit animal rescue society operating on a *Lot* owned by the City of Maple Ridge.

APARTMENT RESIDENTIAL - See "**RESIDENTIAL, APARTMENT**" of this Bylaw.

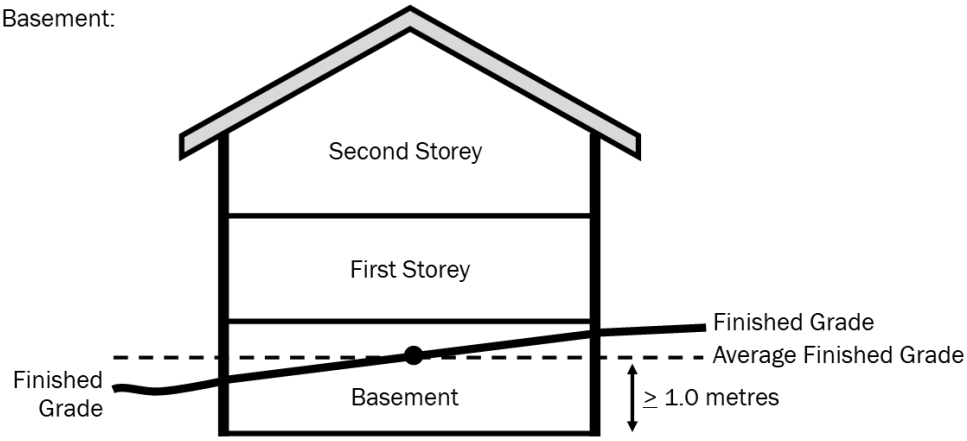
ASSEMBLY means a *Use* providing for the *Assembly* of *Person*s for charitable, philanthropic, cultural or entertainment *Use*s, public transportation depots, or private *Education* purposes. Includes, but is not limited to auditoriums, youth centres, social halls, community centres, group camps, theatres, private *School*s, pre-*School*s, food banks, community kitchens, and *Group Child Care Centre*s.

AVERAGE FINISHED GRADE – See "**GRADE, AVERAGE FINISHED**" of this Bylaw.

AVERAGE NATURAL GRADE – See "**GRADE, AVERAGE NATURAL**" of this Bylaw.

BASEMENT means a portion of a *Building* located below the *First Storey* in which the finished floor system is 1.0 metre or more below the *Average Finished* Grade. Refer to Section 401 (Prohibited Uses of Land, Buildings and Structures) of this Bylaw.

Basement:



Finished floor elevation equal to or greater than 1.0 metres below average finished grade

BED AND BREAKFAST means a *Use* providing a maximum of three (3) *Sleeping Unit*s in the same *Building* as the *Principal Residential Use* for tourists or *Person*s who only briefly occupy a *Sleeping Unit*, and where the room rate includes breakfast provided on the premises. Refer to Section 402 (Bed and Breakfast) of this Bylaw.

BICYCLE END-OF-TRIP FACILITIES means the infrastructure *used for* accommodating cyclists and may include, but is not limited, to storage lockers, change rooms and showers. Refer to Section 402 (Long Term Bicycle End-of-Trip Facilities) of this Bylaw.

BIG BOX RETAIL means a *Use* providing for the receiving; storing; *Retail* to the general public; and wholesaling to businesses, including *Retail*ers, of a range of goods from within an enclosed *Building* where the size and nature of the *Principal* goods being sold requires a minimum floor area of 2,000.0 square metres. Includes, but is not limited to: groceries; *Household* items; furniture; electronics; appliances; home and garden centres; building supplies; sporting goods; and recreational equipment; but excludes *Recreational Vehicles and Equipment*.

BIOMASS means organic matter, including but not limited to: wood or wood products; uncontaminated wood waste, such as mill ends, wood chips, shavings, sawdust, sander dust, clean construction waste, and hog fuel; manufactured wood fuel; and vegetative or *Agricultural* products. But, unless otherwise authorized by the City of Maple Ridge, *shall* not include substances that contain any of the following: glue, paint or preservative or foreign substances harmful to humans, animals or plants when combusted; wood or wood products with chloride content greater than 0.05% dry basis; wood or wood products with moisture content greater than 60% dry basis; manure; dead animals, animal parts or fish; recyclable post-consumer waste; paper and paper products; and demolition waste or other municipal solid waste containing materials other than uncontaminated wood waste.

BOARDER means a *Person* who is provided with a *Sleeping Unit* in the same *Building* as the *Principal Residential Use* for payment of rent for an unrestricted period of time. Meals may be provided.

BOARDING means a *Use* contained within the same *Building* as a *Principal Residential Use* for not more than two (2) *Sleeping Unit*s, either with common *Cooking Facilities* or where regular meals are provided, for the accommodation of not more than two (2) *Boarder*s, who pay rent and who *shall* reside for an unrestricted period of time. Refer to Section 402 (Boarding) of this Bylaw.

BOARDING, ANIMAL means a *Use* providing feed, housing and care for an animal for a fee. This includes *Animal Boarding for Dog*s and Horses.

BODY MODIFICATION means a *Use* altering a *Person*'s body for non-medical purposes, and includes but is not limited to piercing, tattooing and micro-pigmentation services.

BODY RUB STUDIO means a *Use* where the manipulating, touching or stimulating by any means, of a *Person*'s body or part thereof, is performed, offered, or solicited. This does not include a business where a *Person* is duly licensed or registered under any statute of the British Columbia governing such activities and gives medical, therapeutic or cosmetic massage treatment. This also does not include a business where a *Person* providing massage treatment has received a certificate, diploma or degree from a university governed under the University Act; a college governed under the College and Institute Act; an accredited career training institute governed under the Private Career Training Institutions Act; or from an institution outside British Columbia recognized by the relevant British Columbia licensing and registration authority, that reflects significant training in the giving of medical, therapeutic or cosmetic massage treatment.

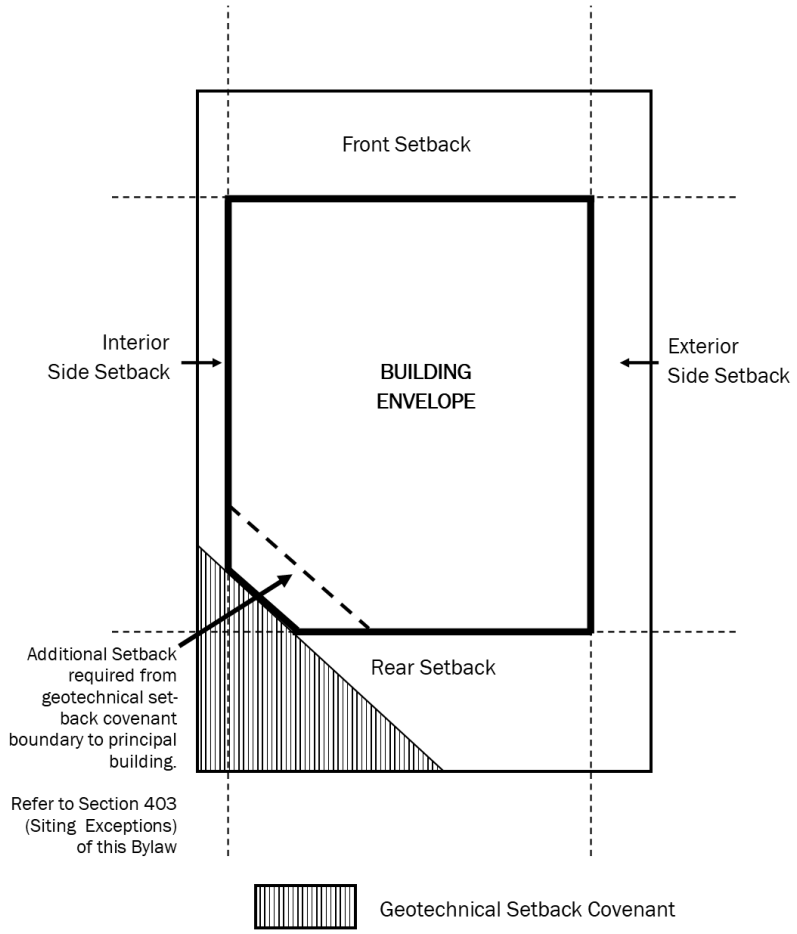
BREEDING means *Use* for the process of mating *Dog*s to produce, by deliberate selection, offspring for the purposes of sale or remuneration.

BREEZEWAY means an unenclosed covered space that connects *Building*s and is not heated or insulated, as measured between the face of the foundation of the adjoined *Building*s and the fascia line of the *Breezeway*. Two (2) or more *Building*s or *Structure*s connected by a *Breezeway shall* not constitute a single *Building* or *Structure*. A *Breezeway shall* have a maximum width of 2.0 metres, including the roof overhang.

BUILDING means a *Structure* wholly or partly enclosed by a roof or roofs; supported by walls or columns; and *used for* the shelter or accommodation of *Person*s, animals, chattels or things.

BUILDING ENVELOPE means that portion of a *Lot* available for locating a *Building* in accordance with the *Lot Area*, dimensions, *Setback*s and slope requirements for each *Zone* of this Bylaw, and *shall* exclude areas subject to restrictive covenants, easements, or rights-of-way, as applicable. Refer to Section 401 (Prohibited Uses of Land, Buildings and Structures), Section 403 (Visual Clearance at Intersections) and (Siting Exceptions), and Section 407 (Building Envelope) of this Bylaw.

Building Envelope:



BUILDING FACE means the vertical plane formed by the extreme outer surface of the *Building*'s exterior walls but does not include projections exempted under Section 403 (Highest Building Face) of this Bylaw. The *Building Face* includes the outer face of posts *used for* supporting roofs over patios, decks, porches, balconies and other exterior platforms.

BUILDING HEIGHT – See "**HEIGHT, BUILDING**" of this Bylaw.

BUSINESS SERVICES means a *Use* providing services to a business including, but not limited to, information technology and support, desktop publishing, data processing, bookkeeping, internet access, copying and printing services, mailing services, telephone reception and *Consulting Services*.

CAMPGROUND means a *Use* for the temporary accommodation of the travelling public in tents and *Recreational Vehicles and Equipment* but not *Manufactured Home*s. Refer to Section 402 (Campground) of this Bylaw.

CANNABIS means dried flowers, leaves, oil, stems and seeds of the *Cannabis* Sativa and *Cannabis* Indica plants cultivated for the purpose of inhaling or ingesting.

CANNABIS, COMMERCIAL PRODUCTION means the *Use* of a premises for the *Commercial* cultivation, processing, testing, packaging and shipping of *Cannabis* as authorized under the Cannabis Act (Canada), Controlled Drugs and Substances Act (Canada) and other Federal or Provincial Regulations as authorized under their legislation, as applicable. Includes the sale of *Cannabis* only to customers who are not present on the premises. Refer to Section 402 (Cannabis, Commercial Production) of this Bylaw.

CANNABIS RETAIL means a *Retail Use* devoted to sales of *Cannabis* products in accordance with Federal and Provincial Regulations.

CARETAKER RESIDENTIAL- See "**RESIDENTIAL, CARETAKER**" of this Bylaw.

CHEQUE CASHING CENTRE means the *Use* of a premises for the business of cashing cheques or negotiable instruments for a fee charged or chargeable to the payee of the cheque or the payee's agent.

CHILDREN'S INSTITUTIONAL means a *Use* providing *Boarding* of children in a *Building* or *Building*s that are *Used for* accommodation of more than six (6) children and supplying *Sleeping Unit*s with meals and supervision.

CIVIC means a *Use* providing for federal, provincial and municipal government *Office*s, government works yards, fire halls, golf courses, public colleges and universities, public hospitals, public museums, libraries, cemeteries, public community centres, stadiums, arenas, parks, and *Recreational Facilities*.

COMMERCIAL means a *Use* providing for an occupation, employment or enterprise that is carried on for gain or monetary profit by any *Person*.

COMMERCIAL, HIGHWAY means a *Use* providing sales, rentals, servicing or repair of: motor *Vehicle*s; *Trailer*s; *Recreational Vehicles and Equipment*; *Manufactured Home*s; boats; farm and light non-*Industrial* machinery; non-*Industrial* equipment; lumber and building supply yards, paint stores, nurseries and garden supply centres; car washes; *Warehouse*s; and wholesale *Use*s catering to the motoring public. *Shall* not include the storage of Motor *Vehicle*s, *Trailer*s, *Recreational Vehicles and Equipment*, *Manufactured Home*s, or boats as a *Principal Use*.

COMMERCIAL KENNEL - See "**KENNEL, COMMERCIAL**" of this Bylaw.

COMMERCIAL VEHICLE - See "**VEHICLE, COMMERCIAL**" of this Bylaw.

COMMON OPEN AREA means the *Use* of an outdoor area or areas available for *Use* by all the residents of the *Lot* to provide for greenery, gardens, recreational space and other leisure activities normally carried on outdoors. *Common Open Area*s *shall* have a minimum dimension of 1.5 metres. Excludes areas *Used for Off-Street Parking*, *Off-Street Loading* and service driveways; areas with a slope greater than 5%; and areas subject to a Section 219 Restrictive Covenant, unless otherwise permitted in this Bylaw.

COMMUNITY GAMING FACILITY means a *Use* for the purpose of playing games of chance, included and limited to bingo, slots, and race book/betting, in combination with entertainment and community *Use* facilities.

COMMUNITY GAMING POSITION means a seat or station intended to be occupied by a *Person* engaging in a game of chance at a *Community Gaming Facility*.

COMMUNITY SANITARY SEWER SYSTEM means a system of sanitary sewerage collection and disposal serving two (2) or more *Lot*s that is owned, operated and maintained by the Municipality.

COMMUNITY WATER SYSTEM means a municipally owned and operated water system or a water utility incorporated and operated under the British Columbia Water Utility Act.

COMPREHENSIVE LOT GRADING PLAN means a detailed *Lot* Grading Plan prepared by a *Professional Engineer* for an entire *Development Site* and as required as part of the servicing design drawing requirements for the site. Some exemptions may apply, including subdivisions of less than three (3) *Lot*s and infill *Development*s which are not required by the Municipal Engineering Department to provide a *Comprehensive Lot Grading Plan*. Refer to the Maple Ridge Comprehensive Lot Grading Policy and the Maple Ridge Comprehensive Lot Grading Plan Requirements.

CONCEALED PARKING means a *Use* providing *Off-Street Parking Use* or *Accessory Off-Street Parking Use* wholly within a *Building*, *Structure* or *Underground Structure*, except at driveway and stairwell entrances.

CONGREGATE CARE/ASSISTED LIVING means a *Use* providing common facilities intended for the care of a group of residents, typically seniors, as defined by the British Columbia Community Care and Assisted Living Act. Facilities may include provision of common meal areas, *Recreational Facilities* and may include provision of *Personal Services* for residents.

CONSULTING SERVICES means a *Use* providing services or advice on professional matters.

CONTRACTOR'S EQUIPMENT means heavy *Vehicle*s; machinery; or mechanical equipment typically *used for* construction, and includes parts, frames or bodies of such equipment. Refer to Section 402 (Parking and Storing of Unlicensed Vehicles and Contractor's Equipment) of this Bylaw.

CONVENIENCE STORE means a *Use* providing the *Retail* sale of groceries; perishable items such as meat, milk, vegetables, fruit, and flowers; butcher shops; confectioneries, domestic supplies, non-alcoholic beverages; newspapers and magazines; personal care products; pet food and supplies; and other *Household* necessities required to fulfill the day-to-day needs of the surrounding community.

COOKING FACILITY or COOKING FACILITIES means facilities intended or *used for* the preparation or cooking of food; and includes any room or portion of a room containing cooking appliances, including hotplates or microwave ovens, counters, upper (wall mounted) and lower cabinets, plumbing, or where wiring exists for the installation of such facilities; but excludes a *Wet Bar*.

CORRECTIONS AND REHABILITATION means a *Use* providing parole and rehabilitation centres; corrections institutions; community corrections centres; aftercare; and halfway houses wherein care, food and lodging are furnished with or without charge.

COUNCIL means the Municipal *Council* of the City of Maple Ridge.

COURTYARD means an open area of ground which is surrounded by *Building*s or walls.

COURTYARD RESIDENTIAL – See "**RESIDENTIAL, COURTYARD**" of this Bylaw.

CRAWLSPACE means a portion of a *Building* located below the *First Storey* which has a clear *Height* of less than 1.8 metres measured from the underside of the floor system of the *First Storey*. Refer to Section 401 (Prohibited Uses of Land, Buildings and Structures) of this Bylaw.

CREMATORIUM means a *Use* providing for the cremation of human or animal remains and includes *Building*s, *Structure*s, and lands for associated ceremonial and *Funeral Services* and functions.

DAYCARE, FAMILY means a *Use* providing the care of children in a *Dwelling Unit*, licensed for this *Use* in accordance with the British Columbia Community Care and Assisted Living Act and the British Columbia Child Care Licensing Regulation. Family Daycare shall not exceed a maximum of 8 children in care at any one time. Refer to Section 402 (Home Occupation) of this Bylaw.

DAYCARE, NEIGHBOURHOOD means a *Use* providing for the care and supervision of a maximum of 15 children in care at any one time in a *Single Detached Residential Use*, licensed for *Use* in accordance with the British Columbia Community Care and Assisted Living Act and the British Columbia Child Care Licensing Regulation. Refer to Section 402 (Neighbourhood Daycare) of this Bylaw.

DENSITY means a measurement of *Development* intensity of land and may be expressed as *Floor Space Ratio*.

DENSITY BONUS means permitting a *Density* on a *Development Site* that is greater than that shown in the corresponding Land Use Designation in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 in exchange for an *Amenity Contribution*.

DESIGNATED means the Future Land Use, as shown on Schedule "B" of the Maple Ridge Official Community Plan Bylaw No. 7060-2014.

DESIGNATED FLOOD as defined in the British Columbia Flood Hazard Area Land Use Management Guidelines means a *Flood*, which may occur in any given year, of such magnitude as to equal a *Flood* having a 200-year recurrence interval, based on a frequency analysis of unregulated historic *Flood* records or by regional analysis where there is inadequate streamflow data available. Where the flow

of a large *Watercourse* is controlled by a major dam, the *Designated Flood shall* be set on a site-specific basis.

DESIGNATED FLOOD LEVEL means the observed or calculated elevation of a *Designated Flood*, which is *used for* the calculation of the *Flood Construction Level*.

DETACHED GARDEN SUITE RESIDENTIAL - See "**RESIDENTIAL, DETACHED GARDEN SUITE**" of this Bylaw.

DEVELOPER BUILT RETAINING WALL – See "**RETAINING WALL, DEVELOPER BUILT**" of this Bylaw.

DEVELOPMENT means the construction, placing, addition, replacement, repair or change of *Use* of a *Building* or *Structure* on, over or under land.

DEVELOPMENT SITE means a contiguous area of land consisting of one or more *Lot*s, *used for* or intended to be *used for* or improved for a purpose in an integrated manner.

DOG means any domesticated animal of the canine species.

DRIVE-THROUGH means a *Commercial Use* providing facilities for attracting and servicing prospective customers travelling in motor *Vehicle*s which are driven onto the *Lot* where the business is carried on and where the customer normally remains in the *Vehicle* for service, including car washes.

DWELLING UNIT means the *Residential Use* of one or more rooms for only one *Household* where such room or rooms contain or provide for the installation of only one set of *Cooking Facilities*.

DWELLING UNIT, ELDERLY CITIZENS means a *Use* providing a *Dwelling Unit* within an *Apartment Residential Building* for elderly *Person*s provided by a corporation wholly owned by the Province or Municipality; or by an agency of the Province or Municipality; or by a corporation constituted exclusively for charitable purposes; or by a *Person* who enters into a *Housing Agreement* with the City of Maple Ridge to provide facilities for elderly citizens comparable to those provided by a charitable agency or corporation.

DWELLING UNIT, STUDIO means a *Use* providing a *Dwelling Unit* within a *Building* where the *Dwelling Unit* has one *Habitable Room* with *Cooking Facilities* and a bathroom.

DWELLING UNIT, TOWNHOUSE means a *Use* providing a *Dwelling Unit* having a separate, direct entrance from grade within a *Building* for an *Apartment Residential Use* or a *Townhouse Residential Use*.

EDUCATION means the act or process of imparting knowledge, instruction or training, including tutoring.

ELDERLY CITIZENS DWELLING UNIT – See "**DWELLING UNIT, ELDERLY CITIZENS**" of this Bylaw.

ELDERLY CITIZENS RESIDENTIAL– See "**RESIDENTIAL, ELDERLY CITIZENS**" of this Bylaw.

ENCLOSED means where a *Structure*, including decks, porches, balconies, patios and pools, is covered and has more than 60% of the total perimeter enclosed by walls, doors and/or windows, and the *Structure shall* be considered to be *Lot Coverage*.

ESCORT SERVICES means a *Use* where a *Person* or *Persons* conducts the business of providing escorts or partners for social occasions.

EXTERIOR SIDE LOT LINE - See "**LOT LINE, EXTERIOR SIDE**" of this Bylaw

EXTRAORDINARY ROAD ALLOWANCE means that portion of a road allowance in excess of 20.0 metres in width or, for a controlled access *Highway*, in excess of 30.0 metres in width.

FAMILY – See "**HOUSEHOLD**"

FAMILY DAYCARE - See "**DAYCARE, FAMILY**" of this Bylaw.

FARM HOME PLATE means a *Residential* footprint area allocated for all *Principal* and *Accessory Residential Buildings* and *Structures* on a *Lot* that is *Designated* as "Agricultural" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014; is located within the Agricultural Land Reserve; and is

subject to the Agricultural Land Commission Act and its Regulations. Refer to Section 402 (Farm Home Plate) of this Bylaw.

FENCE means a *Structure* constructed of materials, including wood, masonry, concrete or metal, and intended to be *used for* the purpose of total or partial physical and/or visual separation or enclosure of a *Lot* or portion thereof. Includes a chain link *Fence*, but does not include a *Retaining Wall*. Refer to Section 405 (Fence Requirements) of this Bylaw.

FINANCIAL SERVICES means a *Use* providing a bank, trust company, savings and loans, credit union, income tax service, bookkeeping, and similar *Use*s providing *Financial Services* to the public, but excludes *Cheque Cashing Centre* and *Payday Loan Use*s.

FINISHED FLOOR AREA means the sum of the internal floor area of each *Storey* (excluding *Basement*s) in a *Dwelling Unit* measured between the internal finished surface of the exterior walls, excluding balconies, sundecks, carports, and any *Accessory Residential Structure*s.

FINISHED GRADE – See "**GRADE, FINISHED**" of this Bylaw.

FIRST STOREY – See "**STOREY, FIRST**" of this Bylaw.

FLOOD means an influx or overflowing of water beyond its normal confines.

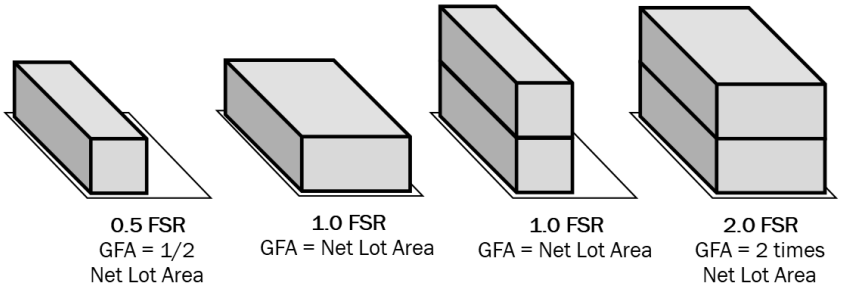
FLOOD CONSTRUCTION LEVEL means a *Designated Flood Level* plus *Freeboard* and is *used for* establishing the elevation of the underside of a floor system or the top of a concrete slab of an area *used for* habitation or storage of goods damageable by *Flood* waters.

FLOODPLAIN AREA means a lowland area, whether diked, *Flood* proofed, or not which, by reason of land elevation, is susceptible to *Flood*ing from an adjoining *Watercourse*, ocean, lake or any other body of water, and for administrative purposes is taken to be that area submerged by the *Designated Flood* plus *Freeboard*.

FLOOR SPACE RATIO - means a ratio that is obtained by dividing the total *Gross Floor Area* of all the *Building*s on the *Lot* by the *Lot Area*, excluding any areas *used for Off-Street Parking* purposes unless such *Off-Street Parking* is the *Principal Use*. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw.

Floor Space Ratio:

$$\frac{\text{Total Gross Floor Area (GFA)}}{\text{Net Lot Area}} = \text{Floor Space Ratio (FSR)}$$



FOOD PRIMARY ESTABLISHMENT means a *Use* that holds a Food Primary License issued by the British Columbia Liquor Control and Licensing Branch and is specific to restaurants, bistros and cafes where the primary purpose of its business is the service of food during all hours of operation.

FOREST RESOURCE means a *Use* providing for the conservation, management, and extraction of primary forest materials.

FOURPLEX RESIDENTIAL – See "**RESIDENTIAL, FOURPLEX**" of this Bylaw.

FREEBOARD means a vertical distance of 0.6 metres added to the *Designated Flood Level* *used for* establishing a *Flood Construction Level*.

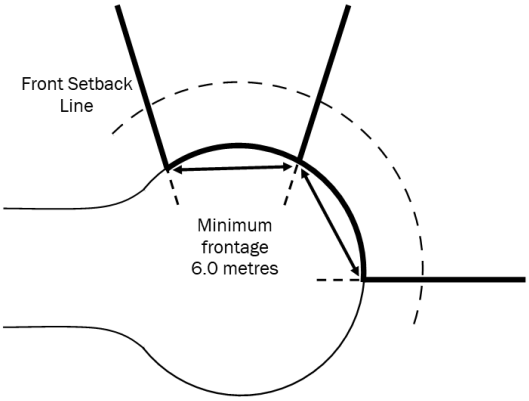
FRONT LOT LINE - See "**LOT LINE, FRONT**" of this Bylaw.

FRONT SETBACK - See "**SETBACK, FRONT**" of this Bylaw.

FRONT YARD - See "**YARD, FRONT**" of this Bylaw.

FRONTAGE means the common boundary shared by the *Front Lot Line* and a *Street*. On a corner *Lot* the *Frontage* *shall* be deemed to be the shorter of the *Street* boundaries, regardless of which way the *Principal Buildings or Principal Structures* on the *Lot* faces. No *Lot* *shall* have a *Frontage* of less than 6.0 metres in *Lot Width*.

Frontage:



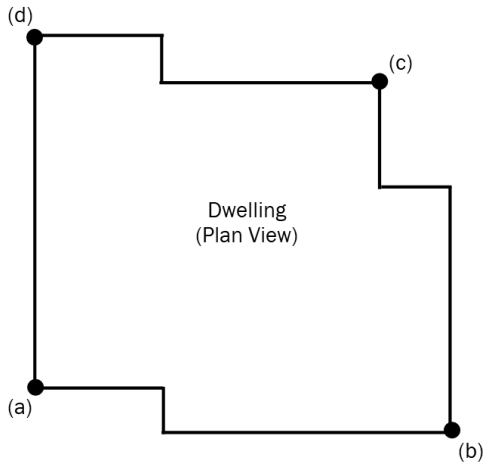
FUNERAL SERVICES means a premise *used for* the preparation of the dead for burial or cremation and the holding of *Funeral Services*, and includes *Crematorium* facilities.

GEOTECHNICAL SETBACK LINE means a locational line, identified by a Geotechnical Engineer as a minimum allowance from an identified slope hazard area, taking into account external conditions which could have an adverse effect on the existing natural conditions of the slope. Refer to Section 403 (Siting Exceptions) of this Bylaw.

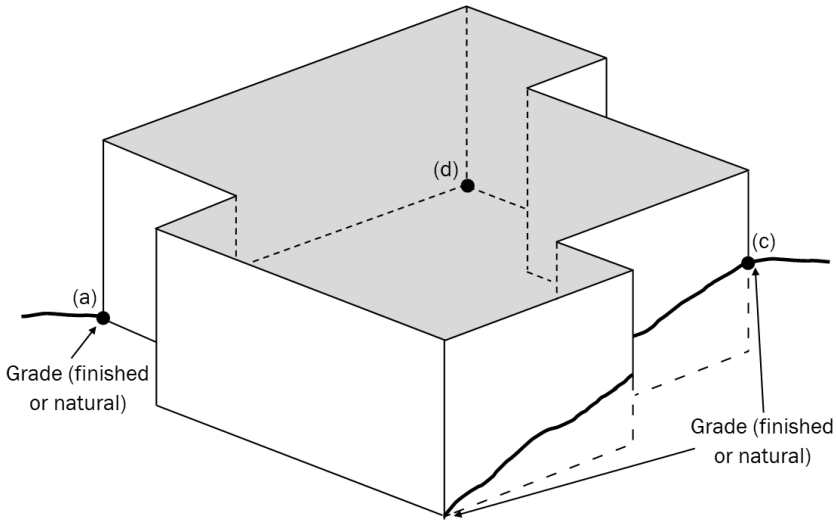
GRADE, AVERAGE FINISHED means the average of the *Finished Grade* around the *Building*'s perimeter measured at each of the outermost exterior corners of the *Building*. An approved *Comprehensive Lot Grading Plan* may apply. In the case of a *Townhouse Residential* or *Street Townhouse Residential*,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

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

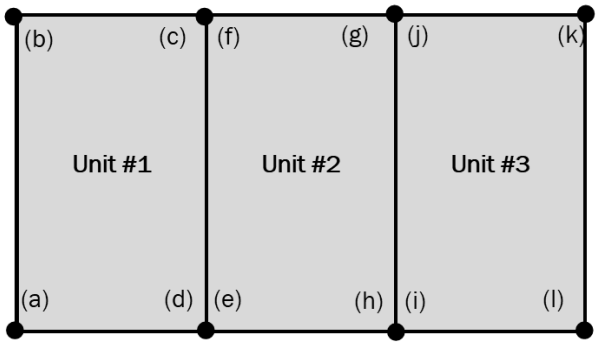
Average Grade (Natural or Finished):



(a + b + c + d) ÷ 4 = average grade (finished or natural)



Townhouse Average Grade (Natural or Finished)

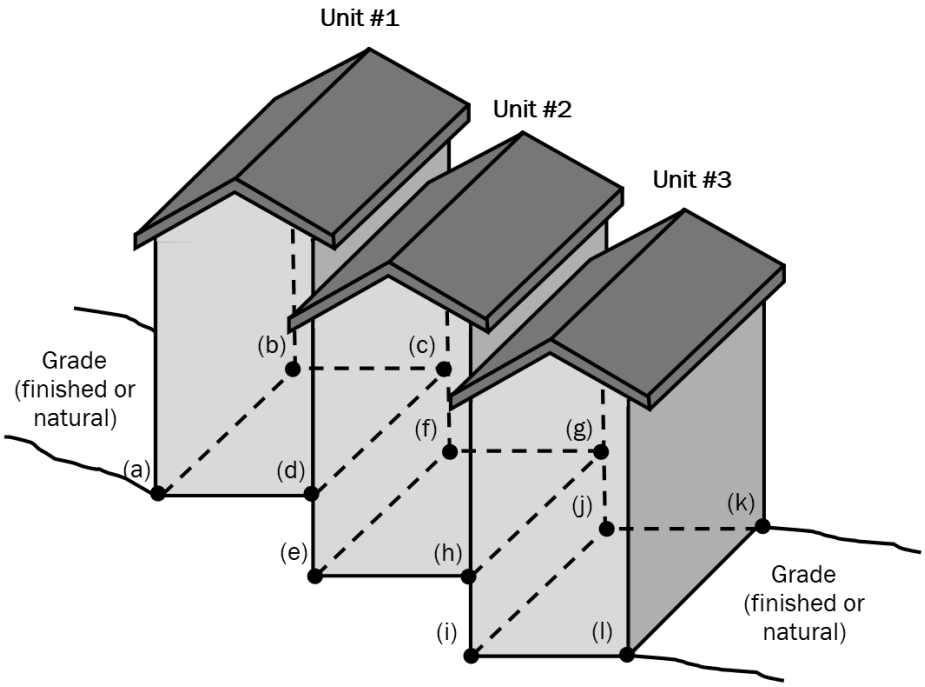


Average Grade

Unit #1
a + b + c + d ÷ 4

Unit #2
e + f + g + h ÷ 4

Unit #3
i + j + k + l ÷ 4



GRADE, FINISHED means the topography on the *Lot*, after construction, and as required by an approved *Comprehensive Lot Grading Plan*, if applicable. Includes the addition of fill, topsoil amendments, or removal of soil, and excludes *Localized Depression*s.

GRADE, NATURAL means the undisturbed normally existing topography of a *Lot* as determined by a registered land surveyor.

GROCERY STORE, INELIGIBLE means a grocery store for which any part of any public entrance is located within one (1) kilometre, measured in a straight line, from any part of any public entrance of a *Licensee Retail Store* or government liquor store that is carrying on business when the sale of beer, cider, wine or spirits in a grocery store commences. Refer to Section 401 (Prohibited Uses of Land, *Building*s and Structures) of this Bylaw.

GROSS FLOOR AREA means the total area of all the floors, measured to the extreme outer limits of the *Building*, but excluding those areas identified in Section 403 (Gross Floor Area Exemptions) of this Bylaw.

GROUP CHILD CARE CENTRE means a *Use* providing a daycare facility for the care of children which is licensed in accordance with the British Columbia Community Care and Assisted Living Act and the British Columbia Child Care Licensing Regulation. *Group Child Care Centre shall* be permitted as an *Assembly Use*, unless otherwise permitted or restricted elsewhere in this Bylaw.

GROUP HOUSING RESIDENTIAL - See "**RESIDENTIAL, GROUP HOUSING**" of this Bylaw.

HABITABLE ROOM means a room primarily *used for* cooking, eating, sleeping or other human occupancy, subject to the definition of "Residential Occupancy" as provided in the British Columbia Building Code. Excludes bathroom, utility room, mechanical or furnace room, crawl space, garage, and storage area or spaces.

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

HEIGHT means the vertical dimension measured from the *Finished Grade*.

HEIGHT, BUILDING means the greatest vertical distance of a *Building* measured between either the *Average Natural Grade* or *Average Finished* Grade. Refer to Section 403 (Building Height) of this Bylaw.

HIGHWAY means any public *Street*, road, *Lane*, trail, bridge, viaduct, and any other way open to the *Use* of the public, but does not include a private right-of-way on private property.

HIGHWAY COMMERCIAL– See "**COMMERCIAL, HIGHWAY**" of this Bylaw.

HOBBY BEEKEEPING means a *Use* providing the keeping, owning, or maintaining of up to two (2) bee hives on a *Residential Lot* occupied by the beekeeper, or as an *Education Use* in an institutional setting. Refer to Section 402 (Hobby Beekeeping) of this Bylaw.

HOME OCCUPATION means a business *Use* that is *Accessory* to a *Residential Use* and that is entirely enclosed within a *Residential Dwelling Unit* or an *Accessory Building*. Refer to Section 402 (Home Occupation) of this Bylaw.

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

HOUSEHOLD means either a *Person*, two (2) or more *Relative*s, or a group of not more than five (5) unrelated *Person*s including *Boarder*s, all of which reside together in one *Dwelling Unit* using a common *Cooking Facility*.

HOUSING AGREEMENT means an agreement under Section 483 of the British Columbia Local Government Act and amendments thereto.

INDOOR AMENITY AREA means the *Use* of an indoor area or areas specifically designed for *Use* by all residents of the *Lot* for cultural, social, and recreation activities. Includes, but is not limited to: meeting spaces; guest rooms; sports and fitness facilities; art studios; workshops; pools or hot tubs; and children's play equipment. Excludes all *Commercial* activities.

INDOOR COMMERCIAL RECREATION – See "**RECREATION, INDOOR COMMERCIAL**" of this Bylaw.

INDUSTRIAL means a *Use* providing for the: processing; fabricating; assembling; storage; transporting; distributing; testing; servicing; repairing; wrecking and salvaging of goods, materials or things; and the selling of heavy *Industrial* equipment. Includes, but is not limited to: assembly, repair, finishing and packaging of products; operation of truck terminals; docks; railways; bulk loading; and *Warehouse*s.

INDUSTRIAL EXTRACTION means a *Use* providing for the extraction and storage of sand, gravel, minerals and peat.

INDUSTRIAL, LIGHT means an *Industrial Use* which is entirely enclosed within a *Building* and is not offensive by reason of smoke, vibration, odour, electrical interference, and produces no noise which interferes with the *Use* of a contiguous *Lot*. Includes, but is not limited to: *U-Brew and U-Vin* establishments, *Microbrewery, Microwinery and Microdistillery*, repair and service of *Office* equipment, preparation and/or assembly of food, contractor's businesses, and meat cutting and processing.

INDUSTRIAL REPAIR SERVICES - See "**REPAIR SERVICES, INDUSTRIAL**" of this Bylaw.

INDUSTRIAL TRADE SCHOOL means an *Education Use* organized by a group or company to provide trade training, apprentice education, and similar *Industrial* courses.

INELIGIBLE GROCERY STORE – See "**GROCERY STORE, INELIGIBLE**" of this Bylaw.

INTERIOR SIDE LOT LINE - See "**LOT LINE, INTERIOR SIDE**" of this Bylaw.

KENNEL means a *Use* for the accommodation of more than 3 *Dog*s in a *Building*, *Structure*, compound, pen or cage, or on a *Lot*. Refer to Maple Ridge Kennel Regulation Bylaw No. 6036-2002.

KENNEL, COMMERCIAL means a *Kennel Use* limited to the keeping, training, *Breeding*, and *Animal Boarding* for remuneration or for the purposes of sale, of the number of *Dog*s specified in the business license and not to exceed a maximum of fifty (50) *Dog*s per *Lot*. Refer to Section 402 (Kennel) of this Bylaw.

LABORATORY, RESEARCH TESTING means the *Use* providing analytical, research or testing services; and excludes provision of services or treatments directly to the public.

LANDSCAPE or LANDSCAPING means the placement or addition of lawns, herbaceous plants, shrubs and trees, permeable elements such as non-grouted bricks and pavers or crushed rock, and other ornamental features *used for Landscape* architecture. Does not include non-permeable *Off-Street Parking* areas, uncleared natural vegetation, undergrowth or uncontrolled weeds.

LANDSCAPE SCREEN means a *Landscaped* area forming a continuous visual barrier composed of a dense planting of vegetation, including evergreen hedges, planted so that no *Person* is able to see through it, and which is broken only by access drives, *Lane*s and walkways.

LANDSCAPE STRIP means a *Landscaped* area *used for* separating *Use*s and activities; which is broken only by access driveways, *Lane*s and walkways; and contains the planting of trees, hedges, shrubs and/or ground covers.

LANE means a *Highway* intended to provide secondary access to parcels of land.

LICENSEE RETAIL STORE means a *Use* for the selling and in-store tasting of liquor, beer, or wine for consumption off premises. This includes a government liquor store, government beer store, government wine store, or an agency established under the British Columbia Liquor Distribution Act, including an agency store, an authorized vendor, a distributor, and a licensee.

LIGHT INDUSTRIAL– See "**INDUSTRIAL, LIGHT**" of this Bylaw.

LIQUOR PRIMARY ESTABLISHMENT means a *Use* that holds a Liquor Primary License issued by the British Columbia Liquor Control and Licensing Branch where the primary purpose is the service of liquor, as opposed to food. This includes, but is not limited to: neighbourhood pubs; bars; and night clubs.

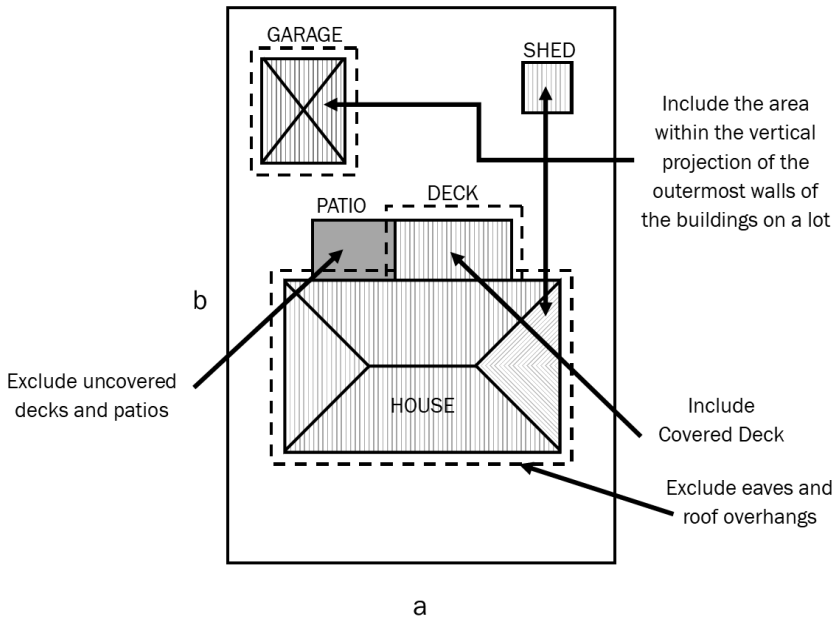
LOCALIZED DEPRESSION means an existing depression in *Natural Grade* not exceeding 3.0 metres in length or 20% of the *Building* length that it abuts, whichever is less; or a depression below the *Finished Grade* providing *Vehicle* or pedestrian entrances to a *Building*. Refer to Section 403 (Localized Depression) of this Bylaw.

LOT means a parcel of land registered at the Land Title Office of the Land Title and Survey Authority of British Columbia.

LOT AREA means the total area of a *Lot* taken in a horizontal plane within the *Lot Line*s of the *Lot*, excluding any portions of the *Lot* required for *Panhandle*, or dedicated for Public Road Allowance, Public *Park* or Conservation Protection. Restrictive Covenants, Easements, or Right-of-Way areas *shall* form part of the *Lot Area*.

LOT COVERAGE means the area of a *Lot* covered by *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* as measured from the outermost walls and/or supporting posts, and expressed as a percentage of the *Lot Area*. Includes, but is not limited to, *Breezeway*, carport, covered deck, shed, and *Portable Storage Shelter*, but excludes eaves, roof overhang, pool, uncovered deck, porch, patio and unenclosed balcony.

Lot Coverage:

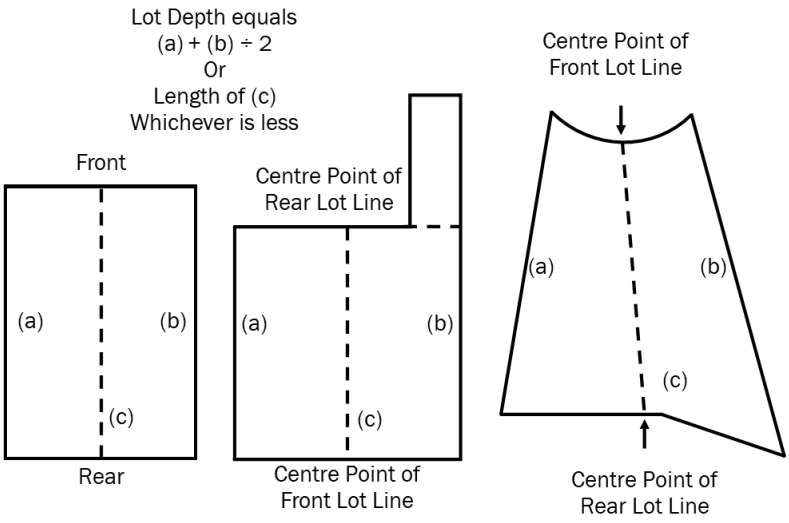


Example of Lot Coverage

$$\frac{\text{(total covered area)}}{a \times b \quad \text{(net lot area)}} \times 100 = \_\_\_\ \%\ \text{Lot Coverage}$$

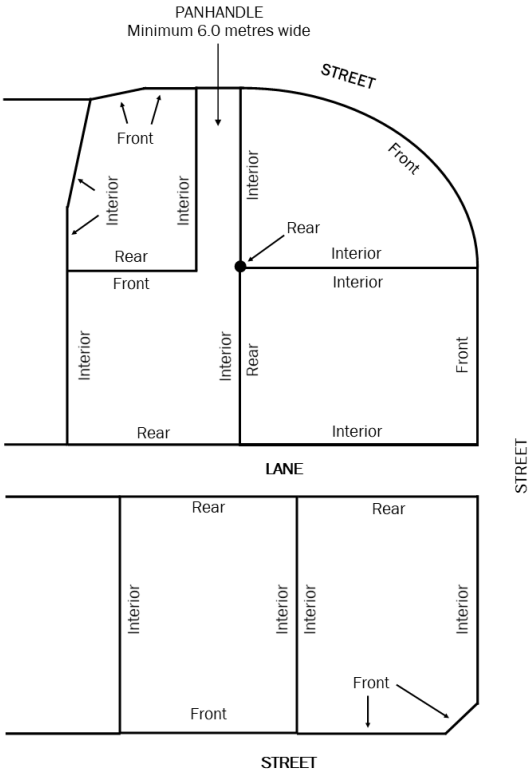
LOT DEPTH means the lesser of the average of the lengths of the side *Lot Line*s, excluding the *Panhandle* portion of a *Lot*, or the length of a line running through the center point of the *Front Lot Line* to the center point of the *Rear Lot Line*.

Lot Depth:



LOT LINE means a line forming a boundary of a *Lot*.

Lot Lines:



LOT LINE, EXTERIOR SIDE means the side *Lot Line*(s), other than the *Front Lot Line* or *Rear Lot Line*, common to the *Lot* and a *Street*, but does not include side *Lot Line*(s) common to a *Lane*. In a bare land strata plan an *Exterior Side Lot Line* also applies to the strata *Lot Line*(s) common to a strata *Lot Line* and a private strata road on the same *Lot*.

LOT LINE, FRONT means the *Lot Line*(s) common to the *Lot* and a fronting *Street* or, where there is more than one fronting *Street*, the shortest *Lot Line*(s) common to the *Lot* and the fronting *Street*. In

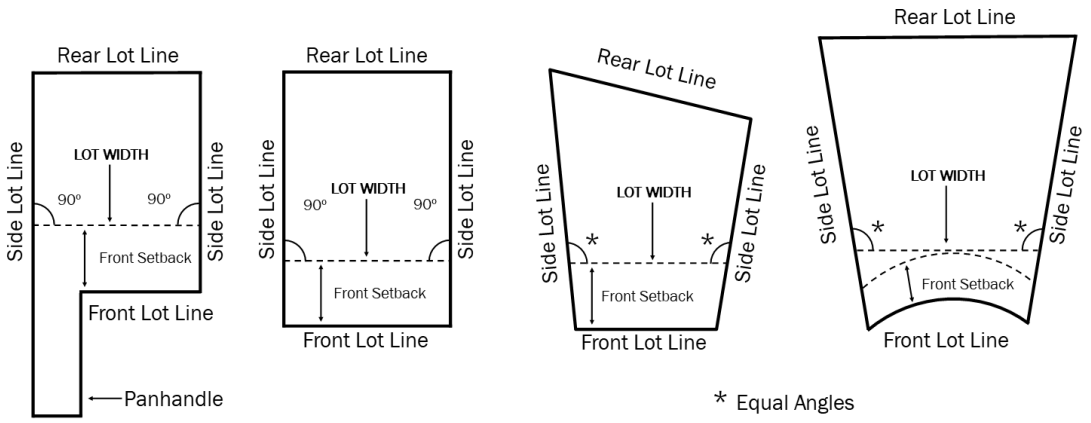
a bare land strata plan a *Front Lot Line* also applies to the strata *Lot Line*(s) common to a strata *Lot* and a fronting private strata road on the same *Lot*.

LOT LINE, INTERIOR SIDE means the *Lot Line*(s) common to more than one *Lot* or to the *Lot* and a *Lane*, but not being the *Front Lot Line* or *Rear Lot Line*. In a bare land strata plan an *Interior Side Lot Line* also applies to the strata *Lot* line(s) common to more than one strata *Lot*.

LOT LINE, REAR means the *Lot Line*(s) opposite to and most distant from the *Front Lot Line*, or where the rear portion of the *Lot* is bounded by intersecting side *Lot Line*s, *shall* be deemed to be the point of such intersection. In a bare land strata plan a *Rear Lot Line* also applies to the strata *Lot Line*(s) opposite to and most distant from the front strata *Lot Line*, or where the rear portion of the *Lot* is bounded by intersecting side strata *Lot Line*s, *shall* be deemed to be the point of such intersection.

LOT WIDTH means the width of a *Lot* measured as a straight line which intersects the side *Lot Line*s at equal angles located at the minimum distance required for the *Front Setback* for a *Principal Building* on the *Lot* and excludes a panhandle.

Lot Width:



MANUFACTURED HOME means a *Single Detached Residential Use*, constructed in a factory on a rigid steel frame (chassis) to Canadian Standards Association (CSA) Z240MH Series Manufactured Homes standards, transported on its own chassis and placed on a temporary foundation complying with the Canadian Standards Association (CSA) Z240.10.1 Site Preparation, Foundation and Installation of Manufactured Homes requirements. A *Manufactured Home* does not include a *Recreational Vehicle* or *Modular Home*.

MANUFACTURED HOME PARK means a *Use* on a *Lot* on which two (2) or more *Manufactured Home*s are or are intended to be situated. Subject to the British Columbia Manufactured Home Park Tenancy Act, Maple Ridge Mobile Home Park Bylaw No. 2315-1975, and Maple Ridge Policy 6.27: Mobile Home Park Redevelopment Tenant Assistance Policy. A *Modular Home* is not permitted in a *Manufactured Home Park*.

MANUFACTURED HOME SITE means an area of land within a *Manufactured Home Park* that is occupied or intended to be occupied by one *Manufactured Home*.

MEDIA PRODUCTION STUDIO means the *Use* of land, *Building*s and *Structure*s for the production of multi-media art, motion pictures, videos, television or radio programs, or sound recording.

MICROBREWERY, MICROWINERY AND MICRODISTILLERY means the *Use* of a premises on which beer, ale, cider, wine or spirits are manufactured using traditional methods, often in small or seasonal batches. Includes *Accessory Retail* display and sales, sampling and lounge spaces, provided that the combined floor area allocated to such *Accessory Use*s does not exceed the manufacturing floor area.

MODULAR HOME means a *Single Detached Residential Use* built to the CSA A277 standard in a factory, transported to a *Lot* and installed on a foundation compliant with the British Columbia Building

Code. *Modular Home*s are not intended for future transport and are not permitted in a *Manufactured Home Park* or as a *Temporary Residential Use*.

NATURAL BOUNDARY means, as defined in the British Columbia Land Act, the visible high water mark of any lake, river, stream or other body of water where the presence and action of the water are so common and usual, and so long continued in all ordinary years, as to mark on the soil of the bed of the body of water a character distinct from that of its banks, in vegetation, as well as in the nature of the soil itself. Also includes the edge of dormant side channels of any lake, river, stream, or other body of water.

NATURAL GRADE – See "**GRADE, NATURAL**" of this Bylaw.

NEIGHBOURHOOD DAYCARE – See "**DAYCARE, NEIGHBOURHOOD**" of this Bylaw.

NON-RESIDENT EMPLOYEE means a *Person* receiving or entitled to receive wages or other compensation for work performed for an employer operating a *Home Occupation Use* but is not a resident on the *Lot*. It also includes a *Person* being trained by an employer for an employer's *Home Occupation Use.*

OFF-STREET LOADING means a *Use* providing area on a *Lot* for the loading and unloading needs generated by a *Use* on a *Lot*.

OFF-STREET PARKING means a *Use* providing parking spaces on a *Lot* for the temporary storage of *Vehicle*s.

OFFICE means a *Use* providing for administrative functions or consultative services.

OUTDOOR AMENITY AREA means a *Use* providing an outdoor area(s) and/or roof deck area(s) on a *Lot* specifically designed to provide a common amenity area(s) for *Use* by all residents of the *Lot*. Includes, but is not limited to: playground area with equipment, outdoor barbeque site, group seating, gazebo, and walking paths. Excludes areas *used for Off-Street Parking*, *Off-Street Loading*, and service driveways; areas with slopes greater than 5%; and any areas subject to a Section 219 Restrictive Covenant, unless otherwise permitted in this Bylaw. *Outdoor Amenity Area*(s) may form part of the *Common Open Area* requirements.

OUTDOOR COMMERCIAL RECREATION – See "**RECREATION, OUTDOOR COMMERCIAL**" of this Bylaw.

OUTDOOR DISPLAY means a *Use* providing an open, unheated area outside a *Building* or *Structure*, for the display of *Retail* merchandise, but *shall* not be located on required *Off-Street Parking* or *Off-Street Loading* areas.

PANHANDLE means a narrow, elongated portion of a *Lot*, the primary purposes of which are to provide legal *Frontage* on a *Street* and access to the *Lot*. Refer to Section 407 (Panhandle Lot Requirements) of this Bylaw.

PARENT PARCEL means the original parcel of land that was or is proposed to be the subject of a subdivision plan.

PARK means a *Use* providing land set aside for public *Use*, and may include, but is not limited to, playgrounds, concession stands, community halls, and a *Caretaker Residential Use*.

PAWNSHOPS mean the *Use* of premises for the business of taking goods or chattels in pawn.

PAYDAY LOANS means a business *Use* for offering, arranging or providing *Payday Loans*, as defined in the British Columbia Business Practices and Consumer Protection Act, S.B.C. 2004 c.2, and as regulated by the British Columbia Payday Loans Regulation, B.C. Reg. 57/2009, to consumers.

PERSON means, in addition to its ordinary meaning, the inclusion of a corporation, partnership, or party or other legal representatives of a *Person* to whom the context can apply according to law, and the singular *shall* be held to mean and include the plural.

PERSONAL REPAIR SERVICES - See "**REPAIR SERVICES, PERSONAL**" of this Bylaw.

PERSONAL SERVICES means a *Use* providing individualized services to a recipient. Includes, but is not limited to, *Animal Services*, barbering, beauty salons, hairdressing, personal wellness, tailoring, shoemaking, dry-cleaning, personal trainers, nutritionists, and weight loss clinics, but excludes overnight *Animal Boarding* of *Dog*s, *Kennel*s, *Adult Entertainment* and pawnshop *Use*s.

PLACE OF WORSHIP means a *Use* providing for the *Assembly* of *Person*s for religious purposes.

PORTABLE STORAGE SHELTER means a collapsible shelter comprised of a soft material or fabric stretched over and supported by poles or other framework and *used for* the display or storage of *Vehicle*s, goods or materials. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw.

PRIMARY PROCESSING means a *Use* providing for, but is not limited to, the washing, cleaning, screening, sifting, sorting, grading and crushing of raw material grown in or extracted from the earth, but excludes any manufacturing, fabricating, assembling or production of goods or other materials from or out of such raw material.

PRINCIPAL means the main purpose for which land, *Building*s and *Structure*s are ordinarily *Use*d.

PRINCIPAL BUILDING and/or PRINCIPAL STRUCTURE means a permanent or temporary *Building* or *Structure* for a *Principal Use* on a *Lot*.

PRIVATE HOSPITAL means a *Use* providing for the care of sick, injured, or aged *Persons* other than in a public hospital. Includes *Private Hospital*s, convalescent homes, nursing homes, hospices, palliative care units, community care facilities, multi-level care facilities, *Congregate Care/Assisted Living* facilities, assisted living and adult daycare centres.

PRIVATE OUTDOOR AREA means a *Use* providing an outdoor area adjacent to and accessible from a *Habitable Room* within a *Dwelling Unit*. Includes, but is not limited to a deck, porch, balcony or patio. Excludes areas *used for Off-Street Parking*, *Off-Street Loading*, and service driveways; areas with slopes greater than 5%; and any areas subject to a Section 219 Restrictive Covenant, unless otherwise permitted in this Bylaw. *Private Outdoor Area*(s) may form part of the *Common Open Area* requirements.

PROCESS HEATER means the *Use* of any combustion equipment fueled by natural gas, propane or *Biomass* for the purpose of transferring heat to material being processed other than by direct contact with the flue gas. Does not include boilers; any process *used for* chemically transforming ore or intermediate products into bulk metallic products; or unfired waste heat recovery systems *used for* recovering sensible heat from the exhaust of any combustion equipment.

PRODUCE SALES means a *Use* providing the *Retail* sale of *Agricultural* products. Refer to Section 402 (Produce Sales) of this Bylaw.

PROFESSIONAL ENGINEER means a *Person* who is registered or duly licensed as such under the provisions of the British Columbia Engineers and Geoscientists Act.

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

PUBLIC MARKET means the *Use* of a *Building*, *Structure* or land for the purpose of selling products grown, produced, or processed by the vendor; but does not include a flea market.

PUBLIC SERVICE means a *Use* providing for the essential servicing of the Municipality with water, sewer, electrical, telephone and similar services where such *Use* is established by the Municipality; by another government body including a crown corporation; or by a private corporation operating under the regulatory authority of a commission established by the federal or provincial government. Includes, but is not limited to, traffic controls, substations and easements or rights-of-ways for wireless

communications facilities, sewer, water main, power lines and telephone lines. Refer to Section 401 (Permitted Uses of Land, Buildings and Structures) of this Bylaw.

REAR LOT LINE – See "**LOT LINE, REAR**" of this Bylaw.

REAR SETBACK - See "**SETBACK, REAR**" of this Bylaw.

REAR YARD – See "**YARD, REAR**" of this Bylaw

RECREATION, INDOOR COMMERCIAL means a *Use* entirely enclosed within a *Building* providing for members of the public to engage in recreational activities as active participants rather than spectators. This may include, but is not limited to, *Recreational Facilities*, rock climbing, gym, fitness centres, yoga studios, and multi-player electronic game facilities.

RECREATION, OUTDOOR COMMERCIAL means an outdoor *Use* providing for members of the public to engage in recreation as participants rather than spectators.

RECREATIONAL FACILITIES means the *Use* of *Building*s and *Structure*s for the provision of services, activities or programs; and includes but is not limited to ice rinks, indoor or outdoor swimming pools, and indoor or outdoor tennis courts.

RECREATIONAL VEHICLES AND EQUIPMENT – See "**VEHICLES AND EQUIPMENT, RECREATIONAL**" of this Bylaw

RECYCLING PLANT means the *Use* of land, *Building*, or *Structure*s for the purposes of collection, sorting, temporarily storing and processing of recyclable materials. A *Recycling Plant* *shall* not include *Wrecked Vehicle*s.

REFUND CONTAINER RECYCLING DEPOT means a *Use* providing a collection facility and distribution point for bottles, cans, and other refundable containers to be reused or recycled; but *shall* not include *Unenclosed Storage* for processing, except packaging for shipping.

RELATIVE means a *Person* related by blood, marriage, common-law relationship, adoption, or foster parenthood, and includes one live-in caregiver.

REMAINDER LOT means the remainder area of a *Parent Parcel* that was subdivided into two (2) or more *Lot*s.

RENEWABLE ENERGY DEVICE means the *Use* of a device or system in which renewable energy is derived and replenished from solar, wind, geothermal, or *Biomass* processes.

RENTAL STABLE means a *Use* providing for the rental, to the public or to groups, of ponies or horses on an hourly or daily basis. Includes but is not limited to the riding, training and *Animal Boarding* of horses; but excludes *Tourist Accommodation* *Use*, dining facilities, and catering services or facilities. Refer to Section 402 (Rental Stable) of this Bylaw.

REPAIR SERVICES, INDUSTRIAL means a *Use* providing the repair of *Vehicle*s exceeding a licensed gross *Vehicle* weight of 5,500.0 kilograms, *Industrial* *Trailer*s, and heavy equipment.

REPAIR SERVICES, PERSONAL means a *Use* providing the repair of household goods; electrical or electronic appliances; and personal items; but excludes *Vehicle and Equipment Repair Services*.

REPAIR SERVICES, VEHICLE AND EQUIPMENT means a *Use* providing the repair of motor *Vehicle*s; *Trailer*s and light equipment; but excludes *Industrial Repair Services*.

RESEARCH TESTING LABORATORY – See "**LABORATORY, RESEARCH TESTING**" of this Bylaw.

RESIDENTIAL means a *Use* providing for the accommodation and home life of a *Household*.

RESIDENTIAL, AGRICULTURAL EMPLOYEE means a *Residential* *Use* where the *Building* or *Building*s on a *Lot* are *used for* *Dwelling Unit*s for full time employee(s) which are required to operate an *Agricultural Use*. Refer to Section 402 (Agricultural Employee Residential) of this Bylaw.

RESIDENTIAL, APARTMENT means a multi-family *Residential* *Use* where the *Building* or *Building*s on a *Lot* are *used for* three or more *Dwelling Unit*s. *Apartment Residential* *Building*(s) may contain

*Townhouse Dwelling Unit*s, but *shall* not include *Triplex Residential*, *Fourplex Residential* or *Courtyard Residential Dwelling Unit*s.

RESIDENTIAL, CARETAKER means a *Residential Use Accessory* to and located within the same *Building* as a *Principal Use* for a *Commercial*, *Industrial*, Rural Resource or Institutional *Use* and specifically *used for* providing the accommodation of an employee or employees working on the same *Lot*. Refer to Section 402 (Caretaker Residential) of this Bylaw.

RESIDENTIAL, COURTYARD means a *Residential Use* where a group of not more than eight (8) *Dwelling Unit*s may be separately detached or adjoined within two (2) or more *Building*s which are arranged around a shared open space.

RESIDENTIAL, DETACHED GARDEN SUITE means a *Residential Use* within a self-contained *Dwelling Unit*, *Accessory* to, subordinate and detached from a *Single Detached Residential Use*. Limited to one *Dwelling Unit* on the same *Lot*, and located within the *Rear Yard*. Refer to Section 402 (Detached Garden Suite Residential) of this Bylaw.

RESIDENTIAL, ELDERLY CITIZENS means a *Residential Use* specifically providing *Residential* accommodation of elderly *Person*s, including *Elderly Citizens Dwelling Unit*s.

RESIDENTIAL, FOURPLEX means a *Residential Use* where one *Building* contains only four (4) *Dwelling Unit*s.

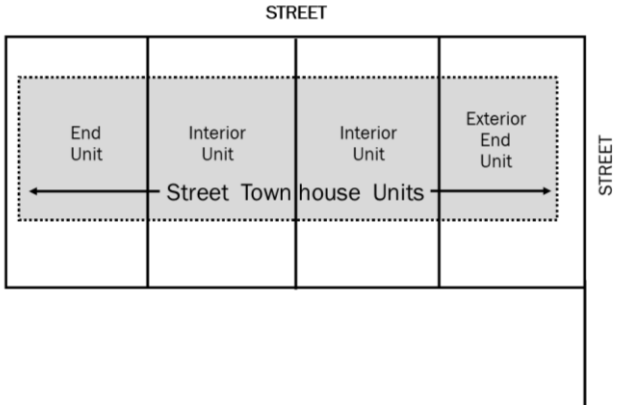
RESIDENTIAL, GROUP HOUSING means a *Residential Use* where three (3) or more attached *Dwelling Unit*s are located on a single *Lot* in the form of clusters, rows or groups. Each *Dwelling Unit shall* have an individual external access, share one or more party walls, and *shall* have a separate patio garden and/or share a common *courtyard*. The *Dwelling Unit*s may be attached side-by-side or separated by a floor.

RESIDENTIAL, SECONDARY SUITE means a *Residential Use Accessory* to a *Single Detached Residential Use*, and is limited to one *Dwelling Unit* contained within the same *Building* as the *Single Detached Residential Use*. Refer to Section 402 (Secondary Suite Residential) of this Bylaw.

RESIDENTIAL, SINGLE DETACHED means a *Residential Use* where the *Building* on a *Lot* is *used for* one *Dwelling Unit*, and may include a *Modular Home*.

RESIDENTIAL, STREET TOWNHOUSE means a *Residential Use* consisting of one *Dwelling Unit* attached side-by-side to one or more *Dwelling Unit*s with each *Dwelling Unit* located on a fee simple *Lot* fronting on a *Street*, and a minimum of two (2) *Dwelling Unit*s *shall* be attached. An end unit is attached to another *Dwelling Unit* only on one side. An interior unit is attached to another *Dwelling Unit* on both sides. An exterior end unit is attached to another *Dwelling Unit* only on one side and is located at the intersection of two (2) *Street*s.

Street Townhouse Units:



RESIDENTIAL, TEMPORARY means a *Residential Use* in a temporary *Dwelling Unit* for the accommodation of a *Relative* of the registered owner, and excludes a *Modular Home*. Refer to Section 402 (Temporary Residential) of this Bylaw.

RESIDENTIAL, TOWNHOUSE means a multi-family *Residential Use* with a minimum of three (3) *Townhouse Dwelling Unit*s on a *Lot*. The *Townhouse Dwelling Unit*s *shall* be contained within one or more *Building*s and each *Building shall* contain a minimum of two (2) *Townhouse Dwelling Unit*s. Each *Townhouse Dwelling Unit shall* be separated one from another by a common wall extending from foundation to roof and *shall* have a separate, direct entrance from grade. *Triplex Residential*, *Fourplex Residential*, *Courtyard Residential* and *Street Townhouse Residential Dwelling Unit*s are excluded.

RESIDENTIAL, TRIPLEX means a *Residential Use* where one *Building* contains only three (3) *Dwelling Unit*s.

RESIDENTIAL, TWO-UNIT means a *Residential Use* where two (2) *Dwelling Unit*s *shall* be contained within one *Building* sharing a common roof and separated one from another by a common wall.

RESTAURANT means a *Use* in an establishment where food and beverages are sold to the public and where provision is made for consumption on the premises. Includes a *Food Primary Establishment* licensed under the British Columbia Liquor Control and Licensing Branch.

RETAIL means a *Use* providing for the sale for final consumption, in contrast to a sale for further sale or processing. Includes, but is not limited to, grocery stores, *Accessory* manufacturing or assembly of the articles for sale, and rental of goods; and excludes *Adult Entertainment* and *Pawnshop Use*s

RETAINING WALL means a wall constructed to retain 0.6 metres or more of material, such as soil or fill, and is intended to change the ground elevation. Refer to Section 403 (Retaining Walls and Developer Built Retaining Walls) of this Bylaw.

RETAINING WALL, DEVELOPER BUILT means a permanent *Retaining Wall* system that crosses multiple *Lot Line*s in a subdivision, is built by the developer as part of the Subdivision Servicing process, and is a required component of an approved *Comprehensive Lot Grading Plan* for the site. Refer to Section 403 (Retaining Walls and Developer Built Retaining Walls) of this Bylaw.

RETAINING WALL GRADE LINE means a line *used for* determining the maximum *Height* for a series of adjacent *Retaining Walls*. Refer to Section 403 (Retaining Walls and Developer Built Retaining Walls) of this Bylaw.

SCENERY LOFT means a *Use* providing a space above the stage in a theatre *used for* storing theatrical sets and equipment during and between performances.

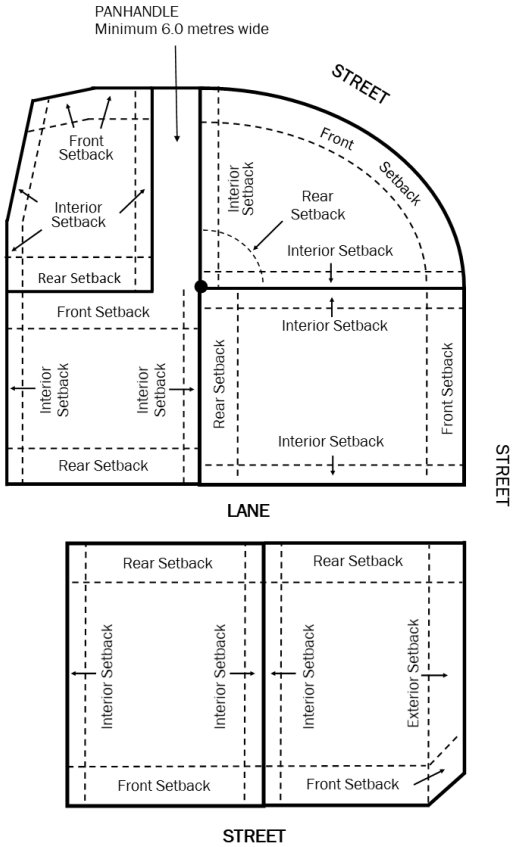
SCHOOL means an institution *Use* providing *Education* and instruction, including elementary, secondary and post-secondary *School*s.

SECONDARY SUITE RESIDENTIAL - See "**RESIDENTIAL, SECONDARY SUITE**" of this Bylaw.

SERVICE STATION means a *Use* providing for the *Retail* sale of motor fuels and lubricants.

SETBACK means the horizontal distance from a *designated Lot* boundary or other feature to a *Building*, *Structure* or other feature on the *Lot*.

Setbacks:



SETBACK, FRONT means the distance, as *designated* elsewhere in this Bylaw, between the *Front Lot Line* and a parallel line which intersects the side *Lot Line*s.

SETBACK, REAR means the distance, as designated elsewhere in this Bylaw, between the *Rear Lot Line* and a parallel line which intersects the side *Lot Line*s.

SETBACK, SIDE means the distance, as *designated* elsewhere in this Bylaw, between an *Exterior Side Lot Line* or *Interior Side Lot Line* and a parallel line which intersects the *Front Lot Lines* and *Rear Lot Line*s.

SHALL is to be construed as imperative.

SHIPPING CONTAINER means the *Use* of an enclosed unit *used for* or intended to be *used for* storing and transporting goods via ship, rail or truck, whether or not it is actually being *used for* such a purpose. Refer to Section 402 (Shipping Containers) of this Bylaw.

SIDE SETBACK - See "**SETBACK, SIDE**" of this Bylaw.

SIDE YARD – See "**YARD, SIDE**" of this Bylaw.

SINGLE DETACHED RESIDENTIAL - See "**RESIDENTIAL, SINGLE DETACHED**" of this Bylaw.

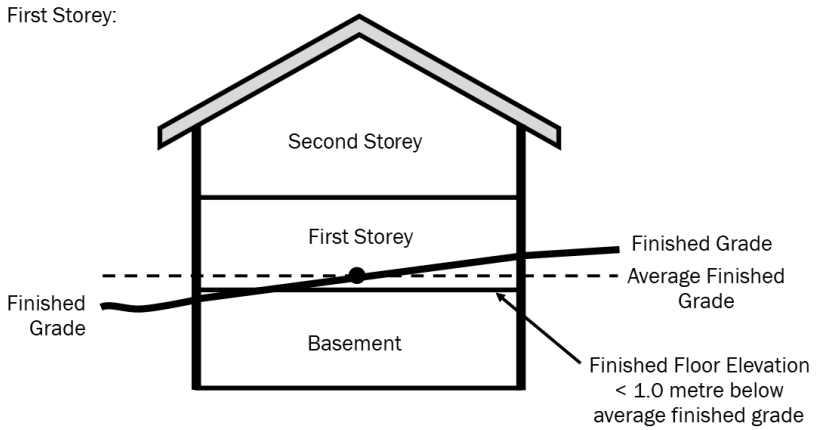
SLEEPING UNIT means a *Use* providing one or more rooms for the lodging of one or more *Person*s when the *Sleeping Unit* contains no *Cooking Facilities*.

STEEP SLOPE means a *Natural Grade* where the average slope is 25% (4:1) or greater over an area in which there is a gain in elevation of five (5) metres or more, as surveyed at one (1) metre contour intervals and mapped at a scale of 1:500 or greater.

STOCK-IN-TRADE means the inventory carried by a business for sale in the ordinary course of business.

STOREY means a portion of a *Building* which is situated between the top of any floor and the top of the floor next above it, and if there is no floor above it, that portion between the top of such floor and the ceiling above it. For the purpose of determining *Building Height* in accordance with this Bylaw, a *Basement* and an *Underground Structure* for parking *Shall* not be considered a *Storey*.

STOREY, FIRST means the lowest portion of a *Building* in which the finished floor system is less than 1.0 metre below the *Average Finished* Grade.



STREET means a *Highway* allowance 10.0 metres or more in width and which is intended to provide primary access to parcels of land.

STREET TOWNHOUSE RESIDENTIAL– See "**RESIDENTIAL, STREET TOWNHOUSE**" of this Bylaw.

STRUCTURE means any construction fixed to, supported by, or sunk into land or water, including air conditioners, heat pumps, hot tubs, swimming pools and other similar equipment or devices.

STUDIO DWELLING UNIT - See "**DWELLING UNIT, STUDIO**" of this Bylaw.

TEMPORARY RESIDENTIAL - See "**RESIDENTIAL, TEMPORARY**" of this Bylaw.

TOURIST ACCOMMODATION means a *Commercial Use* providing for the accommodation of the travelling public for no longer than thirty (30) consecutive days per annum in individual *Dwelling Unit*s or *Sleeping Unit*s. Includes hotels, motor hotels and motels; but does not include *Boarding*, *Bed and Breakfast* or *Campground Use*s. May include dining facilities, meeting rooms, *Recreational Facilities* and other *Use*s commonly associated with a *Tourist Accommodation Use*.

TOWNHOUSE DWELLING UNIT – See "**DWELLING UNIT, TOWNHOUSE**" of this Bylaw.

TOWNHOUSE RESIDENTIAL - See "**RESIDENTIAL, TOWNHOUSE**" of this Bylaw.

TRAILER means a non-motorized wheeled *Vehicle* that can be pulled by a car, truck or other *Vehicle*.

TRIPLEX RESIDENTIAL – See "**RESIDENTIAL, TRIPLEX**" of this Bylaw.

TWO-UNIT RESIDENTIAL - See "**RESIDENTIAL, TWO-UNIT**" of this Bylaw.

U-**BREW and U-VIN** means a *Use* that provides assistance and instruction in the process of making wine or beer for off-premises consumption and not resale by the customer.

UNDERGROUND STRUCTURE means a detached *Structure* constructed below the *Finished Grade*. Excludes a *Basement* or an *Underground Structure* for *Off-Street Parking*.

UNENCLOSED STORAGE means a *Use* that provides for the storage of goods or things on a *Lot* where such storage is not enclosed within a *Building* or *Structure*.

UNITS PER NET HECTARE means a measurement of *Development* intensity on a *Lot* and is the figure obtained when the total number of *Dwelling Unit*s constructed, or to be constructed, on a *Lot* is divided by the total *Lot Area* of the *Lot*.

UNLICENSED VEHICLE - See "**VEHICLE, UNLICENSED**" of this Bylaw.

URBAN AGRICULTURAL - See "**AGRICULTURAL, URBAN**" of this Bylaw.

USE means the purpose or function to which land, *Building*s and *Structure*s are put.

USED FOR means constructed, reconstructed, altered, moved, extended or occupied as or for the purpose of.

VEHICLE means a device in, on or by which a *Person* or thing is or may be transported or drawn on a *Highway*, but does not include a device designed to be moved by human power, a device used exclusively on stationary rails or tracks, mobile equipment or a motor assisted cycle, as defined by the British Columbia Motor Vehicle Act [RSBC 1996] Chapter 318.

VEHICLE AND EQUIPMENT REPAIR SERVICES - See "**REPAIR SERVICES, VEHICLE AND EQUIPMENT**" of this Bylaw.

VEHICLE, COMMERCIAL means a motor *Vehicle*, used in the course of business for the transportation of *Person*s or freight, including without limitation: a limousine, taxi, livery car, or shuttle van; a truck or truck tractor with a licensed gross *Vehicle* weight greater than 5,500.0 kilograms; an attached *Trailer*, bus, motor *Vehicle* whose operator is required to hold a license under the British Columbia Passenger Transportation Act [SBC 2004] Chapter 39; a business *Vehicle*, as defined in Section 237 of the British Columbia Motor Vehicle Act [RSBC 1996] Chapter 318; or a *Vehicle* that transports *Contractor's Equipment*. Refer to Section 402 (Parking and Storing of Commercial Vehicles) of this Bylaw.

VEHICLES AND EQUIPMENT, RECREATIONAL means any boat, boat *Trailer*, cargo *Trailer*, camping *Trailer*, motor home, camper, bus, snowmobile, and similar *Vehicle*s or equipment. Includes any *Vehicle* or part of a *Vehicle* or equipment designed for temporary living quarters for recreation, camping or travel, but excludes a *Manufactured Home*, motorcycles and bicycles. Refer to Section 402 (Parking and Storing of Recreational Vehicles and Equipment) of this Bylaw.

VEHICLE, UNLICENSED means a *Vehicle* that is not currently licensed in accordance with the British Columbia Motor Vehicle Act [RSBC 1996] Chapter 318. Refer to Section 402 (Parking and Storing of Unlicensed Vehicles and Contractor's Equipment) of this Bylaw.

VEHICLE, WRECKED means a *Vehicle* that is physically wrecked or disabled so it cannot be operated by its own mode of power; is wrecked or parts of a physically wrecked or disabled *Vehicle*; or appears to be physically wrecked, although it could be operated by its own mode of power, but is not displaying thereon a lawful current license for its operation on the *Highway*. Refer to Section 401 (Prohibited Uses of Land, Buildings and Structures) of this Bylaw.

WAREHOUSE means the *Use* of a premises for keeping or storing goods, to which the general public does not have access, and which may include facilities for distribution of *Commercial* or *Industrial* goods.

WAREHOUSE STORAGE means the *Use* of a *Commercial* premises for keeping or storing goods or personal property and includes individually accessible mini storage units.

WATERCOURSE means a stream or source of water supply whether usually containing water or not, a pond, lake, river, creek, brook, ditch, and a spring on wetland that are integral to a *Watercourse* and provide fish habitat.

WET BAR means the *Use* in a room in a *Dwelling Unit* for the dispensing of beverage that may contain a bar sink, a fridge, a raised counter and up to 1.8 metres of lower cabinetry. A *Wet Bar* *shall* not contain *Cooking Facilities*.

WHOLESALE DISTRIBUTION means a *Use* providing for the storage of goods and materials and their sale to businesses, including to *Retail*, but not to consumers.

WRECKED VEHICLE - See "**VEHICLE, WRECKED**" of this Bylaw.

YARD, FRONT means the area between the *Front Lot Line* and the nearest wall of the *Principal Building*.

YARD, REAR means the area between the *Rear Lot Line* and the nearest wall of the *Principal Building*.

YARD, SIDE means the area between the interior or *Exterior Side Lot Line* and the nearest wall of the *Principal Building*.

ZONE means the *Zone*s listed in Section 302 (Zones) of this Bylaw and enacted in Parts 5 through 10 inclusive of this Bylaw.

203 UNITS OF MEASUREMENT

203.1 METRIC UNITS

1. In this Bylaw, unless specifically stated otherwise, all measurements are in metric units.

3 PART 3 – BASIC PROVISIONS

301 PROVISIONS

301.1 APPLICATION

1. The provisions of this Bylaw *shall* apply to the whole of the area within the boundaries of the Municipality and to the *Building*s and *Structure*s thereon.

302 ZONES

302.1 SHORT FORM EQUIVALENTS

1. The whole of the area within the boundaries of the Municipality is hereby divided into *Zone*s with the following *Zone* designations and their short form equivalents:

SHORT FORM	ZONE DESIGNATION
Agricultural Zones	
A-1	Small Holding Agricultural
A-2	Upland Agricultural
A-3	Extensive Agricultural
A-4	Intensive Greenhouse
A-5	Agricultural Only
Residential Zones	
R-1	Single Detached (Low Density) Urban Residential
R-2	Single Detached (Medium Density) Urban Residential
R-3	Single Detached (Intensive) Urban Residential
R-4	Single Detached (Infill) Urban Residential
RS-1	Single Detached Residential
RS-1a	Single Detached (Amenity) Residential
RS-1b	Single Detached (Medium Density) Residential
RS-1c	Single Detached (Low Density) Residential
RS-1d	Single Detached (Half Acre) Residential
RS-2	Single Detached Suburban Residential
RS-3	Single Detached Rural Residential
RST	Street Townhouse Residential
RST-SV	Street Townhouse Residential – Silver Valley
SRS	Special Urban Residential
RT-1	Two-Unit Urban Residential
RT-2	Ground-Oriented Residential Infill
RM-1	Low Density Townhouse Residential
RM-2	Medium Density Apartment Residential
RM-3	Medium/High Density Apartment Residential
RM-4	Medium Density Townhouse Residential

RM-5	Low Density Apartment Residential
RM-6	Town Centre High Density Apartment Residential
RE	Elderly Citizens Residential
RG	Group Housing Residential
RG-2	Suburban Residential Strata
RMH	Manufactured Home Park Residential
Commercial Zones	
C-1	Neighbourhood Commercial
C-2	Community Commercial
C-3	Town Centre Commercial
C-4	Neighbourhood Pub
C-5	Village Centre Commercial
C-6	Community Gaming Facility
CRM	Commercial/Residential
CS-1	Service Commercial
CS-2	Service Station Commercial
CS-3	Recreation Commercial
CS-4	Rural Commercial
CS-5	Adult Entertainment and Pawnshop Service Commercial
H-1	Heritage Commercial
H-2	Hammond Village Commercial
Industrial Zones	
M-1	Service Industrial
M-2	General Industrial
M-3	Business Park Industrial
M-4	Industrial Extraction
M-5	High Impact Industrial
Institutional Zones	
P-1	Park and School
P-2	Special Institutional
P-3	Children's Institutional
P-4	Place of Worship
P-4a	Place of Worship and Educational
P-5	Corrections and Rehabilitation
P-6	Civic
Comprehensive Development Zones	
CD	Comprehensive Development

302.2 ZONING MAP - GEOGRAPHIC AREA

1. The geographic area comprising each of the said *Zone*s is as shown on Schedule "A" (Zoning Map), a copy of which is attached hereto and forms part of this Bylaw.

302.3 ZONING MAP - BOUNDARY LINES

1. The boundary lines of said *Zone*s *shall* be to the centre lines of road allowances or railways unless referenced to *Lot Line*s, Municipal boundaries, or as shown otherwise on Schedule "A" (Zoning Map) of this Bylaw.

303 PERMITTED USES AND SERVICING OF LAND, BUILDINGS AND STRUCTURES

303.1 USE OF LAND

1. The *Use* of land, including the surface of water, *Building*s and *Structure*s, *shall* be in accordance with the permitted *Use*s specified in this Bylaw, and in conformity with the requirements for permitted *Use*s specified in this Bylaw.

303.2 SERVICING STANDARDS

1. No *Use* of land, *Building*s and *Structure*s *shall* be authorized until all works and services have been provided to the standard of the *Zone* as identified in the Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1933.

303.3 AGRICULTURAL LAND RESERVE

1. For *Lot*s located within the Agricultural Land Reserve, the Agricultural Land Commission Act and its Regulations *shall* prevail.

304 SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES

304.1 CONFORMITY

1. The construction, reconstruction, alteration, moving or extension of *Building*s and *Structure*s within any *Zone* *shall* be in conformity with requirements for the size, shape, and siting of *Building*s and *Structure*s specified in this Bylaw.

305 OFF-STREET PARKING AND OFF-STREET LOADING SPACES

305.1 OFF-STREET PARKING AND LOADING BYLAW

1. *Off-Street Parking* spaces and *Off-Street Loading* spaces *shall* be provided in conformity with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, for the number of required spaces for each *Building* class or *Use*, and the design of spaces.

305.2 ADDITIONAL REQUIREMENTS

1. Additional requirements and restrictions, such as siting, *Landscaping*, *Lot Coverage* and *Use* are to be found Part 4 (General Regulations) and in the respective *Zone*s in Parts 5 through 10 of this Bylaw. Refer to Section 401 (Permitted Uses of Land, Buildings and Structures) of this Bylaw. Refer to Section 402 (Accessory Off-Street Parking in a Residential Zone) of this Bylaw.

306 ENFORCEMENT

306.1 INSPECTION

1. The Building Official, Bylaw Compliance Officer, or any other employee of the City of Maple Ridge appointed by the *Council* to administer or enforce this Bylaw, is hereby authorized to enter at all reasonable times upon any *Lot* to ascertain whether the requirements and provisions of this Bylaw are being or have been complied with.

306.2 VIOLATION

1. It is unlawful for any *Person* to prevent or obstruct, or attempt to prevent or obstruct the authorized entry of the Building Official, Bylaw Compliance Officer, or any other employee of the City of Maple Ridge appointed by the *Council*, authorized under Section 306 (Inspection) of this Bylaw.

306.3 REMEDIAL POWER

1. The *Council* may, in accordance with the provisions of the British Columbia Local Government Act, authorize the demolition, the removal, or the bringing up to standard of any *Building*, *Structure*, or thing, in whole or in part, that is in contravention of this Bylaw.

307 OFFENSES AND PROHIBITIONS

307.1 CONTRAVENTION OF BYLAW

1. No *Person* *shall* cause, suffer or permit any land, *Building* or *Structure* to be *Use*d in contravention of this Bylaw and no *Person* *shall* *Use* any land, *Building* or *Structure* in contravention of this Bylaw.

307.2 BUILDING OR STRUCTURE

1. No *Person* *shall* cause, suffer or permit any *Building* or *Structure* to be placed, constructed, reconstructed, installed, altered, extended or added to in contravention of the provisions of this Bylaw and no *Person* *shall* place, construct, reconstruct, install, alter, extend or add to any *Building* or *Structure* in contravention of this Bylaw.

307.3 VIOLATIONS

1. Any *Person* who violates any of the provisions of this Bylaw or who suffers or permits any act or thing to be done in contravention of this Bylaw or who neglects to do or refrains from doing any act or thing which violates any of the provisions of this Bylaw *shall* be liable to the penalties hereby imposed and each day that such violation is permitted to exist *shall* constitute a separate offence.

307.4 PENALTIES

1. Any *Person* who violates any of the provisions of this Bylaw *shall*, upon summary conviction thereof, be liable to a penalty of not less than $100.00 and not more than $10,000.00 plus the cost of prosecution, or to a term of imprisonment not exceeding 30 days, or both.

307.5 ADDITIONAL PENALTIES

1. The penalties provided for herein *shall* be in addition to and not in substitution of any other penalty or remedy provided for or available at law.

308 AMENDMENT PROCEDURE

308.1 DEVELOPMENT PROCEDURES BYLAW

1. For an amendment to this Bylaw, the procedure *shall* be as defined in the Maple Ridge Development Procedures Bylaw No. 5879-1999.

309 SEVERABILITY

309.1 VALIDITY OF BYLAW

1. If any part, section, sub-section, clause, sub-clause or any other portion of this Bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this Bylaw.

310 EFFECTIVE

310.1 ADOPTION OF BYLAW

1. This Bylaw *shall* come into force and take effect upon adoption.

4 PART 4 – GENERAL REGULATIONS

401 USES OF LAND, BUILDINGS, AND STRUCTURES

401.1 Non-Conforming Uses

1. No *Building* or *Structure* *shall* be established so as to render an existing *Building* or *Structure* on the same *Lot* non-conforming.

401.2 Permitted Uses of Land, Buildings and Structures

1. The following *Use*s *shall* be permitted in all *Zone*s:
   a. *Accessory Buildings* and *Accessory Structures*;
   b. *Accessory* *Off-Street Parking*;
   c. *Park*;
   d. *Public Service*; and
   e. *Urban Agricultural*.

401.3 Prohibited Uses of Land, Buildings and Structures

1. The following *Use*s *shall* be prohibited in all *Zone*s:
   a. *Development* within the *Building Envelope* of a *Lot* having a *Natural Grade* with a *Steep Slope*;
   b. a detached *Underground Structure*s;
   c. more than one (1) level for a *Basement* or *Crawlspace*;
   d. *Recreational Vehicles* *shall* not be occupied for any reason while parked or stored on a *Lot*, unless otherwise permitted or restricted elsewhere in this Bylaw;
   e. a *Drive-Through* *Use* within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw;
   f. *Commercial* cultivation, processing, testing, packaging and shipping of *Cannabis*, except as specifically permitted on lands located within the Agricultural Land Reserve and *Zone*d A-1, A-2, A-3, A-4, A-5, RS-1, RS-2 or RS-3;
   g. *Retail* sale of *Cannabis* if located within the following distance, measured in a straight line from the *Lot Lines*, to one of the following *Use*s:
      (i) 200.0 metres from an elementary or secondary *School*;
      (ii) 1,000.0 metres from any other *Cannabis Retail* *Use*, except
         (a) 860.0 metres from any other *Cannabis Retail* *Use* specific to the following *Lot*:
            i) Lot A except: part within heavy black outline on Highway Statutory Right of Way Plan 63822; District Lot 398 Group 1 New Westminster District Plan 9388. PID 001-342-550. 22222 Lougheed Highway;
   h. *Cheque Cashing Centre* and *Payday Loan* *Use*s;
   i. *Body Rub Studio*, body painting studio and modelling studio;

j. Wrecking of *Vehicles*, or the parking or storing of *Wrecked Vehicle*s, except in the M-5 *Zone*;

k. the sale of beer, cider, wine or spirits, or any other product intended for human consumption that contains more than 1% alcohol by volume, excluding products produced primarily for cooking purposes, in or from an *Ineligible Grocery Store*, or in or from a store located in an *Ineligible Grocery Store*; and

l. storage of the following in any *Shipping Container*:

(i) gasoline, propane, or any flammable, combustible liquid or compressed gas; and

(ii) explosives, as defined in the Maple Ridge Fire Prevention Bylaw No. 4111-1988.

401.4 Accessory Buildings, Structures and Uses

1. All *Accessory Use*s *shall* be located on the same *Lot* as the *Principal Use* to which it is *Accessory*, except as otherwise permitted in the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

2. Unless otherwise permitted or restricted elsewhere in this Bylaw, non-*Residential Accessory Buildings and Structures* to a *Principal Residential Use* in all *Zone*s *shall*:

a. not exceed a total *Lot Coverage* of 15% or 279.0 square metres *Gross Floor Area*, whichever is the lesser;

b. be restricted to not more than two (2) *Accessory Buildings and Structures* where the floor area is less than 10.0 square metres and *shall* be sited not less than 0.5 metres from an *Interior Side Lot Line* and *Rear Lot Line*. Solar energy devices, wind energy devices, geothermal devices and heat pumps *shall* not be limited in number;

c. be sited in compliance with the *Setback*s for *Accessory Buildings and Structures* for the *Zone* in which it is located, or the following if not specified in the *Zone*;

(i) be not less than 3.0 metres from the *Exterior Side Lot Line*;

(ii) be not less than 1.2 metres from an *Interior Side Lot Line*;

(iii) be not less than 1.2 metres from a *Rear Lot Line*;

(iv) be not less than 1.2 metres from the *Building Face* of a *Building* for a *Residential Use*, excluding heat pumps and air conditioners;

d. be limited to one (1) *Storey* and shall not include a *Basement*;

e. be limited to plumbing facilities of one (1) basin and one (1) water closet; and

f. when connected to a *Principal Residential Use* by a *Breezeway*, be considered an *Accessory Building or Structure* and are subject to the requirements prescribed in the applicable *Zone* for *Accessory Buildings and Structures*.

3. A *Portable Storage Shelter used for* the display or storage of *Vehicle*s, goods or materials *shall*:

a. be restricted to not more than one (1) per *Lot;*

b. be sited in compliance with the *Setback*s for *Accessory Buildings and Structures* for the *Zone* on which it is located; but *shall* not be located between the front face of *Principal Buildings or Principal Structures* and the *Front Lot Line*;

c. be included in the calculation of *Lot Coverage* for *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures*, or where expressly identified for *Accessory Buildings and Structures*, for the *Lot* on which it is located;

d. not exceed dimensions of:

(i)	in width	3.0 metres
(ii)	in depth	4.5 metres
(iii)	in *Building Height*	2.4 metres.

402 REGULATIONS FOR PERMITTED USES OF LAND, BUILDINGS, AND STRUCTURES

402.1 Accessory Off-Street Parking in a Residential Zone

1. *Accessory Off-Street Parking Use* for all *Single Detached Residential* and *Two-Unit Residential Use*:

   a. where the minimum *Lot Area* is greater than or equal to 668.0 square metres, *shall* occupy not more than 30% of the *Lot Area*, not to exceed 42.0 square metres per *Dwelling Unit*, or *shall* be *Concealed Parking*; and

   b. where the minimum *Lot Area* is less than 668.0 square metres, *shall* occupy not more than 20% of the *Lot Area*, not to exceed 37.0 square metres per *Dwelling Unit*, or *shall* be *Concealed Parking*.

402.2 Agricultural Employee Residential

1. *Agricultural Employee Residential Use* is subject to the following provisions:

   a. *shall* be limited to *Lot*s *Designated* in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 for either "Agricultural" *Use* with a minimum *Lot Area* of 2.0 hectares, or "Rural Residential" *Use* with a minimum *Lot Area* of 1.7 hectares;

   b. *shall* be limited to a *Lot* classified as a "Farm" under the British Columbia Assessment Act;

   c. *shall* not be strata titled or subdivided;

   d. *shall* be permitted where full time employees are required to operate an *Agricultural Use*;

   e. *shall* provide a written report prepared by a professional Agrologist to prove need due to the intensity of farming;

   f. *shall* be approved by the Agricultural Land Commission.

   g. *shall* require that a Section 219 Restrictive Covenant in favour of the City of Maple Ridge be registered at the Land Title Office prior to issuance of a Building Permit restricting the dwelling to an *Agricultural Employee Residential Use*;

h. *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*;

i. *shall* provide written verification from a *Professional Engineer* or a Certified Professional confirming adequate water quantity and potability if located on a *Lot* that is not serviced by the *Community Water System*; and

j. *shall* not be permitted on a *Lot* situated within a *Floodplain Area* unless the underside of the finished floor system of the *Agricultural Employee Residential Use* is above the established minimum *Flood Construction Level*.

402.3 Bed and Breakfast

1. *Bed and Breakfast Use* is subject to the following provisions:

   a. *shall* be operated by an owner who resides on the *Lot*;

   b. *shall* be contained within the same *Building* as the *Principal Residential Use*;

   c. *shall* hold a valid business license for the *Use* issued by the City of Maple Ridge;

   d. *shall* not exceed 3 *Sleeping Unit*s;

   e. *shall* not exceed 6 guests at any one time;

   f. *shall* not provide accommodation to same *Person* or *Person*s for periods longer than 30 consecutive days per annum;

   g. *shall* include the number of *Boarding* rooms and *Boarder*s in calculating the maximum number of *Sleeping Unit*s and guests permitted when a *Bed and Breakfast* is operating on the same *Lot* as a *Boarding Use*;

   h. *shall* not provide *Cooking Facilities* within the *Sleeping Unit*s;

   i. *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*;

   j. *shall* provide written verification from a *Professional Engineer* or a Certified Professional confirming adequate water quantity and potability, if located on a *Lot* that is not serviced by the *Community Water System*;

   k. *shall* not be permitted on a *Lot* situated within a *Floodplain Area* unless the underside of the finished floor system of the *Bed and Breakfast Use* is above the established minimum *Flood Construction Level*; and

   l. *shall* not be permitted where there is a *Caretaker Residential*, *Detached Garden Suite Residential*, *Secondary Suite Residential*, *Temporary Residential*, *Tourist Accommodation* or *Two-Unit Residential Use* on the same *Lot*.

2. For *Lot*s located within the Agricultural Land Reserve, the Agricultural Land Commission Act and its Regulations *shall* prevail.

402.4 Boarding

1. *Boarding Use* is subject to the following provisions:

   a. *shall* be contained within the same *Building* as the *Principal Residential Use*;

   b. *shall* not accommodate more than two (2) *Sleeping Unit*s and no more than two (2) *Boarder*s who pay rent and *shall* reside for an unrestricted period of time;

c. *shall* have access to the common *Cooking Facility* within the *Principal Dwelling Unit* or be provided with regular meals;

d. *shall* not be permitted where there is a *Secondary Suite Residential*, *Detached Garden Suite Residential*, *Caretaker Residential*, *Agricultural Employee Residential* or *Temporary Residential Use* on the *Lot*; and

e. *shall* not be permitted on a *Lot* situated within a *Floodplain Area* unless the underside of the finished floor system of the *Boarding Use* is above the established minimum *Flood Construction Level*.

402.5 Campground

1. *Campground Use* is subject to the following provisions:

a. *shall* have a minimum *Lot Area* of 0.8 hectares in the A-1, A-2, A-3 and RS-3 *Zone*s, and *shall* have a minimum *Lot Area* of 0.4 hectares in the CS-3 *Zone*;

b. *shall* provide temporary accommodation for the travelling public for no more than 14 consecutive days in tents and *Recreational Vehicles and Equipment* but not in *Manufactured Home*s;

c. *shall* be limited to a maximum of 10 spaces for tents or *Recreational Vehicles and Equipment*;

d. *shall* permit one *Single Detached Residential* dwelling per *Campground*, limited to a residence for a caretaker or manager where a *Principal Single Detached Residential* dwelling does not exist; and

e. for *Lot*s within the Agricultural Land Reserve, the Agricultural Land Commission Act and its Regulations *shall* prevail.

402.6 Cannabis, Commercial Production

1. *Cannabis, Commercial Production* is subject to the following provisions:

a. *shall* not be permitted unless the *Lot* is:

(i) is *Zone*d A-1, A-2, A-3, A-4, A-5, RS-1, RS-2 or RS-3;

(ii) is located within the Agricultural Land Reserve; and

(iii) is designated for "Farm Use" by the Agricultural Land Commission Act and its Regulations;

b. *shall* be located not less than 200.0 metres from an elementary or secondary *School*, measured from the nearest point of the *Lot Line* of the *Cannabis, Commercial Production Use* to the nearest point of the *Lot Line* of the elementary or secondary *School*; and

c. *shall* be located not less than 1,000.0 metres from the nearest point of any *Lot* on which another *Cannabis, Commercial Production Use* is occurring, or on which such *Use* has been authorized under the Controlled Drugs and Substances Act (Canada).

402.7 Caretaker Residential

1. *Caretaker Residential Use* is subject to the following provisions:

a. *shall* be limited to one *Caretaker Residential Use* per *Lot*;

b. *shall* not be permitted on a *Lot* with a *Lot Area* less than 668.0 square metres;

c. *shall* be an *Accessory Residential Use* to a *Principal* non-*Residential Use*;

d. *shall* be located within the same *Building* as a *Principal Use*, but *shall* be completely separate from the *Principal Use* and *shall* have a separate at-grade entrance, unless otherwise permitted or restricted elsewhere in this Bylaw;

e. *shall* have a minimum of 37.0 square metres and a maximum of 90.0 square metres *Gross Floor Area*, and *shall* not exceed 40% of the total *Gross Floor Area* of the *Building* in which it is located unless otherwise permitted or restricted elsewhere in this Bylaw;

f. *shall* not be strata-titled or subdivided;

g. *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*;

h. *shall* provide written verification from a *Professional Engineer* or a Certified Professional confirming adequate water quantity and potability, if located on a *Lot* that is not serviced by the *Community Water System*;

i. *shall* not be permitted on a *Lot* situated within a *Floodplain Area* unless the underside of the finished floor system of the *Caretaker Residential Use* is above the established minimum *Flood Construction Level*.

402.8 Density Bonus for Albion Area

1. Albion Area *Density Bonus Amenity Contribution*s are permitted on *Lot*s that are *Zone*d RS-1b, RS-1d and RM-1 and that are located within the boundaries of the Albion Area Plan, as identified on Schedule "D" (Albion Area Plan) of this Bylaw.

2. Amenity funds received will contribute to any of the following eligible amenities to be located within the Albion Area Plan boundaries:

   a. *Park* construction;

   b. *Park* maintenance;

   c. multi-use trail construction;

   d. multi-use trail maintenance;

   e. *Civic* facility/community gathering place construction; and

   f. *Civic* facility/community gathering place maintenance.

3. Albion Area *Density Bonus Amenity Contribution* is an option that is determined by the *Lot Area*, *Lot Width* and *Lot Depth*. Where applicable, a *Density Bonus shall* be applied in exchange for an *Amenity Contribution* in the RS-1b, RS-1d and RM-1 *Zone*s, as follows:

   a. in the RS-1d *Zone*:

      (i) *Zone* requirements consistent with the RS-1b *Zone shall* apply and *shall* supersede the *Zone* requirements of the RS-1d *Zone*;

      (ii) an *Amenity Contribution* of $3,100.00 *shall* be required for each *Lot* in a subdivision with a minimum *Lot Area* of less than 2,000.0 square metres but not less than 557.0 square metres; and

      (iii) an *Amenity Contribution shall* be payable when the Approving Officer approves the subdivision.

   b. in the RS-1b *Zone*:

(i) *Zone* requirements consistent with the R-1 *Zone* *shall* apply and *shall* supersede the *Zone* requirements of the RS-1b *Zone*;

(ii) an *Amenity Contribution* of $3,100.00 *shall* be required for each *Lot* in a subdivision with a minimum *Lot Area* of less than 557.0 square metres but not less than 371.0 square metres; and

(iii) an *Amenity Contribution* *shall* be payable when the Approving Officer approves the subdivision.

c. in the RM-1 *Zone*:

(i) *Zone* requirements consistent with the RM-4 *Zone* *shall* apply, as specified in the RM-1 *Zone*;

(ii) an *Amenity Contribution* of $3,100.00 *shall* be required for each unit where the *Floor Space Ratio* in a *Development* is more than 0.6 but not more than 0.75 times the *Lot Area*; and

(iii) an *Amenity Contribution* *shall* be payable upon issuance of the Building Permit.

402.9 Density Bonus for Town Centre Area and Major Corridor Residential

1. The Town Centre Area and Major Corridor Residential *Density Bonus* contribution is an option for *Apartment Residential* and *Townhouse Residential* *Use*s to obtain additional *Density* with the provision of a cash contribution to an Affordable Housing *Density Bonus* Reserve Fund to fund affordable housing projects.

2. Town Centre Area and Major Corridor Residential *Density Bonus* contributions are permitted on *Lot*s that are *Zone*d RM-1, RM-2, RM-3, RM-4, RM-5, RM-6, C-2 or C-3, subject to one of the following requirements:

   a. *shall* be located within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, or

   b. *shall* be *Designated* as "Major Corridor Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014. Refer to Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014.

3. Where applicable in the *Zone*s identified in the following table, a *Density Bonus* not to exceed the maximum additional *Density* for the specified *Residential* use *shall* be obtained by providing a Cash Contribution:

Zone	*Residential* Use	Additional *Density*, not to exceed:	Cash Contribution
RM-1	Townhouse	0.15 times the *Lot Area*	$344.46 per square metre ($32.00 per square foot
RM-2	Apartment	0.6 times the *Lot Area*	$161.46 per square metres ($15.00 per square foot)
RM-3	Apartment	0.6 times the *Lot Area*	$161.46 per square metres ($15.00 per square foot)
RM-4	Townhouse	0.15 times the *Lot Area*	$344.46 per square metre ($32.00 per square foot
RM-5	Townhouse	0.15 times the *Lot Area*	$344.46 per square metre ($32.00 per square foot
RM-6	Apartment	0.5 times the *Lot Area*	$161.46 per square metres ($15.00 per square foot)

C-2	Apartment	One (1) additional *Storey*	$161.46 per square metres ($15.00 per square foot)
C-3	Apartment	0.5 times the *Lot Area*	$161.46 per square metres ($15.00 per square foot)

402.10 Detached Garden Suite Residential

1. *Detached Garden Suite Residential Use*:
   a. *shall* be limited to one *Detached Garden Suite Residential Use* per Residential or Agricultural *Zone*d *Lot* where there exists a *Single Detached Residential Use*;
   b. *shall* be located within the *Rear Yard* of a *Principal Single Detached Residential Use*, except *shall* be located within the *Front Yard* specific to the following *Lot*:
      (i) Lot B, Section 28, Township 12, New Westminster District Plan 6734. PID: 004-537-076. 23525 Dogwood Avenue
   c. *shall* be limited to one *Storey*;
   d. *shall* not have a *Basement*; and
   e. *shall* not be strata-titled or subdivided.
2. *Lot Area* for a *Detached Garden Suite Residential Use*:
   a. *shall* not be permitted on a *Lot* with a *Lot Area* less than 557.0 square metres;
   b. for *Lot*s with a *Lot Area* less than 0.4 hectares:
      (i) *shall* be located on the *First Storey* of a one *Storey Building*; or
      (ii) for *Lot*s with *Lane* access, *shall* be located on the second *Storey* of a *Building* above an *Accessory Residential Use* or an *Off-Street Parking Use*;
   c. for *Lot*s with a *Lot Area* greater than or equal to 0.4 hectares:
      (i) *shall* be located on the *First Storey* of a one *Storey Building*; or
      (ii) *shall* be located on the second *Storey* of a *Building* above an *Accessory Residential Use* or an *Off-Street Parking Use*;
3. *Gross Floor Area* for a *Detached Garden Suite Residential Use*:
   a. *shall* have a *Gross Floor Area* of:
      (i) not less than 37.0 square metres, and not more than 90.0 square metres or 10% of the *Lot Area*, whichever is less; except
      (ii) the *Gross Floor Area shall* not exceed 140.0 square metres specific to the following *Lot*s:
         (a) Lot 34, except: part subdivided by Plan BCP13892, Section 24, Township 12, New Westminster District Plan LMP19841. PID: 019-045-824. 26378 126 Avenue, and
         (b) Lot B, Section 28, Township 12, New Westminster District Plan 6734. PID: 004-537-076. 23525 Dogwood Avenue.
4. *Building Height* for a *Building* with a *Detached Garden Suite Residential Use*:

a. for *Lot*s with a *Lot Area* less than 0.4 hectares:

(i) *shall* not exceed 4.5 metres and one (1) *Storey*; or

(ii) *shall* not exceed 6.0 metres and one (1) *Storey* for lots *Zoned* RS-2 and RS-3; or

(iii) *shall* not exceed 6.0 metres for *Lot*s with *Lane* access and the *Detached Garden Suite Residential Use* *shall* be located on the second *Storey* above an *Accessory Residential Use* or an *Off-Street Parking Use*;

b. for *Lot*s with a *Lot Area* greater than or equal to 0.4 hectares:

(i) *shall* not exceed 6.0 metres and one (1) *Storey*; or

(ii) *shall* not exceed 7.5 metres for Agricultural *Zoned Lot*s when the *Detached Garden Suite Residential Use* is located on the second *Storey* above an *Accessory Residential Use* or an *Off-Street Parking Use;*

c. *shall* not exceed 7.5 metres specific to the following *Lot*:

(a) Lot 34, except: part subdivided by Plan BCP13892, Section 24, Township 12, New Westminster District Plan LMP19841. PID: 019-045-824. 26378 126 Avenue.

5. *Setbacks* for a *Detached Garden Suite Residential Use*:

a. from a *Rear Lot Line:*

(i) *shall* be *Setback* not less than 2.4 metres; or

(ii) *shall* be *Setback* not less than 1.5 metres for *Lot*s with *Lane* access and where the *Detached Garden Suite Residential Use* is located on the second *Storey* above an *Accessory Residential Use* or an *Off-Street Parking Use*; or

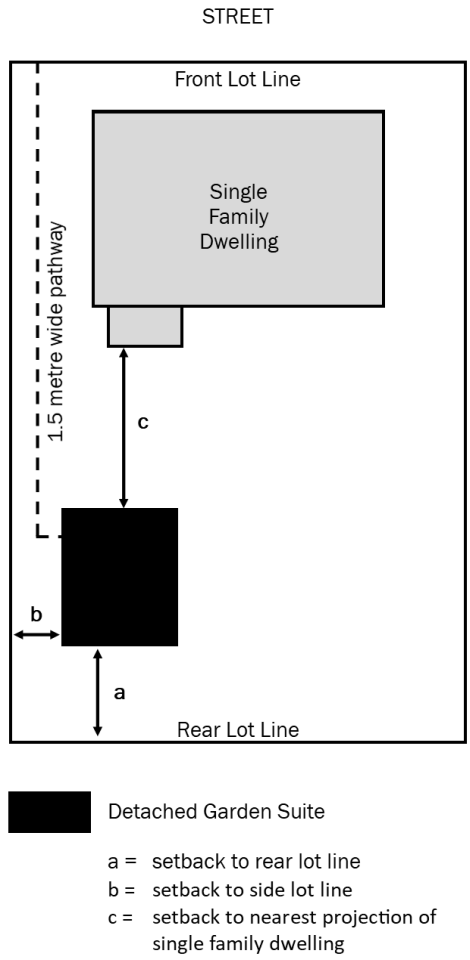
(iii) *shall* be *Setback* not less than 7.5 metres from a *Rear Lot Line* for Agricultural *Zone*d *Lot*s and RS-3 *Zone*d *Lot*s;

b. from an *Interior Side Lot Line* *shall* be *Setback* not less than 1.5 metres;

c. from an *Exterior Side Lot Line* *shall* be *Setback* not less than 3.0 metres; and

d. from the nearest projection beyond the *Building Face* of the *Single Detached Residential Use* *shall* be *Setback* not less than 2.4 metres.

Detached Garden Suite:



6. For *Lot*s located within the Agricultural Land Reserve:
   (i) the *Detached Garden Suite Residential Use shall* be approved by the Agricultural Land Commission;
   (ii) the Agricultural Land Commission Act and its Regulations *shall* prevail;
   (iii) the *Detached Garden Suite Residential Use shall* comply with the *Farm Home Plate* requirements. Refer to Section 402 (Farm Home Plate) of this Bylaw.
7. *Off-Street Parking* for a *Detached Garden Suite Residential Use*:
   a. *shall* provide one (1) *Off-Street Parking* space dedicated to the *Detached Garden Suite Residential Use*.
8. A *Detached Garden Suite Residential Use* is subject to the following provisions:
   a. *shall* provide an unobstructed pathway a minimum of 1.5 metres in width between the *Front Lot Line* and the *Detached Garden Suite Residential Use*;
   b. *shall* provide *Private Outdoor Area* of not less than 25% of the *Gross Floor Area* of the *Detached Garden Suite Residential* or 10% of the total *Lot Area*, whichever is less. The *Private Outdoor Area shall* be exclusively devoted to the *Detached Garden Suite Residential Use*;

c. *shall* require that the registered owner of the *Lot* enters into a *Housing Agreement* with the City of Maple Ridge and that a Section 219 Restrictive Covenant in favour of the City of Maple Ridge be registered at the Land Title Office prior to the issuance of a Building Permit for the *Detached Garden Suite Residential Use*. The Section 219 Restrictive Covenant *shall* require that either the *Single Detached Residential Use* or the *Detached Garden Suite Residential Use* be occupied by the registered owner;

d. *shall* require that a Section 219 Restrictive Covenant in favour of the City of Maple Ridge be registered at the Land Title Office prior to issuance of a Building Permit for protection of the *Off-Street Parking* requirements for the *Detached Garden Suite Residential*;

e. *shall* not be permitted where there is an *Agricultural Employee Residential*, *Bed and Breakfast*, *Boarding*, *Caretaker Residential*, *Secondary Suite Residential*, *Temporary Residential*, *Tourist Accommodation*, or *Two-Unit Residential Use* on the same *Lot*;

f. *shall* provide written verification to the Building Official of notification to the applicable Fraser Health Authority if located on a *Lot* which is not serviced by the *Community Sanitary Sewer System*;

g. *shall* provide written verification from a *Professional Engineer* or a Certified Professional confirming adequate water quantity and potability, if located on a *Lot* that is not serviced by the *Community Water System*; and

h. *shall* not be permitted on a *Lot* situated within a *Floodplain Area* unless the underside of the finished floor system of the *Detached Garden Suite Residential Use* is above the established minimum *Flood Construction Level*.

402.11 Farm Home Plate

1. For *Lot*s within the Agricultural Land Reserve, the following limitations to *Residential Development shall* apply:

   a. the area of the *Farm Home Plate shall* not exceed a maximum contiguous area of 0.2 hectares;

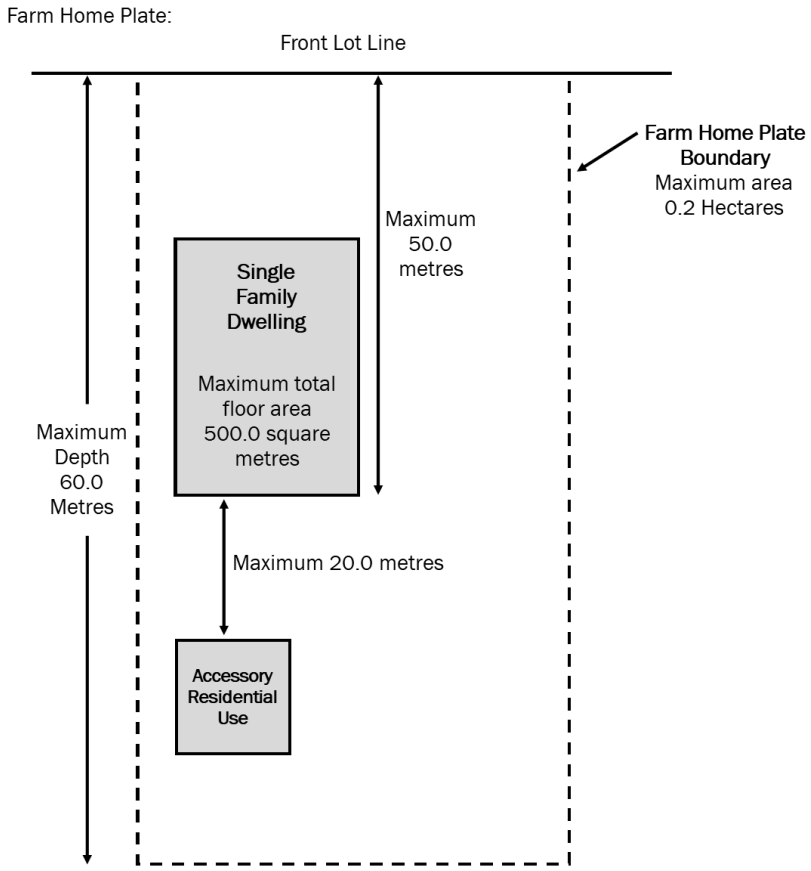
   b. the maximum depth of the *Farm Home Plate shall* not exceed 60.0 metres measured from the *Front Lot Line* to a line parallel to the *Front Lot Line*;

   c. all *Principal* and *Accessory Residential Buildings* and *Structures shall* be sited within the *Farm Home Plate*;

   d. the total floor area of the *Principal Single Detached Residential Building shall* not exceed 500.0 square metres, excluding a maximum of 42.0 square metres for attached garage and/or carport;

   e. the maximum distance from the *Front Lot Line* to any portion of the *Single Detached Residential Building shall* not exceed 50.0 metres; and

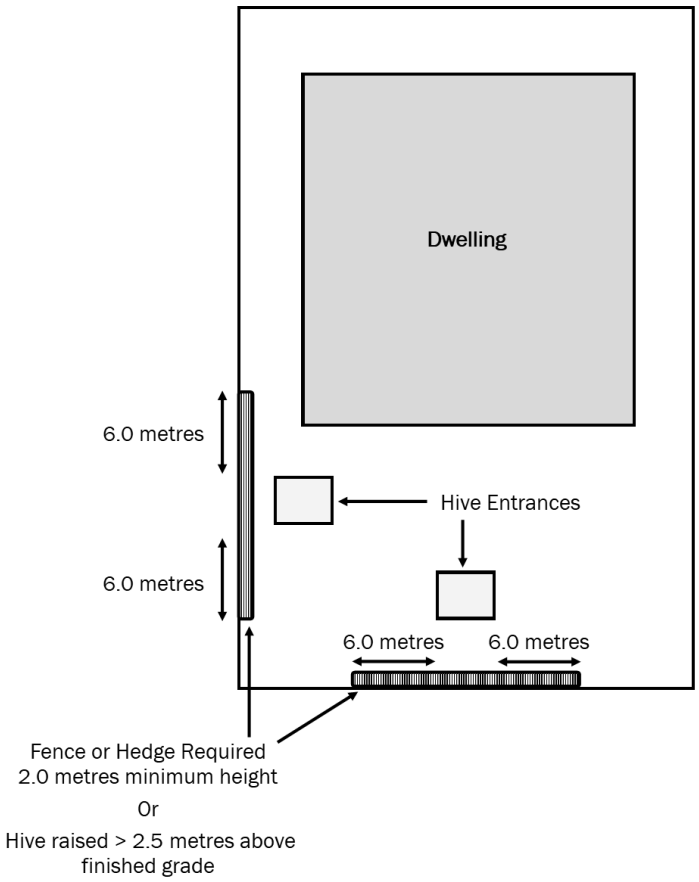
   f. provisions of the Agricultural Land Commission Act and its Regulations *shall* prevail.



402.12 Hobby Beekeeping

1. *Hobby Beekeeping Use* is subject to the following provisions:
   a. a maximum of two (2) bee hives per *Lot* *shall* be permitted;
   b. bee hives for a *Hobby Beekeeping Use* *shall* be located to the rear of the *Principal Building* on the *Lot*;
   c. bee hives:
   d. *shall* be oriented with the hive entrance facing toward the centre of the *Lot*;
   e. *shall* be located behind a solid *Fence* or hedge that is installed parallel to an adjacent *Lot Line*(s) that extends a minimum of 6.0 metres horizontally beyond the hive in each direction and is a minimum of 2.0 metres in *Height*; or the hive *shall* be raised a minimum of 2.5 metres above the *Finished Grade*.

Bee Hive Location:



402.13 Home Occupation

1. A *Home Occupation* *Use* *shall* be entirely enclosed within:
   a. a *Dwelling Unit*; or
   b. an *Accessory Building*.
2. A *Home Occupation* *shall* be considered for lots *Zone*d Agricultural, Residential or CD (Comprehensive Development) as follows:
   a. a Type 1 *Home Occupation* where the operation occurs in a multi-family *Dwelling Unit*, unless otherwise prohibited elsewhere in this Bylaw; or
   b. a Type 2 *Home Occupation* where the operation occurs on a *Lot* with a *Lot Area* less than 1,200.0 square metres; or
   c. a Type 3 *Home Occupation* where the operation occurs on a *Lot* with a *Lot Area* equal to or greater than 1,200.0 square metres; or
   d. a Type 4 *Home Occupation* where the operation occurs on a *Lot* with a *Lot Area* equal to or greater than 0.4 hectares, as expressly permitted by this Bylaw.
3. A *Home Occupation* *shall* occupy not more than:
   a. 30% of the *Gross Floor Area* of the *Dwelling Unit* in which the *Home Occupation* is located, up to maximum of 50.0 square metres in total for Type 1 *Home Occupation*; or

b. 30% of the *Gross Floor Area* of the *Dwelling Unit* and *Accessory Building* in which the *Home Occupation* is located, to a maximum of 50.0 square metres in total for Type 2 *Home Occupation*; or

c. 45% of the *Gross Floor Area* of the *Dwelling Unit* and *Accessory Building* in which the *Home Occupation* is located, to a maximum of 100.0 square metres in total for Type 3 *Home Occupation*.

4. A *Home Occupation* *shall* be conducted by the resident of the *Dwelling Unit* and, provided that *Non-Resident Employee* *Off-Street Parking* is accommodated on-site, be permitted to a maximum of:

   a. one (1) *Non-Resident Employee* per *Dwelling Unit* for Type 1 *Home Occupation*; or

   b. two (2) *Non-Resident Employee*s per *Dwelling Unit* for Type 2 *Home Occupation*; or

   c. three (3) *Non-Resident Employee*s per *Dwelling Unit* for Type 3 *Home Occupation*.

5. A *Home Occupation* *shall* permit on-site client visits, only by appointment scheduled in advance, to a maximum of:

   a. six (6) clients per day per *Dwelling Unit* for Type 1 *Home Occupation*, limited to Tutoring and Lesson *Use*s only; or

   b. ten (10) clients per day per *Lot* for Type 2 *Home Occupation*; or

   c. sixteen (16) clients per day per *Lot* for Type 3 *Home Occupation*.

6. A *Home Occupation* *shall* permit on-site client visits for group sessions, to a maximum of:

   a. two (2) group sessions per day for Type 1 *Home Occupation*, limited to Tutoring and Lessons *Use* only, and subject to the maximum number of on-site clients per day as specified in Section 402.11.5 above;

   b. six (6) clients per group session for Type 2 *Home Occupation*, subject to the maximum number of on-site clients per day as specified in Section 402.11.5 above; and

   c. eight (8) clients per group session for Type 3 *Home Occupation*, subject to the maximum number of on-site clients per day as specified in Section 402.11.5 above.

7. A *Home Occupation* *shall* be permitted for the following *Use*s:

   a. *Animal Boarding*, excluding *Dog* daycare, except Type 1 and Type 2 *Home Occupation*s which are restricted to off-site or mobile-based services only;

   b. *Business Services*;

   c. *Office*;

   d. *Health Services*, except Type 1 *Home Occupation* which is restricted to off-site or mobile-based services only;

   e. *Homecraft*s;

   f. *Personal Services*, excluding dry cleaning, except Type 1 *Home Occupation* which is restricted to off-site or mobile-based services only;

   g. *Professional Services*;

   h. tutoring and lessons;

i. *Family Daycare*, unless otherwise expressly prohibited by this Bylaw; and

j. off-site, online and mobile-based sales.

8. A *Home Occupation* *shall* permit the parking or storing of not more than one (1) *Vehicle* on the *Lot* provided that it is *used for* the *Home Occupation*. Such *Vehicle* *shall* not exceed a licensed gross *Vehicle* weight of 3,630.0 kilograms and *shall* be subject to Section 402 (Parking and Storing of Commercial Vehicles) of this Bylaw.

9. A *Home Occupation* *shall* be prohibited for the following *Use*s:

   a. *Assembly;*

   b. *Body Modification*;

   c. discharge or emit odorous, noxious or toxic matter or vapours, heat, glare, noise or radiation, or recurrently generated ground vibrations;

   d. external structural alterations to the *Principal Building*, ensuring that there *shall* be no exterior indication that the *Building* is *used for* a purpose other than a *Residential* *Use*, except for signage permitted in accordance with Maple Ridge Sign Bylaw No.4653-1992;

   e. *Family Daycare* within a *Dwelling Unit* in the RM-2, RM-3, RM-4, RM-5, RM-6, and Commercial *Zone*s;

   f. generation of parking shortages, traffic congestion, electrical interference, fire hazards or health hazards;

   g. orchestra and band training;

   h. *Retail* sale of goods or products where customers enter the premises to inspect, purchase or take possession of goods without making an appointment in advance;

   i. salvage, repair, maintenance or sales of motor *Vehicle*s, motor *Vehicle* engines or motor *Vehicle* parts;

   j. *Unenclosed Storage* or display of raw materials, components, or *Stock-In-Trade*; and

   k. *Use* of mechanical or electrical equipment except as is ordinarily employed in purely domestic and *Household* *Use*, or for recreational hobbies, or for *Office* *Use*s.

402.14 Kennel

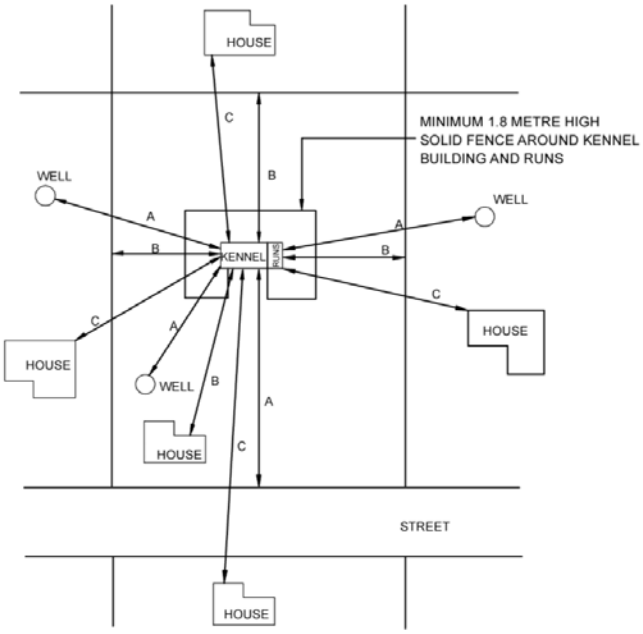
1. A *Kennel* *Use* *shall* meet the requirements of Maple Ridge Kennel Regulation Bylaw No. 6036-2002.

2. A *Commercial Kennel*:

   a. *shall* not be permitted on a *Lot* of less than 4.0 hectares in *Lot Area*;

   b. *Commercial Kennel* *Buildings* and *Structure*s *shall* meet the requirements shown in the following sketch:

Commercial Kennel:



Setback A: 30.0 metres from the front and exterior side lot lines and from all wells.

Setback B: 15.0 metres from the rear and interior side lot lines and from any building used for residential use situated on the lot on which the kennel is located.

Setback C: 91.0 metres from any building used for a residential use on any adjacent lot.

402.15 Long-Term Bicycle End-of-Trip Facilities

1. As required in Section 10.4 (Maple Ridge Town Centre Bicycle Parking Space Requirements) of Schedule "A" of the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, all new *Building*s with a *Gross Floor Area* of 750.0 square metres or more that require long-term bicycle parking, *shall* provide *Bicycle End-of-Trip Facilities*, with the exception of new *Residential Building*s where residents live independently. New *Residential Building*s, with a *Gross Floor Area* of 750.0 square metres or more, that require employees (such as *Congregate Care/Assisted Living* and Special Needs Housing), *shall* provide *Bicycle End-of-Trip Facilities*.
2. *Bicycle End-of-Trip Facilities* *shall* be located in separate locked rooms for each gender and *shall* contain lockers, water closets, wash basins, and shower facilities. Where facilities are required, the standards are as follows:

Required Number of Long-Term Bicycle Spaces	Minimum Required for Each Gender		
	Water Closets	Wash Basins	Showers
0-3	0	0	0
4-29	1	1	1
30-64	2	1	2
65-94	3	2	3
95-129	4	2	4
130-159	5	3	5

160-194	6	3	6
Over 194	6 plus 1 for each additional 30 bicycle spaces or part thereof	3 plus 1 for each additional 30 bicycle spaces or part thereof	6 plus 1 for each additional 30 bicycle spaces or part thereof

a. the minimum number of clothing lockers, equal to 0.7 times the minimum number of long-term bicycle spaces, *shall* be provided for each gender, and *shall* be a minimum of 45.0 centimetres in depth, 30.0 centimetres in width; and 90.0 centimetres in *Height*; and

b. *Bicycle End-of-Trip Facilities* *shall* be located in a locked room, with a door that is either hinged on the inside or designed specifically to prevent removal at the hinges.

402.16 Neighbourhood Daycare

1. *Neighbourhood Daycare* *Use* is subject to the following provisions *shall*:

a. be limited to a maximum of 15 children at any one time;

b. be limited to one per *Lot*;

c. be contained within the same *Building* as the *Single Detached Residential Use*; and is not permitted in a *Two-Unit Residential*, *Townhouse Residential*, or *Apartment Residential* *Use*;

d. not be permitted where there is a *Boarding*, *Temporary Residential*, *Secondary Suite Residential*, *Detached Garden Suite Residential*, *Bed and Breakfast* or *Home Occupation* *Use* on the *Lot*;

e. be permitted on the condition that the *Neighbourhood Daycare* *Use* is owned and operated by the registered owner of the lot and that the registered owner resides in the *Dwelling Unit* on the *Lot*;

f. provide proof satisfactory to the Building Official of notification to the applicable Fraser Health Authority if located on a *Lot* which is not serviced by the *Community Sanitary Sewer System*;

g. provide required outdoor recreation area within a *Fenced* area in the *Rear Yard* and *shall* be separated from a pool by a *Fence* 2.0 metres in *Height* in compliance with Section 405 (Fence Requirements) of this Bylaw and Maple Ridge Building Bylaw No. 6925-2012; and

h. not be sited within 200.0 metres from another licensed *Neighbourhood Daycare*, measured from the nearest *Lot Line*.

402.17 Parking and Storing of Agricultural Vehicles

1. Unless otherwise permitted or restricted elsewhere in this Bylaw, *Agricultural Vehicles* *shall* not be parked or stored on any *Lot* *Zoned* for *Residential* *Use*, except on RS-1, RS-2 and RS-3 *Zoned* *Lots* where an *Agricultural* *Use* exists on the same *Lot*.

402.18 Parking and Storing of Commercial Vehicles

1. Unless otherwise permitted or restricted elsewhere in this Bylaw, *Commercial Vehicles* *shall* not be parked or stored on any *Lot* *Zoned* for *Residential* *Use*, unless the following conditions are met:

a. on a *Lot* with a *Lot Area* equal to or less than 0.8 hectares:

(i) not more than one (1) licensed *Commercial* Vehicle *shall* be parked or stored on any such *Lot* at the same time;

(ii) the gross *Vehicle* weight *shall* not to exceed 5,500.0 kilograms, except *Commercial* Vehicles exceeding a licensed gross *Vehicle* weight of 5,500.0 kilograms *shall* be *Concealed Parking*;

b. on a *Lot* with a *Lot Area* greater than 0.8 hectares:

(i) not more than two (2) *Commercial* Vehicles *shall* be parked or stored on any such *Lot* at the same time;

c. *Commercial* Vehicles *shall* be parked or stored entirely on the *Lot*;

d. *Commercial* Vehicles *shall* be owned and operated solely by the owner or occupier of the *Lot* on which it is parked;

e. the owner or occupier of the *Lot* *shall* hold a valid business license issued by the City of Maple Ridge for a business in which the *Commercial* Vehicle is *used for*;

f. *Commercial* Vehicles *shall* not be parked or stored in the *Front Yard* or exterior *Side Yard* and *shall* be not less than 7.5 metres from the *Interior Side Lot Lines* and *Rear Lot Lines*;

g. an area *used for* parking or storing a *Commercial* Vehicle *shall* be screened in accordance with requirements of Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw; and

h. no major repair to any *Commercial* Vehicle *shall* be made on any such *Lot*.

2. Unless otherwise permitted or restricted elsewhere in this Bylaw, *Commercial* Vehicles *shall* not be parked or stored on any *Lot* *Zone*d for *Agricultural Use* unless the following conditions are met:

a. not more than two (2) *Commercial* Vehicles *shall* be parked or stored on any such *Lot* at the same time;

b. *Commercial* Vehicles *shall* be parked or stored entirely on the *Lot*;

c. *Commercial* Vehicles *shall* be owned and operated solely by the owner of the said *Lot* on which it is parked or stored;

d. the owner or occupier of the *Lot* *shall* hold a valid business license issued by the City of Maple Ridge for a business in which the *Commercial* Vehicle is *used for*;

e. any area *used for* parking or storing of *Commercial* Vehicles *shall* be situated not less than 7.5 metres from *Front Lot Lines*, *Interior Side Lot Lines*, *Exterior Side Lot Lines* and *Rear Lot Lines*;

f. an area *used for* parking or storing a *Commercial* Vehicle *shall* be screened in accordance with requirements of Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw; and

g. no major repair to any *Commercial* Vehicle *shall* be made on any such *Lot*.

402.19 Parking or Storing of Recreational Vehicles and Equipment

1. Unless otherwise permitted or restricted elsewhere in this Bylaw, *Recreational Vehicles and Equipment* *shall* not be parked or stored on any *Lot* *Zone*d for

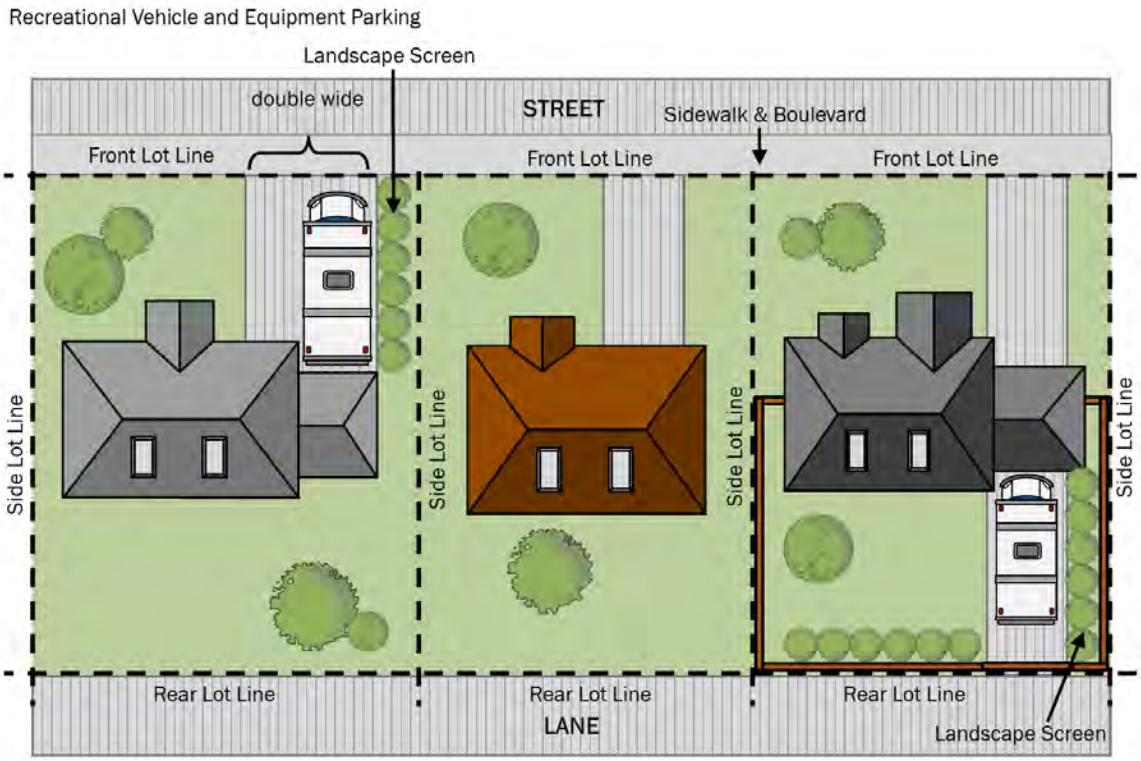
Residential Use, excluding *Campground Use*, unless the following conditions are met:

a. *Recreational Vehicles and Equipment shall* be parked or stored entirely on the *Lot*;

b. not more than one (1) *Recreational Vehicles and Equipment shall* be parked or stored in the *Front Yard* and it *shall* be located on a driveway;

c. *Recreational Vehicles and Equipment shall* be licensed and registered to the owner or occupier of the *Lot* or a *Relative* of the registered owner residing on the same *Lot*;

d. an area *used for* parking or storing *Recreational Vehicles and Equipment shall* be screened in accordance with requirements of Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.



2. Unless otherwise permitted or restricted elsewhere in this Bylaw, *Recreational Vehicles and Equipment shall* not be parked or stored on any *Lot Zone*d for *Agricultural Use*, with the exception of *Campground Use*, unless:

   a. the *Recreational Vehicles and Equipment* are registered to the owner or occupier of the *Lot* or a *Relative* of the registered owner residing on the same *Lot*.

3. Unless otherwise permitted or restricted elsewhere in this Bylaw, *Recreational Vehicles and Equipment shall* not be occupied for any reason while parked or stored on a *Lot*, with the exception of *Campground Use*.

402.20 Parking and Storing of Unlicensed Vehicles and Contractor's Equipment

1. Unless otherwise permitted or restricted elsewhere in this Bylaw and unless within *Concealed Parking*, a *Lot* *Zone*d for *Residential* *Use* *shall* not be *used for* the parking or storing of:
   a. more than one (1) *Unlicensed Vehicle*; and
   b. *Contractor's Equipment*, unless *used for* an active *Development* on the same *Lot* or that is the subject of a valid Building Permit issued by the City of Maple Ridge for the same *Lot*.
2. Unless otherwise permitted or restricted elsewhere in this Bylaw and unless within *Concealed Parking*, a *Lot* *Zone*d for *Agricultural* *Use* *shall* not be *used for* the parking or storing of:
   a. more than two (2) *Unlicensed Vehicle*s; and
   b. *Contractor's Equipment*, unless *used for* an active *Development* on the same *Lot* or that is the subject of a valid Building Permit issued by the City of Maple Ridge for the same *Lot*.

402.21 Produce Sales

1. *Produce Sales* are subject to the following provisions:
   a. *shall* be permitted on a *Lot* classified as "Farm" under the British Columbia Assessment Act;
   b. a minimum of 50% of the product *shall* be produced by the same farm operation;
   c. for *Lot*s within the Agricultural Land Reserve the Agricultural Land Commission Act and its Regulations *shall* prevail; and
   d. for *Lot*s not located within the Agricultural Land Reserve, a *Building* or *Structure* for *Produce Sales* *shall* not exceed a total floor area of 11.0 square metres.

402.22 Rental Stable

1. *Rental Stable* *Use* is subject to the following provisions:
   a. *shall* not be permitted on a *Lot* less than 2.0 hectares in area;
   b. *shall* be permitted on land *Designated* "Agricultural", "Rural Residential" or "Urban Reserve" in Maple Ridge Official Community Plan Bylaw No. 7060-2014;
   c. for *Lot*s within the Agricultural Land Reserve, the Agricultural Land Commission Act and its Regulations *shall* prevail;
   d. not less than one public washroom *shall* be provided on each *Lot* *used for* *Rental Stable* *Use*, and septic disposal facilities *shall* be provided in accordance with the requirements of the applicable Fraser Health Authority; and
   e. notwithstanding subsections (a) through (d) of this section, any *Lot* with a combined total of six (6) or less horses being boarded and/or available for riding lessons *shall* not be subject to the requirements applicable to *Rental Stable* *Use* provided that the minimum *Lot Area* is not less than 0.8 hectares.

402.23 Secondary Suite Residential

1. *Secondary Suite Residential Use* is subject to the following provisions:
   a. *shall* be limited to one *Secondary Suite Residential Use* per *Lot*;
   b. *shall* be contained within the same *Building* as the *Principal Single Detached Residential Use*;
   c. *shall* not be permitted where there is a *Bed and Breakfast*, *Boarding*, *Caretaker Residential*, *Detached Garden Suite Residential*, *Temporary Residential* or *Two-Unit Residential Use* on the *Lot*;
   d. *shall* have a minimum *Gross Floor Area* of 37.0 square metres, a maximum *Gross Floor Area* of 90.0 square metres, and not exceed 40% of the total *Gross Floor Area* of the *Building* in which it is located;
   e. *shall* be permitted on the condition that the registered owner of the *Lot* enter into a *Housing Agreement* and a Section 219 Restrictive Covenant with the City of Maple Ridge which *shall* be registered at the Land Title Office prior to the issuance of a Building Permit for the *Secondary Suite Residential Use*. The Section 219 Restrictive Covenant *shall* require that either the *Single Detached Residential Use* or the *Secondary Suite Residential Use* be occupied by the registered owner;
   f. *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*;
   g. *shall* not be strata-titled;
   h. *shall* not be permitted on a *Lot* situated within a *Floodplain Area* unless the underside of the finished floor system of the *Secondary Suite Residential Use* is above the established minimum *Flood Construction Level*; and
   i. *shall* meet the provisions of Part 5 (Agricultural Zones) and Part 6 (Residential Zones) of this Bylaw.

402.24 Shipping Containers

1. A *Shipping Container*, when not *used for* shipping purposes, *shall* be permitted subject to the following provisions:
   a. as a temporary *Building* or *Structure* for *Office Use* or equipment storage in all *Zone*s during a phase of construction in progress, subject to issuance of a current and valid Building Permit. Refer to Section 402 (Temporary Buildings and Structures) of this Bylaw;
   b. as an *Accessory Building or Structure* to an *Industrial Use* and located behind a continuous *Landscape Screen*. Refer to Section 405 (Landscape Screen and Landscape Strip Requirements) of this Bylaw;
   c. as an *Accessory Building or Structure* to an Institutional *Use* and located behind a continuous *Landscape Screen*. Refer to Section 405 (Landscape Screen and Landscape Strip Requirements) of this Bylaw; and
   d. as an *Accessory Building or Structure* to an *Agricultural Use*. Demonstration of need is required on a *Lot* classified as "Farm" under the British Columbia Assessment Act.
2. Where permitted, a *Shipping Container*, when not *used for* shipping purposes, *shall*:

a. only be *used for*, placed, stored, repaired, cleaned, upgraded, or modified to comply with the requirements of the *Zone* as if it were a *Building* or *Structure*;

b. be ventilated in compliance with the Maple Ridge Fire Department Bulletin - Intermodal Container Storage; and

c. not exceed a maximum *Height* of 4.5 metres as measured from the *Natural Grade*.

3. Refer to Section 401 (Prohibited Uses of Land, Buildings and Structures) for materials that *shall* not be stored in a *Shipping Container*.

402.25 Temporary Buildings and Structures

1. Temporary *Building*s and *Structure*s for the purpose of providing a temporary construction *Office* or Sales Centre for the development of new *Buildings* or *Structures* and *shall* be subject to the following provisions:

   a. *shall* be permitted on a *Lot* for a multi-family Residential *Zone*, Commercial *Zone*, Industrial *Zone*, Institutional *Zone,* and for a multiple *Lot Residential* subdivision development;

   b. *shall* be removed within 30 days of the issuance of provisional occupancy for the *Principal Buildings or Principal Structures*.

2. Temporary *Building*s and *Structure*s in *Single Detached Residential* and *Two-Unit Residential Zone*s to be *used for* the purpose of providing temporary living accommodation during construction of a new *Residential Building shall* be subject to the following provisions:

   a. temporary occupancy of *Building*s and *Structure*s, including the *Use* of *Building*s and *Structure*s that are *Accessory* to the *Principal Dwelling Unit* under construction that are either erected or existing, are permitted provided that:

      (i) the owner of the *Lot* is in receipt of a Building Permit to construct a new *Building*; and

      (ii) the owner of the *Lot shall* comply with the Temporary Building requirements of Maple Ridge Building Bylaw No. 6925-2012.

402.26 Temporary Residential

1. *Temporary Residential Use* is subject to the following provisions:

   a. *shall* be limited to one per *Lot*;

   b. *shall* be contained within the same *Building* as the *Single Detached Residential Use*;

   c. *shall* not be strata-titled or subdivided;

   d. *shall* not be permitted where there is an *Agricultural Employee Residential*, *Bed and Breakfast*, *Boarding*, *Caretaker Residential*, *Detached Garden Suite Residential*, *Secondary Suite Residential*, *Tourist Accommodation*, or *Two-Unit Residential Use* on the same *Lot*;

   e. *shall* be permitted on the condition that the registered owner of the *Lot* enter into a *Housing Agreement* with the City of Maple Ridge and a Section 219 Restrictive Covenant registered at the Land Title Office prior to the issuance of a Building Permit for the *Temporary Residential Use*. The Section 219 Restrictive Covenant *shall* require that:

(i) either the *Single Detached Residential Use* or the *Temporary Residential Use* be occupied by the registered owner;

(ii) the *Temporary Residential Use* is intended to provide accommodation for a *Relative* of the registered owner; and

(iii) the *Temporary Residential Use* will be removed within thirty days of the *Relative* no longer residing on the *Lot*;

f. *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*;

g. *shall* provide written verification from a *Professional Engineer* or a Certified Professional confirming adequate water quantity and potability, if located on a *Lot* that is not serviced by the *Community Water System*;

h. *shall* not be permitted on a *Lot* situated within a *Floodplain Area* unless the underside of the finished floor system of the *Temporary Residential Use* is above the established minimum *Flood Construction Level*.

2. On a *Lot* with a *Lot Area* of 0.4 hectares or greater, a *Temporary Residential Use shall* be contained within the same *Building* as the *Single Detached Residential Use* or *shall* be a self-contained single-wide *Manufactured Home* certified under certificate Canadian Standards Association (CSA) Z240MH Series Manufactured Homes, but *shall* exclude a *Modular Home*. A self-contained *Manufactured Home shall* be sited not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	1.5 metres
d.	from an *Exterior Side Lot Line*	4.5 metres
e.	from a *Building used for Single Detached Residential*	6.0 metres

3. *Lot*s located within the Agricultural Land Reserve:

a. the Agricultural Land Commission Act and its Regulations *shall* prevail;

b. are subject to the *Farm Home Plate* requirements in accordance with Section 402 (Farm Home Plate) of this Bylaw; and

c. *shall* be approved by the Agricultural Land Commission prior to the issuance of a Building Permit.

403 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES

403.1 Non-Conforming Size, Shape or Siting

1. No *Building* or *Structure* *shall* be constructed, reconstructed, altered, moved or extended so as to render any existing *Building* or *Structure* on the same *Lot* non-conforming.

403.2 Siting Exceptions

1. Where a Section 219 Restrictive Covenant for a *Geotechnical Setback Line* is located on a *Lot*, *Principal Buildings or Principal Structures* *shall* be sited:
   a. in the *Rear Yard*, a minimum of 6.0 metres from the boundary of the covenanted area or in accordance with the *Rear Setback* required in the *Zone*, whichever is less; or
   b. in the *Front Yard* or *Side Yard*, a minimum of the *Front Setback* or *Side Setback* distance required in the *Zone* from the boundary of the covenanted area.
2. Where features such as cornices, rainwater leaders, pilasters, belt courses, chimneys, or sills project beyond the *Building Face*, the minimum *Setback* to an adjacent *Lot Line*, as permitted elsewhere in this Bylaw, *shall* be reduced by not more than 0.6 metres provided that:
   a. the *Setback* between the projection and an adjacent *Interior Side Lot Line* *shall* be not less than 0.9 metres.

   Where a Development Variance Permit is granted by *Council* for a reduced *Setback* requirement no Siting Exceptions to the *Setback* *shall* be permitted. Refer to Section 406 (Development Permits and Development Variance Permits) of this Bylaw.
3. For cantilevered architectural features that project beyond the face of the *Building*, including but not limited to bay windows, hutches, fireplaces, and entertainment centres, the minimum *Setback* to an adjacent *Lot Line*, as permitted elsewhere in this Bylaw, *shall* be reduced by not more than 0.6 metres provided that:
   a. the *Setback* between the projection and the adjacent *Interior Side Lot Line* *shall* be not less than 0.9 metres;
   b. any single projection *shall* not exceed a horizontal length of 3.0 metres; and
   c. the total length of all projections on each face of a *Building* *shall* not exceed 40% of the total horizontal length of the face of the *Building* where the projection occurs.

   Where a Development Variance Permit is granted by *Council* for a reduced *Setback* requirement no Siting Exceptions to the *Setback* *shall* be permitted. Refer to Section 406 (Development Permits and Development Variance Permits) of this Bylaw.
4. Where masonry chimneys, chimney enclosures, eaves, sunlight control projections, canopies, above grade stairs, porches or unenclosed balconies project beyond the *Building Face*, the minimum *Setback* to:
   a. an adjacent front, rear or *Exterior Side Lot Line* permitted elsewhere in this Bylaw *shall* be reduced by not more than 1.25 metres; and

b. an adjacent *Interior Side Lot Line* permitted elsewhere in this Bylaw *shall* be reduced by not more than 0.6 metres;

provided such reductions *shall* apply only to the projecting feature and *shall* include any support necessary for the feature. Refer to Section 406 (Development Permits and Development Variance Permits) of this Bylaw.

5. Notwithstanding Section 403.2.3 of this Bylaw, in the CD-1-93 *Zone*, where porches and unenclosed balconies are located not more than 1.5 metres above the *Finished Grade*, the minimum *Setback* to a *Rear Lot Line* *shall* be not less than 3.0 metres from the *Lot Line*. Refer to Section 406 (Development Permits and Development Variance Permits) of this Bylaw.

6. Notwithstanding Section 403.2.3 of this Bylaw, where eaves for an *Accessory Building* in the CD-1-93, R-1, R-2, R-3, RST or RST-SV *Zone*s project beyond the *Building Face*, the minimum *Setback* *shall* be not less than 0.45 metres. Refer to Section 406 (Development Permits and Development Variance Permits) of this Bylaw.

7. Freestanding lighting poles, warning devices, antennas, masts, utility poles, wires, flag poles, signs and sign *Structure*s, except as otherwise limited in other Bylaws, *shall* be sited on any portion of a *Lot*.

8. Ramps providing an accessible route for individuals with disabilities *shall* be constructed in accordance with the British Columbia Building Code, except as otherwise limited in other Bylaws, *shall* be sited on any portion of a *Lot*.

9. Arbours, trellises, or similar freestanding landscape features *shall* be sited on any portion of a *Lot*, unless otherwise limited in other Bylaws.

10. *Fence*s, *Landscape Screen*s and *Landscape Strip*s, except as otherwise limited in other Bylaws, *shall* be sited on any portion of a *Lot*. Refer to Section 405 (Landscaping, Screening and Fencing Regulations) of this Bylaw.

403.3 Gross Floor Area Exemptions

1. For *Building*s in the RM, RST, RST-SV, RT-2, Commercial and CD (Comprehensive Development) *Zone*s, the *Residential* *Gross Floor Area* *shall* be measured to the exterior surface of the exterior wall but *shall* exclude:

   a. exterior cladding and exterior solid wall systems up to a maximum thickness of 0.165 metres;

   b. all common and limited common areas, including, but not limited to, amenity areas, recreational, storage, swimming pools, stairwells, corridors, open sundecks, terraces, balconies, and bicycle storage lockers;

   c. any portion of a *Storey* *used for* mechanical or electrical service rooms; and

   d. non-habitable portions of the *Building* situated below the *Average Finished Grade* that are solely *used for* parking, storage, mechanical or electrical service rooms, and cisterns *used for* the collection of storm water.

2. In all Residential and Commercial *Zone*s, areas where the vertical floor to ceiling distance of a *Residential* *Use* exceeds 4.27 metres, the resulting *Gross Floor Area* of that space *shall* be calculated twice.

403.4 Building Height

1. The *Building Height* *shall* be measured as the vertical distance from either:

   a. the *Average Finished Grade*, or

b. the *Average Natural Grade* for subdivisions of less than three (3) *Lot*s and for infill *Development*s which are not required by the Municipal Engineering Department to provide a *Comprehensive Lot Grading Plan*,

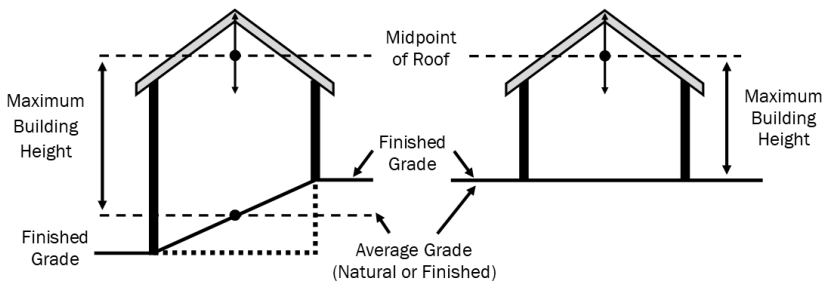
2. The *Building Height* *shall* be measured to either the mid-point of the main roof system or the highest point of the roof, as follows:

   a. the mid-point between the highest ridge of the main roof system and the eave serving the highest *Storey* for a *Building* with a roof having a roof pitch greater than or equal to 4 in 12 (4:12); or

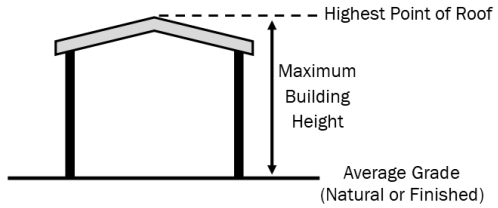
   b. the highest point of the roof for a *Building* having a flat roof or a sloping roof with a roof pitch less than 4 in 12 (4:12).

Building Height:

Roof Pitch ≥ 4:12



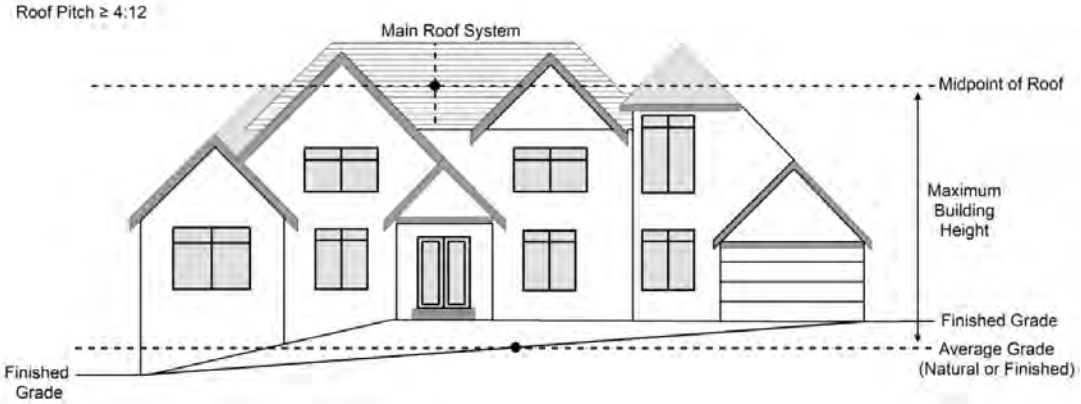
Roof Pitch < 4:12



Building Height - Main Roof System:

Roof Pitch < 4:12

Roof Pitch ≥ 4:12

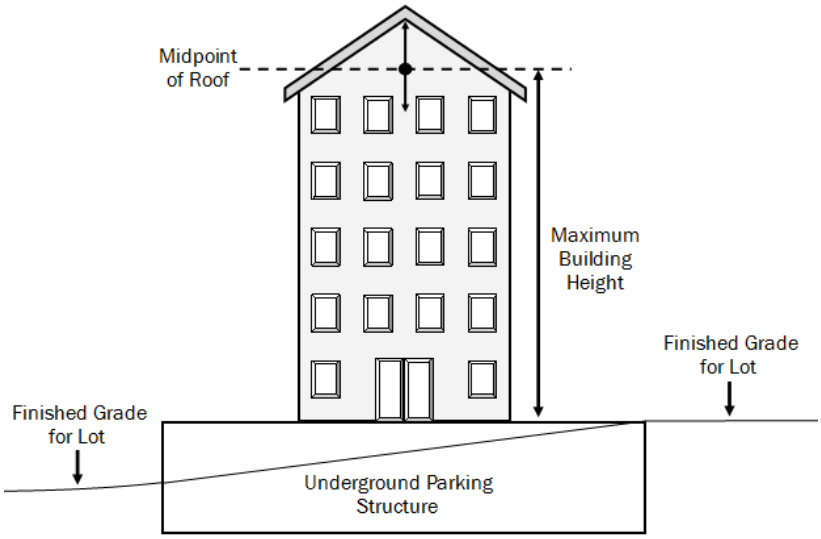


3. The *Building Height* for a *Townhouse Residential Building shall* be measured for each *Townhouse Dwelling Unit* separately as the vertical distance from the *Average Finished Grade* of the four outermost corners of each *Dwelling Unit*, located where either the outermost sidewall face or the common wall separations intersect with the frontmost and rearmost *Building Face*s of the *Principal Building*.

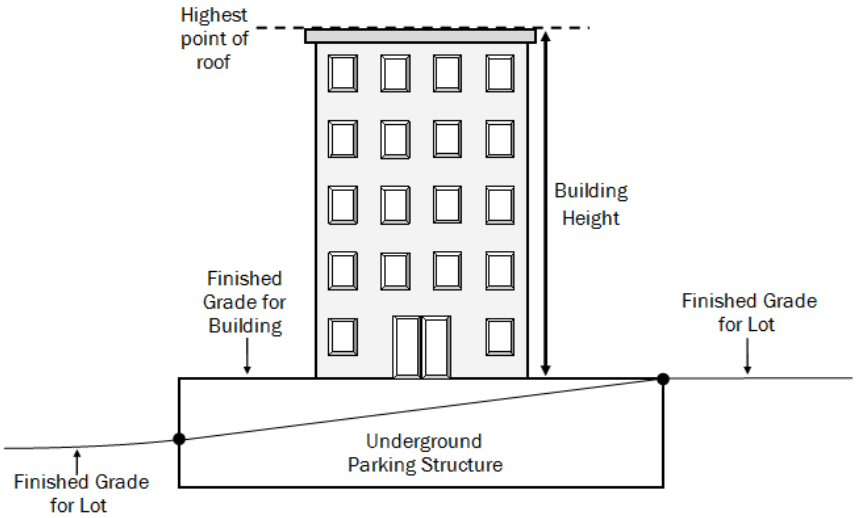
4. The *Building Height* for an *Apartment Residential* or other *Building* constructed on an *Underground Structure* for parking *shall* be measured as the vertical distance between the *Finished Grade* at the base of the *Building* and one of the following:
   a. the mid-point between the ridge of a gable, hip, gambrel or other sloping roof and the eave immediately below for a *Building* with a roof having a roof pitch greater than or equal to 4 in 12 (4:12); or
   b. the highest point of a roof for a *Building* having a flat roof or a sloping roof with a roof pitch less than 4 in 12 (4:12).

Apartment Building Height

a) Roof Pitch ≥ 4:12



(b) Roof Pitch < 4:12

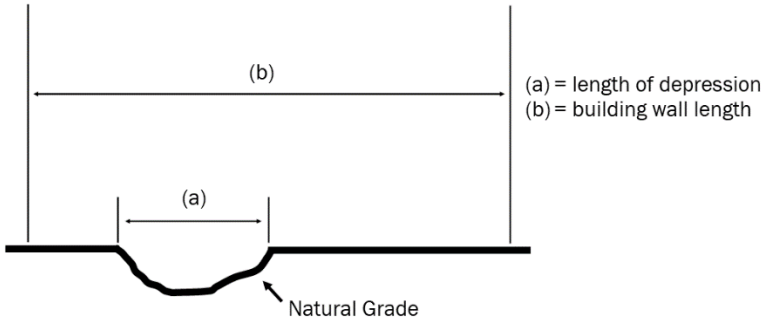


403.5 Localized Depression

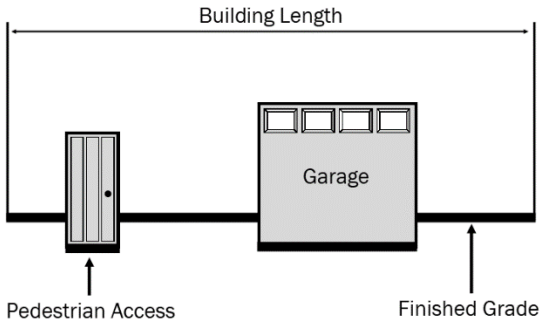
1. An existing *Localized Depression* in *Natural Grade* *shall* not exceed 3.0 metres in length or 20% of the *Building* length that it abuts, whichever is less.
2. A *Localized Depression* below the *Finished Grade* providing *Vehicle* or pedestrian entrances to a *Building*, *shall* be subject to the following conditions:
   a. only one *Vehicle* entrance and one pedestrian entrance *shall* be considered as *Localized Depression*s for a *Single Detached Residential* or *Two-Unit Residential Building*;
   b. on any side of a *Single Detached Residential* or *Two-Unit Residential Building*, the *Localized Depression* length *shall* not exceed the lesser of 50% of the *Building* length that it abuts or;
      (i) 6.0 metres in length for *Vehicle* access;
      (ii) 2.44 metres in length and 3.0 square metres in area for a pedestrian entrance; and
      (iii) 7.3 metres in length for a combined *Vehicle* and pedestrian entrances.

Localized Depression:

(a) Localized Depression in natural grade

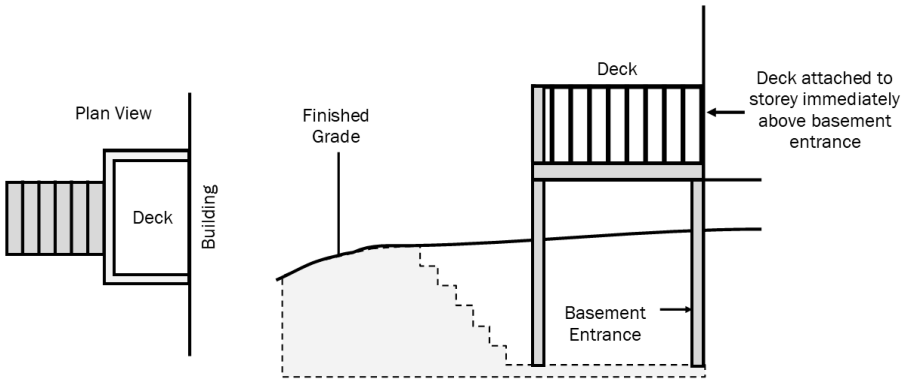


(b) Localized Depression in Finished Grade



3. Where a *Localized Depression* for a pedestrian entrance is completely covered by a deck attached to the *Storey* immediately above it, the *Localized Depression shall* be exempt.

(c) Localized Depression for Pedestrian Entrance covered by a deck.



4. Any combination of *Vehicle* entrances, pedestrian entrances and existing *Localized Depression*s remaining on the *Finished Grade* *shall* not exceed 50% of the corresponding *Building* length along any side of a *Building*.

403.6 Height Exceptions

1. The *Building Height* or *Height* for *Building*s and *Structure*s permitted elsewhere in this Bylaw may be exceeded for: *Industrial* cranes; screening for mechanical equipment; grain elevators; silos; windmills; tanks and bunkers; radio, television and telecommunications antennas; *Place of Worship* spires, belfries and domes; monuments; chimney and smoke stacks; flag poles; drive-in theatre screens; stadium bleachers; lighting poles; apartment elevator shafts; stair towers; clothes line poles; solar energy devices; *Scenery Loft*s; and open guardrails required by the British Columbia Building Code; except:

   a. in Residential *Zone*s, the *Building Height* or *Height* Exceptions *shall* be limited to a maximum *Building Height* or *Height* of one and a half (1.5) times the permitted maximum *Building Height* for *Principal Building*s in the applicable *Zone*s.

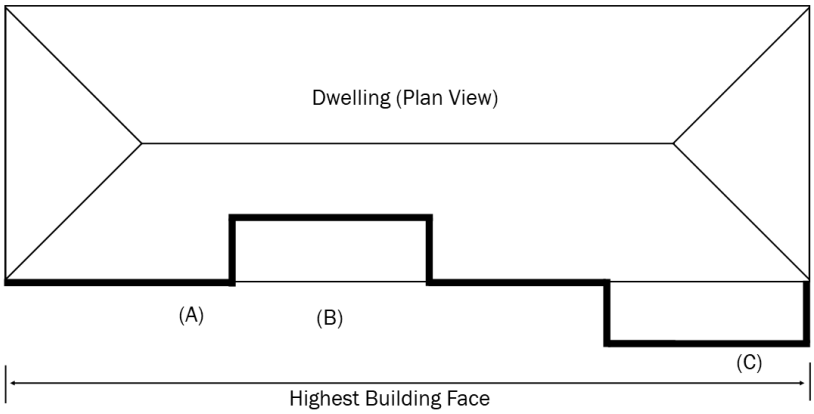
403.7 Highest Building Face

1. No *Single Detached Residential* or *Two-Unit Residential Building*s *shall* exceed a highest *Building Face Height* of 7.0 metres.
2. The highest *Building Face*:

   a. *shall* apply only to the *Building Face*, excluding the interior side *Building Face*, which has the greatest *Height* between the top plate or top of supporting structure and the *Finished Grade* at its base; and

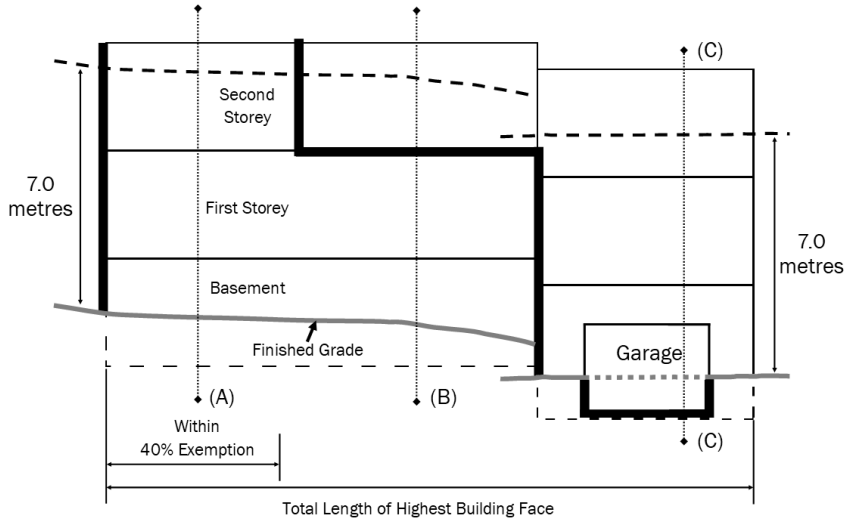
   b. *shall* be established by applying a series of vertical lines, each 7.0 metres in *Height* from the *Finished Grade*, along the exterior of the highest *Building Face* or face of a post that supports a roof over an exterior deck, and then continuing the vertical lines at a 45 degree angle in towards the *Building*. Vertical lines *shall* be required at each change of *Finished Grade* to determine the envelope over the entire *Building Face*. The top plate or top of supporting structure of the wall *shall* be within the measured envelope.

(A)

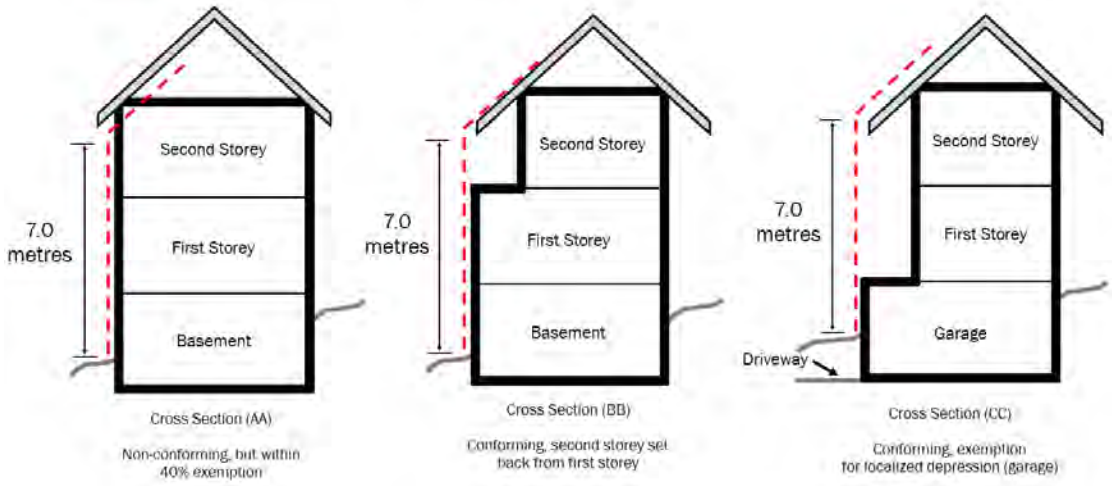


The regulation applies to all portions of the face shown in heavy line

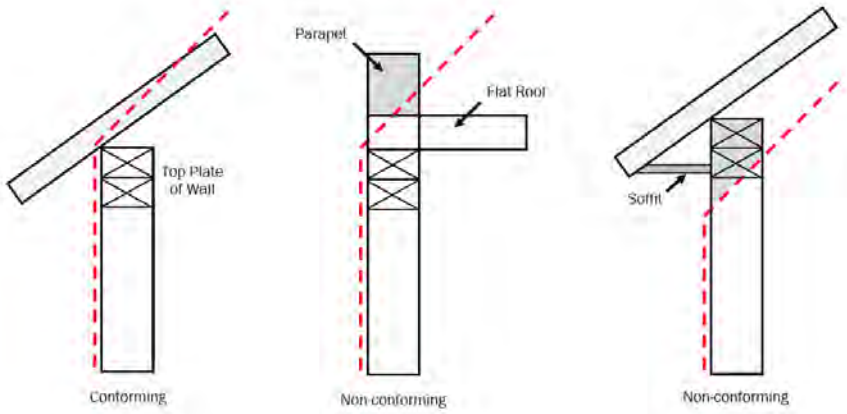
(B)



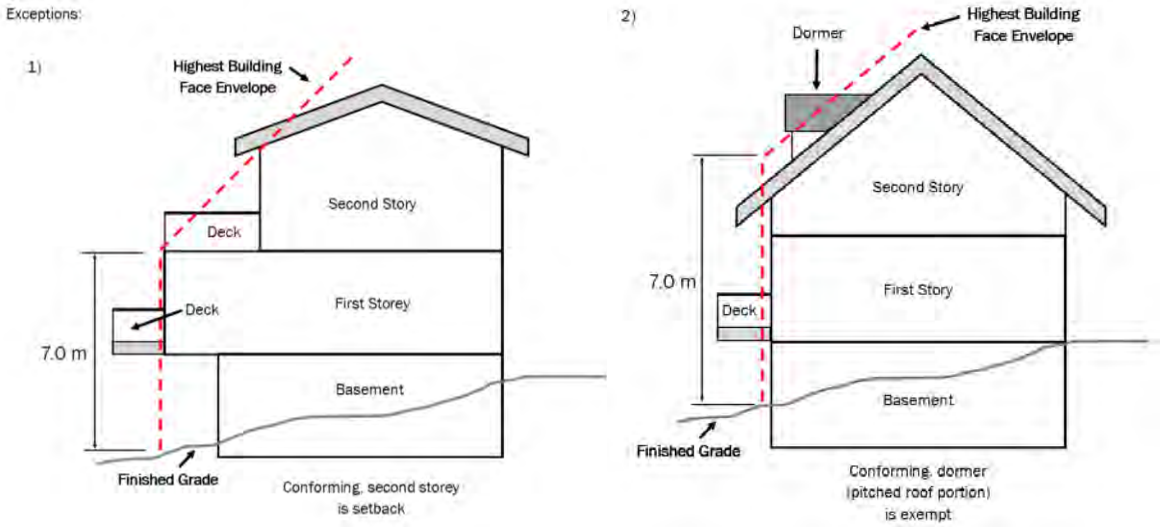
Examples of Conforming and Non-conforming 7.0 metre Building Face

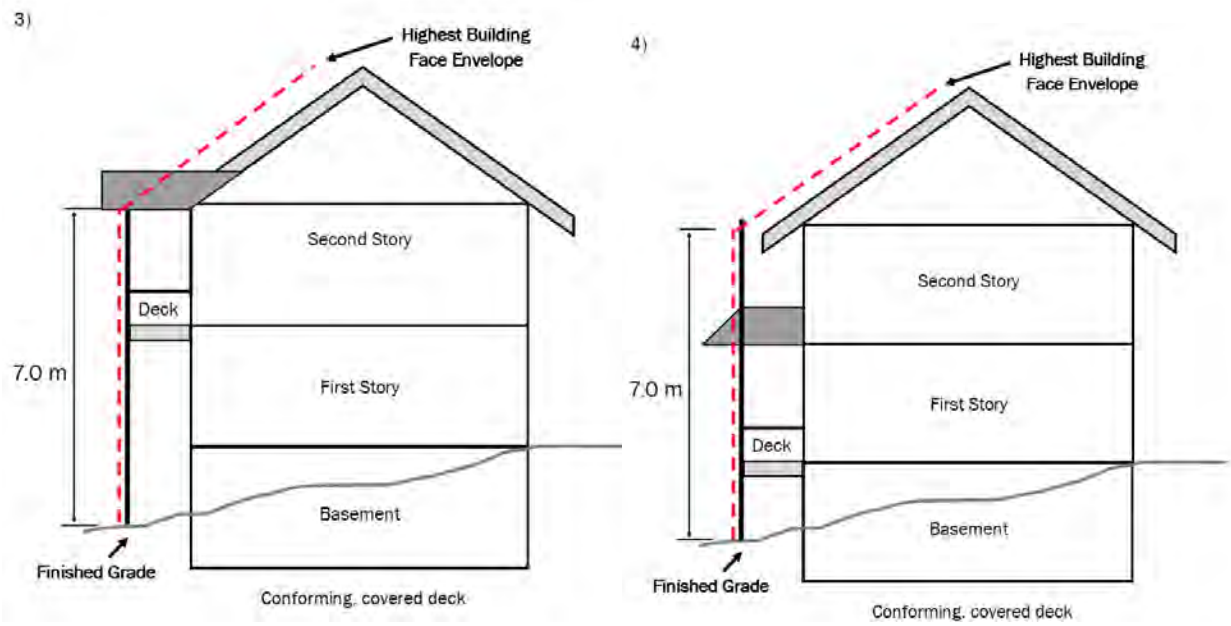


Non-conforming areas exceeding Highest Building Face Envelope are shown shaded



3. Highest *Building Face* exemptions:
   a. a maximum of 40% of the length of the *Building Face* is exempt. Different portions of the *Building Face* can be exempted, provided the sum of their lengths does not exceed 40% of the total length of the *Building Face*;
   b. roof eaves, decks, decorative features, and the pitched roof portion of either gable ends or dormers are exempt;
   c. any portion of the roof *Structure* above the top plate is exempt from this calculation; and
   d. 100% of the length of the rear *Building Face* is exempt for *Lot*s where the entire *Rear Lot Line* abuts land dedicated by subdivision for *Park* purposes within which a *Watercourse* exists, as identified on Schedule "C" – Natural Features of the Maple Ridge Official Community Plan Bylaw No. 7060-2014 or the Streamside Setback Assessment Map of the Maple Ridge Watercourse Protection Bylaw No. 6410-2006, provided that the rear *Building* elevation is identified as the highest *Building Face*.





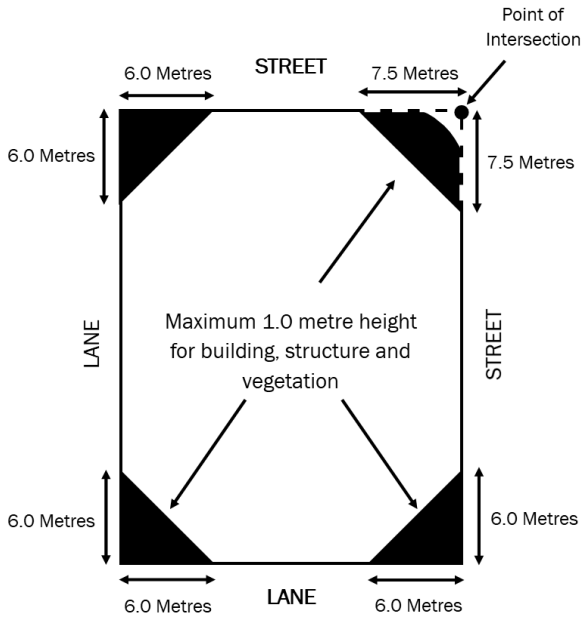
403.8 Visual Clearance at Intersections

1. No *Fence*, wall, *Building* or *Structure* nor any hedge, bush, shrub, tree or other growth *shall* be installed or allowed to grow to a *Height* greater than 1.0 metre in the area bounded by:

   a. the intersection of *Lot Line*s at a *Street* corner and a line joining points along the said *Lot Line*s 7.5 metres in both directions from their point of intersection; and

   b. the intersection of *Lot Line*s at a *Lane* corner and a line joining points along the said *Lot Line*s 6.0 metres in both directions from their point of intersection. This requirement *shall* apply to the intersection of a *Lane* with a *Street* and a *Lane* with any other *Lane*.

Visual Clearance:

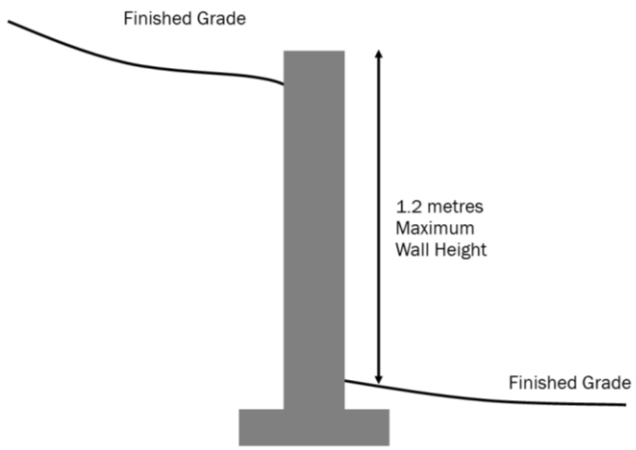


2. No access or egress driveway is permitted within 7.5 metres in either direction from the point of intersection of an *Exterior Side Lot Line* with a *Front Lot Line* or a *Rear Lot Line*.

403.9 Retaining Walls and Developer Built Retaining Walls

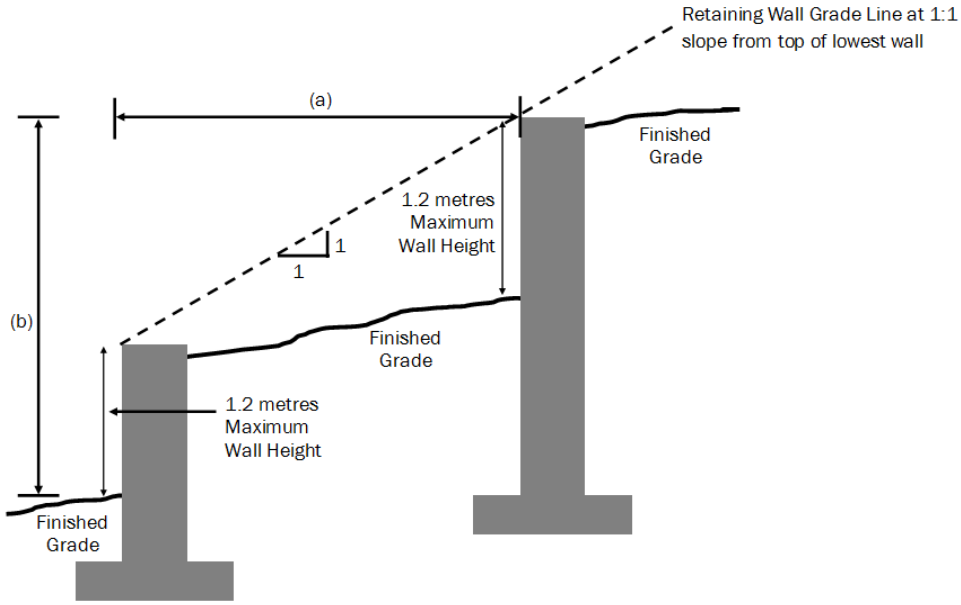
1. The *Height* of a *Retaining Wall*, measured from the *Finished Grade* at the base of the exposed face of the wall to the top of the wall, *shall* not exceed 1.2 metres.

Retaining Wall Height:



2. All *Retaining Wall*s located less than 1.2 metres from an adjacent *Retaining Wall*, as measured from the front face of each wall, *shall* be collectively considered a single *Retaining Wall* for the purposes of determining *Retaining Wall Height*.
3. The *Height* of all adjacent *Retaining Walls* *shall* not exceed the Retaining Wall Grade Line envelope. The *Retaining Wall Grade Line* is determined by drawing a line 1.2 metres vertically from the *Finished Grade* at the base of the exposed face of the lowest *Retaining Wall* and then in towards the *Lot* at a 1:1 slope.

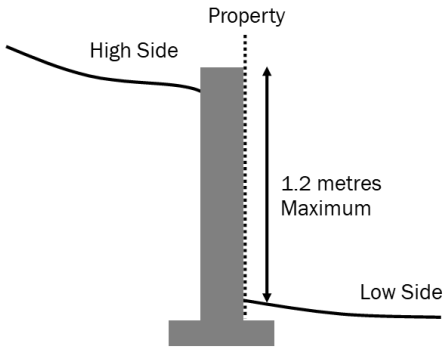
Retaining Wall Grade Line



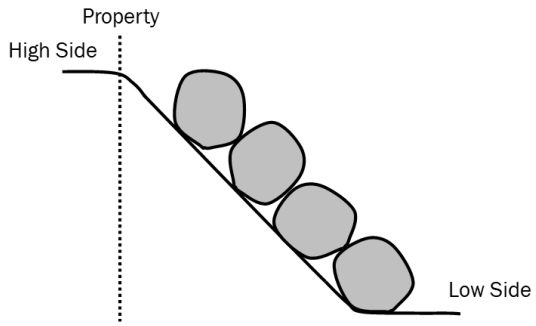
If (a) is ≤ or = 1.2 metres, then (b) is 1.2 metres maximum height

4. The *Height* of a *Developer Built Retaining Wall*, measured from the *Finished Grade* at the base of the lowest side of the wall, *shall* not exceed 2.5 metres, except a Boulder or Rock *Retaining Wall* which *shall* not exceed 1.2 metres.
5. A *Developer Built Retaining Wall* *shall* be built of poured concrete or concrete *Retaining Wall* systems both with a decorative finish on all exposed surfaces, or of Boulders or Rocks.
6. Boulders or Rocks applied to a slope of less than 1:1 *shall* not be considered a *Retaining Wall*.
7. Where a *Retaining Wall* is adjacent to a *Lot Line* the wall *shall* be located on the *Lot* for which it is retaining the material (high side), except a Boulder or Rock *Retaining Wall* which *shall* be located on the *Lot* at the bottom of the *Retaining Wall* (low side).

Retaining Wall:



Boulder Wall:



8. A Section 219 Restrictive Covenant *shall* be registered at the Land Title Office to allow access on adjacent lands when required for maintenance of a *Retaining Wall* located adjacent to a *Lot Line* or to environmentally sensitive land.
9. A *Fence* may be installed on the top of a *Retaining Wall* but *shall* not form a part of the *Retaining Wall*.
10. The *Height* of a *Retaining Wall* shall not be more than 0.15 metres above the *Finished Grade* of the material being retained.

404 WASTE AND ENERGY REGULATIONS

404.1 Waste Management

1. When not secured within a *Building*, all garbage, organic containers, recycling and other waste materials *shall* be stored in wildlife resistant containers or wildlife resistant enclosures.
2. Storage and collection of solid waste and recycling materials *shall* comply with the requirements of the Maple Ridge Solid Waste and Recycling Regulation Bylaw No 6800-2011, the Maple Ridge Wildlife and Vector Control Bylaw No. 7437-2018, the Maple Ridge Building Bylaw No. 6925-2012, and the British Columbia Building Code.
3. In multi-family Residential, Commercial, Industrial and Institutional *Zone*s: all garbage, recycling and other waste containers *shall* be secured within a *Structure* designed to be compatible with the architecture of the *Building* and screened from public view, or *shall* be located within a *Building* on the *Lot*. Refer to Section 405 (Landscaping, Screening and Fencing Regulations) of this Bylaw and to the Development Permit Area Requirements of the Maple Ridge Official Community Plan Bylaw No. 7060-2014.

404.2 Renewable Energy Systems and Infrastructure

1. There *shall* be a *Principal Use* on a *Lot* in order to locate a *Renewable Energy Device* on the *Lot*.
2. The production of the renewable energy as well as any device *used for* the production of energy *shall* comply with all other Municipal, Provincial and Federal Bylaws, Statutes and Regulations including, but not limited to, the Maple Ridge Building Bylaw No. 6925-2012, and the British Columbia Building Code.
3. Solar Energy Devices:
   a. in Residential and Commercial *Zone*s, solar energy devices *shall* be permitted provided that:
      (i) the device *shall* be attached to either a *Principal Building* or *Accessory Building*;
      (ii) the device *shall* not extend above the ridgeline of the roof; and
      (iii) the device *shall* not extend beyond the outermost edge of the roof.
   b. in Agricultural, Industrial and Institutional *Zone*s, solar energy devices *shall* be permitted provided that:
      (i) the device *shall* be located on or within either the *Principal Building* or *Accessory Building* and the device *shall* not extend beyond the outermost edge of the roof; or
      (ii) the device *shall* be a stand-alone *Structure* and *shall* comply with the size, *Height* and siting requirements for the *Principal Building* on the *Lot*.
4. Geothermal Energy Devices:
   a. In all *Zone*s all above ground parts of geothermal energy devices and heat pumps, when not located within the *Principal Building*, *shall* comply with the requirements for *Accessory Buildings and Structures* in Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw and in the applicable *Zone*s in Parts 5 through Part 10 of this Bylaw.

b. In all *Zone*s the underground portion of geothermal energy devices *shall* be *Setback* a minimum 3.0 meters from all *Lot Line*s.

c. In Residential *Zone*s, no geothermal energy device or heat pump *shall* emit noise greater than 55.0 dba, as measured at the nearest *Residential Building Face* on an adjacent *Lot*.

d. Geothermal energy systems or heat pumps requiring access to the Fraser River or any other *Watercourse*s *shall* obtain all necessary Provincial and Federal approvals and licenses.

5. Wind Energy Devices:

a. In all *Zone*s, all above ground parts of a small scale wind energy device which generate up to 10 kilowatts *shall* comply with the requirements for an *Accessory Building or Structure* in Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw and *shall* comply with the following requirements:

(i) only one wind energy device *shall* be permitted on each *Lot*;

(ii) the minimum *Lot Area* for a *Lot* on which a wind energy device is located *shall* be not less than 0.4 hectares;

(iii) the maximum *Height* of a wind energy device (including the highest projection of the blades) *shall* not exceed 10.5 metres as measured from the *Finished Grade*; and

(iv) a wind energy device tower *shall* have a minimum separation from any *Residential Use* on an adjacent *Lot* that is a distance equal to 125% of the total *Height* of the device (including support *Structure* and blades).

b. Wind energy devices which generate not more than 20 kilowatts *shall* be permitted as an *Accessory Use* in the Commercial, Industrial and Institutional *Zone*s, and *shall* comply with the following requirements:

(i) only one wind energy device *shall* be permitted on each *Lot*;

(ii) *shall* not be permitted on a *Lot* adjacent to a *Lot* with a *Residential Use*;

(iii) the minimum *Lot Area* for a *Lot* on which a wind energy device is located *shall* be not less than 2,000.0 square metres; and

(iv) the maximum *Height* of a wind energy device (including the highest projection of the blades) *shall* not exceed 21.0 metres as measured from *Finished Grade*.

6. *Biomass*:

a. *Biomass* fuelled boilers and *Process Heater*s *shall* be permitted only in the M-5 *Zone* subject to obtaining all necessary regional, provincial, and municipal approvals and licenses; and

b. *Biomass* fuelled boilers and *Process Heater*s *shall* not be permitted on a *Lot* adjacent to a *Residential Use*.

405 LANDSCAPING AND FENCING REGULATIONS

405.1 Landscape and Permeable Surface Requirements

1. Not less than 40% of the *Lot Area* of any Residential *Zone*d *Lot*, excluding an *Apartment Residential Use*, *shall* be maintained as a *Landscape*d area with a permeable surface.
2. Not less than 5% of the *Lot Area* of Commercial, Industrial and Institutional *Zone*d *Lot*s *shall* be maintained as *Landscape*d areas with a permeable surface.
3. The *Front Yard* of a Residential *Zone*d *Lot* *shall* include not less than the following area to be maintained as *Landscape*d areas with a permeable surface:
   a. 40% for R-1 *Zone*;
   b. 30% for R-2 *Zone*;
   c. 30% for R-3 *Zone*;
   d. 40% for R-4 *Zone*; and
   e. 50% for all other Residential *Zone*d *Lot*s, excluding multi-family *Residential Use*.
4. For the purposes of this Bylaw, the following *shall* not be considered permeable surfaces:
   a. *Building*s and *Structure*s (with the exception of *Building*s and *Structure*s with green roofs that reduce storm water discharge by more than 25% (rate and quantity));
   b. asphalt;
   c. concrete;
   d. non-permeable artificial turf; and
   e. grouted pavers.
5. *Structure*s designed to retain water *shall* be considered permeable, including swimming pools, reflecting pools and ornamental ponds.
6. All *Landscape*d areas and installations *shall* meet or exceed the Metro Vancouver Regional District Stormwater Source Control Design Guidelines 2012;

405.2 Landscape Standards

1. For all *Landscape Screen*s, *Landscape Strip*s, or other *Landscape*d areas required by this Bylaw, the following *Landscape* requirements *shall* apply:
   a. existing *Landscape* areas of healthy woody plants (trees and shrubs) identified for preservation *shall* be protected during construction unless demonstrated to the satisfaction of the City of Maple Ridge that removal is required to accommodate a *Use*, *Building* or *Structure* on the *Lot* or that the plants pose a safety hazard;
   b. new *Landscape* plantings *shall* consist of native, water-conserving, herbaceous and/or woody plant species proven to endure in the City of Maple Ridge;
   c. trees *shall* be planted at a maximum spacing of 5.0 meters on center for *Landscape Screen*s and *Landscape Strip*s;

d. shrubs *shall* be planted at a maximum spacing of 1.0 meter on center for *Landscape Screen*s and *Landscape Strip*s and *shall* be a minimum two (2) gallon pot size at time of planting;

e. high-efficiency water reducing irrigation systems *shall* be provided with particular attention to adequate watering during the establishment period to ensure survival of the newly planted areas, excluding *Single Detached Residential* and *Two-Unit Residential Use*s;

f. all *Landscape*d areas, top soil amendments and installations *shall* meet or exceed the British Columbia Landscape Nursery Association and British Columbia Landscape Nursery Trades Standards;

g. a minimum 30.0 centimetres depth for absorbent topsoil amendments *shall* be provided as a component of a Stormwater/Rainwater Management Plan;

2. Where a *Lot* is to be developed in phases, *Landscaping* need only be completed on the portion of the *Lot* to be developed in each phase. *Landscaping shall* be required in each subsequent phase as that portion of the *Lot* is developed. The undeveloped portion of the *Lot shall* have all erosion and sediment control mitigation measures in place and be in compliance with the Maple Ridge Watercourse Protection Bylaw No. 6410-2006.

3. *Landscaping shall* be provided in accordance with other applicable bylaws, including but not limited to the:

   a. Maple Ridge Watercourse Protection Bylaw No. 6410-2006;

   b. Maple Ridge Tree Protection and Management Bylaw No. 7133-2015;

   c. Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993;

   d. Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990;

   e. Development Permit Area requirements of the Maple Ridge Official Community Plan Bylaw No. 7060-2014; and

   f. Wildfire Development Permit Area requirements of the Maple Ridge Official Community Plan Bylaw No. 7060-2014;

4. All land areas with a *Natural Grade* having *Steep Slope*s which were disturbed during construction *shall* be restored and re-vegetated using native plant species.

5. All *Unenclosed Storage* areas, except where located within an Industrial *Zone*, *shall* employ a well-drained dust-free surface material.

6. All on-site construction *shall* include erosion and sediment control measures and on-site three tier stormwater management requirements in accordance with Maple Ridge Watercourse Protection Bylaw No. 6410-2006.

7. All *Landscape* buffers and *Fence*s, as required by the Agricultural Land Commission on non-*Agricultural Use Lot*s where adjacent to *Lot*s with *Agricultural Use*s under the jurisdiction of the Agricultural Land Commission, *shall* meet or exceed the requirements of the Ministry of Agriculture Guide to Edge Planning.

405.3 Landscape Screen and Landscape Strip Requirements

1. Unless otherwise expressly permitted or prohibited in this Bylaw, all *Use*s identified in the following table *shall* be required to provide *Landscape Screen* and *Landscape Strip* requirements as follows:

Use	Location	Landscape Screen (Minimum Height)	Landscape Strip (Minimum Width)	Fence Additional requirements in Section 405 (Fence Requirements)
Part 5 Agricultural Zones				
Commercial Kennel	Forming a continuous visual barrier around the perimeter of Kennel Buildings and runs. Refer to Section 402 (Kennel) of this Bylaw.			1.8 metres minimum Height
Part 6 Residential Zones				
Parking and Storing of Recreational Vehicles and Equipment, and Commercial Vehicles.	Located on the Lot between a parked or stored Recreational Vehicles and Equipment and an adjacent Interior Side Lot Line, Exterior Side Lot Line, or Rear Lot Line as a Landscape Screen and/or Fence.	2.0 metres, or the Height of the Recreational Vehicles and Equipment, whichever is greater.		2.0 metres Height
Unenclosed Off-Street Parking in R-3, RT-2 and RM Zones.	Within the exterior Side Yard in the R-3 Zone, or around the perimeter of unenclosed Off-Street Parking in RT-2 and RM Zones.	1.0 metre		
Storage of garbage and recycling for Townhouse Residential and Apartment Residential Uses, when not enclosed within a Building.	Around the perimeter of an outdoor enclosure for garbage, recycling and other waste containers.	2.5 metres		
RST and RST-SV Zones with rear Lane access.	Around the Private Outdoor Area in the Rear Yard as a Landscape Screen and/or Fence.	1.0 metre		1.0 metre minimum Height
RM-5 Zone	Around the Private Outdoor Area for each unit, as a Landscape Screen and/or Fence.	1.5 metres		1.5 metres minimum Height
Hobby Beekeeping	Parallel to an adjacent Lot Line and extending 6.0 metres beyond the hive in each direction, as a Landscape Screen and/or Fence.	2.0 metres		2.0 metres Height
Neighbourhood Daycare	Around the outdoor recreation area in the Rear Yard.			2.0 metres in Height

Use	Location	*Landscape Screen* (Minimum *Height*)	*Landscape Strip* (Minimum Width)	*Fence* Additional requirements in Section 405 (Fence Requirements)
Part 7 Commercial Zones				
Commercial *Zone*s, excluding CS (Service Commercial) *Zone*s	Along the *Exterior Side Lot Line* and *Rear Lot Line*s where unenclosed *Off-Street Parking* is within 6 metres of a *Street*.	1.0 metre	1.5 metres	
C-4 *Zone*	Along *Interior Side Lot Line*s, *Exterior Side Lot Line*s, or *Rear Lot Lines.*	1.0 metre	1.5 metres	
CS (Service Commercial) *Zone*s	Along *Front Lot Line*s and *Exterior Side Lot Line*s.		1.5 metres	
CS (Service Commercial) *Zone*s adjacent to land *Zone*d or *Designated* for Residential *Use*	Along *Lot Line*s adjacent to or separated by a *Lane* from *Lots Zone*d for a *Residential Use* or *Designated* "Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014.	2.0 metres	1.5 metres	2.0 metres to 3.6 metres in *Height*
Unenclosed Storage in the CS (Service Commercial) *Zone*s	Around the perimeter of *Unenclosed Storage*, except where it faces directly onto a *Building* on the same *Lot*.	1.5 metres or the *Height* of the stored material, whichever is greater.		
Storage of garbage and recycling when not enclosed within a *Building*.	Around the perimeter of an outdoor enclosure for garbage, recycling and other waste containers.	2.5 metres		
Part 8 Industrial Zones				
Adjacent to *Lots Zone*d or *Designated* for Residential, Commercial or Agricultural *Use*s.	*Fence* along *Lot Line*s adjacent to *Lots Zone*d or *Designated* for *Residential*, *Commercial* or *Agricultural Use*s, that forms a continuous visual barrier or includes the installation of a *Landscape Screen* adjacent to the *Fence* that forms a continuous visual barrier, and located within a *Landscape Strip*.	2.0 metres	2.0 metres	2.0 metres to 3.6 metres in *Height*

Use	Location	*Landscape Screen* (Minimum *Height*)	*Landscape Strip* (Minimum Width)	*Fence* Additional requirements in Section 405 (Fence Requirements)
M-3 *Zone*	Along front and *Exterior Side Lot Line*s.		3.0 metres	
M-3 *Zone*	Along *Lot Line*s adjacent to or separated by a *Lane* from land *Zone*d or *Designated* for Urban Residential *Use*.		5.0 metres	
Unenclosed Storage, and wrecking and salvage	Around the perimeter of *Unenclosed Storage* and wrecking and salvaging *Use*s, except where facing onto a *Building* on the same *Lot*	2.0 metres or the *Height* of the stored material, whichever is greater		
Storage of garbage and recycling when not enclosed within a *Building*	Around the perimeter of an outdoor enclosure for garbage, recycling and other waste containers.	2.5 metres		
*Shipping Container*s *used for* an *Accessory Building or Structure*.	Around the perimeter of the *Shipping Container*.	2.0 metres or the *Height* of the *Shipping Container*, whichever is greater		
Part 9 Institutional Zones				
Unenclosed *Off-Street Parking*	Around the perimeter of unenclosed *Off-Street Parking*,	1.0 metre		
Adjacent to land *Zone*d or *Designated* for *Residential Use*.	Along *Lot Line*s adjacent to or separated by a *Lane* and be constructed of materials that form a continuous visual barrier or include the installation of a *Landscape Screen* adjacent to the *Fence*	2.0 metres		2.0 metres to 3.6 metres in *Height*
P-4a *Zone*	Along the *Exterior Side Lot Line* and *Rear Lot Line*s where unenclosed *Off-Street Parking* is within 6 metres of a *Street*.	1.0 metre		

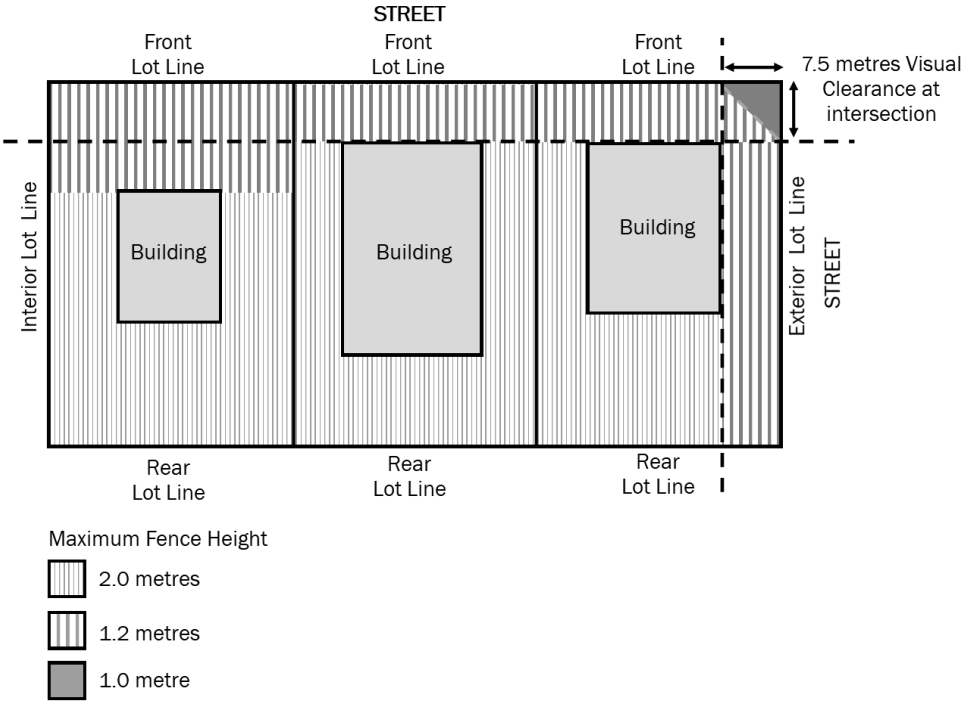
Use	Location	*Landscape Screen* (Minimum *Height*)	*Landscape Strip* (Minimum Width)	*Fence* Additional requirements in Section 405 (Fence Requirements)
P-4a *Zone*	Around the perimeter of playgrounds, playfields or play areas except at access points by a *Landscape Screen* and/or *Fence*.	1.0 metre		1.0 metre minimum *Height*
Animal Shelter Use.	Along the *Exterior Side Lot Line* and *Rear Lot Line*s.	1.0 metre	1.5 metres	
Storage of garbage and recycling when not enclosed within a *Building*.	Around the perimeter of an outdoor enclosure for garbage, recycling and other waste containers.	2.5 metres		
Shipping Container used for an *Accessory Building or Structure*.	Around the perimeter of the *Shipping Container*.	2.0 metres or the *Height* of the *Shipping Container*, whichever is greater		

2. Refer to Section 403 (Visual Clearance at Intersections) of this Bylaw for *Landscape* and *Fence Height* restrictions at intersections.
3. The *Height* of a *Landscape Screen shall* be measured from the *Finished Grade*.
4. The *Height* of any goods or materials constituting *Unenclosed Storage* or wrecking and salvaging *Use*s *shall* not exceed the *Height* of the required *Fence* or screen.

405.4 Fence Requirements

1. The *Height* of a *Fence shall* be measured from the *Finished Grade* at the base of the *Fence*.
2. A *Fence* in a Residential *Zone shall:*
   a. not exceed 1.2 metres in *Height* on any portion of a *Lot*, except that a *Fence* not exceeding 2.0 metres in *Height shall* be permitted:
      (i) to the rear of the front face of the *Building* or the *Front Setback*, whichever is greater;
      (ii) to the interior of the exterior side face of the *Building* or the exterior *Side Setback*, whichever is greater; and
      (iii) on any portion of a *Panhandle Lot*, except the *Panhandle*;
   b. meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

Residential Zones:



3. A *Fence* in a Commercial *Zone* *shall:*

   a. not exceed 1.2 metres in *Height* on any portion of a *Lot*, except that a *Fence* not exceeding 2.0 metres in *Height* *shall:*

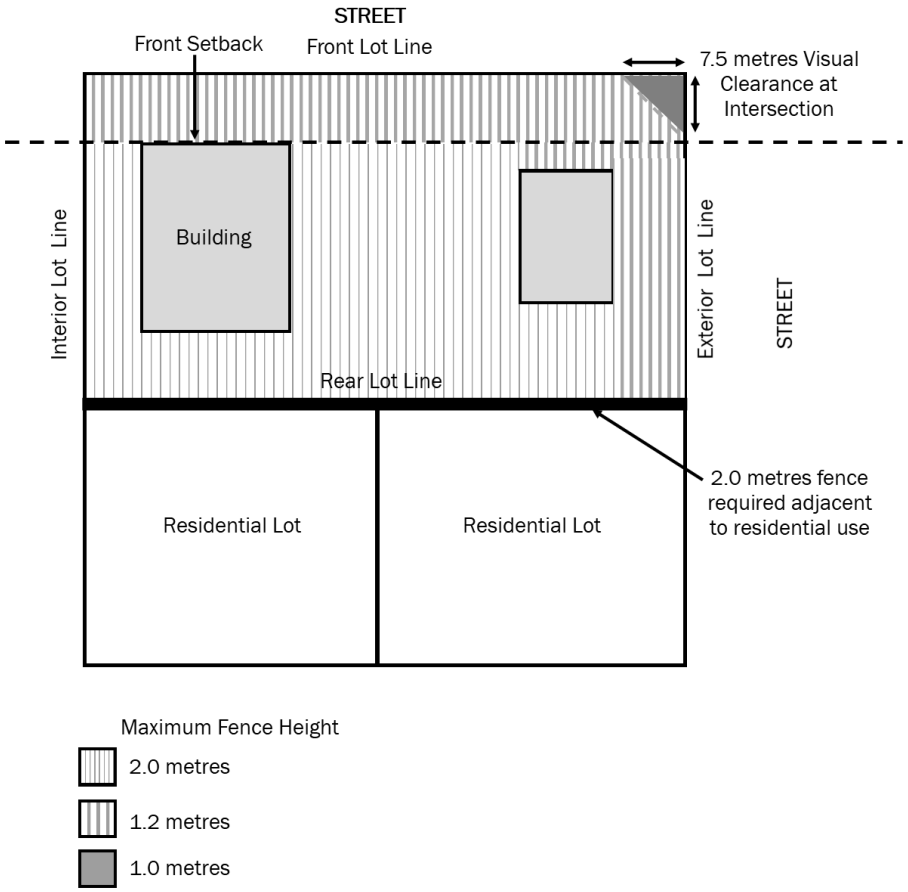
      (i) be permitted to the rear of the front face of the *Building* or the *Front Setback*, whichever is greater;

      (ii) be permitted to the interior of the exterior side face of the *Building* or the exterior *Side Setback*, whichever is greater; and

      (iii) be required along any *Lot Line* adjacent to a *Residential Use*;

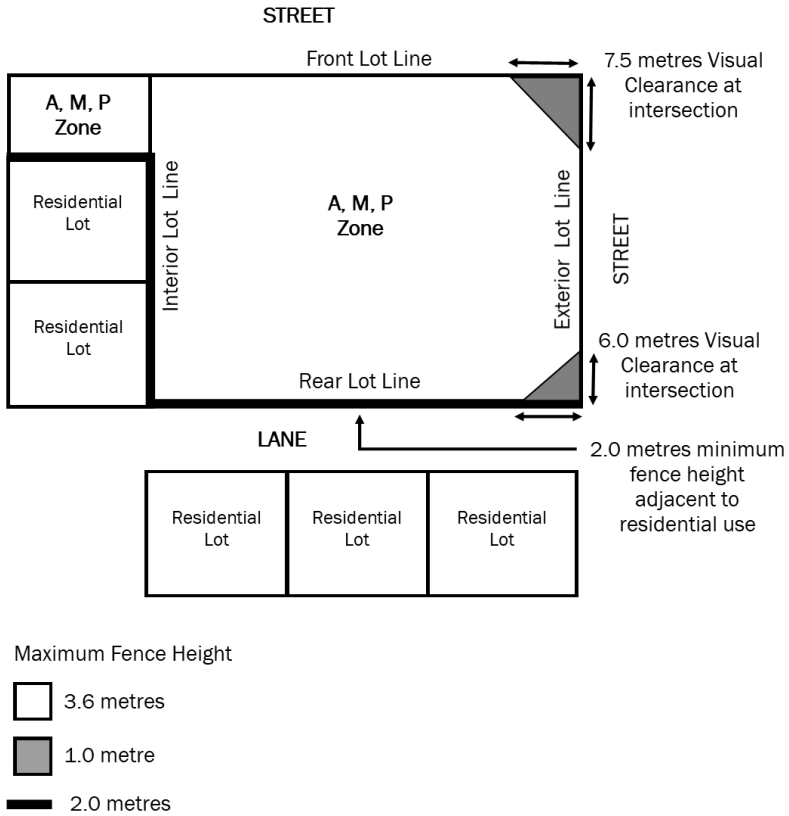
   b. meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

Commercial Zones:



4. A *Fence* in Agricultural, Industrial or Institutional *Zone*s *shall:*
   a. not exceed 3.6 metres in *Height* on any portion of a *Lot*;
   b. be required along any *Lot Line* adjacent to or separated by a *Lane* from a *Residential Use* and *shall* be a minimum of 2.0 metres in *Height*;
   c. in Industrial and Institutional *Zone*s, be constructed of materials that form a continuous visual barrier or *shall* include a *Landscape Screen* adjacent to the *Fence*; and
   d. meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

Agricultural (A), Industrial (M), and Institutional (P) Zones:



5. A *Fence* *shall* be required to enclose above-ground or in-ground pools in accordance with the Maple Ridge Building Bylaw No. 6925-2012.

6. A *Fence* for a *Commercial Kennel* *shall* be required to form a continuous visual barrier not less than 1.8 metres in *Height* around the perimeter of *Kennel Building*s and runs. Refer to Section 402 (Kennel) of this Bylaw.

7. A barbed or razor wire *Fence* *shall* not be permitted except in:

   a. Agricultural, RS-2 and RS-3 *Zone*s on any portion of a *Lot* within the Agricultural Land Reserve; and

   b. Commercial, Industrial, or Institutional *Zone*s where the wire is located on a *Fence* above a *Height* of 2.0 metres.

8. An electric security *Fence* *shall:*

   a. not be permitted except in the Agricultural, RS-2 and RS-3 *Zone*s on any portion of a *Lot* within the Agricultural Land Reserve;

   b. be permitted subject to the following requirements:

      (i) be installed within a *Fence*d portion of a *Lot* that has a non-electrified *Fence* with a minimum *Height* of 1.2 metres that forms a continuous enclosure around the electric security fencing, and is constructed in such a manner as to prevent unauthorized entry or contact with the electrified *Fence*;

(ii) display unobstructed warning signage on a yellow coloured background that clearly indicates the risk of electric shock, installed at 10.0 metre intervals along the electric security fencing;

(iii) not involve the electrification of barbed or razor wire; and

(iv) only use controllers that meet the requirements of any applicable Canadian Standards Association standards.

9. *Fence*s for *Outdoor Commercial Recreation* *Use* *shall* not be limited in *Height* provided such *Fence*s are constructed of material that permits visibility such as wire, fabric mesh or chain link.

406 DEVELOPMENT PERMITS AND DEVELOPMENT VARIANCE PERMITS

406.1 Procedures

1. The *Council* *shall* issue Development Permits and Development Variance Permits in accordance with the procedures contained in the applicable provisions of the British Columbia Local Government Act, Chapter 1, RSBC 2015 and the Maple Ridge Development Procedures Bylaw No. 5879-1999.
2. Where a Development Variance Permit is granted by *Council* for a reduced *Setback* requirement no Siting Exceptions to the *Setback* *shall* be permitted. Refer to Section 403 (Siting Exceptions) of this Bylaw.

407 REQUIREMENTS FOR THE AREA, SHAPE AND DIMENSIONS OF LOTS THAT MAY BE CREATED BY SUBDIVISION

407.1 Building Envelope

1. No *Lot* *shall* be created by subdivision with:
   a. a *Building Envelope* having dimensions of less than:
      (i) 8.0 metres by 12.0 metres in the R-1 and R-4 *Zone*s;
      (ii) 12.0 metres by 12.0 metres in the RS-1b *Zone*;
      (iii) 12.0 metres by 15.0 metres in the RS-1 and RS-2 *Zone*s;
      (iv) 5.0 metres by 9.0 metres in the R-2 and R-3 *Zone*s; and
      (v) 6.0 metres by 10.0 metres for all other *Zone*s.
   b. a *Natural Grade* having a *Steep Slope* within the *Building Envelope* of each *Lot*.

407.2 Minimum Lot Area and Dimensions

1. Except as hereinafter provided, no *Lot* *shall* be created having an area or dimensions less than those specified in Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw.
2. Notwithstanding the foregoing, where:

a. an existing *Lot* does not conform to the minimum dimension requirements specified in Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw, the Approving Officer may approve the subdivision of the *Lot* so long as no additional non-conformities with Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw, are created thereby and so long as the subdivision would in all other respects conform to this Bylaw and the Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, and would not, in the opinion of the Approving Officer adversely affect the established amenities of the surrounding area;

b. two (2) or more existing adjacent *Lot*s do not conform to the minimum area requirements specified in Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw, the Approving Officer may approve a subdivision which realigns the boundaries of the existing *Lot*s but which does not create any additional *Lot*s;

c. a portion of a *Lot* has been dedicated as *Extraordinary Road Allowance* and where, except for such dedication the *Lot* would have been not less than 0.4 hectares in area, the portion dedicated as *Extraordinary Road Allowance* *shall* be included in the *Lot Area* *used for* determining compliance with the minimum *Lot Area* requirements specified in Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw;

d. a portion of a *Lot* is *used for* or intended to be *used for* a *Public Service*, *School*, or public *Park* and the title to such portion is or is intended to be in the name of the Municipality, the School District #42, the Metro Vancouver Regional District, the Provincial Government, or a public or private utility company, the minimum dimension and area Requirements specified in Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw *shall* not apply to such portion or to the *Remainder Lot*, provided that if the *Remainder Lot* meets the Requirements of Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw it *shall* not be further subdivided except in accordance with Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw;

e. the sole purpose of a subdivision is to facilitate the registration of a lease having a term of at least 3 years over a portion of a *Lot* and where the lease would not entitle the lessee under any circumstances to demand or acquire the fee simple interest in such portion, the minimum dimension and area Requirements specified in Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw *shall* not apply to such subdivision; and

f. the sole purpose of a subdivision is to dedicate a portion of a *Lot* as road, the minimum dimension and area Requirements specified in Schedule "B" (Minimum Lot Area and Dimensions) of this Bylaw *shall* not apply to such subdivision.

3. *Lot*s adjacent to a controlled access *Highway* or municipal arterial road *shall* have a minimum *Lot Depth* of 30.0 metres, as required in the Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993.

407.3 Panhandle Lot Requirements

1. All *Panhandle*s *shall* have a width of not less than 6.0 metres or where, in the opinion of the Approving Officer, where access to adjacent lands is likely to be required, *shall* have a width of not less than 18.0 metres in width.

2. *Panhandle* *Lot*s *shall* not be permitted in Commercial or Industrial *Zone*s.
3. *Panhandle* *Lot*s *shall* not be permitted in Residential *Zone*s unless, in the opinion of the Approving Officer, the land is being subdivided to the highest *Density* for future *Development* within 20 years from the date of subdivision approval.
4. The area occupied by a *Panhandle* *shall* not be included in the *Lot Area* *used for* determination of compliance with the minimum *Lot Area* requirements under this Bylaw.

5 PART 5 – AGRICULTURAL ZONES

501 ZONE: A-1 SMALL HOLDING AGRICULTURAL

501.1 PURPOSE

1. This *Zone* provides for *Agricultural* and *Forest Resource Use*s on *Lot*s with a minimum area of 2.0 hectares.

501.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Agricultural*;
   b. *Cannabis, Commercial Production*;
   c. *Forest Resource*; and
   d. *Single Detached Residential*.

501.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Agricultural Employee Residential*;
   b. *Bed and Breakfast*;
   c. *Boarding*;
   d. *Campground*;
   e. *Commercial Kennel*;
   f. *Detached Garden Suite Residential*;
   g. *Home Occupation*;
   h. *Produce Sales*;
   i. *Rental Stable*;
   j. *Secondary Suite Residential*; and
   k. *Temporary Residential*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

501.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	2.0 hectares
b.	in *Lot Width*	60.0 metres
c.	in *Lot Depth*	150.0 metres

2. A *Commercial Kennel* *shall* not be permitted on a *Lot* of less than 4.0 hectares in *Lot Area*.
3. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions.

501.5 DENSITY

1. All *Building*s and *Structure*s:

a. for *Single Detached Residential Use shall* be limited to one per *Lot*;

b. for *Produce Sales Use shall* be limited to one per *Lot*; and

c. for *Temporary Residential Use shall* be limited to one per *Lot*.

501.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 60%.
2. *Building*s and *Structure*s for *Agricultural Use* or *Forest Resource Use shall* not exceed a *Lot Coverage* of 20%.
3. *Building*s and *Structure*s for greenhouse *Use shall* not exceed a *Lot Coverage* of 50%.
4. *Building*s and *Structure*s for *Single Detached Residential Use shall* not exceed a *Lot Coverage* of 10%.
5. *Building*s and *Structure*s for *Produce Sales Use* and all other *Accessory Buildings and Structures shall* not exceed a *Lot Coverage* of 10% or 279.0 square metres of *Gross Floor Area*, whichever is the lesser.
6. *Building*s and *Structure*s for a *Commercial Kennel shall* not exceed a *Lot Coverage* of 20%. Refer to Section 402 (Kennel) of this Bylaw.
7. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

501.7 SETBACKS

1. The minimum *Setback*s for *Building*s and *Structure*s for *Single Detached Residential Use shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	1.5 metres, and the sum of the interior *Side Setback*s *shall* be not less than 3.5 metres
d.	from an *Exterior Side Lot Line*	4.5 metres

2. The minimum *Setback*s for *Building*s and *Structure*s for *Agricultural Employee Residential*, *Produce Sales*, and all other *Accessory Use*s *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	1.5 metres
d.	from an *Exterior Side Lot Line*	4.5 metres
e.	from *Residential Use Building*s	3.0 metres

3. The minimum *Setback*s for *Building*s and *Structure*s for *Agricultural Use* and *Forest Resource Use shall* be not less than:

a.	from a *Front Lot Line*	30.0 metres
b.	from a *Rear Lot Line*	15.0 metres
c.	from an *Interior Side Lot Line*	15.0 metres
d.	from an *Exterior Side Lot Line*	30.0 metres
e.	from all wells	30.0 metres

f. from *Residential Use Buildings* 3.0 metres

4. The minimum *Setbacks* for *Buildings* and *Structures* that involve mushroom growing, or the keeping of swine or poultry *shall* be not less than:

   a. from a *Front Lot Line* 60.0 metres
   b. from a *Rear Lot Line* 30.0 metres
   c. from an *Interior Side Lot Line* 30.0 metres
   d. from an *Exterior Side Lot Line* 60.0 metres
   e. from all wells 30.0 metres
   f. from *Residential Use Buildings* 30.0 metres

5. The minimum *Setbacks* for *Buildings* and *Structures* for greenhouse *Use shall* be not less than:

   a. from a *Front Lot Line* 15.0 metres
   b. from a *Rear Lot Line* 15.0 metres
   c. from an *Interior Side Lot Line* 7.5 metres
   d. from an *Exterior Side Lot Line* 7.5 metres
   e. from all wells 30.0 metres
   f. from *Residential Use Buildings* 15.0 metres

6. The minimum *Setbacks* for *Buildings* and *Structures* for *Commercial Kennel shall* be not less than:

   a. from a *Front Lot Line* 30.0 metres
   b. from a *Rear Lot Line* 15.0 metres
   c. from an *Interior Side Lot Line* 15.0 metres
   d. from an *Exterior Side Lot Line* 15.0 metres
   e. from all wells 30.0 metres
   f. from *Residential Use Buildings* - same *Lot* 15.0 metres
   g. from *Residential Use Buildings* - adjacent *Lot* 91.0 metres
   h. Refer to Section 402 (Kennel) of this Bylaw for the siting requirements for a *Commercial Kennel*.

7. The minimum *Setbacks* for *Buildings* and *Structures* for *Cannabis, Commercial Production shall* be not less than:

   a. from a *Front Lot Line* 60.0 metres
   b. from a *Rear Lot Line* 30.0 metres
   c. from an *Interior Side Lot Line* 30.0 metres
   d. from an *Exterior Side Lot Line* 60.0 metres
   e. from all wells 30.0 metres
   f. from *Residential Use Buildings* 30.0 metres.

8. Minimum *Setbacks* for all *Buildings* and *Structures shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

501.8 HEIGHT

1. *Building Height* for *Agricultural Use* and *Cannabis, Commercial Production Use shall* not exceed 15.0 metres.
2. *Building Height* for *Single Detached Residential Use shall* not exceed 9.5 metres.
3. *Building Height* for *Agricultural Employee Residential Use shall* not exceed 7.0 metres.
4. *Building Height* for *Commercial Kennel Use shall* not exceed 4.5 metres.
5. *Building Height* for *Accessory Buildings and Structures shall* not exceed 6.0 metres.
6. Refer to Section 403 (Building Height) of this Bylaw.

501.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

501.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

501.11 OTHER REQUIREMENTS

1. For *Lot*s that are within the Agricultural Land Reserve and that are subject to the Agricultural Land Commission Act and its Regulations, the *Farm Home Plate* requirements *shall* apply in accordance with Section 402 (Farm Home Plate) of this Bylaw.
2. *Cannabis, Commercial Production Use shall* not be permitted unless the *Lot* is within the Agricultural Land Reserve.
3. *Cannabis, Commercial Production* requirements *shall* apply in accordance with Section 402 (Cannabis, Commercial Production) of this Bylaw.

502 ZONE: A-2 UPLAND AGRICULTURAL

502.1 PURPOSE

1. This *Zone* provides for *Agricultural* and *Forest Resource Use*s on *Lot*s with a minimum area of 4.0 hectares.

502.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Agricultural*;
   b. *Cannabis, Commercial Production*;
   c. *Forest Resource*; and
   d. *Single Detached Residential*.

502.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Agricultural Employee Residential*;
   b. *Bed and Breakfast*;
   c. *Boarding*;
   d. *Campground*;
   e. *Commercial Kennel*;
   f. *Detached Garden Suite Residential*;
   g. *Home Occupation*;
   h. *Produce Sales*;
   i. *Rental Stable*;
   j. *Secondary Suite Residential*; and
   k. *Temporary Residential*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

502.4 LOT AREA AND DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	4.0 hectares
b.	in *Lot Width*	75.0 metres
c.	in *Lot Depth*	150.0 metres.

2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions.

502.5 DENSITY

1. All *Building*s and *Structure*s:
   a. for *Single Detached Residential Use shall* be limited to one per *Lot*;
   b. for *Produce Sales Use shall* be limited to one per *Lot*; and
   c. for *Temporary Residential Use shall* be limited to one per *Lot*.

502.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 60%.
2. *Building*s and *Structure*s for *Agricultural Use* or *Forest Resource Use shall* not exceed a *Lot Coverage* of 20%.
3. *Building*s and *Structure*s for greenhouse *Use shall* not exceed a *Lot Coverage* of 50%.
4. *Building*s and *Structure*s for *Single Detached Residential Use shall* not exceed a *Lot Coverage* of 10%.
5. *Building*s and *Structure*s for *Produce Sales Use*, and all other *Accessory Buildings and Structures shall* not exceed a *Lot Coverage* of 10% or 279.0 square metres *Gross Floor Area*, whichever is the lesser.
6. *Building*s and *Structure*s for a *Commercial Kennel shall* not exceed a *Lot Coverage* of 20%.
7. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

502.7 SETBACKS

1. The minimum *Setback*s for *Building*s and *Structure*s for *Single Detached Residential Use shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	1.5 metres, and the sum of the interior *Side Setback*s *shall* be not less than 3.5 metres
d.	from an *Exterior Side Lot Line*	4.5 metres

2. The minimum *Setback*s for *Building*s and *Structure*s for *Agricultural Employee Residential*, *Produce Sales*, and all other *Accessory Use*s *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	1.5 metres
d.	from an *Exterior Side Lot Line*	4.5 metres
e.	from *Residential Use Building*s	3.0 metres

3. The minimum *Setback*s for *Building*s and *Structure*s for *Agricultural Use* and *Forest Resource Use shall* be not less than:

a.	from a *Front Lot Line*	30.0 metres
b.	from a *Rear Lot Line*	15.0 metres
c.	from an *Interior Side Lot Line*	15.0 metres
d.	from an *Exterior Side Lot Line*	30.0 metres
e.	from all wells	30.0 metres
f.	from *Residential Use Building*s	15.0 metres

4. The minimum *Setback*s for *Building*s and *Structure*s that involve mushroom growing, or the keeping of swine or poultry *shall* be not less than:

a. from a *Front Lot Line* 60.0 metres

b. from a *Rear Lot Line* 30.0 metres

c. from an *Interior Side Lot Line* 30.0 metres

d. from an *Exterior Side Lot Line* 60.0 metres

e. from all wells 30.0 metres

f. from *Residential Use Building*s 30.0 metres

5. The minimum *Setback*s for *Building*s and *Structure*s for greenhouse *Use shall* be not less than:

a. from a *Front Lot Line* 15.0 metres

b. from a *Rear Lot Line* 15.0 metres

c. from an *Interior Side Lot Line* 7.5 metres

d. from an *Exterior Side Lot Line* 7.5 metres

e. from all wells 30.0 metres

f. from *Residential Use Building*s 15.0 metres

6. The minimum *Setback*s for *Building*s and *Structure*s for *Commercial Kennel shall* be not less than:

a. from a *Front Lot Line* 30.0 metres

b. from a *Rear Lot Line* 15.0 metres

c. from an *Interior Side Lot Line* 15.0 metres

d. from an *Exterior Side Lot Line* 30.0 metres

e. from all wells 30.0 metres

f. from *Residential Use Building*s - same *Lot* 15.0 metres

g. from *Residential Use Building*s - adjacent *Lot* 91.0 metres; and

h. Refer to Section 402 (Kennel) of this Bylaw for the siting requirements for a *Commercial Kennel*.

7. The minimum *Setback*s for *Building*s and *Structure*s for *Cannabis, Commercial Production shall* be not less than:

a. from a *Front Lot Line* 60.0 metres

b. from a *Rear Lot Line* 30.0 metres

c. from an *Interior Side Lot Line* 30.0 metres

d. from an *Exterior Side Lot Line* 60.0 metres

e. from all wells 30.0 metres

f. from *Residential Use Building*s 30.0 metres

8. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

502.8 HEIGHT

1. *Building Height* for *Agricultural Use* and *Cannabis, Commercial Production Use shall* not exceed 15.0 metres.

2. *Building Height* for *Single Detached Residential Use shall* not exceed 9.5 metres.

3. *Building Height* for *Agricultural Employee Residential Use shall* not exceed 7.0 metres.
4. *Building Height* for *Commercial Kennel Use shall* not exceed 4.5 metres.
5. *Building Height* for *Accessory Buildings and Structures shall* not exceed 6.0 metres.
6. Refer to Section 403 (Building Height) of this Bylaw.

502.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

502.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

502.11 OTHER REQUIREMENTS

1. For *Lot*s that are within the Agricultural Land Reserve and that are subject to the Agricultural Land Commission Regulations, the *Farm Home Plate* requirements *shall* apply in accordance with Section 402 (Farm Home Plate) of this Bylaw.
2. *Cannabis, Commercial Production Use shall* not be permitted unless the *Lot* is within the Agricultural Land Reserve.
3. *Cannabis, Commercial Production* requirements *shall* apply in accordance with Section 402 (Cannabis, Commercial Production) of this Bylaw.

503 ZONE: A-3 EXTENSIVE AGRICULTURAL

503.1 PURPOSE

1. This *Zone* provides for extensive *Agricultural* and *Forest Resource* *Use*s on *Lot*s with a minimum area of 8.0 hectares.

503.2 PRINCIPAL USES

1. The following *Principal* *Use*s *shall* be permitted in this *Zone*:
   a. *Agricultural*;
   b. *Cannabis, Commercial Production*;
   c. *Forest Resource*; and
   d. *Single Detached Residential*.

503.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory* *Use*s to one of the permitted *Principal* *Use*s in this *Zone*:
   a. *Agricultural Employee Residential*;
   b. *Bed and Breakfast*;
   c. *Boarding*;
   d. *Campground*;
   e. *Commercial Kennel*;
   f. *Detached Garden Suite Residential*;
   g. *Home Occupation*;
   h. *Produce Sales*;
   i. *Rental Stable*;
   j. *Secondary Suite Residential*; and
   k. *Temporary Residential*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

503.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	8.0 hectares
b.	in *Lot Width*	100.0 metres
c.	in *Lot Depth*	150.0 metres

2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions.

503.5 DENSITY

1. All *Building*s and *Structure*s:
   a. for *Single Detached Residential* *Use* *shall* be limited to one per *Lot*;
   b. for *Produce Sales* *shall* be limited to one per *Lot*; and
   c. for *Temporary Residential* *Use* *shall* be limited to one per *Lot*.

503.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 60%.
2. *Building*s and *Structure*s for *Agricultural Use* or *Forest Resource Use shall* not exceed a *Lot Coverage* of 20%, except:
3. *Building*s and *Structure*s for greenhouse *Use shall* not exceed a *Lot Coverage* of 50%.
4. *Building*s and *Structure*s for *Single Detached Residential Use shall* not exceed a *Lot Coverage* of 10%.
5. *Building*s and *Structure*s for *Produce Sales Use*, and all other *Accessory Buildings and Structures shall* not exceed a *Lot Coverage* of 10% or 279.0 square metres *Gross Floor Area*, whichever is the lesser.
6. *Building*s and *Structure*s for a *Commercial Kennel shall* not exceed a *Lot Coverage* of 20%.
7. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

503.7 SETBACKS

1. The minimum *Setback*s for *Building*s and *Structure*s for *Single Detached Residential Use shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	1.5 metres, however the sum of the two interior side setbacks *shall* be not less than 3.5 metres
d.	from an *Exterior Side Lot Line*	4.5 metres

2. The minimum *Setback*s for *Building*s and *Structure*s for *Agricultural Employee Residential*, *Produce Sales*, and all other *Accessory Use*s *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	1.5 metres
d.	from an *Exterior Side Lot Line*	4.5 metres
e.	from *Residential Use Building*s	3.0 metres

3. The minimum *Setback*s for *Building*s and *Structure*s for *Agricultural Use* and *Forest Resource Use shall* be not less than:

a.	from a *Front Lot Line*	30.0 metres
b.	from a *Rear Lot Line*	15.0 metres
c.	from an *Interior Side Lot Line*	15.0 metres
d.	from an *Exterior Side Lot Line*	30.0 metres
e.	from all wells	30.0 metres
f.	from *Residential Use Building*s	15.0 metres

4. The minimum *Setback*s for *Building*s and *Structure*s that involve mushroom growing, or the keeping of swine or poultry *shall* be not less than:

a.	from a *Front Lot Line*	60.0 metres
b.	from a *Rear Lot Line*	30.0 metres
c.	from an *Interior Side Lot Line*	30.0 metres
d.	from an *Exterior Side Lot Line*	60.0 metres
e.	from all wells	30.0 metres
f.	from *Residential Use Building*s	30.0 metres

5. The minimum *Setback*s for *Building*s and *Structure*s for greenhouse *Use shall* be not less than:

a.	from a *Front Lot Line*	15.0 metres
b.	from a *Rear Lot Line*	15.0 metres
c.	from an *Interior Side Lot Line*	7.5 metres
d.	from an *Exterior Side Lot Line*	7.5 metres
e.	from all wells	30.0 metres
f.	from *Residential Use Building*s	15.0 metres

6. The minimum *Setback*s for *Building*s and *Structure*s for *Commercial Kennel shall* be not less than:

a.	from a *Front Lot Line*	30.0 metres
b.	from a *Rear Lot Line*	15.0 metres
c.	from an *Interior Side Lot Line*	15.0 metres
d.	from an *Exterior Side Lot Line*	30.0 metres
e.	from all wells	30.0 metres
f.	from *Residential Use Building*s - same *Lot*	15.0 metres
g.	from *Residential Use Building*s - adjacent *Lot*	91.0 metres

   h. Refer to Section 402 (Kennel) of this Bylaw for the siting requirements for a *Commercial Kennel*.

7. The minimum *Setback*s for *Building*s and *Structure*s for *Cannabis, Commercial Production shall* be not less than:

a.	from a *Front Lot Line*	60.0 metres
b.	from a *Rear Lot Line*	30.0 metres
c.	from an *Interior Side Lot Line*	30.0 metres
d.	from an *Exterior Side Lot Line*	60.0 metres
e.	from all wells	30.0 metres
f.	from *Residential Use Building*s	30.0 metres

8. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

503.8 HEIGHT

1. *Building Height* for *Agricultural Use* and *Cannabis, Commercial Production Use shall* not exceed 15.0 metres.

2. *Building Height* for *Single Detached Residential Use shall* not exceed 9.5 metres.
3. *Building Height* for an *Agricultural Employee Residential Use shall* not exceed 7.0 metres.
4. *Building Height* for a *Commercial Kennel Use shall* not exceed 4.5 metres.
5. *Building Height* for *Accessory Buildings and Structures shall* not exceed 6.0 metres.
6. Refer to Section 403 (Building Height) of this Bylaw.

503.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

503.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

503.11 OTHER REQUIREMENTS

1. For *Lot*s that are within the Agricultural Land Reserve and that are subject to the Agricultural Land Commission Act and its Regulations, the *Farm Home Plate* requirements *shall* apply in accordance with Section 402 (Farm Home Plate) of this Bylaw.
2. *Cannabis, Commercial Production Use shall* not be permitted unless the *Lot* is within the Agricultural Land Reserve.
3. *Cannabis, Commercial Production* requirements *shall* apply in accordance with Section 402 (Cannabis, Commercial Production) of this Bylaw.

504 ZONE: A-4 INTENSIVE GREENHOUSE

504.1 PURPOSE

1. This *Zone* provides for intensive cultivation of crops in greenhouse *Structure*s.

504.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Agricultural*;
   b. *Cannabis, Commercial Production*; and
   c. *Single Detached Residential*.

504.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Agricultural Employee Residential*;
   b. *Boarding*;
   c. *Detached Garden Suite Residential*;
   d. *Home Occupation*;
   e. *Produce Sales*;
   f. *Secondary Suite Residential*; and
   g. *Temporary Residential*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

504.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	1.8 hectares
b.	in *Lot Width*	48.0 metres
c.	in *Lot Depth*	150.0 metres

2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions.

504.5 DENSITY

1. All *Building*s and *Structure*s:
   a. for *Single Detached Residential Use shall* be limited to one per *Lot*;
   b. for *Produce Sales Use shall* be limited to one per *Lot*; and
   c. for *Temporary Residential Use shall* be limited to one per *Lot*.

504.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 60%, except that no limit *shall* apply where the requirements of Section 504.6.2 are met.
2. Greenhouse *Structure*s *shall* not exceed a *Lot Coverage* of 50%, except that no limit *shall* apply where it is demonstrated to the satisfaction of the Director of

Inspection Services that facilities adequate for the control of stormwater are provided.

3. *Building*s and *Structure*s for *Single Detached Residential Use shall* not exceed a *Lot Coverage* of 10%.
4. *Building*s and *Structure*s for *Produce Sales Use*, and all other *Accessory Buildings and Structures shall* not exceed a *Lot Coverage* of 10% or 279.0 square metres *Gross Floor Area*, whichever is the lesser.
5. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

504.7 SETBACKS

1. The minimum *Setback*s for *Building*s and *Structure*s for greenhouse *Use shall* be not less than:

a.	from a *Front Lot Line*	15.0 metres
b.	from a *Rear Lot Line*	15.0 metres
c.	from an *Interior Side Lot Line*	7.5 metres
d.	from an *Exterior Side Lot Line*	7.5 metres
e.	from all wells	30.0 metres
f.	from *Residential Use Building*s	15.0 metres

2. The minimum *Setback*s for *Building*s and *Structure*s for *Single Detached Residential Use shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	1.5 metres
d.	from an *Exterior Side Lot Line*	4.5 metres

3. The minimum *Setback*s for *Building*s and *Structure*s for *Agricultural Employee Residential*, *Produce Sales*, and all other *Accessory Use*s *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	1.5 metres
d.	from an *Exterior Side Lot Line*	4.5 metres
e.	from *Single Detached Residential Use*	3.0 metres

4. The minimum *Setback*s for *Building*s and *Structure*s for *Cannabis, Commercial Production Use shall* be not less than:

a.	from a *Front Lot Line*	60.0 metres
b.	from a *Rear Lot Line*	30.0 metres
c.	from an *Interior Side Lot Line*	30.0 metres
d.	from an *Exterior Side Lot Line*	60.0 metres
e.	from all wells	30.0 metres
f.	from *Residential Use Building*s	30.0 metres

5. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

504.8 HEIGHT

1. *Building Height* for *Agricultural Use* and *Cannabis, Commercial Production Use shall* not exceed 15.0 metres.
2. *Building Height* for *Single Detached Residential Use shall* not exceed 9.5 metres.
3. *Building Height* for an *Agricultural Employee Residential Use shall* not exceed 7.0 metres.
4. *Building Height* for *Accessory Buildings and Structures shall* not exceed 6.0 metres.
5. Refer to Section 403 (Building Height) of this Bylaw.

504.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

504.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

504.11 OTHER REQUIREMENTS

1. For *Lot*s that are within the Agricultural Land Reserve and that are subject to the Agricultural Land Commission Act and its Regulations, the *Farm Home Plate* requirements *shall* apply in accordance with Section 402 (Farm Home Plate) of this Bylaw.
2. *Cannabis, Commercial Production Use shall* not be permitted unless the *Lot* is within the Agricultural Land Reserve.
3. *Cannabis, Commercial Production* requirements *shall* apply in accordance with Section 402 (Cannabis, Commercial Production) of this Bylaw.

505 ZONE: A-5 AGRICULTURAL ONLY

505.1 PURPOSE

1. This *Zone* provides for intensive *Agricultural Use* with limited *Building*s and *Structure*s.

505.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Agricultural*;
   b. *Cannabis, Commercial Production*; and
   c. *Forest Resource*.

505.3 ACCESSORY USES

1. Not applicable.

505.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	8.0 hectares
b.	in *Lot Width*	100.0 metres
c.	in *Lot Depth*	150.0 metres.

2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions.

505.5 DENSITY

1. Not applicable.

505.6 LOT COVERAGE

1. All *Building*s and *Structure*s together *shall* not exceed a *Lot Coverage* of 1%.

505.7 SETBACKS

1. The minimum *Setback*s for all *Building*s and *Structure*s *shall* be not less than:

a.	from a *Front Lot Line*	15.0 metres
b.	from a *Rear Lot Line*	15.0 metres
c.	from an *Interior Side Lot Line*	15.0 metres
d.	from an *Exterior Side Lot Line*	15.0 metres
e.	from all wells	30.0 metres

2. The minimum *Setback*s for *Building*s and *Structure*s for *Cannabis, Commercial Production* *shall* be not less than:

a.	from a *Front Lot Line*	60.0 metres
b.	from a *Rear Lot Line*	30.0 metres
c.	from an *Interior Side Lot Line*	30.0 metres
d.	from an *Exterior Side Lot Line*	60.0 metres
e.	from all wells	30.0 metres
f.	from *Residential Use Building*s	30.0 metres

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

505.8 HEIGHT

1. *Building Height* for any *Building* or *Structure* *shall* not exceed 7.0 metres, except:
   a. *Building Height* for *Agricultural* *Use* and *Cannabis, Commercial Production Use* *shall* not exceed 15.0 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

505.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

505.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

505.11 OTHER REQUIREMENTS

1. *Cannabis, Commercial Production* *Use* *shall* not be permitted unless the *Lot* is within the Agricultural Land Reserve.
2. *Cannabis, Commercial Production* requirements *shall* apply in accordance with Section 402 (Cannabis, Commercial Production) of this Bylaw.

6 PART 6 – RESIDENTIAL ZONES

601 ZONE: R-1 SINGLE DETACHED (LOW DENSITY) URBAN RESIDENTIAL

601.1 PURPOSE

1. This *Zone* provides for *Single Detached Residential Use*s within established *Residential* neighbourhoods with a minimum *Lot Area* of 371.0 square metres.

601.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*.

601.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Bed and Breakfast*;
   b. *Boarding*;
   c. *Home Occupation*;
   d. *Secondary Suite Residential*; and
   e. *Temporary Residential*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

601.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	371.0 square metres
b.	in *Lot Width*	12.0 metres, or 13.5 metres for a *Lot* on a *Street* corner.
c.	in *Lot Depth*	24.0 metres

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

601.5 DENSITY

1. Not applicable.

601.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 40%;
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

601.7 SETBACKS

1. Minimum *Setback*s for *Principal Buildings or Principal Structures* *shall* be not less than:

a. from a *Front Lot Line* 5.5 metres

b. from a *Rear Lot Line* 6.0 metres

c. from an *Interior Side Lot Line* 1.2 metres

d. from an *Exterior Side Lot Line* 3.0 metres

e. where a high-pressure gas right-of-way is located within any portion of the required *Setback* area from a *Rear Lot Line*, the *Setback* *shall* be not less than 5.0 metres from the right-of way for all *Lot*s created after October 31, 1986.

2. Minimum *Setback*s for *Accessory Buildings and Structures* *shall* be not less than:

a. from a *Front Lot Line* 5.5 metres

b. from a *Rear Lot Line* 1.0 metre

c. from an *Interior Side Lot Line* 1.0 metre

d. from an *Exterior Side Lot Line* 3.0 metres

e. from *Residential* *Use* *Building*s 1.5 metres.

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

601.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

601.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

601.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw.

601.11 OTHER REQUIREMENTS

1. Not applicable.

602 ZONE: R-2 SINGLE DETACHED (MEDIUM DENSITY) URBAN RESIDENTIAL

602.1 PURPOSE

1. This *Zone* provides for *Single Detached Residential Use*s with a minimum *Lot Area* of 315.0 square metres.

602.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*.

602.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Bed and Breakfast;*
   b. *Boarding*;
   c. *Home Occupation*; and
   d. *Temporary Residential*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

602.4 LOT AREA AND DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	315.0 square metres
b.	in *Lot Width*:	
	(i) for a *Lot* with *Lane* access	9.0 metres, or 13.5 metres for a *Lot* on a *Street* corner.
	(ii) for a *Lot* without *Lane* access	11.0 metres, or 13.5 metres for a *Lot* on a *Street* corner.
c.	in *Lot Depth*:	
	(i) for a *Lot* with *Lane* access	30.0 metres
	(ii) for a *Lot* without *Lane* access	27.0 metres.

2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions.

602.5 DENSITY

1. Not applicable.

602.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 50%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

602.7 SETBACKS

1. Minimum *Setback*s for *Principal Buildings or Principal Structures* located on *Lot*s with a rear *Lane* *shall* be not less than:

a.	from a *Front Lot Line*	3.0 metres
b.	from a *Rear Lot Line*	13.0 metres
c.	from an *Interior Side Lot Line*	1.2 metres
d.	from an *Exterior Side Lot Line*	3.0 metres.

2. Minimum *Setback*s for *Principal Buildings or Principal Structures* located on *Lot*s with no rear *Lane* *shall* be not less than:

a.	from a *Front Lot Line*	3.0 metres, and the garage *shall* be *Setback* either 5.5 metres or recessed a minimum of 0.6 metres from the *Principal Building Face*, whichever is greater
b.	from a *Rear Lot Line*	6.0 metres
c.	from an *Interior Side Lot Line*	1.2 metres
d.	from an *Exterior Side Lot Line*	3.0 metres.

3. Minimum *Setback*s for *Accessory Buildings and Structures* *shall* be not less than:

a.	from a *Front Lot Line*	11.0 metres
b.	from a *Rear Lot Line*	1.0 metre
c.	from an *Interior Side Lot Line*	0.5 metres, provided that a minimum *Setback* of 2.0 metres is maintained for the other interior *Side Yard*
d.	from an *Exterior Side Lot Line*	2.0 metres
e.	from a *Principal* *Use*	4.5 metres, measured from the face of any chimney, bay window, hutch or nook permitted elsewhere in this Bylaw.

4. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

602.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

602.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

602.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw.

602.11 OTHER REQUIREMENTS:

1. Vehicular access for *Lot*s backing on a *Lane* will be restricted to the *Lane*.

603 ZONE: R-3 SINGLE DETACHED (INTENSIVE) URBAN RESIDENTIAL

603.1 PURPOSE

1. This *Zone* provides for *Single Detached Residential Use* with a minimum *Lot Area* of 213.0 square metres in an intensive *Residential* form.

603.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*.

603.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Bed and Breakfast*;
   b. *Boarding*; and
   c. *Home Occupation*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

603.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:
   a. In *Lot Area* 255.0 square metres
   b. In *Lot Width*:

(i)	for a *Lot* with *Lane* access:	8.5 metres, or 13.5 metres for a *Lot* on a *Street* corner
(ii)	for a *Lot* without *Lane* access:	11.0 metres, or 13.5 metres for a *Lot* on a *Street* corner

   c. In *Lot Depth*:

(i)	for a *Lot* with *Lane* access	30.0 metres
(ii)	for a *Lot* without *Lane* access	27.0 metres

2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions

603.5 DENSITY

1. Not applicable.

603.6 LOT COVERAGE

1. All *Principal Buildings and Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 50%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

603.7 SETBACKS

1. Minimum *Setback*s for *Principal Buildings or Principal Structures* *shall* be not less than:

a. from a *Front Lot Line*:	3.0 metres, and the garage *shall* be *Setback* either 5.5 metres or recessed a minimum of 0.6 metres from the *Principal Building Face*, whichever is greater
b. from a *Rear Lot Line*	
(i) for a *Lot* with *Lane* access	11.0 metres, or
(ii) for a *Lot* without *Lane* access	6.0 metres
c. from an *Interior Side Lot Line*	1.2 metres
d. from an *Exterior Side Lot Line*	2.0 metres.

2. Minimum *Setback*s for *Accessory Buildings and Structures* *shall* be not less than:

a. from a *Front Lot Line*	11.0 metres
b. from a *Rear Lot Line*	0.5 metres
c. from an *Interior Side Lot Line*	0.5 metres provided that a minimum *Setback* of not less than 1.5 metres is maintained for the other interior *Side Yard*
d. from an *Exterior Side Lot Line*	2.0 metres
e. from a *Principal* *Use*	4.5 metres, measured from the face of any chimney, bay window, hutch or nook permitted elsewhere in this Bylaw.

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

603.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

603.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

603.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw

603.11 OTHER REQUIREMENTS

1. All *Residential Development* with a *Density* of more than 30 units per hectare (uph) *shall* be subject to the Maple Ridge Official Community Plan Bylaw No. 7060-2014 Intensive Residential Development Permit Area Guidelines.
2. Vehicular access for *Lot*s backing on a *Lane* *shall* be restricted to the *Lane*.

604 ZONE: R-4 SINGLE DETACHED (INFILL) URBAN RESIDENTIAL

604.1 PURPOSE

1. This *Zone* provides for *Single Detached Residential Use* for infill *Development* with a minimum *Lot Area* of 450.0 square metres.

604.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*.

604.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Bed and Breakfast*;
   b. *Boarding*;
   c. *Home Occupation*;
   d. *Secondary Suite Residential*; and
   e. *Temporary Residential*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

604.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	450.0 square metres
b.	in *Lot Width*	12.0 metres, or 13.5 metres for a *Lot* on a *Street* corner
c.	in *Lot Depth*	24.0 metres

2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions.

604.5 DENSITY

1. Not applicable.

604.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 40%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

604.7 SETBACKS

1. Minimum *Setback*s for *Principal Buildings or Principal Structures* *shall* be not less than:

a.	from a *Front Lot Line*	6.0 metres
b.	from a *Rear Lot Line*	6.0 metres

c. from an *Interior Side Lot Line* 1.5 metres

d. from an *Exterior Side Lot Line* 3.0 metres.

2. Minimum *Setback*s for *Accessory Buildings and Structures* *shall* be not less than:

a. from a *Front Lot Line* 6.0 metres

b. from a *Rear Lot Line* 1.0 metres

c. from an *Interior Side Lot Line* 1.0 metres

d. from an *Exterior Side Lot Line* 3.0 metres.

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

604.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 8.0 metres.
2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

604.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

604.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw.

604.11 OTHER REQUIREMENTS

1. Not applicable.

605 ZONE: RS-1 SINGLE DETACHED RESIDENTIAL

605.1 PURPOSE

1. This *Zone* provides for *Single Detached Residential Use*s with a minimum *Lot Area* of 668.0 square metres.

605.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*;
   b. *Agricultural*, subject to the Other Requirements Section of this *Zone*; and
   c. *Cannabis, Commercial Production*, subject to the Other Requirements Section of this *Zone*.

605.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Bed and Breakfast*;
   b. *Boarding*;
   c. *Detached Garden Suite Residential*;
   d. *Hobby Beekeeping*;
   e. *Home Occupation*;
   f. *Neighbourhood Daycare*;
   g. *Secondary Suite Residential*; and
   h. *Temporary Residential*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

605.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	668.0 square metres
b.	in *Lot Width*	18.0 metres
c.	in *Lot Depth*	27.0 metres.

2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions.

605.5 DENSITY

1. Not applicable.

605.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 40%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

605.7 SETBACKS

1. Minimum *Setback*s for *Principal Buildings or Principal Structures* *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	1.5 metres
d.	from an *Exterior Side Lot Line*	4.5 metres

   e. where a high-pressure gas right-of-way is located within any portion of the required *Setback* area from a *Rear Lot Line*, the *Setback* *shall* be not less than 5.0 metres from the right-of way for all *Lot*s created after October 31, 1986.

2. Minimum *Setback*s for *Accessory Buildings and Structures* *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	1.5 metres
c.	from an *Interior Side Lot Line*	1.5 metres
d.	from an *Exterior Side Lot Line*	3.0 metres
e.	from *Residential* *Use* *Building*s	1.5 metres

3. The minimum *Setback*s for *Building*s and *Structure*s for *Cannabis, Commercial Production* *shall* be not less than:

a.	from a *Front Lot Line*	60.0 metres
b.	from a *Rear Lot Line*	30.0 metres
c.	from an *Interior Side Lot Line*	30.0 metres
d.	from an *Exterior Side Lot Line*	60.0 metres
e.	from all wells	30.0 metres
f.	from *Residential* *Use* *Building*s	30.0 metres

4. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

605.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 8.0 metres.
2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.
3. *Building Height* for *Agricultural* *Use* and *Cannabis, Commercial Production* *Use* *shall* not exceed 15.0 metres.
4. Refer to Section 403 (Building Height) of this Bylaw.

605.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

605.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

2. Refer to Section 402 of this Bylaw.

605.11 OTHER REQUIREMENTS

1. An *Agricultural Use*, including the storage of fuel in tanks:
   a. *shall* not be permitted on a *Lot* of less than 0.4 hectares; and
   b. *shall* not be permitted on a *Lot* unless the *Lot* is within the Agricultural Land Reserve or is *Designated* as "Agricultural" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014.
2. For *Lot*s that are within the Agricultural Land Reserve and that are subject to the Agricultural Land Commission Act and its Regulations, the *Farm Home Plate* requirements *shall* apply in accordance with Section 402 (Farm Home Plate) of this Bylaw.
3. *Cannabis, Commercial Production Use shall* not be permitted unless the *Lot* is within the Agricultural Land Reserve.
4. *Cannabis, Commercial Production* requirements *shall* apply in accordance with Section 402 (Cannabis, Commercial Production) of this Bylaw.

606 ZONE: RS-1a SINGLE DETACHED (AMENITY) RESIDENTIAL

606.1 PURPOSE

1. This *Zone* provides for *Single Detached Residential Use* with a minimum *Lot Area* of 668.0 square metres and a *Finished Floor Area* of not less than 120.0 square metres.

606.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*.

606.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Bed and Breakfast*;
   b. *Boarding*;
   c. *Detached Garden Suite Residential*;
   d. *Hobby Beekeeping*;
   e. *Home Occupation*;
   f. *Neighbourhood Daycare*;
   g. *Secondary Suite Residential*; and
   h. *Temporary Residential*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

606.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	668.0 square metres
b.	in *Lot Width*	18.0 metres
c.	in *Lot Depth*	27.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

606.5 DENSITY

1. The *Single Detached Residential Use shall* have a *Finished Floor Area* of not less than 120.0 square metres.

606.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 40%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

606.7 SETBACKS

1. Minimum *Setback*s for *Principal Buildings or Principal Structures shall* be not less than:

a. from a *Front Lot Line* 7.5 metres

b. from a *Rear Lot Line* 7.5 metres

c. from an *Interior Side Lot Line* 1.5 metres

d. from an *Exterior Side Lot Line* 4.5 metres

e. where a high-pressure gas right-of-way is located within any portion of the required *Setback* area from a *Rear Lot Line*, the *Setback* *shall* be not less than 5 metres from the right-of way for all *Lot*s created after October 31, 1986.

2. Minimum *Setback*s for *Accessory Buildings and Structures* *shall* be not less than:

a. from a *Front Lot Line* 7.5 metres

b. from a *Rear Lot Line* 1.5 metres

c. from an *Interior Side Lot Line* 1.5 metres

d. from an *Exterior Side Lot Line* 3.0 metres

e. from *Residential* *Use* *Building*s 1.5 metres

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

606.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

606.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

606.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw.

606.11 OTHER REQUIREMENTS

1. Not applicable.

607 ZONE: RS-1b SINGLE DETACHED (MEDIUM DENSITY) RESIDENTIAL

607.1 PURPOSE

1. This *Zone* provides for medium *Density* *Single Detached Residential* *Use*s with a minimum *Lot Area* of 557.0 square metres.
2. This *Zone* is subject to the Albion Area *Density Bonus* *Amenity Contribution* option which provides for a *Density* that is consistent with the R-1 *Zone* for *Lot*s located within the Albion Area Plan. Refer to Section 402 (Density Bonus for Albion Area) of this Bylaw.

607.2 PRINCIPAL USES

1. The following *Principal* *Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*.

607.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory* *Use*s to one of the permitted *Principal* *Use*s in this *Zone*:
   a. *Bed and Breakfast*;
   b. *Boarding*;
   c. *Detached Garden Suite Residential*
   d. *Hobby Beekeeping*;
   e. *Home Occupation*;
   f. *Neighbourhood Daycare*;
   g. *Secondary Suite Residential*; and
   h. *Temporary Residential*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

607.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	557.0 square metres
b.	in *Lot Width*	15.0 metres
c.	in *Lot Depth*	27.0 metres.

2. Minimum *Lot Area* and dimensions, subject to the Albion Area *Density Bonus* *Amenity Contribution* option *shall* be not less than:

a.	in *Lot Area*	371.0 square metres
b.	in *Lot Width*	12.0 metres, or 13.5 metres for a *Lot* on a *Street* corner.
c.	in *Lot Depth*	24.0 metres

3. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions.

607.5 DENSITY

1. Not applicable.

607.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 40%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

607.7 SETBACKS

1. Minimum *Setback*s for *Principal Buildings or Principal Structures* *shall* be not less than:
   a. from a *Front Lot Line* 6.0 metres
   b. from a *Rear Lot Line* 6.0 metres
   c. from an *Interior Side Lot Line* 1.5 metres
   d. from an *Exterior Side Lot Line* 3.0 metres.
   e. where a high-pressure gas right-of-way is located within any portion of the required *Setback* area from a *Rear Lot Line*, the *Setback* *shall* be not less than 5.0 metres from the right-of way for all *Lot*s created after October 31, 1986.
2. Minimum *Setback*s for *Accessory Buildings and Structures* *shall* be not less than:
   a. from a *Front Lot Line* 6.0 metres
   b. from a *Rear Lot Line* 1.5 metres
   c. from an *Interior Side Lot Line* 1.5 metres
   d. from an *Exterior Side Lot Line* 3.0 metres
   e. from *Residential Use Building*s 1.5 metres
3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

607.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

607.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

607.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw.

607.11 OTHER REQUIREMENTS

1. This *Zone* is subject to the Albion Area *Density Bonus* *Amenity Contribution* option which provides for a *Density Bonus* that is consistent with the R-1 *Zone* for *Lot*s located within the Albion Area Plan:

   a. the *Zone* requirements consistent with the R-1 *Zone* will apply and will supersede the *Zone* requirements of the RS-1b *Zone* for each *Lot* that is less than 557.0 square metres in *Lot Area*; and

   b. refer to Section 402 (Density Bonus for Albion Area) of this Bylaw.

608 ZONE: RS-1c SINGLE DETACHED (LOW DENSITY) RESIDENTIAL

608.1 PURPOSE

1. This *Zone* provides for low *Density* *Single Detached Residential* and *Two-Unit Residential* *Use*s with a minimum *Lot Area* of 1,200.00 square metres.

608.2 PRINCIPAL USES

1. The following *Principal* *Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*; and
   b. *Two-Unit Residential*.

608.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory* *Use*s to one of the permitted *Principal* *Use*s in this *Zone*:
   a. *Bed and Breakfast*;
   b. *Boarding*;
   c. *Detached Garden Suite Residential*;
   d. *Hobby Beekeeping*;
   e. *Home Occupation*;
   f. *Neighbourhood Daycare*;
   g. *Secondary Suite Residential*; and
   h. *Temporary Residential*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

608.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	1,200.0 square metres
b.	in *Lot Width*	24.0 metres
c.	in *Lot Depth*	36.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

608.5 DENSITY

1. Not applicable.

608.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together for *Single Detached Residential* *Use* *shall* not exceed a *Lot Coverage* of 25%.
2. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together for *Two-Unit Residential* *Use* *shall* not exceed a *Lot Coverage* of 35%.
3. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

608.7 SETBACKS

1. Minimum *Setback*s *Principal Buildings or Principal Structures* *shall* be not less than:
   a. from a *Front Lot Line* 9.0 metres
   b. from a *Rear Lot Line* 9.0 metres
   c. from an *Interior Side Lot Line* 2.5 metres
   d. from an *Exterior Side Lot Line* 9.0 metres
   e. where a high-pressure gas right-of-way is located within any portion of the required *Setback* area from a *Rear Lot Line*, the *Setback* *shall* be not less than 5.0 metres from the right-of way for all *Lot*s created after October 31, 1986.
2. Minimum *Setback*s for *Accessory Buildings and Structures* *shall* be not less than:
   a. from a *Front Lot Line* 9.0 metres
   b. from a *Rear Lot Line* 1.5 metres
   c. from an *Interior Side Lot Line* 1.5 metres
   d. from an *Exterior Side Lot Line* 3.0 metres
   e. from *Residential Use Building*s 1.5 metres
3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

608.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

608.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

608.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw.

608.11 OTHER REQUIREMENTS

1. Two *Two-Unit Residential* *Dwelling Unit*s *shall* be contained within one *Structure* sharing a common roof and the *Dwelling Unit*s *shall* either:
   a. share a common wall or walls for a minimum length of 15% of the total perimeter dimension of the *Structure*; or
   b. be situated one above the other.

609 ZONE: RS-1d SINGLE DETACHED (HALF ACRE) RESIDENTIAL

609.1 PURPOSE

1. This *Zone* provides for *Single Detached Residential* and *Two-Unit Residential Use*s on *Lot*s with a minimum *Lot Area* of 2,000.0 square metres within the urban area boundary that may have community water service, but which may not be connected to the *Community Sanitary Sewer System*.
2. This *Zone* is subject to the Albion Area *Density Bonus Amenity Contribution* option which provides for a *Density* that is consistent with the RS-1b *Zone* for *Lot*s located within the Albion Area Plan. Refer to Section 402 (Density Bonus for Albion Area) of this Bylaw.

609.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*; and
   b. *Two-Unit Residential*.

609.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Bed and Breakfast* in *Single Detached Residential* only;
   b. *Boarding*;
   c. *Detached Garden Suite Residential*;
   d. *Hobby Beekeeping*;
   e. *Home Occupation*;
   f. *Neighbourhood Daycare*;
   g. *Secondary Suite Residential*; and
   h. *Temporary Residential*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

609.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	2000.0 square metres
b.	in *Lot Width*	30.0 metres
c.	in *Lot Depth*	40.0 metres.

2. Minimum *Lot Area* and dimensions, subject to the Albion Area *Density Bonus Amenity Contribution* option *shall* be not less than:

a.	in *Lot Area*	557.0 square metres
b.	in *Lot Width*	15.0 metres
c.	in *Lot Depth*	27.0 metres.

3. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions

609.5 DENSITY

1. Not applicable.

609.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together for *Single Detached Residential Use*s *shall* not exceed a *Lot Coverage* 15%.
2. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together for *Two-Unit Residential Use*s *shall* not exceed a *Lot Coverage* 25%.
3. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

609.7 SETBACKS

1. Minimum *Setback*s for *Principal Buildings or Principal Structures* *shall* be not less than:
   a. from a *Front Lot Line* 9.0 metres
   b. from a *Rear Lot Line* 9.0 metres
   c. from an *Interior Side Lot Line* 2.5 metres
   d. from an *Exterior Side Lot Line* 9.0 metres
   e. where a high-pressure gas right-of-way is located within any portion of the required *Setback* area from a *Rear Lot Line*, the *Setback* *shall* be not less than 5.0 metres from the right-of way for all *Lot*s created after October 31, 1986.
2. Minimum *Setback*s for *Accessory Buildings and Structures* *shall* be not less than:
   a. from a *Front Lot Line* 3.0 metres
   b. from a *Rear Lot Line* 1.5 metres
   c. from an *Interior Side Lot Line* 1.5 metres
   d. from an *Exterior Side Lot Line* 3.0 metres
   e. from *Residential Use Building*s 1.5 metres
3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

609.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

609.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

609.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw.

609.11 OTHER REQUIREMENTS

1. This *Zone* is subject to the Albion Area *Density Bonus* *Amenity Contribution* option which provides for a *Density Bonus* that is consistent with the RS-1b *Zone* for *Lot*s located within the Albion Area Plan:
   a. the *Zone* requirements consistent with the RS-1b *Zone* will apply and will supersede the *Zone* requirements of the RS-1d *Zone* for each *Lot* that is less than 2,000.00 square metres in *Lot Area*.
   b. refer to Section 402 (Density Bonus for Albion Area) of this Bylaw.
2. Two *Two-Unit Residential* *Dwelling Unit*s *shall* be contained within one *Structure* sharing a common roof and the *Dwelling Unit*s *shall* either:
   a. share a common wall or walls for a minimum length of 15% of the total perimeter dimension of the *Structure*; or
   b. be situated one above the other.

610 ZONE: RS-2 SINGLE DETACHED SUBURBAN RESIDENTIAL

610.1 PURPOSE

1. This *Zone* provides for *Agricultural* and suburban *Single Detached Residential Use*s with a minimum *Lot Area* of 0.4 hectares in areas located outside of the urban area boundary that may be connected to the *Community Water System* but which may not be connected to the *Community Sanitary Sewer System*.

610.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*;
   b. *Agricultural*, subject to the Other Requirements Section of this *Zone*; and
   c. *Cannabis, Commercial Production*, subject to the Other Requirements Section of this *Zone*.

610.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Bed and Breakfast*;
   b. *Boarding*;
   c. *Detached Garden Suite Residential*;
   d. *Hobby Beekeeping*;
   e. *Home Occupation*;
   f. *Neighbourhood Daycare*;
   g. *Produce Sales*;
   h. *Secondary Suite Residential*; and
   i. *Temporary Residential*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

610.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	0.4 hectares
b.	in *Lot Width*	36.0 metres
c.	in *Lot Depth*	60.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

610.5 DENSITY

1. Not applicable.

610.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 40%.

2. All *Building*s and *Structure*s for *Agricultural Use shall* not exceed a *Lot Coverage* of 10%, except for greenhouse *Structure*s that *shall* not exceed a *Lot Coverage* of 20%.
3. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

610.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s for *Single Detached Residential shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	1.5 metres, and the sum of the interior *Side Setback*s *shall* be not less than 3.5 metres
d.	from an *Exterior Side Lot Line*	4.5 metres

   e. where a high-pressure gas right-of-way is located within any portion of the required *Setback* area from a *Rear Lot Line*, the *Setback shall* be not less than 5.0 metres from the right-of way for all *Lot*s created after October 31, 1986.

2. Minimum *Setback*s for *Building*s and *Structure*s for *Agricultural Use shall* be not less than:

a.	from a *Front Lot Line*	30.0 metres
b.	from a *Rear Lot Line*	30.0 metres
c.	from an *Interior Side Lot Line*	7.5 metres
d.	from an *Exterior Side Lot Line*	30.0 metres
e.	from all wells	30.0 metres
f.	from *Residential Use Building*s	15.0 metres

3. Minimum *Setback*s *Building*s and *Structure*s for greenhouse *Use shall* be not less than:

a.	from a *Front Lot Line*	15.0 metres
b.	from a *Rear Lot Line*	15.0 metres
c.	from an *Interior Side Lot Line*	7.5 metres
d.	from an *Exterior Side Lot Line*	7.5 metres
e.	from all wells	30.0 metres
f.	from *Residential Use Building*s	15.0 metres

4. The minimum *Setback*s for *Building*s and *Structure*s for *Cannabis, Commercial Production shall* be not less than:

a.	from a *Front Lot Line*	60.0 metres
b.	from a *Rear Lot Line*	30.0 metres
c.	from an *Interior Side Lot Line*	30.0 metres
d.	from an *Exterior Side Lot Line*	60.0 metres
e.	from all wells	30.0 metres
f.	from *Residential Use Building*s	30.0 metres

5. Minimum *Setback*s for *Accessory Buildings and Structures* *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	1.5 metres
c.	from an *Interior Side Lot Line*	1.5 metres
d.	from an *Exterior Side Lot Line*	3.0 metres
e.	from *Residential Use Building*s	1.5 metres

6. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

610.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 6.0 metres.
3. *Building Height* for *Agricultural Use* and *Cannabis, Commercial Production Use* *shall* not exceed 15.0 metres.
4. Refer to Section 403 (Building Height) of this Bylaw.

610.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

610.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw.

610.11 OTHER REQUIREMENTS

1. An *Agricultural Use*, including the storage of fuel in tanks:
   a. *shall* not be permitted on a *Lot* of less than 0.4 hectares; and
   b. *shall* not be permitted unless the *Lot* is within the Agricultural Land Reserve or is *Designated* as "Agricultural" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014.
2. For *Lot*s that are within the Agricultural Land Reserve and that are subject to the Agricultural Land Commission Act and its Regulations, the *Farm Home Plate* requirements *shall* apply in accordance with Section 402 (Farm Home Plate) of this Bylaw.
3. *Cannabis, Commercial Production Use* *shall* not be permitted unless the *Lot* is within the Agricultural Land Reserve.
4. *Cannabis, Commercial Production* requirements *shall* apply in accordance with Section 402 (Cannabis, Commercial Production) of this Bylaw.
5. A *Density Bonus* is permitted on the *Lot*s or tracts of land and premises known and described as:
   a. Lot 1 Except: Firstly: Part on Plan 7806, Secondly: Part subdivided by Plan 38973 Section 28 Township 12 New Westminster District Plan 1105; 23598 Dogwood Avenue; and

b. Parcel One (Exp. Plan 8154) of Parcel "B" (Reference Plan 8155) of the Southeast Quarter of Section 28 Township 12 New Westminster District; 23627 Dogwood Avenue,

provided that:

(i) the owner *shall* dedicate *Park* land for the purpose of tree preservation, exclusive of Environmentally Sensitive Area lands and *Park* dedication required by British Columbia Local Government Act Section 941-Provision of Park Land;

(ii) the owner *shall* dedicate as *Park* land at least 7,759.0 square metres in any subdivision containing one or more *Lot*s with an area of less than 0.4 hectares, as a condition of subdivision approval by the Approving Officer, such area to be acceptable to the Approving Officer for the purpose of preserving mature trees on the *Parent Parcel*.

(iii) the maximum *Density Bonus* is:

(a) minimum *Lot Area* of 1,200.0 square metres;

(b) minimum *Lot Width* of 24.0 metres;

(c) minimum *Lot Depth* of 36.0 metres; and

(iv) *Zone* requirements for the RS-1c *Zone* *shall* apply and supersede the *Zone* requirements for the RS-2 *Zone* for any subdivision approved for the above described *Lot*s or tracts of land.

611 ZONE: RS-3 SINGLE DETACHED RURAL RESIDENTIAL

611.1 PURPOSE

1. This *Zone* provides for *Agricultural* and rural *Single Detached Residential Use*s on *Lot*s with a minimum *Lot Area* of 0.8 hectares located outside of the urban area boundary that may not be connected to the *Community Water System* or the *Community Sanitary Sewer System*.

611.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*;
   b. *Agricultural*, subject to the Other Requirements Section of this *Zone*; and
   c. *Cannabis, Commercial Production*, subject to the Other Requirements Section of this *Zone*.

611.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Agricultural Employee Residential*;
   b. *Bed and Breakfast*;
   c. *Boarding*;
   d. *Campground*;
   e. *Detached Garden Suite Residential*;
   f. *Hobby Beekeeping*;
   g. *Home Occupation*;
   h. *Neighbourhood Daycare*;
   i. *Produce Sales*;
   j. *Rental Stable*;
   k. *Secondary Suite Residential*; and
   l. *Temporary Residential*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

611.4 LOT AREA and DIMENSIONS

1. Where a *Community Water System* is available the minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	0.8 hectares
b.	in *Lot Width*	60.0 metres
c.	in *Lot Depth*	75.0 metres.

2. Where a *Community Water System* is not available the minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	2.0 hectares
b.	in *Lot Width*	60.0 metres
c.	in *Lot Depth*	75.0 metres.

3. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

611.5 DENSITY

1. Not applicable.

611.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 40%.
2. All *Building*s and *Structure*s for *Agricultural Use shall* not exceed a *Lot Coverage* of 10%, except for greenhouse *Structure*s that *shall* not exceed a *Lot Coverage* of 20%.
3. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

611.7 SETBACKS

1. The minimum *Setback*s for *Building*s and *Structure*s for *Single Detached Residential shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	1.5 metres, and the sum of the interior *Side Setback*s *shall* be not less than 3.5 metres
d.	from an *Exterior Side Lot Line*	4.5 metres

   e. where a high-pressure gas right-of-way is located within any portion of the required *Setback* area from a *Rear Lot Line*, the *Setback shall* be not less than 5.0 metres from the right-of way for all *Lot*s created after October 31, 1986.

2. The minimum *Setback*s for *Building*s and *Structure*s for *Agricultural Use shall* be not less than:

a.	from a *Front Lot Line*	30.0 metres
b.	from a *Rear Lot Line*	30.0 metres
c.	from an *Interior Side Lot Line*	7.5 metres
d.	from an *Exterior Side Lot Line*	30.0 metres
e.	from all wells	30.0 metres
f.	from *Residential Use Building*s	15.0 metres

3. The minimum *Setback*s for *Building*s and *Structure*s for greenhouse *Use shall* be not less than:

a.	from a *Front Lot Line*	15.0 metres
b.	from a *Rear Lot Line*	15.0 metres
c.	from an *Interior Side Lot Line*	7.5 metres
d.	from an *Exterior Side Lot Line*	7.5 metres
e.	from all wells	30.0 metres
f.	from *Residential Use Building*s	15.0 metres

4. The minimum *Setback*s for *Building*s and *Structure*s for *Cannabis, Commercial Production* *shall* be not less than:

a.	from a *Front Lot Line*	60.0 metres
b.	from a *Rear Lot Line*	30.0 metres
c.	from an *Interior Side Lot Line*	30.0 metres
d.	from an *Exterior Side Lot Line*	60.0 metres
e.	from all wells	30.0 metres
f.	from *Residential Use Building*s	30.0 metres

5. The minimum *Setback*s for *Accessory Buildings and Structures* *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	1.5 metres
c.	from an *Interior Side Lot Line*	1.5 metres
d.	from an *Exterior Side Lot Line*	3.0 metres.
e.	from *Residential Use Building*s	1.5 metres

6. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

611.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 6.0 metres.
3. *Building Height* for *Agricultural Use* and *Cannabis, Commercial Production Use* *shall* not exceed 15.0 metres.
4. Refer to Section 403 (Building Height) of this Bylaw.

611.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

611.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw.

611.11 OTHER REQUIREMENTS

1. An *Agricultural Use*, including the storage of fuel in tanks:
   a. *shall* not be permitted on a *Lot* of less than 0.4 hectares; and
   b. *shall* not be permitted unless the *Lot* is *Designated* as "Agricultural" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014.
2. For *Lot*s that are within the Agricultural Land Reserve and that are subject to the Agricultural Land Commission Act and its Regulations, the *Farm Home Plate* requirements *shall* apply in accordance with Section 402 of this Bylaw.

3. *Cannabis, Commercial Production* *Use* *shall* not be permitted unless the *Lot* is within the Agricultural Land Reserve
4. *Cannabis, Commercial Production* requirements *shall* apply in accordance with Section 402 (Cannabis, Commercial Production) of this Bylaw.

612 ZONE: RST STREET TOWNHOUSE RESIDENTIAL

612.1 PURPOSE

1. This *Zone* provides for an attached *Street Townhouse Residential Use* on individual fee simple *Lot*s which are *Designated* as "Eco-Cluster" within the Silver Valley Area Plan of Maple Ridge Official Community Plan Bylaw No. 7060-2014.

612.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Street Townhouse Residential*, with a maximum of four (4) *Street Townhouse Residential* units attached.

612.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Boarding*; and
   b. *Home Occupation*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

612.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:
   a. in *Lot Area*:

(i)	end unit *Lot*	234.0 square metres
(ii)	exterior end unit *Lot*	273.0 square metres
(iii)	interior unit *Lot*	195.0 square metres

   b. in *Lot Width*:

(i)	end unit *Lot*	9.0 metres
(ii)	exterior end unit *Lot*	10.5 metres
(iii)	interior unit *Lot*	7.5 metres

   c. in *Lot Depth*:

(i)	for *Lot*s with *Lane* access	30.0 metres
(ii)	for *Lot*s without *Lane* access	27.0 metres

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

612.5 DENSITY

1. The *Gross Floor Area* of a *Dwelling Unit shall* not exceed 223.0 square metres, excluding *Basement* and garage floor areas.
2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

612.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of:
   a. 55% of the area of an end unit *Lot*
   b. 45% of the area of an exterior end unit *Lot*
   c. 65% of the area of an interior unit *Lot*
2. All *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 3% of each *Lot*, which *shall* form part of the total maximums identified above.
3. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

612.7 SETBACKS

1. Minimum *Setback*s for *Principal Buildings or Principal Structures* *shall* be not less than:

a. from a *Front Lot Line*	4.0 metres; and the garage *shall* be *Setback* 5.5 metres or recessed a minimum of 0.6 metres from the *Principal Building Face*, whichever is less
b. from a *Rear Lot Line*	
(i) for a *Lot* with *Lane* access	14.0 metres; or
(ii) for a *Lot* without *Lane* access	8.0 metres; or 6.0 metres where the *Rear Lot Line* abuts a greenbelt that is dedicated as Conservation or Park.
c. from an *Interior Side Lot Line*	1.5 metres; or 0.0 metres where the full length of the interior side wall *shall* be adjoined to the full length of the interior side wall of an adjacent *Principal Building*, and the *Lot Line shall* run equal distant through the attached interior walls.
d. from an *Exterior Side Lot Line*	3.0 metres

2. Minimum *Setback*s for *Accessory Buildings and Structures* *shall* be not less than:

a. from a *Rear Lot Line*	0.5 metres; or 1.5 metres for a garage
b. from an *Interior Side Lot Line*	1.5 metres; or 0.0 metres where the full length of the interior side wall of a garage *shall* be adjoined to the full length of the interior side wall of an adjacent garage, and the

	Lot Line *shall* run equal distant through the attached interior walls.
c. from an *Exterior Side Lot Line*	3.0 metres.

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

612.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

612.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

612.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw.

612.11 OTHER REQUIREMENTS

1. Not more than four (4) *Street Townhouse Residential* units *shall* be attached.
2. Vehicular access for *Lot*s backing on a *Lane* *shall* be restricted to the *Lane*.
3. All required *Off-Street Parking* areas *shall* be *Concealed Parking*.
4. No *Dwelling Unit* *shall* be located above any other *Dwelling Unit*.
5. On a *Lot* with rear *Lane* access:
   a. each *Lot* *shall* have useable *Rear Yard* *Private Outdoor Area* with minimum dimensions of 6.5 metres by 7.5 metres that is defined by *Fence*s and *Landscaping*.
   b. *Accessory Building*s larger than 5.0 square metres *shall* not be permitted in the *Rear Yard* *Private Outdoor Area*.
   c. a minimum 1.5 metres wide walkway *shall* be maintained along the length of the garage to the rear *Lane*. This walkway does not make up any part of the *Private Outdoor Area* regulation.
6. All *Accessory Buildings and Structures* *shall* be located in the *Rear Yard*.

613 ZONE: RST-SV STREET TOWNHOUSE RESIDENTIAL - SILVER VALLEY

613.1 PURPOSE

1. This *Zone* provides for an attached *Street Townhouse Residential Use* on individual fee simple *Lot*s which are not *Designated* as "Eco-Cluster" within the Silver Valley Area Plan of Maple Ridge Official Community Plan Bylaw No. 7060-2014.

613.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Street Townhouse Residential*, with a maximum of six (6) *Street Townhouse Residential* units attached.

613.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Boarding*; and
   b. *Home Occupation*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

613.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:
   a. in *Lot Area*:
      (i) for *Lot*s with *Lane* access

(a) end unit *Lot*	252.0 square metres
(b) exterior end unit *Lot*	315.0 square metres
(c) interior unit *Lot*	225.0 square metres.

      (ii) for *Lot*s without *Lane* access:

(a) end unit *Lot*	235.0 square metres
(b) exterior end unit *Lot*	283.0 square metres
(c) interior unit *Lot*	202.0 square metres.

   b. in *Lot Width*:

(i) end unit *Lot*	8.7 metres
(ii) exterior end unit *Lot*	10.5 metres
(iii) interior unit *Lot*	7.5 metres.

   c. in *Lot Depth*:

(i) for *Lot*s with *Lane* access	30.0 metres
(ii) for *Lot*s without *Lane* access	27.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

613.5 DENSITY

1. The *Gross Floor Area* of a *Dwelling Unit* *shall* not exceed 223.0 square metres *Gross Floor Area*, excluding *Basement* and garage floor area.
2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

613.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of:
   a. 55% of the area of an end unit *Lot*
   b. 45% of the area of an exterior end unit *Lot*
   c. 65% of the area of an interior unit *Lot*
2. All *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 3% of each lot, which *shall* form part of the total maximums identified above.
3. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

613.7 SETBACKS

1. Minimum *Setback*s for *Principal Buildings or Principal Structures* *shall* be not less than:

a. from a *Front Lot Line*	4.0 metres; and the garage *shall* be *Setback* 5.5 metres or recessed a minimum of 0.6 metres from the *Principal Building Face*, whichever is less
b. from a *Rear Lot Line*	
(i) for a *Lot* with *Lane* access	14.0 metres
(ii) for a *Lot* with no *Lane* access	6.0 metres
c. from an *Interior Side Lot Line*	1.2 metres; or 0.0 metres where the full length of the interior side wall *shall* be adjoined to the full length of the interior side wall of an adjacent *Principal Building*, and the *Lot Line shall* run equal distant through the attached interior walls
d. from an *Exterior Side Lot Line*	3.0 metres.

2. Minimum *Setback*s for *Accessory Buildings and Structures* *shall* be not less than:

a. from a *Rear Lot Line*	0.5 metres; or 1.5 metres for a garage
b. from an *Interior Side Lot Line*	1.2 metres; or 0.0 metres where the full length of the interior side wall of a garage *shall* be adjoined to the full

	interior	length of the interior side wall of an adjacent garage and the *Lot Line* *shall* run equal distant through the attached walls
c.	from an *Exterior Side Lot Line*	3.0 metres

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

613.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

613.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

613.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw.

613.11 OTHER REQUIREMENTS

1. Not more than six (6) *Street Townhouse Residential* units *shall* be attached.
2. Vehicular access for *Lot*s backing on a *Lane* will be restricted to the *Lane*.
3. All required *Off-Street Parking* areas *shall* be *Concealed Parking*.
4. No *Dwelling Unit* *shall* be located above any other *Dwelling Unit*.
5. On a *Lot* with rear *Lane* access:
   a. each *Lot* *shall* have useable *Rear Yard* *Private Outdoor Area* with minimum dimensions of 6.0 metres by 7.5 metres that is defined by *Fence*s and *Landscaping*.
   b. *Accessory Building*s larger than 5.0 square metres *shall* not be permitted in the *Rear Yard* *Private Outdoor Area*.
   c. a minimum 1.2 metres wide walkway *shall* be maintained along the length of the garage to the rear *Lane*. This walkway does not make up any part of the *Private Outdoor Area* regulation.
6. All *Accessory Buildings and Structures* *shall* be located in the *Rear Yard*.

614 ZONE: SRS SPECIAL URBAN RESIDENTIAL

614.1 PURPOSE

1. This *Zone* provides for *Single Detached Residential Use*s with a minimum *Lot Area* of 837.0 square metres.

614.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*.

614.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to the permitted *Principal Use* in this *Zone*:
   a. *Bed and Breakfast*;
   b. *Boarding*;
   c. *Detached Garden Suite Residential*
   d. *Hobby Beekeeping*;
   e. *Home Occupation*;
   f. *Secondary Suite Residential*; and
   g. *Temporary Residential*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

614.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	837.0 square metres
b.	in *Lot Width*	18.0 metres
c.	in *Lot Depth*	27.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

614.5 DENSITY

1. Not applicable.

614.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 40%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

614.7 SETBACKS

1. Minimum *Setback*s for *Principal Buildings or Principal Structures* *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	10.0 metres
c.	from an *Interior Side Lot Line*	2.0 metres

d. from *Exterior Side Lot Line* 4.5 metres

e. where a high-pressure gas right-of-way is located within any portion of the required *Setback* area from a *Rear Lot Line*, the *Setback* *shall* be not less than 5.0 metres from the right-of way for all *Lot*s created after October 31, 1986.

2. Minimum *Setback*s for *Accessory Buildings and Structures* *shall* be not less than:

a. from a *Front Lot Line* 7.5 metres

b. from a *Rear Lot Line* 1.5 metres

c. from an *Interior Side Lot Line* 1.5 metres

d. from an *Exterior Side Lot Line* 4.5 metres

e. from *Residential* *Use* *Building*s 1.5 metres.

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

614.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

614.9 LANDSCAPING AND SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

614.10 PARKING AND LOADING

1. *Off-Street Parking*, and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw.

614.11 OTHER REQUIREMENTS

1. Not applicable.

615 ZONE: RT-1 TWO-UNIT URBAN RESIDENTIAL

615.1 PURPOSE

1. This *Zone* provides for *Single Detached Residential* and *Two-Unit Residential Use*s with a minimum *Lot Area* of 750.0 square metres, or 557.0 square metres within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw.

615.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*; and
   b. *Two-Unit Residential*.

615.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Boarding*;
   b. *Hobby Beekeeping*;
   c. *Home Occupation*;
   d. *Neighbourhood Daycare*, limited to *Single Detached Residential*; and
   e. *Temporary Residential*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

615.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	750.0 square metres
b.	in *Lot Width*	20.0 metres
c.	in *Lot Depth*	27.0 metres.

2. For lots located within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, which are either a corner *Lot* or provided with *Lane* access, the minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	557.0 square metres
b.	in *Lot Width*	20.0 metres
c.	in *Lot Depth*	27.0 metres.

3. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

615.5 DENSITY

1. Not applicable.

615.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 40%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

615.7 SETBACKS

1. Minimum *Setback*s for *Principal Buildings or Principal Structures* located on *Lot*s within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, *shall* be not less than:

a.	from a *Front Lot Line*	5.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	1.5 metres, and the sum of the two interior *Side Setback*s *shall* be not less than 3.5 metres
d.	from an *Exterior Side Lot Line*	4.5 metres

   e. where a high-pressure gas right-of-way is located within any portion of the required *Setback* area from a *Rear Lot Line*, the *Setback* *shall* be not less than 5.0 metres from the right-of way for all *Lot*s created after October 31, 1986.

2. Minimum *Setback*s for *Principal Buildings or Principal Structures* located on *Lot*s outside the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	1.5 metres, and the sum of the interior *Side Setback*s *shall* be not less than 3.5 metres
d.	from an *Exterior Side Lot Line*	4.5 metres

   e. where a high-pressure gas right-of-way is located within any portion of the required *Setback* area from a *Rear Lot Line*, the *Setback* *shall* be not less than 5.0 metres from the right-of way for all *Lot*s created after October 31, 1986.

3. Minimum *Setback*s for *Accessory Buildings and Structures* *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Front Lot Line* in the Town Centre Area	5.5 metres
c.	from a *Rear Lot Line*	1.5 metres
d.	from an *Interior Side Lot Line*	1.5 metres
e.	from an *Exterior Side Lot Line*	3.0 metres
f.	from *Residential Use Building*s	1.5 metres.

4. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

615.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

615.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

615.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw.

615.11 OTHER REQUIREMENTS

1. Two *Two-Unit Residential* *Dwelling Unit*s *shall* be contained within one *Structure* sharing a common roof and the *Dwelling Unit*s *shall* either:
   a. share a common wall or walls for a minimum length of 15% of the total perimeter dimension of the *Structure*; or
   b. be situated one above the other.

616 ZONE: RT-2 GROUND-ORIENTED RESIDENTIAL INFILL

616.1 PURPOSE

1. This *Zone* provides for infill ground-oriented *Residential* development as *Courtyard Residential*, *Fourplex Residential* and *Courtyard Residential Use*s.

616.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Courtyard Residential*.
   b. *Fourplex Residential*; and
   c. *Triplex Residential*;

616.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Boarding*; and
   b. *Home Occupation*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

616.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions for *Triplex Residential* *shall* be not less than:

a.	in *Lot Area*	800.0 square metres
b.	in *Lot Width*	20.0 metres
c.	in *Lot Depth*	27.0 metres

2. Minimum *Lot Area* and dimensions for *Triplex Residential* for *Lot*s within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, *shall* be not less than:

a.	in *Lot Area*	700.0 square metres
b.	in *Lot Width*	20.0 metres
c.	in *Lot Depth*	27.0 metres

3. Minimum *Lot Area* and dimensions for *Fourplex Residential* *shall* be not less than:

a.	in *Lot Area*	850.0 square metres
b.	in *Lot Width*	22.0 metres
c.	in *Lot Depth*	30.0 metres

4. Minimum *Lot Area* and dimensions for *Fourplex Residential* for *Lot*s within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, *shall* be not less than:

a.	in *Lot Area*	800.0 square metres
b.	in *Lot Width*	22.0 metres
c.	in *Lot Depth*	30.0 metres

5. Minimum *Lot Area* and dimensions for *Courtyard Residential* *shall* be not less than:

a.	in *Lot Area*	950.0 square metres

b. in *Lot Width* 25.0 metres

c. in *Lot Depth* 35.0 metres

6. Minimum *Lot Area* and dimensions for *Courtyard Residential* for *Lot*s within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, *shall* be not less than:

   a. in *Lot Area* 900.0 square metres

   b. in *Lot Width* 25.0 metres

   c. in *Lot Depth* 35.0 metres

7. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

616.5 DENSITY

1. *Floor Space Ratio* *shall* not exceed 0.75 times the *Lot Area*.
2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

616.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 45%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

616.7 SETBACKS

1. Minimum *Setback*s for *Principal Buildings or Principal Structures* *shall* be not less than:

   a. from a *Front Lot Line* for *Triplex Residential* 7.5 metres

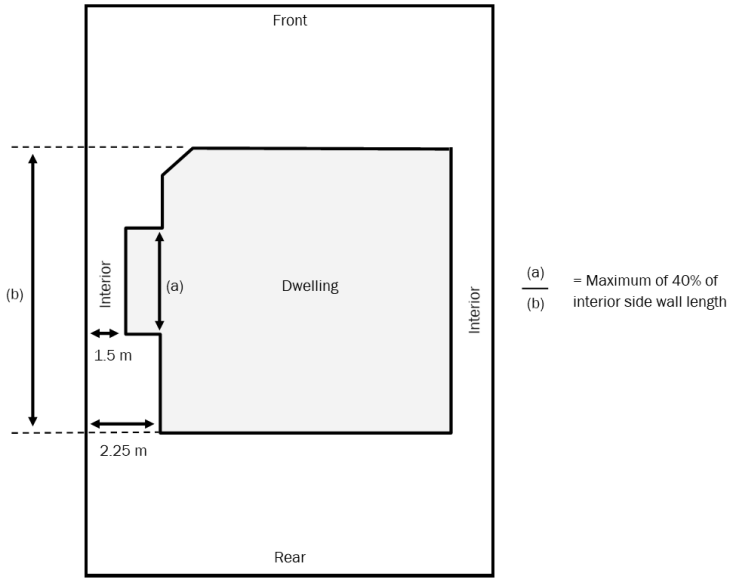
   b. from a *Front Lot Line* for *Fourplex Residential* or *Courtyard Residential* 6.0 metres

   c. from a *Rear Lot Line* 7.5 metres

   d. from an *Interior Side Lot Line* 2.25 metres, except up to 40% of the total horizontal length of the wall *shall* be not less than 1.5 metres

   e. from an *Exterior Side Lot Line* 4.5 metres

RT-2 Zone
Interior Side Setback



2. Minimum *Setback*s for *Principal Buildings or Principal Structures* located on *Lot*s within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, *shall* be not less than:

a.	from a *Front Lot Line*	5.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	2.25 metres, except up to 40% of the total horizontal length of the wall *shall* be not less than 1.5 metres
d.	from an *Exterior Side Lot Line*	4.5 metres

3. Minimum *Setback*s for *Accessory Buildings and Structures* *shall* be not less than:

a.	from a *Front Lot Line*	3.0 metres
b.	from a *Rear Lot Line*	1.5 metres
c.	from an *Interior Side Lot Line*	1.5 metres
d.	from an *Exterior Side Lot Line*	3.0 metres
e.	from *Residential Use Building*s	1.5 metres.

4. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

616.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 8.0 metres.
2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

616.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

616.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw.

616.11 OTHER REQUIREMENTS

1. *Private Outdoor Area*s *shall* be provided for each *Dwelling Unit* based on the following ratio:
   a. 45.0 square metres for each *Dwelling Unit* with 3 or more bedrooms; and
   b. 30.0 square metres for each *Dwelling Unit* with less than 3 bedrooms.
2. For *Courtyard Residential*, the *courtyard* space *shall* be common to all *Dwelling Unit*s and *shall*:
   a. be not less than 7.0 metres in width;
   b. be *Landscape*d, including:
      (i) a variation in type and scale of areas with large perennials, shrubs and trees, and not only lawn areas; and
      (ii) be designed to create filtering and screening of views;
   c. not include *Off-Street Parking*, but may include driveway access to the *Dwelling Unit*s; and
   d. not be included in the *Private Outdoor Area*s requirement if the *courtyard* space provides driveway access.

617 ZONE: RM-1 LOW DENSITY TOWNHOUSE RESIDENTIAL

617.1 PURPOSE

1. This *Zone* provides for low *Density* *Townhouse Residential* where two (2) or more *Townhouse Dwelling Unit*s are attached.
2. This *Zone* is subject to the Albion Area *Density Bonus* *Amenity Contribution* option which provides for *Apartment Residential* *Use* and a *Density* that is consistent with the RM-4 *Zone* for *Lot*s located within the Albion Area Plan. Refer to Section 402 (Density Bonus for Albion Area) of this Bylaw.

617.2 PRINCIPAL USES

1. The following *Principal* *Use*s *shall* be permitted in this *Zone*:
   a. *Townhouse Residential*;
   b. *Townhouse Residential*, subject to the Albion Area *Density Bonus* *Amenity Contribution* option. Refer to Section 402 (Density Bonus for Albion Area) of this Bylaw; and
   c. *Single Detached Residential*, specific to the following *Lot*s:
      (i) 23925 – 116 Avenue (Bareland Strata Plan of Parcel A, Section 16, Township 12, New Westminster District Plan BCP18489);
      (ii) 11497 – 236 Street (Bareland Strata Plan of Lot A, Section 16, Township 12, New Westminster District Plan BCP9604);
      (iii) 23838 – 120A Lane (Strata Plan of Lot A, Section 21, Township 12, New Westminster District Plan BCP21769);
      (iv) 11442 Best Street (Bareland Strata Plan of Lot 1, District Lot 249, Group 1, New Westminster District Plan BCP1608);
      (v) 12169 – 228 Street (Strata Plan of Lot 335, Section 20, Township 12, New Westminster District Plan 58171);
      (vi) 12123 – 222 Street (Bareland Strata Plan of Lot 271, District Lot 396, Group I, New Westminster District Plan NWS 1615);
      (vii) 21868 - Lougheed Highway (Bareland Strata Plan Lot A, District Lot 397, GP.1, New Westminster District Plan BCP6226); and
      (viii) 12191 – 228 Street (Strata Plan of Lot A, Section 20, Township 12, New Westminster District Plan BCP23946).

617.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory* *Use*s to one of the permitted *Principal* *Use*s in this *Zone*:
   a. *Boarding*; and
   b. *Home Occupation*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

617.4 LOT AREA AND DIMENSIONS

1. Minimum *Lot Area* and dimensions for a *Townhouse Residential* *Use* *shall* be not less than:

a. in *Lot Area* 1,000.0 square metres

b. in *Lot Width* 7.0 metres

c. in *Lot Depth* 30.0 metres

2. Minimum *Lot Area* and dimensions for a *Residential Use*, subject to the Albion Area *Density Bonus Amenity Contribution* option (refer to Section 402 (Density Bonus for Albion Area) of this Bylaw) *shall* be not less than:

a. in *Lot Area* 1,115.0 square metres

b. in *Lot Width* 18.0 metres

c. in *Lot Depth* not applicable

3. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

617.5 DENSITY

1. *Floor Space Ratio shall* not exceed 0.6 times the *Lot Area*, except:

a. *Floor Space Ratio shall* not exceed 0.64 times the *Lot Area* and a maximum of 50.0 square metres of habitable *Basement* area per unit *shall* be excluded from the calculation of *Gross Floor Area* specific to the following *Lot*:

(i) Lot 21 Section 28 Township 12 New Westminster District Plan 47603. PID 001-166-085. 13260 236 Street.

2. Additional *Density* up to a maximum of 0.75 times the *Lot Area* may be obtained with the following provision:

a. for *Lot*s within the Albion Area Plan, subject to the Albion Area *Density Bonus Amenity Contribution* option. Refer to Section 402 (Density Bonus for Albion Area) of this Bylaw;

3. Additional *Density* up to a maximum of 0.75 times the *Lot Area* may be obtained for *Townhouse Residential Use*s with the following provision:

a. for *Lot*s located within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, or *Designated* as "Major Corridor Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014), an amount not to exceed 0.15 times the *Lot Area* may be added to the *Floor Space Ratio* for providing a cash contribution at a rate of $344.46 per square metre ($32.00 per square foot) as a *Density Bonus*. Refer to Section 402 (Density Bonus for Town Centre Area and Major Corridor Residential) of this Bylaw.

4. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

617.6 LOT COVERAGE

1. Not applicable.

617.7 SETBACKS

1. Minimum *Setback*s for all *Principal Buildings or Principal Structures* located on *Lot*s inside the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, *shall* be not less than:

a. from a *Front Lot Line* 5.0 metres

b. from a *Rear Lot Line* 7.5 metres

c. from an *Interior Side Lot Line* 6.0 metres

d. from an *Exterior Side Lot Line* 7.5 metres.

2. Minimum *Setback*s for all *Principal Buildings or Principal Structures* located on *Lot*s outside of the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, *shall* be not less than:

a. from a *Front Lot Line* 6.0 metres

b. from a *Rear Lot Line* 7.5 metres

c. from an *Interior Side Lot Line* 7.5 metres

d. from an *Exterior Side Lot Line* 7.5 metres.

3. Minimum *Setback*s for *Principal Buildings or Principal Structures* for *Apartment Residential* and subject to the Albion Area *Density Bonus Amenity Contribution* option, refer to Section 402 (Density Bonus for Albion Area) of this Bylaw, *shall* be not less than:

a. from a *Front Lot Line* 7.5 metres

b. from a *Rear Lot Line* 7.5 metres

c. from an *Interior Side Lot Line* 7.5 metres

d. from an *Exterior Side Lot Line* 7.5 metres.

4. Minimum *Setback*s for *Accessory Off-Street Parking*, subject to the Albion Area *Density Bonus Amenity Contribution* option (refer to Section 402 (Density Bonus for Albion Area) of this Bylaw), which is provided in an *Underground Structure* for parking that extends not more than 0.8 metres above *Average Finished* Grade, and which is *Landscape*d and integrated to become a useable part of the yard area *shall* be not less than:

a. from a *Front Lot Line* 3.0 metres

b. from a *Rear Lot Line* 1.5 metres

c. from an *Interior Side Lot Line* 1.5 metres

d. from an *Exterior Side Lot Line* 3.0 metres.

5. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

617.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 9.5 metres.

2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.

3. Refer to Section 403 (Building Height) of this Bylaw.

617.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

617.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

2. Unenclosed *Off-Street Parking* *shall* not exceed a maximum *Lot Coverage* of 2% for *Lot*s subject to the Albion Area *Density Bonus* *Amenity Contribution* option. Refer to Section 402 (Density Bonus for Albion Area) of this Bylaw.

3. *Accessory* *Off-Street Parking*, except for that provided as visitor parking, for *Lot*s subject to the Albion Area *Density Bonus* *Amenity Contribution* option *shall* be located within an *Underground Structure* for parking all parts of which are 0.8 metres or less above the *Average Finished Grade* of the *Lot* and which are *Landscape*d and integrated to become a useable part of the yard area. Refer to Section 402 (Density Bonus for Albion Area) of this Bylaw.

617.11 OTHER REQUIREMENTS

1. *Common Open Area*(s) *shall* be provided on the *Lot* for *Townhouse Residential Use* based on the following ratios:

   a. 45.0 square metres for each *Townhouse Dwelling Unit* with 3 or more bedrooms; and

   b. 30.0 square metres for each *Townhouse Dwelling Unit* with less than 3 bedrooms.

2. *Outdoor Amenity Area*(s) *shall* be provided on the *Lot* based on the following ratio, and this area may form part of the *Common Open Area* requirement:

   a. 5.0 square metres per *Townhouse Dwelling Unit*.

3. *Private Outdoor Area*(s) *shall* be provided for each *Dwelling Unit* at a minimum of 5.0% of the *Dwelling Unit* area or 4.6 square metres, whichever is greater. This area may form part of the *Common Open Area* requirement.

4. *Indoor Amenity Area*(s) *shall* be provided on the *Lot* based on the following ratio:

   a. 3.0 square metres per *Townhouse Dwelling Unit* where fifty (50) or more *Townhouse Dwelling Unit*s are proposed.

5. This *Zone* is subject to the Albion Area *Density Bonus* *Amenity Contribution* option which provides for a *Density Bonus* that is consistent with the RM-4 *Zone* for *Lot*s located within the Albion Area Plan. The *Zone* requirements consistent with the RM-4 *Zone* will apply and will supersede the *Zone* requirements of the RM-1 *Zone* for each unit when the *Density* exceeds 6.0 times the *Lot Area*. Refer to Section 402 (Density Bonus for Albion Area) of this Bylaw.

618 ZONE: RM-2 MEDIUM DENSITY APARTMENT RESIDENTIAL

618.1 PURPOSE

1. This *Zone* provides for a medium *Density* *Apartment Residential* with a maximum *Building Height* of four (4) to six (6) *Storey*s.

618.2 PRINCIPAL USES

1. The following *Principal* *Use*s *shall* be permitted in this *Zone*:
   a. *Apartment Residential*.

618.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory* *Use*s to one of the permitted *Principal* *Use*s in this *Zone*:
   a. *Boarding*; and
   b. *Home Occupation*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

618.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	1,300.0 square metres
b.	in *Lot Width*	30.0 metres
c.	in *Lot Depth*	not applicable

2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions.

618.5 DENSITY

1. *Floor Space Ratio* *shall* not exceed a base *Density* of 1.8 times the *Lot Area*, except:
   a. *Floor Space Ratio* *shall* not exceed 1.89 times the *Lot Area* specific to the following *Lot*:
      (i) Lot 1 District Lot 401 New Westminster District Plan EPP43749. PID 029-634-091. 22577 Royal Crescent.
   b. *Floor Space Ratio* *shall* not exceed 2.0 times the *Lot Area* specific to the following *Lot*:
      (i) Lot 1 District Lot 401 Group 1 New Westminster District Plan EPP94580. 11641 227 Street.
2. Additional *Density*, up to a maximum of 2.5 times the *Lot Area*, may be obtained with the following provisions:
   a. an amount equal to 0.1 times the *Lot Area* may be added to the *Floor Space Ratio* for providing all parking spaces in an *Underground Structure* for parking; and
   b. for *Lot*s located within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw or *Designated* as "Major Corridor Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official

Community Plan Bylaw No. 7060-2014), an amount not to exceed 0.6 times the *Lot Area* may be added to the *Floor Space Ratio* for providing a cash contribution at a rate of $161.46 per square metres ($15.00 per square foot) as a *Density Bonus*. Refer to Section 402 (Density Bonus for Town Centre Area and Major Corridor Residential) of this Bylaw.

3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

618.6 LOT COVERAGE

1. Not applicable.

618.7 SETBACKS

1. Minimum *Setback*s for all *Principal Buildings or Principal Structures* *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	7.5 metres
d.	from an *Exterior Side Lot Line*	7.5 metres.

2. Minimum *Setback*s for an *Off-Street Parking* provided in an *Underground Structure* for parking that extends not more than 0.8 metres above *Average Finished Grade* and which is *Landscape*d and integrated to become a useable part of the yard area *shall* be not less than:

a.	from a *Front Lot Line*	1.5 metres
b.	from a *Rear Lot Line*	0.0 metres
c.	from an *Interior Side Lot Line*	0.0 metres
d.	from an *Exterior Side Lot Line*	1.5 metres.

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

618.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* within the Town Centre Area, excluding the Port Haney and Fraser River Waterfront Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, *shall* not exceed 22.0 metres nor 6 *Storey*s, and *shall* be not less than 11.0 metres.
2. *Building Height* for *Principal Buildings or Principal Structures* within the Port Haney and Fraser River Waterfront Area or outside the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, *shall* not exceed 15.0 metres nor 4 *Storey*s, and *shall* be not less than 11.0 metres, except:
   a. *Building Height* *shall* not exceed 22.0 metres nor 6 *Storey*s specific to the following *Lot*:
      (i) Lot 1 District Lot 401 Group 1 New Westminster District Plan EPP94580. 11641 227 Street.
3. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.
4. Refer to Section 403 (Building Height) of this Bylaw.

618.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

618.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. *Accessory* *Off-Street Parking*, except for that provided as visitor parking space, *shall* be *Concealed Parking* that extends no more than 0.8 metres above *Average Finished* Grade and which is *Landscape*d and integrated to become a useable part of the yard area.
3. Refer to Section 402 of this Bylaw.

618.11 OTHER REQUIREMENTS

1. *Common Open Area*(s) *shall* be provided on the *Lot* for *Apartment Residential* *Use* as a minimum of 30% of the *Lot Area*.
2. *Outdoor Amenity Area*(s) *shall* be provided on the *Lot* based on the following ratio, and this area may form part of the *Common Open Area* requirement:
   a. 1.0 square metres per apartment *Dwelling Unit*.
3. *Private Outdoor Area*(s) *shall* be provided for each *Dwelling Unit* at a minimum of 5.0% of the *Dwelling Unit* area or 4.6 square metres, whichever is greater. This area may form part of the *Common Open Area* requirement.
4. *Indoor Amenity Area*(s) *shall* be provided on the *Lot* based on the following ratio:
   a. 1.0 square metres per apartment *Dwelling Unit*.

619 ZONE: RM-3 MEDIUM/HIGH DENSITY APARTMENT RESIDENTIAL

619.1 PURPOSE

1. This *Zone* provides for medium *Density* *Apartment Residential* *Use* in the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, with a minimum of five (5) *Storey*s to a maximum of twelve (12) *Storey*s.

619.2 PRINCIPAL USES

1. The following *Principal* *Use*s *shall* be permitted in this *Zone*:
   a. *Apartment Residential*.

619.3 ACCESSORY USES

1. The following be permitted as *Accessory* *Use*s to one of the permitted *Principal* *Use*s in this *Zone*:
   a. *Boarding*; and
   b. *Home Occupation*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

619.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	1,300.0 square metres
b.	in *Lot Width*	30.0 metres
c.	in *Lot Depth*	not applicable

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

619.5 DENSITY

1. *Floor Space Ratio* *shall* not exceed a base *Density* of 1.2 times the *Lot Area* with a minimum of 5 *Storey*s to a maximum of 12 *Storey*s, except:
   a. a *Floor Space Ratio* *shall* not exceed 1.54 times the *Lot Area* specific to the following *Lot*:
      (i) Lot A Section 20 Township 12 New Westminster District Plan EPP57087. PID 029-757-452. 22562 121 Avenue.
2. Additional *Density*, up to a maximum of 3.6 times the *Lot Area* may be obtained with the following provisions:
   a. an amount equal to 0.1 times the *Lot Area* may be added to the *Floor Space Ratio* for providing a minimum of 90% of the required parking spaces in an *Underground Structure* for parking;
   b. an additional amount equal to 0.2 times the *Lot Area* may be added to the *Floor Space Ratio* for providing all parking spaces, excluding visitor parking spaces, in an *Underground Structure* for parking;
   c. an amount equal to 0.25 times the *Lot Area* may be added to the *Floor Space Ratio* for each *Storey* above the fifth (5) *Storey*, but in no case *shall* this amount exceed 1.5 times the *Lot Area*. This addition to the *Floor Space Ratio*

shall not be applied in the Port Haney and Fraser River Waterfront Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw;

d. for *Lot*s located within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, or *Designated* as "Major Corridor Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014), an amount not to exceed to 0.6 times the *Lot Area* may be added to the *Floor Space Ratio* for providing a cash contribution at a rate of $161.46 per square metres ($15.00 per square foot) as a *Density Bonus*. Refer to Section 402 (Density Bonus for Town Centre Area and Major Corridor Residential) of this Bylaw.

3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

619.6 LOT COVERAGE

1. Not applicable.

619.7 SETBACKS

1. Minimum *Setback*s for all *Principal Buildings or Principal Structures* *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	7.5 metres
d.	from an *Exterior Side Lot Line*	7.5 metres.

2. Minimum *Setback*s for *Accessory* *Off-Street Parking* provided in an *Underground Structure* for parking that extends not more than 0.8 metres above *Average Finished* Grade and which is *Landscape*d and integrated to become a useable part of the yard area *shall* be not less than:

a.	from a *Front Lot Line*	1.5 metres
b.	from a *Rear Lot Line*	0.0 metres
c.	from an *Interior Side Lot Line*	0.0 metres
d.	from an *Exterior Side Lot Line*	1.5 metres.

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

619.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* within the Town Centre Area, excluding the Port Haney and Fraser River Waterfront Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, *shall* not exceed 43.0 metres, and *shall* be not less than 18.0 metres nor five (5) *Storey*s.
2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

619.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

619.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. *Accessory* *Off-Street Parking*, except for that provided as visitor parking space, *shall* be *Concealed Parking* for parking that extends no more than 0.8 metres above *Average Finished Grade* and which is *Landscape*d and integrated to become a useable part of the yard area.
3. Refer to Section 402 of this Bylaw.

619.11 OTHER REQUIREMENTS

1. *Common Open Area*(s) *shall* be provided on the *Lot* for *Apartment Residential* *Use* as a minimum of 30% of the *Lot Area*.
2. *Outdoor Amenity Area*(s) *shall* be provided on the *Lot* based on the following ratio, and this area may form part of the *Common Open Area* requirement:
   a. 1.0 square metres per apartment *Dwelling Unit*.
3. *Private Outdoor Area*(s) *shall* be provided for each *Dwelling Unit* at a minimum of 5.0% of the *Dwelling Unit* area or 4.6 square metres, whichever is greater. This area may form part of the *Common Open Area* requirement.
4. *Indoor Amenity Area*(s) *shall* be provided on the *Lot* based on the following ratio:
   a. 1.0 square metres per apartment *Dwelling Unit*.

620 ZONE: RM-4 MEDIUM DENSITY TOWNHOUSE RESIDENTIAL

620.1 PURPOSE

1. This *Zone* provides for higher *Density* *Townhouse Residential* and *Apartment Residential* in the vicinity of the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw.

620.2 PRINCIPAL USES

1. The following *Principal* *Use*s *shall* be permitted in this *Zone*:
   a. *Apartment Residential*; and
   b. *Townhouse Residential*.

620.3 ACCESSORY USES

1. The following be permitted as *Accessory* *Use*s to one of the permitted *Principal* *Use*s in this *Zone*:
   a. *Boarding*; and
   b. *Home Occupation*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

620.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	1,115.0 square metres
b.	in *Lot Width*	18.0 metres.
c.	in *Lot Depth*	not applicable

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

620.5 DENSITY

1. *Floor Space Ratio* *shall* not exceed 0.75 times the *Lot Area*.
2. Additional *Density* up to a maximum of 0.90 times the *Lot Area* may be obtained for *Townhouse Residential* *Use*s with the following provision:
   a. for *Lot*s located within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, or *Designated* as "Major Corridor Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014), an amount not to exceed 0.15 times the *Lot Area* may be added to the *Floor Space Ratio* for providing a cash contribution at a rate of $344.46 per square metre ($32.00 per square foot) as a *Density Bonus*. Refer to Section 402 (Density Bonus for Town Centre Area and Major Corridor Residential) of this Bylaw.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

620.6 LOT COVERAGE

1. Not applicable.

620.7 SETBACKS

1. Minimum *Setback*s for *Principal Buildings or Principal Structures* for *Apartment Residential Use* and *Townhouse Residential Use*, and for *Accessory Buildings and Structures* *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	7.5 metres
d.	from an *Exterior Side Lot Line*	7.5 metres.

2. Minimum *Setback*s for *Accessory Off-Street Parking* provided in an *Underground Structure* for parking that extends not more than 0.8 metres above the *Average Finished Grade* and which is *Landscape*d and integrated to become a useable part of the yard area *shall* be not less than:

a.	from a *Front Lot Line*	1.5 metres
b.	from a *Rear Lot Line*	0.0 metres
c.	from an *Interior Side Lot Line*	0.0 metres
d.	from an *Exterior Side Lot Line*	1.5 metres.

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

620.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 11.0 metres.
2. *Building Height* for *Principal Buildings or Principal Structures* within the Port Haney and Fraser River Waterfront Area, as identified in Schedule "C" (Town Centre Area Plan) of this Bylaw, *shall* not exceed 15.0 metres and *shall* be not less than 11.0 metres.
3. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.
4. Refer to Section 403 (Building Height) of this Bylaw.

620.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

620.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Unenclosed *Off-Street Parking* *shall* not occupy more than 2% of the area of the *Lot*.
3. *Accessory Off-Street Parking*, except for that provided as visitor parking, *shall* be located within an *Underground Structure* for parking all parts of which are 0.8 metres or less above the *Average Finished Grade* of the *Lot* and which are *Landscape*d and integrated to become a useable part of the yard area.
4. Refer to Section 402 of this Bylaw.

620.11 OTHER REQUIREMENTS

1. *Common Open Area*(s) *shall* be provided on the *Lot* for *Townhouse Residential Use* based on the following ratios:
   a. 45.0 square metres for each *Townhouse Dwelling Unit* with 3 or more bedrooms; and
   b. 30.0 square metres for each *Townhouse Dwelling Unit* with less than 3 bedrooms.
2. *Common Open Area*(s) *shall* be provided on the *Lot* for *Apartment Residential Use* at a minimum of 30% of the *Lot Area*.
3. *Outdoor Amenity Area*(s) *shall* be provided on the *Lot* based on the following ratio, and this area may form part of the *Common Open Area* requirement:
   a. 5.0 square metres per *Townhouse Dwelling Unit*; and
   b. 1.0 square metres per apartment *Dwelling Unit*.
4. *Private Outdoor Area*(s) *shall* be provided for each *Dwelling Unit* at a minimum of 5.0% of the *Dwelling Unit* area or 4.6 square metres, whichever is greater. This area may form part of the *Common Open Area* requirement.
5. *Indoor Amenity Area*(s) *shall* be provided on the *Lot* based on the following ratio:
   a. 3.0 square metres per *Townhouse Dwelling Unit* where fifty (50) or more *Townhouse Dwelling Unit*s are proposed; and
   b. 1.0 square metres per apartment *Dwelling Unit*.

621 ZONE: RM-5 LOW DENSITY APARTMENT RESIDENTIAL

621.1 PURPOSE

1. This *Zone* provides for low *Density* *Apartment Residential* and *Townhouse Residential* *Use*s with *Private Outdoor Area* for each *Dwelling Unit* adjacent to and accessible from each *Dwelling Unit*.

621.2 PRINCIPAL USES

1. The following *Principal* *Use*s *shall* be permitted in this *Zone*:
   a. *Apartment Residential*; and
   b. *Townhouse Residential*.

621.3 ACCESSORY USES

1. The following be permitted as *Accessory* *Use*s to one of the permitted *Principal* *Use*s in this *Zone*:
   a. *Boarding*; and
   b. *Home Occupation*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

621.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	1,115.0 square metres
b.	in *Lot Width*	30.0 metres
c.	in *Lot Depth*	not applicable

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

621.5 DENSITY

1. *Floor Space Ratio* *shall* not exceed 0.8 times the *Lot Area*.
2. Additional *Density* up to a maximum of 0.95 times the *Lot Area* may be obtained for *Townhouse Residential* *Use*s with the following provisions:
   a. for *Lot*s located within the Town Centre Area as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, or *Designated* as "Major Corridor Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014), an amount not to exceed 0.15 times the *Lot Area* may be added to the *Floor Space Ratio* for providing a cash contribution at a rate of $344.46 per square metre ($32.00 per square foot) as a *Density Bonus*. Refer to Section 402 (Density Bonus for Town Centre Area and Major Corridor Residential) of this Bylaw.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

621.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 45%.

2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

621.7 SETBACKS

1. Minimum *Setback*s for all *Building*s and *Structure*s *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	6.0 metres
c.	from an *Interior Side Lot Line*	6.0 metres
d.	from an *Exterior Side Lot Line*	7.5 metres.

2. Minimum *Setback*s for *Accessory Off-Street Parking* provided in an *Underground Structure* for parking that extends not more than 0.8 metres above *Average Finished Grade* and which is *Landscape*d and integrated to become a useable part of the yard area *shall* be not less than:

a.	from a *Front Lot Line*	1.5 metres
b.	from a *Rear Lot Line*	0.0 metres
c.	from an *Interior Side Lot Line*	0.0 metres
d.	from an *Exterior Side Lot Line*	1.5 metres.

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

621.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 11.0 metres.
2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

621.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

621.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. *Accessory Off-Street Parking*, except for that provided as visitor parking, *shall* be located within an *Underground Structure* for parking all parts of which are 0.8 metres or less above the *Average Finished Grade* of the *Lot* and which are *Landscape*d and integrated to become a useable part of the yard area.
3. Refer to Section 402 of this Bylaw.

621.11 OTHER REQUIREMENTS

1. *Common Open Area*(s) *shall* be provided on the *Lot* for *Townhouse Residential Use* based on the following ratios:
   a. 45.0 square metres for each *Townhouse Dwelling Unit* with 3 or more bedrooms; and

b. 30.0 square metres for each *Townhouse Dwelling Unit* with less than 3 bedrooms.

2. *Common Open Area*(s) *shall* be provided on the *Lot* for *Apartment Residential Use* at a minimum of 30% of the *Lot Area*.

3. *Outdoor Amenity Area*(s) *shall* be provided on the *Lot* based on the following ratio, and this area may form part of the *Common Open Area* requirement:

   a. 5.0 square metres per *Townhouse Dwelling Unit*; and

   b. 1.0 square metres per apartment *Dwelling Unit*.

4. *Private Outdoor Area* (s) *shall* be provided for each *Dwelling Unit* at a minimum of 5.0% of the *Dwelling Unit* area or 4.6 square metres, whichever is greater. This area may form part of the *Common Open Area* requirement.

5. *Indoor Amenity Area*(s) *shall* be provided on the *Lot* based on the following ratio:

   a. 3.0 square metres per *Townhouse Dwelling Unit* where fifty (50) or more *Townhouse Dwelling Unit*s are proposed; and

   b. 1.0 square metres per apartment *Dwelling Unit*.

622 ZONE: RM-6 TOWN CENTRE HIGH DENSITY APARTMENT RESIDENTIAL

622.1 PURPOSE

1. This *Zone* provides for high *Density* *Apartment Residential* *Use* in the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, with a minimum *Building Height* of ten (10) *Storey*s.

622.2 PRINCIPAL USES

1. The following *Principal* *Use*s *shall* be permitted in this *Zone*:
   a. *Apartment Residential*.

622.3 ACCESSORY USES

1. The following be permitted as *Accessory* *Use*s to the permitted *Principal* *Use* in this *Zone*:
   a. *Boarding*; and
   b. *Home Occupation*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

622.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	2,000.0 square metres
b.	in *Lot Width*	30.0 metres.
c.	in *Lot Depth*	not applicable

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

622.5 DENSITY

1. *Floor Space Ratio* *shall* not exceed a base *Density* of 1.6 times the *Lot Area*, with a minimum of 10 *Storey*s.
2. Additional *Density*, up to a maximum of 4.0 times the *Lot Area*, may be obtained with the following provisions:
   a. an amount equal to 0.2 times the *Lot Area* may be added to the *Floor Space Ratio* for providing a minimum of 90% of the required parking spaces in an *Underground Structure* for parking;
   b. an additional amount equal to 0.2 times the *Lot Area* may be added to the *Floor Space Ratio* for providing all parking spaces, excluding visitor parking spaces, in an *Underground Structure* for parking;
   c. an amount equal to 0.25 times the *Lot Area* may be added to the *Floor Space Ratio* for each *Storey* above the tenth (10) *Storey*, but in no case *shall* this amount exceed 1.5 times the *Lot Area*;
   d. for *Lot*s located within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, or *Designated* as "Major Corridor Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014), an amount not to exceed 0.5 times

the *Lot Area* may be added to the *Floor Space Ratio* for providing a cash contribution at a rate of $161.46 per square metres ($15.00 per square foot) as a *Density Bonus*. Refer to Section 402 (Density Bonus for Town Centre Area and Major Corridor Residential) of this Bylaw.

3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

622.6 LOT COVERAGE

1. Not applicable.

622.7 SETBACKS

1. Minimum *Setback*s for all *Principal Buildings or Principal Structures* *shall* be not less than:

a.	from a *Front Lot Line*	4.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	7.5 metres
d.	from an *Exterior Side Lot Line*	4.5 metres.

2. Minimum *Setback*s for *Accessory* *Off-Street Parking* provided in an *Underground Structure* for parking that extends not more than 0.8 metres above *Average Finished Grade* and which is *Landscape*d and integrated to become a useable part of the yard area *shall* be not less than:

a.	from a *Front Lot Line*	1.5 metres
b.	from a *Rear Lot Line*	0.0 metres
c.	from an *Interior Side Lot Line*	0.0 metres
d.	from an *Exterior Side Lot Line*	1.5 metres.

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

622.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 73.0 metres and *shall* be not less than 37.0 metres.
2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

622.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

622.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. *Accessory* *Off-Street Parking Use*, except for that provided as visitor parking, *shall* be located within an *Underground Structure* for parking all parts of which are no greater than 0.8 metres above the *Average Finished Grade* of the *Lot* and which are *Landscape*d and integrated to become a useable part of the *Lot Area*.

3. Refer to Section 402 of this Bylaw.

622.11 OTHER REQUIREMENTS

1. *Common Open Area*(s) *shall* be provided on the *Lot* for *Apartment Residential Use* at a minimum of 30% of the *Lot Area*.
2. *Outdoor Amenity Area*(s) *shall* be provided on the *Lot* based on the following ratio, and this area may form part of the *Common Open Area* requirement:
   a. 1.0 square metres per apartment *Dwelling Unit*.
3. *Private Outdoor Area*(s) *shall* be provided for each *Dwelling Unit* at a minimum of 5.0% of the *Dwelling Unit* area or 4.6 square metres, whichever is greater. This area may form part of the *Common Open Area* requirement.
4. *Indoor Amenity Area*(s) *shall* be provided on the *Lot* based on the following ratio:
   a. 1.0 square metres per apartment *Dwelling Unit*.

623 ZONE: RE ELDERLY CITIZENS RESIDENTIAL

623.1 PURPOSE

1. This *Zone* provides for *Elderly Citizens Residential Use*.

623.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Elderly Citizens Residential*.

623.3 ACCESSORY USES

1. The following be permitted as *Accessory Use*s to one of the permitted *Principal Use* in this *Zone*:
   a. not applicable.

623.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	2.0 hectares
b.	in *Lot Width*	60.0 metres
c.	in *Lot Depth*	not applicable

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

623.5 DENSITY

1. *Floor Space Ratio shall* not exceed a base *Density* of 1.4 times the *Lot Area* to a maximum of 5 *Storey*s.
2. Additional *Density*, up to a maximum of 2.2 times the *Lot Area* may be obtained with the following provisions:
3. An amount equal to 0.15 times the *Lot Area* may be added for providing 100% of the required parking spaces in an *Underground Structure* for parking. An additional 0.15 times the *Lot Area* may be added for providing all parking spaces in an *Underground Structure* for parking.
4. An amount equal to 0.3 times the *Lot Area* may be added if the *Principal Building* is five *Storey*s in *Building Height*.
5. An amount equal to 0.2 times the *Lot Area* may be added to the *Floor Space Ratio* for a project that is LEED Certified and/or will be using renewable energy for at least 33% of energy requirements.
6. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

623.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 40%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

623.7 SETBACKS

1. Minimum *Setback*s for all *Building*s and *Structure*s *shall* be not less than:

a. from a *Front Lot Line* 7.5 metres

b. from a *Rear Lot Line* 9.0 metres

c. from an *Interior Side Lot Line* 4.5 metres

d. from an *Exterior Side Lot Line* 7.5 metres.

e. where a high pressure gas right-of-way is located within any portion of the required *Setback* area from a *Rear Lot Line*, the *Setback* *shall* be not less than 5.0 metres from the right-of way for all *Lot*s created after October 31, 1986.

2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

623.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 15.0 metres.
2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

623.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

623.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. *Accessory* *Off-Street Parking*, except for that provided as visitor parking space, *shall* be *Concealed Parking* that extends no more than 0.8 metres above *Average Finished* Grade and which is *Landscape*d and integrated to become a useable part of the yard area.
3. Refer to Sections 402 of this Bylaw.

623.11 OTHER REQUIREMENTS

1. *Private Outdoor Area* *shall* be provided for each *Dwelling Unit* based on the following ratio:
   a. 45.0 square metres for each *Dwelling Unit* with 3 or more bedrooms; and
   b. 30.0 square metres for each *Dwelling Unit* with less than 3 bedrooms.
2. A minimum of 20% of the *Lot Area* *shall* be provided as *Common Open Area*.
3. *Outdoor Amenity Area*(s) *shall* be provided on the *Lot* in the amount of 1.0 square metre per *Dwelling Unit*. This area may form part of the *Common Open Area* requirement.
4. *Indoor Amenity Area*(s) *shall* be provided in the amount of 1.0 square metre per *Dwelling Unit*.

624 ZONE: RG GROUP HOUSING RESIDENTIAL

624.1 PURPOSE

1. This *Zone* provides for low *Density* urban strata *Development* with groups, rows or clusters of *Dwelling Unit*s as *Single Detached Residential*, or blocks of three (3) or more attached *Dwelling Unit*s.

624.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Group Housing Residential*; and
   b. *Single Detached Residential*.

624.3 ACCESSORY USES

1. The following be permitted as *Accessory Use*s to the *Single Detached Residential Use* in this *Zone*:
   a. *Boarding*;
   b. *Home Occupation*;
   c. *Secondary Suite Residential;* and
   d. *Temporary Residential*.
2. The following *shall* be permitted as *Accessory Use*s to the *Group Housing Residential Use* in this *Zone*:
   a. *Boarding*; and
   b. *Home Occupation*.
3. Refer to Sections 401 and 402 of this Bylaw for additional information.

624.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	0.8 hectares
b.	in *Lot Width*	60.0 metres
c.	in *Lot Depth*	not applicable

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

624.5 DENSITY

1. *Density shall* not exceed 15 *Units Per Net Hectare*.

624.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 35%.
2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

624.7 SETBACKS

1. Minimum *Setback*s for all *Building*s and *Structure*s *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres

b. from a *Rear Lot Line* 9.0 metres

c. from an *Interior Side Lot Line* 4.5 metres

d. from an *Exterior Side Lot Line* 7.5 metres.

2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

624.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

624.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

624.10 PARKING AND LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw.

624.11 OTHER REQUIREMENTS

1. Not applicable.

625 ZONE: RG-2 SUBURBAN RESIDENTIAL STRATA

625.1 PURPOSE

1. This *Zone* provides for low *Density* suburban strata *Development* with groups, rows or clusters of *Dwelling Unit*s as *Single Detached Residential*, *Two-Unit Residential*, or blocks of three (3) or more attached *Dwelling Unit*s.

625.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*;
   b. *Two-Unit Residential*; and
   c. *Group Housing Residential*.

625.3 ACCESSORY USES

1. The following be permitted as *Accessory Use*s to the *Single Detached Residential Use* in this *Zone*:
   a. *Boarding*;
   b. *Home Occupation*;
   c. *Secondary Suite Residential*; and
   d. *Temporary Residential*.
2. The following *shall* be permitted as *Accessory Use*s to the *Two-Unit Residential* and *Group Housing Residential Use*s in this *Zone*:
   a. *Boarding*; and
   b. *Home Occupation*.
3. Refer to Sections 401 and 402 of this Bylaw for additional information.

625.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	4.0 hectares
b.	in *Lot Width*	75.0 metres
c.	in *Lot Depth*	not applicable

2. Refer to Section 407 (Building Envelope) of the Bylaw for required minimum *Building Envelope* dimensions.

625.5 DENSITY

1. *Density* *shall* not exceed 2.5 *Units Per Net Hectare*, except:
   a. Bareland Strata Lots 1 to 106, Section 11, Township 12, Plan EPS234 where the *Density* *shall* not exceed 3.64 *Units Per Net Hectare*.

625.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 10%, except
   a. all *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 35% or 557.0 square metres, whichever is less, for each strata *Lot*, specific to the following *Lot*s:

(i) Bareland Strata Lots 1 to 106, Section 11, Township 12, Plan EPS234.

2. Refer to Section 401 (Accessory Buildings, Structures and Uses) of this Bylaw for *Lot Coverage* requirements.

625.7 SETBACKS

1. Minimum *Setback*s for *Principal Buildings or Principal Structures* *shall* be not less than:

a.	from a *Front Lot Line*	15.0 metres
b.	from a *Rear Lot Line*	15.0 metres
c.	from an *Interior Side Lot Line*	8.0 metres
d.	from an *Exterior Side Lot Line*	15.0 metres

2. Minimum *Setback*s for *Accessory Buildings and Structures* *shall* be not less than:

a.	from a *Front Lot Line*	10.0 metres
b.	from a *Rear Lot Line*	10.0 metres
c.	from an *Interior Side Lot Line*	8.0 metres
d.	from an *Exterior Side Lot Line*	10.0 metres

3. For Bareland Strata Lots 1 to 106, Section 11, Township 12, Plan EPS234:

   a. the minimum *Setback*s for *Principal Buildings or Principal Structures* *shall* be not less than:

(i)	from a *Front Lot Line*	7.5 metres
(ii)	from a *Rear Lot Line*	7.5 metres
(iii)	from an *Interior Side Lot Line*	1.8 metres
(iv)	from an *Exterior Side Lot Line*	4.5 metres

   b. the minimum *Setback*s for *Accessory Buildings and Structures* *shall* be not less than:

(i)	from a *Front Lot Line*	7.5 metres
(ii)	from a *Rear Lot Line*	1.8 metres
(iii)	from an *Interior Side Lot Line*	1.8 metres
(iv)	from an *Exterior Side Lot Line*	4.5 metres

4. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

625.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 9.5 metres, except:

   a. *Building Height* for *Principal Buildings or Principal Structures* *shall* not exceed 11.0 metres specific to the following *Lot*s:

      (i) Bareland Strata Lots 1 to 106, Section 11, Township 12, Plan EPS234

2. *Building Height* for *Accessory Buildings and Structures* *shall* not exceed 4.5 metres.

3. Refer to Section 403 (Building Height) of this Bylaw.

625.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

625.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw.

625.11 OTHER REQUIREMENTS

1. Not applicable.

626 ZONE: RMH MANUFACTURED HOME PARK RESIDENTIAL

626.1 PURPOSE

1. This *Zone* provides for *Manufactured Home Park* *Use* with a minimum *Lot Area* of 0.4 hectares.

626.2 PRINCIPAL USES

1. The following *Principal* *Use*s *shall* be permitted in this *Zone*:
   a. *Manufactured Home Park*.

626.3 ACCESSORY USES

1. The following are permitted as *Accessory* *Use*s to one of the permitted *Principal* *Use*s in this *Zone*:
   a. *Home Occupation*; and
   b. one *Single Detached Residential* dwelling per *Manufactured Home Park*, limited to a residence for a caretaker or manager.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

626.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	4.0 hectares
b.	in *Lot Width*	75.0 metres
c.	in *Lot Depth*	not applicable

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

626.5 DENSITY

1. *Density* *shall* not exceed 17 *Units Per Net Hectare*.
2. A *Manufactured Home* *shall* have a minimum *Gross Floor Area* of 65.0 square metres.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

626.6 LOT COVERAGE

1. Not applicable.

626.7 SETBACKS

1. Minimum *Setback*s from the *Lot* boundary for all *Building*s and *Structure*s *shall* be not less than:

a.	from a *Front Lot Line*	4.0 metres
b.	from a *Rear Lot Line*	4.0 metres
c.	from an *Interior Side Lot Line*	4.0 metres
d.	from an *Exterior Side Lot Line*	4.0 metres

2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

626.8 MANUFACTURED HOME SITE AREA

1. The minimum *Manufactured Home Site* area *shall* be:
   a. for *Manufactured Home*s not exceeding 4.3 metres in width, the minimum *Manufactured Home Site* area *shall* be 352.0 square metres; and
   b. for *Manufactured Home*s exceeding 4.3 metres in width, the minimum *Manufactured Home Site* area *shall* be 371.0 square metres.

626.9 MANUFACTURED HOME SITE COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Manufactured Home Site* coverage of 40%.
2. All *Accessory Buildings and Structures* together *shall* not exceed a *Manufactured Home Site* coverage of 10%.

626.10 MANUFACTURED HOME SITE SETBACKS

1. The minimum *Setback*s on a *Manufactured Home Site* for all *Building*s and *Structure*s, as measured from the wall of a *Manufactured Home* or living area addition, the supports of a carport, or the outer face of a deck, *shall* be not less than:
   a. *Front Yard* — 4.0 metres
   b. *Rear Yard* — 4.0 metres
   c. *Side Yard* — 1.2 metres, provided that:
      (i) the combined total of both *Side Yard Setback*s *shall* be not less than 7.2 metres, except:
         (a) the combined total of both *Side Yard Setback*s may be reduced to not less than 2.4 metres provided that all required parking is provided in compliance with the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990;
   d. 1.0 metre between *Accessory Building*s.
2. Any *Manufactured Home*, permissible addition, or *Accessory Building* located on a *Manufactured Home Site* abutting the *Lot* boundary *shall* comply with the *Setback* requirements in the Setbacks Section of this *Zone*.

626.11 HEIGHT

1. *Building Height* for all *Building*s and *Structure*s *shall* not exceed 4.5 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

626.12 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

626.13 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Refer to Section 402 of this Bylaw.

626.14 OTHER REQUIREMENTS

1. *Manufactured Home*s *shall* be fully self-contained.
2. A *Manufactured Home Park* *shall* have not less than 15% of its total area developed for *Outdoor Amenity Area*.
3. A *Manufactured Home Park* *shall* conform in all respects to the requirements contained in the Maple Ridge Mobile Home Park Bylaw No. 2315-1975.

7 PART 7 – COMMERCIAL ZONES

701 ZONE: C-1 NEIGHBOURHOOD COMMERCIAL

701.1 PURPOSE

1. This *Zone* provides for small scale convenience shopping and *Personal Services* to residents in surrounding neighbourhoods.

701.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Apartment Residential*;
   b. *Assembly*,
   c. *Business Services*;
   d. *Group Child Care Centre* is permitted specific to the following *Lot*s:
      (i) Lot 19 District Lot 404 Group 1 New Westminster District Plan EPP32520. PID 029-263-948. 23980 Kanaka Way; and
      (ii) Lot C District Lot 403 Group 1 New Westminster District Plan EPP71200. PID 030-627-788. 11300 Pazarena Place;
   e. *Civic*;
   f. *Convenience Store*;
   g. *Financial Services*;
   h. *Indoor Commercial Recreation*;
   i. *Licensee Retail Store*; *Financial Services*; *Professional Services* limited to medical clinics, physiotherapist/chiropractors, dentists, veterinarians and hearing/eye clinics; private *School*s; fitness facilities; and pharmacies are permitted specific to the following *Lot*:
      (i) Lot A Section 16 Township 12 New Westminster District Plan EPP25279. PID 029-069-131. 11225 240 Street;
   j. *Liquor Primary Establishment*;
   k. *Off-Street Parking* is permitted specific to the following *Lot*:
      (i) Lot 1 Section 28 Township 12 New Westminster District Plan LMP46534, except Plan BCP39158. PID 024-815-756. 23227 Dogwood Avenue;
   l. *Personal Repair Services*;
   m. *Personal Services*;
   n. *Professional Services*;
   o. *Restaurant*; and
   p. *Retail*, excluding *Highway Commercial Use*s.

701.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Home Occupation*;

b. one or two *Dwelling Unit*s

c. *Outdoor Display* or sales area;

d. *Refund Container Recycling Depot*; and

e. *Retail*.

2. Refer to Sections 401 and 402 of this Bylaw for additional information.

701.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	668.0 square metres
b.	in *Lot Width*	18.0 metres
c.	in *Lot Depth*	27.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

701.5 DENSITY

1. The *Gross Floor Area* for all *Principal Buildings or Principal Structures* together *shall* not exceed 279.0 square metres, except:

   a. the total *Gross Floor Area* for all *Principal Buildings or Principal Structures* together *shall* not exceed 2,100.0 square metres specific to the following *Lot*:

      (i) Lot A Section 16 Township 1 New Westminster District Plan EPP25279. PID: 029-069-131. 11225 240 Street.

   b. the total *Gross Floor Area* for all the ground floor *Commercial Use*s together *shall* not exceed 960.0 square metres specific to the following *Lot*:

      (i) Lot A Section 16 Township 1 New Westminster District Plan EPP25279. PID: 029-069-131. 11225 240 Street.

   c. the total *Gross Floor Area* for all *Principal Use*s together on the first floor *shall* not exceed 481.1 square metres specific to the following *Lot*:

      (i) Lot 19 District Lot 404 Group 1 New Westminster District Plan EPP32520. PID 029-263-948. 23980 Kanaka Way.

   d. the total *Gross Floor Area* for all *Apartment Residential Use*s together on the second floor *shall* not exceed 221.4 square metres specific to the following *Lot*:

      (i) Lot 19 District Lot 404 Group 1 New Westminster District Plan EPP32520. PID 029-263-948. 23980 Kanaka Way.

   e. the total *Gross Floor Area* for all *Principal Use*s together *shall* not exceed 959.5 square metres specific to the following *Lot*:

      (i) Lot 1 Section 28 Township 12 New Westminster District Plan LMP46534 Except: Plan BCP39158. PID 024-815-756. 23227 Dogwood Avenue.

   f. the total *Gross Floor Area* for all ground floor *Commercial Use*s together *shall* not exceed 530.6 square metres specific to the following *Lot*:

      (i) Lot 1 Section 28 Township 12 New Westminster District Plan LMP46534 Except: Plan BCP39158. PID 024-815-756. 23227 Dogwood Avenue; and

g. the total *Gross Floor Area* for all *Principal Use*s together *shall* not exceed 3,350.0 square metres, and the *Gross Floor Area* of all ground floor *Commercial Use*s together *shall* not exceed 1,093.0 square metres, specific to the following *Lot*:

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

2. The *Gross Floor Area* for all *Accessory Buildings and Structures* together *shall* not exceed 279.0 square metres.

3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

701.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 40%.

2. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 50% specific to the following *Lot*:

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

701.7 SETBACKS

1. Minimum *Setback*s for all *Building*s and *Structure*s *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	6.0 metres
c.	from an *Interior Side Lot Line*	3.0 metres
d.	from an *Exterior Side Lot Line*	7.5 metres.

2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* be not less than 3.0 metres specific to the following *Lot*:

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

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

701.8 HEIGHT

1. *Building Height* for a *Building* or *Structure* *shall* not exceed 7.5 metres, except:

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

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

2. Refer to Section 403 (Building Height) of this Bylaw.

701.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

701.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. The required parking for all *Residential* *Use*, including visitor parking, *shall* be dedicated for that *Use*.

701.11 OTHER REQUIREMENTS

1. Every *Use*, except for *Accessory* *Outdoor Display* or sales areas, *Principal* *Off-Street Parking*, and *Accessory* *Off-Street Parking* and *Off-Street Loading* *shall* be located and undertaken wholly within an enclosed *building*.
2. A *Residential* *Use* *shall*:
   a. be limited exclusively to the *Storey*s above the *First Storey*;
   b. be the only *Use* in a *Storey* so *Use*d;
   c. be located within a *Building* above all *Storey*s which are *used for* a non-*Residential* *Use*;
   d. have separate and independent access; and
   e. provide *Private Outdoor Area*(s) for each *Dwelling Unit* at a minimum of 5.0% of the *Dwelling Unit* area or 4.6 square metres, whichever is greater.
3. An *Apartment Residential* *Use*, specific to the following *Lot*:
   a. Lot C District Lot 403 Group 1 New Westminster District Plan EPP71200. PID 030-627-788. 11300 Pazarena Place
      (i) *shall* provide *Indoor Amenity Area* in the amount of 3.0 square metres per unit; and
      (ii) may have associated non-habitable spaces, including lobbies, meeting rooms, amenity areas, bicycle and other storage areas located on the *First Storey* or underground.

702 ZONE: C-2 COMMUNITY COMMERCIAL

702.1 PURPOSE

1. This *Zone* provides a range of general *Commercial Use*s and services.

702.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Apartment Residential* is permitted specific to the following *Lot*:
      (i) Lot 2 District Lot 222 Group 1 New Westminster District Plan BCP16317. PID: 026-219-271. 11959 203 Street;
   b. *Assembly*;
   c. *Big Box Retail*;
   d. *Business Services*;
   e. *Cannabis Retail*;
   f. *Civic*;
   g. *Convenience Store*;
   h. *Financial Services*;
   i. *Indoor Commercial Recreation*;
   j. *Licensee Retail Store*;
   k. *Liquor Primary Establishment*;
   l. *Personal Repair Services*;
   m. *Personal Services*;
   n. *Professional Services*;
   o. *Refund Container Recycling Depot*;
   p. *Restaurant*; and
   q. *Retail*, excluding *Highway Commercial*.

702.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Apartment Residential*;
   b. *Drive-Through*;
   c. *Home Occupation*;
   d. one or two *Dwelling Unit*s; and
   e. *Outdoor Display* or sales area.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

702.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	2,500.0 square metres
b.	in *Lot Width*	30.0 metres
c.	in *Lot Depth*	70.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

702.5 DENSITY

1. Not applicable.

702.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 70%.

702.7 SETBACKS

1. Minimum *Setback*s for all *Building*s and *Structure*s *shall* be not less than:

a.	from a *Front Lot Line*	3.0 metres
b.	from a *Rear Lot Line*	6.0 metres
c.	from an *Interior Side Lot Line*	0.0 metres
d.	from an *Exterior Side Lot Line*	3.0 metres.

2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

702.8 HEIGHT

1. *Building Height* for *Building*s and *Structure*s *shall* not exceed 10.0 metres and two (2) *Storey*s.
2. For *Lot*s located within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, or *Designated* as "Major Corridor Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014), additional *Building Height* to a maximum of 12.0 metres and three (3) *Storey*s may be obtained for providing a cash contribution at a rate of $161.46 per square metre ($15.00 per square foot) as a *Density Bonus*. Refer to Section 402 (Density Bonus for Town Centre Area and Major Corridor Residential) of this Bylaw.
3. Refer to Section 403 (Building Height) of this Bylaw.

702.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

702.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. The required parking for all *Residential* *Use*s *shall* be dedicated for that *Use*.
3. *Off-Street Parking* for all *Lot*s less than 2,780.0 square metres in *Lot Area* *shall* be sited to the rear of the *Building*s.

702.11 OTHER REQUIREMENTS

1. A *Residential* *Use* *shall*:
   a. be limited exclusively to the *Storey*s above the *First Storey*;

b. be the only *Use* in a *Storey* so *Use*d;

c. be located within a *Building* above all *Storey*s which are *used for* a non-*Residential* *Use*;

d. have separate and independent access; and

e. provide *Private Outdoor Area*(s) for each *Dwelling Unit* at a minimum of 5.0% of the *Dwelling Unit* area or 4.6 square metres, whichever is greater.

2. Every *Use* except *Outdoor Display* or sales area and *Off-Street Parking* and *Off-Street Loading*, *shall* be located and undertaken wholly within an enclosed *Building*.

3. A *Drive-Through* *shall* comply with the following:

a. a *Building* *shall* be located between a *Drive-Through* *Use* and a *Lot Line* shared with an adjoining *Lot* *Designated* as "Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014, except that the following *Lot* *shall* be specifically exempt from this regulation:

(i) Lot A Section 16 Township 12 New Westminster District Plan EPP73123. PID: 030-313-236. 11951 240 Street; and

b. electronic devices, such as loudspeakers, automobile service order devices, car speakers, and similar instruments *shall* be oriented on the *Lot* to face away from an adjoining *Lot* *Designated* as "Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014.

703 ZONE: C-3 TOWN CENTRE COMMERCIAL

703.1 PURPOSE

1. This *Zone* provides for a range of *Commercial*, service and *Residential Use*s in the Town Centre Area.

703.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Apartment Residential*, within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw;
   b. *Assembly*;
   c. *Business Services*;
   d. *Cannabis Retail*;
   e. *Civic*;
   f. *Convenience Store*;
   g. *Financial Services*;
   h. *Funeral Services*;
   i. *Indoor Commercial Recreation*;
   j. *Licensee Retail Store*;
   k. *Light Industrial*, limited to *Microbrewery, Microwinery and Microdistillery*;
   l. *Light Industrial*, limited to microbrewery and limited to a maximum of 150 square metres *Gross Floor Area*, specific to the following *Lot*:
      (i) Lot 1 District Lot 398 Group 1 New Westminster District Plan BCP35451. PID 027-438-325. #104 - 11952 224 Street;
   m. *Liquor Primary Establishment*;
   n. *Media Production Studio*;
   o. *Off-Street Parking*;
   p. *Personal Repair Services*;
   q. *Personal Services*;
   r. *Place of Worship*;
   s. *Private Hospital*;
   t. *Professional Services*;
   u. *Public Market*;
   v. *Refund Container Recycling Depot*;
   w. *Restaurant*;
   x. *Retail*, excluding *Highway Commercial*; and
   y. *Tourist Accommodation*.

703.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Apartment Residential*;

b. *Home Occupation*.

c. one or two *Dwelling Unit*s; and

d. *Outdoor Display* or sales area.

2. Refer to Section 402 of this Bylaw for additional information.

703.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	1,672.00 square metres
b.	in *Lot Width*	36.0 metres
c.	in *Lot Depth*	27.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

703.5 DENSITY

1. The *Residential Floor Space Ratio shall* not exceed a base *Density* of 1.0 times the *Lot Area*(Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw);

2. Additional *Density* may be added to the *Residential Floor Space Ratio*, up to a maximum of 4.0 times the *Lot Area*, excluding the Port Haney and Fraser River Waterfront Area as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, with the following provisions:

   a. an amount equal to 0.25 times the *Lot Area* may be added for providing a minimum of 90% of the required *Residential* parking spaces in an *Underground Structure* for parking;

   b. an additional amount equal to 0.25 times the *Lot Area* may be added for providing all parking spaces, excluding visitor parking spaces, in an *Underground Structure* for parking;

   c. an amount equal to 0.25 times the *Lot Area* may be added for each *Storey* above the third (3) *Storey*, but in no case *shall* this amount exceed 2.0 times the *Lot Area*;

   d. for *Lot*s located within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, or *Designated* as "Major Corridor Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 (as identified in Chapter 3 and Figure 4 of the Maple Ridge Official Community Plan Bylaw No. 7060-2014), an amount not to exceed 0.5 times the *Lot Area* may be added to the *Residential Floor Space Ratio* for providing a cash contribution at a rate of $161.46 per square metres ($15.00 per square foot) as a *Density Bonus*. Refer to Section 402 (Density Bonus for Town Centre Area and Major Corridor Residential) of this Bylaw.

3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

703.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 90% except:

   a. the *Lot Coverage* may be 100% where all the required parking is provided in accordance with Part 3 (Off-Street Parking Requirements) of the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

703.7 SETBACKS

1. Minimum *Setback*s for all *Building*s and *Structure*s *shall* be not less than:
   a. from a *Front Lot Line* 0.0 metres
   b. from a *Rear Lot Line* 6.0 metres, except this may be reduced to 0.0 metres provided that:
      (i) a *Structure* occupying the rear 6.0 metres *shall* be only *used for Accessory Off-Street Parking*;
      (ii) the *Off-Street Parking Structure shall* be the only *Structure* on that portion of the *Lot*; and
      (iii) a *Residential Use shall* be provided above the *Off-Street Parking Structure*;
   c. from an *Interior Side Lot Line* 0.0 metres
   d. from an *Exterior Side Lot Line* 0.0 metres.
2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

703.8 HEIGHT

1. *Building Height* for *Principal Buildings or Principal Structures shall* be not less than 11.0 metres within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw.
2. *Building Height* for *Principal Buildings or Principal Structures shall* be not less than 11.0 metres and *shall* not exceed 15.0 metres nor four (4) *Storey*s within the Port Haney and Fraser River Waterfront Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw.
3. *Building Height* for *Accessory Buildings and Structures shall* not exceed 4.5 metres.
4. Refer to Section 403 (Building Height) of this Bylaw.

703.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw of this Bylaw.

703.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. An *Off-Street Parking Use shall* be sited to the rear of a *Building*, concealed within a *Building* or located in an *Underground Structure* for parking.
3. An *Off-Street Parking Use shall* not occupy more than 95% of the surface of the *Lot*.

703.11 OTHER REQUIREMENTS

1. A *Residential Use shall*:
   a. be the only *Use* in a *Storey* so *Use*d;
   b. *shall* be limited exclusively to the *Storey*s above the *First Storey*:

(i) for *Lot*s identified on Schedule "E" (Town Centre Ground Floor Commercial Required) of this Bylaw; and

(ii) for one or two *Dwelling Unit*s

c. be located within a *Building* above all *Storey*s which are *used for* a non-*Residential* *Principal* *Use*;

d. provide a separate and independent access from the ground floor front elevation if located together in a *Building* or *Structure* with other *Use*s, except that on a corner *Lot* access may be from the ground floor exterior side elevation.

e. be permitted only where all parking for such *Use* is *Concealed Parking*;

f. provide *Common Open Area*(s) on the *Lot* for *Apartment Residential* *Use* at a minimum of 5.0% of the *Lot Area* and which may be provided as balconies, terraces, patios, *Rear Yard*s, courtyards or roof decks;

g. provide *Indoor Amenity Area*(s) based on the following ratio:

(i) 1.0 square metres per apartment *Dwelling Unit*; and

h. provide *Private Outdoor Area*(s) for each *Dwelling Unit* at a minimum of 5.0% of the *Dwelling Unit* area or 4.6 square metres, whichever is greater.

2. An *Off-Street Parking* *Structure* occupying the rear 6.0 metres of the *Lot* *shall* be entirely covered by a *Landscape*d recreation or amenity deck.

3. For *Lot*s identified on Schedule "E" (Town Centre Ground Floor Commercial Required) of this Bylaw, the ground floor of all *Commercial* *Building*s *shall* have not less than:

a. 90% of the *Lot* *Frontage* developed for permitted *Commercial* *Use*s unless the *Frontage* is developed for public pedestrian or public vehicular access; and

b. 25% of the *Lot Area* developed for a permitted *Commercial* *Use*.

4. Every *Use*, except *Outdoor Display* or sales area and *Commercial* *Off-Street Parking* and *Off-Street Loading* *Use*s *shall* be located and undertaken wholly within an enclosed *Building*.

704 ZONE: C-4 NEIGHBOURHOOD PUB

704.1 PURPOSE

1. This *Zone* provides for neighbourhood public houses.

704.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Liquor Primary Establishment*.

704.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to the permitted *Principal Use* in this *Zone*:
   a. *Dwelling Unit*;
   b. *Home Occupation*
   c. *Licensee Retail Store*
   d. *Refund Container Recycling Depot*; and
   e. *Restaurant*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

704.4 LOT AREA and DIMENSIONS

1. Where both a *Community Water System* and a *Community Sanitary Sewer System* are available, the minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	929.0 square metres
b.	in *Lot Width*	30.0 metres
c.	in *Lot Depth*	30.0 metres.

2. Where a lot is served by a *Community Water System* but not by a *Community Sanitary Sewer System*, the minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	0.4 hectares
b.	in *Lot Width*	36.0 metres
c.	in *Lot Depth*	60.0 metres.

3. Where neither a *Community Water System* nor a *Community Sanitary Sewer System* are available, the minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	2.0 hectares
b.	in *Lot Width*	60.0 metres
c.	in *Lot Depth*	150.0 metres.

4. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

704.5 DENSITY

1. Not applicable.

704.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 40%.

704.7 SETBACKS

1. Minimum *Setback*s for all *Building*s and *Structure*s *shall* be not less than:
   a. from a *Front Lot Line* 7.5 metres
   b. from a *Rear Lot Line* 7.5 metres
   c. from an *Interior Side Lot Line* 3.0 metres
   d. from an *Exterior Side Lot Line* 7.5 metres.
2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

704.8 HEIGHT

1. *Building Height* for *Building*s and *Structure*s *shall* not exceed 9.5 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

704.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

704.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

704.11 OTHER REQUIREMENTS

1. No more than one *Dwelling Unit* *shall* be provided per *Lot* and *shall*:
   a. be limited exclusively to the *Storey*s above the *First Storey*;
   b. be the only *Use* in a *Storey* so *Use*d;
   c. be located within a *Building* above all *Storey*s which are *used for* a non-*Residential* *Use*;
   d. have separate and independent access; and
   e. provide *Private Outdoor Area*(s) for each *Dwelling Unit* at a minimum of 5.0% of the *Dwelling Unit* area or 4.6 square metres, whichever is greater.
2. A *Licensee Retail Store* *shall*:
   a. be located within the *Liquor Primary Establishment*; and
   b. not exceed 40% of the *Gross Floor Area* of the *Liquor Primary Establishment*.

705 ZONE: C-5 VILLAGE CENTRE COMMERCIAL

705.1 PURPOSE

1. This *Zone* provides for convenience shopping and *Personal Services* to residents of surrounding neighbourhoods in a compact village form.

705.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Assembly*;
   b. *Business Services*;
   c. *Civic*;
   d. *Convenience Store*;
   e. *Financial Services*;
   f. *Indoor Commercial Recreation*;
   g. *Licensee Retail Store*
   h. *Liquor Primary Establishment*;
   i. *Personal Repair Services*;
   j. *Personal Services*;
   k. *Professional Services*;
   l. *Refund Container Recycling Depot*;
   m. *Restaurant*; and
   n. *Retail*, excluding *Highway Commercial*.

705.3 ACCESSORY USES

1. The following are permitted as *Accessory Use*s to the permitted *Principal Use*s in this *Zone*:
   a. *Apartment Residential*;
   b. *Home Occupation*
   c. one or two *Dwelling Unit*s; and
   d. *Outdoor Display* or sales area.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

705.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	668.0 square metres
b.	in *Lot Width*	18.0 metres
c.	in *Lot Depth*	27.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

705.5 DENSITY

1. Not applicable.

705.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 70%.

705.7 SETBACKS

1. Minimum *Setback*s for all *Building*s and *Structure*s *shall* be not less than:
   a. from a *Front Lot Line* 3.0 metres
   b. from a *Rear Lot Line* 6.0 metres
   c. from an *Interior Side Lot Line* 1.5 metres
   d. from an *Exterior Side Lot Line* 3.0 metres.
2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

705.8 HEIGHT

1. *Building Height* for *Building*s and *Structure*s *shall* not exceed 9.5 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

705.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

705.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. An *Off-Street Parking* *Use* *shall*:
   a. not occupy more than 75% of the surface of the *Lot Area*; and
   b. be sited to the rear of a *Building*, be concealed within a *Building* or be located in an *Underground Structure* for parking.

705.11 OTHER REQUIREMENTS

1. Every *Use*, except for *Outdoor Display* or sales area and *Off-Street Parking* and *Off-Street Loading*, *shall* be located and undertaken wholly within an enclosed *Building*.
2. A *Residential* *shall*:
   a. be limited exclusively to *Storey*s above the *First Storey*;
   b. be the only *Use* in a *Storey* so *Use*d;
   c. be located within a *Building* above all *Storey*s which are *used for* a non-*Residential* *Use*;
   d. be permitted only where all parking for such *Use* is *Concealed Parking*;
   e. have separate and independent access; and
   f. provide *Private Outdoor Area* (s) for each *Dwelling Unit* at a minimum of 5.0% of the *Dwelling Unit* area or 4.6 square metres, whichever is greater.
3. All *Building*s and *Structure*s *shall*:

a. on the ground floor have a minimum external width of 90% of the *Lot Frontage* developed for permitted *Principal Use*s interrupted only by public pedestrian access or public vehicular access to the *Lot*; and

b. on the ground floor *shall* have a minimum of 25% of the *Lot Area* developed for a *Principal Use*.

706 ZONE: C-6 COMMUNITY GAMING FACILITY

706.1 PURPOSE

1. This *Zone* provides for Community Gaming Facilities in the Town Centre.

706.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Community Gaming Facility*.

706.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Assembly*;
   b. *Liquor Primary Establishment*; and
   c. *Restaurant*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

706.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	0.4 hectares
b.	in *Lot Width*	30.0 metres
c.	in *Lot Depth*	70.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

706.5 DENSITY

1. The maximum permitted *Floor Space Ratio* of all *Building*s and *Structure*s, excluding areas *used for* parking, *shall* not exceed 1.0 times the *Lot Area*.
2. The minimum *Gross Floor Area* for *Assembly Use shall* be not less than 232.0 square metres.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

706.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 90%.

706.7 SETBACKS

1. The minimum *Setback*s for *Building*s and *Structure*s *shall* be not less than:

a.	from a *Front Lot Line*	1.5 metres
b.	from a *Rear Lot Line*	2.0 metres
c.	from an *Interior Side Lot Line*	0.0 metres
d.	from an *Exterior Side Lot Line*	3.5 metres.

2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

706.8 HEIGHT

1. *Building Height* for *Building*s and *Structure*s *shall* not exceed 11.0 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

706.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw of this Bylaw.

706.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

706.11 OTHER REQUIREMENTS

1. Not applicable.

707 ZONE: CRM COMMERCIAL/RESIDENTIAL

707.1 PURPOSE

1. This *Zone* provides for a mix of *Commercial* and *Residential Use*s with a maximum of four (4) *Storey*s in the Port Haney and Fraser Waterfront Area.

707.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Apartment Residential*;
   b. *Assembly*;
   c. *Bed and Breakfast*;
   d. *Civic*;
   e. *Financial Services*;
   f. *Group Housing Residential*;
   g. *Indoor Commercial Recreation*;
   h. *Licensee Retail Store*;
   i. *Liquor Primary Establishment*;
   j. *Park* and *School*;
   k. *Personal Repair Services*;
   l. *Personal Services*;
   m. *Place of Worship*;
   n. *Private Hospital*;
   o. *Professional Services*;
   p. *Restaurant*;
   q. *Retail*, excluding *Highway Commercial*; and
   r. *Tourist Accommodation*.

707.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Boarding*
   b. *Home Occupation*
   c. one or two *Dwelling Unit*s; and
   d. *Outdoor Display* or sales area.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

707.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	668.0 square metres
b.	in width	18.0 metres
c.	in depth	27.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

707.5 DENSITY

1. The *Apartment Residential* *Floor Space Ratio* *shall* not exceed a base *Density* of 1.4 times the *Lot Area*.
2. Additional *Apartment Residential* *Density*, up to a maximum of 2.0 times the *Lot Area* may be obtained with the following provisions:
3. An amount equal to 0.2 times the *Lot Area* may be added to the *Floor Space Ratio* for providing a minimum of 90% of the required *Residential* parking spaces in an *Underground Structure* for parking.
4. An additional amount equal to 0.2 times the *Lot Area* may be added to the *Floor Space Ratio* for providing all of the *Residential* parking spaces, excluding visitor parking spaces, in an *Underground Structure* for parking; and
5. An amount equal to 0.2 may be added to the *Floor Space Ratio* for a project that is LEED Certified and/or will be using renewable energy for at least 33% of energy requirements.
6. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

707.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 90% except:
   a. the *Lot Coverage* may be 100% where all the required parking is provided in accordance with Section 707.10 of this Bylaw and in accordance with Part 3 (Off-Street Parking Requirements) of the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

707.7 SETBACKS

1. Minimum *Setback*s for all *Building*s and *Structure*s *shall* be not less than:
   a. from a *Front Lot Line* — 0.0 metres
   b. from a *Rear Lot Line* — 6.0 metres, except this may be reduced to 0.0 metres provided that:
      (i) a *Structure* occupying the rear 6.0 metres *shall* be only *used for Accessory Off-Street Parking*;
      (ii) the *Off-Street Parking Structure* *shall* be the only *Structure* on that portion of the *Lot*;
      (iii) the *Off-Street Parking Structure* *shall* be entirely covered by a *Landscape*d recreation or amenity deck; and
      (iv) a *Residential Use* *shall* be provided above the *Off-Street Parking Structure*;
   c. from an *Interior Side Lot Line* — 0.0 metres
   d. from an *Exterior Side Lot Line* — 0.0 metres.
2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

707.8 HEIGHT

1. *Building Height* for a *Building* or *Structure* *shall* not exceed 15.0 metres, except:
   a. *Building Height* for a *Building* or *Structure* *shall* not exceed 21.0 metres, specific to the following *Lot*:
      (i) Lot 1, DL 398, GP 1, NWD Plan EPP34022, except Plans EPP34066 and EPP36136. PID: 029-152-861. 22369 116 Avenue.
2. Refer to Section 403 (Building Height) of this Bylaw.

707.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

707.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. An *Off-Street Parking* *Use* *shall* be sited to the rear of a *Building*, be concealed within a *Building* or be located in an *Underground Structure*.

707.11 OTHER REQUIREMENTS

1. A *Residential* *Use* *shall*:
   a. be the only *Use* in a *Storey* so *Use*d;
   b. for one or two *Dwelling Unit*s, be limited exclusively to the *Storey*s above the *First Storey*;
   c. be located within a *Building* above all *Storey*s which are *used for* a non-*Residential* *Principal* *Use*;
   d. provide a separate and independent access from the ground floor front elevation if located together in a *Building* or *Structure* with other *Use*s except that on a corner *Lot* access may be from the ground floor exterior side elevation;
   e. be permitted only where all parking for *Residential* *Use* is *Concealed Parking*;
   f. provide *Common Open Area*(s) on the *Lot* for *Apartment Residential* *Use* as a minimum of 5.0% of the *Lot Area* and which may be provided as balconies, terraces, patios, *Rear Yard*s, courtyards or roof decks;
   g. provide *Indoor Amenity Area*(s) based on the following ratio:
      (i) 1.0 square metres per apartment *Dwelling Unit*; and
   h. provide *Private Outdoor Area*(s) for each *Dwelling Unit* as a minimum of 5.0% of the *Dwelling Unit* area or 4.6 square metres, whichever is greater.
2. An *Off-Street Parking* *Structure* occupying the rear 6.0 metres of the *Lot* *shall* be entirely covered by a *Landscape*d recreation or amenity deck.
3. A *Commercial* *Use* *shall*:
   a. have a minimum of 90% of the *Lot* *Frontage* on the ground floor developed for *Use*s permitted in this *Zone*, other than parking, unless the *Frontage* is *used for* public pedestrian access or public vehicular access; and
   b. provide a minimum of 25% of the *Lot Area* for a *Commercial* *Use* on the ground floor.

708 ZONE: CS-1 SERVICE COMMERCIAL

708.1 PURPOSE

1. This *Zone* provides for *Commercial Use*s oriented to the motoring public.

708.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Assembly*, limited to public transportation depots, private *School*s, and cinemas;
   b. *Big Box Retail*;
   c. *Business Services*, excluding *Consulting Services*;
   d. *Cannabis Retail*;
   e. car wash;
   f. *Convenience Store*;
   g. *Drive-Through*;
   h. *Funeral Services*;
   i. *Highway Commercial*;
   j. *Indoor Commercial Recreation*;
   k. *Licensee Retail Store*
   l. *Light Industrial*, to a maximum of 279.0 square metres *Gross Floor Area*;
   m. *Liquor Primary Establishment*;
   n. *Outdoor Commercial Recreation*;
   o. *Personal Repair Services*;
   p. *Personal Services*;
   q. *Place of Worship*;
   r. *Professional Services*:
      (i) limited to veterinarians, architects, engineering and surveying *Office*s, and drop-in medical clinics; and
      (ii) permitted above the *First Storey*, specific to the following *Lot*:
         (a) Lot A except part dedicated road on Plan BCP13823 District Lot 401 Group 1 New Westminster District Plan 9541. PID 003-204-952. 11980 227 Street.
      (iii) limited to a physiotherapy and registered massage therapy clinic, specific to the following *Lot*:
         (a) Lot A District Lot 278 Group 1 New Westminster District Plan 76445. PID 009-224-289, 20629 119 Avenue.
   s. *Refund Container Recycling Depot*;
   t. *Research Testing Laboratory*;
   u. *Restaurant*;
   v. *Service Station*; and
   w. *Tourist Accommodation*.

708.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Apartment Residential*;
   b. music lessons, where the *Principal Use* is *Retail* of musical instruments;
   c. one or two *Dwelling Unit*s;
   d. *Outdoor Display* or sales area;
   e. *Retail* to a *Tourist Accommodation*, *Indoor Commercial Recreation* or *Outdoor Commercial Recreation Use* provided the total *Gross Floor Area* for the *Accessory Retail Use* does not exceed 100.0 square metres;
   f. *Retail* to a *Light Industrial Use* provided the *Gross Floor Area* for the *Accessory Retail Use* does not exceed 25% of the total *Gross Floor Area* for the *Principal Use*; and
   g. *Unenclosed Storage*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

708.4 LOT AREA and DIMENSIONS

1. Where both a *Community Water System* and a *Community Sanitary Sewer System* are available, the minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	929.0 square metres
b.	in *Lot Width*	18.0 metres
c.	in *Lot Depth*	30.0 metres.

2. Where a lot is served by a *Community Water System* but not by a *Community Sanitary Sewer System*, the minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	2000.0 square metres
b.	in *Lot Width*	30.0 metres
c.	in *Lot Depth*	36.0 metres.

3. Where neither a *Community Water System* nor a *Community Sanitary Sewer System* is available, the minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	0.4 hectares
b.	in *Lot Width*	36.0 metres
c.	in *Lot Depth*	60.0 metres.

4. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

708.5 DENSITY

1. Not applicable.

708.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 40%.
2. *Off-Street Parking shall* not exceed a *Lot Coverage* of 95% of the surface area of a *Lot*.

708.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *shall* be not less than:

a.	from a *Front Lot Line*	9.0 metres
b.	from a *Rear Lot Line*	6.0 metres
c.	from an *Interior Side Lot Line*	0.0 metres, except 6.0 metres for a *Drive-Through*
d.	from an *Exterior Side Lot Line*	7.5 metres.

2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

708.8 HEIGHT

1. *Building Height* for a *Building* or *Structure* *shall* not exceed 7.5 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

708.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

708.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. The required parking for all *Dwelling Unit*s and *Apartment Residential* *Use*s *shall* be dedicated to that *Use*.

708.11 OTHER REQUIREMENTS

1. Every *Use* *shall* be located and undertaken wholly within an enclosed *Building* except for:
   a. *Outdoor Display* or sales area;
   b. car wash;
   c. *Outdoor Commercial Recreation*; and
   d. *Unenclosed Storage*, and the storage *shall* not be permitted in the *Front Yard*.
2. A *Residential* *Use* *shall*:
   a. be limited to a maximum of three (3) *Dwelling Unit*s;
   b. be limited exclusively to *Storey*s above the *First Storey*;
   c. be the only *Use* in a *Storey* so *Use*d; and
   d. be located within a *Building* above all *Storey*s which are non-*Residential* *Use*s.
   e. have separate and independent access; and
   f. provide *Private Outdoor Area*(s) for each *Dwelling Unit* at a minimum of 5.0% of the *Dwelling Unit* area or 4.6 square metres, whichever is greater.
3. A *Drive-Through* *Use* *shall* comply with the following:
   a. the *Lot* *shall* have a minimum of 30.0 metres of *Highway* *Frontage*;

b. a *Building* *shall* be located between a *Drive-Through* *Use* and a *Lot Line* shared with an adjoining *Lot* *Designated* as "Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014; and

c. electronic devices, such as loudspeakers, automobile service order devices, car speakers, and similar instruments *shall* be oriented on the *Lot* to face away from an adjoining *Lot* *Designated* as "Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014.

4. No *Building* or *Structure* for a *Tourist Accommodation* *Use* *shall* exceed one *Sleeping Unit* or *Dwelling Unit* for each 93.0 square metres of *Lot Area*.

709 ZONE: CS-2 SERVICE STATION COMMERCIAL

709.1 PURPOSE

1. This *Zone* provides for fuel *Service Station*s and related *Use*s.

709.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. car wash; and
   b. *Service Station*.

709.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Convenience Store*;
   b. *Drive-Through*;
   c. *Outdoor Display* or sales area;
   d. rental of *Vehicle*s, *Trailer*s or equipment;
   e. *Restaurant*;
   f. *Retail* sale of automotive accessories; and
   g. *Vehicle and Equipment Repair Services*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

709.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	1,100.0 square metres
b.	in *Lot Width*	30.0 metres
c.	in *Lot Depth*	36.0 metres.

2. Minimum *Lot Area* and dimensions for a *Service Station* with a *Restaurant* or *Convenience Store* *shall* be not less than:

a.	in *Lot Area*	1,600.0 square metres
b.	in *Lot Width*	30.0 metres
c.	in *Lot Depth*	36.0 metres.

3. Minimum *Lot Area* and dimensions for a *Service Station* with a *Restaurant* and a *Convenience Store* *shall* be not less than:

a.	in *Lot Area*	2,100.0 square metres
b.	in *Lot Width*	30.0 metres
c.	in *Lot Depth*	36.0 metres.

4. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

709.5 DENSITY

1. The *Gross Floor Area* for all *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed 500.0 square metres.

2. The *Gross Floor Area* for all *Accessory Buildings and Structures* together *shall* not exceed 279.0 square metres.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

709.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 40%, exclusive of canopies.

709.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *shall* be not less than:
   a. from a *Front Lot Line* 9.0 metres
   b. from a *Rear Lot Line* 6.0 metres
   c. from an *Interior Side Lot Line* 6.0 metres
   d. from an *Exterior Side Lot Line* 7.5 metres.
2. Minimum *Setback*s for fuel pumps, pump islands and canopies *shall* be not less than 4.5 metres from any *Lot Line*.
3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

709.8 HEIGHT

1. *Building Height* for a *Building* or *Structure* *shall* not exceed 7.5 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

709.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

709.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

709.11 OTHER REQUIREMENTS

1. Every *Use* *shall* be located and undertaken wholly within an enclosed *Building* except for:
   a. *Outdoor Display* or sales area; and
   b. motor *Vehicle* refueling facilities.
2. A *Service Station* or car wash *Use* adjoining a *Lot* *Designated* as "Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014, *shall* comply with the following:
   a. a *Building* is to be located between the *Use* and a *Lot Line* shared with the *Residential* *Lot*.
3. A *Drive-Through* *Use* *shall* comply with the following:
   a. a *Building* *shall* be located between a *Drive-Through* *Use* and a *Lot Line* shared with an adjoining *Lot* *Designated* as "Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014; and

b. electronic devices, such as loudspeakers, automobile service order devices, car speakers, and similar instruments *shall* be oriented on the *Lot* to face away from an adjoining *Lot* *Designated* as "Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014.

710 ZONE: CS-3 RECREATION COMMERCIAL

710.1 PURPOSE

1. This *Zone* provides for *Tourist Accommodation*, *Campground* and private *Recreational Facilities*.

710.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Campground*;
   b. *Indoor Commercial Recreation*;
   c. *Outdoor Commercial Recreation*; and
   d. *Tourist Accommodation*.
2. The following *Lot*s are limited to *Manufactured Home Park*:
   a. Lot 21 District Lot 250 Group 1 New Westminster District Plan 25337; 000-595-004. 20963 Lougheed Highway;
   b. Lot 218 District Lot 249 Group 1 New Westminster District Plan 44549; 007-542-283 and 006-588-531. 21163 Lougheed Highway;
   c. Lot C District Lot 247 Group 1 New Westminster District Plan 11112; 009-455-795. 21668 Lougheed Highway;
   d. Lot B District Lot 247 Group 1 New Westminster District Plan 8950; 002-012-511. 21698 Lougheed Highway;
   e. Remainder Lot 3 Section 29 Township 12 New Westminster District Plan 5471 except Plan 19054; Lots 16, 17 and Lot A (BP277574) Section 29 Township 12 New Westminster District Plan 19054; 010-457-241, 011-157-763, 019-183-534, 024-900-630, and 010-457-046. 12868 229 Street;
   f. Lot 5 Section 28 Township 12 New Westminster District Plan 20593; 001-066-536. 12892 232nd Street;
   g. Lot 2 Section 28 Township 12 New Westminster District Plan 6139 except EP10151, NWP20543 and NWP21716; 004-120-698. 23291 132 Avenue;

710.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to a permitted *Principal Use* in this *Zone*:
   a. *Assembly*, excluding in a *Manufactured Home Park*;
   b. *Home Occupation*;
   c. *Liquor Primary Establishment*s, excluding in a *Manufactured Home Park*;
   d. one *Single Detached Residential* dwelling per *Manufactured Home Park* or *Campground*, limited to a residence for a caretaker or manager;
   e. *Outdoor Display* or sales area, excluding in a *Manufactured Home Park*;
   f. *Restaurant*, excluding in a *Manufactured Home Park*;
   g. *Retail*, excluding in a *Manufactured Home Park*; and
   h. *Unenclosed Storage*, excluding in a *Manufactured Home Park*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

710.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	0.4 hectares
b.	in width	36.0 metres
c.	in depth	60.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

710.5 DENSITY

1. A *Manufactured Home Park* *shall* not exceed 17 *Units Per Net Hectare*.
2. A *Manufactured Home* *shall* have a minimum *Gross Floor Area* of 65.0 square metres.
3. A *Campground* or *Tourist Accommodation* *shall* not exceed an accommodation ratio greater than one *Campground* space or one *Sleeping Unit* for each 2000.0 square metres of *Lot Area*.
4. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

710.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 40%.

710.7 SETBACKS

1. Minimum *Setback*s for *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* *shall* be not less than:

a.	from a *Front Lot Line*	9.0 metres
b.	from a *Rear Lot Line*	6.0 metres
c.	from an *Interior Side Lot Line*	7.5 metres
d.	from an *Exterior Side Lot Line*	7.5 metres.

2. Minimum *Setback*s from the lot boundary for all *Building*s and *Structure*s for a *Manufactured Home Park* *shall* be not less than:

a.	from a *Front Lot Line*	4.0 metres
b.	from a *Rear Lot Line*	4.0 metres;
c.	from an *Interior Side Lot Line*	4.0 metres
d.	from an *Exterior Side Lot Line*	4 .0 metres.

3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

710.8 MANUFACTURED HOME SITE AREA

1. The minimum *Manufactured Home Site* area *shall* be:
   a. for *Manufactured Home*s not exceeding 4.3 metres in width, the minimum *Manufactured Home Site* area *shall* be 352.0 square metres; and
   b. for *Manufactured Home*s exceeding 4.3 metres in width, the minimum *Manufactured Home Site* area *shall* be 371.0 square metres.

710.9 MANUFACTURED HOME SITE COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Manufactured Home Site* coverage of 40%.
2. All *Accessory Buildings and Structures* together *shall* not exceed a *Manufactured Home Site* coverage of 10%.

710.10 MANUFACTURED HOME SITE SETBACKS

1. The minimum *Setback*s on a *Manufactured Home Site* for all *Building*s and *Structure*s *shall* be not less than:

a.	*Front Yard*	4.0 metres
b.	*Rear Yard*	4.0 metres
c.	*Side Yard*	3.0 metres

2. No part of any *Manufactured Home* or any permissible addition *shall* be less than 6.0 metres from another *Manufactured Home* or permissible addition.
3. No *Accessory Building* *shall* be sited less than 2.0 metres from any part of a *Manufactured Home* or permissible addition.

710.11 HEIGHT

1. *Building Height* for *Building*s and *Structure*s *shall* not exceed 7.5 metres.
2. *Building Height* for *Manufactured Home*s *shall* not exceed 4.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

710.12 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

710.13 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

710.14 OTHER REQUIREMENTS

1. A permitted *Use* *shall* be located and undertaken wholly within an enclosed *Building*, except for:
   a. *Outdoor Display* or sales area;
   b. *Campground*;
   c. *Outdoor Commercial Recreation* activities and related *Recreational Facilities*; and
   d. *Unenclosed Storage*, and the storage *shall* not be permitted in the *Front Yard*,
2. *Manufactured Home*s *shall* be fully self-contained.
3. A *Manufactured Home Park* *shall* have not less than 15% of its total area developed exclusively as *Outdoor Amenity Area*.
4. A *Manufactured Home Park* *shall* conform in all respects to the requirements contained in the Maple Ridge Mobile Home Park Bylaw No. 2315-1975.

711 ZONE: CS-4 RURAL COMMERCIAL

711.1 PURPOSE

1. This *Zone* provides for the small scale convenience shopping and *Personal Services* to residents in a rural area.

711.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Convenience Store*;
   b. *Restaurant*; and
   c. *Retail*.

711.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to a permitted *Principal Use* in this *Zone*:
   a. one *Dwelling Unit*;
   b. *Outdoor Display* or sales area;
   c. *Personal Repair Services*;
   d. *Personal Services*; and
   e. *Refund Container Recycling Depot*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

711.4 LOT AREA and DIMENSIONS

1. Where both a *Community Water System* and a *Community Sanitary Sewer System* are available, the minimum *Lot Area* and dimensions *shall* be not less than
   a. in *Lot Area* 0.4 hectares
   b. in *Lot Width* 36.0 metres
   c. in *Lot Depth* 60.0 metres.
2. Where a *Community Water System* but not a *Community Sanitary Sewer System* is available, the minimum *Lot Area* and dimensions *shall* be not less than:
   a. in *Lot Area* 0.8 hectares
   b. in *Lot Width* 36.0 metres
   c. in *Lot Depth* 60.0 metres.
3. Where neither a *Community Water System* nor a *Community Sanitary Sewer System* is available, the minimum *Lot Area* and dimensions *shall* be not less than:
   a. in *Lot Area* 2.0 hectares
   b. in *Lot Width* 60.0 metres
   c. in *Lot Depth* 150.0 metres.
4. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

711.5 DENSITY

1. The *Gross Floor Area* for all *Principal Use*s together *shall* not exceed 279.0 square metres.

2. The *Gross Floor Area* for all *Accessory Use*s together *shall* not exceed 279.0 square metres.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

711.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 25%.

711.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *shall* be not less than:
   a. from a *Front Lot Line* 7.5 metres
   b. from a *Rear Lot Line* 6.0 metres
   c. from an *Interior Side Lot Line* 6.0 metres
   d. from an *Exterior Side Lot Line* 7.5 metres.
2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

711.8 HEIGHT

1. *Building Height* for a *Building* or *Structure* *shall* not exceed 7.5 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

711.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

711.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990,.

711.11 OTHER REQUIREMENTS

1. Every *Use* except for *Outdoor Display* or sales area and *Off-Street Parking* and *Off-Street Loading*, *shall* be located and undertaken wholly within an enclosed *Building*.
2. A *Residential Use* *shall*:
   a. be limited to one *Dwelling Unit*;
   b. be limited exclusively to the *Storey*s above the *First Storey*;
   c. be the only *Use* in a *Storey* so *Use*d;
   d. be located in the same *Building* but fully separated from a *Principal Use*;
   e. have separate and independent access; and
   f. provide *Private Outdoor Area*(s) for the *Dwelling Unit* at a minimum of 5.0% of the *Dwelling Unit* area or 4.6 square metres, whichever is greater.

712 ZONE: CS-5 ADULT ENTERTAINMENT AND PAWNSHOP SERVICE COMMERCIAL

712.1 PURPOSE

1. This *Zone* provides for adult oriented businesses, pawn shops and other *Use*s catering to the motoring public.

712.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Adult Entertainment*;
   b. *Big Box Retail*;
   c. *Business Services*, excluding *Consulting Services*;
   d. *Convenience Store*;
   e. *Drive-Through*;
   f. *Highway Commercial*;
   g. *Indoor Commercial Recreation*;
   h. *Licensee Retail Store*;
   i. *Light Industrial*, with a maximum of 279.0 square metres *Gross Floor Area*;
   j. *Liquor Primary Establishment*;
   k. *Outdoor Commercial Recreation*;
   l. *Pawnshops*;
   m. *Personal Repair Services*;
   n. *Personal Services*;
   o. *Professional Services* limited to veterinarians, architects, engineering and surveying *Office*s, and drop-in medical clinics;
   p. *Retail*, limited to *Household* furnishings, *Vehicle* parts and accessories, adult paraphernalia, second hand goods, antiques, and sports equipment and accessories;
   q. *Refund Container Recycling Depot*;
   r. *Restaurant*; and
   s. *Warehouse*.

712.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to a permitted *Principal Use* in this *Zone*:
   a. one or two *Dwelling Unit*s or *Apartment Residential*, *Accessory* to a *Principal Commercial Use*, excluding *Light Industrial*, *Refund Container Recycling Depot*, and *Warehouse Use*s;
   b. *Retail*, *Accessory* to a *Light Industrial Use* provided the *Retail Gross Floor Area* does not exceed 25% of the total *Gross Floor Area* of the *Principal Light Industrial Use*; and
   c. *Unenclosed Storage*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

712.4 LOT AREA and DIMENSIONS

1. Where both a *Community Water System* and a *Community Sanitary Sewer System* are available, the minimum *Lot Area* and dimensions *shall* be not less than

a.	in *Lot Area*	929.0 square metres
b.	in *Lot Width*	18.0 metres
c.	in *Lot Depth*	36.0 metres.

2. Where a *Community Water System* but not a *Community Sanitary Sewer System* is available, the minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	2,000.0 square metres
b.	in *Lot Width*	30.0 metres
c.	in *Lot Depth*	36.0 metres.

3. Where neither a *Community Water System* nor a *Community Sanitary Sewer System* is available, the minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	0.4 hectares
b.	in *Lot Width*	36.0 metres
c.	in *Lot Depth*	60.0 metres.

4. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

712.5 DENSITY

1. Not applicable.

712.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 40%.
2. *Off-Street Parking* *shall* not exceed a *Lot Coverage* of 95% of the surface area of a *Lot*.

712.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *shall* be not less than:

a.	from a *Front Lot Line*	9.0 metres
b.	from a *Rear Lot Line*	6.0 metres
c.	from an *Interior Side Lot Line*	0.0 metres, except 6.0 metres for a *Drive-Through*
d.	from an *Exterior Side Lot Line*	7.5 metres.

2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

712.8 HEIGHT

1. *Building Height* for a *Building* or *Structure* *shall* not exceed 7.5 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

712.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

712.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

712.11 OTHER REQUIREMENTS

1. A *Residential* *Use* *shall*:
   a. be limited exclusively to *Storey*s above the *First Storey*;
   b. be the only *Use* in a *Storey* so *Use*d;
   c. be located in the same *Building* but fully separated from a *Principal* *Use*;
   d. have separate and independent access;
   e. be permitted only where all parking for such *Use* is *Concealed Parking*; and
   f. provide *Private Outdoor Area*(s) for each *Dwelling Unit* at a minimum of 5.0% of the *Dwelling Unit* area or 4.6 square metres, whichever is greater.
2. *Unenclosed Storage* *shall* not be permitted in the *Front Yard*.
3. A *Drive-Through* *Use* *shall* comply with the following:
   a. a *Building* *shall* be located between a *Drive-Through* *Use* and a *Lot Line* shared with an adjoining *Lot* *Designated* as "Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014; and
   b. electronic devices, such as loudspeakers, automobile service order devices, car speakers, and similar instruments *shall* be oriented on the *Lot* to face away from an adjoining *Lot* *Designated* as "Residential" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014.

713 ZONE: H-1 HERITAGE COMMERCIAL

713.1 PURPOSE

1. This *Zone* provides for unique heritage *Commercial* areas.

713.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Apartment Residential*, in conjunction with a minimum of 20% of the *Gross Floor Area* as a *Commercial Use*;
   b. *Assembly*;
   c. *Business Services*;
   d. *Civic*;
   e. *Convenience Store*;
   f. *Financial Services*;
   g. *Indoor Commercial Recreation*;
   h. *Licensee Retail Store*;
   i. *Liquor Primary Establishment*;
   j. *Personal Repair Services*;
   k. *Personal Services*;
   l. *Place of Worship*;
   m. *Professional Services*;
   n. *Restaurant*;
   o. *Retail*, excluding *Highway Commercial*; and
   p. *Tourist Accommodation*.

713.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to a permitted *Principal Use* this *Zone*:
   a. *Boarding*;
   b. *Home Occupation*;
   c. one or two *Dwelling Unit*s, *Accessory* to a *Principal Commercial Use*; and
   d. *Outdoor Display* or sales area.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

713.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	186.0 square metres
b.	in *Lot Width*	6.0 metres
c.	in *Lot Depth*	27.0 square metres.

2. Minimum *Lot Area* for *Tourist Accommodation* *shall* be not less than:

a.	in *Lot Area*	1,390.0 square metres

3. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

713.5 DENSITY

1. The *Residential Floor Space Ratio shall* not exceed 0.8 times the *Lot Area*.
2. Additional *Residential Density*, up to a maximum of 1.0 times the *Lot Area*, may be obtained with the following provision:
   a. an amount up to a maximum of 0.2 times the *Lot Area* calculated as a ratio of *Concealed Parking* to the total required *Residential Off-Street Parking*.
3. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

713.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 90% for a *Principal Commercial Use* however the *Lot Coverage* may be increased to 100% where required *Off-Street Parking* is provided in accordance with the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. Not less than 20% of the *Lot Area shall* be developed for a *Principal Commercial Use*.
3. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed 75% for a *Civic* or *Assembly Use*.
4. *Off-Street Parking* and *Off-Street Loading shall* not exceed 75% of the surface area of the *Lot*.

713.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *shall* be not less than:

a.	from a *Front Lot Line*	0.0 metres
b.	from a *Rear Lot Line*	6.0 metres
c.	from an *Interior Side Lot Line*	0.0 metres
d.	from an *Exterior Side Lot Line*	0.0 metres.

2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

713.8 HEIGHT

1. *Building Height* for a *Building* or *Structure shall* not exceed 11.0 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

713.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

713.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

713.11 OTHER REQUIREMENTS

1. A *Residential Use shall*:
   a. be limited exclusively to *Storey*s above the *First Storey*;
   b. be the only *Use* in a *Storey* so *Use*d;
   c. be located within a *Building* above all *Storey*s which are *used for* a non-*Residential Use*;
   d. be permitted only where all parking for such *Use* is *Concealed Parking*;
   e. have a separate public entrance from the ground floor front elevation if located in a *Building* or *Structure* with other *Use*s, except that on a corner *Lot* access may be from the ground floor exterior side elevation;
   f. provide *Common Open Area*(s) on the *Lot* for *Residential Use* at a minimum of 5.0% of the *Lot Area* and which may be provided as balconies, terraces, patios, *Rear Yard*s, courtyards or roof decks; and
   g. provide *Private Outdoor Area*(s) for each *Dwelling Unit* at a minimum of 5.0% of the *Dwelling Unit* area or 4.6 square metres, whichever is greater.
2. All *Person*s carrying out a permitted *Civic Use*, excluding stadiums, arenas and cemeteries, *shall* conduct the business or undertaking completely enclosed within a *Building*.

714 ZONE: H-2 – HAMMOND VILLAGE COMMERCIAL

714.1 PURPOSE

1. This *Zone* is intended for mixed-*Use* *Development* within Hammond's historic *Commercial* area and is specific to *Lot*s *Designated* as "Hammond Village Commercial" in the Hammond Area Plan of the Maple Ridge Official Community Plan Bylaw No. 7060-2014.

714.2 PRINCIPAL USES

1. The following *Principal* *Use*s and no other *shall* be permitted in this *Zone*:
   a. *Apartment Residential*;
   b. *Assembly*;
   c. *Convenience Store*;
   d. *Financial Services*;
   e. *Indoor Commercial Recreation*;
   f. *Licensee Retail Store*;
   g. *Light Industrial*, limited to *Microbrewery, Microwinery and Microdistillery*;
   h. *Liquor Primary Establishment*;
   i. *Off-Street Parking*, limited to *Lot*s identified on Schedule "F" (Hammond Commercial and Off-Street Parking) of this Bylaw; and
   j. *Personal Repair Services*;
   k. *Personal Services*;
   l. *Professional Services*;
   m. *Restaurant*;
   n. *Retail*; and
   o. *Vehicle and Equipment Repair Services*, specific to the following *Lot*:
      (i) Lot 697 District Lot 278 New Westminster District Plan 114. PID 011-525-771. 20657 Lorne Avenue.

714.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory* to a permitted *Principal* *Use* this *Zone*:
   a. *Boarding*, *Accessory* to an *Apartment Residential* *Use*;
   b. *Home Occupation*, *Accessory* to an *Apartment Residential* *Use*; and
   c. *Outdoor Display* or sales area.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

714.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	191.0 square metres
b.	in *Lot Width*	6.0 metres
c.	in *Lot Depth*	27.0 square metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

714.5 DENSITY

1. Not applicable.

714.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 90%.

714.7 SETBACKS

1. Minimum *Setback*s for all *Building*s and *Structure*s *shall* be not less than:

a.	from a *Front Lot Line*	0.0 metres
b.	from a *Rear Lot Line*	1.5 metres
c.	from an *Interior Side Lot Line*	0.0 metres
d.	from an *Exterior Side Lot Line*	4.5 metres.

2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

714.8 HEIGHT

1. *Building Height* for a *Building* or *Structure* *shall* not be less than 11.0 metres.
2. *Building Height* for a *Building* or *Structure* *shall* not exceed 15.0 metres.
3. *Building Height* for a *Building* or *Structure* located on a *Lot* within the area identified on Schedule "F" (Hammond Commercial and Off-Street Parking) of this Bylaw:
   a. *shall* be not less than 3.6 metres; and
   b. *shall* not exceed 11.0 metres.
4. Refer to Section 403 (Building Height) of this Bylaw.

714.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

714.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
2. *Accessory* *Off-Street Parking* and *Off-Street Loading* *shall* be sited to the rear of the *Building*, inside a *Building* or *Structure*, or *Underground Structure*.

714.11 OTHER REQUIREMENTS

1. An *Apartment Residential* *shall*:
   a. be limited exclusively to the *Storey*s above the *First Storey* for *Lot*s identified on Schedule "G" (Hammond Ground Floor Commercial Required) of this Bylaw;
   b. be the only *Use* in a *Storey* so *Use*d;

c. be located within a *Building* above all *Storey*s which are *used for* a non-*Residential* *Principal* *Use*;

d. provide a separate public entrance from the ground floor front elevation if located in a *Building* or *Structure* with other *Use*s, except that on a corner *Lot* access may be from the ground floor exterior side elevation;

e. provide *Common Open Area*(s) on the *Lot* for *Residential* *Use* at a minimum of 5.0% of the *Lot Area* and which may be provided as balconies, terraces, patios, *Rear Yard*s, courtyards or roof decks; and

f. provide *Private Outdoor Area*(s) for each *Dwelling Unit* at a minimum of 5.0% of the *Dwelling Unit* area or 4.6 square metres, whichever is greater.

2. All *Person*s carrying out a permitted *Use* *shall* conduct the business or undertaking within a completely enclosed *Building* except for *Accessory* *Outdoor Display*, seating, or sales area and *Off-Street Parking* and *Off-Street Loading*.

8 PART 8 – INDUSTRIAL ZONES

801 ZONE: M-1 SERVICE INDUSTRIAL

801.1 PURPOSE

1. This *Zone* provides for the accommodation of *Use*s under conditions to achieve a high standard of design to provide a transitional area to other non-*Industrial Zone*s.

801.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Industrial Trade School*;
   b. laboratory;
   c. *Light Industrial*, not including:
   d. *Industrial Repair Services*; and
   e. *Vehicle and Equipment Repair Services*;
   f. *Media Production Studio*; and
   g. *Warehouse Storage*.

801.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to a permitted *Principal Use* in this *Zone*:
   a. *Caretaker Residential Use*, in conjunction with *Warehouse Storage Use* only.
   b. *Office Use*, provided that in any *Building* or *Structure* the total *Gross Floor Area* devoted to such *Office Use* does not exceed 25% of the *Gross Floor Area* of the *Principal Use*;
   c. refueling facilities for *Vehicle*s *used for* the business on the *Lot*;
   d. *Restaurant Use* limited to one per *Lot* and limited to a maximum of 200.0 square metres *Gross Floor Area*;
   e. *Retail Use*, provided that in any *Building* or *Structure* the total *Gross Floor Area* devoted to *Retail Use* does not exceed 25% of the *Gross Floor Area* of the *Principal Use* and is limited to a maximum of 200.0 square metres *Gross Floor Area*; and
   f. *Unenclosed Storage*;
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

801.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	2,000.0 square metres
b.	in *Lot Width*	30.0 metres
c.	in *Lot Depth*	50.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

801.5 DENSITY

1. *Floor Space Ratio* *shall* not exceed 1.0 times the *Lot Area*.
2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

801.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 50%.

801.7 SETBACKS

1. Minimum *Setback*s for all *Building*s and *Structure*s *shall* be not less than:
   a. from a *Front Lot Line* 6.0 metres
   b. from a *Rear Lot Line* 6.0 metres
   c. from an *Interior Side Lot Line* 3.0 metres
   d. from an *Exterior Side Lot Line* 6.0 metres.
2. Where a *Lot Line* abuts a lot *Designated* as "Residential" or "Agricultural" in the Maple Ridge Official Community Plan Bylaw No. 7060-2014, or *Zone*d for a non-*Industrial* *Use*, the required minimum *Setback* from that *Lot Line* *shall* be 9.0 metres.
3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

801.8 HEIGHT

1. *Building Height* for a *Building* or *Structure* *shall* not exceed 12.0 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

801.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

801.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

801.11 OTHER REQUIREMENTS

1. All *Person*s carrying out a *Use* permitted in the M-1 *Zone* *shall* conduct the business or undertaking within a completely enclosed *Building* except for:
   a. refueling facilities; and
   b. *Unenclosed Storage*.
2. *Caretaker Residential* *Use* *shall* be in accordance with Section 402 (Caretaker Residential) of this Bylaw.
3. *Use*s *shall* be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.

802 ZONE: M-2 GENERAL INDUSTRIAL

802.1 PURPOSE

1. This *Zone* provides for the accommodation of general *Industrial Use*s.

802.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. cement plant;
   b. *Indoor Commercial Recreation*, specific to the following *Lot*:
      (i) Lot 14 Section 25 Township 12 New Westminster District Plan BCP 42202; PID 028-047-711. 13065 Katonien Street;
   c. *Industrial*, not including:
      (i) asphalt, rubber, and tar production and product manufacturing;
      (ii) chemical plants;
      (iii) hydrocarbon refining and bulk storage, except the cleaning of low hazard (under 50 parts per million of PCB) electrical equipment; storage and minor processing of hydrocarbons is permitted specific to the following *Lot*:
         (a) Lot 2 District Lot 5326 Group 1 New Westminster District Plan 41830. PID 024-500-283. 14160 256 Street.
      (iv) *Industrial Extraction*;
      (v) *Light Industrial*;
      (vi) sand and gravel plants;
      (vii) septic tank services;
      (viii) stockyards and abattoirs;
      (ix) waste reduction plant; and
      (x) wrecking, salvaging and storing of *Wrecked Vehicles* or salvaged *Vehicle*s;
   d. *Industrial Repair Services*;
   e. *Industrial Trade School*s;
   f. *Media Production Studio*;
   g. *Off-Street Parking*, specific to the following *Lot*:
      (i) Lots 2 and 3 District Lot 405 New Westminster District Plan 7324. PID 011-122-595 and 011-122-609. 23782 and 23810 River Road.
   h. *Recycling Plant*;
   i. refueling and washing of *Commercial*, *Industrial* and fleet *Vehicle*s;
   j. *Restaurant* limited to one per *Lot* and limited to a maximum of 200.0 square metres *Gross Floor Area*;
   k. *Retail* sale and rental of *Industrial Vehicle*s, *Trailer*s, and heavy equipment;
   l. towing yard;
   m. *Unenclosed Storage*;

n. *Vehicle and Equipment Repair Services*;

o. waste transfer station; and

p. wrecking and salvaging of goods;

802.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to a permitted *Principal Use* in this *Zone*:

   a. *Caretaker Residential*;

   b. *Office*, provided that the total *Gross Floor Area* for *Office Use* does not exceed 25% of the *Gross Floor Area* of the *Principal Use*;

   c. refueling facilities, limited to *Vehicle*s *used for* a business on the *Lot*; and

   d. *Retail*, provided that:

      (i) the total *Gross Floor Area* for *Retail Use* does not exceed 25% of the total *Gross Floor Area* of the *Principal Use*; and

      (ii) the total *Lot Coverage* for all unenclosed outdoor area for *Retail Use* does not exceed 1,000.0 square metres *Gross Floor Area* or 25% of the *Lot Area*, whichever is less.

2. Refer to Sections 401 and 402 of this Bylaw for additional information.

802.4 LOT AREA and DIMENSIONS

1. Where both a *Community Water System* and a *Community Sanitary Sewer System* are available, the minimum *Lot Area* and dimensions *shall* be not less than

a.	in *Lot Area*	2,000.0 square metres
b.	in *Lot Width*	30.0 metres
c.	in *Lot Depth*	50.0 metres.

2. Where a *Community Water System* but not a *Community Sanitary Sewer System* are available, the minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	0.4 hectares
b.	in *Lot Width*	30.0 metres
c.	in *Lot Depth*	50.0 metres.

3. Where neither a *Community Water System* nor a *Community Sanitary Sewer System* are available, the minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	0.8 hectares
b.	in *Lot Width*	30.0 metres
c.	in *Lot Depth*	50.0 metres.

4. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

802.5 DENSITY

1. *Floor Space Ratio shall* not exceed 1.0 times the *Lot Area*.

2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

802.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 60%.

802.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *shall* be not less than:
   a. from a *Front Lot Line* 6.0 metres
   b. from a *Rear Lot Line* 6.0 metres
   c. from an *Interior Side Lot Line* 1.5 metres
   d. from an *Exterior Side Lot Line* 6.0 metres.
2. Where a railroad track or spur abuts the *Rear Lot Line*, the required minimum *Rear Setback* for *Building*s and *Structure*s *shall* be 0.0 metres.
3. Where a *Lot Line* abuts a *Lot* that is *Designated* in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 or *Zone*d for a non-*Industrial Use*, the required minimum *Setback* from that *Lot Line* *shall* be 9.0 metres.
4. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

802.8 HEIGHT

1. *Building Height* for a *Building* or *Structure* *shall* not exceed 18.0 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

802.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

802.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

802.11 OTHER REQUIREMENTS

1. *Caretaker Residential Use* *shall*:
   a. not be permitted on *Lot*s smaller than 0.4 hectares;
   b. be subject to the requirements of Section 402 (Caretaker Residential) of this Bylaw.
2. *Use*s *shall* be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.

803 ZONE: M-3 BUSINESS PARK INDUSTRIAL

803.1 PURPOSE

1. This *Zone* provides for a business park *Industrial* area with emphasis on quality *Building* design and *Landscaping*.

803.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. auction mart;
   b. *Commercial* laundry;
   c. *Commercial* upholstery, including equipment and *Vehicle* covers;
   d. customer service call centre and marketing call centre;
   e. distillery and brewery;
   f. equipment appraisal;
   g. *Indoor Commercial Recreation*;
   h. *Industrial*, not including:
      (i) asphalt, rubber, and tar production and product manufacturing;
      (ii) chemical plants;
      (iii) concrete and cement plants, and manufacturing concrete products;
      (iv) hydrocarbon refining and bulk storage;
      (v) sawmills, shake mills and pulp mills;
      (vi) septic tank services;
      (vii) stockyards and abattoirs;
      (viii) *Unenclosed Storage*;
      (ix) waste reduction plant and waste transfer station; and
      (x) wrecking, salvaging and storing of wrecked or salvaged goods, materials and things, or *Wrecked Vehicle*s;
   i. laboratory;
   j. *Light Industrial*;
   k. *Liquor Primary Establishment* specific to the following *Lot*:
      (i) 23840 River Road. Lot 4 District Lot 405 Group 1 New Westminster District Plan 7324. PID: 011-122-617;
   l. *Media Production Studio*;
   m. *Office* related to construction, *Industrial*, high technology, utility companies, and government;
   n. *Off-Street Parking* of unoccupied passenger, *Commercial* and *Recreational Vehicles and Equipment*;
   o. preparation of food and food products for off-site consumption, including catering;
   p. printing, publishing, and reproduction services;

q. *Recreational Facilities* or instructional facilities limited to: *Industrial Trade Schools*; dance *Schools*; arts and culture *Schools*; fitness centres; and gymnastic *Schools*;

r. repair and servicing of light non-*Industrial* machinery and non-*Industrial* equipment;

s. *Restaurant*, excluding *Drive-Through*;

t. *Retail* sale, repair and rental of *Industrial Vehicles*, heavy equipment, and *Trailers*;

u. *Vehicle and Equipment Repair Services*;

v. *Warehouse Storage*;

w. *Wholesale Distribution*;

803.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Uses* to a permitted *Principal Use* in this *Zone*:

   a. *Caretaker Residential*;

   b. *Office*, provided that the total *Gross Floor Area* of the *Office Use* does not exceed 25% of the *Gross Floor Area* of the *Principal Use*;

   c. refueling facilities, limited to *Vehicles used for* a business on the *Lot*;

   d. *Retail*, provided that:

      (i) the total *Gross Floor Area* for *Retail Use* does not exceed 25% of the total *Gross Floor Area* of the *Principal Use*; and

      (ii) the total *Lot Coverage* for all unenclosed outdoor area for *Retail Use* does not exceed 25% of the *Lot Area*; and

   e. *Unenclosed Storage*, excluding tire storage.

2. Refer to Sections 401 and 402 of this Bylaw for additional information.

803.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	2,000.0 square metres
b.	in *Lot Width*	30.0 metres
c.	in *Lot Depth*	50.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

803.5 DENSITY

1. *Floor Space Ratio shall* not exceed 0.75 times the *Lot Area*.

2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

803.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 60%.

2. The total *Lot Coverage* for all *Unenclosed Storage* *shall* not exceed 25% of the *Lot Area*;

803.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *shall* be not less than:

a.	from a *Front Lot Line*	6.0 metres
b.	from a *Rear Lot Line*	3.0 metres, except 6.0 metres where adjacent to a *Lot Designated* or *Zone*d for non-*Industrial Use*
c.	from an *Interior Side Lot Line*	1.5 metres, except 4.5 metres where adjacent to a *Lot Designated* or *Zone*d for non-*Industrial Use*
d.	from an *Exterior Side Lot Line*	4.5 metres.

2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

803.8 HEIGHT

1. *Building Height* for a *Building* or *Structure* *shall* not exceed 15.0 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

803.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

803.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

803.11 OTHER REQUIREMENTS

1. All *Use*s *shall* be conducted within a completely enclosed *Building* except for:
   a. refueling facilities;
   b. *Retail*;
   c. training programs; and
   d. *Unenclosed Storage*.
2. Loading bays and *Unenclosed Storage* *shall* not be located in a *Front Yard* or an exterior *Side Yard*.
3. No noise is permitted in excess of 70 dB(A) measured at any point on any *Lot* boundary on which the *Use* is located, provided that where the *Lot* is adjacent to a non-*Industrial* *Lot* permitted noise levels *shall* not exceed 60 dB(A).
4. *Use*s *shall* be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.

804 ZONE: M-4 INDUSTRIAL EXTRACTION

804.1 PURPOSE

1. This *Zone* provides for the accommodation of high impact resource based *Industrial Use*s and the *Primary Processing* of bulk goods generated on the *Lot*.

804.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Industrial Extraction*.

804.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to a permitted *Principal Use* in this *Zone*:
   a. asphalt plant and product manufacturing, specific to the following *Lot*:
      (i) 13790 256 Street; Lot 1, District Lot 5326, Group 1 New Westminster District Plan LMP13975. PID: 018-603-785;
   b. *Caretaker Residential*;
   c. concrete plant and product manufacturing, specific to the following *Lot*:
      (i) 13790 256 Street; Lot 1, District Lot 5326, Group 1 New Westminster District Plan LMP13975. PID: 018-603-785;
   d. *Industrial Repair Services*;
   e. *Office*, provided that the total *Gross Floor Area* for *Office Use* does not exceed 25% of the *Gross Floor Area* of the *Principal Use*; and
   f. *Primary Processing*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

804.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	2.0 hectares
b.	in *Lot Width*	60.0 metres
c.	in *Lot Depth*	150.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

804.5 DENSITY

1. Not applicable.

804.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 10%.

804.7 SETBACKS

1. Minimum *Setback*s for *Building* and *Structure*s *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres

c. from an *Interior Side Lot Line* 7.5 metres

d. from an *Exterior Side Lot Line* 7.5 metres.

2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

804.8 HEIGHT

1. *Building Height* for a *Building* or *Structure* *shall* not exceed 15.0 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

804.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

804.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

804.11 OTHER REQUIREMENTS

1. *Caretaker Residential* *shall* be subject to the requirements of Section 402 (Caretaker Residential) of this Bylaw.
2. *Use*s *shall* be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.

805 ZONE: M-5 HIGH IMPACT INDUSTRIAL

805.1 PURPOSE

1. This *Zone* provides for the accommodation of heavy *Industrial* *Use*s that require management of environmental impacts.

805.2 PRINCIPAL USES

1. The following *Principal* *Use*s *shall* be permitted in this *Zone*:
   a. *Industrial Extraction*;
   b. *Industrial* limited to:
      (i) asphalt, rubber and tar production and products manufacturing;
      (ii) chemical plants;
      (iii) concrete and cement plants and product manufacturing;
      (iv) hydrocarbon refining and storage;
      (v) sawmills, shake mills and pulp mills;
      (vi) septic tank services;
      (vii) stockyards and abattoirs;
      (viii) *Unenclosed Storage*;
      (ix) waste reduction plant and waste transfer station; and
      (x) wrecking and salvaging of *Vehicle*s, goods, materials and things, including *Wrecked Vehicle*s.

805.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory* *Use*s to a permitted *Principal* *Use* in this *Zone*:
   a. *Caretaker Residential*;
   b. *Industrial Repair Services*;
   c. *Office*, provided that the total *Gross Floor Area* of the *Office* *Use* does not exceed 25% of the *Gross Floor Area* of the *Principal* *Use*;
   d. *Primary Processing*;
   e. *Retail* provided that:
      (i) the total *Gross Floor Area* for *Retail* *Use* does not exceed 25% of the total *Gross Floor Area* of the *Principal* *Use*; and
      (ii) the total *Lot Coverage* for all unenclosed outdoor area for *Retail* *Use* does not exceed 1,000.0 square metres.
   f. *Wholesale Distribution* provided that:
      (i) the total *Gross Floor Area* for *Wholesale Distribution* *Use* does not exceed 25% of the total *Gross Floor Area* of the *Principal* *Use*; and
      (ii) the total *Lot Coverage* for all unenclosed outdoor area for *Wholesale Distribution* *Use* does not exceed 1,000.0 square metres.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

805.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimension *shall* be not less than:
   a. in *Lot Area* 2.0 hectares
   b. in *Lot Width* 60.0 metres
   c. in *Lot Depth* 75.0 metres.
2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions

805.5 DENSITY

1. Not applicable.

805.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 20%.

805.7 SETBACKS

1. Minimum *Setback*s for *Building* and *Structure*s *shall* be not less than:
   a. from a *Front Lot Line* 15.0 metres
   b. from a *Rear Lot Line* 15.0 metres
   c. from an *Interior Side Lot Line* 15.0 metres
   d. from an *Exterior Side Lot Line* 15.0 metres.
2. Where a *Lot Line* abuts a *Lot* that is *Designated* in the Maple Ridge Official Community Plan Bylaw No. 7060-2014 or *Zone*d for a non-*Industrial Use*, the required minimum *Setback* from that *Lot Line* *shall* be 25.0 metres.
3. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

805.8 HEIGHT

1. *Building Height* for a *Building* or *Structure* *shall* not exceed 18.0 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

805.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

805.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

805.11 OTHER REQUIREMENTS

1. *Caretaker Residential Use* *shall* be:
   a. subject to Section 402 (Caretaker Residential) of this Bylaw, except:
      (i) it *shall* be contained within a separate *Building* from the *Principal Use*.
2. *Use*s *shall* be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal authorities.

3. *Biomass* fuelled boilers and *Process Heater*s *shall* be permitted in this *Zone*. Refer to Section 404 (Renewable Energy Systems and Infrastructure) of this Bylaw.

9 PART 9 – INSTITUTIONAL ZONES

901 ZONE: P-1 PARK AND SCHOOL

901.1 PURPOSE

1. This *Zone* provides for the accommodation of parks, recreation, *School*s and associated activities.

901.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Animal Shelter*;
   b. *Assembly*;
   c. *Indoor Commercial Recreation*,
   d. *Outdoor Commercial Recreation*;
   e. *Park*; and
   f. *School*.

901.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to a permitted *Principal Use* in this *Zone*:
   a. *Caretaker Residential*; and
   b. *Single Detached Residential*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

901.4 LOT AREA and DIMENSIONS

1. An *Animal Shelter Use shall* not be permitted on a *Lot* with a *Lot Area* less than 2.0 hectares.
2. An *Assembly Use shall* not be permitted on a *Lot* with a *Lot Area* less than 668.0 square metres.
3. One *Caretaker Residential* or *Single Detached Residential Use shall* not be permitted on a *Lot* with a *Lot Area* less than 668.0 square metres.
4. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

901.5 DENSITY

1. *Floor Space Ratio shall* not exceed 0.5 times the *Lot Area*.
2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

901.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 40%.

901.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *shall* be not less than:

a. from a *Front Lot Line* 7.5 metres

b. from a *Rear Lot Line* 7.5 metres

c. from an *Interior Side Lot Line* 7.5 metres

d. from an *Exterior Side Lot Line* 7.5 metres.

2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

901.8 HEIGHT

1. *Building Height* for a *Building* or *Structure* *shall* not exceed 11.0 metres, except:

   a. *Building Height* for a *Single Detached Residential Use* *shall* not exceed 9.5 metres;

   b. *Building Height* for an *Assembly Use* *shall* not exceed 18.0 metres; and

   c. *Building Height* for a *School* or *Indoor Commercial Recreation* *shall* not exceed 15.0 metres.

2. Refer to Section 403 (Building Height) of this Bylaw.

901.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

901.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

901.11 OTHER REQUIREMENTS

1. *Animal Shelter*s:

   a. *shall* be completely enclosed within a *Building*; and

   b. *shall* not include an incinerator.

2. A maximum of one *Dwelling Unit* *shall* be permitted, as either a *Caretaker Residential Use* or a *Single Detached Residential Use*; and *shall* be subject to the following requirements:

   a. a *Caretaker Residential Use* *shall* be subject to Section 402 (Caretaker Residential) of this Bylaw;

   b. a *Single Detached Residential Use* *shall* be limited to a maximum *Gross Floor Area* of 300.0 square metres.

   c. *shall* be an *Accessory Residential Use* to a *Principal* non-*Residential Use*;

   d. *shall* not be strata-titled;

   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* provide written verification from a *Professional Engineer* or a Certified Professional confirming adequate water quantity and potability, if located on a *Lot* that is not serviced by the *Community Water System*; and

g. *shall* not be permitted on a *Lot* situated within a *Floodplain Area* unless the underside of the finished floor system of the *Caretaker Residential Use* is above the established minimum *Flood Construction Level*.

902 ZONE: P-2 SPECIAL INSTITUTIONAL

902.1 PURPOSE

1. This *Zone* provides for the accommodation of *Private Hospital*s and *Assembly Use*.

902.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Private Hospital*; and
   b. *Assembly*.

902.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to a permitted *Principal Use* in this *Zone*:
   a. *Caretaker Residential*; and
   b. *Single Detached Residential*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

902.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	668.0 square metres
b.	in *Lot Width*	18.0 metres
c.	in *Lot Depth*	27.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

902.5 DENSITY

1. *Floor Space Ratio* for a *Private Hospital* *shall* not exceed 0.5 times the *Lot Area*, except:
   a. *Floor Space Ratio* for a *Private Hospital* *shall* not exceed 0.91 times the *Lot Area*, specific to the following *Lot*:
      (i) Parcel One District Lot 278 Group 1 New Westminster District Plan EPP37013. PID: 029-263-298. 20581 Maple Crescent.
   b. *Floor Space Ratio* for a *Private Hospital* *shall* not exceed 0.75 times the *Lot Area*, specific to the following *Lot*:
      (i) Lot 220 District Lot 245 Group 1 New Westminster District Plan 62886. PID: 003-211-258. 12032 216 Street.
2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

902.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 40% for *Private Hospital*, except:

a. all *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 50% for a *Private Hospital*, specific to the following *Lot*:

(i) Parcel One District Lot 278 Group 1 New Westminster District Plan EPP37013. PID: 029-263-298. 20581 Maple Crescent.

902.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	7.5 metres
d.	from an *Exterior Side Lot Line*	7.5 metres.

2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

902.8 HEIGHT

1. *Building Height* for an *Assembly Use shall* not exceed 18.0 metres.
2. *Building Height* for a *Private Hospital shall* not exceed 11.0 metres.
3. *Building Height* for *Single Detached Residential Use shall* not exceed 9.5 metres.
4. Refer to Section 403 (Building Height) of this Bylaw.

902.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

902.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

902.11 OTHER REQUIREMENTS

1. A maximum of one *Dwelling Unit shall* be permitted, as either a *Caretaker Residential Use* or a *Single Detached Residential Use*, and *shall* be subject to the following requirements:

   a. a *Caretaker Residential Use shall* be subject to Section 402 (Caretaker Residential) of this Bylaw;

   b. a *Single Detached Residential Use shall* be limited to a maximum *Gross Floor Area* of 300.0 square metres.

   c. *shall* be an *Accessory Residential Use* to a *Principal* non-*Residential Use*;

   d. *shall* not be strata-titled;

   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* provide written verification from a *Professional Engineer* or a Certified Professional confirming adequate water quantity and potability, if located on a *Lot* that is not serviced by the *Community Water System*; and

g. *shall* not be permitted on a *Lot* situated within a *Floodplain Area* unless the underside of the finished floor system of the *Caretaker Residential Use* is above the established minimum *Flood Construction Level*.

903 ZONE: P-3 CHILDREN'S INSTITUTIONAL

903.1 PURPOSE

1. This *Zone* provides for the accommodation or *Boarding* of more than six children in *Sleeping Unit*s with meals and supervision.

903.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Children's Institutional*.

903.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to one of the permitted *Principal Use*s in this *Zone*:
   a. *Caretaker Residential*; and
   b. *Single Detached Residential*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

903.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	0.4 hectares
b.	in *Lot Width*	36.0 metres
c.	in *Lot Depth*	60.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

903.5 DENSITY

1. *Floor Space Ratio* *shall* not exceed 0.5 times the *Lot Area*.
2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

903.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 40%.

903.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	1.5 metres, or one-half the *Building Height*, whichever is greater
d.	from an *Exterior Side Lot Line*	7.5 metres.

2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

903.8 HEIGHT

1. *Building Height* for *Children's Institutional Use shall* not exceed 11.0 metres.
2. *Building Height* for *Single Detached Residential Use shall* not exceed 9.5 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

903.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

903.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

903.11 OTHER REQUIREMENTS

1. A maximum of one *Dwelling Unit shall* be permitted, as either a *Caretaker Residential Use* or a *Single Detached Residential Use*, and *shall* be subject to the following requirements:
   a. a *Caretaker Residential Use shall* be subject to Section 402 (Caretaker Residential) of this Bylaw;
   b. a *Single Detached Residential Use shall* be limited to a maximum *Gross Floor Area* of 300.0 square metres;
   c. *shall* be *Accessory* an *Residential Use* to a *Principal* non-*Residential Use*;
   d. *shall* not be strata-titled;
   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* provide written verification from a *Professional Engineer* or a Certified Professional confirming adequate water quantity and potability, if located on a *Lot* that is not serviced by the *Community Water System*; and
   g. *shall* not be permitted on a *Lot* situated within a *Floodplain Area* unless the underside of the finished floor system of the *Caretaker Residential Use* is above the established minimum *Flood Construction Level*.

904 ZONE: P-4 PLACE OF WORSHIP

904.1 PURPOSE

1. This *Zone* provides for places of worship and associated *Accessory* activities, including care and *Education* of pre-*School* age children.

904.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Place of Worship*.

904.3 ACCESSORY USES

1. The following *shall* be permitted as associated *Use*s to a permitted *Principal Use* in this *Zone*:
   a. *Assembly*;
   b. *Caretaker Residential*; and
   c. *Single Detached Residential*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

904.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	0.4 hectares
b.	in *Lot Width*	36.0 metres
c.	in *Lot Depth*	60.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

904.5 DENSITY

1. *Floor Space Ratio* *shall* not exceed 0.3 times the *Lot Area*.
2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

904.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 30%.

904.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	3.0 metres
d.	from an *Exterior Side Lot Line*	4.5 metres.

2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

904.8 HEIGHT

1. *Building Height* for a *Place of Worship* *shall* not exceed 11.0 metres.

2. *Building Height* for an *Assembly Use shall* not exceed 18.0 metres.
3. *Building Height* for *Single Detached Residential Use shall* not exceed 9.5 metres.
4. Refer to Section 403 (Building Height) of this Bylaw.

904.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.
2. All playgrounds, playfields or play *Lot*s *shall* be surrounded by continuous fencing or screening on all sides of the *Lot* in such a manner that it cannot be traversed except at those points specifically provided for access.

904.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

904.11 OTHER REQUIREMENTS

1. A maximum of one *Dwelling Unit shall* be permitted, as either a *Caretaker Residential Use* or a *Single Detached Residential Use*, and *shall* be subject to the following requirements:
   a. a *Caretaker Residential Use shall* be subject to Section 402 (Caretaker Residential) of this Bylaw;
   b. a *Single Detached Residential Use shall* be limited to a maximum *Gross Floor Area* of 300.0 square metres.
   c. *shall* be an associated *Residential Use* to a *Principal* non-*Residential Use*;
   d. *shall* not be strata-titled;
   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* provide written verification from a *Professional Engineer* or a Certified Professional confirming adequate water quantity and potability, if located on a *Lot* that is not serviced by the *Community Water System*; and
   g. *shall* not be permitted on a *Lot* situated within a *Floodplain Area* unless the underside of the finished floor system of the *Caretaker Residential Use* is above the established minimum *Flood Construction Level*.

905 ZONE: P-4a PLACE OF WORSHIP AND EDUCATIONAL

905.1 PURPOSE

1. This *Zone* provides for the accommodation of places of worship and associated activities, including *School*s.

905.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Place of Worship*.

905.3 ACCESSORY USES

1. The following *shall* be permitted as associated *Use*s to the permitted *Principal Use* in this *Zone*:
   a. *Assembly*;
   b. primary, elementary, and secondary *School*s;
   c. *Caretaker Residential*; and
   d. *Single Detached Residential*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

905.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	0.4 hectares
b.	in *Lot Width*	36.0 metre
c.	in *Lot Depth*	60.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

905.5 DENSITY

1. *Floor Space Ratio* *shall* not exceed 0.3 times the *Lot Area*.
2. Refer to Section 403 (Gross Floor Area Exemptions) of this Bylaw for *Gross Floor Area* requirements.

905.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 30%.

905.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	3.0 metres
d.	from an *Exterior Side Lot Line*	4.5 metres.

2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

905.8 HEIGHT

1. *Building Height* for a *Place of Worship* *shall* not exceed 11.0 metres.
2. *Building Height* for an *Assembly* *Use* *shall* not exceed 18.0 metres.
3. *Building Height* for a *Single Detached Residential* *Use* *shall* not exceed 9.5 metres.
4. Refer to Section 403 (Building Height) of this Bylaw.

905.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

905.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

905.11 OTHER REQUIREMENTS

1. A maximum of one *Dwelling Unit* *shall* be permitted, as either a *Caretaker Residential* *Use* or a *Single Detached Residential* *Use*, and *shall* be subject to the following requirements:
   a. a *Caretaker Residential* *Use* *shall* be subject to Section 402 (Caretaker Residential) of this Bylaw;
   b. a *Single Detached Residential* *Use* *shall* be limited to a maximum *Gross Floor Area* of 300.0 square metres.
   c. *shall* be an associated *Residential* *Use* to a *Principal* non-*Residential* *Use*;
   d. *shall* not be strata-titled;
   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* provide written verification from a *Professional Engineer* or a Certified Professional confirming adequate water quantity and potability, if located on a *Lot* that is not serviced by the *Community Water System*; and
   g. *shall* not be permitted on *Lot* situated within a *Floodplain Area* unless the underside of the finished floor system of the *Caretaker Residential* *Use* is above the established minimum *Flood Construction Level*.

906 ZONE: P-5 CORRECTIONS AND REHABILITATION

906.1 PURPOSE

1. This *Zone* provides for *Corrections and Rehabilitation* institutions.

906.2 PRINCIPAL USES

1. The following *Principal Uses* *shall* be permitted in this *Zone*:
   a. *Corrections and Rehabilitation*.

906.3 ACCESSORY USES

1. Not applicable.

906.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	929.0 square metres, plus an additional 93.0 square metres for each additional *Person* after the first eight (8) accommodated by the permitted *Use*;
b.	in *Lot Width*	22.5 metre
c.	in *Lot Depth*	42.0 metres.

2. Refer to Section 407 (Building Envelope) of this Bylaw for required minimum *Building Envelope* dimensions.

906.5 DENSITY

1. Not applicable.

906.6 LOT COVERAGE

1. All *Principal Buildings or Principal Structures* and *Accessory Buildings and Structures* together *shall* not exceed a *Lot Coverage* of 30%.

906.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	3.0 metres
d.	from an *Exterior Side Lot Line*	4.5 metres.

2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

906.8 HEIGHT

1. *Building Height* for a *Building* or *Structure* *shall* not exceed 30.0 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

906.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

906.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

906.11 OTHER REQUIREMENTS

1. Not applicable.

907 ZONE: P-6 CIVIC

907.1 PURPOSE

1. This *Zone* provides for the accommodation of *Civic Use*s.

907.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Assembly*;
   b. *Civic*;
   c. *Indoor Commercial Recreation*;
   d. *Off-Street Parking*;
   e. *Outdoor Commercial Recreation*; and
   f. park.

907.3 ACCESSORY USES

1. The following *shall* be permitted as associated *Use*s to a permitted *Principal Use* in this *Zone*:
   a. *Caretaker Residential*; and
   b. *Single Detached Residential*.
2. Refer to Sections 401 and 402 of this Bylaw for additional information.

907.4 LOT AREA and DIMENSIONS

1. Not applicable.

907.5 DENSITY

1. Not applicable.

907.6 LOT COVERAGE

1. All *Building*s and *Structure*s for *Assembly Use shall* not exceed a *Lot Coverage* of 40%.
2. *Off-Street Parking Use* together with all other *Building*s and *Structure*s *shall* not exceed a *Lot Coverage* of 95%.

907.7 SETBACKS

1. Minimum *Setback*s for *Building*s and *Structure*s *shall* be not less than:

a.	from a *Front Lot Line*	7.5 metres
b.	from a *Rear Lot Line*	7.5 metres
c.	from an *Interior Side Lot Line*	3.0 metres
d.	from an *Exterior Side Lot Line*	4.5 metres.

2. Minimum *Setback*s for all *Building*s and *Structure*s *shall* meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

907.8 HEIGHT

1. *Building Height* for an *Assembly Use shall* not exceed 18.0 metres.

2. *Building Height* for a *Building* or *Structure* for *Off-Street Parking Use shall* not exceed 12.0 metres.
3. *Building Height* for a *Single Detached Residential Use shall* not exceed 9.5 metres.
4. Refer to Section 403 (Building Height) of this Bylaw.

907.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

907.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

907.11 OTHER REQUIREMENTS

1. A maximum of one *Dwelling Unit shall* be permitted, as either a *Caretaker Residential Use* or a *Single Detached Residential Use*, and *shall* be subject to the following requirements:
   a. a *Caretaker Residential Use shall* be subject to Section 402 (Caretaker Residential) of this Bylaw;
   b. a *Single Detached Residential Use shall* be limited to a maximum *Gross Floor Area* of 300.0 square metres.
   c. *shall* be an associated *Residential Use* to a *Principal* non-*Residential Use*;
   d. *shall* not be strata-titled;
   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* provide written verification from a *Professional Engineer* or a Certified Professional confirming adequate water quantity and potability, if located on a *Lot* that is not serviced by the *Community Water System*; and
   g. *shall* not be permitted on a *Lot* situated within a *Floodplain Area* unless the underside of the finished floor system of the *Caretaker Residential Use* is above the established minimum *Flood Construction Level*.

10 PART 10 – COMPREHENSIVE DEVELOPMENT ZONES

1001 CD-2-85

1001.1 PERMITTED USES

1. Subject to the requirements contained elsewhere in the Bylaw, the following uses *shall* be permitted in the CD-2-85 zone:
   a. all those uses permitted in the C-3 (Town Centre Commercial) zone;
   b. drive-in restaurants;
   c. *accessory* off-street parking; and
   d. *accessory* off-street loading.

1001.2 CONDITIONS OF USE

1. Landscape screening of not less than one metre in height and one metre in width *shall* be provided and properly maintained in all areas not used for off-street parking and access driveways.
2. Deleted by Bylaw 4349-1990.

1001.3 YARD REQUIREMENTS

1. No front or exterior side yard *shall* be required.
2. An interior side yard of not less than 23.0 metres *shall* be provided.
3. A rear yard of not less than 34.0 metres *shall* be provided.

1001.4 OFF-STREET PARKING AND LOADING

1. *shall* not occupy more than 95% of the lot.
2. *shall* be provided in accordance with the ratios and design requirements specified in Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.

1002 CD-1-86

1002.1 PERMITTED USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses *shall* be permitted in the CD-1-86 zone:
   a. all those uses permitted in the C-3 (Town Centre Commercial) zone;
   b. drive-in restaurants;
   c. *accessory* off-street parking; and
   d. *accessory* off-street loading.

1002.2 CONDITIONS OF USE

1. Landscape screening in the form of planted shrubs and trees of not greater than 1.0 metre in height for areas within 7.5 metres of an intersection and not less than 2.0 metres in height for areas further than 7.5 metres from an intersection *shall* be provided and properly maintained along all lot lines fronting on Streets, except for driveway access areas.
2. No access *shall* be permitted from a provincial highway or a municipal arterial street.
3. One access *shall* be permitted from a Municipal Local Street.
4. Two accesses *shall* be permitted from a lane to off-street parking areas not less than 7.5 metres and not greater than 15 metres from an intersection.
5. One single lane one-way drive-thru access *shall* be permitted to and from a lane around a *building*.
6. deleted by Bylaw 4349-1990.

1002.3 YARD REQUIREMENTS

1. A front yard of not less than 6.0 metres *shall* be provided.
2. A rear yard of not less than 40.0 metres *shall* be provided.
3. An interior side yard of not less than 3.5 metres *shall* be provided.
4. An exterior side year of not less than 18.0 metres *shall* be provided.

1002.4 OFF-STREET PARKING AND LOADING

1. *shall* not occupy more than 90% of the lot.
2. *shall* be provided in accordance with the ratios and design requirements specified in Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

1003 CD-1-87

1003.1 PERMITTED USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses *shall* be permitted in the CD-1-87 zone:
   a. all those uses permitted in the C-3 (Town Centre Commercial) zone;
   b. *accessory* off-street parking; and
   c. *accessory* off-street loading.

1003.2 CONDITIONS OF use

1. Landscaping *shall* be provided on all areas of the lot not occupied by *building*, parking, access driveways and pedestrian walkways.
2. Deleted by bylaw 4349-1990.

1003.3 OFF-STREET PARKING AND LOADING

1. Off-street parking and loading spaces *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

1003.4 DELETED BY BYLAW 4349-90.

1003.5 A TOURIST ACCOMMODATION USE

1. *shall* not be permitted on a lot having an area of less than 1390 square metres ;
2. *shall* provide accommodation in sleeping units and/or *dwelling unit*s;
3. *shall* be limited exclusively to storeys above the first storey of a *building*;
4. *shall* be the only use in a storey so used; and
5. *shall* be located within a *building* above all storeys which are used for a permitted *commercial* use.

1003.6 A COMMERCIAL USE

1. *shall* utilize not less than 90% of the lot frontage on the ground floor unless such frontage is used for public pedestrian access or public vehicular access;
2. *shall*, where a lot fronts two or more streets, utilize not less than 90% of the lot frontage on the ground floor on the widest of the streets unless such frontage is used for public pedestrian access or public vehicular access.
3. on the ground floor *shall* utilize not less than 25% of the net lot area; and
4. where developed in combination with an *Apartment Residential* use on the ground floor *shall* utilize not less than 20% of the net lot area.

1003.7 AN APARTMENT RESIDENTIAL USE

1. where in combination with *commercial* uses on the ground floor, *shall* be located to the rear of such *commercial* uses;
2. *shall* be the only use in a storey so used above the ground storey; and
3. *shall* be permitted only where all parking for such use is *concealed parking*.

1003.8 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF *BUILDINGS* AND STRUCTURES.

1. All *buildings* and structures where *commercial* and *apartment residential* uses are provided on the ground floor:

   a. together *shall* not exceed 65% lot coverage;

   b. *shall* be sited not less than the distance from lot lines indicated:

(i)	Front	0 metres
(ii)	Rear	4.5 metres
(iii)	Interior Side	0 metres
(iv)	Exterior Side	0 metres.

   provided that above the first storey where the *building* is used for *apartment residential* use, the distance from the front lot line *shall* be not less than 3.0 metres; and

   c. *shall* have a maximum floor space ratio of 1.0 times the net lot area, provided that this amount may be increased by 1.0 times the net lot area times the ratio of concealed to required off-street parking not to exceed 1.0 times the net lot area.

2. All *Buildings* and Structures where a *Commercial* use is provided on the ground floor and on no other level and an *apartment residential* use is provided only on storeys above the ground floor:

   a. together *shall* not exceed a lot coverage of 90%, reduced to 35% above the second storey;

   b. *shall* be sited not less than the distance from lot lines indicated:

(i)	Front	0.0 metres;
(ii)	Rear	6.0 metres;
(iii)	Interior Side	0.0 metres; and
(iv)	Exterior Side	0.0 metres.

   provided that:

   (i) above the second storey where the *building* is used for *apartment residential* use, the distance from front and rear lot lines *shall* be not less than 7.5 metres; and

   (ii) above the third storey, the distance from side lot lines *shall* be not less than 4.5 metres.

1004 CD-2-87

1004.1 PERMITTED USES

1. Subject to the requirements contained elsewhere in the Bylaw the following uses *shall* be permitted in the CD-2-87 zone.
   a. place of worship;
   b. monastery;
   c. boarding use;
   d. agriculture;
   e. A dwelling or a *dwelling unit* for a minister or caretaker, provided that such dwelling or *dwelling unit* is located on the same lot as the institution which it serves; and
   f. *Accessory building*s.

1004.2 CONDITIONS OF USE

1. All access driveways and off-street parking *shall* be surfaced with asphalt, concrete or other dust free materials.
2. All *building*s *shall* be designed so as to be compatible with surrounding land uses.

1004.3 LOT COVERAGE

1. All *building*s and structures *shall* not exceed a lot coverage of 10%.

1004.4 YARD REQUIREMENTS

1. All *building*s and structures *shall* be sited not less than 7.5 metres from all lot lines.

1004.5 HEIGHT

1. All *building*s and structures *shall* not exceed 10 metres in height.

1004.6 OFF -STREET PARKING

1. *Building* for place of worship use: off-street parking *shall* be provided at a ratio of 1 space per 5 seats plus 1 space per staff member.
2. *Building* for *boarding* use: off-street parking *shall* be provided at a ratio of 1 space per 2 *boarder*s.

1005 CD-3-87

1005.1 PERMITTED USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses *shall* be permitted in the CD-3-87 zone:
   a. all those uses permitted in the CS-1 (Service Commercial) zone;
   b. offices of a bank or credit union;
   c. *accessory* off-street parking; and
   d. *Accessory* off-street loading.

1005.2 CONDITIONS OF USE

1. Landscape screening in the form of planted trees and shrubs not greater than one metre in height *shall* be provided and properly maintained for areas within 7.5 metres of an intersection and along all lot lines fronting on a street, except for driveway access areas.
2. Landscape screening in the form of planted trees and shrubs not greater than two metres in height *shall* be provided and properly maintained for areas beyond 7.5 metres from an intersection and along all lot lines fronting on a street, except for driveway access areas.
3. For lots having frontage on only one street, one access and egress driveway not less than 2.75 metres nor more than 9.5 metres wide *shall* be permitted for each 30 metres or portion of frontage provided that the locations of such driveways are approved by the Director of Engineering.
4. For lots having frontage on more than one street, one access and egress driveway not less than 2.75 metres nor more than 9.5 metres wide *shall* be permitted to each street provided that the locations of such driveways are approved by the Director of Engineering.
5. Except as provided under Section 3, all requirements of Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 as they apply to access and egress driveways, *shall* apply.

1005.3 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF ALL *BUILDINGS* AND STRUCTURES

1. All *buildings* and structures
   a. together *shall* not exceed a lot coverage of 40%, nor a floor space ratio of 0.8 times the net lot area;
   b. *shall* not exceed a height of 10 metres; and
   c. *shall* be sited not less than the distance from lot lines indicated:

(i)	front	9.0 metres
(ii)	rear	6.0 metres
(iii)	interior side	0.0 metres
(iv)	exterior side	7.5 metres.

1005.4 OFF-STREET PARKING AND LOADING

1. *shall* not occupy more than 75% of the net lot area.
2. *shall* be provided in accordance with the ratios and design requirements specified in Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

1006 CD-2-88

1006.1 PERMITTED USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses *shall* be permitted in the CD-2-88 zone:
   a. recreation *building* providing a lap pool, exercise room and activity room.
   b. *accessory* off-street parking;
   c. *accessory* off-street loading;
   d. a banquet facility not to exceed 365 square metres; and
   e. an amenity space for hobbies/crafts and workshop area.

1006.2 CONDITIONS OF USE

1. Landscaping *shall* be provided and properly maintained on all areas of the lot not occupied by *building*s, parking, access driveways and pedestrian walkways.
2. All access driveways and off-street parking *shall* be surfaced with asphalt or concrete.

1006.3 OFF-STREET PARKING AND LOADING

1. Off-street parking and loading *shall* be sited to the rear of the principal *building*.
2. Off-street parking and loading spaces *shall* be provided in accordance with the ratios and requirements specified in Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

1006.4 Deleted by Bylaw 4349-1990.

1006.5 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF *BUILDING*S AND STRUCTURES

1. All *building*s and structures:
   a. together *shall* not exceed a lot coverage of 20%;
   b. *shall* not exceed a height of 9.0 metres; and
   c. *shall* be sited not less than the distance from lot lines indicated:

(i)	Front	3.0 metres
(ii)	Rear	6.0 metres
(iii)	Interior side	1.5 metres
(iv)	Exterior side	3.0 metres.

1007 CD-3-88

1007.1 PERMITTED USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses *shall* be permitted in the CD-3-88 zone:
   a. all CS-1 (Service Commercial) uses;
   b. Real Estate office in combination with *development* and construction services;
   c. jewelry store;
   d. *accessory* off-street parking; and
   e. *accessory* off-street loading.

1007.2 CONDITIONS OF USE

1. All businesses, repair and servicing uses *shall* be conducted within a completely enclosed *building*, except for permitted outdoor display, rental, sales or storage yards, parking and loading facilities and gasoline service stations.
2. No residential use *shall* be permitted.
3. Each lot used for Service Station use *shall* be not less than 1100.0 square metres in area with a minimum frontage of not less than 30 metres, provided that:
   a. where a service station use in combination with either a *convenience store* or a coffee shop use, but not both, on the same lot, the lot *shall* be not less than 1600 square metres in area with a minimum frontage of 30 metres; and
   b. where a service station use is in combination with a *convenience store* and a coffee shop use on the same lot, the lot *shall* be not less than 2100.0 square metres in area with a minimum frontage of 30.0 metres.
4. Landscaping screen *shall* be required on front and exterior lot lines.
5. Controlled access *shall* be provided and maintained in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.
6. Nothing *shall* be done which is or will become an annoyance or a nuisance to the surrounding areas by reason of unsightliness the admission of odours, liquid effluents, dust, fumes, smoke, vibrations, noise or glare, nor *shall* anything be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.

1007.3 OFF-STREET PARKING AND LOADING

1. Off-street parking *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

1007.4 Deleted by Bylaw 4349-1990.

1007.5 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF *BUILDINGS* AND STRUCTURES

1. All *buildings* and structures:
   a. together *shall* not exceed a lot coverage of 35%.;
   b. *shall* not exceed a height of 7.7 metres; and

c. *shall* be sited not less than the distances from lot lines indicated:

(i)	Front	9.0 metres
(ii)	Rear	6.0 metres
(iii)	Interior side	0 metres
(iv)	Exterior side	7.5 metres.

1007.6 HEIGHT

1. All *building*s and structures for single detached residential use *shall* not exceed a height of 9.0 metres.
2. All *building*s used for *accessory* residential use and/or *accessory* off-street parking *shall* not exceed a height of 6.0 metres.

1007.7 OTHER REQUIREMENTS

1. Access:
   a. All lots with less than 15.0 metres of width require a lane at the rear.
   b. Vehicular access for lots backing on a Municipal lane will be restricted to the lane.
2. Off-street parking spaces *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.
3. A residential use *shall* be permitted only if the lot serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, as amended.

1008 CD-4-88

1008.1 PERMITTED USES

1. Subject to the regulations contained elsewhere in this Bylaw, the following uses *shall* be permitted in the CD-4-88 zone:
   a. *Agricultural* events:
      (i) annual *agricultural* fair;
      (ii) horse events;
      (iii) animal exhibits/competitions (birds, swine, goats, sheep, beef, etc.);
      (iv) food displays (fruit, vegetables, grain, etc.);
      (v) garden displays (flowers, etc.);
      (vi) horseshoeing;
      (vii) sheep herding; and
      (viii) 4-H events.
   b. Special events related to animals:
      (i) rodeo;
      (ii) veterinarian shows;
      (iii) heavy horse pulls;
      (iv) pet grooming/care;
      (v) *dog* obedience;
      (vi) petting zoo;
      (vii) hay rides; and
      (viii) annual race competitions (horse races, etc.).
   c. Swap meets - selling household, automotive and garden goods.
   d. Entertainment:
      (i) musical performances/festivals;
      (ii) dance performances/festivals;
      (iii) amusement rides/booths;
      (iv) children's festival;
      (v) drama performances/festivals; and
      (vi) art displays/instruction.
   e. Other special events/users:
      (i) logging shows;
      (ii) automotive/boat shows;
      (iii) picnics;
      (iv) athletic events (soccer, archery, baseball etc.);

(v) sports days;

(vi) ceremonies (graduation, wedding, etc.);

(vii) food services/preparations;

(viii) non-motorized cycle competitions (BMX, bicycle races, etc.);

(ix) trade shows;

(x) craft fairs;

(xi) casinos;

(xii) service club events;

(xiii) tennis, badminton, roller skating, etc.; and

(xiv) beer garden.

f. Regular events/users:

(i) athletic league play/practice;

(ii) group meetings;

(iii) casual sport use;

(iv) camping;

(v) picnicking; and

(vi) horse *boarding*.

g. Commercial Uses:

(i) fertilizer and manure sales and storage;

(ii) storage of recreational vehicles;

(iii) float construction;

(iv) *campground* operation;

(v) concession stand;

(vi) auction;

(vii) restaurant/lounge;

(viii) *accessory* retail; and

(ix) retail sale of groceries and household items within premises comprising not more than 275square metres of floor area.

h. *Accessory caretaker residential* use.

i. *Accessory* home occupation use.

j. *Child care centre*.

1008.2 OFF-STREET PARKING AND LOADING

1. Off- Street parking and loading spaces *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

1008.3 Deleted by Bylaw 4349-90.

1008.4 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF *BUILDING*S AND STRUCTURES

1. All *building*s and structures:
   a. *shall* be sited not less than 7.5 metres from all lot lines;
   b. together *shall* not exceed a lot coverage of 20%; and
   c. *shall* not exceed a height of 11.0 metres.

1009 CD-5-88

1009.1 PERMITTED USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses *shall* be permitted in the CD-5-88 zone:
   a. all those uses permitted in the C-3 (Town Centre Commercial) zone; and
   b. all those uses permitted in the CS-I (Service Commercial zone;
   c. *accessory* off-street parking; and
   d. *accessory* off-street loading.

1009.2 CONDITIONS OF USE

1. Landscaping *shall* be provided on all areas of the lot not occupied by *building*, parking access driveways and pedestrian walkways.
2. Deleted by Bylaw 4349-1990.

1009.3 OFF-STREET PARKING AND LOADING

1. Off-street parking and loading spaces *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

1009.4 Deleted by Bylaw 4349-1990.

1009.5 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF *BUILDING*S AND STRUCTURES

1. Site Coverage:
   a. All *building*s and structures together *shall* not exceed a lot coverage of 45%.
2. Height:
   a. All *building*s and structures *shall* not exceed 10.0 metres.
3. Yard Requirements:
   a. A front yard of not less than 20.0 metres *shall* be provided.
   b. An interior side yard of not less than 4.0 metres *shall* be provided.
   c. An exterior side yard of not less than 7.5 metres *shall* be provided.
   d. A rear yard of not less than 10 metres *shall* be provided.

1010 CD-6-88

1010.1 PERMITTED USES

1. Subject to the regulations contained elsewhere in this bylaw, the following uses *shall* be permitted in the cd-6-88 zone:
   a. all those uses permitted in the C-3 (Town Centre Commercial) zone;
   b. all those uses permitted in the CS-I (Service Commercial) zone;
   c. *accessory* off-street parking; and
   d. *accessory* off-street loading.

1010.2 CONDITIONS OF USE

1. Landscaping *shall* be provided on all areas of the lot not occupied by *building*, parking access driveways and pedestrian walkways.
2. Deleted by Bylaw 4349-1990.

1010.3 OFF-STREET PARKING AND LOADING

1. Off-street parking and loading spaces *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990

1010.4 Deleted by Bylaw 4349-1990.

1010.5 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF *BUILDING*S AND STRUCTURES

1. Site Coverage:
   a. I *building*s and structures together *shall* not exceed a lot coverage of 35%.
2. Height:
   a. All *building*s and structures *shall* not exceed 10 metres.
3. Yard Requirements:
   a. A front yard of not less than 7.5 metres *shall* be provided.
   b. An interior side yard is not required.
   c. An exterior side yard of not less than 7.5 metres *shall* be provided.
   d. A rear yard of not less than 15 metres *shall* be provided.

1011 CD-1-89

1011.1 PERMITTED USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses *shall* be permitted in the CD-1-89 zone:
   a. *assembly* use;
   b. *civic*;
   c. park and school;
   d. *accessory* off-street parking;
   e. *accessory* off-street loading.

1011.2 OFF-STREET PARKING

1. *shall* comply with the requirements of Section 402 and Section 404 hereof.

1011.3 OFF-STREET LOADING

1. *shall* comply with the requirements of Section 402(2) and Section 404 hereof.

1011.4 YARD REQUIREMENTS

1. All *building*s and structures *shall* be sited not less than 7.5 metres from all lot lines.

1012 CD-2-90

1012.1 PERMITTED USES.

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses *shall* be permitted in CD-2-90 zone:
   a. *apartment residential*;
   b. *boarding* use;
   c. *accessory buildings and structures* use;
   d. *accessory* home occupation use; and
   e. *accessory* off-street parking.

1012.2 REQUIREMENTS FOR PERMITTED USES

1. An *accessory* off-street parking use, when not concealed, *shall* be bound by a landscape screen of not less than one metre in height.

1012.3 SITE COVERAGE

1. All *building*s and structures for *accessory* residential off-street parking *shall* not exceed a lot coverage of 10% except that any *accessory* residential or *accessory* off-street parking structure, all parts of which are 0.8 metres or less above the *average finished grade* of the site and which are landscaped and integrated to become a useable part of the yard area, *shall* not exceed a lot coverage of 90%.
2. An *accessory* unenclosed off-street parking use *shall* occupy not more than 2% of the surface of the net lot area.

1012.4 FLOOR SPACE RATIO

1. All *building*s for *apartment residential* use *shall* not exceed a floor space ratio of 0.45 times the net lot area.

1012.5 YARD REQUIREMENTS

1. All *building*s and structures for *apartment residential*, *accessory* residential and *accessory* off-street parking *shall* be sited not less than:
   a. 6.0 metres from the front lot line; and
   b. 4.5 metres from the interior, exterior and rear lot line.
2. Notwithstanding Clause 1 of this subsection, a structure, all of which is 0.8 metres of less above the *average finished grade* of the lot and which is landscaped and integrated to become a useable part of the yard area *shall* be sited not less than:
   a. 1.5 metres from a rear and interior side lot line;
   b. 3 metres from a front and exterior side lot line.

1012.6 HEIGHT

1. All *apartment residential building*s *shall* not exceed 10.5 metres in height.
2. All *building*s used for *accessory* residential use and/or *accessory* off-street parking *shall* not exceed 4.5 metres in height.

1012.7 OFF-STREET PARKING

1. Off-street parking *shall* be provided at the ratio of 1.0 space per *dwelling unit*.

1013 CD-3-90

1013.1 PERMITTED USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses *shall* be permitted in the RM-2 zone:
   a. *apartment residential*;
   b. *boarding* use;
   c. *accessory* residential use;
   d. *accessory* home occupation use; and
   e. *accessory* off-street parking.

1013.2 REQUIREMENTS FOR PERMITTED USES

1. *Accessory* off-street parking, except for that provided as visitor parking space, *shall* be located within a structure all parts of which are 0.8 metres or less above the *average finished grade* of the lot and which are landscaped and integrated to become a useable part of the yard area.
2. Visitor parking areas *shall* be bounded by a landscape screen of not less than one metre in height.
3. An *apartment residential* use *shall* be permitted only if the lot is serviced to the standard set out for this zone in Schedule "B" of Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, as amended.

1013.3 DENSITY

1. The maximum floor space ratio *shall* be 1.2 times the net lot area.

1013.4 SITING

1. All *apartment residential* and *accessory* residential *building*s *shall* be sited not less than:
   a. 7.5 metres from front and rear lot lines;
   b. 6.0 metres from an exterior or interior side lot line except for *apartment residential building*s exceeding 3 storeys in height which *shall* be sited not less than 7.5 metres from exterior or interior side lot lines.
2. Notwithstanding Clause 1 of this subsection, a structure, all of which is 0.8 metres or less above the *average finished grade* of the lot and which is landscaped and integrated to become a useable part of the yard area *shall* be sited not less than:
   a. 1.5 metres from a rear and interior side lot line; and
   b. 3.0 metres from a front and exterior side lot line.

1013.5 SIZE OF *BUILDING*S AND STRUCTURES

1. All *apartment residential building*s *shall* not exceed 15.0 metres in height.

1014 CD-5-90

1014.1 PERMITTED USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses and not others *shall* be permitted in the CD-5-90 zone.
   a. transition residential;
   b. single detached residential;
   c. *boarding* use;
   d. *accessory* residential;
   e. *accessory* off-street parking;
   f. *accessory* home occupation.

1014.2 REQUIREMENTS FOR PERMITTED USES

1. Transition Residential use *shall* be limited to not more than 12 persons.
2. Transition Residential use *shall* be completely enclosed within a *building* used for single detached residential use.
3. All access driveways and off-street parking *shall* be surfaced with asphalt or concrete.

1014.3 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF *BUILDING*S AND STRUCTURES

1. All *building*s and structures *shall* not exceed a lot coverage of 40%.
2. *Building*s and structures for Transition Residential use and Single detached residential use:
   a. *shall* be limited to one per lot;
   b. *shall* not exceed a height of 11.0 metres; and
   c. *shall* be sited not less than:
      (i) 7.5 metres from the front and rear lot lines provided that where a high pressure gas right of way is located within any portion of the required setback area from a rear lot line the setback *shall* be not less than 5 metres from the right of way for all lots created after October 31, 1986;
      (ii) a minimum of 1.5 metres from an interior side lot line, but with the sum of the two interior side yards to be not less than 3.5 metres; and
      (iii) 4.5 metres from the lot line adjoining a flanking street in the case of a corner lot.
3. *Building*s and structures for *accessory* residential use or *accessory* off-street parking:
   a. *shall* not exceed a lot coverage of 15% or 279 square metres whichever is the lesser;
   b. *shall* not exceed a height of 4.5 metres;
   c. *shall* be sited not less than:
      (i) 1.5 metres from a rear and interior side lot line;

(ii) 3.0 metres from a front and exterior side lot line except that no *building* or structure for an *accessory* off-street parking *shall* be sited within the required front yard setback; and

(iii) 1.5 metres from a *building* used for residential use.

1015 CD-1-92

1015.1 PERMITTED USE

1. Subject to the requirements of contained elsewhere in this Bylaw the following uses *shall* be permitted in the CD-1-92 zone.
   a. medical care facility;
   b. medical specialist's office;
   c. ambulatory care facility;
   d. X-Ray and laboratory facility;
   e. physiotherapy and sports medicine facility; and
   f. *accessory* off-street parking.

1015.2 REQUIREMENTS FOR PERMITTED USES

1. *Accessory* off-street parking *shall*:
   a. be bound by a landscape screen of not less than 0.5 metres in height;
   b. not occupy more than 95% of the surface of the net lot area; and
   c. be regulated by Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 as amended.
2. All *building*s and structures *shall* not exceed a lot coverage of 40%.
3. Landscape screen *shall* be required on front and exterior lot lines.

1015.3 REQUIREMENTS IN ADDITION TO THOSE IN SECTION 403 FOR THE SIZE, SHAPE AND SITING OF *BUILDING*S AND STRUCTURES.

1. *shall* not exceed a height of 7.7 metres.
2. *shall* be sited:
   a. 9.0 metres from the front lot line;
   b. 6.0 metres from the rear lot line;
   c. 0.0 metres from the interior side lot line; and
   d. 7.5 metres from the exterior side lot line.

1016 CD-2-92

1016.1 PRINCIPAL USES

1. Commercial Use, limited to:
    a. animal grooming service;
    b. artist or display studios;
    c. delivery and express facilities;
    d. glass replacement shops;
    e. non-medical testing laboratory;
    f. personal service establishments including: drapery making, appliance repair, locksmiths, upholstering;
    g. printing, publishing and allied services; and
    h. retail sale of:
        (i) new automobile parts and accessories;
        (ii) flooring and carpets;
        (iii) gas and wood-burning fireplaces;
        (iv) hardware, glass, paint and wallpaper;
        (v) antiques; and
        (vi) household furniture.
    i. retail sale, rental and repair of tools and small equipment such as:
        (i) chain saws;
        (ii) hand tools;
        (iii) lawnmowers;
        (iv) rototillers;
        (v) outboard motors;
    j. trade schools; and
    k. coffee shop limited to 35 seats.
2. Industrial use, limited to:
    a. manufacturing of:
        (i) furniture, cabinets and fixtures;
        (ii) electrical or electronic products;
        (iii) leather and textile products;
        (iv) food products;
        (v) art and ornamental products;
        (vi) optical and photographic equipment;
        (vii) signs;
        (viii) clothing;

(ix) jewelry, watches, clocks and trophies;

(x) sporting goods;

(xi) rubber and metal stamps; and

(xii) medical appliances.

b. Warehousing, indoor storage and distribution of manufactured or processed products.

c. trade contractors, including:

(i) fencing;

(ii) siding;

(iii) glass and glazing;

(iv) insulation;

(v) plumbing and air conditioning;

(vi) sheet metal;

(vii) electrical;

(viii) painting and decorating; and

(ix) flooring.

3. *Accessory* off-street parking.

1016.2 CONDITIONS OF USE

1. All businesses, repair or servicing uses *shall* be conducted within a completely enclosed *building*, except for permitted parking and loading facilities.
2. Landscaping screen *shall* be required on front and exterior lot lines.
3. Nothing *shall* be done which is or will become an annoyance or a nuisance to the surrounding areas by reason of unsightliness, the admission of odours, liquid effluents, dust, fumes, smoke, vibrations, noise or glare, nor *shall* anything be done which creates or causes a health, fire or explosion hazard, electrical interference or undue traffic congestion.
4. Off-street parking and loading *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990. Off-street parking space requirements for this zone are one per 25 square metres of gross floor area.
5. An off-street parking use or an *accessory* off-street parking use *shall* occupy not more than 95% of the surface of the net lot area.

1016.3 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF *BUILDING*S AND STRUCTURES

1. All *building*s and structures:

a. together *shall* not exceed a lot coverage of 40%;

b. *shall* not exceed a height of 7.7 metres;

c. *shall* be sited not less than:

(i) 4.57 m from a front yard;

(ii) 10 m from a rear yard;

(iii) 12.80 m from an interior side yard; and

(iv) 1.72 m from an exterior side yard.

1017 CD-3-92

1017.1 PRINCIPAL USES

1. Commercial Use, limited to:
   a. a banquet hall, including amenity area not more than a net area of 335 square metres ; and
   b. a community *commercial* component not more than 365 square metres and limited to the following uses:
      (i) grocery store;
      (ii) deli;
      (iii) video store;
      (iv) drycleaner;
      (v) hairdresser/barber shop;
      (vi) travel agent;
      (vii) 35 seat coffee shop;
      (viii) pharmacy (in conjunction with the store);
      (ix) doctor's office; and
      (x) bank machine.
2. *Accessory* off-street parking.

1017.2 CONDITIONS OF USE

1. Commercial use restricted to the lower level.
2. Banquet hall and amenity uses to be restricted to the upper level.
3. Landscaping screen *shall* be required on front and exterior lot lines.
4. Nothing *shall* be done which is or will become an annoyance or a nuisance to the surrounding areas by reason of unsightliness.
5. Off-street parking and Loading *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 as amended. Off-street parking space requirements for this zone are: one per 30 square metres of gross floor area.
6. An off-street parking use or an *accessory* off-street parking use *shall* occupy not more than 95% of the surface of the net lot area.

1017.3 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF *BUILDING*S AND STRUCTURES

1. All *building*s and structures,
   a. together *shall* not exceed a lot coverage of 40%;
   b. *shall* not exceed a height of 7.7 metres; and
   c. *shall* be sited not less than 3.5 m from all lot lines.

1018 CD-1-93

1018.1 PURPOSE

1. This *Zone* provides for *Single Detached Residential Use*s.

1018.2 PRINCIPAL USES

1. The following *Principal Use*s *shall* be permitted in this *Zone*:
   a. *Single Detached Residential*;

1018.3 ACCESSORY USES

1. The following *shall* be permitted as *Accessory Use*s to the *Single Detached Residential Use*:
   a. *Bed and Breakfast*;
   b. *Boarding;*
   c. *Detached Garden Suite Residential* (15 metres wide lots).
   d. *Hobby Beekeeping* (15 metres wide lots);
   e. *Home Occupation*;
   f. *Neighbourhood Daycare* (15 metres wide lots);
   g. *Secondary Suite Residential*; and
   h. *Temporary Residential*.

1018.4 LOT AREA and DIMENSIONS

1. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	371.0 square metres
b.	in *Lot Width*	12.0 metres
c.	in *Lot Depth*	24.0 metres

OR

2. Minimum *Lot Area* and dimensions *shall* be not less than:

a.	in *Lot Area*	371.0 square metres
b.	in *Lot Width*	15.0 metres
c.	in *Lot Depth*	30.0 metres

3. The *Lot Width* *shall* be measured at a distance of 5.5 metres from the *Front Lot Line*.

1018.5 DENSITY

1. Not applicable.

1018.6 LOT COVERAGE

1. *Principal Buildings or Principal Structures* *shall* not exceed a *Lot Coverage* of 40%;
2. *Accessory Buildings and Structures* for *Single Detached Residential Use* and *Off-Street Parking Use* *shall* not exceed a *Lot Coverage* of 12%;
3. All *Building*s and *Structure*s together *shall* not exceed a *Lot Coverage* of 45%.

1018.7 SETBACKS

1. For *Lot*s less than 15 metres in *Lot Width*, minimum *Setback*s for *Principal Buildings or Principal Structures* *shall* be not less than:

a.	from a *Front Lot Line*	3.0 metres;
b.	from a *Rear Lot Line*	14.5 metres;
c.	from an *Interior Side Lot Line*	1.2 metres; and
d.	from an *Exterior Side Lot Line*	3.0 metres.

2. For *Lot*s 15 metres in *Lot Width* or greater, minimum *Setback*s for *Principal Buildings or Principal Structures* *shall* be not less than:

a.	from a *Front Lot Line*:	3.0 metres, and the garage *shall* be *Setback* either 5.5 metres or recessed a minimum of 0.6 metres from the *Principal Building Face*, whichever is greater
b.	from a *Rear Lot Line*	12.0 metres; or 7.5 metres for *Lot*s backing onto a *Watercourse*
c.	from an *Interior Side Lot Line*	1.5 metres; and
d.	from an *Exterior Side Lot Line*	3.0 metres.

3. Minimum *Setback*s for *Accessory Buildings And Structures* *shall* be not less than:

a.	from a *Rear Lot Line*	0.6 metres;
b.	from an *Interior Side Lot Line*	0.6 metres.

1018.8 HEIGHT

1. *Building Height* *for* *Principal Buildings or Principal Structures* *shall* not exceed 9.5 metres.
2. *Building Height* *for* *Accessory Buildings and Structures* *shall* not exceed 6.0 metres.
3. Refer to Section 403 (Building Height) of this Bylaw.

1018.9 LANDSCAPING and SCREENING

1. *Landscaping* and screening *shall* be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

1018.10 PARKING and LOADING

1. *Off-Street Parking* and *Off-Street Loading* *shall* be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.
2. Refer to Section 402 of this Bylaw.

1018.11 OTHER REQUIREMENTS

1. All *Lot*s less than 15 metres in *Lot Width* require a rear *Lane*.
2. Vehicular access for *Lot*s backing on a *Lane* *shall* be restricted to the *Lane*.

1019 CD-2-93

1019.1 PERMITTED USE

1. Subject to the requirements contained elsewhere in this Bylaw the following uses *shall* be permitted in the CD-2-93 zone.
   a. private hospital; and
   b. *accessory* off-street parking.

1019.2 REQUIREMENTS FOR PERMITTED USES

1. deleted by Bylaw 5038-1994.
2. *accessory* off-street parking:
   a. *shall* be bound by a landscape screen of not less than 0.5 metres in height;
   b. *shall* not occupy more than 95% of the surface of the net lot area; and
   c. *shall* be regulated by Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 as amended.

1019.3 REQUIREMENTS IN ADDITION TO THOSE IN SECTION 403 FOR THE SIZE, SHAPE AND SITING OF *BUILDING*S AND STRUCTURES.

1. *shall* not exceed a height of 11.0 metres;
2. *shall* be sited 7.5 m from all lot lines; and
3. *shall* not exceed a floor space ratio of 0.8 times the net lot area

1020 CD-3-93

1020.1 PRINCIPAL USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following use *shall* be permitted in the CD-3-93 zone:
   a. Landscape Feature.

1021 CD-5-94

1021.1 PRINCIPAL USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses *shall* be permitted in the CD-5-94 zone:
   a. *apartment residential* use;
   b. *assembly* use limited to the Elderly Citizens Recreation Association Centre; and
   c. *commercial* use limited to barber and beauty shops.

1021.2 ACCESSORY USES

1. *accessory* off-street parking;
2. *accessory* off-street parking; and
3. *accessory* home occupation use.

1021.3 OFF-STREET PARKING AND LOADING

1. Off-street parking and loading *shall* be provided at the ratio of:
   a. 1 space per 20 square metres gross floor area for *assembly* use and *commercial* use.
   b. 1 space per 1.7 *dwelling unit*s for residential use.

1021.4 LOT AREA

1. No person *shall* create a lot which is less than 1 hectare in area.

1021.5 LOT DIMENSIONS

1. No person *shall* create a lot which is less than 70 m in width.

1021.6 DENSITY

1. The maximum floor space ratio *shall* be 1.2 times the net lot area, except that an amount may be added to the floor space ratio equal to 0.20 times the net lot area for each storey above the fifth floor, but in no case *shall* this amount exceed 1.0 times the net lot area. The following *shall* not be included as floor area for the purpose of computing the floor space ratio:
   a. any portion of a *basement* or cellar or other common area containing heating, laundry, recreation or storage facilities;
   b. amenity areas, swimming pools and open sundecks;
   c. any portion of a storey used for mechanical or electrical service room;
   d. balconies; and
   e. common stairwells and common corridors.

1021.7 SITING

1. All *building*s *shall* be sited not less than 7.5 metres from all lot lines.
2. Notwithstanding clause a) of this subsection, a structure, all of which is 2 metres or less above the *average finished grade* of the lot and which is landscaped and integrated to become a useable part of the yard area *shall* be sited not less than:

a. 1.5 metres from a rear and interior side lot line; and

b. 3 metres from a front and exterior side lot line.

1021.8 SIZE OF *BUILDING*S AND STRUCTURES

1. All *apartment residential building*s *shall* be not less than 5 storeys.
2. All *building*s for *assembly* use and *commercial* use *shall* be not more than 2 storeys.

1021.9 OTHER REQUIREMENTS

1. Visitor parking areas *shall* be bounded by a landscape screen of not less than one metre in height.
2. An *apartment residential* use, *assembly* use and *commercial* use *shall* be permitted only if the lot is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, as amended.

1022 CD-1-95

1022.1 PRINCIPAL USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses and others *shall* be permitted in the CD-1-95 zone:
   a. all those uses in the CS-1(Service Commercial) zone; and
   b. an *accessory* residential use.

1022.2 REGULATIONS FOR PERMITTED USES OF LAND, *BUILDING*S AND STRUCTURES

1. All those as stated in Section 702 B of Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended.

1022.3 REGULATIONS FOR THE SIZE SHAPE AND SITING OF *BUILDING*S AND STRUCTURES

1. All *building*s and structures are subject to the requirements as stated in Section 702 C of Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended except;
   a. *shall* not exceed a height of 9.0 metres; and
   b. an *accessory* residential use:
      (i) *shall* be located above the Commercial use; and
      (ii) *shall* be limited to one only.

1022.4 OFF-STREET PARKING AND LOADING

1. Off-street parking and loading *shall* be provided in accordance with the CS-1 (Service Commercial) zone uses in the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

1023 CD-2-95

1023.1 PRINCIPAL USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses *shall* be permitted in the CD-2-95 zone:
   a. *assembly* use;
   b. *civic* use;
   c. *commercial* use; and
   d. off-street parking.

1023.2 ACCESSORY USES

1. *accessory* off-street parking;
2. *accessory* off-street loading.

1023.3 CONDITIONS OF USES

1. A Commercial use *shall* be limited to:
   a. the retail sale of personal goods including clothes, jewelry, drugs, sporting goods, toys, cameras, books and stationery, in establishments of not more than 279 square metres gross floor area;
   b. the retail sale of goods and services in a hardware store of not more than 279 square metres gross floor area;
   c. a medical office and clinic;
   d. personal services including barbering, hairdressing, dry-cleaning, and small household appliance repairing;
   e. restaurants and licensed premises, but specifically excluding neighbourhood public houses;
   f. the retail sale of bedding plants and potted plants where such use is *accessory* to a use permitted under subsections a) or b) herein; and
   g. offices including business outlets, banks, agents, insurance and professional.
2. An off-street parking use, an *accessory* off-street parking use or an *accessory* off-street loading use:
   a. *shall* occupy not more than 95% of the surface of the net lot area;
   b. *shall* be located to the rear of a *building*;
   c. where within 6.0 metres of a street, *shall* be bounded by a landscape screen not less than 0.5 metres in height; and
   d. *shall* be provided for in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended as applied to the C-2 (Community Commercial) zone.

1023.4 REGULATIONS FOR THE SIZE, SHAPE AND SITING OF *BUILDING*S AND STRUCTURES

1. All *building*s and structures:

a. together *shall* not exceed a lot coverage of 70%, reduced to 35% above the first storey;

b. *shall* not exceed a height of 7.5 metres; and

c. *shall* be sited not less than the distance from lot lines indicated:

(i)	front	3 metres
(ii)	rear	6 metres
(iii)	interior side	1 metres
(iv)	exterior side	3 metres.

1023.5 The lot ***shall*** be serviced to the standard set out in the Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, as amended for the C-2 (Community Commercial) zone.

1024 CD-1-98

1024.1 PRINCIPAL USE

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses *shall* be permitted in the CD-1-98 Zone:
   a. two-unit residential use.

1024.2 ACCESSORY USE

1. *boarding* use;
2. home occupation (sec. 402);
3. *accessory* off-street parking; and
4. *accessory* residential use.

1024.3 CONDITIONS OF USE

1. An *accessory* off-street parking use:
   a. unless *concealed parking*, *shall* not be used for the parking or storing of:
      (i) *commercial* vehicles exceeding a licensed Gross Vehicle Weight rating of 5,500 kilograms;
      (ii) *contractor's equipment*; and
      (iii) recreational vehicles, boat trailers, or boats which exceed 7.5 m in length.
2. when not concealed, *shall* be bound on an exterior side yard by a landscape screen of not less than one metre in height.

1024.4 DENSITY

1. All *building*s and structures *shall* not exceed a lot coverage of 40%.
2. All *building*s and structures for an *accessory* off-street parking *shall* not exceed a lot coverage of 15% or 279 square metres whichever is the lesser.
3. *shall* be limited to one (1) Two-unit residential Use.

1024.5 YARD HEIGHT REQUIREMENTS

1. For the two- unit residential use *shall* be sited not less than:
   a. 7.5 m from the front and rear lot lines;
   b. 1.5 m from the interior side lot line with the sum of the both side yards to be not less than 3.5 m;
   c. 4.5 metres from the exterior side lot line; and
   d. *shall* not exceed a height of 9.5 m.
2. *Accessory* residential and *accessory* off-street parking *shall* be sited not less than:
   a. 7.5 m from the front lot line;
   b. 1.5 m from the rear and interior lot line;
   c. 3.0 m from an exterior lot line; and
   d. *shall* not exceed a height of 4.5 m;

1024.6 AREA AND DIMENSIONS

1. Lot area:
   a. o person *shall* create a lot which is less than 843.0 square metres.
2. Lot dimensions:
   a. No person *shall* create a lot less than 20.0 metres in width;
   b. No person *shall* create a lot less than 38.0 metres in depth.

1024.7 Off-street parking space ***shall*** be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

1024.8 A residential use ***shall*** be permitted only if the lot is serviced to the standards set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, as amended, as it relates to the RT-1 zone.

1025 CD-2-98

1025.1 PRINCIPAL USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses *shall* be permitted in the CD-2-98 zone.
   a. all those uses permitted in the CS-1 (Service Commercial) zone;
   b. a grocery store in excess of 279.0 square metres gross floor area; and
   c. a financial institution not to exceed 836.0 square metres.

1025.2 Requirements for Permitted uses of Land, *Building*s and Structures are subject to the requirements for the CS-1 (Service Commercial) zone.

1025.3 Requirements for the size, shape and siting of *building*s and structures are subject to the requirements of the CS-1 (Service Commercial) zone.

1025.4 Off-street parking and *accessory* off-street parking use ***shall*** be provided for in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended as applied to the *commercial* uses for CS-1 (Service Commercial) uses and a financial institution.

1025.5 The lot ***shall*** be serviced to the standards set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, as amended for the CS-1 (Service Commercial) zone.

1026 CD-3-98

1026.1 INTENT

1. This zone is intended to accommodate and regulate the *development* of a mixture of uses as an integrated unit based on a comprehensive plan in conformity to the use and *density* stated in the Official Community Plan and elsewhere in this Bylaw.

1026.2 PRINCIPAL USES

1. Subject to all provisions of this CD-3-98 (Comprehensive Development) Zone, the following uses *shall* be permitted in the CD-3-98 zone:
   a. *apartment residential* use;
   b. two-unit residential;
   c. single detached residential use;
   d. park and school; and
   e. townhouse residential.

1026.3 ACCESSORY USES

1. *accessory boarding* use (subject to Sec. 401 and 601 of this Bylaw).
2. *accessory buildings and structures* use.
3. *accessory* home occupation use (subject to Sec. 401 of this Bylaw).
4. accessory off-street parking.
5. temporary residential use (subject to Sec. 601 of this Bylaw).
6. secondary Suite residential, limited to lots for R-1, RS-1 and RS-1b use.

1026.4 CONDITIONS OF USE

1. An *apartment residential* and townhouse residential use:
   a. *shall* conform to the requirements under section 602, RM-1 zone; and
   b. *shall* conform to the provisions of the Development Permit Area.
2. Two-unit residential Uses:
   a. *shall* be limited to one (1) per lot;
   b. *shall* not exceed a height of 9.75 metres; and
   c. *shall* be sited not less than:
      (i) 6 metres from the front and rear lot lines;
      (ii) a minimum of 1.5 metres from an interior side lot line;
      (iii) 4.5 metres from the lot line adjoining a flanking street in the case of a corner lot; and
   d. all *buildings* and structures *shall* not exceed a lot coverage of 40%.
3. A single detached residential use under the R-1, R-3, RS-1, and RS-1b zones:
   a. *shall* be limited to one per lot;
   b. *shall* not exceed a height of 9.75 metres; and

c. *shall* be sited in accordance with the requirements described in Maple Ridge Zoning Bylaw for:

(i) RS-1 zone for all lots greater than or equal to 668 square metres;

(ii) RS-1b zone for all lots greater than or equal to 557 square metres;

(iii) R-1 zone for lots greater than or equal to 371 square metres but less than 557 square metres;

(iv) R-3 zone for lots greater than or equal to 213 square metres but less than 371 square metres.

d. all *building*s and structures for:

(i) lots governed by Section 3 (c) (i)(ii)(iii) of this section *shall* not exceed a lot coverage of 40%; and

(ii) lots governed by Section 3 (c)(iv) of this section *shall* not exceed a lot coverage of 50%.

e. vehicular access for lots backing on a Municipal lane will be restricted to the lane.

f. Park and School Use:

(i) *shall* be governed by the requirements described under Section 901 and 903.

g. *Accessory* off-street parking use or *accessory* residential use:

(i) for lots less than 557 square metres:

(a) 0.45 metres from the rear lot line;

(b) 0.45 metres from the interior side lot line;

(c) 11.0 metres from a front yard; and

(d) 4.5 metres from a principal use measured from the face of any chimney, bay window, hutch or nook permitted elsewhere in this Bylaw.

(ii) for lots greater than or equal to 557.0 square metres:

(a) 1.5 metres from a rear and interior side lot line;

(b) 7.5 metres from a front lot line;

(c) 3 metres from an exterior side lot line; and

(d) 1.5 metres from a *building* used for residential use.

(iii) *shall* not exceed a height of 6.0 metres.

(iv) *shall* not exceed a lot coverage of 15% or 279 square metres whichever is the lesser.

1026.5 RESIDENTIAL DENSITIES

1. The maximum number of residential *dwelling unit*s in the zone is restricted to 500 of which not more than:

a. up to 160 *shall* be *apartment residential* and/or townhouse residential ;

b. up to 50 *shall* be two-unit residential dwellings provided each is situate on a lot complying with the minimum width, depth and area set out on Schedule "A" of this Bylaw for the RT-1 zone;

c. up to 160 *shall* be single detached residential dwellings provided each is situate on a lot complying with the minimum width, depth and area set out on Schedule "A" of this bylaw for the R-3 zone;

d. up to 170 *shall* be one-unit dwellings provided each is situate on a lot complying with the minimum width, depth and area set out on Schedule "A" of this bylaw for the R-1 zone; and

e. up to 170 *shall* be single detached residential dwellings provided each is situate on a lot complying with the minimum width, depth and area set out on Schedule "A" of this bylaw for the RS-1b zone.

1026.6 SUBDIVISION REQUIREMENTS

1. Section 406 applies.

1026.7 A comprehensive plan of *development* in the form of a covenant ***shall*** be registered at the Land Title Office.

1026.8 Off-street parking spaces ***shall*** be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended. The number of parking spaces per *apartment residential* and townhouse residential unit ***shall*** comply with the RM-1 zone parking requirements.

1026.9 A residential use ***shall*** be permitted only if the lot is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993 as amended.

1027 CD-1-99

1027.1 INTENT

1. This zone is intended to accommodate and regulate the *development* of a mixture of residential uses as an integrated unit based on a comprehensive plan in conformity to the use and *density* stated in the Official Community Plan and elsewhere in this Bylaw.

1027.2 PRINCIPAL USES

1. Subject to all provisions of this CD-1-99 (Comprehensive Development) Zone, the following uses *shall* be permitted in the CD-1-99 zone:
   a. townhouse residential use;
   b. RG (Group Housing zone) use;
   c. single detached residential use; and
   d. park.

1027.3 ACCESSORY USES

1. *Accessory boarding* use (subject to Sec. 401 and 601 of this Bylaw).
2. *accessory buildings and structures* use.
3. *Accessory* Home occupation use (subject to Sec. 401 of this Bylaw).
4. *Accessory* off-street parking.
5. Temporary residential use (subject to Sec. 601 of this Bylaw).
6. Secondary suite residential.

1027.4 CONDITIONS OF USE

1. Townhouse residential use:
   a. *shall* conform to the requirements under section 602, RM-1 zone.
   b. *shall* conform to the provisions of the Development Permit Area.
2. Strata use under the RG (Group Housing) Zone:
   a. *shall* not exceed a height of 9.5 metres;
   b. *shall* conform to the provisions of the Development Permit Area; and
   c. *shall* meet all requirements of the requirements described in Part 6 of this Bylaw.
3. Single detached residential use under the R-1 (Residential District), and RS-1b (Single Detached Urban [Medium Density] Residential), zone:
   a. *shall* be limited to one per lot;
   b. *shall* not exceed a height of 9.5 metres;
   c. *shall* be sited in accordance with the requirements described in Part 6 of this Bylaw:
      (i) RS-1b (Single Detached Urban [Medium Density] Residential), zone for all lots greater than or equal to 557 square metres; and
      (ii) R-1(Residential District), zone for lots greater than or equal to 371 square metres but less than 557 square metres.

d. all *building*s and *shall* not exceed a lot coverage of 40%.

4. Park Use

a. *shall* be governed by the Official Community Plan and Schedule "E". The Park area is to be used for Habitat Protection and Conservation.

5. *Accessory* off-street parking use or *accessory* residential use:

a. for lots less than 557 square metres:

(i) 0.45 metres from the rear lot line;

(ii) 0.45 metres from the interior side lot line;

(iii) 2.0 metres from an exterior side yard;

(iv) 11.0 metres from a front yard; and

(v) 4.5 metres from a principal use measured from the face of any chimney, bay window, hutch or nook permitted elsewhere in this Bylaw.

b. for lots greater than or equal to 557 square metres:

(i) 1.5 metres from a rear and interior side lot line;

(ii) 7.5 metres from a front lot line;

(iii) 3 metres from an exterior side lot line; and

(iv) 1.5 metres from a *building* used for residential use.

c. *shall* not exceed a height of 6 metres.

d. *shall* not exceed a lot coverage of 15% or 279 square metres whichever is the lesser.

1027.5 RESIDENTIAL DENSITIES

1. The maximum number of residential *dwelling unit*s in the zone is restricted to 146 of which:

a. up to 25 *shall* be multi-unit (townhouse use);

b. up to 40 *shall* be one-unit dwellings provided each is situated on a lot complying with the minimum width, depth and area set out on Schedule “D” for the R-1 (Residential District) zone;

c. up to 92 *shall* be single detached dwellings provided each is situated on a lot “D” complying with the minimum width, depth and area set out on Schedule for the RS-1b (Single Detached Urban [Medium Density] Residential), zone; and

d. up to 7 *shall* be single detached *dwelling unit*s under the RG (Group Housing) Zone.

1027.6 Subdivision requirements

1. Section 406 applies.

1027.7 A comprehensive plan of *development* in the form of a covenant ***shall*** be registered at the Land Title Office.

1027.8 Off-street parking spaces ***shall*** be provided in accordance with Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 as amended.

1027.9 A residential use ***shall*** be permitted only if the lot is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993 as amended.

1028 CD-2-99

1028.1 INTENT

1. This zone is intended to accommodate a variety of service *commercial* uses and some professional offices.

1028.2 PERMITTED PRINCIPAL USES

1. *assembly* use limited to public transportation depot, private schools, and movie theatres of a minimum 2,000 square metres gross floor area;
2. *drive-through* use;
3. place of worship;
4. *convenience store*;
5. highway *commercial* use;
6. *business services* limited to a maximum gross floor area of 186 square metres ;
7. research testing laboratory and non-medical testing laboratory;
8. light industrial limited to 279 square metres gross floor area, excluding microbrewery, microwinery and microdistillery;
9. indoor *commercial* recreation;
10. outdoor *commercial* recreation;
11. personal repair services;
12. personal services;
13. professional services limited to a maximum gross floor area of 186 square metres ;
14. refund container recycling depot;
15. retail limited to household furnishings, vehicle parts and accessories, second hand goods, and antiques, with other retail uses limited to a maximum of 186 square metres gross floor area;
16. restaurants and licensed premises;
17. tourist accommodation limited to motor hotel and motel;
18. service station; and
19. warehousing.

1028.3 PERMITTED ACCESSORY USES

1. retail to a tourist accommodation use, or to an indoor or outdoor *commercial* recreation use provided the total *accessory* use gross floor area does not exceed 100 square metres;
2. retail to light industrial use provided the *accessory* use gross floor area does not exceed 25% of the total principal use gross floor area;
3. *apartment residential*; and
4. unenclosed storage.

1028.4 LOT COVERAGE

1. All *building*s and structures *shall* not:

a. exceed a lot coverage of 40%; and

b. exceed 95% coverage of the surface area of a lot for an off-street parking or *Accessory* off-street parking use.

1028.5 SIZE OF *BUILDING*S AND STRUCTURES

1. No *building* or structure *shall* exceed a height of 7.7m.

1028.6 SITING

1. No *building* or structure *shall* be sited less than:
   a. 9.0 m from a front lot line;
   b. 6.0 m from a rear lot line;
   c. 7.5 m from an exterior side lot line; except that
   d. for a *drive-through* business use, in addition to the front, rear and exterior side lot line setbacks specified above, no *building* *shall* be sited within 6.0 m of the interior side lot line.

1028.7 OTHER REQUIREMENTS

1. All persons carrying out a permitted use *shall* conduct the business or undertaking within a completely enclosed *building*.
2. All uses *shall*:
   a. provide a landscape strip not less than 1.5m in width on front and exterior side lot lines; and
   b. provide landscaping covering not less than 5% of the developed lot.
3. An *apartment residential* use *shall*:
   a. be limited exclusively to storeys above the first storey of a *building*;
   b. be the only use in a storey so used;
   c. be located within a *building* above all storeys which are used for a permitted *commercial* use; and
   d. be permitted only where all parking for such use is dedicated parking.
4. A *drive-through* use *shall* have a minimum of 30.0 m highway frontage.
5. No *building* or structure *shall* exceed one sleeping unit or *dwelling unit* for each 93.0 square metres of net lot area for a permitted tourist accommodation use.

1029 CD-1-00

1029.1 INTENT

1. This zone is intended to accommodate and regulate the *development* of a mixture of uses as an integrated unit based on a comprehensive plan in conformity to the use and *density* stated in the Official Community Plan and elsewhere in this Bylaw.

1029.2 PRINCIPAL USES

1. Subject to all provisions of this CD-1-00 (Comprehensive Development) Zone, the following uses *shall* be permitted in the CD-1-00 zone:
   a. *apartment residential* use for Seniors; and
   b. private hospital.

1029.3 ACCESSORY USES

1. *congregate care/assisted living* use; and
2. off-street parking use.

1029.4 CONDITIONS OF USE

1. *Apartment residential* use for seniors *shall* have a Restrictive Covenant registered at the Land Title Office restricting the use to seniors residence.
2. Private Hospital use *shall* be licensed by the Agency having jurisdiction.
3. *Accessory congregate care/assisted living* use *shall* be for the benefit of the residents of the *apartment residential building*;

1029.5 DENSITY

1. The maximum floor space ratio *shall* be 1.8 times the net lot area except that the following *shall* not be included as floor area for the purpose of computing the floor space ratio:
   a. any portion of a *basement* or cellar or other common area containing heating, laundry, recreation facilities or storage facilities;
   b. amenity areas, swimming pools and open sundecks;
   c. any portion of a storey used for mechanical or electrical service room;
   d. balconies; and
   e. common stairwells and common corridors.

1029.6 SITING AND HEIGHT

1. All *apartment residential* and *accessory* residential *building*s *shall* be sited not less than 7.5 metres from all lot lines.
2. Notwithstanding Clause 1 of this subsection, a structure, all of which is 0.8 metre or less above the *average finished grade* of the lot and which is landscaped and integrated to become a useable part of the yard area *shall* be sited not less than:
   a. 1.5 metres from a rear and interior side lot line;
   b. 3.0 metres from a front and exterior side lot line.
3. All *apartment residential building*s *shall* not exceed 15.0 metres nor 4 storeys in height.

1029.7 OTHER REQUIREMENTS

1. *Accessory* off-street parking use, except for that provided as visitor parking space, *shall* be located within a structure all parts of which are 0.8 metre or less above the *average finished grade* of the lot and which are landscaped and integrated to become a useable part of the yard area.
2. Visitor parking areas *shall* be bounded by a landscape screen of not less than one metre in height.
3. A minimum of 20% of the lot *shall* be provided as useable open space.
4. A common activity area or areas *shall* be provided on the lot on the basis of 1.0 square metres for each *dwelling unit*. This area may form part of the useable open space regulation.
5. Off -street parking *shall* conform to the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
6. An *apartment residential* use *shall* be permitted only if the lot is serviced to the RM-2 standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, as amended.

1030 CD-2-00

1030.1 INTENT

1. This zone provides for low *density* townhouses and an *accessory* off-street parking use for other than residents.

1030.2 PRINCIPAL USES

1. Subject to the requirements contained elsewhere in this Bylaw, the following uses *shall* be permitted in the CD-2-00 zone.
   a. townhouse residential use;
   b. two-unit residential; and
   c. a single detached residential use.

1030.3 ACCESSORY USES

1. *accessory boarding* use;
2. *accessory buildings and structures* use;
3. *accessory* home occupation use; and
4. *accessory* off-street parking use.

1030.4 LOT AREA

1. No person *shall* create a lot which is less than 557 square metres in area.

1030.5 LOT DIMENSIONS

1. No person *shall* create a lot which is less than 18 m in width.

1030.6 SITING

1. *building*s and structures for *apartment residential* , *accessory* residential and *accessory* off-street parking use *shall* be sited not less than 7.5 metres from all lot lines.

1030.7 SIZE OF *BUILDING*S AND STRUCTURES

1. All townhouse *building*s *shall* not exceed 10.5 metres nor 2 ½ storeys in height.
2. All *building*s used for *accessory* residential use and/or *accessory* off-street parking use *shall* not exceed 4.5 metres nor one storey in height.

1030.8 OTHER REQUIREMENTS

1. An *accessory* off-street parking use for other than residents, *shall* be permitted for up to 15 spaces.
2. an *accessory* off-street parking use *shall* be provided in accordance with all the provisions in the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990. The number of spaces per unit *shall* comply with the RM-1 zone requirements.
3. An *accessory* off-street parking use, when not concealed, *shall* be bounded by a landscape screen of not less than one metre in height.

4. An *accessory* off-street parking use *shall* be sited so that the surface of such use at finished grade, including a driveway for such use, is not within an arc of 3 metres in radius measured from the nearest surface of a required window.
5. A *building* for townhouse residential use *shall* be sited so that there will be provided a continuous 90 degree horizontal arc unencumbered by *building*s on the same lot of a radius not less than:
   a. 15.0 metres from the centre of all required windows in a living room;
   b. 10.0 metres from the centre of all other required windows other than a living room;
   c. 3.0 metres from the centre of all other windows;

   these sub-sections do not apply to windows which are obscured and which are not required.
6. Useable open space *shall* be provided on the lot for each unit contained in an *apartment residential building*, based on the following ratio:
   a. 45.0 square metres for each 3 bedroom unit.
   b. 30.0 square metres for each 2 bedroom unit.
7. A common activity area or areas *shall* be provided on the lot on the basis of 5 square metres for each unit. This area may form part of the useable open space regulation.
8. A townhouse residential use *shall* be permitted only if the lot is serviced to the standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, as amended.

1031 CD-4-00

1031.1 This zone provides for the accommodation of business and professional services.

1031.2 PRINCIPAL USES

1. *business services*
2. Professional Services
3. *Assembly* Use
4. Place of worship

1031.3 ACCESSORY USES

a. The following *accessory* uses are permitted subject to the conditions and requirements in this Part and subject to all other applicable general provisions of this Bylaw.

b. Kindergartens, nursery schools and day nurseries

c. Single detached residential use

1031.4 LOT AREA

1. No lot *shall* be created which is less than 2 hectares in area.

1031.5 LOT DIMENSIONS

1. No lot *shall* be created which is less than 120 m in width and 130 m in depth.

1031.6 DENSITY

1. All *building*s and structures *shall* not exceed a lot coverage of 40%.

1031.7 SITING

1. No *building* or structure *shall* be sited less than 7.5 metres from all lot lines.

1031.8 SIZE OF *BUILDING*S AND STRUCTURES

1. Principal *Building*: The height *shall* not exceed a height of 11.0 m.
2. Single detached residential use: The height *shall* not exceed 11.0 m.
3. *Accessory building*s: The height *shall* not exceed 6.0 m.

1031.9 PARKING

1. Principal Uses: Off-street parking *shall* be provided at a ratio of 1 space per 22.3 square metres of gross floor area.
2. *Accessory* Uses:

   a. Kindergartens, nursery schools and day nurseries: Off-street parking *shall* be provided at a ratio of 1 space per employee.

3. Single detached residential use: Off-street parking *shall* be provided in accordance with the ratios and design requirements specified in Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990

1031.10 OTHER REQUIREMENTS

1. No use of land, *building*s and structures *shall* be authorized until all works and services have been provided to the standards for the zone as identified in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993 as amended.
2. Sign requirements are as set out in Maple Ridge Sign Bylaw No. 4653-1992 as amended.
3. Development permits *shall* be required in accordance with the Official Community Plan.
4. General provisions on use are as set out in Part 4 General Requirements, of this Bylaw.
5. Provincial licensing of *child care centre*s is regulated by the British Columbia Community Care Facility Act RSBC 1979, c.57 and the British Columbia Child Care Regulations set out under B.C. Reg 319/89.
6. Note: uses *shall* be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal Authorities.

1032 CD-5-00

1032.1 Intent

1. This zone is intended to accommodate and regulate the *development* as an integrated unit based on a comprehensive plan in conformity to the use and *density* stated in the Official Community Plan and elsewhere in this Bylaw.

1032.2 Principal Uses

1. Subject to all provisions of this CD-5-00 (Comprehensive Development) Zone, the following uses *shall* be permitted in the CD-5-00 zone:
   a. *Apartment residential* use for Seniors

1032.3 Accessory Uses

1. *congregate care/assisted living* use;
2. Caretaker's unit;
3. Off-street parking use.

1032.4 Conditions of Use

1. *Apartment residential* use for seniors *shall* have a Restrictive Covenant registered at the Land Title Office restricting the use to seniors residence.
2. *Accessory congregate care/assisted living* use *shall* be for the benefit of the residents of the *apartment residential building*;

1032.5 Density

1. The maximum floor space ratio *shall* be 1.2 times the net lot area except that the following *shall* not be included as floor area for the purpose of computing the floor space ratio:
   a. Any portion of a *basement* or cellar or other common area containing heating,
   b. laundry, recreation facilities or storage facilities;
   c. Amenity areas, swimming pools and open sundecks;
   d. Any portion of a storey used for mechanical or electrical service room;
   e. Balconies;
   f. Common stairwells and common corridors.

1032.6 Siting and Height

1. All *apartment residential* and *accessory* residential *building*s *shall* be sited not less than 7.5 metres from all lot lines.
2. Notwithstanding Clause 1 of this subsection, a structure, all of which is 0.8 metre or less above the *average finished grade* of the lot and which is landscaped and integrated to become a useable part of the yard area *shall* be sited not less than 1.5 metres for all lot lines;
3. All *apartment residential building*s *shall* not exceed 12 metres nor 3 storeys in height.

1032.7 Other Requirements

1. *Accessory* off-street parking use, except for that provided as visitor parking space, *shall* be located within a structure all parts of which are 0.8 metre or less above the *average finished grade* of the lot and which are landscaped and integrated to become a useable part of the yard area.
2. Visitor parking areas *shall* be bounded by a landscape screen of not less than one metre in height.
3. A minimum of 20% of the lot *shall* be provided as useable open space.
4. A common activity area or areas *shall* be provided on the lot on the basis of 1.0 square metres for each *dwelling unit*. This area may form part of the useable open space regulation.
5. *Accessory* caretaker use *shall* be limited to one self-contained unit within the same *building* and fully separated from the seniors *apartment residential* use.
6. Off-street parking *shall* conform to the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990
7. An *apartment residential* use *shall* be permitted only if the site is serviced to the RM-2 standard set out in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993 as amended.

1033 CD-2-01

1033.1

This zone provides for the accommodation of a childcare centre in a rural residential area.

1033.2 PRINCIPAL USES

1. Single detached residential Use
2. Agriculture

1033.3 ACCESSORY USES

1. The following *accessory* uses are permitted subject to the conditions and requirements in this Part and subject to all other applicable general provisions of this Bylaw.
   a. Childcare Centre *Accessory* Residential
   b. *Accessory* Childcare *Building*s
   c. *boarding* use
   d. Home occupation
   e. Off-street parking
   f. Caretaker residential
   g. Produce sales
   h. Rental Stable
   i. Secondary Suite residential

1033.4 LOT AREA

1. No lot *shall* be created which is less than 1.95 hectares in area.

1033.5 LOT DIMENSIONS

1. No lot *shall* be created which is less than 50 m in width and 300 m in depth.

1033.6 DENSITY

1. All *building*s and structures *shall* not exceed a lot coverage of 40%.

1033.7 SITING

1. Principal Uses:
   a. Single detached residential Use: All setbacks will be in accordance with the One Unit Rural Residential (RS-3) (Single Detached Rural Residential) zone as identified in Maple Ridge Zoning Bylaw as amended.
   b. *Agricultural* use: All setbacks will be in accordance with the Single detached Rural Residential (RS-3) (Single Detached Rural Residential) zone as identified in the Maple Ridge Zoning Bylaw as amended.
2. *Accessory* Uses:
   a. Childcare Centre: No *building* or structure *shall* be sited less than 7.5 metres from all lot lines.
   b. All setbacks for *accessory* residential use will be in accordance with the *Accessory* Residential use of the Single detached Rural Residential (RS-3)

(Single Detached Rural Residential) zone as identified in Maple Ridge Zoning Bylaw, as amended.

1033.8 SIZE OF *BUILDING*S AND STRUCTURES

1. Childcare Centre: The height *shall* not exceed a height of 9.5 m.
2. Single detached residential use: The height *shall* not exceed 11.0 m.
3. *Agricultural* Uses: The height *shall* not exceed 9.5 m.
4. *Accessory* Residential *Building*s: The height *shall* not exceed 6.0 m.
5. *Accessory* Childcare *Building*: The height *shall* not exceed 11.0 m

1033.9 PARKING

1. Childcare Centre: Off-street parking *shall* be provided at a ratio of 1 space per employee plus an additional 6 spaces to accommodate pick up and drop off of the children.
2. Single detached residential Use: Off-street parking *shall* be provided in accordance with the ratios and design requirements specified in Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 as amended.
3. Off-street parking *shall* be provided in accordance with the ratios and design requirements specified in Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990 as amended.

1033.10 OTHER REQUIREMENTS

1. For *Accessory* Childcare Centre:
   a. Provincial licensing of childcare centres is regulated by the British Columbia Community Care Facility Act.
   b. Childcare Centre *shall* have no more than 60 children at any one time as licensed per the British Columbia Community Care Facility Act.
   c. Childcare centres *shall* be located on the lot such that these centres have direct access to open space and play area within the lot.
   d. All outdoor play areas for the childcare centre *shall* be enclosed by a fence to a height of 1.8 metres and should be non-climbable and strong.
   e. All playgrounds, playfields, or play lots *shall* be enclosed by continuous fencing or screening on all sides of the lot in such a manner that it cannot be traversed except at those points specifically provided for access, and situated in a manner that will minimize disruption to surrounding lands.
   f. All *building*s and structures not used as part of the Childcare Centre *shall* be adequately enclosed (fenced and or screened) to eliminate access by the children attending.
2. No use of land, *building*s and structures *shall* be authorized until all works and services have been provided to the standards for the Single detached Rural Residential (RS-3) (Single Detached Rural Residential) Zone as identified in Maple Ridge Subdivision and Development Servicing of Land Bylaw No. 4800-1993 as amended.
3. Sign requirements for Home occupation use as are set out in Maple Ridge Sign Bylaw No.4653-1992 as amended.

4. General provisions on use are as set out in Part 4 General Requirements, of this Bylaw.
5. Note: uses *shall* be examined for compliance with environmental, safety and public health performance standards of Regional, Provincial or Federal Authorities.

1034 CD-1-05

1034.1 Intent

1. This Comprehensive Development Zone is intended to accommodate and regulate the *development* of a private hospital and related office and retail uses.

1034.2 Principal Uses

1. The lands and structures *shall* be used for the following uses only, or for a combination of such uses:
2. Private Hospital limited to nursing home, hospice and *congregate care/assisted living* facilities;
3. Professional Services use limited to health care, medical and related offices.

1034.3 Accessory Uses

1. Retail use limited to a pharmacy not exceeding a floor area of 111 square metres.

1034.4 Lot Area

1. The minimum net lot area *shall* be not less than 6283 square metres (67,642 square feet)

1034.5 Density

1. The maximum floor space ratio *shall* be 1.55 times the net lot area

1034.6 Lot coverage

1. The maximum lot coverage *shall* be 45%.

1034.7 Yards and Setbacks

1. *Building*s and structures *shall* be sited in accordance with the following minimum setbacks:
   a. Principal *Building*:
      (i) Front yard (Laity Street) - 7.5 metres
      (ii) Rear yard - 3.0 metres,
      (iii) North Side yard – 7.5 metres
      (iv) South Side yard – 20 metres
   b. Other structures:
      (i) Rear yard – 0.0 meters – limited to a covered walkway.

1034.8 Height of *Building*s

1. The *Building height* *shall* not exceed 15 metres nor four storeys. An additional 3 meters will be permitted for the Mechanical Penthouse only.

1034.9 Off-street parking and loading/unloading

1. Refer to Schedule "A" of Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990, as amended.

2. Notwithstanding Section I a) of this Bylaw, off-street parking for nursing home, hospice and *congregate care/assisted living* facilities *shall* be provided at a ratio of 0.28 spaces per bed.

1034.10 Landscaping

1. All developed portions of a lot not covered by *building*s, structures or paved areas *shall* be landscaped including the retention of mature trees. This landscaping *shall* be maintained.
2. Along the developed portions of a lot which abut a street, a continuous landscape strip of not less than 1.5 metres in width *shall* be provided within the lot.

1034.11 Other Requirements.

1. No use of land, *building* or structure *shall* be authorized until all works and services have been provided to the standards of the P-6 (Civic) Zone as identified in Maple Ridge Subdivision and Development Servicing Bylaw No. 4800-1993, as amended.

11 PART 11 – RECITAL

1101 TRANSITIONAL

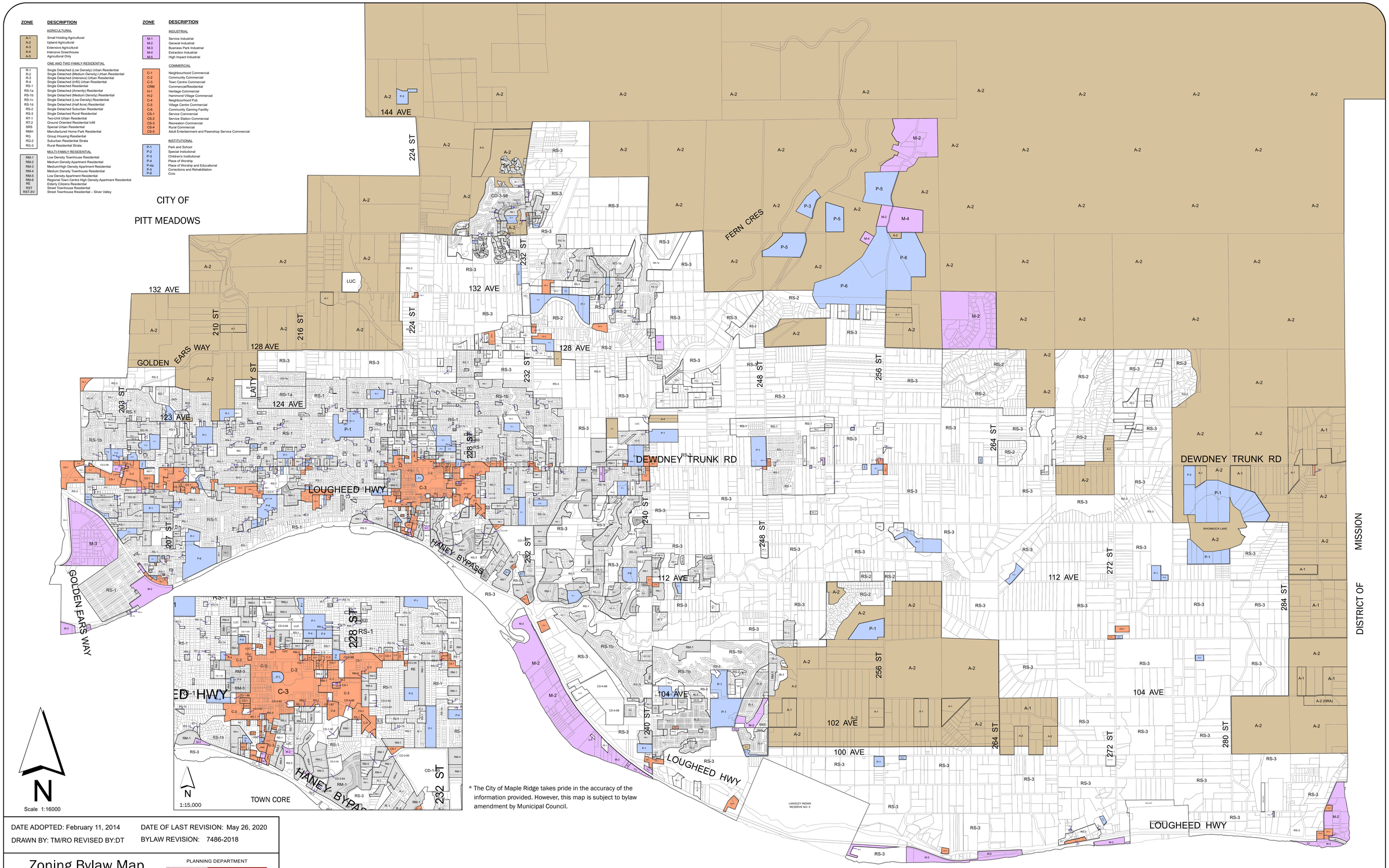
1101.1 Any Zone Amending Bylaw which has been read a first or second time by *Council* and that has not been reconsidered and finally adopted as at the date of adoption of this Bylaw and which amends Maple Ridge Zoning Bylaw No. 3510–1985 and Map "A" attached thereto *shall*, upon adoption thereof, be deemed to amend this Bylaw.

12 PART 12 – SCHEDULES

1201 Schedule A - Zoning Map

ZONE	DESCRIPTION
	AGRICULTURAL
A-1	Small Holding Agricultural
A-2	Upland Agricultural
A-3	Extensive Agricultural
A-4	Intensive Greenhouse
A-5	Agricultural Only
	ONE AND TWO FAMILY RESIDENTIAL
R-1	Single Detached (Low Density) Urban Residential
R-2	Single Detached (Medium Density) Urban Residential
R-3	Single Detached (Intensive) Urban Residential
R-4	Single Detached (Infill) Urban Residential
RS-1	Single Detached Residential
RS-1a	Single Detached (Amenity) Residential
RS-1b	Single Detached (Medium Density) Residential
RS-1c	Single Detached (Low Density) Residential
RS-1d	Single Detached (Half Acre) Residential
RS-2	Single Detached Suburban Residential
RS-3	Single Detached Rural Residential
RT-1	Two-Unit Urban Residential
RT-2	Ground Oriented Residential Infill
SRS	Special Urban Residential
RMH	Manufactured Home Park Residential
RG	Group Housing Residential
RG-2	Suburban Residential Strata
RG-3	Rural Residential Strata
	MULTI-FAMILY RESIDENTIAL
RM-1	Low Density Townhouse Residential
RM-2	Medium Density Apartment Residential
RM-3	Medium/High Density Apartment Residential
RM-4	Medium Density Townhouse Residential
RM-5	Low Density Apartment Residential
RM-6	Regional Town Centre High Density Apartment Residential
RE	Elderly Citizens Residential
RST	Street Townhouse Residential
RST-SV	Street Townhouse Residential – Silver Valley

ZONE	DESCRIPTION
	INDUSTRIAL
M-1	Service Industrial
M-2	General Industrial
M-3	Business Park Industrial
M-4	Extraction Industrial
M-5	High Impact Industrial
	COMMERCIAL
C-1	Neighbourhood Commercial
C-2	Community Commercial
C-3	Town Centre Commercial
CRM	Commercial/Residential
H-1	Heritage Commercial
H-2	Hammond Village Commercial
C-4	Neighbourhood Pub
C-5	Village Centre Commercial
C-6	Community Gaming Facility
CS-1	Service Commercial
CS-2	Service Station Commercial
CS-3	Recreation Commercial
CS-4	Rural Commercial
CS-5	Adult Entertainment and Pawnshop Service Commercial
	INSTITUTIONAL
P-1	Park and School
P-2	Special Institutional
P-3	Children's Institutional
P-4	Place of Worship
P-4a	Place of Worship and Educational
P-5	Corrections and Rehabilitation
P-6	Civic



* The City of Maple Ridge takes pride in the accuracy of the information provided. However, this map is subject to bylaw amendment by Municipal Council.

DATE ADOPTED: February 11, 2014 DATE OF LAST REVISION: May 26, 2020

DRAWN BY: TM/RO REVISED BY:DT BYLAW REVISION: 7486-2018

Zoning Bylaw Map
Schedule 'A'
Bylaw No. 7600-2019

PLANNING DEPARTMENT

MAPLE RIDGE British Columbia

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1202 Schedule B - Minimum Lot Area and Dimensions

1202.1 Unless otherwise permitted or restricted elsewhere in this Bylaw, the minimum *Lot Area* and dimensions for *Lot*s to be created by subdivision *shall* be in accordance with this Schedule "B" (Minimum Lot Area and Dimensions). *Lot*s to be created in zones which are not specified in this Schedule "B" (Minimum Lot Area and Dimensions) *shall* conform to the minimum *Lot Area* and dimensions requirements specified in the applicable zone.

1. Refer to Section 407 (Minimum Lot Area and Dimensions) of this Bylaw for additional requirements.
2. Section 407(Minimum Lot Area and Dimensions) of this Bylaw requires that *Lot*s adjacent to a controlled access *Highway* or municipal arterial road *shall* have a minimum *Lot Depth* of 30.0 metres.

SECTION	ZONE	MINIMUM *LOT AREA*	MINIMUM *LOT WIDTH*	MINIMUM *LOT DEPTH*
501	A-1	2.0 hectares	60.0 metres	150.0 metres
502	A-2	4.0 hectares	75.0 metres	150.0 metres
503	A-3	8.0 hectares	100.0 metres	150.0 metres
504	A-4	1.8 hectares	48.0 metres	150.0 metres
505	A-5	8.0 hectares	100.0 metres	150.0 metres
601	R-1	371.0 square metres	12.0 metres 13.5 metres - corner *Lot*	24.0 metres
602	R-2	315.0 square metres	9.0 metres – *Lane* access 11.0 metres – no *Lane* access 13.5 metres – corner *Lot*	30.0 metres - *Lane* access 27.0 metres - no *Lane* access
603	R-3	255.0 square metres	8.5 metres – *Lane* access 11.0 metres – no *Lane* access 13.5 metres – corner *Lot*	30.0 metres– *Lane* access 27.0 metres – no *Lane* access
604	R-4	450.0 square metres	12.0 metres 13.5 metres - corner *Lot*	24.0 metres
605	RS-1	668.0 square metres	18.0 metres	27.0 metres
606	RS-1a	668.0 square metres	18.0 metres	27.0 metres
607	RS-1b [1]	557.0 square metres	15.0 metres	27.0 metres
608	RS-1c	1,200.0 square metres	24.0 metres	36.0 metres
609	RS-1d [1]	2,000.0 square metres	30.0 metres	40.0 metres
610	RS-2	0.4 hectares	36.0 metres	60.0 metres
611	RS-3 [2]	0.8 hectares or 2.0 hectares. Refer to Lot Area and Dimensions in this zone.	60.0 metres	75.0 metres
612	RST [3]	Refer to Lot Area and Dimensions in this zone.		
613	RST-SV [3]	Refer to Lot Area and Dimensions in this zone.		

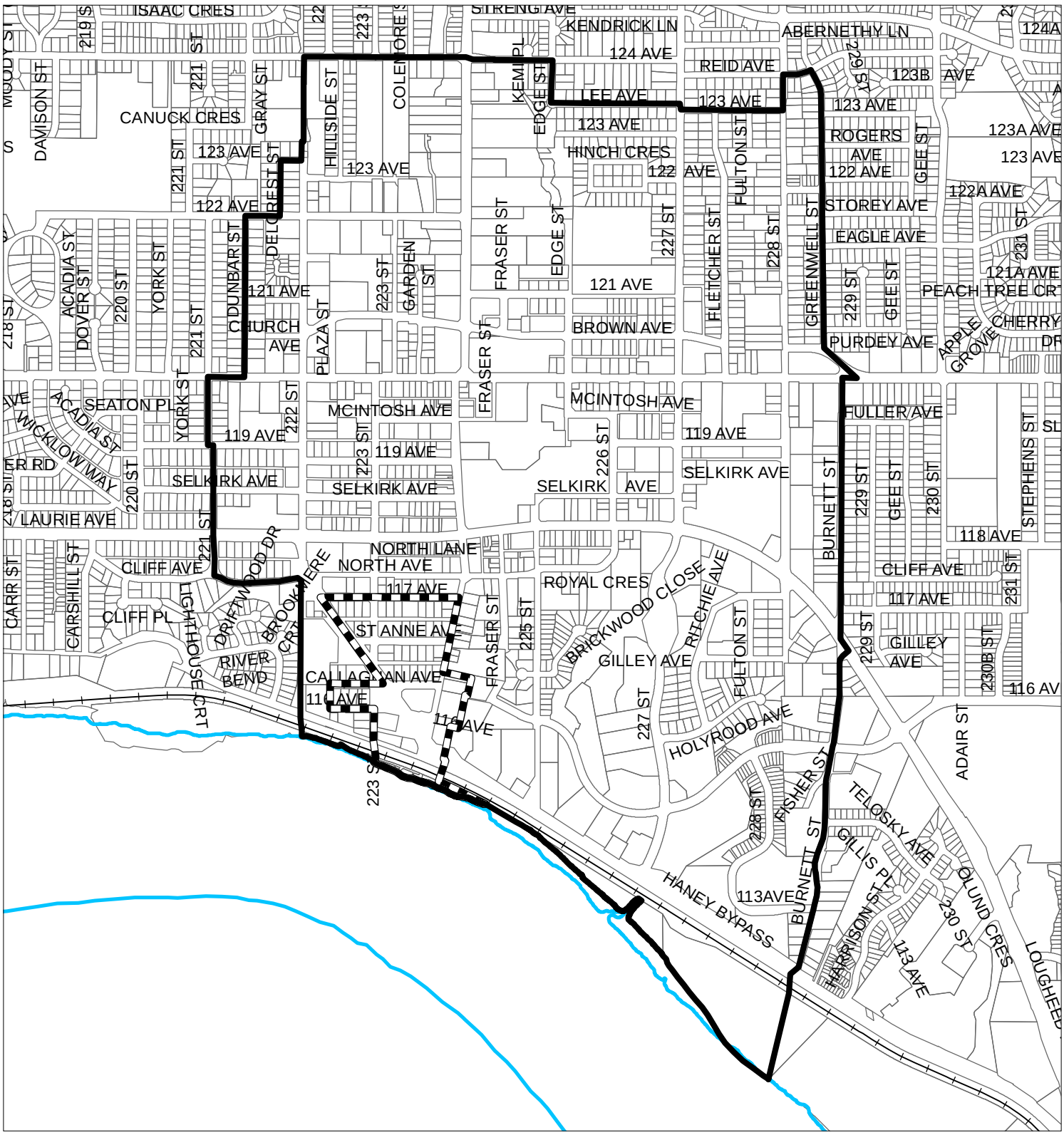
SECTION	ZONE	MINIMUM *LOT AREA*	MINIMUM *LOT WIDTH*	MINIMUM *LOT DEPTH*
614	SRS	837.0 square metres	18.0 metres	27.0 metres
615	RT-1	750.0 square metres, or 557.0 square metres in Town Centre Area. Refer to Lot Area and Dimensions in this zone.	20.0 metres	27.0 metres
616	RT-2	Refer to Lot Area and Dimensions in this zone.		
617	RM-1 [1]	1,000.00 square metres	27.0 metres	30.0 metres
618	RM-2	1,300.0 square metres	30.0 metres	Not applicable
619	RM-3	1,300.0 square metres	30.0 metres	Not applicable
620	RM-4	1,115.0 square metres	18.0 metres	Not applicable
621	RM-5	1,115.0 square metres	30.0 metres	Not applicable
622	RM-6	2,000.00 square metres	30.0 metres	Not applicable
623	RE	2.0 hectares	60.0 metres	Not applicable
624	RG	0.8 hectares	60.0 metres	Not applicable
625	RG-2	4.0 hectares	75.0 metres	Not applicable
626	RMH	4.0 hectares	75.0 metres	Not applicable
701	C-1	668.0 square metres	18.0 metres	27.0 metres
702	C-2	2,500.0 square metres	30.0 metres	70.0 metres
703	C-3	1,672.0 square metres	36.0 metres	27.0 metres
704	C-4 [2]	Refer to Lot Area and Dimensions in this zone.		
705	C-5	688.0 square metres	18.0 metres	27.0 metres
706	C-6	0.4 hectares	30.0 metres	70.0 metres
707	CRM	668.0 square metres	18.0 metres	27.0 metres
708	CS-1 [2]	Refer to Lot Area and Dimensions in this zone.		
709	CS-2 [4]	Refer to Lot Area and Dimensions in this zone.	30.0 metres	36.0 metres
710	CS-3	0.4 hectares	36.0 metres	60.0 metres
711	CS-4 [2]	Refer to Lot Area and Dimensions in this zone.		
712	CS-5 2	Refer to Lot Area and Dimensions in this zone.		
713	H-1 [4]	Refer to Lot Area and Dimensions in this zone.	6.0 metres	27.0 metres
714	H-2	191.0 square metres	6.0 metres	27.0 metres
801	M-1	2,000.0 square metres	30.0 metres	50.0 metres
802	M-2 [2]	Refer to Lot Area and Dimensions in this zone.	30.0 metres	50.0 metres
803	M-3	2,000.0 square metres	30.0 metres	50.0 metres
804	M-4	2.0 hectares	60.0 metres	150.0 metres
805	M-5	2.0 hectares	60.0 metres	75.0 metres
901	P-1 [4]	Refer to Lot Area and Dimensions in this zone.	Not applicable	Not applicable
902	P-2	668.0 square metres	18.0 metres	27.0 metres
903	P-3	0.4 hectares	36.0 metres	60.0 metres

SECTION	ZONE	MINIMUM *LOT AREA*	MINIMUM *LOT WIDTH*	MINIMUM *LOT DEPTH*
904	P-4	0.4 hectares	36.0 metres	60.0 metres
905	P-4a	0.4 hectares	36.0 metres	60.0 metres
906	P-5 [5]	Refer to Lot Area and Dimensions in this zone.	22.5 metres	42.0 metres
907	P-6	Not applicable	Not applicable	Not applicable

1202.2 Notes

1. Subject to Section 402 (Density Bonus for Albion Area)
2. Subject to availability of services
3. Subject to unit configuration and access
4. Subject to *Principal* use
5. Subject to number of people to be accommodated.

1203 Schedule C - Town Centre Area Plan



N

Town Centre Area Plan

Town Centre Boundary

Port Haney and Fraser River Waterfront Area

Bylaw No. 7600-2019
Schedule 'C'

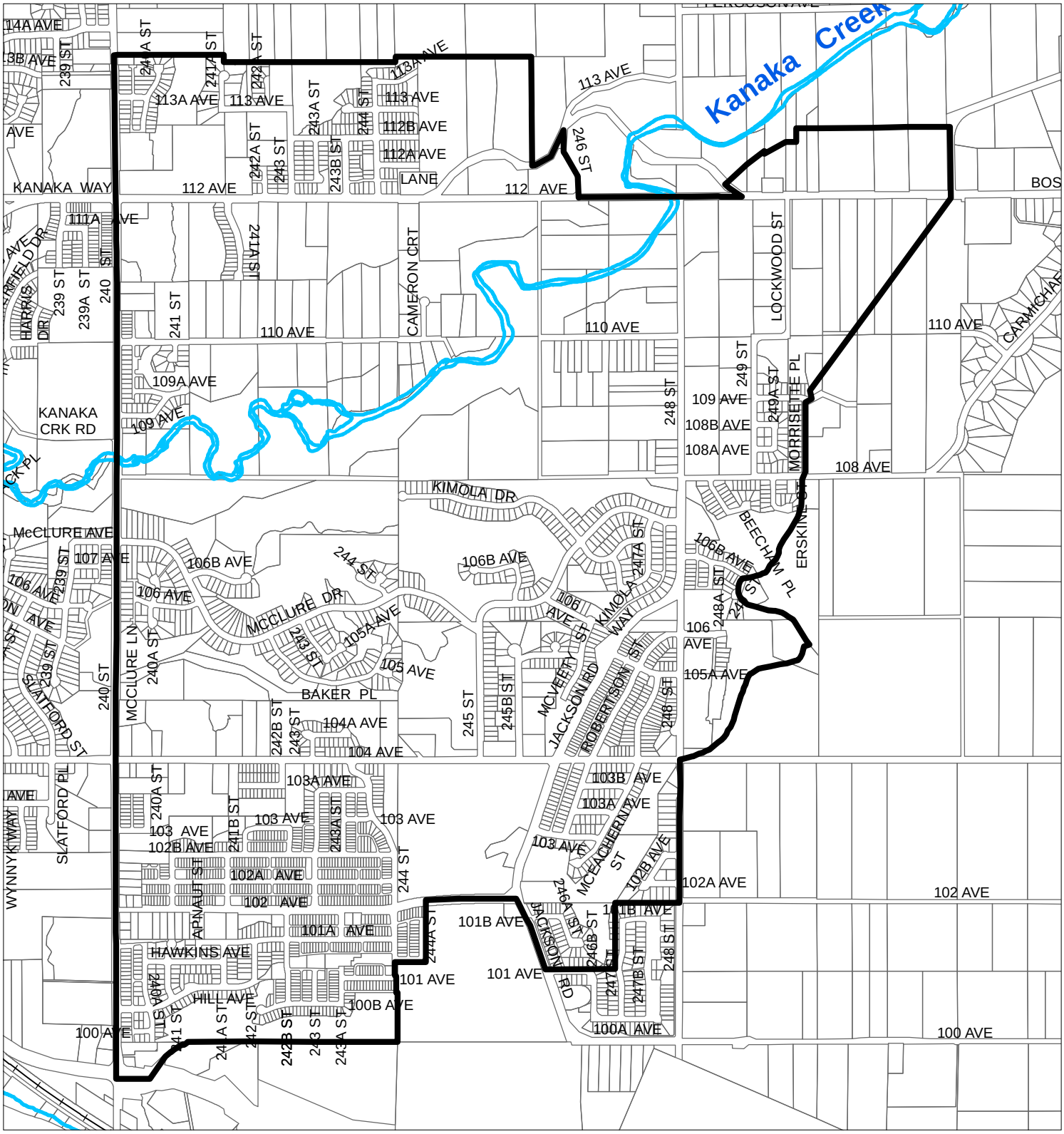
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

DATE: Mar 8, 2019

BY: DT

1204 Schedule D - Albion Area Plan



N

Albion Area Plan

Albion Area Boundary

Bylaw No. 7600-2019
Schedule 'D'

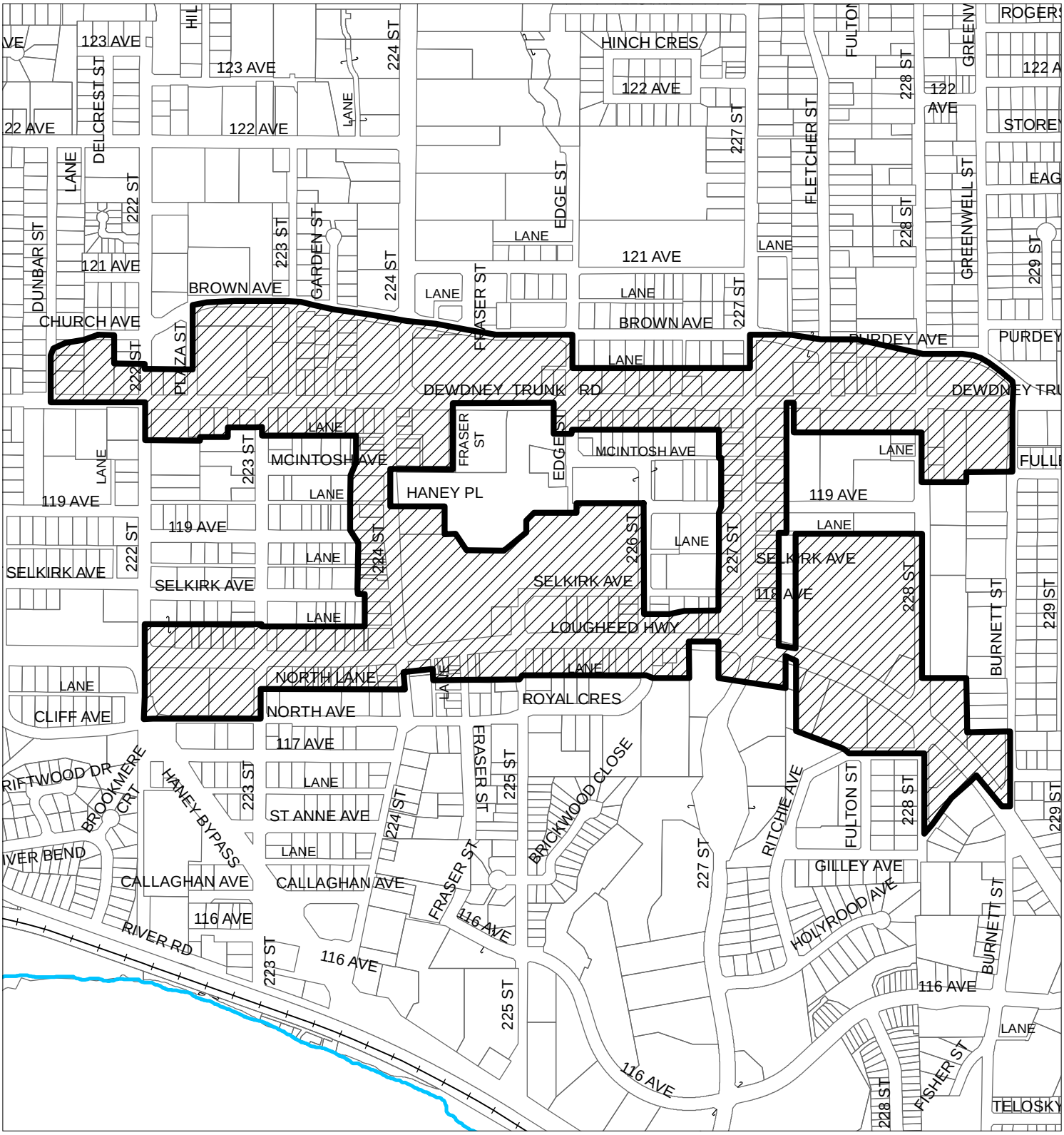
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

DATE: Mar 8, 2019

BY: DT

1205 Schedule E - Town Centre Ground Floor Commercial Required



N

Town Centre Area Plan

Ground Floor
Commercial Required

Bylaw No. 7600-2019
Schedule 'E'

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

DATE: Mar 8, 2019

BY: DT

1206 Schedule F - Hammond Commercial and Off-Street Parking

N

Hammond Area Plan

Hammond Commercial and Off-Street Parking

Bylaw No. 7600-2019
Schedule 'F'

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

DATE: Mar 8, 2019

BY: DT

1207 Schedule G - Hammond Ground Floor Commercial Required

N

Hammond Area Plan

Hammond Ground Floor Commercial Required

Bylaw No. 7600-2019
Schedule 'G'

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

DATE: Mar 8, 2019

BY: DT

APPENDIX B

ITEM #	HOUSE #	STREET	PID	LEGAL DESCRIPTION
1	24652	100A AVE	028-946-553	LT 8, SEC 3, TWP 12, NWD, EPP23645
2		east of 24225 104 AVE	PARK	SEC 10, TWP 12, NWD, BCP48970 DEDICATED PARK
3	24185	106B AVE	027-063-950	LT 3, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
4	24185	106B AVE	027-063-968	LT 4, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
5	24185	106B AVE	027-063-976	LT 5, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
6	24185	106B AVE	027-063-984	LT 6, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
7	24185	106B AVE	027-063-992	LT 7, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
8	24185	106B AVE	027-064-000	LT 8, SEC 10, TWP 12, GP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
9	24185	106B AVE	027-139-921	LT 9, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
10	24185	106B AVE	027-330-991	LT 25, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
11	24185	106B AVE	027-331-008	LT 26, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
12	24185	106B AVE	027-331-016	LT 27, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
13	24185	106B AVE	027-331-024	LT 28, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
14	24185	106B AVE	027-331-032	LT 29, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
15	24185	106B AVE	027-331-041	LT 30, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
16	24185	106B AVE	027-331-059	LT 31, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
17	24185	106B AVE	027-331-067	LT 32, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
18	24185	106B AVE	027-350-061	LT 33, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
19	24185	106B AVE	027-350-070	LT 34, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
20	24185	106B AVE	027-350-088	LT 35, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
21	24185	106B AVE	027-350-096	LT 36, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
22	24185	106B AVE	027-350-100	LT 37, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
23	24185	106B AVE	027-350-118	LT 38, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

24	24185	106B AVE	027-350-126	LT 39, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
25	24185	106B AVE	027-350-134	LT 40, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
26	24185	106B AVE	027-541-398	LT 41, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
27	24185	106B AVE	027-541-401	LT 42, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
28	24185	106B AVE	027-541-410	LT 43, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
29	24185	106B AVE	027-541-428	LT 44, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
30	24185	106B AVE	027-541-436	LT 45, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
31	24185	106B AVE	027-541-444	LT 46, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
32	24185	106B AVE	027-541-452	LT 47, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
33	24185	106B AVE	027-541-461	LT 48, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
34	24185	106B AVE	027-541-479	LT 49, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
35	24185	106B AVE	027-541-487	LT 50, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
36	24185	106B AVE	027-644-511	LT 52, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
37	24185	106B AVE	027-644-596	LT 60, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
38	24185	106B AVE	028-068-530	LT 61, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
39	24185	106B AVE	028-068-548	LT 62, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
40	24185	106B AVE	028-068-556	LT 63, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
41	24185	106B AVE	028-068-564	LT 64, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
42	24185	106B AVE	028-068-572	LT 65, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
43	24185	106B AVE	028-068-581	LT 66, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
44	24185	106B AVE	028-068-599	LT 67, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
45	24185	106B AVE	028-068-602	LT 68, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

46	24185	106B AVE	028-068-611	LT 69, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
47	24185	106B AVE	028-068-629	LT 70, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
48	24185	106B AVE	028-275-403	LT 71, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
49	24185	106B AVE	028-275-756	LT 72, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
50	24185	106B AVE	028-275-764	LT 73, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
51	24185	106B AVE	028-275-772	LT 74, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
52	24185	106B AVE	028-275-781	LT 75, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
53	24185	106B AVE	028-275-799	LT 76, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
54	24185	106B AVE	028-339-762	LT 77, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
55	24185	106B AVE	028-339-771	LT 78, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
56	24185	106B AVE	028-339-789	LT 79, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
57	24185	106B AVE	028-340-094	LT 80, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
58	24185	106B AVE	028-355-539	LT 82, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
59	24185	106B AVE		LT A, SEC 10, TWP 12, GP 1, Except Plan BCS2331, EXC PH 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 , 11 & 12 BCP25215
60	24185	106B AVE	027-063-933	LT 1, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
61	24185	106B AVE	027-063-941	LT 2, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
62	24185	106B AVE	027-139-930	LT 10, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
63	24185	106B AVE	027-139-948	LT 11, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
64	24185	106B AVE	027-139-956	LT 12, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
65	24185	106B AVE	027-139-964	LT 13, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
66	24185	106B AVE	027-139-972	LT 14, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
67	24185	106B AVE	027-139-981	LT 15, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

68	24185	106B AVE	027-139-999	LT 16, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
69	24185	106B AVE	027-280-047	LT 19, GP 1, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
70	24185	106B AVE	027-280-021	LT 17, GP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
71	24185	106B AVE	027-280-039	LT 18, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
72	24185	106B AVE	027-280-055	LT 20, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
73	24185	106B AVE	027-280-063	LT 21, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
74	24185	106B AVE	027-280-071	LT 22, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
75	24185	106B AVE	027-280-080	LT 23, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
76	24185	106B AVE	027-280-098	LT 24, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
77	24185	106B AVE		BCP25215, SEC 10, TWP 12 Except Plan BCX2331 PH 1, 2 3, 4, 5, 6, 7
78	24185	106B AVE	027-644-502	LT 51, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
79	24185	106B AVE	027-644-529	LT 53, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
80	24185	106B AVE	027-644-537	LT 54, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
81	24185	106B AVE	027-644-545	LT 55, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
82	24185	106B AVE	027-644-553	LT 56, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
83	24185	106B AVE	027-644-561	LT 57, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
84	24185	106B AVE	027-644-570	LT 58, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
85	24185	106B AVE	027-644-588	LT 59, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
86	24185	106B AVE	028-355-521	LT 81, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
87	24185	106B AVE	028-355-547	LT 83, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
88	24185	106B AVE	028-355-555	LT 84, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
89	24185	106B AVE	028-355-563	LT 85, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

90	24185	106B AVE	028-355-571	LT 86, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
91	24185	106B AVE	028-355-580	LT 87, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
92	24185	106B AVE	028-355-598	LT 88, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
93	24185	106B AVE	028-564-251	LT 89, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
94	24185	106B AVE	028-564-260	LT 90, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
95	24185	106B AVE	028-564-278	LT 91, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
96	24185	106B AVE	028-564-286	LT 92, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
97	24185	106B AVE	028-564-294	LT 93, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
98	24185	106B AVE	028-564-308	LT 94, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
99	24185	106B AVE	028-564-316	LT 95, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
100	24185	106B AVE	028-564-324	LT 96, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
101	24185	106B AVE	028-729-854	LT 97, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
102	24185	106B AVE	028-729-862	LT 98, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
103	24185	106B AVE	028-729-871	LT 99, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
104	24185	106B AVE	028-729-889	LT 100, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
105	24185	106B AVE	028-729-897	LT 101, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
106	24185	106B AVE	028-729-901	LT 102, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
107	24185	106B AVE	028-729-919	LT 103, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
108	24185	106B AVE	028-729-927	LT 104, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
109	24977	109 AVE	029-899-826	LT 4, GP 1, SEC 11, TWP 12, NWD, EPP60956
110	24981	109 AVE	029-899-834	LT 5, GP 1, SEC 11, TWP 12, NWD, EPP60956
111	25215	110 AVE	028-284-879	LOT 98, GP 1, SEC 11, TWP 12, EPS234 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
112	24359	113 AVE	029-685-478	LT 45, SEC 15, TWP 12, NWD,EPP54924
113	26795	122 AVE	028-979-745	LT 13, SEC 19, TWP 15, NWD, EPP22559
114	23164	123 AVE	025-692-577	LT 7, GP 1, SEC 20, TWP 12, NWD, PL BCP6236
115	21944	124 AVE	008-376-328	LT 186, DL 396, NWD, GP 1, Except Plan LMP18829, Plan 37141

116	26610	124 AVE		LT 9, Part SW 1/4 Except Plan BCP33185, SEC 19, TWP15, PL 8097
117		east of 26580 124 AVE	PARK	SEC 19, TWP 15, EPP22887 DEDICATED PARK
118	23375	124A AVE	005-397-928	GP 1, Except Plan 85151, LT 15, SEC 21, TWP 12, NWD, PL 40700
119	24011	127B AVE	030-279-569	LT 2, SEC 22, TWP 12, NWD, EPP72767
120	24019	127B AVE	030-279-577	LT 3, SEC 22, TWP 12, NWD, EPP72767
121		130A AVE at 239B ST	Red Alder Park	SEC 28, TWP 12, NWD, BCP42361 DEDICATED PARK
122	23862	133 AVE	023-928-689	GP 1, E 1/2, LT 40, SEC 28, TWP 12, NWD, PL LMP35466
123	23852	133 AVE	023-928-697	GP 1, E 1/2, LT 41, SEC 28, TWP 12, NWD, PL LMP35466
124	23933	133 AVE	024-791-423	LT 6, GP 1, SEC 28, TWP 12, NWD, PL LMP46247
125		east of 23933 133 AVE	PARK	GP 1, E 1/2 LMP35466 - PARK ADJACENT TO LT 1 & LTS 60 TO 64 SEC 28, TWP 12, NWD, LMP46247
126	23117	134 LOOP	030-195-705	LT 15, GP1, SEC 29, TWP 12, NWD, EPP65849
127	12566	223 ST	030-079-764	LT 1, GP 1, DL 400, NWD, EPP65486
128	13757	230A ST	028-350-308	LT 108, SEC 32, TWP 12, NWD, BCP46218
129		south of 12231 232 ST	PARK	GP 1, DEDICATED PARK ADJACENT TO LOTS 5 TO 10 OF PL BCP6236, SEC 20, TWP 12, NWD, BCP6236
130	11160	234A ST		BCS2566
131	11160	234A ST	027-253-571	LT 1, GP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
132	11160	234A ST	027-253-589	LT 2, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
133	11160	234A ST	027-253-597	LT 3, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
134	11160	234A ST	027-253-601	LT 4, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
135	11160	234A ST	027-253-619	LT 5, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
136	11160	234A ST	027-253-627	LT 6, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
137	11160	234A ST	027-253-635	LT 7, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
138	11160	234A ST	027-253-643	LT 8, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
139	11160	234A ST	027-253-651	LT 9, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
140	11160	234A ST	027-253-660	LT 10, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
141	11160	234A ST	027-253-678	LT 11, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
142	11160	234A ST	027-253-686	LT 12, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
143	11160	234A ST	027-253-694	LT 13, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
144	11160	234A ST	027-253-708	LT 14, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
145	11160	234A ST		
146	11160	234A ST	027-264-840	LT 16, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
147	11160	234A ST	027-264-831	LT 15, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

148	11160	234A ST	027-264-858	LT 17, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
149	11160	234A ST	027-264-866	LT 18, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
150	11160	234A ST	027-264-874	LT 19, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
151	11160	234A ST	027-264-882	LT 20, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
152	11160	234A ST	027-264-891	LT 21, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
153	11160	234A ST	027-264-904	LT 22, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
154	11160	234A ST	027-264-912	LT 23, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
155	11160	234A ST	027-264-921	LT 24, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
156	11160	234A ST	027-264-939	LT 25, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
157	11160	234A ST	027-264-947	LT 26, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
158	11160	234A ST	027-264-955	LT 27, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
159	11160	234A ST	027-264-963	LT 28, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
160	13425	235 ST	028-047-486	LT 18, GP1, SEC 28, TWP 12, NWD, BCP42355
161	13443	235 ST	028-047-524	LT 22, GP 1, SEC 28, TWP 12, NWD, BCP42355
162	11962	236 ST		BCS1441
163	13050	237A ST	029-931-363	LT 11, SEC 28, TWP 12, NWD, EPP60509
164	10695	239 ST	026-358-034	LT 1, GP 1, DL 408, NWD, PL BCP18894
165	13219	239B ST	026-279-711	LT 5, SEC 28, TWP 12, NWD, PL BCP17359
166	13223	239B ST	026-279-720	LT 6, SEC 28, TWP 12, NWD, PL BCP17359
167	13227	239B ST	026-279-738	LT 7, SEC 28, TWP 12, NWD, PL BCP17359
168	13231	239B ST	026-279-746	LT 8, SEC 28, TWP 12, NWD, PL BCP17359
169	13245	239B ST	026-279-789	LT 12, SEC 28, TWP 12, NWD, PL BCP17359
170	13013	239B ST	028-067-185	LT 4, SEC 28, TWP 12, NWD, BCP42732
171	9996	240A ST	024-943-878	LT 16, GP 1, SEC 3, TWP 12, NWD, PL LMP48725
172	12530	241 ST		LMS3755
173	10155	247 ST	030-083-109	LT 4, SEC 3, TWP 12, NWD, EPP68470
174	10767	248 ST	009-770-267	Parcel A, EXPL PL 17117 LT 2, SEC 10, TWP 12, PL 13100
175	10811	256 ST	017-501-334	Parcel A, Part NE 1/4, GP 1, SEC 11, TWP 12, PL LMP1489
176		280 ST	027-775-194	PCL A, GP 1, SEC 16, TWP 15, NWD, BCP39435
177	25721	east of 24166 MCCLURE DR	PARK	GP 1, DEDICATED PARK BESIDE PARK BCP438, SEC 10, TWP 12, NWD, PLAN BCP8153
178	11843	BURNETT ST	001-109-731	LT 167, Part NE 1/4, GP 1, SEC 17, TWP 12, NWD, PL 43930
179	11903	BURNETT ST	009-150-587	LT 7, BLK 2, Part NE 1/4 GP 1, SEC 17, TWP 12, NWD, PL 22046
180	11851	BURNETT ST	009-150-650	LT 11, Part NE 1/4, GP 1, SEC 17, TWP 12, NWD, PL 22046,
181	11075	CARMICHAEL ST	028-284-747	LOT 85, GP 1, SEC 11, TWP 12, EPS234 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
182	11043	CARMICHAEL ST	028-284-771	LOT 88, GP 1, SEC 11, TWP 12, EPS234 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
183		east of 11720 COTTONWOOD DR	PARK	GP 1, Dedicated PARK Adjacent to PCL A, SEC 16, TWP 12, NWD, PL LMP42851

184		COTTONWOOD DR/234A ST	PARK	BCP8026, SEC 16, TWP 12 PARK
185	22753	DEWDNEY TRUNK RD	011-333-316	Parcel A, Part W 1/2, EXP PL 12239, Except Pt Rd PL 61650, LT 1, SEC 20, TWP 12, NWD, PL 8333
186	24015	FERN CRES	002-761-289	LT 41, SEC 22, TWP 12, NWD, PL 39367
187	24003	FERN CRES	010-605-240	LT 27, GP 1, SEC 22, TWP 12, NWD, PL 21921
188	22893	GILLIS PL	004-398-696	LT 17, GP 1, DL 402, NWD, PL 71904
189	25350	GODWIN DR	028-284-674	LOT 78, GP 1, SEC 11, TWP 12, EPS234 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
190	11275	HARRISON ST	004-398-548	LT 3, GP 1, DL 402, NWD, PL 71904
191	11279	HARRISON ST	004-398-556	LT 4, GP 1, DL 402, NWD, PL 71904
192	11283	HARRISON ST	004-398-564	LT 5, GP 1, DL 402, NWD, PL 71904
193	11287	HARRISON ST	004-398-581	LT 6, GP 1, DL 402, NWD, PL 71904
194	11291	HARRISON ST	004-398-599	LT 7, GP 1, DL 402, NWD, PL 71904
195	11295	HARRISON ST	004-398-602	LT 8, GP 1, DL 402, NWD, PL 71904
196	11299	HARRISON ST	004-398-611	LT 9, GP 1, DL 402, NWD, PL 71904
197	11301	HARRISON ST	004-398-629	LT 10, GP 1, DL 402, NWD, PL 71904
198	11305	HARRISON ST	004-398-637	LT 11, GP 1, DL 402, NWD, PL 71904
199	11309	HARRISON ST	004-398-645	LT 12, GP 1, DL 402, NWD, PL 71904
200	22718	HOLYROOD AVE	025-112-511	LT 22, GP 1, DL 402, NWD, PL LMP50997
201	11762	LAITY ST	026-329-875	LT 1, GP 1, DL 248, NWD, PL BCP18456
202	20503	LOUGHEED HWY	024-828-971	Parcel 1, GP 1, DL 222, NWD, LMP46838
203	22799	LOUGHEED HWY	002-206-587	LT 5, DL 401, NWD, GP 1, Except Plan RP80528, Plan 13497
204	23075	LOUGHEED HWY	014-508-397	Parcel L, GP 1, NWD, Except Plan 4834, REF PL 3957, OF PCL J REF PL 3829, DL 402 & 403, & EXC PT S OF RD SRW PL 4834, SRW PL 71204.
205	23423	LOUGHEED HWY	011-345-853	Parcel A, GP 1, Portion OF LT 7, Except Plan SRW 65178, (RP 13150) PL8827
206	22890	PURDEY AVE	019-201-001	LOT 1, GP 1, LMS1887 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.
207	22892	PURDEY AVE	019-201-010	LOT 2, GP 1, LMS1887 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM 1.
208	22890	PURDEY AVE		LMS1887
209	13210	SHOESMITH CRES	027-586-979	LOT 8, GP 1, SEC 27, TWP 12, BCS 2979 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
210	22889	TELOSKY AVE	004-398-777	LT 22, GP 1, DL 402, NWD, PL 71904
211	22860	TELOSKY AVE	PARK	DL 402 7 403, GP1, NWD, PL BCP34229 DEDICATED PARK
212	22878	TELOSKY AVE	027-431-002	LT 4, GP 1, DL 402 & 403, NWD, PL BCP34230

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City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 21, 2020
		FILE NO:	2017-117-DVP 2017-117-DP
FROM:	Chief Administrative Officer	**MEETING:**	C o W
SUBJECT:	Development Variance Permit and Development Permit 11831, 11839 and 11865 232 Street		

EXECUTIVE SUMMARY:

A Development Variance Permit application (2017-117-DVP) has been received in conjunction with a Multi-Family Development Permit application (2017-117-DP) to permit the future construction of a 46 unit residential townhouse (Appendix C), at 11865, 11839 and 11831 232 (Appendix A and B). The requested variances (Appendix D) are to Maple Ridge Zoning Bylaw No. 3510-1985 as follows:

Section 602, 6a)

- to reduce the front yard setback from 7.5 metres to 6.38 metres to the building face;
- to reduce the front yard setback from 7.5 metres to 4.1 metres to the porch element; and
- to reduce the rear line setback from 7.5 metres to 6.4 metres to the porch element;

Section 602, 6b)

- to reduce the north interior side lot line setback from 6.0 metres to 4.4 metres to the building face;
- to reduce the north interior side lot line setback from 6.0 metres to 3.3 metres to the porch element;
- to reduce the south interior side lot line setback from 6.0 metres to 2.56 metres to the building face; and
- to reduce the north interior side lot line setback from 6.0 metres to 2.3 metres to the roof overhang.

It is recommended that Development Variance Permit 2017-117-DVP and Development Permit 2017-117-DP be approved.

Council considered rezoning application 2017-117-RZ and granted first reading for Zone Amending Bylaw No. 7351-2017 on September 19, 2017. Council granted second reading for Zone Amending Bylaw No. 7351-2017 on May 28, 2019. This application was presented at Public Hearing on June 18, 2019 and Council granted third reading on June 25, 2019. Council will be considering final reading for rezoning application 2017-117-RZ on July 28, 2020.

RECOMMENDATIONS:

1. That the Corporate Officer be authorized to sign and seal 2017-117-DVP respecting property located at 11831, 11839 and 11865 232 Street; and

2. That the Corporate Officer be authorized to sign and seal 2017-117-DP respecting property located at 11831, 11839 and 11865 232 Street.

DISCUSSION:

a) Background Context:

Applicant:	Planvan Development Consultants
Legal Description:	Lot 1 Except: South 83 feet, Section 17 Township 12 New Westminster District Plan 12599; South 83 feet Lot 1 Section 17 Township 12 New Westminster District Plan 12599; Lot 35 Section 17 Township 12 New Westminster District Plan 24972.

OCP:

Existing:	Urban Residential
Proposed:	Urban Residential

Zoning:

Existing:	RS-1 (One Family Urban Residential)
Proposed:	RM-1 (Townhouse Residential District)

Surrounding Uses:

North:	Use:	Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
South:	Use:	Residential
	Zone:	RS-1b (One Family Urban Medium Density Residential)
	Designation:	Urban Residential
East:	Use:	Residential
	Zone:	RS-1 and RM-1 (Townhouse Residential District)
	Designation:	Urban Residential
West:	Use:	Residential
	Zone:	RS-1
	Designation:	Urban Residential

Existing Use of Property:	Single family dwelling
Proposed Use of Property:	Townhouses
Site Area:	1.075 ha (2.66 acres)
Access:	232 Street
Servicing requirement:	Urban Standard

b) Project Description:

The proposed development, located at 11831, 11839 and 11865 232 Street, will facilitate a 46-unit residential townhouse development. The project has a net floor area of approximately 6,244 m^2 (67,209 ft^2) and floor space ratio (FSR) not exceeding 0.6. Each unit has a standard two-car garage with no tandem stalls or parking aprons. Ten visitor parking spaces, two of which are for disabled individuals, are located throughout the development site. The total 102 parking spaces (92 resident and 10 visitor spaces) is in conformance with the requirements of the City's *Off-Street Parking and Loading Bylaw No. 4350-1990*. Each unit has a usable open space in the form of a front yard, approximately 45 m^2 in size, delineated by a short fence. The site also has two common outdoor amenity areas on the north and south side of the central cluster of townhouses (Appendix E).

There are no short or long term bicycle parking requirements for this development. However, the developer provides long term bicycle parking in each garage as well as eight short term bicycle parking spaces located next to the common outdoor amenity space on the side of the southern central cluster of townhouses.

The front door of each unit is accessed from a perimeter or internal pathways. Units facing 232 Street have pathways coming from the public sidewalk. Units in the middle rows can be accessed by foot from a central, north-south pathway. Units at the far west are accessed from the perimeter pathway which leads to front doors facing west, or facing the backyards of houses on Stephens Street. A pedestrian back door to each townhouse unit's garage is also provided from the internal vehicular roadways.

The development site's internal roadways are mainly flanked by each townhouse unit's double-wide garage door. A short driveway apron, less than a car in length, is provided in front of each garage. (Appendix F and G)

c) Planning Analysis:

<u>Official Community Plan</u>

Pursuant to Section 8.7 Multi-Family Development Permit Area Guidelines of the Official Community Plan (OCP), a Multi-Family Development Permit is required for all new multi-family development on land designated *Urban Residential* on Schedule B of the OCP or multi-family development in an area with an Area Plan. The purpose of the Multi-Family Development Permit is to enhance existing neighbourhoods with compatible housing styles that meet diverse needs and minimize potential conflicts on neighbouring land uses. The applicable guidelines for a Multi-Family Development Permit as outlined in the OCP are as follows:

- *New development into established areas should respect private spaces and incorporate local neighbourhood elements in building form, height, architectural features and massing.*
  Roof form, massing and material reflect those found in the neighbourhood and include gable roofs, horizontal siding and wall shingle accents.

- *Transitional development should be used to bridge areas of low and high densities through means such as stepped building heights or low rise ground oriented housing located to the periphery of higher density developments.*
  The scale of buildings proposed is in keeping with neighbourhood townhouses and single family homes.

- *Large scale developments should be clustered and given architectural separation to foster a sense of community and improve visual attractiveness.*
  The townhouses are clustered. The outdoor amenity area is centrally located. A perimeter pedestrian link connects the site and internal pedestrian connections provide linkages and foster community.

- *Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property.*
  Pedestrian links are lit with pathway lights. Landscaping frames the walkways and low-level fencing identifies private yards.

d) Variance Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for single family, multi-family and commercial developments. A Development Variance Permit allows Council some flexibility to vary these regulations in the approval process. The requested variances and rationale for support are described below.

Zoning Bylaw

The proposed reductions to the front lot line setbacks have been requested to enhance the building facade that fronts onto a Major Corridor. These variances are supportable as they enhance the place-making along this Major Corridor. Maple Ridge Zoning Bylaw No. 3510-1985, Part 6, Section 602, 6a) is varied to:

- reduce the front yard setback from 7.5 metres to 6.38 metres to the building face.

- reduce the front yard setback from 7.5 metres to 4.1 metres to the porch element.

The proposed reduction to the rear lot line setback to facilitate porches can be supported as it increases the visual value to the building and increases the opportunity for alternative open space within the development.

- Maple Ridge Zoning Bylaw No. 3510-1985, Part 6, Section 602, 6a) is varied to reduce the rear line setback from 7.5 metres to 6.4 metres to the porch element.

The proposed reductions to the interior side lot line setbacks will enhance the building design and incorporate a porch element. Both of these variances can be supported as they increase the visual value of the project and provide for alternative open space with the incorporation of the porch element. Maple Ridge Zoning Bylaw No. 3510-1985, Part 6, Section 602, 6b) is varied to:

- reduce the north interior side lot line setback from 6.0 metres to 4.4 metres to the building face.

- reduce the north interior side lot line setback from 6.0 metres to 3.3 metres to the porch element.

- reduce the south interior side lot line setback from 6.0 metres to 2.56 metres to the building face.

- reduce the north interior side lot line setback from 6.0 metres to 2.3 metres to the roof overhang.

e) **Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the form and character and the landscaping plans for the commercial building and street townhouses at a meeting held on November 21, 2018. Following presentations by the project Architect and Landscape Architect, the ADP made the following resolution in *italics*. The project Architect and Landscape Architect have responded to each resolution item in quoted replies below.

That File No. 2017-117-RZ be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. *Difficult to interpret planting symbols on the plan– adjust scale or line weights or otherwise make clearer;*

   "The landscape plans have been set at a scale of 1 to 50m from a scale of 1 to 200."

2. *Consider providing more private enclosed backyard on the West property line;*

   "These units do have a main pedestrian entry on the west side and while we have main doors on the drive aisle they are not intended to be the main entrance."

3. *Provide a planting strip between the yard fence and peripheral walkway of the West facing units;*

   "A planting strip has been provided between the yard fence and walkway of the west facing units."

4. *Provide a recess in the fence line at the private yard gate locations to reduce pedestrian conflicts;*

   "Recess is not necessary as the fence has already been set back to provide for the landscape strip that was requested."

5. *Provide a tree in a raised planter at children's amenity space;*

   "A tree has been provided within the children's amenity space in a raised Allen Block planter."

6. *Consider providing a shade structure at children's playground;*

   "A shade structure was considered, but not provided because of the large scale tree requested."

7. *Provide suitable edge conditions between the play tiles and sod with a detail shown on the plan;*

   "Details of edge treatment for the play tiles has been provided on the plan."

8. *Provide trellis to demarcate entrance gate for amenity space;*

   "A trellis to demarcate has not been provided because of the proximity to the mailbox structure."

9. *Provide wayfinding at pedestrian path entrances and additional signage to direct visitors to front door of all units, and peripheral ones in particular, from the visitor parking areas and the internal road system;*

   "Pedestrian connections visually extend across the internal lane by being highlighted with pavers. Signage will be added to provide clear direction."

10. *Address the difficult wayfinding conditions that will face visitors and pedestrians by ensuring a well-coordinated wayfinding signage system with lighting, landscaping and surfacing;*

    "Pedestrian connections visually extend across the internal lane by being highlighted with pavers. Signage will be added to provide clear direction."

11. *Pedestrian path between building 2 and 3 to be coordinated, continued and extended to sidewalk along 232 Street;*

    "Pathway extends out to 232 Street."

12. *Provide sidewalk connections from hammer heads to perimeter path on the North side of the project;*

    "A sidewalk has been add along the northern property line."

13. *Provide a continuous surface treatment or accent different than asphalt road surfacing to direct pedestrians safely through the site;*

    "Pedestrian connections visually extend across the internal lane by being highlighted with pavers. Signage will be added to provide clear direction."

14. *Ensure type and location of trees along neighbouring property lines align with glazing to provide additional privacy;*

    "Alignment of trees along the neighbouring property will be done on site at the time of planting."

15. *Provide for recycling and garbage at mailbox kiosk and amenity spaces;*

    "Mailbox kiosk details and amenity space details have been provided on the landscape plans."

16. *Resolve the conflict for the mailbox kiosk shown on the site plan and the landscape plan;*

    "Mail box on arch site plan coordinated with location shown on Landscape drawings."

17. *Provide main entrance feature or identifier;*

    "Signage will be provided."

18. *Reflect details as required of storm water management elements within landscape plans.*

    "Underground storm water tank has been provided on the landscape drawings."

Architectural Comments:

1. *Provide front door appeal to the sides facing north and south along the perimeter walkway.*

   "The elevations on the north and south property lines have been revised with street facing detailing."

f) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on the estimated landscape cost, a security of $271,428.30 has been provided.

g) Citizen Implications:

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

CONCLUSION:

This Multi-Family Development Permit and Development Variance Permit is for a 46-unit residential townhouse development, located along 232 Street. Staff have reviewed the proposal and are satisfied that it complies with the Multi-Family Development Permit Guidelines of the OCP for form and character. The proposed variances can be supported because they allow for a comprehensive development to occur that supports design elements suitable for this development. The proposed variances are considered minor in nature and it is, therefore, recommended that this application be approved. It is recommended that the Corporate Officer be authorized to sign and seal 207-117-DP and 2017-117-DVP respecting the subject properties, located at 11831, 11839 and 1865 232 Street.

"Original signed by Wendy Cooper"

Prepared by: **Wendy Cooper, MSc., MCIP, RPP**
Planner

"Original signed by Mark McMullen" for

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

"Original signed by Christine Carter"

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

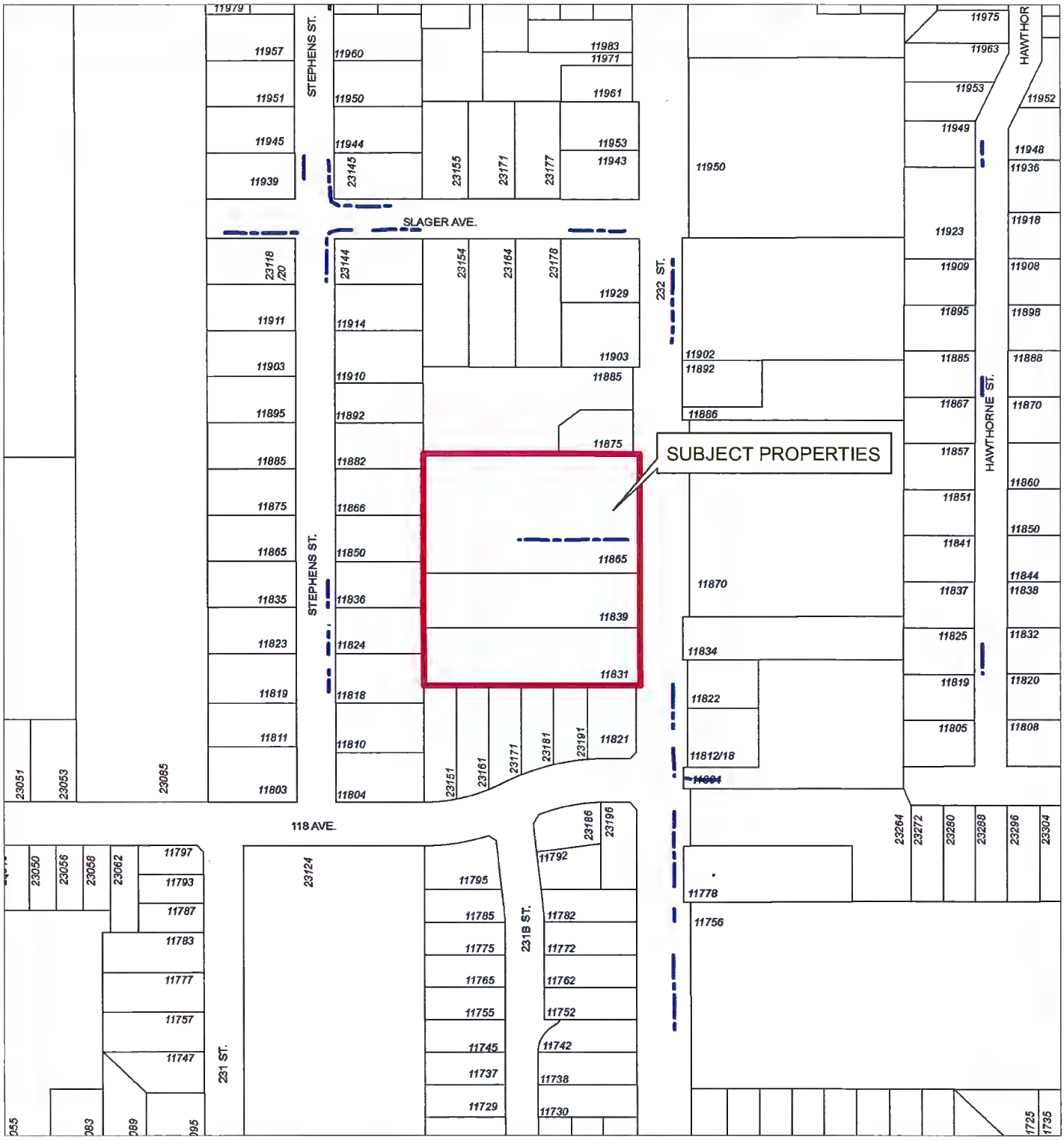
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A–Subject Map
Appendix B–Ortho Map
Appendix C–Site Plan
Appendix D–Requested Variances Letter
Appendix E–Architect's Development Data Sheet
Appendix F–Architectural Elevations
Appendix G–Landscape Plans

APPENDIX A



N

Scale: 1:2,500

Legend

Ditch Centreline

11839/11865/11831 232 STREET

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

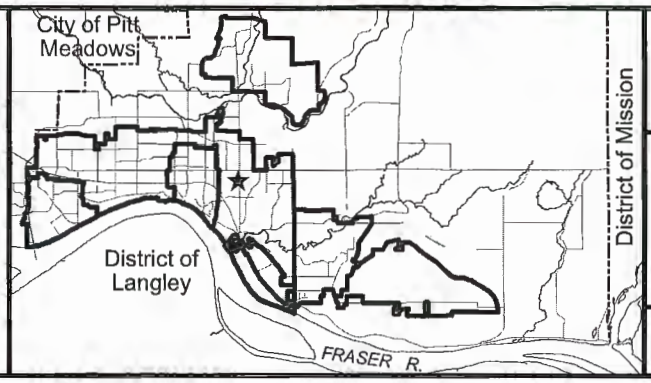
mapleridge.ca

FILE: 2017-117-VP
DATE: Jun 16, 2020

BY: PC

APPENDIX B

Scale: 1:2,500



11839/11865/11831 232 STREET

PLANNING DEPARTMENT

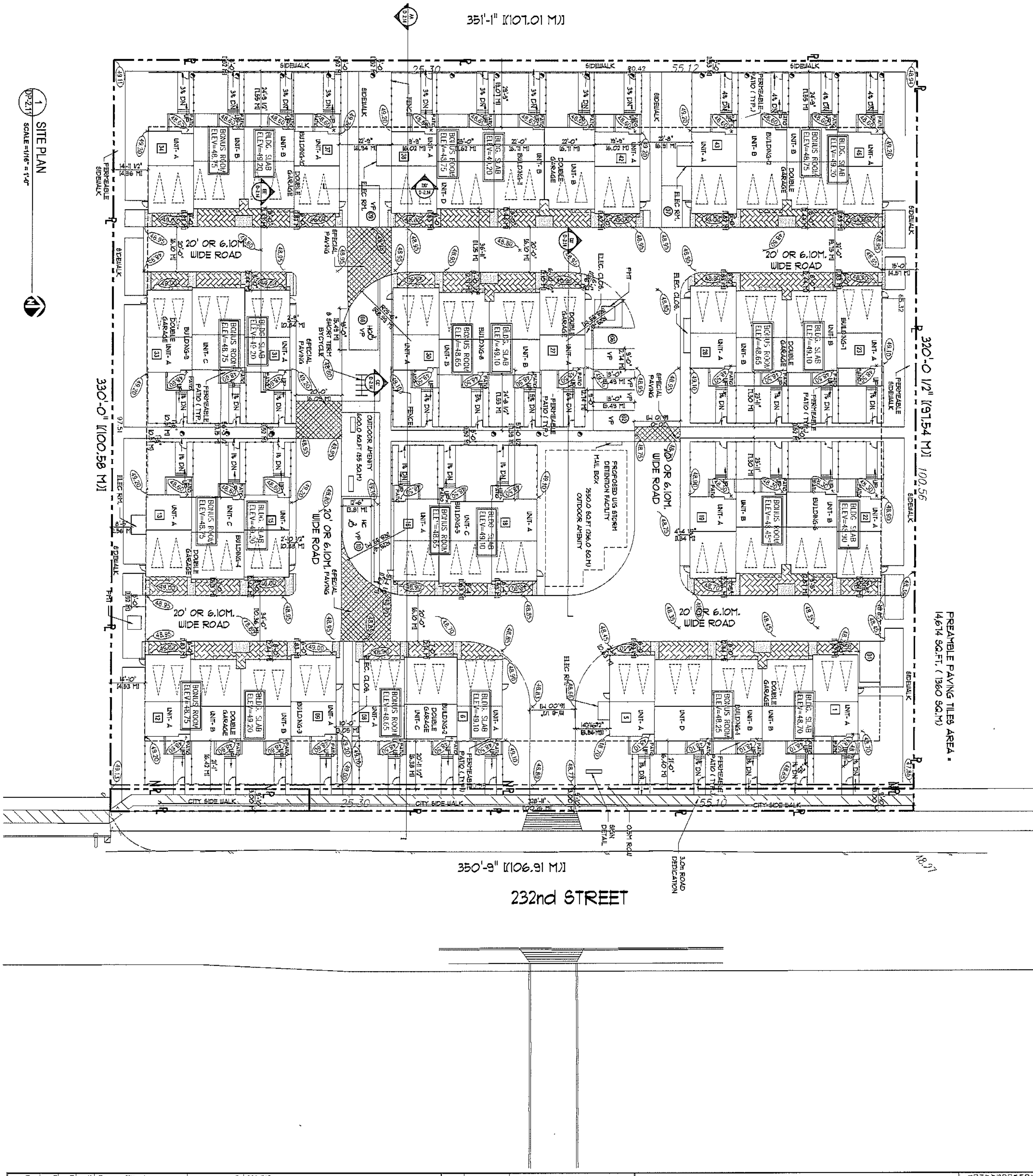
MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2017-117-VP
DATE:Jun 16, 2020

BY:PC

APPENDIX C



DOUGLAS R. JOHNSON ARCHITECT LTD.

#374-901 WEST 3RD.St.
NORTH VANCOUVER, BC V7P 3P9
PH. (604)998-3381
FAX (604)998-0217
drjarch@shaw.co

SCALE: 1/8"=1'-0" PROJECT NO.: ----
DATE: 27 APR 2016
DRAWN: PR, LN
SHEET: DP-2.11
REVISIONS: 4

OWNER

PROJECT:
11839-TOWNHOUSES
11839, 11865,11831-232 STREET,
MAPLE RIDGE, BRITISH COLUMBIA

SHEET DESCRIPTION
SITE PLAN

MARK	DATE	DESCRIPTION
1	10, JAN 2017	ISSUED FOR PRELIMINARY DESIGN
2	06, MAR 2017	ISSUED FOR DP
3	05, FEB 2018	ISSUED FOR DP REVISION
4	07, AUG 2018	ISSUED FOR DP REVISION

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APPENDIX D

DOUGLAS R. JOHNSON 1. ARCHITECT LTD.

#374-901 W.3rd St. North Vancouver BC V7P3P9
Ph.(604) 998-3381 Fax. (604)998-2217

Wendy Cooper - Planner
City of Maple Ridge
11995 Haney Place
Maple Ridge, BC Canada V2X 6A9 June 29 2020

Re. 2017-117-RZ 11839-232 St Maple Ridge Requested Variances

The following variances are requested on the 11839-232 St. project:

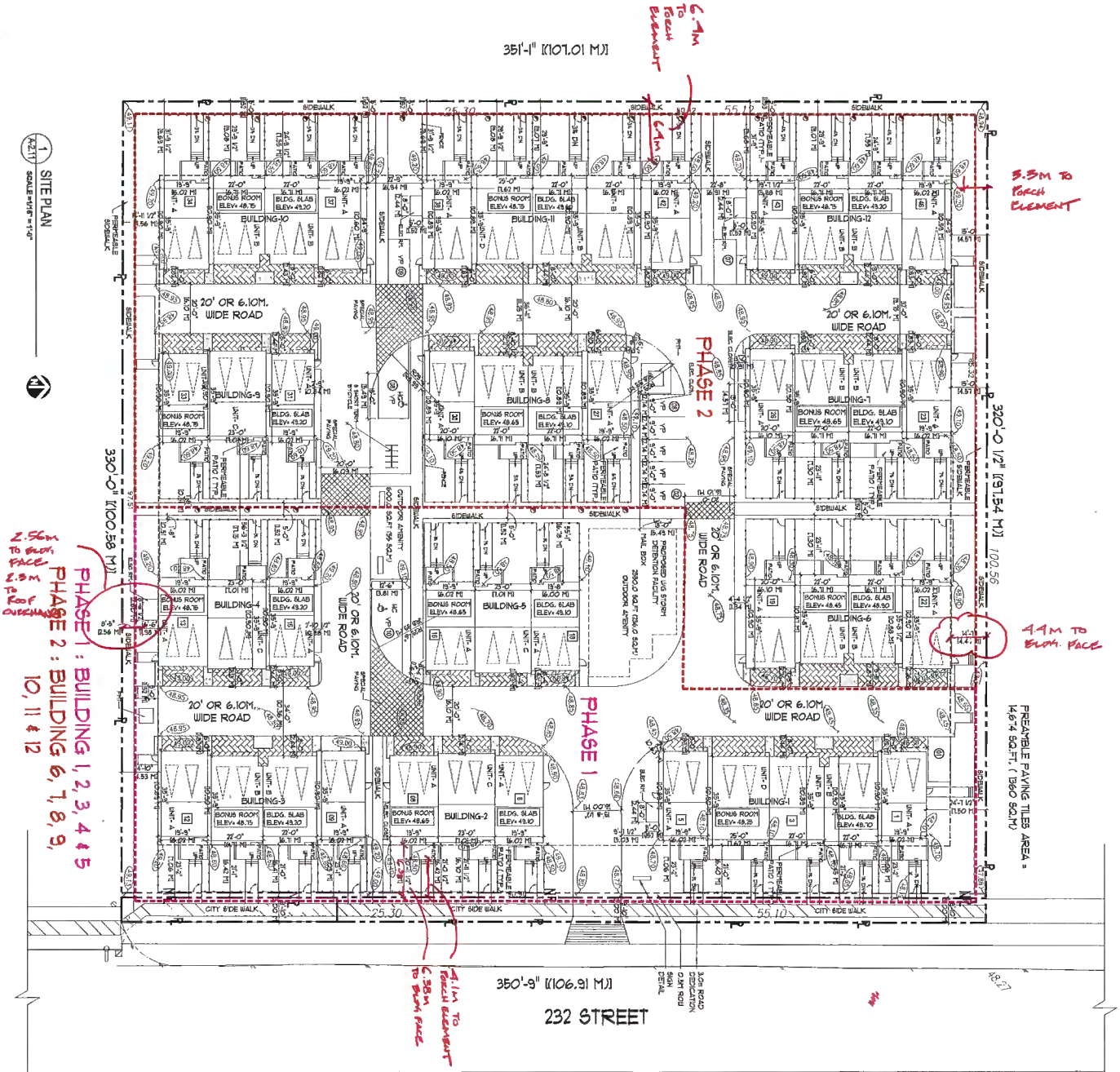
1. To vary the front yard setback from 7.5 metres to 6.38 metres to the building face; *Variance will facilite additional setback distance on the west property line adjacent single family homes.*
2. To vary the front yard setback from 7.5 metres to 4.1 metres to the porch element; *Variance will allow construction of porch detail to better blend the project into the existing neighbourhood character.*
3. To vary north setback from 6.0 metres to 4.4 metres to the building face; *Variance is to sideyard of the townhouses and will allow a more comfortable internal spacing on the buildings.*
4. To vary north setback from 6.0 metres to 3.3M to the porch element; *Variance is to allow the porch elements of the end units to wrap around the building for a stronger more attractive detail.*
5. To vary the south setback from 6.0 metres to 2.56 metres to the building face; *Variance is to accomodate the construction of a electrical room in this sideyard area.*
6. To vary south setback from 6.0M to 2.3M to the roof overhang; *Variance is to accommodate roof overhang detail in keeping with neighbourhood character.*
7. To vary west setback from 7.5M to 6.4 M to the porch element. *Variance will allow construction of porch detail to better blend the project into the existing neighbourhood character.*

Yours truly,

Douglas Johnson

Doug Johnson Architect AIBC

APPENDIX D



OWNER:	
PROJECT:	11839-TOWNHOUSES 11839, 11865,11831-232 STREET, MAPLE RIDGE, BRITISH COLUMBIA
SHEET DESCRIPTION	SITE PLAN

MARK	DATE	DESCRIPTION
1	10. JAN 2017	ISSUED FOR PRELIMINARY DESIGN
2	06. MAR 2017	ISSUED FOR DP
3	06. FEB 2018	ISSUED FOR DP REVISION
4	07. AUG 2018	ISSUED FOR DP REVISION
5	03. JAN 2020	ISSUED FOR BP SUBMISSION

DOUGLAS R. JOHNSON ARCHITECT LTD.
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FAX. (604)736-0217
drjarch@shaw.ca

SCALE:	1/16"=1'-0"
DATE:	27. APR. 2016
DRAWN:	PR, LN
REVISION:	5
PROJECT NO:	----
SHEET:	A-2.11

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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, MEASURES AND CONDITIONS ON THE SITE BEFORE COMMENCING WORK.

MAPLE RIDGE
British Columbia
mapleridge.ca

DEVELOPMENT DATA SHEET

Existing /Proposed Zone RM-1 Date Prepared 25-09-2018

Required Development Data	Minimum Required or Maximum Allowed	Proposed (Complies or state variance needed)
LOT AREA* (in square metres)		
Gross Total		10756
Less Road Widening / Truncations		316
Less Park		-
Net Total		10439
LOT COVERAGE (in % of net lot area)		
Total Site Coverage		50%
SETBACKS (in metres)		
Front 232nd STREET (EAST)	7.5	6.38
Rear WEST PROPERTY LINE (WEST)	7.5	9.07
Side #1 (N,S,E, or W) (NORTH)	4.5	4.57
Side #2 (N,S,E, or W) (SOUTH)	7.5	4.53
Side #3 (N, S, E or W)	-	
SETBACKS – Underground Structures (in metres)		
Front		N/A
Rear		N/A
Side #1 (N,S,E, or W)		N/A
Side #2 (N,S,E, or W)		N/A
Side #3 (N, S, E or W)		N/A
BUILDING HEIGHT (in metres/storeys)		
Principal	11	11/3
Accessory	4.5	N/A
NUMBER OF RESIDENTIAL UNITS		
Bachelor		N/A
One Bedroom		N/A
Two Bedroom		N/A
Three Bedroom +		46
Total		46
GROSS FLOOR AREA (in square metres)		
Residential		6244
Retail Commercial		N/A
Office Commercial		N/A
Other Commercial (Type _____)		N/A
Institutional		N/A
Industrial		N/A
TOTAL GROSS FLOOR AREA		6244

* If the development site consists of more than one lot, lot dimensions pertain to the entire site.

Required Development Data	Minimum Required or Maximum Allowed		Proposed (Complies or variance needed?)
DENSITY			
# of units/ha (gross)			41/17
# of units/ha (net)			43/18
Gross Floor Area	.60		.58
Floor Space Ratio (net)	.60		.60
AMENITY SPACE (area in square metres)			
Common Activity Area 5SQ.M PER UNIT	230		311
Useable Open Space 45SQ.M PER UNIT	2070		2676
PARKING (number of spaces)			
Residential and Multi-Residential Uses	2X46		92
Multi-Residential Town Centre (Bach Units)			N/A
Multi-Residential Town Centre (1 Bdr Units)			N/A
Multi-Residential Town Centre (Added Bdr)			N/A
Commercial Uses			N/A
Educational & Assembly Uses			N/A
Institutional Use			N/A
Industrial Use			N/A
Business Park Uses			N/A
Comprehensive			N/A
Other			N/A
Number of spaces for visitors	0.2X46		10
TOTAL NUMBER OF PARKING SPACES			101
Number of total for disabled			N/A
Number of total (and %) small cars		%	N/A
Number of total (and %) tandem spaces		%	N/A
TOTAL OFF STREET LOADING SPACE(S)			N/A
BICYCLE PARKING (number of spaces)			
Short Term Bicycle Parking	8		8
Long Term Bicycle Parking	46		46

OTHER – state YES or NO for each. If YES describe on separate sheet.			
Heritage Site	NO	Tree Survey/Assessment Provided	YES
Watercourse/Steep Slopes	NO	Covenants, Stat ROW & Easements	NO

I hereby certify that all the above information is true and correct. I acknowledge that any error or omissions are the sole responsibility of the undersigned and not the Development and Environmental Services Department.

Prepared by: _____ _____

Print Name (Please print form and sign above)

NOTE: To be prepared by an Architect for ADP Submission or by an owner/agent (applicant) for Development Application.

APPENDIX F

1	10 JAN 2017	ISSUED FOR PRELIMINARY DESIGN
2	06 FEB 2017	ISSUED FOR DP
3	07 MAR 2017	ISSUED FOR DP REVISION
4	07 AUG 2018	ISSUED FOR DP REVISION

11839-TOWNHOUSES
11839, 11865, 11831-232 STREET, MAPLE RIDGE, BRITISH COLUMBIA

STREET SIDE 3D-VIEW

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD ST.
NORTH VANCOUVER, BC V7P 3P9

DP-0.00

4

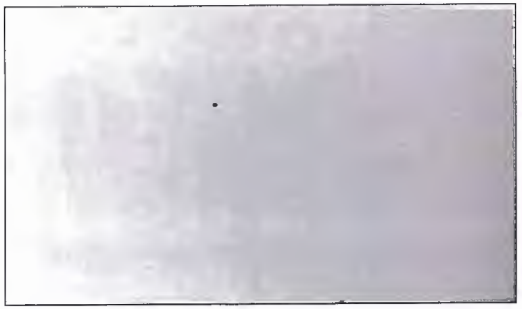
11839-TOWNHOUSES

INSIDE 3D-VIEW

DOUGLAS R. JOHNSON ARCHITECT LTD.

DP-0.01

09-05-2019 09:12:31



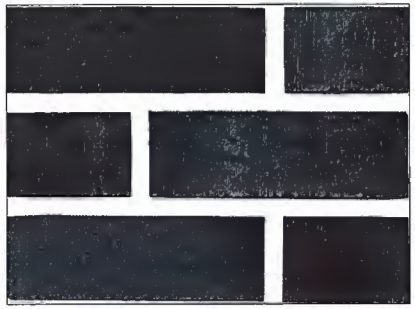
SW 7015 (REPOSE GRAY)
6" HARDI SIDING

SW 7019
TRIM / FASCIA AND ROLL-UP DOOR

SW 6244 (NAVAL)
6" HARDI SIDING AND HARDI PANEL

BM 2090-10 (GRAND CANYON RED)
6" HARDI SIDING AND HARDI PANEL

SW 6258 (TRICORN BLACK)
6" HARDI SIDING



BRICK (DARK GREY)

WHITE
WINDOWS/DOORS
GUARD/RAILING

DARK GRAY
FLASHING

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MARK	DATE	DESCRIPTION
1	10 JUL 2017	ISSUED FOR PRELIMINARY DESIGN
2	05 MAR 2017	ISSUED FOR DP
3	02 FEB 2018	ISSUED FOR DP REVISION
4	07 AUG 2018	ISSUED FOR DP REVISION

PROJECT:
11839-TOWNHOUSES
11839, 11865, 11831-232 STREET,
MAPLE RIDGE, BRITISH COLUMBIA

SHEET DESCRIPTION
COLOR BOARD

OWNER

DOUGLAS R. JOHNSON
ARCHITECT LTD.
#374-901 WEST 3RD.St.
NORTH VANCOUVER, BC V7P 3P9
PH. (604)998-3381
FAX. (604)998-0217
drjarch@shaw.ca

SCALE: N.T.S
PROJECT NO: ----
DATE: 27-APR-2016
DRAWN: PR, LN
SHEET: DP-2.13
REVISIONS: 4

1 COLOURED WEST ELEVATION

2 COLOURED EAST ELEVATION 232ND STREET SIDE

3 COLOURED SOUTH ELEVATION

4 COLOURED NORTH ELEVATION

MATERIAL LEGEND :

MATERIAL	COLOR
FL FLASHING	DARK GREY
GR GUARDRAILING	WHITE ALUMINUM 4" PICKETS
TR FA TRIM / FASCIA	DARK GREY
C1 6" HARDI SIDING	SW 7015
C2 6" HARDI SIDING	BLUE
C3 6" WALL SHINGLES	RED
C4 6" WALL SHINGLES	BLUE
C5 6" WALL SHINGLES	SW 7015
VB VERTICAL BATTENS	RED
BR BRICK	DARK GREY
HP1 HARDI PANEL	SW 7015
HP2 HARDI PANEL	BLUE
HP3 HARDI PANEL	RED
WINDOWS & DOORS	WHITE
OH OVER HEAD DOOR	DARK GREY
AS ASPHALT SHINGLES	DARK GREY
MR METAL ROOF	DARK GREY

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

No.	DATE	ISSUED FOR
1	10 JAN 2017	ISSUED FOR PRELIMINARY DESIGN
2	01 NOV 2018	ISSUED FOR DP REVISION
3	05 FEB 2019	ISSUED FOR DP REVISION
4	01 AUG 2019	ISSUED FOR DP REVISION

PROJECT
11839-TOWNHOUSES
11839, 11863, 11831-232 STREET, MAPLE RIDGE, BRITISH COLUMBIA

TITLE
BUILDING-1 COLOURED ELEVATIONS

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD.ST.
NORTH VANCOUVER, BC V7P 3P9

SCALE: As indicated

DATE: 09-05-2019

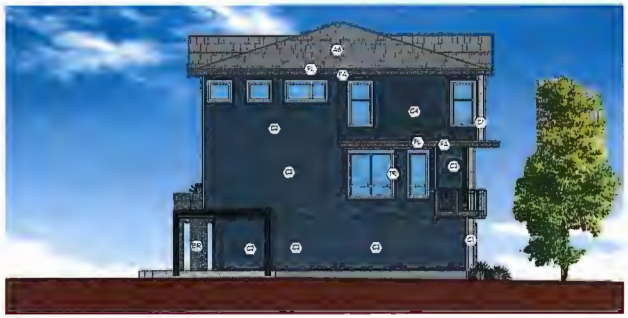
DP-5.12

4

1 COLOURED WEST ELEVATION

2 COLOURED 232ND STREET EAST ELEVATION

3 COLOURED SOUTH ELEVATION



4 COLOURED NORTH ELEVATION

MATERIAL LEGEND :

MATERIAL	COLOR
FL FLASHING	DARK GREY
GR GUARD/RAILING	WHITE ALUMINUM 4" PICKET
TR FA TRIM / FASCIA	DARK GREY
C1 6" HARDI SIDING	BM 1018
C2 6" HARDI SIDING	BLUE
C3 6" WALL SHINGLES	RED
C4 6" WALL SHINGLES	BLUE
C5 6" WALL SHINGLES	BM 1018
VB VERTICAL BATTENS	RED
BR BRICK	DARK GREY
HP1 HARDI PANEL	BM 1018
HP2 HARDI PANEL	BLUE
HP3 HARDI PANEL	RED
WINDOWS & DOORS	WHITE
OH OVER HEAD DOOR	DARK GREY
AS ASPHALT SHINGLES	DARK GREY
MR METAL ROOF	DARK GREY

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

No.	Date	Description
1	10 JAN. 2017	ISSUED FOR PRELIMINARY DESIGN
2	26 JUL. 2018	ISSUED FOR DP REVISION
3	05 FEB. 2019	ISSUED FOR DP REVISION
4	07 AUG. 2019	ISSUED FOR DP REVISION

PROJECT
11839-TOWNHOUSES
11839, 11865,11831-232 STREET, MAPLE RIDGE, BRITISH COLUMBIA

TITLE
BUILDING-2 COLOURED ELEVATIONS

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD.St.
NORTH VANCOUVER, BC V7P 3P9

SCALE: As Indicated

DATE: 15 JUL 2019

REV: 4

DP-5.22

09-05-2019 09:26:25

1 COLOURED WEST ELEVATION

2 COLOURED EAST ELEVATION 232ND STREET SIDE

3 COLOURED SOUTH ELEVATION

4 COLOURED NORTH ELEVATION

MATERIAL LEGEND :

MATERIAL		COLOR
FL	FLASHING	DARK GREY
GR	GUARD/RAILING	WHITE ALUMINUM 4" PICKETS
TR FA	TRIM / FASCIA	DARK GREY
C1	6" HARDI SIDING	SW 7015
C2	6" HARDI SIDING	BLUE
C3	6" WALL SHINGLES	RED
C4	6" WALL SHINGLES	BLUE
C5	6" WALL SHINGLES	SW 7015
VB	VERTICAL BATTENS	RED
BR	BRICK	DARK GREY
HP1	HARDI PANEL	SW 7015
HP2	HARDI PANEL	BLUE
HP3	HARDI PANEL	RED
	WINDOWS & DOORS	WHITE
OH	OVER HEAD DOOR	DARK GREY
AS	ASPHALT SHINGLES	DARK GREY
MR	METAL ROOF	DARK GREY

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

No.	Date	Issued for
1	10 JAN 2017	ISSUED FOR PRELIMINARY DESIGN
2	06 FEB 2018	ISSUED FOR DP REVISION
3	03 JUL 2018	ISSUED FOR DP REVISION
4	07 AUG 2018	ISSUED FOR DP REVISION

PROJECT
11839-TOWNHOUSES
11839, 11865,11831-232 STREET, MAPLE RIDGE, BRITISH COLUMBIA

TITLE
BUILDING-3 COLOURED ELEVATIONS

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD.ST.
NORTH VANCOUVER, BC V7P 3P9

As indicated

DP-5.32

4

09-05-2018 09:26:05

1 COLOURED EAST ELEVATION

2 COLOURED WEST ELEVATION

3 COLOURED NORTH ELEVATION

4 COLOURED SOUTH ELEVATION

MATERIAL LEGEND :

MATERIAL	COLOR
FL FLASHING	DARK GREY
GR GUARD/RAILING	WHITE ALUMINUM 4" PICKETS
TR FA TRIM / FASCIA	DARK GREY
C1 6" HARDI SIDING	SW 7015
C2 6" HARDI SIDING	BLUE
C3 6" WALL SHINGLES	RED
C4 6" WALL SHINGLES	BLUE
C5 6" WALL SHINGLES	SW 7015
VB VERTICAL BATTENS	RED
BR BRICK	DARK GREY
HP1 HARDI PANEL	SW 7015
HP2 HARDI PANEL	BLUE
HP3 HARDI PANEL	RED
WINDOWS & DOORS	WHITE
OH OVER HEAD DOOR	DARK GREY
AS ASPHALT SHINGLES	DARK GREY
MR METAL ROOF	DARK GREY

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

1	30 JAN 2017	ISSUED FOR PRELIMINARY DESIGN
2	06 FEB 2017	ISSUED FOR DP
3	05 FEB 2019	ISSUED FOR DP REVISION
4	07 AUG 2019	ISSUED FOR DP REVISION

11839-TOWNHOUSES
11839, 11865, 11831-232 STREET, MAPLE RIDGE, BRITISH COLUMBIA

BUILDING-4 COLOURED ELEVATIONS

DOUGLAS R. JOHNSON ARCHITECT LTD.
#5/4-901 WEST 3RD.ST.
NORTH VANCOUVER, BC V7P 3P9

As Indicated

DP-5.42

09-05-2019 09:20:51

1 COLOURED EAST ELEVATION

2 COLOURED WEST ELEVATION

3 COLOURED NORTH ELEVATION

4 COLOURED SOUTH ELEVATION

MATERIAL LEGEND :

MATERIAL		COLOR
FL	FLASHING	DARK GREY
GR	GUARD/RAILING	WHITE ALUMINUM 4" PICKETS
TR FA	TRIM / FASCIA	DARK GREY
C1	6" HARDI SIDING	SW 7015
C2	6" HARDI SIDING	BLUE
C3	6" WALL SHINGLES	RED
C4	6" WALL SHINGLES	BLUE
C5	6" WALL SHINGLES	SW 7015
VB	VERTICAL BATTENS	RED
BR	BRICK	DARK GREY
HP1	HARDI PANEL	SW 7015
HP2	HARDI PANEL	BLUE
HP3	HARDI PANEL	RED
	WINDOWS & DOORS	WHITE
OH	OVER HEAD DOOR	DARK GREY
AS	ASPHALT SHINGLES	DARK GREY
MR	METAL ROOF	DARK GREY

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

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No.	DATE	ISSUED FOR
0	05 JAN 2018	ISSUED FOR PRELIMINARY DESIGN
1	06 MAR 2018	ISSUED FOR DP REVISION
3	06 FEB 2019	ISSUED FOR DP REVISION
4	07 AUG 2019	ISSUED FOR DP REVISION

PROJECT
11839-TOWNHOUSES
11839, 11865,11831-232 STREET, MAPLE RIDGE, BRITISH COLUMBIA

TITLE
BUILDING-5 COLOURED ELEVATIONS

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD.ST.
NORTH VANCOUVER, BC V7P 3P9
PH.(604)985-5121
FAX.(604)985-3210
E-MAIL: DRJA@SHAW.CA

SCALE: As indicated
DATE: 15 JAN 03
DRAWN: ---
REV. 4
SHEET: DP-5.52

09-05-2019 09:36:37

1 COLOURED EAST ELEVATION

2 COLOURED WEST ELEVATION

3 COLOURED SOUTH ELEVATION

4 COLOURED NORTH ELEVATION

MATERIAL LEGEND :

MATERIAL	COLOR
FL PLASHING	DARK GREY
GRP GUARD/RAILING	WHITE ALUMINUM 4" PICKETS
TR FA TRIM / FASCIA	DARK GREY
C1 6" HARDI SIDING	SW 7015
C2 6" HARDI SIDING	BLUE
C3 6" DALL SHINGLES	RED
C4 6" DALL SHINGLES	BLUE
C5 6" DALL SHINGLES	SW 7015
VB VERTICAL BATTENS	RED
BR BRICK	DARK GREY
HP1 HARDI PANEL	SW 7015
HP2 HARDI PANEL	BLUE
HP3 HARDI PANEL	RED
WINDOWS & DOORS	WHITE
OH OVER HEAD DOOR	DARK GREY
AS ASPHALT SHINGLES	DARK GREY
MR METAL ROOF	DARK GREY

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

No.	Date	Issued for
1	10 JAN 2017	ISSUED FOR PRELIMINARY DESIGN
2	06 JUL 2018	ISSUED FOR DP REVISION
3	06 FEB 2019	ISSUED FOR DP REVISION
4	01 AUG 2019	ISSUED FOR DP REVISION

PROJECT
11839-TOWNHOUSES
11839, 11865, 11831-232 STREET, MAPLE RIDGE, BRITISH COLUMBIA

TITLE
BUILDING-6 COLOURED ELEVATIONS

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD.ST.
NORTH VANCOUVER, BC V7P 3P9

SCALE: As Indicated

DATE: 15 JUL 2019

DRAWN: ---

SHEET: DP-5.62

4

09-05-2019 09:41:02

1 COLOURED WEST ELEVATION

2 COLOURED EAST ELEVATION

3 COLOURED SOUTH ELEVATION

4 COLOURED NORTH ELEVATION

MATERIAL LEGEND :

MATERIAL	COLOR
FL FLASHING	DARK GREY
GR GUARD/RAILING	WHITE ALUMINUM 4" PICKETS
TR/FA TRIM / FASCIA	DARK GREY
C1 6" HARDI SIDING	SW 7015
C2 6" HARDI SIDING	BLUE
C3 6" WALL SHINGLES	RED
C4 6" WALL SHINGLES	BLUE
C5 6" WALL SHINGLES	SW 7015
VB VERTICAL BATTENS	RED
BR BRICK	DARK GREY
HP1 HARDI PANEL	SW 7015
HP2 HARDI PANEL	BLUE
HP3 HARDI PANEL	RED
WINDOWS & DOORS	WHITE
OH OVER HEAD DOOR	DARK GREY
AS ASPHALT SHINGLES	DARK GREY
MR METAL ROOF	DARK GREY

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

No.	DATE	ISSUED FOR
1	10 JAN 2017	ISSUED FOR PRELIMINARY DESIGN
2	04 MAY 2017	ISSUED FOR DP REVISION
3	05 FEB 2018	ISSUED FOR DP REVISION
4	07 AUG 2018	ISSUED FOR DP REVISION

11839-TOWNHOUSES

11839, 11865, 11831-232 STREET, MAPLE RIDGE, BRITISH COLUMBIA

BUILDING-7 COLOURED ELEVATIONS

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD.ST.
NORTH VANCOUVER, BC V7P 3P9

As Indicated

DP-5.72

4

09-25-2018 09:45:48

1 COLOURED WEST ELEVATION

2 COLOURED EAST ELEVATION

3 COLOURED SOUTH ELEVATION

4 COLOURED NORTH ELEVATION

MATERIAL LEGEND :

MATERIAL		COLOR
FL	FLASHING	DARK GREY
GR	GUARD/RAILING	WHITE ALUMINUM 4" PICKETS
TR FA	TRIM / FASCIA	DARK GREY
C1	6" HARDI SIDING	SW 7015
C2	6" HARDI SIDING	BLUE
C3	6" WALL SHINGLES	RED
C4	6" WALL SHINGLES	BLUE
C5	6" WALL SHINGLES	SW 7015
VB	VERTICAL BATTENS	RED
BR	BRICK	DARK GREY
HP1	HARDI PANEL	SW 7015
HP2	HARDI PANEL	BLUE
HP3	HARDI PANEL	RED
	WINDOWS & DOORS	WHITE
OH	OVER HEAD DOOR	DARK GREY
AS	ASPHALT SHINGLES	DARK GREY
MR	METAL ROOF	DARK GREY

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

No.	Date	Description
1	10 JAN 2017	ISSUED FOR PRELIMINARY DESIGN
2	05 MAY 2017	ISSUED FOR DP REVISION
3	08 FEB 2018	ISSUED FOR DP REVISION
4	01 AUG 2018	ISSUED FOR DP REVISION

11839-TOWNHOUSES

11839, 11865, 11831-232 STREET, MAPLE RIDGE, BRITISH COLUMBIA

BUILDING-8 COLOURED ELEVATIONS

DOUGLAS R. JOHNSON ARCHITECT LTD.

#574-901 WEST 3RD.ST.
NORTH VANCOUVER, BC V7P 3P9

As Indicated

DP-5.82

4

09-05-2018 10:20:36

1 COLOURED WEST ELEVATION

2 COLOURED EAST ELEVATION

3 COLOURED SOUTH ELEVATION

4 COLOURED NORTH ELEVATION

MATERIAL LEGEND :

MATERIAL	COLOR
FL FLASHING	DARK GREY
GR GUARD/RAILING	WHITE ALUMINUM 4" PICKETS
TR FA TRIM / FASCIA	DARK GREY
C1 6" HARDI SIDING	SW 7015
C2 6" HARDI SIDING	BLUE
C3 6" WALL SHINGLES	RED
C4 6" WALL SHINGLES	BLUE
C5 6" WALL SHINGLES	SW 7015
VB VERTICAL BATTENS	RED
BR BRICK	DARK GREY
HP1 HARDI PANEL	SW 7015
HP2 HARDI PANEL	BLUE
HP3 HARDI PANEL	RED
WINDOWS & DOORS	WHITE
OH OVER HEAD DOOR	DARK GREY
AS ASPHALT SHINGLES	DARK GREY
MR METAL ROOF	DARK GREY

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

No.	DATE	REVISION
1	10 JAN. 2021	ISSUED FOR PRELIMINARY DESIGN
2	04 FEB. 2019	ISSUED FOR DP REVISION
3	08 FEB. 2019	ISSUED FOR DP REVISION
4	07 AUG. 2019	ISSUED FOR DP REVISION

PROJECT
11839-TOWNHOUSES
11839, 11865,11831-232 STREET, MAPLE RIDGE, BRITISH COLUMBIA

TITLE
BUILDING-9 COLOURED ELEVATIONS

NOT FOR CONSTRUCTION

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD.ST.
NORTH VANCOUVER, BC V7P 3P9

SCALE: As Indicated

DATE: 15 JAN 2019

DRAWN: ---

DWG. NO. DP-5.92

REV. 4

09-05-2019 10:05:24

1 COLOURED EAST ELEVATION

2 COLOURED WEST ELEVATION

3 COLOURED SOUTH ELEVATION

4 COLOURED NORTH ELEVATION

MATERIAL LEGEND :

MATERIAL		COLOR
FL	FLASHING	DARK GREY
GR	GUARD/RAILING	WHITE ALUMINUM 4" PICKETS
TR FA	TRIM / FASCIA	DARK GREY
C1	6" HARDI SIDING	SW 7015
C2	6" HARDI SIDING	BLUE
C3	6" WALL SHINGLES	RED
C4	6" WALL SHINGLES	BLUE
C5	6" WALL SHINGLES	SW 7015
VB	VERTICAL BATTENS	RED
BR	BRICK	DARK GREY
HP1	HARDI PANEL	SW 7015
HP2	HARDI PANEL	BLUE
HP3	HARDI PANEL	RED
	WINDOWS & DOORS	WHITE
OH	OVER HEAD DOOR	DARK GREY
AS	ASPHALT SHINGLES	DARK GREY
MR	METAL ROOF	DARK GREY

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

No.	DATE	ISSUED FOR
1	10 JAN 2017	ISSUED FOR PRELIMINARY DESIGN
2	06 NOV 2018	ISSUED FOR DP REVISION
3	05 FEB 2019	ISSUED FOR DP REVISION
4	01 AUG 2019	ISSUED FOR DP REVISION

PROJECT
11839-TOWNHOUSES
11839, 11865,11831-232 STREET, MAPLE RIDGE, BRITISH COLUMBIA

TITLE
BUILDING-10 COLOURED ELEVATIONS

DOUGLAS R. JOHNSON ARCHITECT LTD.
#5/4-901 WEST 3RD.St.
NORTH VANCOUVER, BC V7P 3P9

SCALE: As Indicated

SHEET: DP-5.102

09-05-2019 10:10:59

1 COLOURED EAST ELEVATION

2 COLOURED WEST ELEVATION

3 COLOURED SOUTH ELEVATION

4 COLOURED NORTH ELEVATION

MATERIAL LEGEND :

MATERIAL		COLOR
FL	FLASHING	DARK GREY
GR	GUARD/RAILING	WHITE ALUMINUM 4" PICKET
TR FA	TRIM / FASCIA	DARK GREY
C1	6" HARDI SIDING	SW 7015
C2	6" HARDI SIDING	BLUE
C3	6" WALL SHINGLES	RED
C4	6" WALL SHINGLES	BLUE
C5	6" WALL SHINGLES	SW 7015
VB	VERTICAL BATTENS	RED
BR	BRICK	DARK GREY
HP1	HARDI PANEL	SW 7015
HP2	HARDI PANEL	BLUE
HP3	HARDI PANEL	RED
	WINDOWS & DOORS	WHITE
OH	OVER HEAD DOOR	DARK GREY
AS	ASPHALT SHINGLES	DARK GREY
MR	METAL ROOF	DARK GREY

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

No.	In.	Description
1	05 JAN 2017	ISSUED FOR PRELIMINARY DESIGN
2	05 MAR 2017	ISSUED FOR DP REVISION
3	05 FEB 2018	ISSUED FOR DP REVISION
4	07 AUG 2018	ISSUED FOR DP REVISION

PROJECT
11839-TOWNHOUSES
11839, 11865,11831-232 STREET, MAPLE RIDGE, BRITISH COLUMBIA

TITLE
BUILDING-11 COLOURED ELEVATIONS

DOUGLAS R. JOHNSON ARCHITECT LTD.
#374-901 WEST 3RD.ST.
NORTH VANCOUVER, BC V7P 3P9

SCALE: As Indicated

DATE: 15 JAN 20 4

DRAWN: ---

DP-5.112

4

09-05-2018 11:25:01

1 COLOURED EAST ELEVATION

2 COLOURED WEST ELEVATION

3 COLOURED SOUTH ELEVATION

4 COLOURED NORTH ELEVATION

MATERIAL LEGEND :

MATERIAL		COLOR
FL	FLASHING	DARK GREY
GR	GUARD/RAILING	WHITE (ALUMINUM 4" PICKET)
TR/FA	TRIM / FASCIA	DARK GREY
C1	6" HARDI SIDING	SW 7015
C2	6" HARDI SIDING	BLUE
C3	6" WALL SHINGLES	RED
C4	6" WALL SHINGLES	BLUE
C5	6" WALL SHINGLES	SW 7015
VB	VERTICAL BATTENS	RED
BR	BRICK	DARK GREY
HP1	HARDI PANEL	SW 7015
HP2	HARDI PANEL	BLUE
HP3	HARDI PANEL	RED
	WINDOWS & DOORS	WHITE
OH	OVER HEAD DOOR	DARK GREY
AS	ASPHALT SHINGLES	DARK GREY
MR	METAL ROOF	DARK GREY

NOTE : COLOURS FROM SHERWIN WILLIAMS UNLESS NOTED

No.	Date	Revision
1	10 JAN 2017	ISSUED FOR PRELIMINARY DESIGN
2	04 MAY 2018	ISSUED FOR DP REVISION
3	05 FEB 2019	ISSUED FOR DP REVISION
4	01 AUG 2019	ISSUED FOR DP REVISION

11839-TOWNHOUSES

11839, 11865,11831-232 STREET, MAPLE RIDGE, BRITISH COLUMBIA

BUILDING-12 COLOURED ELEVATIONS

DOUGLAS R. JOHNSON ARCHITECT LTD.
#574-901 WEST 3RD.ST.
NORTH VANCOUVER, BC V7P 3P9

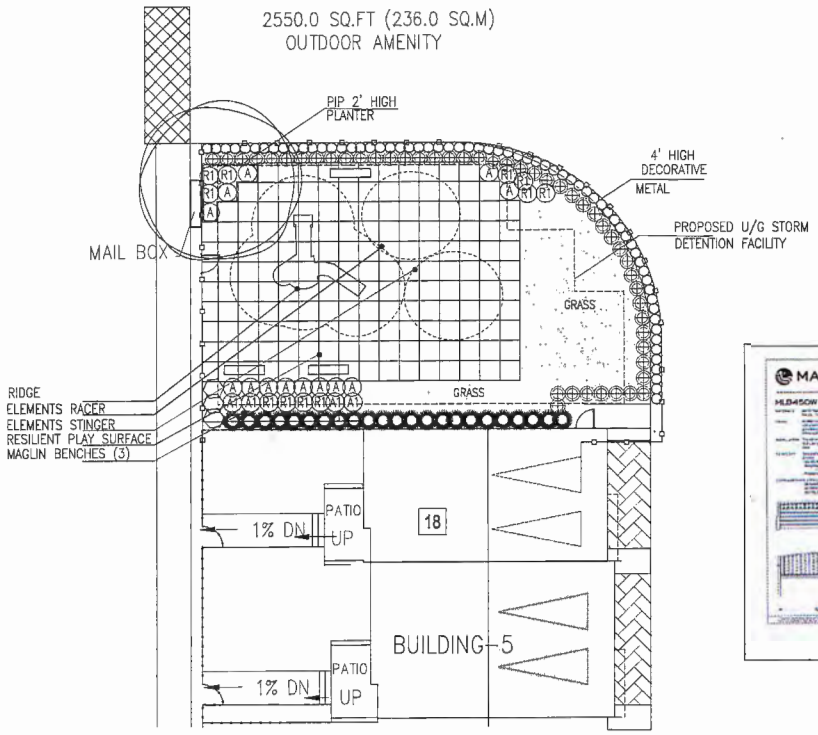
As Indicated

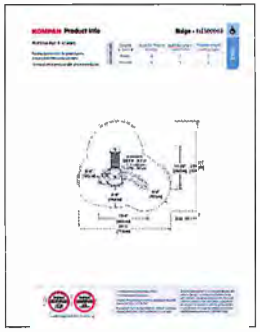
DP-5.122

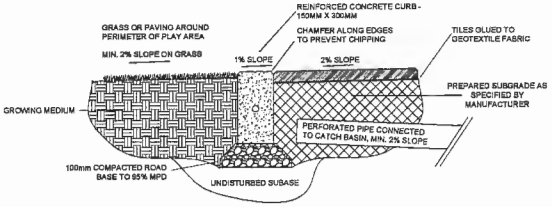
4

09-05-2019 11:26:43

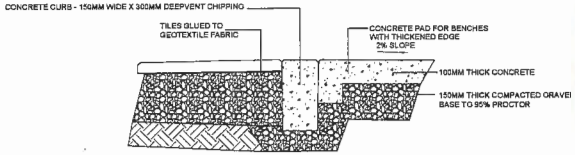
APPENDIX G







PLAY SURFACING CONCRETE EDGE



PLAY SURFACING WITH CONCRETE APRON

4' HIGH DECORATIVE METAL FENCE

DATE	REMARKS	NO.
oct/18	revised site plan	4
aug/18	new site plan	3
may/18	new site plan	2
feb/18	revised site plan	1

REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

UNIVERSAL HOMES
MANJIT LIT

c/o DOUG JOHNSON ARCHITECT
#374 – 901 WEST 3rd STREET
NORTH VANCOUVER, B.C.
V7P 3P9
604–

TITLE

PLAN VIEW

AMENITY AREA PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT
11831 11839 11865 – 232 STREET
MAPLE RIDGE, B.C.

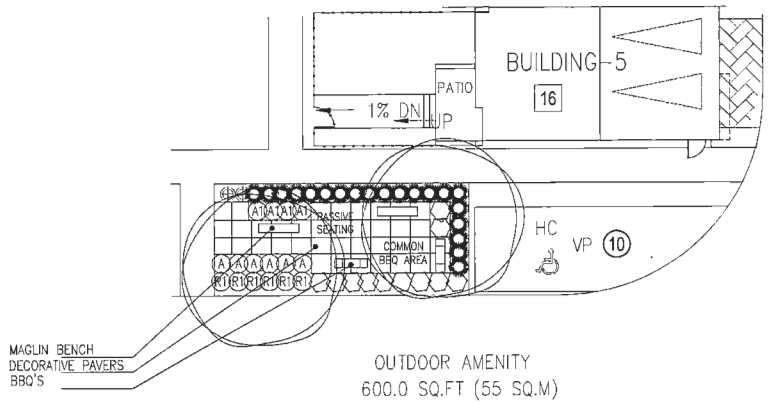
SCALE 1:100	DATE APR/17
DRAWN	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED

JOB No.

DRAWING No. L-2

4



DATE	REMARKS	NO.
oct/18	revised site plan	4
aug/18	new site plan	3
may/18	new site plan	2
feb/18	revised site plan	1

REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2462 JOHOUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

UNIVERSAL HOMES
MANUH LIT

c/o DOUG JOHNSON ARCHITECT
#374 - 901 WEST 3rd STREET
NORTH VANCOUVER, B.C.
V7P 3P6
604-

TITLE

PLAN VIEW

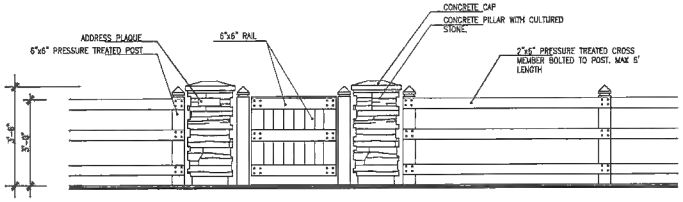
AMENITY AREA PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT
11831 11839 11865 - 232 STREET
MAPLE RIDGE, B.C.

SCALE 1:100	DATE APR/17
DRAFT	CHK'D
DSN.	DWN'D
APPR'D	AS BUILT

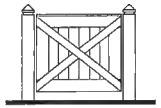
PRINTED

JOB No.

DRAWING No. L-2A



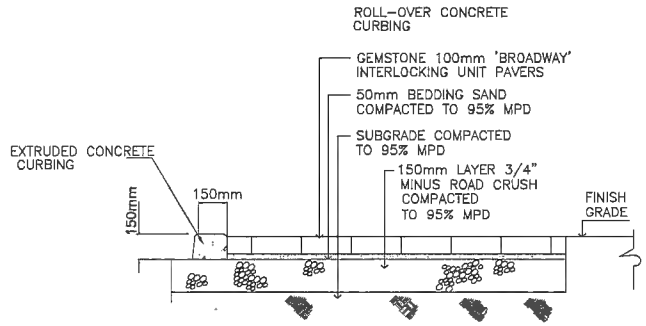
GATE AND FENCE ELEVATION
BACK OF GATE



NOTE:
1) ALL LUMBER PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVES.
2) ALL HARDWARE HOT DIPPED GALVANIZED
3) APPLY 2 COATES EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
4) ALL FENCES TO BE LEVEL. CHANGES TO GRADE TO BE IN 12"-18" STEPS (MAX) CAPS TO GRADE TO FOLLOW FINISH GRADE. CAP TO BE 3"-6".

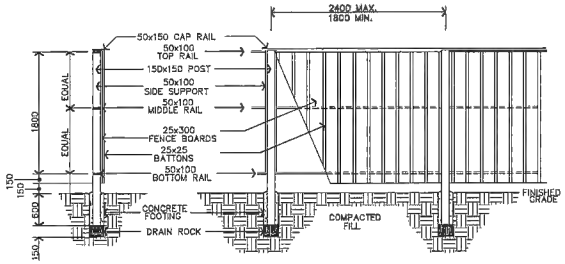
FENCE DETAIL

(DIMENSIONS IN mm)
N.T.S.

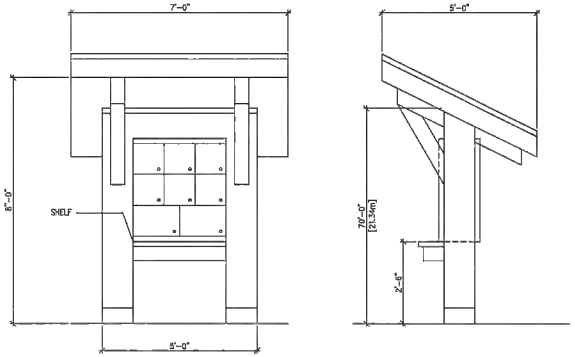


INTERLOCKING PAVER DETAIL
TYPICAL

N.T.S.

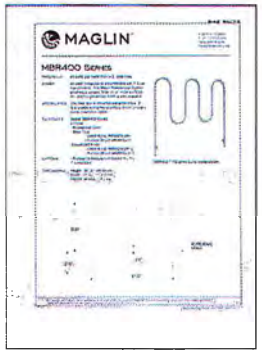


SECTION ELEVATION



MAIL KIOSK

BOLLARD LIGHT



DATE	REVISIONS	NO.
oct/18	revised site plan	4
aug/18	new site plan	3
nov/18	new site plan	2
feb/18	revised site plan	1

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2482 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

UNIVERSAL HOMES
MANJIT LIT

c/o DOUG JOHNSON ARCHITECT
#374 – 901 WEST 3rd STREET
NORTH VANCOUVER, B.C.
V7P 3P9
604–

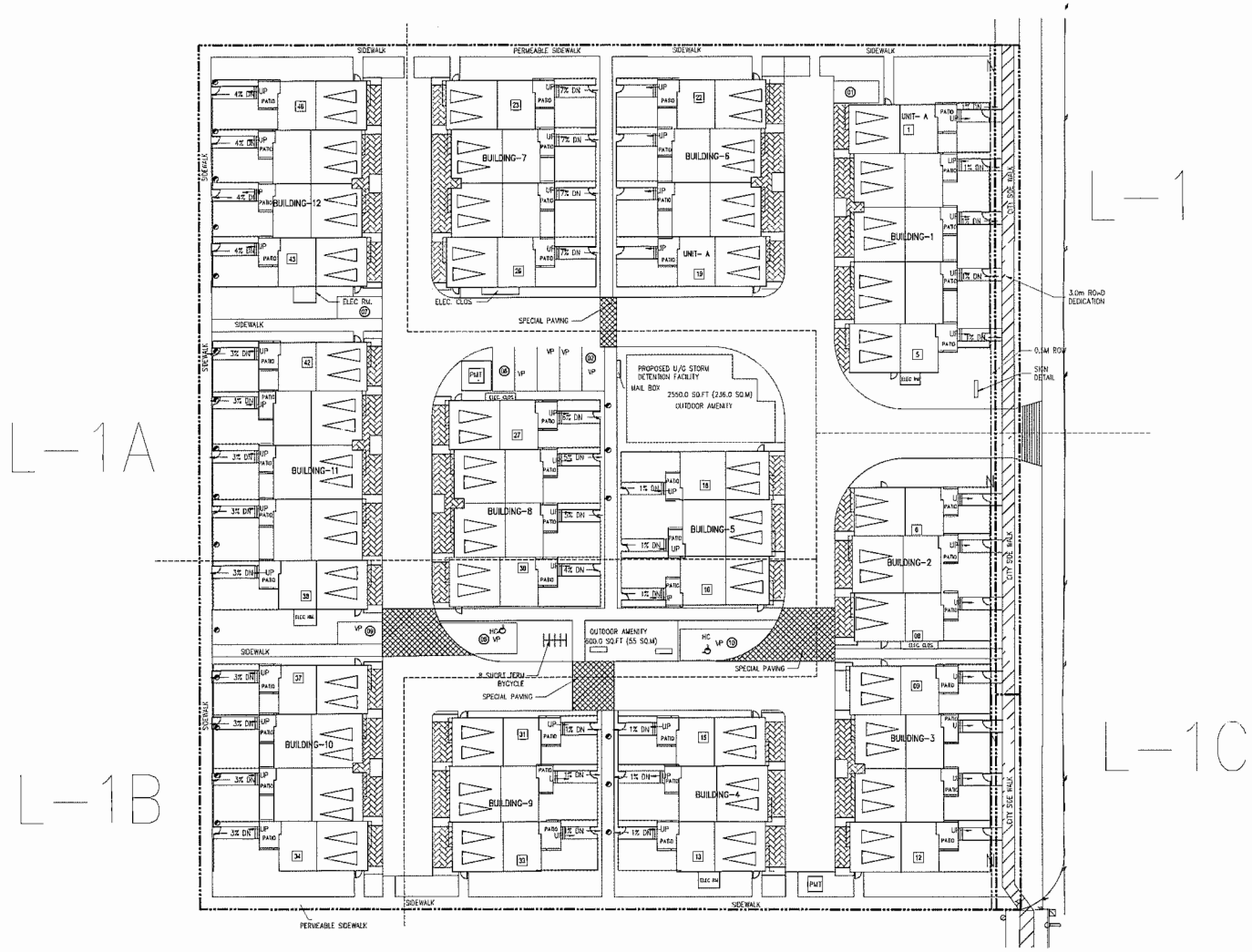
TITLE

PLAN VIEW

LANDSCAPE DETAILS
PROPOSED
TOWNHOUSE DEVELOPMENT
11831 11839 11865 – 232 STREET
MAPLE RIDGE, B.C.

SCALE N.T.S.	DATE APR/17
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PERMITS | JOB No. | DRAWING No. L-3 | 4



DATE	REMARKS	NO.
oct/18	revised site plan	4
aug/18	new site plan	3
may/18	new site plan	2
feb/18	revised site plan	1

REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2452 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

UNIVERSAL HOMES
MANLIT LT

c/o DOUG JOHNSON ARCHITECT
#374 - 901 WEST 3rd STREET
NORTH VANCOUVER, B.C.
V7P 3P9
604-

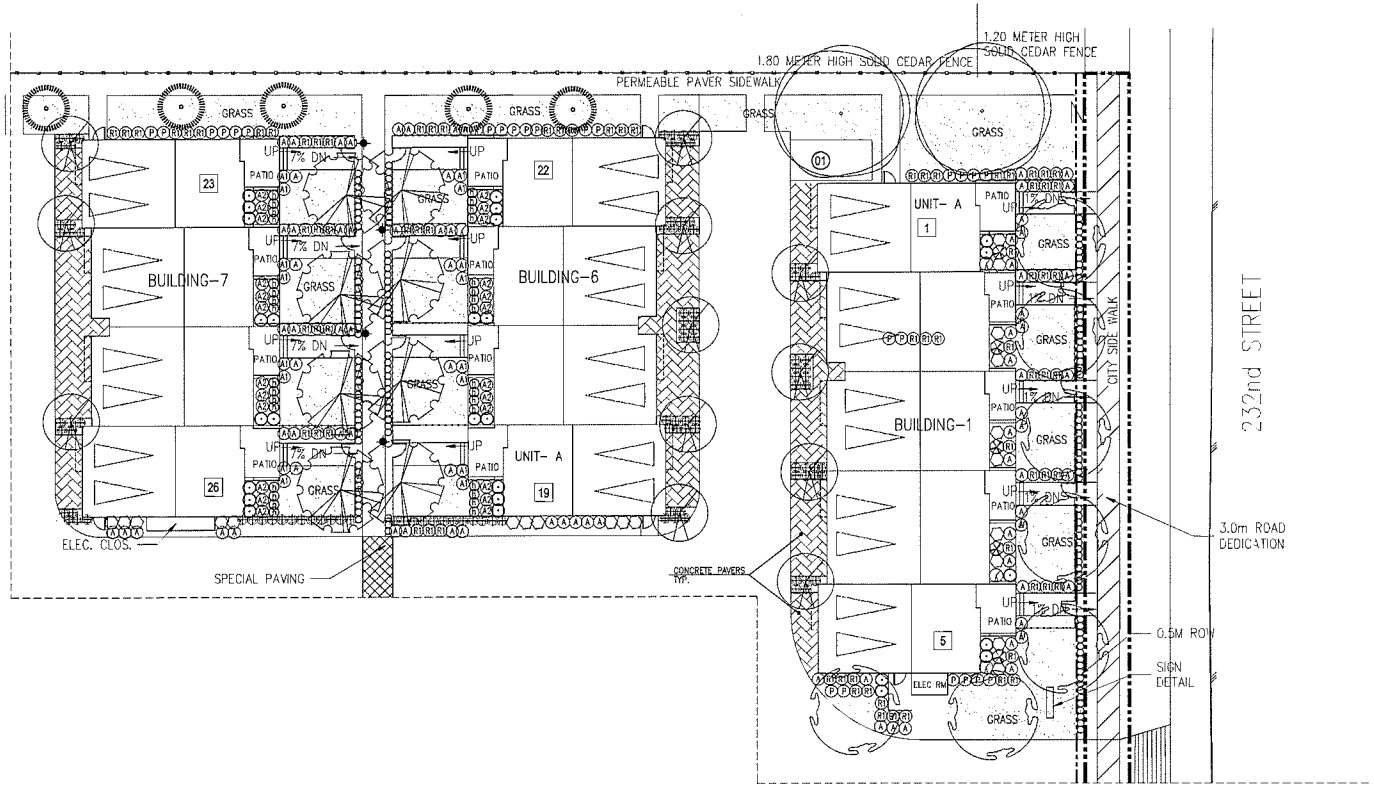
TITLE

PLAN VIEW

CONTEXT PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT
11831 11839 11865 - 232 STREET
MAPLE RIDGE, B.C.

SCALE 1:250	DATE APR/17
DRAWN	CHK'D
CHK.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. L-0



DATE	REMARKS	NO.
oct/18	revised site plan	4
aug/18	new site plan	3
may/18	new site plan	2
feb/18	revised site plan	1

REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

UNIVERSAL HOMES
MANJIT LIT

c/o DOUG JOHNSON ARCHITECT
#374 – 901 WEST 3rd STREET
NORTH VANCOUVER, B.C.
V7P 3P9
604–

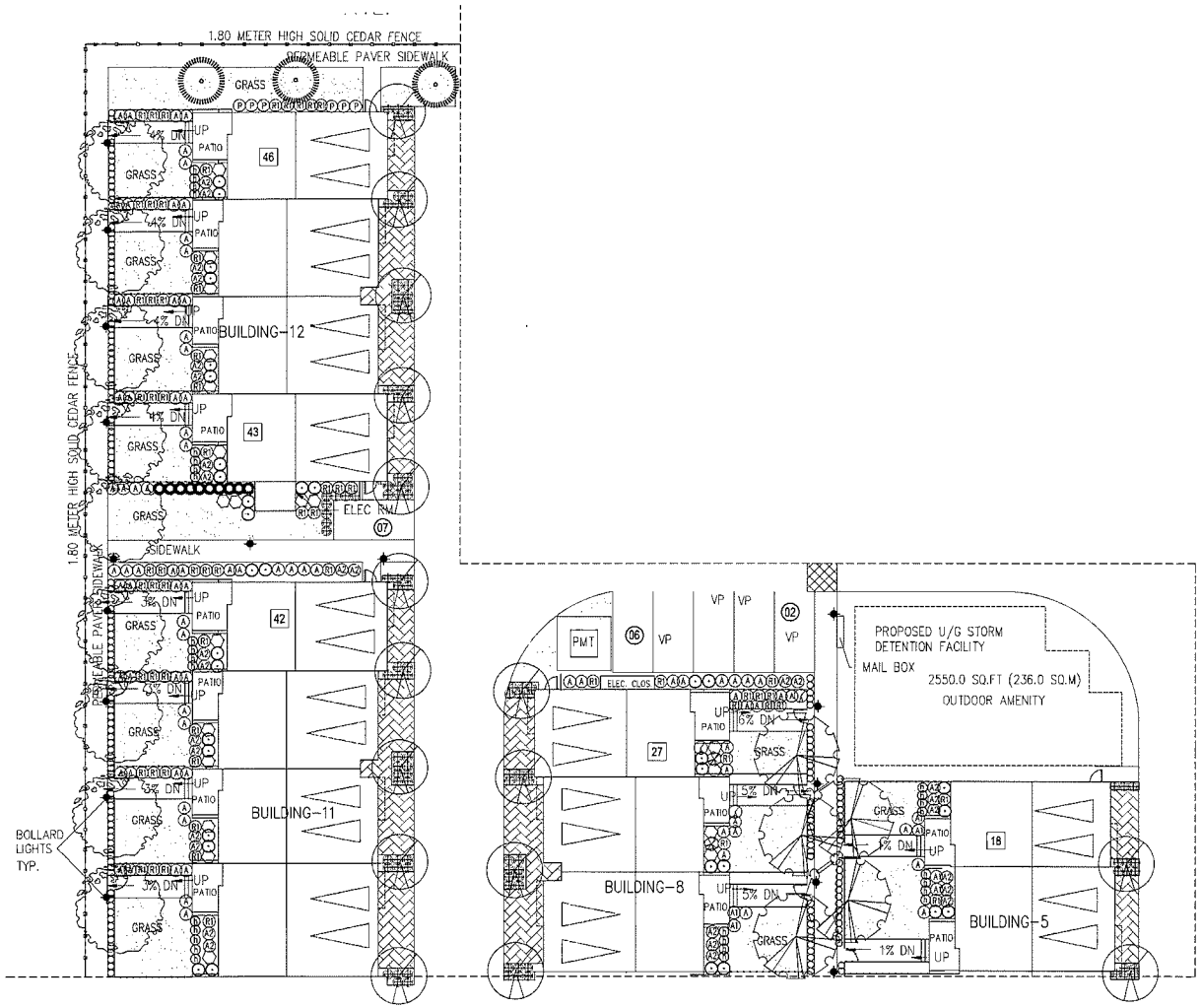
TITLE

PLAN VIEW

LANDSCAPE PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT
11831 11839 11885 – 237 STREET
MAPLE RIDGE, B.C.

SCALE 1:150	DATE APR/17
DRAFT	CHK'D
ENG.	CHK'D
APPV'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. L–1



DATE	REMARKS	NO.
oct/18	revised site plan	4
aug/18	new site plan	3
may/18	new site plan	2
feb/18	revised site plan	1

REVISIONS

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

UNIVERSAL HOMES
MANJIT LIT

c/o DOUG JOHNSON ARCHITECT
#374 – 901 WEST 3rd STREET
NORTH VANCOUVER, B.C.
V7P 3P9
604–

TITLE

PLAN VIEW

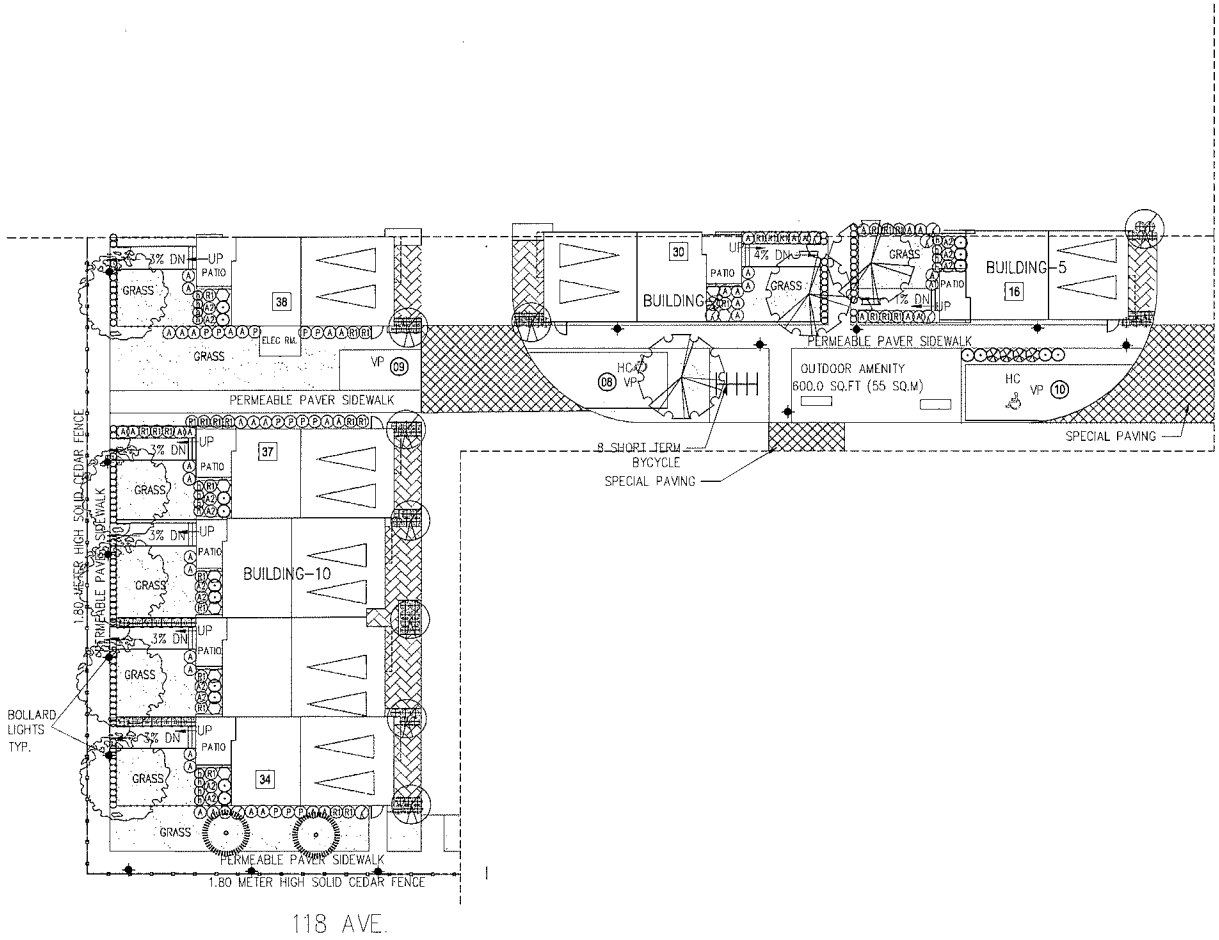
LANDSCAPE PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT
11831 11839 11865 – 232 STREET
MAPLE RIDGE, B.C.

SCALE 1:150	DATE APR/17
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PROJECT | JOB No.

DRAWING No.

L-1A



DATE	REVISIONS	NO.
oct/18	revised site plan	4
aug/18	new site plan	3
may/18	new site plan	2
feb/18	revised site plan	1

REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 2E8

PHONE (604) 857-2376

CLIENT

UNIVERSAL HOMES
MANJIT LIT

c/o DOUG JOHNSON ARCHITECT
#374 – 801 MSSI 3rd STREET
NORTH VANCOUVER, B.C.
V7P 3P9

604–

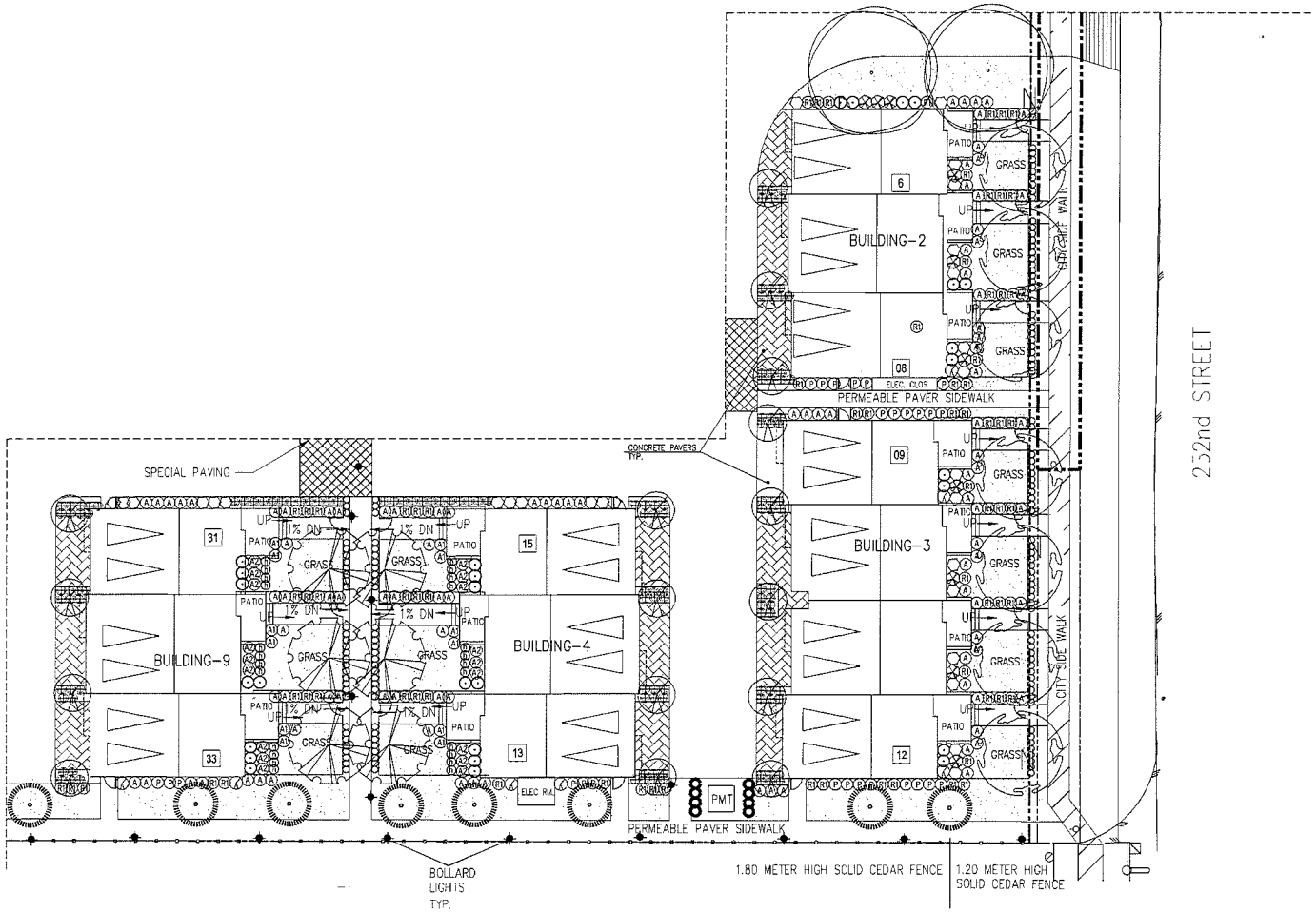
TITLE

PLAN VIEW

LANDSCAPE PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT
11831 11839 11865 – 232 STREET
MAPLE RIDGE, B.C.

SCALE: 1:150	DATE: APR/17
DRAFT	CHK'D
DWG.	CHK'D
APP'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. L-1B



DATE	REMARKS	NO.
oct/18	revised site plan	4
aug/18	new site plan	3
may/18	new site plan	2
feb/18	revised site plan	1

REVISIONS

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA

2482 JONQUIL COURT
ABBOTSFORD, B.C.
V3G 3E8

PHONE (604) 857-2376

CLIENT

UNIVERSAL HOMES
MANJIT LIT

c/o DOUG JOHNSON ARCHITECT
#374 - 901 WEST 3rd STREET
NORTH VANCOUVER, B.C.
V7P 3P9
604-

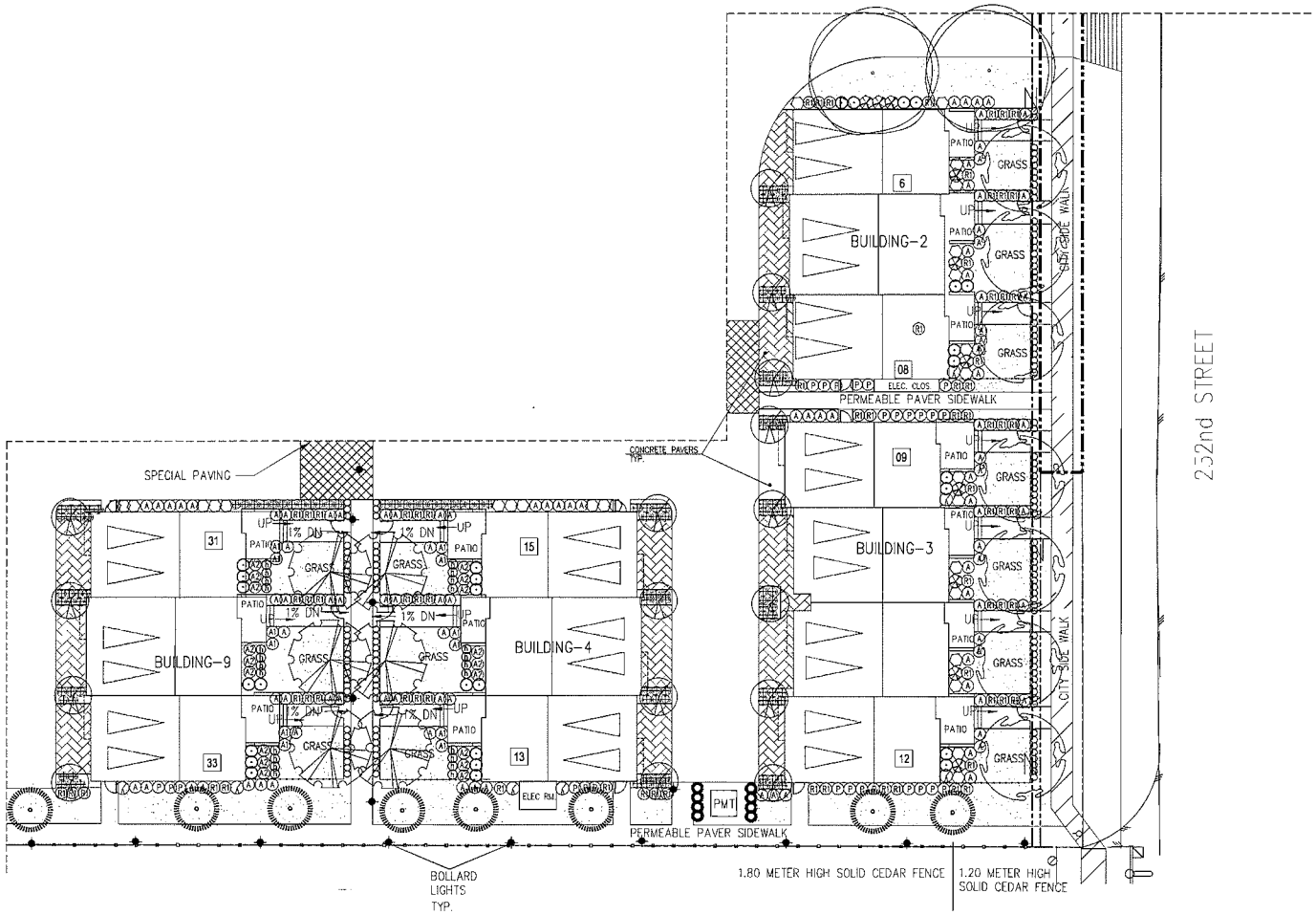
TITLE

PLAN VIEW

LANDSCAPE PLAN
PROPOSED
TOWNHOUSE DEVELOPMENT
11631 11639 11665 - 232 STREET
MAPLE RIDGE, B.C.

SCALE 1:150	DATE APR/17
DRAWN	CH'KD
ENG.	CH'KD
APPR'D	AS BUILT

PROJECT | JOB No. | DRAWING No. L-1C



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MAHUT LIT

c/o DOUG JOHNSON ARCHITECT
#374 - 901 WEST 3rd STREET
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PLAN VIEW

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SCALE 1:150	DATE APR/17
DRAWN	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No. L-1C

MAPLE RIDGE
British Columbia

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City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 21, 2020
		FILE NO:	2017-390-DVP 2017-390-DP
FROM:	Chief Administrative Officer	**MEETING:**	C o W
SUBJECT:	**Development Variance Permit Development Permit 23084 and 23100 Lougheed Highway**		

EXECUTIVE SUMMARY:

This report concerns a development project located at 23084 and 23100 Lougheed Highway (see Appendix A and Appendix B) consisting of 30 townhouse units, west of the Morley Creek ravine. To adequately protect the ravine and address stormwater management, certain aspects of the project's design, including setbacks, height and the parking configuration requirements need to be varied. These variances are as follows:

Section 603 6 a)

- To reduce the minimum building setback from 7.5 metres as follows:
  - For Buildings 1 and 2 (from the south property line) to 3.64 metres with exceptions for projections;
  - For Building 2 (to the lot line with the park) to 6.46 metres with exceptions for projections.
  - For Building 5 (from the lot line to Lougheed Highway) to 3.49 metres with exceptions for projections;
  - For Building 6 (from the lot line to Lougheed Highway) to 4.40 metres with exceptions for projections; and
  - For Building 6 (to the lot line with the park) to 2.92 metres with exceptions for projections.

Section 603 8 a)

- To vary the requirement for parking to be concealed by allowing all parking spaces to be concealed within garages associated with each townhouse unit, except disabled parking spaces and parking aprons for townhouse units designed with tandem garages which may be unenclosed.

Section 603 7 a)

- To increase the maximum height of 11.0 metres as follows:
  - to 11.95 metres for Building 1;
  - to 12.0 metres for Building 2; and
  - to 11.85 metres for Building 3.

Section 603 8 d)

- To reduce the minimum continuous unencumbered view arc requirements from living room windows from 15 metres to 8.8 metres and for other windows from 10 metres to 7.7 metres for Units 16, 17 and 28.

Council considered rezoning application 2017-390-RZ for a 30-unit townhouse project and granted first reading for Zone Amending Bylaw No. 7442-2018 on March 13, 2018. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7499-2018 on January 29, 2019,

and second reading for Zone Amending No. 7442-2018 on January 29, 2019. This application was presented at a Public Hearing on February 19, 2019, and Council granted third reading on February 26, 2019. Council will be considering final reading for rezoning application 2017-390-RZ on July 28, 2020.

It is recommended that both Development Variance Permit 2017-390-DVP and Development Permit 2017-390-DP be approved.

RECOMMENDATION:

1. **That the Corporate Officer be authorized to sign and seal 2017-390-DVP respecting property located at 23084 and 23100 Lougheed Highway; and**

2. **That the Corporate Officer be authorized to sign and seal 2017-390-DP respecting property located at 23084 and 23100 Lougheed Highway.**

DISCUSSION:

a) Background Context:

Applicant:	Harwest Homes (Maple Ridge) Ltd.
Legal Description:	Parcel "One" (Explanitory Plan 10002) of Parcel "K" District Lot 403 Group 1 NWD Except: Part on Statutory Right of Way Plan 71204; and Lot 1 Except: Part on Statutory Right of Way Plan 71204 District Lot 403 Group 1 NWD Plan 7720
OCP:	
Existing:	Urban Residential and Conservation
Proposed:	Med/High Density Residential and Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RM-4 (Multiple Family Residential)

Surrounding Uses

South:	Use:	Residential
	Zone:	RM-1 (Townhouse Residential) and RS-3 (One Family Rural Residential)
	Designation:	Urban Residential and Conservation
North & East:	Use:	Residential and vacant
	Zone:	RM-1 (Townhouse Residential) and RS-3 (One Family Rural Residential)
	Designation:	Urban Residential and Conservation
West:	Use:	Vacant
	Zone:	RS-3 (One Family Rural Residential) Conservation area RM-1 (Townhouse Residential) and C-1 (Neighbourhood Commercial)
	Designation:	Urban Residential, Commercial and Conservation

Existing Use of Property: Treed vacant site

Proposed Use of Property:	Townhouse
Site Area:	Total site 1.125 ha. (2.78 acres) 0.581 ha. (1.44 acres) developed for townhouses and 0.546 ha. (1.35 acres) dedicated as park for Conservation.
Access:	Lougheed Highway (restricted right in and right out)
Servicing requirement:	Urban Standard

a) Project Description:

The proposal is for 30 townhouses in six (6) buildings (Appendix C). Vehicle access will be right turn in and right turn out on Lougheed Highway. A total of 12 (40%) of the 30 units will have two (2) side-by-side garage parking spaces and 18 (60%) will have two (2) parking spaces in tandem arrangement. Each dwelling with tandem parking, also has a parking apron in front of the garage capable of accommodating one (1) additional car. There are 78 residential parking spaces proposed for the 30 townhouses. In addition, six (6) visitor parking spaces are provided, one (1) of which is a disabled parking space. Therefore, there are a total of 84 parking spaces for this development.

The developer is also placing a restriction on title, the City not being a party, because it deals with residential space. The restriction includes a provision preventing the garages from being used as storage, and designating an area in each garage for bicycle and scooter storage with electric charging capability. The developer intends to have a provision in the strata bylaws ensuring that this restriction may not be changed by future strata councils.

The units facing Lougheed Highway will be designed to front on the highway having front yards with pedestrian access to the sidewalk along Lougheed Highway. See rendering in Appendix E. A narrow band of bio-swales and bio-filtration ponds, integrated with site landscaping, will run north-south behind the western townhouses. There is also a central mail kiosk, garden area, child play area and attractive pavers designed into a portion of the entrance and road system. The landscaping plans are attached in Schedule D.

There was a desire to connect the open space in this project through the Morley Creek ravine to open space on the adjacent lands (Polygon Provenance site) to the west. This became rezoning condition, subject to the outcome of a feasibility study. The study revealed that the connection would not be viable economically and would pose potential environmental impacts. Instead, the applicant offered a $70,000 voluntary contribution toward trail improvements in the area through the rezoning application.

b) Planning Analysis:

Official Community Plan:

The policies below support the proposed development and its design:

OCP Policy 3-18 categorizes residential development as having Major Corridor Residential Character. As this site is located on Lougheed Highway, a Major Corridor, the project's character is subject to Policies 3-20 and 3-21 respecting *Major Corridor Residential Infill*. The main aspects of these policies applicable to the design of this project included the following:

- *Major Corridor Residential Infill* must be designed to be compatible with the surrounding neighbourhood. The site abuts older townhouse developments to the south and across Lougheed Highway to the east. Also, across Lougheed Highway to the northeast is a single family residential subdivision with houses currently under construction. Across a ravine and creek system associated with Morley Creek to the west is the southern portion of the Polygon

Provenance site, where additional townhouses and a small commercial, mixed-use building are to be developed in phases.

The project complies with the compatibility criteria in terms of the height and massing, units on Lougheed Highway being street oriented and retention and preservation of trees through park dedication of the Conservation area.

OCP Policy 3-33 states that Maple Ridge will encourage housing that incorporates "age-in-place" concepts and seniors housing designed to accommodate special needs. The applicant has proposed to provide plug-ins to charge mobility devises (e.g. scouters), mid-height plug and switches, backing behind drywall in bathrooms to attach grab bars, etc, and some adaptability features for kitchen cabinets. These are all supportive of "age-in place" objectives.

OCP Policy 5-8 states that Maple Ridge will continue to require the protection of watercourses by requiring landowners developing their lands, rezoning properties within or adjacent to lands or watercourses identified on the Natural Features Map (Schedule C) or designated as Conservation on the Generalized Land Use Plan (Schedule B) have such areas dedicated as park. Thus, the applicant is dedicating about 5,666 square meters (1.4 acres) or about 51% of the site as park. A combined Natural Features and Watercourse Protection Development Permit has been issued with measures of enhancement to be undertaken by the developer.

The project's form and character aligns with the following applicable Key Development Permit Guidelines for 8.7 Multi-Family Development Permit Area Guidelines:

1. *New development in established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing.*

   The project is a sensitive infill development with respect to nearby development and the natural environment.

2. *Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low rise ground oriented housing located to the periphery of higher density developments.*

   This site is consistent in density and form with the development in the area. There are no bridge areas of differing density.

3. *Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.*

   The project's main driveway entry incorporates surfacing treatment with a brick pattern towards which the drive aisles, some of the units and a community plots are oriented.

4. *Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping,*

   Units facing Lougheed Highway have front yards with entry gates to the sidewalk. The area near the bio-swale feature is walkable.

5. *Architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property.*

Not applicable. Parking is associated with each unit. Those units with tandem parking arrangement have a full apron to allow a third vehicle to be park.

Zoning Bylaw:

Typically, the RM-1 zone provides for townhouse development such as the one being proposed on this subject site. The maximum density for the RM-1 zone is a Floor Space Ratio (FSR) of 0.60. However, the developer opted to request to rezone to the RM-4 zone that allows a higher density (up to an FSR of 0.75) and provide parking garages for each unit.

Therefore, to achieve this bonus density, the developer opted to make a voluntary in lieu contribution to obtain the requested higher density of 0.73 FSR for this development over the 0.60 FSR threshold as provided within the RM-4 zone. This density bonus contribution will be collected before final reading of the associated Zone Amending Bylaw for this development.

Bylaw Variances:

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 (see Appendix F) and rationale for support are described below:

1. *Maple Ridge Zoning Bylaw No 3510-1985*, Part 6, Section 603 6 a) is varied to reduce the 7.5 metre setback requirement from all lot lines as follows:

    - For Buildings 1 and 2 (from the south property line) to reduce the setback to 3.64 metres to the building face on the first floor, to 2.47 metres to the first floor balcony, to 2.84 metres to the partial roof over the first floor balcony, to 3.04 metres to the building face on the second floor and 2.37 metres to the projecting roof;

    - For Building 2 (to the lot line with the park) to reduce the setback to 6.46 metres to the building face and 5.88 metres to the projecting roof;

    - For Building 5 (from the lot line to Lougheed Highway) to reduce the setback to 3.49 metres to the building face on the first floor, to 2.73 metres for the roof over the front door, to 2.88 metres to the building face on the second floor and 2.23 metres to the projecting roof;

    - For Building 6 (from the lot line to Lougheed Highway) to reduce the setback to 4.40 metres to the building face on the first floor, to 3.64 metres for the roof over the front door, to 3.79 metres to the building face on the second floor and 3.13 metres to the projecting roof; and

    - For Building 6 (to the lot line with the park) to reduce the setback to 2.92 metres to the building face on the first floor, to 2.54 metres to the building face on the second floor and 2.36 metres to the projecting roof.

These variances are necessary for the project to be more consistent with the setbacks typical for RM-1-type townhouse development for which this project emulates. It would also be similar, thus consistent with surrounding townhouses constructed or to be constructed near this site. The setbacks as varied respect those necessary for geotechnical and creek protection associated with

the Morley Creek ravine being protected adjacent to the site while allowing adequate yards for each unit. The reduced front setbacks creates a private front yard for each unit and strengthen the pedestrian environment along Lougheed Highway.

2. *Maple Ridge Zoning Bylaw No 3510-1985,* Part 6, Section 603 8 a) is varied to allow for parking to be concealed by allowing all parking spaces to be concealed within garages associated with each townhouse unit, except disabled parking spaces and parking aprons for townhouse units designed with tandem garages which may be unenclosed.

It is typical for development in the RM-4 zone to provide parking in underground structures. However, townhouses have their own parking within individual garages as part of each unit. Therefore, a variance is appropriate to allow the typical RM-1 townhouse garage arrangement for parking, as well as to allow surface parking aprons for each of the townhouse units with tandem parking.

3. *Maple Ridge Zoning Bylaw No 3510-1985*, Part 6, Section 603 7 a) is varied to increase the maximum height of 11 metres as follows:

    - For Building 1, the height is varied to 11.95 metres.
    - For Building 2, the height is varied to 12.0 metres.
    - For Building 3, the height is varied to 11.85 metres.

Portions of three (3) buildings require minor variances to accommodate sloping conditions of the site. This variance will also allow for a consistent form and character of the buildings to be maintained throughout the project.

4. *Maple Ridge Zoning Bylaw No 3510 -1985,* Part 6, Section 603 8 d) is varied to reduce the continuous unencumbered view arc requirements from living room windows from 15 metres to 8.8 metres and for other windows from 10 metres to 7.7 metres for Units 16, 17 and 28.

The development site is triangular in shape due to the environmentally sensitive area to be protected and dedicated. As a result, the buildings are closer together toward the narrowing part of the site and the view arc out of some of the units are slightly reduced. This variance is appropriate for the three (3) units affected to due to the site's shape.

c) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the development plans for form and character of the proposed development and the landscaping plans at a meeting held on July 18, 2018. The ADP supported the project subject to suggested landscaping and architectural changes for better compliance to the OCP Form and Character Development Permit Guidelines. The ADP comments and response from the architect and the landscape architect are attached in Appendix G.

Since this ADP meeting, a new architect has been retained, that confirmed the above ADP comments have been reflected in the plans with the exception of one change. This change is from a radial brick pavement pattern to a more typical pattern being substituted at the entrance. Staff is satisfied this achieves the same sense of place as the radial pattern originally encouraged by the ADP.

d) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on the estimated landscape cost, the security will be $315,298.97.

There will be six (6) trees added to the municipal street tree inventory on completion of this project. The costs associated with maintaining these trees will need to be included in a subsequent operating budget.

CONCLUSION:

The plans as submitted and attached to this report reflects a form and character and landscaping for the development of the subject site that is in keeping with City's Multi-Residential Development Permit Guidelines. The undevelopable portion of the site, including Morley Creek and its associated steep ravine, is being dedicated and conserved as parkland as provided in the rezoning application.

The proposed variance is supported because parking within individual garages will be more environmentally sensitive than constructing an underground parking structure and the triangular shape of the developable land is constraining the siting of the townhouse buildings as the site narrows northward to protect the abutting ravine and creek to the west.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-390-DP and Development Variance Permit 2017-390-DVP.

"Original signed by Adrian Kopystynski"

Prepared by: **Adrian Kopystynski M. Sc., MCIP, RPP, MCAHP**
Planner

"Original signed by Chuck Goddard"

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

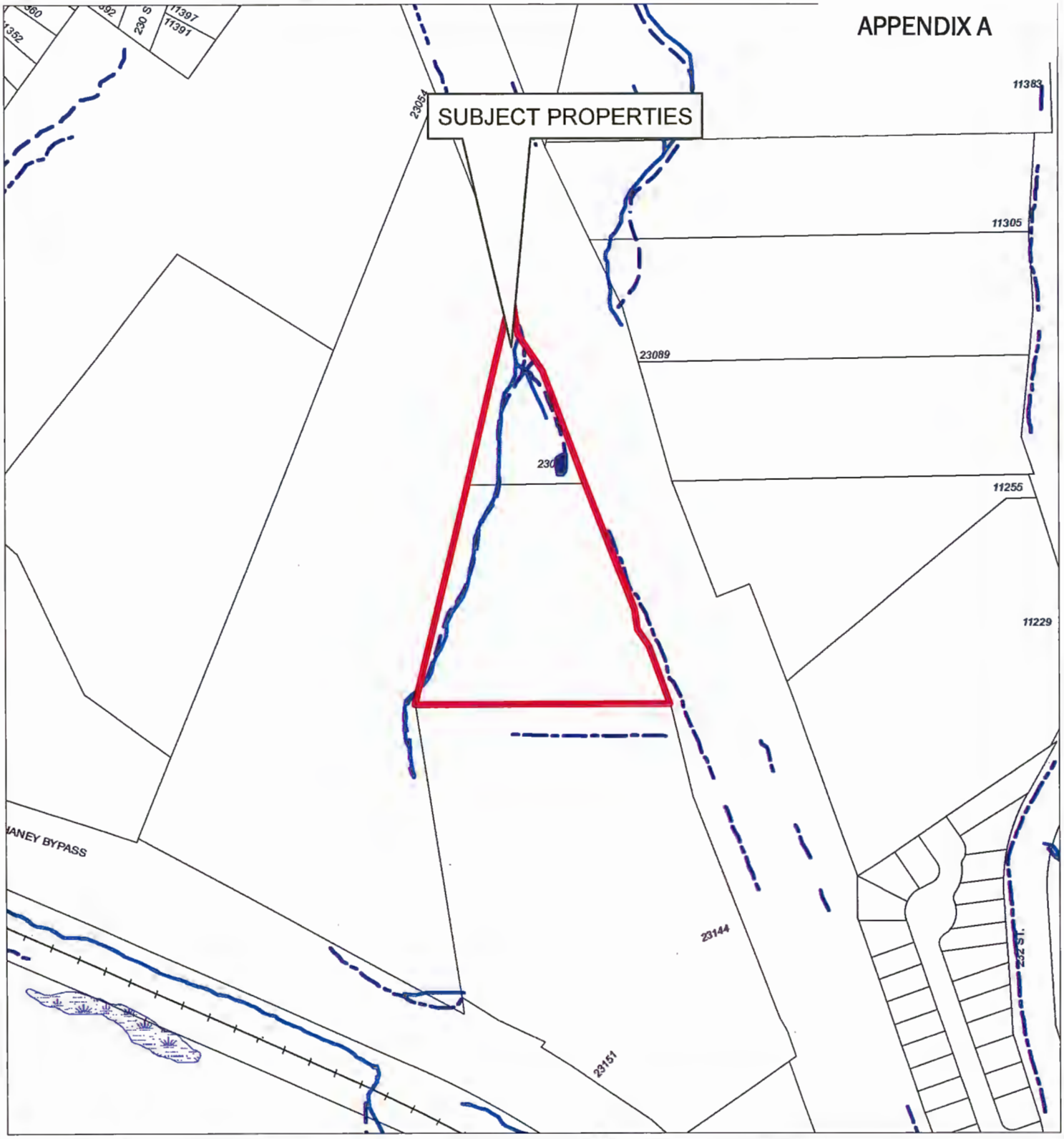
"Original signed by Christine Carter"

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 – Architectural Plans
Appendix D – Landscape Architectural Plans
Appendix E – Rendering
Appendix F – Height and Setback Variance Details
Appendix G – ADP Comments



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Scale: 1:2,500

Legend

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

23084/23100 Lougheed Highway

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

2017-390-RZ
DATE: Sep 8, 2017

BY: JV

N

Scale: 1:2,500

Legend

- Stream
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PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

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2017-390-RZ
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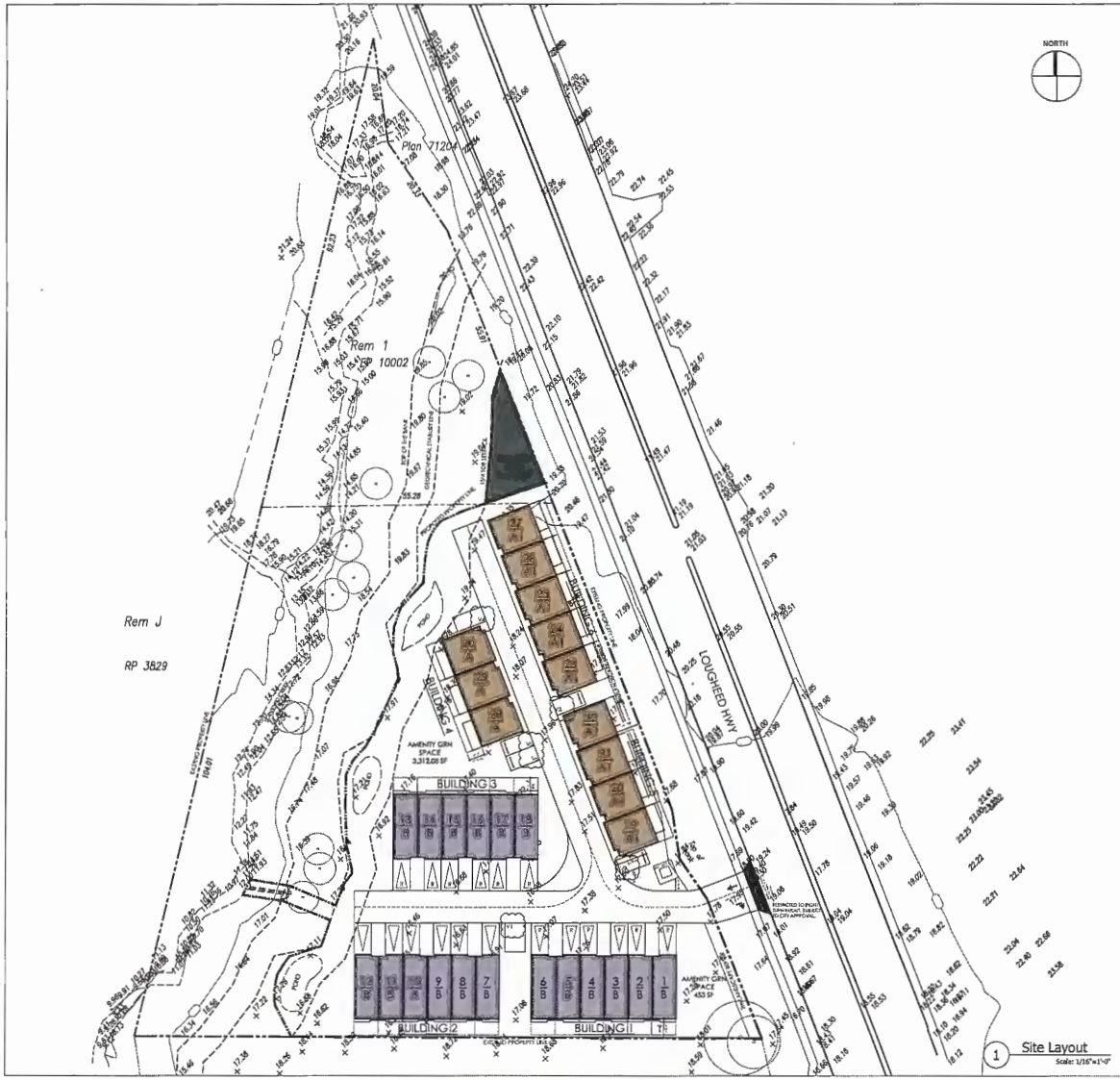

Sequoia Townhomes: 23100, 23084 Lougheed Hwy

Site Reconciliation

Zone	RM-1				
Site Area					
	Sq.ft	ACRES	Sq.m		
Gross Site Area	120,979.0	2.78	11239		
NET Developable	62,347.3	1.43	5792		
Site Density			Based on Gross Site	Based on NET Site	
Allowable FSR	0.75 FSR		90,734.3 Sq.ft	46,760.48 Sq.ft	
Prosped FSR	42,237.09 Sq.ft		0.35 FSR	0.68 FSR	
Propsed Unit Density			10.79 UPA	20.98 UPA	
Unit Summary	Unit Area		Unit Cour	Total Unit Area	
Unit A	1,455.0 Sq.ft		12	17,460.0 Sq.ft	
Unit B	1,386.0 Sq.ft		18	24,948.0 Sq.ft	
			30		
Building Height					
	Permitted	36 Ft.			
	Proposed	38.292 Ft.	Variance: 2.125' for 8 units only, A units comply		
Setbacks	Required		Proposed	Variances	
Front (Lougheed)	7.5 m		3.49 m	3.49m at bldg 5 and 4.4m at bldg 6	
Rear (South)	6 m		3.64 m	3.6m at bldg 1 and 2	
Rear (Creek)	6 m		6.5 m		
Side (Creek)	4.5 m		2.92 m	2.92m at unit 27	
Horizontal Window Arv	Required		Proposed	Variances	
Living Room	15 m		8.8 m	Unit 16,17 & 28	
Other required windo	10 m		7.7 m	Unit 16,17 & 28	
Other window	3 m		3.66 m		
Amenity					
	Required	5 Sq.m/Unit	=	150.00 Sq.m	1,614.64 Sq.ft
	Proposed		=	520.53 Sq.m	5,603.15 Sq.ft
Useable Open Space (includes amenity)					
	Required	45 Sq.m/Unit	=	1,350.00 Sq.m	14,531.00 Sq.ft
	Proposed	Amenity	=	520.53 Sq.m	5,603.15 Sq.ft
		Yards	=	795.36 Sq.m	8,561.42 Sq.ft
		Balconies	=	118.73 Sq.m	1,278.00 Sq.ft
		Total Proposed	=	1,434.61 Sq.m	15,442.57 Sq.ft
S.P.E.A compensation (refer also to Environmental report by Phoenix Environmental)					
	Proposed Losses		=	34.11 Sq.m	367.13 Sq.ft
	Proposed Gains		=	154.39 Sq.m	1,661.85 Sq.ft
Parking					
	Required	Resident 30	2.0 Per Unit	=	60 Stalls
		Visitor 30	0.2 Per Unit	=	6 Stalls
					66 Stalls
	Proposed	Resident (includes Driveway Parkir		=	78 Stalls
		Visitor		=	6 Stalls
					84 Stalls
	Tandem Parking Stalls		Proposed	=	36 Stalls
			% of Total		43%

Building Area Summary	Area (in sq.ft)			Total Area
Building	Ground	Main	Upper	
1	750.52	3691.58	3840.32	8,282.42 Sq.ft
2	750.85	3691.50	3850.10	8,292.45 Sq.ft
3	750.52	3691.50	3858.67	8,300.69 Sq.ft
4	316.44	1960.09	2081.77	4,358.50 Sq.ft
5	402.86	2612.97	2767.39	5,783.22 Sq.ft
6	502.62	3264.59	3452.60	7,219.81 Sq.ft
Total Floor Area (FSR)				42,237.09 Sq.ft

A-1.1
26 JULY 2019

APPENDIX C

Sequoia Townhouses at 23100, 23084 Lougheed Highway

Unit 209, 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
604-503-4484

Proposed Site Layout

FLAT ARCHITECTURE

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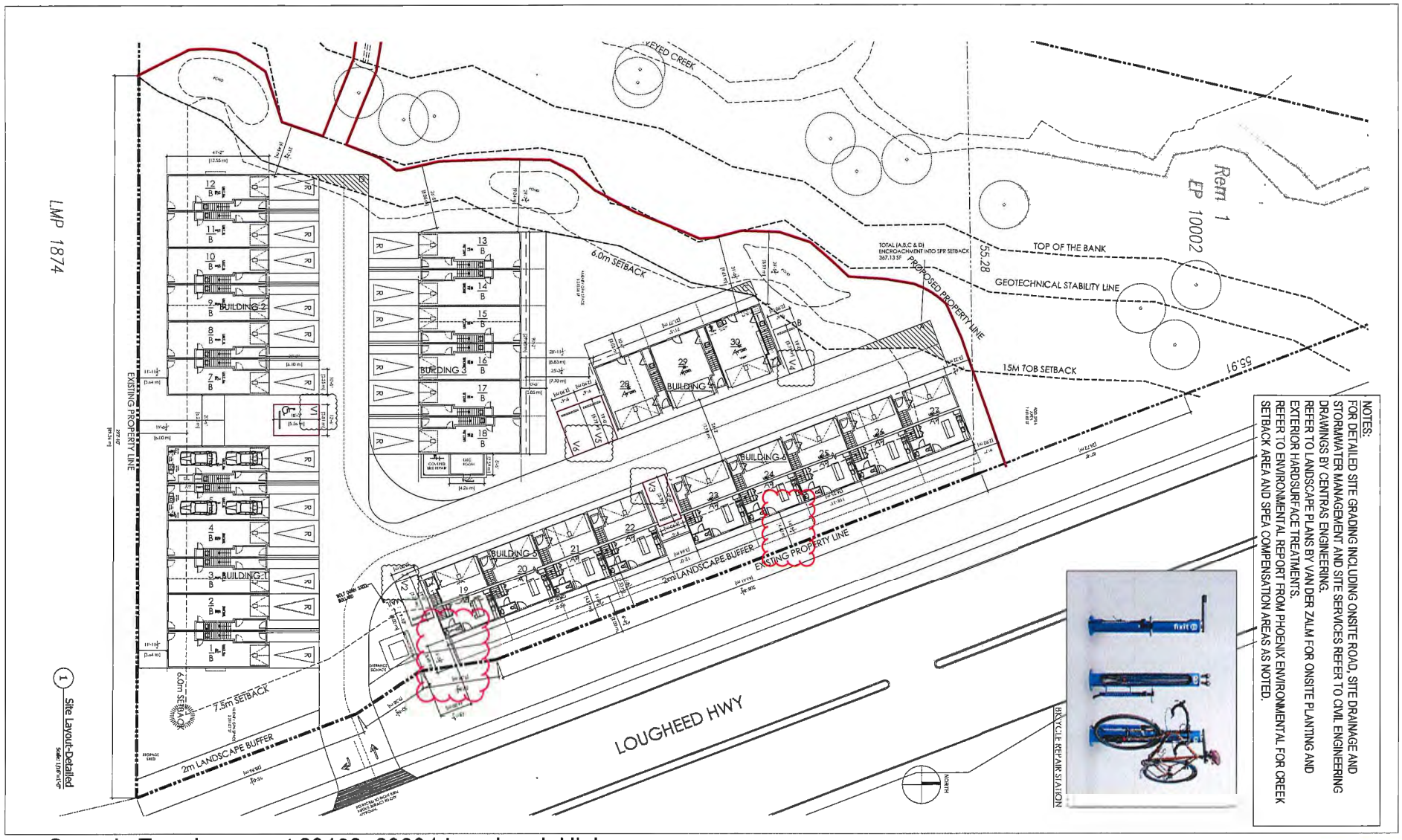

Sequoia Townhouses at 23100, 23084 Lougheed Highway

Proposed Site Layout

A-1.2

26 JULY 2019

Unit 209, 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
604-503-4484

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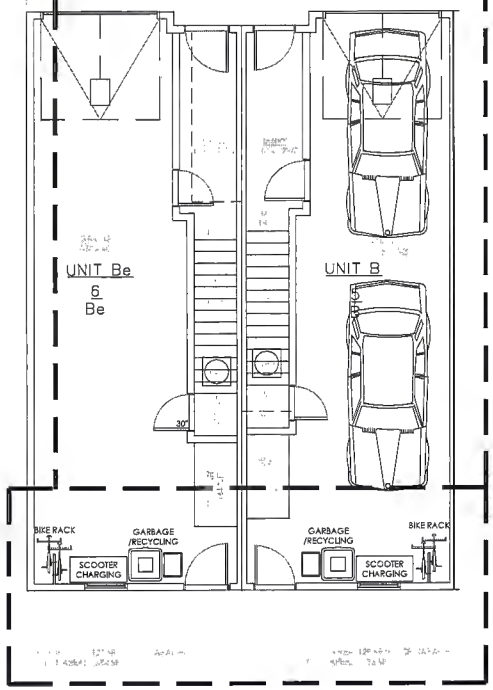
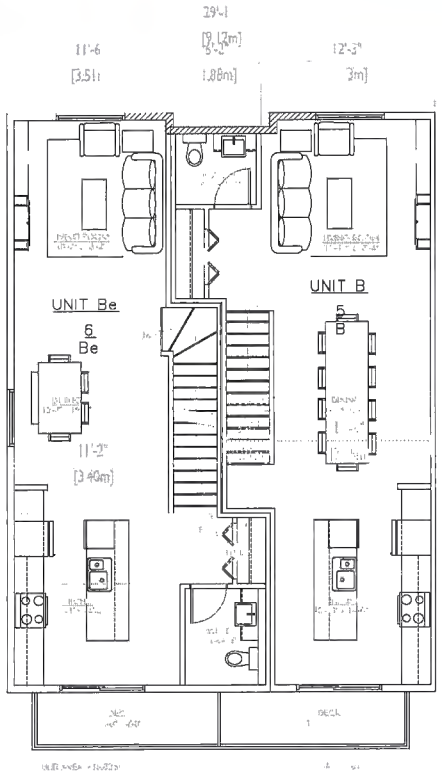
FLAT ARCHITECTURE

AGING IN PLACE/ADAPTABILITY MEASURES:

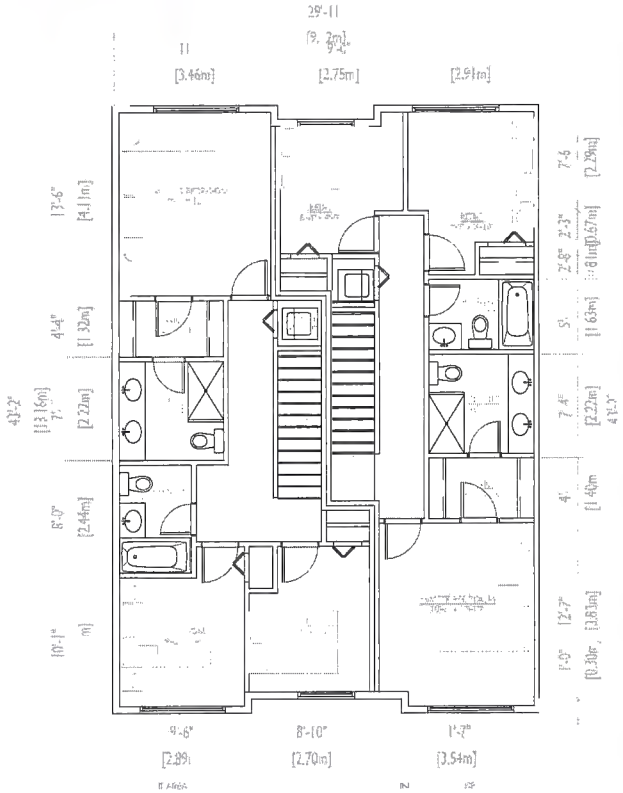
- BACKING IN THE PRIMARY AND MASTER BATHROOMS FOR FUTURE GRAB BARS
- ROUGH IN FOR FUTURE INCLINE STAIR LIFT
- KITCHEN SINK CABINET TO BE EASILY REMOVED
- INSTALLATION OF LIGHT SWITCHES AT 42" ABOVE FINISHED FLOOR, AND ELECTRICAL OUTLETS AT 18" ABOVE FINISHED FLOOR.
- PROVISION OF SCOOTER CHARGING AREA IN GARAGE WITH PLUG-IN.



1 GROUND FLOOR



2 2ND



3 3RD FLOOR

FLAT ARCHITECTURE INC

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Ph: 604-503-4484

PROJECT INFO:
Sequoia Townhouses
23100, 23084 Lougheed Hwy
Maple Ridge

CLIENT:
Unique Homes-Maple Ridge

DATE	DRAWN BY
2-04-19	J.G

SCALE	PROJECT ID
1/8" = 1'-0"	19-207

REV	DESCRIPTION	BY	DATE
01	DEVELOPMENT PERMIT SUBMISSION	JG	2019-02

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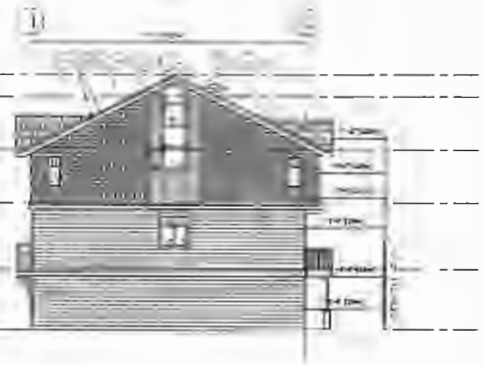
UNIT PLAN
B (INTERLOCKS 1 & 2)

A2.9

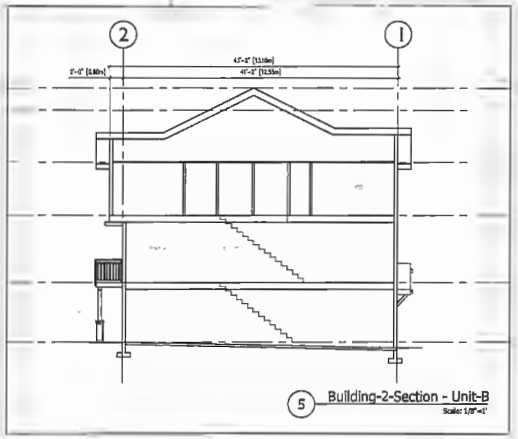
1 Building-2-North Elevation
Scale: 1/8"=1'

2 Building-2-East Elevation
Scale: 1/8"=1'

3 Building-2-South Elevation
Scale: 1/8"=1'



4 Building-2-West Elevation
Scale: 1/8"=1'



5 Building-2-Section - Unit-B
Scale: 1/8"=1'

LEGEND OF FINISHES

1. HARDIEPLANK SIDING – HORIZONTAL SIDING
   COLOUR #1 – Night GREY
2. HARDIEPLANK SIDING – BOARD & BATTEN
   COLOUR #2 – Pearl GREY
3. HARDIEPLANK SIDING – SHAKE
   COLOUR #3 – shoal brown
4. ASPHALT ROOF SHINGLE
   Colour – weathered wood
5. PAINTED WOOD TRIMS AND BRACKETS
   colour – WHITE
6. PAINTED FRONT DOOR
   colour – BLACK
7. VINYL WINDOW FRAMES
   COLOUR – STANDARD WHITE
8. HARDIEPANEL SIDING
   COLOUR – WHITE

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PROJECT INFO:
Sequoia Townhouses
23100, 23084 Lougheed Hwy
Maple Ridge

CLIENT:
Unique Homes-Maple Ridge

DATE	DRAWN BY
21-Mar-19	J.G
SCALE	PROJECT NO
1/8" = 1'-0"	19-207

REV	DESCRIPTION	BY	DATE
01	ISSUED FOR DEVELOPMENT PERMIT	JG	2019.04

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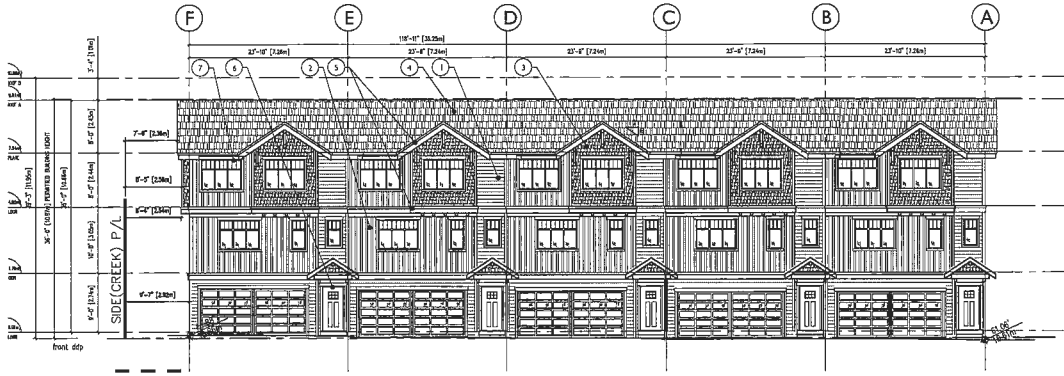
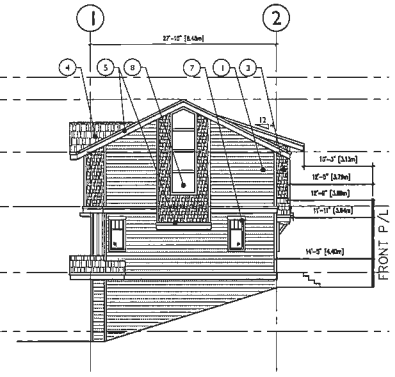
Building-2
Elevations

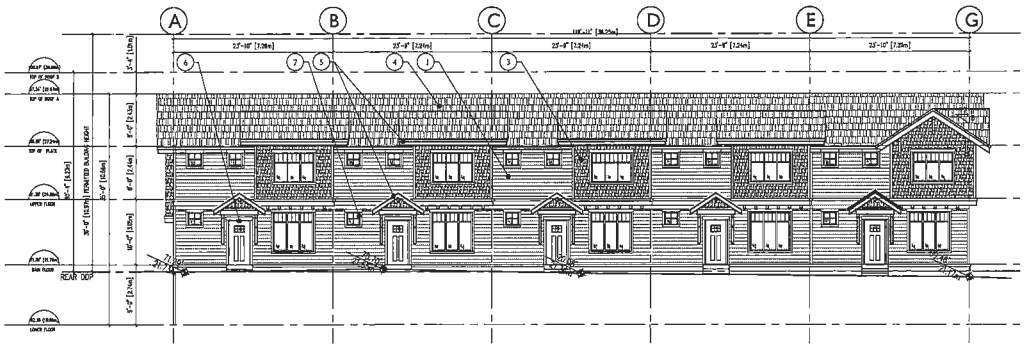
A3.2



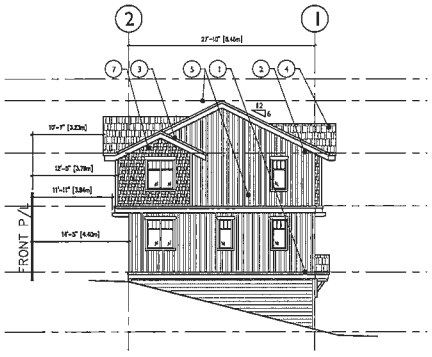
1 Building-6-West Elevation
Scale: 1/8"=1'



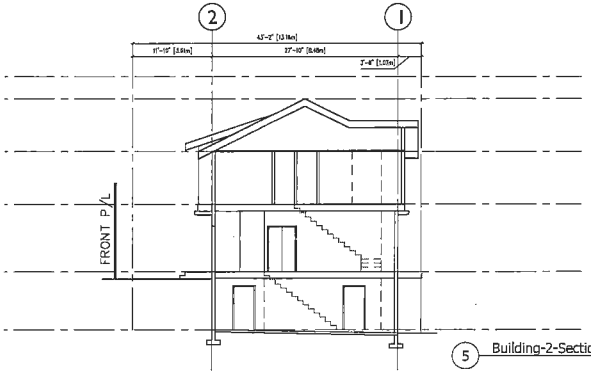
2 Building-6-South Elevation
Scale: 1/8"=1'



3 Building-6-East Elevation
Scale: 1/8"=1'



4 Building-6-North Elevation
Scale: 1/8"=1'



5 Building-2-Section - Unit-A1
Scale: 1/8"=1'

LEGEND OF FINISHES

1. HARDIEPLANK SIDING – HORIZONTAL SIDING COLOUR #1 – Night GREY
2. HARDIEPLANK SIDING – BOARD & BATTEN COLOUR #2 – Pearl GREY
3. HARDIEPLANK SIDING – SHAKE COLOUR #3 – khaki brown
4. ASPHALT ROOF SHINGLE Colour – weathered wood
5. PAINTED WOOD TRIMS AND BRACKETS colour – WHITE
6. PAINTED FRONT DOOR colour – BLACK
7. VINYL WINDOW FRAMES COLOUR – STANDARD WHITE
8. HARDIEPANEL SIDING COLOUR – WHITE

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Maple Ridge

CLIENT:
Unique Homes-Maple Ridge

DATE	DRAWN BY
21-Mar-19	J.G
SCALE	PROJECT NO
1/8" = 1'-0"	19-207

REV	DESCRIPTION	BY	DATE
2	DP-REVISED FOR PLANNING	JG	26-07-19
1	DP-REVISED FOR PLANNING	JG	26-07-19

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Building-6 Elevations

A3.6

UNIT

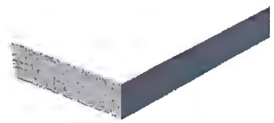
UNIT A

SPRUCE RAFTER TAILS
—PAINTED WHITE

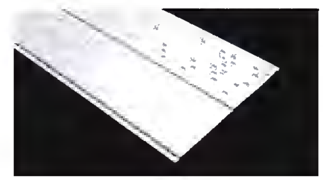
WOODEN KNEE BRACES—
PAINTED WHITE

UNIT B

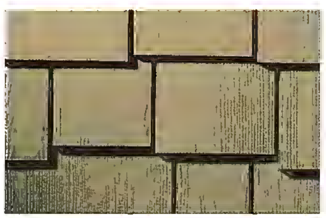
UNIT B



SPRUCE COMBED FASCIA—
PAINTED WHITE



KAYCAN ALUMINIUM PERFORATED
SOFFIT—
WHITE



HARDIE SHAKE SIDING—
NAVAJO BEIGE

HARDIE LAP SIDING—
NIGHT GREY

HARDIE VERTICAL BOARD &
BATTEN SIDING—
LIGHT MIST

IKO ARCHITECTURAL SERIES
SHINGLES—
DRIFTWOOD

FLAT ARCHITECTURE

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PROJECT INFO:
Sequoia Townhouses
23100, 23084 Lougheed Hwy
Maple Ridge

CLIENT:
Unique Homes-Maple Ridge

DATE: 21-Mar-19
DRAWN BY: J.G
SCALE: 1/8" = 1'-0"
PROJECT NO: 19-207

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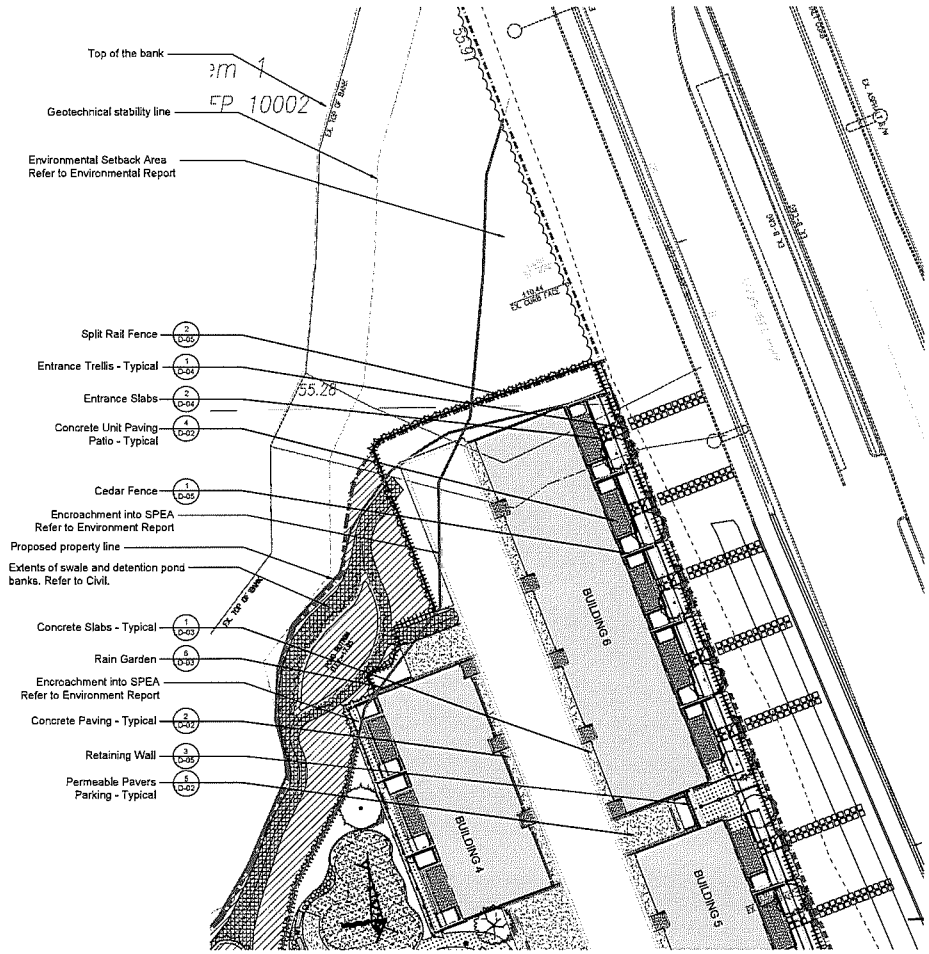
MATERIAL BOARD

A3.7



Matchline A - See Sheet L-05

1 OVERALL SITE PLAN NORTH
Scale 1:200

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	2 LD-02	CONCRETE PAVING
	4 LD-02	CONCRETE UNIT PAVING PATIOS Paver: Roman Manufacturer: Barkman Soldier Course Size: 225 x 225 x 60 Colour: Charcoal Field Size: 300 x 150 x 60 Colour: Antique Brown
	3 LD-02	CONCRETE UNIT PAVING VEHICULAR Type: Navarre Colour: Shoreline Slate Manufacturer: Barkman
	5 LD-02	PERMEABLE PAVERS Type: Navarre Colour: Antique Brown Manufacturer: Barkman Concrete
	1 LD-01	PLAY AREA FIBAR
	6 LD-02	CRUSHED GRANITE PATHWAY Material: Crushed Granite Colour: Grey
	1 LD-03	PAVING SLABS
	5 LD-01	DRIP STRIP
		PLANTING BEDS
		EXTENTS OF SWALE AND DETENTION POND BANKS. Refer to Civil

SOFTSCAPE MATERIALS

		SOD See Critical Landscape Notes for Specifications
	4 LD-03	SHRUB PLANTING

SITE FURNISHINGS/LIGHTING

	5 LD-05	TRASH RECEPTACLE Manufacturer: Wishbone or approved equals Model: Modena Curved Top Double Recycling Station
	3 LD-04	BENCH Model #: Modena Colour: Black Manufacturer: Wishbone Site Furnishings Mount: Surface mount
	3 LD-03	BOLLARD LIGHTING

FENCING

KEY	REF.	DESCRIPTION
	1 LD-05	CEDAR FENCE
	2 LD-05	SPLIT RAIL FENCE
	3 LD-05	RETAINING WALL

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer circinatum / Vine Maple	B & B	6cm		5
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	B & B	6cm		9
	Cornus kousa Starlight / Kousa Dogwood	B & B	6cm		2
	Ficus carica 'Chicago Hardy' / Chicago Hardy Fig	#20 pot			1
	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	B & B	6cm		10
	Sequoiadendron giganteum / Giant Sequoia	B & B		3.0m ht	1
	Thuja plicata / Western Red Cedar	B & B		3.0m ht	6

1: 200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

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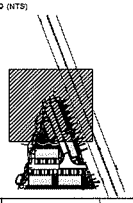
Key Map (NTS)



No.	By:	Description	Date
10	DJ	Re-issued for DP	June 17, 2020
9	DJ	Re-issued for DP	April 06, 2020
8	DR	Re-issued for DP	May 31, 2019
7	DJ	Re-issued for DP	Nov 26, 2018
6	DJ	Re-issued for DP	Oct 01, 2018
5	DJ	Re-issued for DP	Sept 14, 2018
4	YZ	Issued for DP	July 26, 2018
3	YZ	Issued for DP	Mar 21, 2018
2	TS	Issued for Comment	Mar 16, 2018
1	DJ	Issued for Development Permit	Nov 09, 2017

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
SEQUOIA TOWNHOMES

Location:
23100, 23084
LOUGHEED HWY

Drawn: YZ
Checked: DJ
Approved: DJ
Scale: 1:200
Stamp:
Origin 24"x36

APPENDIX D

Drawing Title: OVERALL SITE PLAN NORTH

NORTH

VDZ Project #: DP2017-23

Drawing #: L-04

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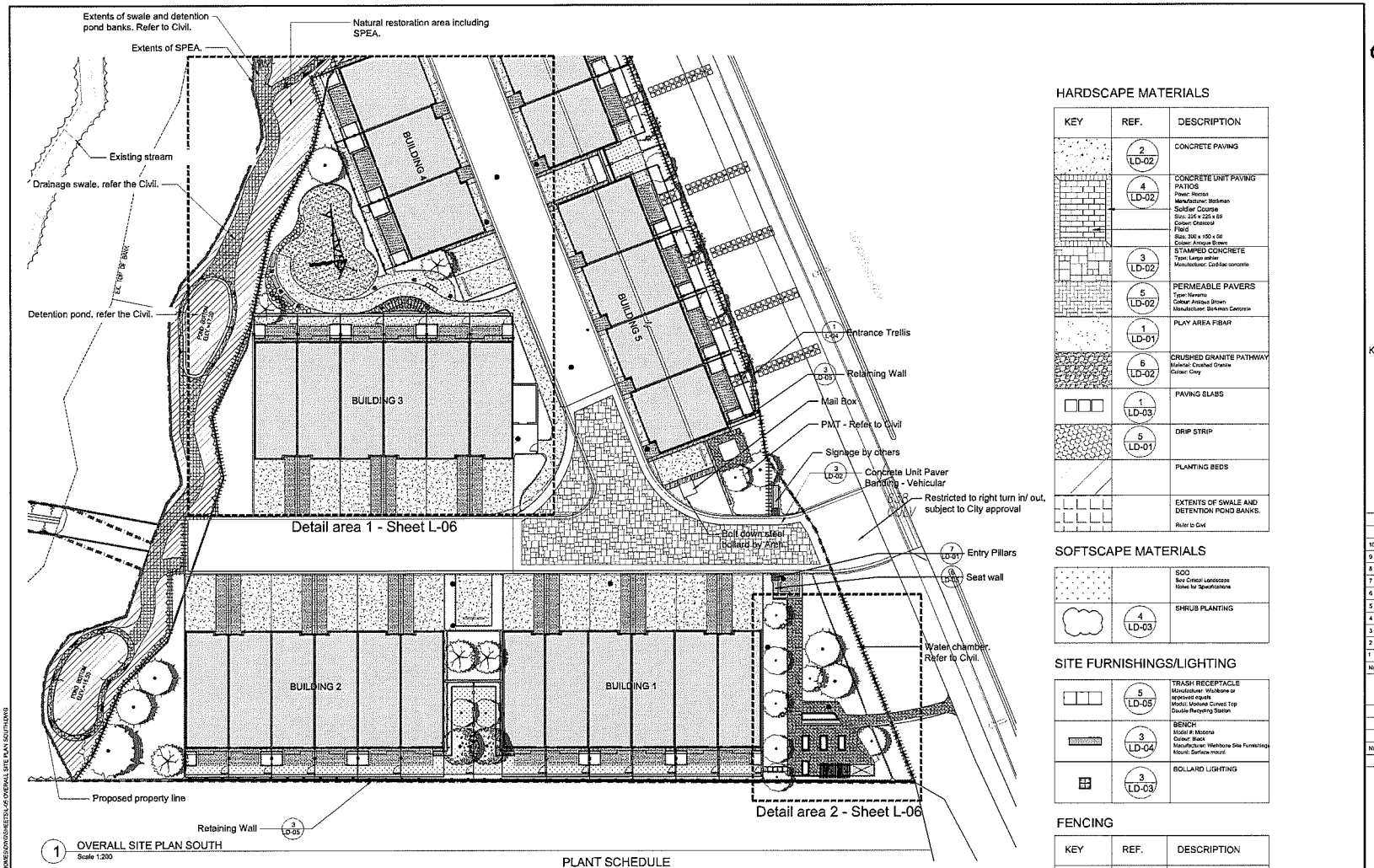

1 OVERALL SITE PLAN SOUTH
Scale 1:200

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	2 LD-02	CONCRETE PAVING
	4 LD-02	CONCRETE UNIT PAVING PATIOS Paver: Rocca Manufacturer: Barkman Soldier Course Size: 225 x 225 x 60 Colour: Charcoal Field Size: 300 x 150 x 60 Colour: Antique Brown
	3 LD-02	STAMPED CONCRETE Type: Large ashlar Manufacturer: Cadillac concrete
	5 LD-02	PERMEABLE PAVERS Type: Nanetta Colour: Antique Brown Manufacturer: Barkman Concrete
	1 LD-01	PLAY AREA FIBAR
	6 LD-02	CRUSHED GRANITE PATHWAY Material: Crushed Granite Colour: Grey
	1 LD-03	PAVING SLABS
	5 LD-01	DRIP STRIP
		PLANTING BEDS
		EXTENTS OF SWALE AND DETENTION POND BANKS. Refer to Civil

SOFTSCAPE MATERIALS

		SOD See Critical Landscape Notes for Specifications
	4 LD-03	SHRUB PLANTING

SITE FURNISHINGS/LIGHTING

	5 LD-05	TRASH RECEPTACLE Manufacturer: Wishbone or approved equals Model: Molded Curved Top Double Recycling Station
	3 LD-04	BENCH Model #: Modena Colour: Black Manufacturer: Methborne Site Furnishings Mount: Surface mount
	3 LD-03	BOLLARD LIGHTING

FENCING

KEY	REF.	DESCRIPTION
	1 LD-05	CEDAR FENCE
	2 LD-05	SPLIT RAIL FENCE
	3 LD-05	RETAINING WALL

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer circinatum / Vine Maple	B & B	6cm		5
	Acer palmatum 'Bloodgood' / Bloodgood Japanese Maple	B & B	6cm		8
	Cornus kousa Starlight / Kousa Dogwood	B & B	6cm		2
	Ficus carica 'Chicago Hardy' / Chicago Hardy Fig	#20 pot			1
	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple	B & B	6cm		10
	Sequoiadendron giganteum / Giant Sequoia	B & B		3.0m ht	1
	Thuja plicata / Western Red Cedar	B & B		3.0m ht	6

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

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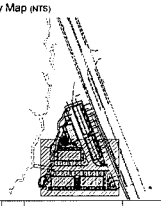
Key Map (NTS)



No.	By:	Description	Date
10	DJ	Issued for BP	June 22, 2020
9	DJ	Re-issued for DP	April 06, 2020
8	ER	Re-issued for DP	May 31, 2019
7	DJ	Re-issued for DP	Nov 28, 2018
6	DJ	Re-issued for DP	Oct 01, 2018
5	DJ	Re-issued for DP	Sept 14, 2018
4	YZ	Issued for DP	July 26, 2018
3	YZ	Issued for DP	Mar 21, 2018
2	TS	Issued for Comment	Mar 16, 2018
1	DJ	Issued for Development Permit	Nov 09, 2017

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
SEQUOIA TOWNHOMES

Location:
23100, 23084
LOUGHEED HWY

Drawn: YZ

Checked: DJ

Approved: DJ

Scale: 1:200

Stamp:

Original Sheet Size: 24"x36"

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Drawing Title: OVERALL SITE PLAN SOUTH

NORTH

VDZ Project #: DP2017-23

Drawing #: L-05

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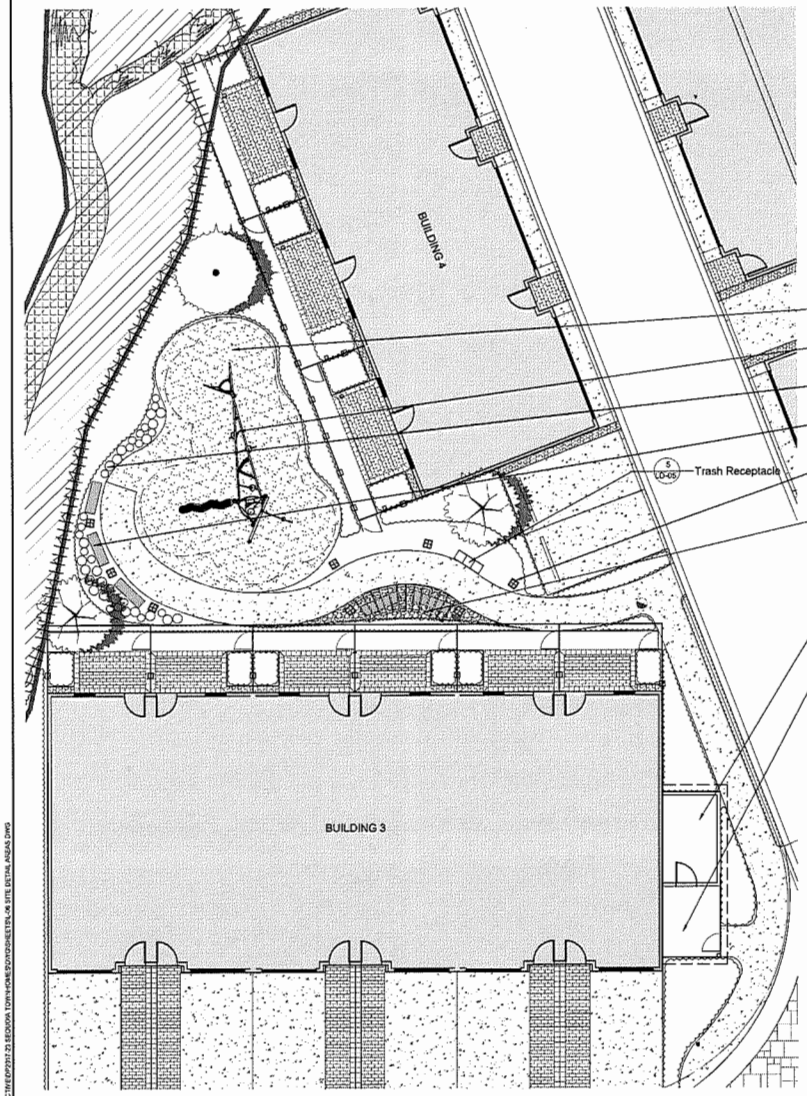
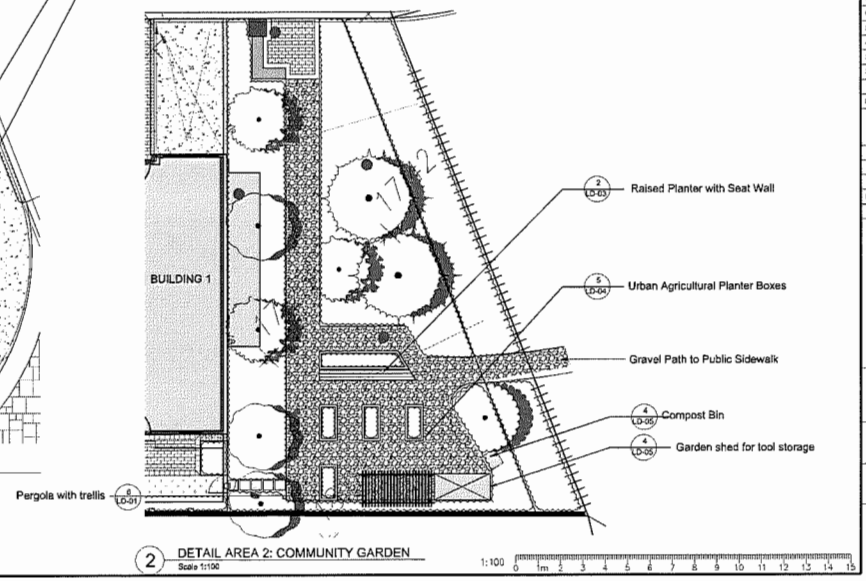


1 DETAIL AREA 1: COMMUNITY AMENITY
Scale 1:100



2 DETAIL AREA 2: COMMUNITY GARDEN
Scale 1:100

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	2 LD-02	CONCRETE PAVING
	4 LD-02	CONCRETE UNIT PAVING PATIOS Paver: Roman Manufacturer: Belkirven Solder/ Course Size: 255 x 225 x 60 Colour: Charbeal Field Size: 300 x 150 x 60 Colour: Antique Brown
	3 LD-02	STAMPED CONCRETE Type: Large ashlar Manufacturer: Cadillac concrete
	5 LD-02	PERMEABLE PAVERS Type: Navarro Colour: Antique Brown Manufacturer: Belkirven Concrete
	1 LD-01	PLAY AREA FIBAR
	6 LD-02	CRUSHED GRANITE PATHWAY Material: Crushed Granite Colour: Grey
	1 LD-03	PAVING SLABS
	5 LD-01	DRIP STRIP
		PLANTING BEDS
		EXTENTS OF SWALE AND DETENTION POND BANKS. Refer to Civil

SOFTSCAPE MATERIALS

		SOD See Critical Landscape Notes for Specifications
	4 LD-03	SHRUB PLANTING

FENCING

KEY	REF.	DESCRIPTION
	1 LD-05	CEDAR FENCE
	2 LD-05	SPLIT RAIL FENCE
	3 LD-05	RETAINING WALL

SITE FURNISHINGS/LIGHTING

	5 LD-05	TRASH RECEPTACLE Manufacturer: Webtoute or approved equals Model: Modena Curved Top Double Recycling Station
	3 LD-04	BENCH Model #: Modena Colour: Black Manufacturer: Westcons Site Furnishings Mount: Surface mount
	3 LD-03	BOLLARD LIGHTING

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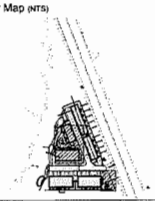
Key Map (NTS)



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5	DJ	Re-issued for DP	Sept 14, 2018
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3	YZ	Issued for DP	Mar 21, 2018
2	TS	Issued for Comment	Mar 16, 2018
1	DJ	Issued for Development Permit	Nov 17, 2017

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SEQUOIA TOWNHOMES

Location:
23100, 23084
LOUGHEED HWY

Drawn: YZ
Checked: DJ
Approved: DJ
Scale: 1:100
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Original Sheet Size: 24"x36".

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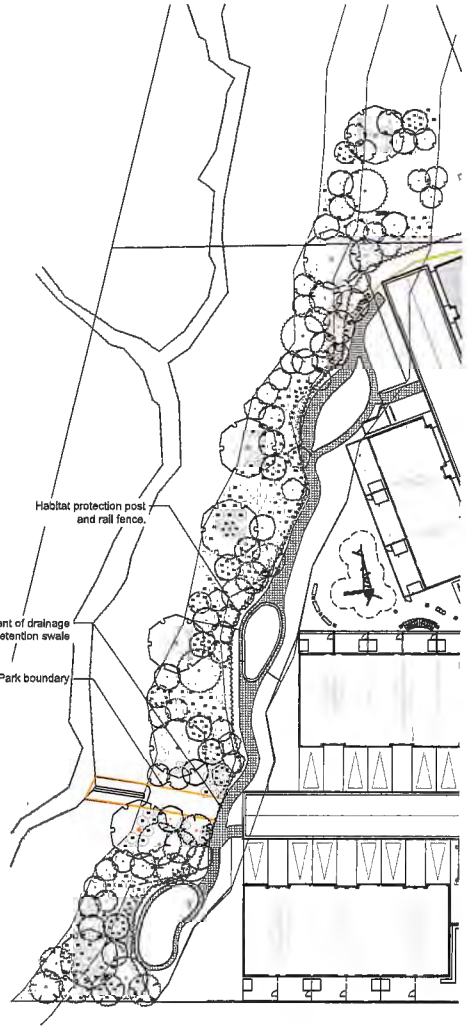
Drawing Title: SITE DETAIL AREAS

NORTH

VDZ Project #: DP2017-23

Drawing #: L-06

Z:\PROJECTS\DEVELOPMENT PERMIT\ACTIVE\DP2017-23 SEQUOIA TOWNHOMES\DWG\SITE\L-06 SITE DETAIL AREAS.DWG



1 NATURALIZED PLANTING - PARK AREA
Scale 1:300

PLANT SCHEDULE - PARK AREA

TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer ginnala / Vine Maple Clump Form	B & B			18
	Acer macrophyllum / Big Leaf Maple Uniform branching, nursery grown, dense tree, 1.8m (6') std.	B&B		8cm cal.	5
	Cornus nuttallii / Western Flowering Dogwood Uniform branching, nursery grown, dense tree, 1.8m (6') std.	B&B		8cm cal.	13
	Sequoiadendron giganteum / Giant Sequoia	B & B		5-6 m ht.	5
	Sorbus aucuparia / Mountain Ash Uniform branching, nursery grown, dense tree, 1.8m (6') std.	B&B		8cm cal.	38
	Thuja plicata / Western Red Cedar	B & B		3.0m ht.	16

SHRUBS	BOTANICAL / COMMON NAME	CONT	NATIVE	QTY
Cs	Cornus sericea/stolonifera / Dogwood	#3		8
Ga	Gaultheria shallon / Salal Nursery grown, well established	#2	Locally Native	16
Mn	Mahonia nervosa / Oregon grape Nursery grown, well established	#3	Locally Native	5
RG	Ribes Gymnocarpa / Baldhip Rose Nursery grown, well established	#2	Locally Native	14
RS	Rubus spectabilis / Salmonberry	#3		103
Sp	Salix lasiandra / Pacific Willow Nursery grown, well established	#3	Locally Native	22
SR	Sambucus racemosa / Red Elderberry	#3		96
SA	Symphoricarpos albus / Common White Snowberry	#3		68

GRASSES	BOTANICAL / COMMON NAME	CONT	NATIVE	QTY
J	Juncus effusus / Soft Rush Nursery grown, well established	#1		11
P	Panicum virgatum 'Northwind' / Switch Grass Nursery grown, well established	#1		15

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	NATIVE	QTY
PM	Polystichum munitum / Western Sword Fern	#2		24

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	NATIVE	SPACING	QTY
	Carex Obnupta / Slough sedge Nursery grown, well established	#1	Locally Native	1000mm	38

PLANT SCHEDULE - CR AREA

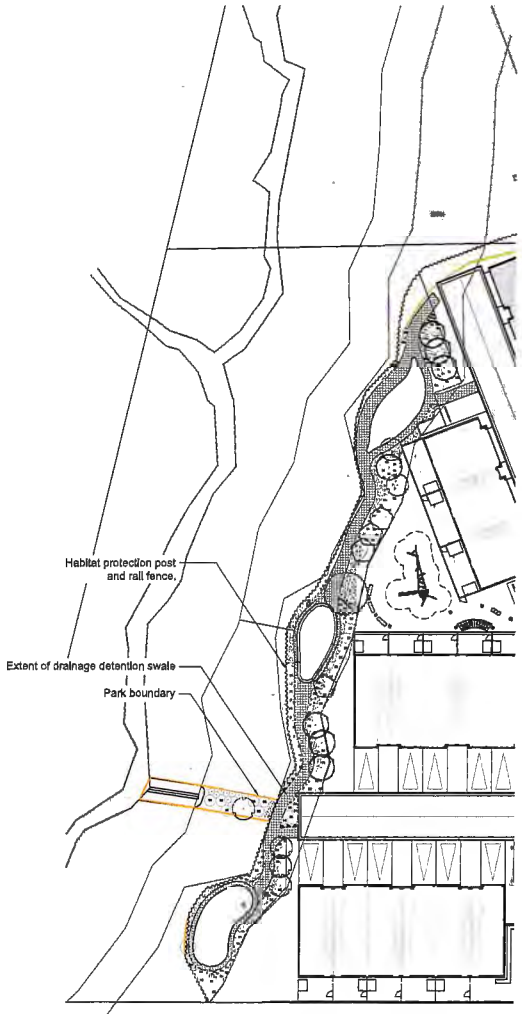
TREES	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	QTY
	Acer ginnala / Vine Maple Clump Form	B & B			7
	Cornus nuttallii / Western Flowering Dogwood Uniform branching, nursery grown, dense tree, 1.8m (6') std.	B&B		8cm cal.	4
	Sequoiadendron giganteum / Giant Sequoia	B & B		5-6 m ht.	1
	Sorbus aucuparia / Mountain Ash Uniform branching, nursery grown, dense tree, 1.8m (6') std.	B&B		8cm cal.	6

SHRUBS	BOTANICAL / COMMON NAME	CONT	NATIVE	QTY
Cs	Cornus sericea/stolonifera / Dogwood	#2		17
Ga	Gaultheria shallon / Salal Nursery grown, well established	#2	Locally Native	36
Mn	Mahonia nervosa / Oregon grape Nursery grown, well established	#3	Locally Native	38
RG	Ribes Gymnocarpa / Baldhip Rose Nursery grown, well established	#2	Locally Native	38
RS	Rubus spectabilis / Salmonberry	#2		9
SR	Sambucus racemosa / Red Elderberry	#2		20
SA	Symphoricarpos albus / Common White Snowberry	#2		17

GRASSES	BOTANICAL / COMMON NAME	CONT	NATIVE	QTY
J	Juncus effusus / Soft Rush Nursery grown, well established	#1		83
P	Panicum virgatum 'Northwind' / Switch Grass Nursery grown, well established	#1		42

ANNUALS/PERENNIALS	BOTANICAL / COMMON NAME	CONT	NATIVE	QTY
PM	Polystichum munitum / Western Sword Fern	#2		12

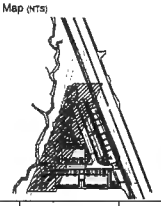
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	NATIVE	SPACING	QTY
	Carex Obnupta / Slough sedge Nursery grown, well established	#1	Locally Native	1000mm	53



2 NATURALIZED PLANTING - CR AREA
Scale 1:300

van der Zalm + associates Inc.
Parks & Recreation + Civil Engineering
Urban Design + Landscape Architecture
Suite 1, 20177 97b Avenue
Langley, British Columbia
V1M 4B9
P 604.882.0884
F 604.882.0848
info@vdzassociates

Key Map (NTS)



No.	By:	Description	Date
10	DJ	Issued for BP	June 22, 2020
9	DJ	Re-Issued for DP	April 09, 2020
8	DR	Re-Issued for DP	May 31, 2019
7	DJ	Re-Issued for DP	Nov 26, 2018
6	DJ	Re-Issued for DP	Oct 01, 2018
5	DJ	Re-Issued for DP	Sept 14, 2018
4	YZ	Issued for DP	July 26, 2018
3	YZ	Issued for DP	Mar 21, 2018
2	TS	Issued for Comment	Mar 16, 2018

REVISIONS TABLE FOR DRAWINGS

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No.	By:	Description	Date

REVISIONS TABLE FOR SHEET

Project:
SEQUOIA TOWNHOMES

Location:
23100, 23084
LOUGHEED HWY

Drawn: ET
Checked: TM
Approved: APPROVED
Scale: As Shown
Stamp:
Original Sheet Size: 24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON SITE AND REPORT ANY ERRORS OR OMISSIONS TO THE CONSULTANT BEFORE PROCEEDING. ALL DRAWINGS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK. ALL REDONNE/SUPPLANTS/SP DRAWINGS MUST NOT BE PRICED FOR CONSTRUCTION UNLESS LABELED ISSUED FOR TENDER/CONSTRUCTION.

Drawing Title: PLANTING PLAN NATURALIZED SWALE

NORTH

VDZ Project #: DP2017-23

Drawing #: L-09

Z:\PROJECTS\DEVELOPMENT FORMATION\DP2017-23 SEQUOIA TOWNHOMES\DWG\SHEETS\L-09 PLANTING PLAN NATURALIZED SWALE.DWG

1 SOUTH WEST PERSPECTIVE FROM LOUGHEED HWY

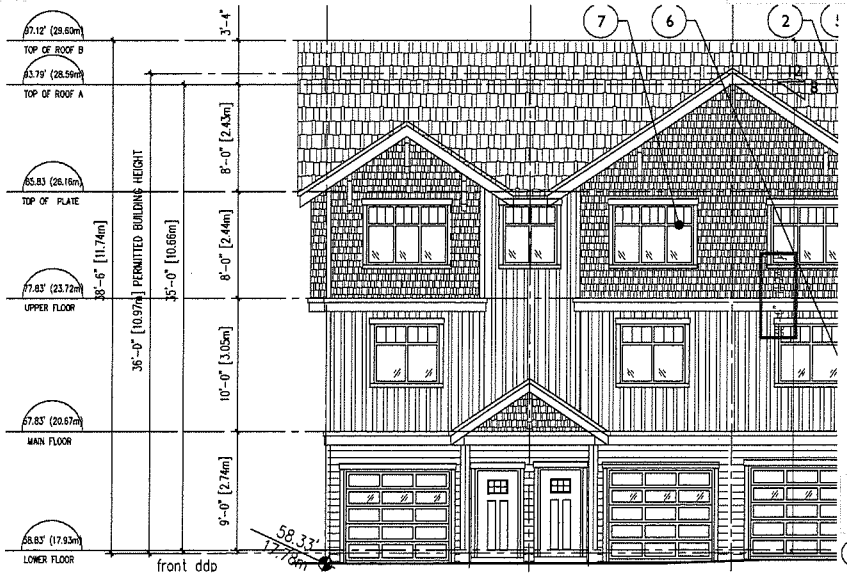
APPENDIX E

BUILDING 1(UNIT TYPE B)
PERMITTED HEIGHT- 36'-0"(10.97M)
PROPOSED HEIGHT- 39'-3"(11.95m)-VARIANCE REQUIRED

1 Building-1-North Elevation
Scale: 1/4"=1'

BUILDING 2(UNIT TYPE B)
PERMITTED HEIGHT- 36'-0"(10.97M)
PROPOSED HEIGHT- 39'-4"(12.00m)-VARIANCE REQUIRED

2 Building-2-North Elevation
Scale: 1/4"=1'



BUILDING 3 (UNIT TYPE B)
PERMITTED HEIGHT- 36'-0"(10.97M)
PROPOSED HEIGHT- 38'-6"(11.74m)-VARIANCE REQUIRED

3 Building-3-South Elevation
Scale: 1/4"=1'

APPENDIX F

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
Sequoia Townhouses
23100, 23084 Lougheed Hwy
Maple Ridge

CLIENT:
Unique Homes-Maple Ridge

DATE	DRAWN BY
21-Mar-19	J.G
SCALE	PROJECT No
1/8" = 1'-0"	19-207

REV	DESCRIPTION	BY	DATE
1	FOR CONSIDERATION OF REVISION		

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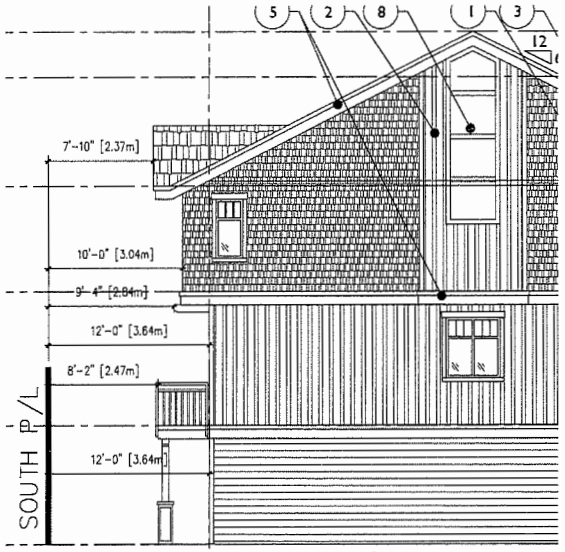
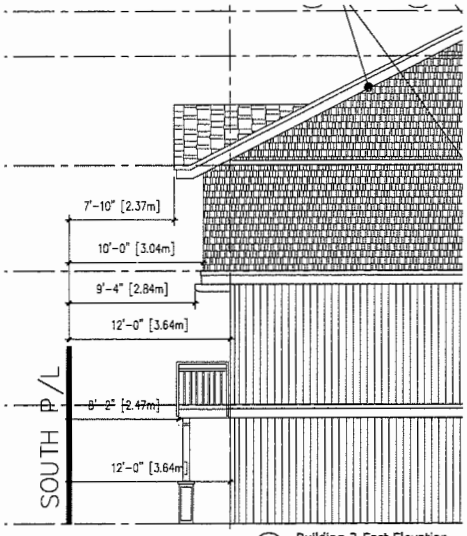
BUILDING HT VARIANCE

A3.8



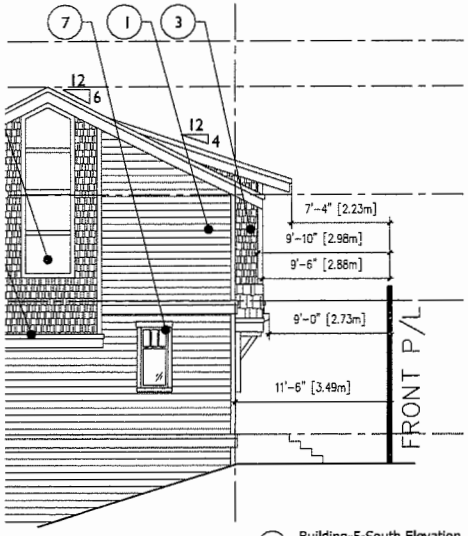
1 Building-1-East Elevation
Scale: 1/4"=1'

BUILDING 1 (SOUTH PROPERTY LINE)
REQUIRED SETBACK- 6 M
PROPOSED SETBACK- 3.6 M -(VARIANCE REQUIRED)



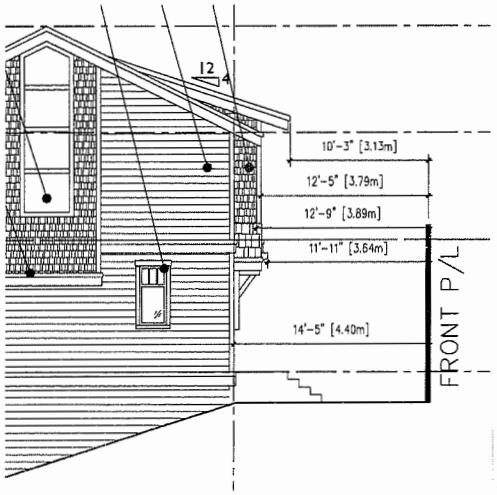
2 Building-2-East Elevation
Scale: 1/4"=1'

BUILDING 2 (SOUTH PROPERTY LINE)
REQUIRED SETBACK- 6 M
PROPOSED SETBACK- 3.6 M -(VARIANCE REQUIRED)



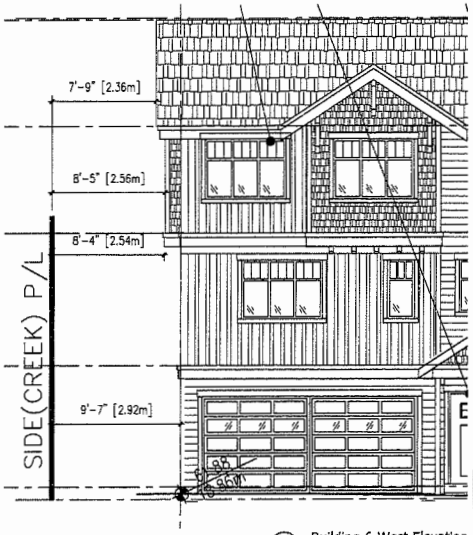
3 Building-5-South Elevation
Scale: 1/4"=1'

BUILDING 5 (FRONT LOUGHEED PROPERTY LINE)
REQUIRED SETBACK- 7.5 M
PROPOSED SETBACK- 3.49 M -(VARIANCE REQUIRED)



4 Building-6-South Elevation
Scale: 1/4"=1'

BUILDING 6 (FRONT LOUGHEED PROPERTY LINE)
REQUIRED SETBACK- 7.5 M
PROPOSED SETBACK- 4.40 M -(VARIANCE REQUIRED)



5 Building-6-West Elevation
Scale: 1/4"=1'

BUILDING 6-UNIT 27 (SIDE CREEK PROPERTY LINE)
REQUIRED SETBACK- 4.50 M
PROPOSED SETBACK- 2.92 M -(VARIANCE REQUIRED)

FLAT ARCHITECTURE INC
Unit 209- 6321 King George Blvd
Surrey BC, V3X 1G1
www.flatarchitecture.ca
contact@flatarchitecture.ca
Ph: 604-503-4484

PROJECT INFO:
Sequoia Townhouses
23100, 23084 Lougheed Hwy
Maple Ridge

CLIENT:
Unique Homes-Maple Ridge

DATE	DRAWN BY
21-Mar-19	J.G

SCALE	PROJECT NO
1/8" = 1'-0"	19-207

REV	DESCRIPTION	BY	DATE
1	ISSUED FOR REVIEW	JG	21-Mar-19

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SETBACK VARIANCE

A3.9

July 30, 2018
23100 and 23084 Lougheed Highway, Maple Ridge

Proposed Townhome Development

23100 and 23084 Lougheed Highway, Maple Ridge

File No. 217-390-DP

Letter to the Advisory Design Panel

City of Maple Ridge

11995 Haney Place

Maple Ridge, BC V2X 6A9

Response to motion

The following resolution was passed in regards to File No. 2017-390-DP at the July 18, 2018 meeting of the Advisory Design Panel. Please forward this information on to the applicant.

R/2018-035

It was moved and seconded

> That the following concerns regarding File No. 2017-390-DP be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information.
>
> Landscape Comments:
>
> 1. Consider adding more trees North of the community garden along the path;
> 2. Consider adding more buffering with plants from the community garden to the adjacent residence on the West side;
> 3. Consider making the central circle garden in the community garden a space for gardening complete with a seating wall;
> 4. Consider changing the shape of the circular paving in the central community garden adjacent to the fence so as to meet the fence more squarely. Also consider including a trellis to support vertical plant growth;
> 5. Provide detail for garden shed;
> 6. Coordinate the planting along the Western portion of the site with the native species required within the environmental area;
> 7. Provide an entrance feature at the main driveway;
> 8. Reflect City of Maple Ridge requirements on the site and landscaping plans for the turn restricted driveway entrance;
> 9. Provide pedestrian connectivity from the public sidewalk to the gathering area;
> 10. Provide waste and recycling receptacle in the gathering area;
> 11. Consider extending or reshaping the crossing area of special paving so it covers the desire line from the mailboxes to the other end of the path on the East side of the building to

improve safety. Also review the desire line from the community garden into the development where the path ends at the main driveway entrance;

12. Redefine the special paving to be spaced and used to slow down vehicular traffic entering the development; consider radial landscape geometry that is currently in place.

Architectural Comments:

1. Consider softening end units through articulation and materials and/or the addition of windows, particularly in units visible from Lougheed Hwy;
2. Re-evaluate locations of glazing on end units the near roof peak;
3. Coordinate material transitions on facades.

Below is a brief description of the revisions that have been incorporated in response to the above items:

Landscape Comments 1-12: Refer to response letter and revised drawings from Van Der Zalm + Associates.

Architectural Comments:

A1. Windows have been added to every end unit. All visible end units have been articulated with material changes and bump-outs, namely: Building 1-Unit 1; Building 2-Unit 5; Building 3-Unit 13; Building 4-Units 14 and 19; Building 5-Unit 20; and Building 6-Unit 32.
A2. The material on the end units the near roof peak is Hardipanel siding.
A3. The material transitions have been coordinated.

A4. The following sheets have been added to the set as presented at the ADP meeting:
A001 Rendering
A102 Context Photos
A103 Shadow Analysis
A406 Material Board
A5. Client requested changes to Unit B.

With the above revisions implemented we look forward to the project moving forward with staff and council support.

Regards,

David Echaiz-McGrath,
Architect AIBC, SAA - Principal
WENSLEY ARCHITECTURE LTD.

van der Zalm + associates inc.
LANDSCAPE ARCHITECTURE – URBAN DESIGN – PARKS AND RECREATION – ENVIRONMENTAL SERVICES

Affirmative Response Re: ADP Resolution - 2017-390-DP

VDZ PROJECT NO:	DP2017-23	PROJECT TITLE:	Sequoia Townhomes
ATTENTION:	Adrian Kopystynski		
DATE:	July 27th, 2018		

We are forwarding the following documents via:			FAX		COURIER		EMAIL	X
As requested		For your information		For your comment		For your use	

This letter is in response to comments provided by the ADP Panel on July 18th, 2018

ITEM	DIVISION COMMENTS	RESPONSE
1.	Consider adding more trees North of the community garden along the path.	*Additional trees have been provided along the pedestrian path*
2.	Consider adding more buffering with plants from the community garden to the adjacent residence on the West side	*The planting area to the west of the community garden has been increased with additional plantings*
3.	Consider making the central circle garden in the community garden a space for gardening complete with a seating wall	*A seat wall has been added to this planter. The planter will act as an additional community garden.*
4.	Consider changing the shape of the circular paving in the central community garden adjacent to the fence so as to meet the fence more squarely. Also consider including a trellis to support vertical plant growth.	*The garden shed location has been adjusted and a trellis included next to this structure.*
5.	Provide detail for garden shed	*Images have been provided for the garden shed. The shed will be further developed at BP.*
6.	Coordinate the planting along the Western portion of the site with the native species required within the environmental area	*Plantings along the west property line have been coordinated with the environmental report.*
7.	Provide an entrance feature at the main driveway	*Entrance signage has been added at the main driveway and connected to the proposed fencing.*
8.	Reflect City of Maple Ridge requirements on the site and landscaping plans for the turn restricted driveway entrance	*This will be reflected on civil drawings*

9.	Provide pedestrian connectivity from the public sidewalk to the gathering area	*Pedestrian connection will be through the main drive aisles. As this is a smaller development dedicated pathways are not an efficient use of space. The gathering area is within the development and will mostly be used by this development's residents.*
10.	Provide waste and recycling receptacle in the gathering area	*Waste and recycling receptacle has been added.*
11.	Consider extending or reshaping the crossing area of special paving so it covers the desire line from the mailboxes to the other end of the path on the East side of the building to improve safety. Also review the desire line from the community garden into the development where the path ends at the main driveway entrance	*The crossing paving pattern has been adjusted to provide a safe crossing from the amenity space and adjacent buildings to the mailbox. A direct connection from the community garden to the main driveway crossing has been provided.*
12.	Redefine the special paving to be spaced and used to slow down vehicular traffic entering the development; consider radial landscape geometry that is currently in place	*A radial geometry has been provided.*

END.

MAPLE RIDGE
British Columbia

mapleridge.ca City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 21, 2020
		FILE NO:	2020-198-DVP
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Development Variance Permit 12182 and 12184 228 Street**

EXECUTIVE SUMMARY:

The applicant received approval for development on the original property located at 12182 228 Street, to develop into three R-3 (Special Amenity Residential District) zoned lots under applications 2013-117-RZ/SD/DP. During construction, it was discovered that the BC Hydro lines cannot be established underground as required for 12182 and 12184 228 Street. Development Variance Permit application (2020-198-DVP) has been received to request the following:

1. To waive the requirement to provide underground utilities for the subject two lots, and allow servicing by overhead utility poles.

It is recommended that Development Variance Permit 2020-198-DVP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2020-198-DVP respecting property located at 12182 and 12184 228 Street.

DISCUSSION:

a) Background Context

Applicant/Owner:	Bahal Holdings Inc
Legal Description:	Lot 1, District lot 20, township 20, New Westminster District Plan EPP94960 Lot 2, District Lot 20, Township 12, New Westminster District Plan EPP94960
OCP :	
Existing:	SF (Single-Family Residential)
Proposed:	SF (Single-Family Residential)
Zoning:	
Existing:	R-3 (Special Amenity Residential District)
Proposed:	R-3 (Special Amenity Residential District)

Surrounding Uses:

North:	Use:	Temporary access to back lane
	Zone:	R-3 (Special Amenity Residential District
	Designation:	Single Family Residential

South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single Family Residential
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single Family Residential
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential) and RM-1 (Townhouse Residential)
	Designation:	Single Family Residential

Existing Use of Property:	Single Family Residential
Access:	Back lane
Servicing:	Urban Residential
Previous) Applications:	2013-117-RZ/SD/DP

b) Project Description:

The original application 2013-117-SD was to subdivide the property into three lots, where the third (northern) lot is serving as a temporary access to the back lane, with a No Build covenant and a right-of-way registered on Title (see Appendix A & C). Under the Subdivision & Development Bylaw the applicant was required to service the subject two lots by underground third party utilities. It became apparent at preparing for construction that BC Hydro was not able to meet this requirement, as there is not enough space on the east side of 228 Street to accommodate their works underground. In working with BC Hydro the applicant developed a solution to allow servicing the subject two lots via overhead lines, and for future development on adjacent lots to the north, to require additional dedication along the east side of 228 Street to accommodate BC Hydro.

Staff had reviewed what an additional 3.0m of road dedication along the east side of 228 Street would mean to future development on this block to the north of the subject properties. This applicant is also working on this next phase of development in this block. The applicant expressed concerns that the 3.0m road dedication might not allow him to construct the type of homes he wants to market on those future lots on the adjacent development. The future proposed lots will technically still meet the zone requirements for depth and area with this extra dedication.

c) Variance Analysis:

The Subdivision and Development Services Bylaw establishes general regulations for servicing 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 Appendices B and C):

1. *Subdivision and Development Services Bylaw No. 4800-1993, Schedule A – Services and Utilities:* To waive the requirement of underground utilities, and allow servicing the subject two lots by overhead utilities.

Engineering can support a Development Variance Permit application to service the two lots by overhead utilities and that future developments on adjacent lots will be required to provide an additional 3.0m of dedication along the east side of 228 Street to accommodate underground third party utilities.

Staff does not support a DVP for the northern third lot, located at 12186 228 Street, as it cannot develop until the adjacent property to the north develops, to allow for the removal of the No Build covenant. Development of adjacent properties will include the additional road dedication to accommodate underground servicing which will also service this existing lot.

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

CONCLUSION:

The proposed variance to allow properties 12182 and 12184 228 Street to be serviced by overhead utilities for BC Hydro and Telus/Shaw can be supported as these utilities cannot currently be accommodated underground due to the road being offset to the east in the existing right of way. It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2020-198-DVP.

"Original signed by Therese Melser"

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

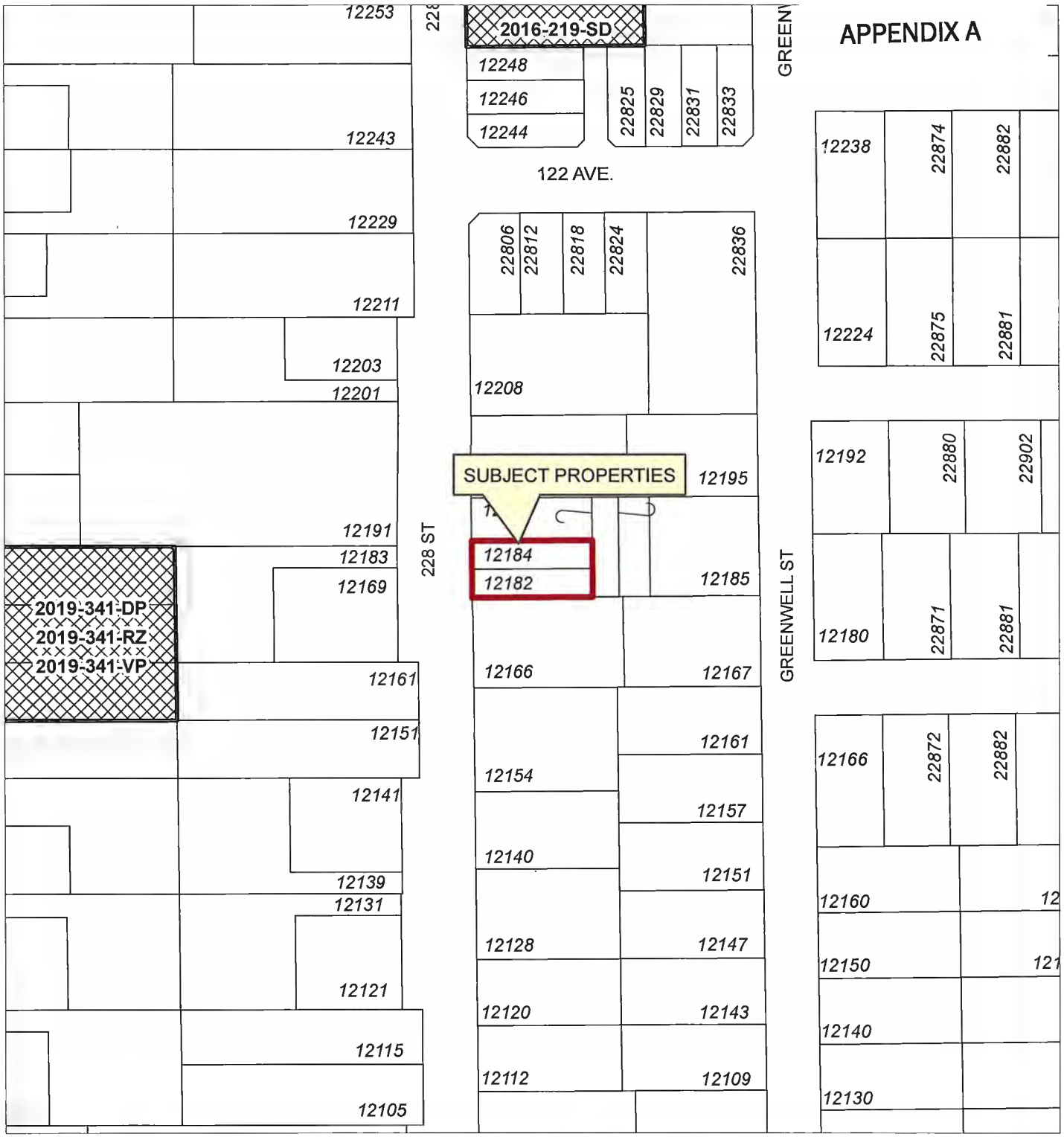
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"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 – Approved Subdivision Plan via previous application 2013-117-SD



N

Scale: 1:1,500

Legend

Active Applications (RZ/SD/DP/VP)

12182/84 228 STREET
PID'S: 030-917-221 & 030-917-239

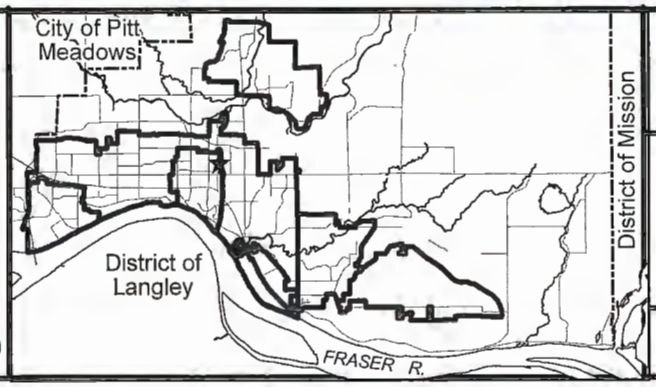
PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-198-VP
DATE: Jun 26, 2020
BY: PC

Scale: 1:1,500



12182/84 228 STREET
PID'S: 030-917-221 & 030-917-239

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2020-198-VP
DATE: Jun 26, 2020
BY: PC

SUBDIVISION PLAN OF LOT A, SECTION 20, TOWNSHIP 12, NEW WESTMINSTER DISTRICT, PLAN EPP90716

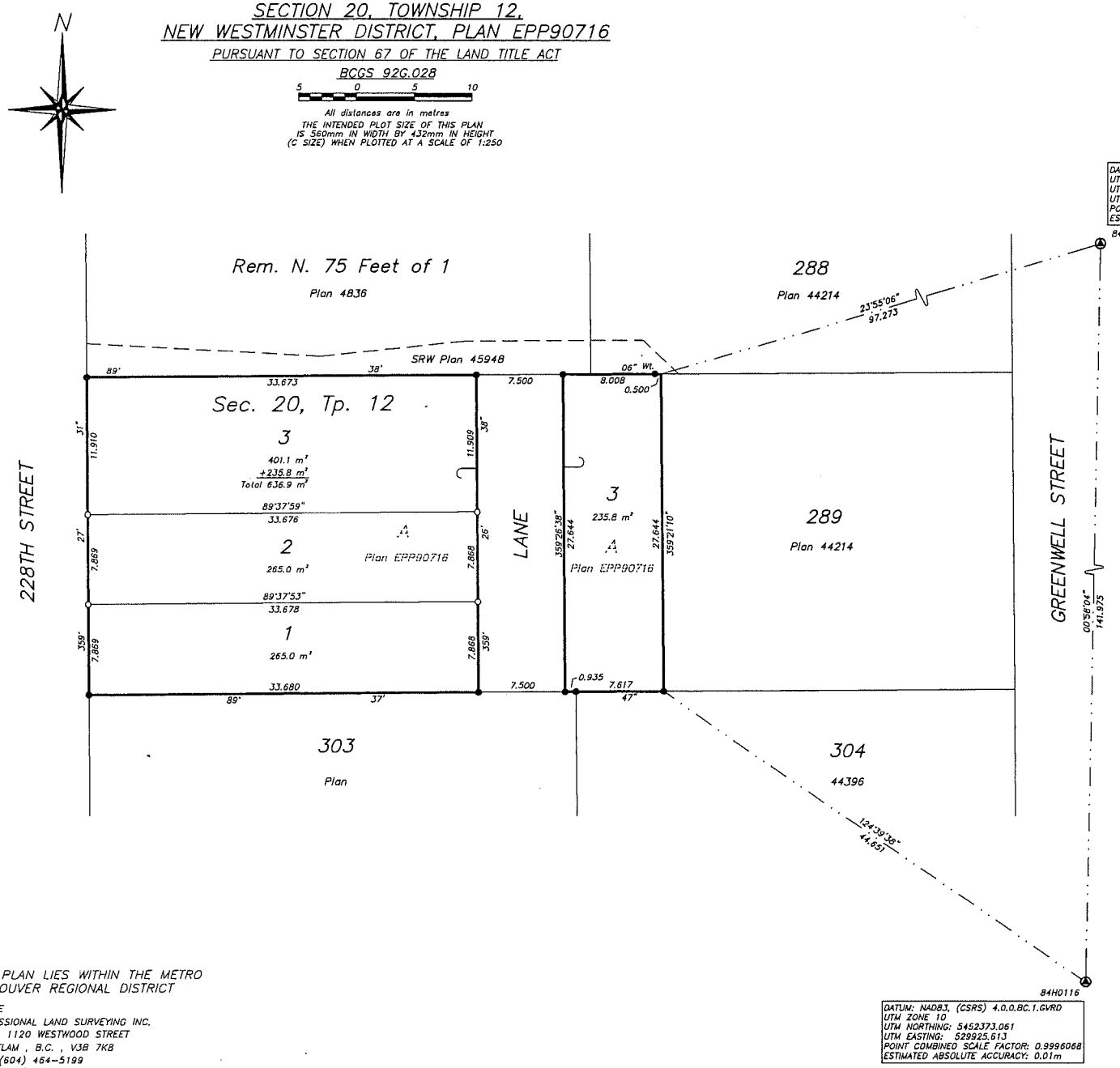
PURSUANT TO SECTION 67 OF THE LAND TITLE ACT

BCGS 92G.028

Plan EPP94960

5 0 5 10

All distances are in metres
THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:250



LEGEND

- ⊕ indicates control monument found
- ● indicates standard iron post found
- ○ indicates standard iron post placed
- m² indicates square metres
- Wt. indicates witness

This plan shows one or more witness posts which are not set on the true corner(s).

Integrated Survey Area No. 36, Maple Ridge, NAD83, (CSRS), 4.0.0.BC.1.GVRD

Grid bearings are derived from observations between geodetic control monuments 84H9966 and 84H0116 and are referred to the central meridian of UTM zone 10 (123° West Longitude).

The UTM coordinates and estimated absolute accuracy achieved have been derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 84H9966 and 84H0116.

This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996068 which has been derived from geodetic control monuments 84H9966 and 84H0116.

THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF MAPLE RIDGE.

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 24TH DAY OF JULY, 2019.
WILLIAM PAPOVE, BCLS #593

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT

PAPOVE
PROFESSIONAL LAND SURVEYING INC.
202 – 1120 WESTWOOD STREET
COQUITLAM , B.C. , V3B 7K8
TEL : (604) 464-5199
FAX : (604) 464-6509

FILE NUMBER : 7202E-1

APPENDIX C

MAPLE RIDGE
British Columbia
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City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 21, 2020
		FILE NO:	11-5255-40-180
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **Award of Contract RFP-EN20-30: Engineering Consulting Services for Roadway Data Collection and Pavement Management System Reporting**

EXECUTIVE SUMMARY:

The purpose of this report is to obtain Council approval to award the contract for Engineering Consulting Services for Roadway Data Collection and Pavement Management System Reporting to Tetra Tech Canada Inc. in the amount of $159,604.00 excluding taxes.

The City's existing pavement management plan for all road classifications (arterials, collectors and local roads) was completed by Tetra Tech Canada Inc. in the spring of 2015 based on data collected in 2014. The work was comprised of two components. The first component entailed field data collection, updating pavement inventory and surface and sub-surface condition survey of all arterials, collectors and local roads of the road network in Maple Ridge. The second component consisted of an overall pavement management system report that provided a multi-year remediation, rehabilitation and road improvements plan and prioritization of roads in the maintenance program under various budget scenarios and service levels. This was mainly achieved by performing a life cycle analysis to quantify the City's long-term funding needs in order to maintain and/or improve pavement assets.

Later in December 2015, Tetra Tech Canada Inc. was retained by the City to integrate TransLink's data of all Major Road Network (MRN) roads into the 2014/2015 pavement management program.

The City's pavement management report is a living document and an important part of asset management. Road conditions can change significantly over the course of a few years depending on a number of factors; previously collected data needs to be routinely updated every five years. As such, a Request for Proposal (RFP) for Engineering Consulting Services for Roadway Data Collection and Pavement Management System Reporting was issued on May 15, 2020 and closed on June 9, 2020.

Following a detailed review and evaluation of the proposals received, this report recommends that Tetra Tech Canada Inc. be awarded the contract for the amount of $159,604.00 excluding taxes. This report also recommends that a $15,960.00 contingency be established for unanticipated additional works for a total of $175,564.00. The total project cost is within the current funding envelope.

RECOMMENDATION:

That Contract RFP-EN20-30: Engineering Consulting Services for Roadway Data Collection and Pavement Management System Reporting be awarded to Tetra Tech Canada Inc. in the amount of $159,604.00 excluding taxes; and

That a contingency of $15,960.00 be approved for unanticipated additional works; and further

That the Corporate Officer be authorized to execute the Contract.

DISCUSSION:

a) Background Context:

The City's existing pavement management plan for all road classifications (arterials, collectors and local roads) was completed by Tetra Tech Canada Inc. in 2008 and 2015 respectively. The work was comprised of two components. The first component entailed field data collection of a pavement inventory and surface condition survey of all arterials, collectors and local roads. The objective of this component was to prepare a comprehensive report providing updated inventory of surface and sub-surface condition of the road network in Maple Ridge. The second component consisted of an overall pavement management system report which provided a multi-year remediation, rehabilitation and road improvements plan. This plan included a variety of maintenance options for roads in the maintenance program under various budget scenarios and service levels. This was mainly achieved by performing a life cycle analysis to quantify the City's long-term funding needs to maintain and/or improve pavement assets.

Later in December 2015, Tetra Tech Canada Inc. was retained by the City to integrate TransLink's data of all MRN roads into the 2014/2015 pavement management program.

The City's pavement management report is a living document and an important part of asset management. Road conditions can change significantly over the course of a few years depending on a number of factors; previously collected data needs to be routinely updated every five years. As such, an RFP for Engineering Consulting Services for Roadway Data Collection and Pavement Management System Reporting was issued on May 15, 2020 and closed on June 9, 2020.

RFP Process and Evaluation

The RFP was posted on the City of Maple Ridge, Civic Info and BC Bid websites on May 15, 2020 with a closing date of June 9, 2020. Two proposals were received and after detailed analysis, the evaluation team concluded that Tetra Tech Canada Inc. submitted the highest rated and most technically sound proposal with a fee of $159,604.00 (including an optional item). A video stream of the pavement and any ancillary features (i.e., sidewalk, curb and gutter, sign inventory and street lighting) will be provided. All proposals were evaluated in accordance with the evaluation criteria provided to the proponents.

b) Desired Outcome:

The desired outcome of this project is to conduct field data collection to create an inventory of surface and sub-surface conditions of the road network in Maple Ridge along with a pavement management system report that will provide a multi-year remediation, rehabilitation and road improvements plan.

c) Strategic Alignment:

Council's Strategic Plan directs staff to manage municipal infrastructure to accommodate growth in accordance with OCP. The updated pavement management system reporting will allow the City to maintain and/or improve its pavement assets by prioritizing roads in the annual paving program in the most cost effective manner.

d) Citizen/Customer Implications:

The engineering consulting services for roadway data collection and pavement management system reporting do not require a public consultation process. The impacts, if any, on the surrounding properties and traffic are expected to be minimal to none.

e) Interdepartmental Implications:

Operations (roadworks department) and Geomatics staff will be consulted during and after the data collection process to provide input on the accuracy and correct location referencing of the collected data as well as the overall pavement management reporting.

f) **Business Plan/Financial Implications:**
There is sufficient funds in LTC No. 008715 to complete this project.

Projected Expenditures		
Engineering Contract - Tetra Tech Canada Inc.	$	159,604.00
Contract Contingency	$	15,960.00
Total Projected Project Cost	**$**	**175,564.00**
Project Funding Available:		
Pavement Management – LTC 008715	$	295,000.00
Engineering Contract	$	– 175,564.00
Total Available Remaining Budget	**$**	**119,436.00**

CONCLUSIONS:

Tetra Tech Canada Inc. has submitted the highest rated proposal for the Engineering Consulting Services for Roadway Data Collection and Pavement Management System Reporting that provides the best value to the City. This report recommends Council approval to award the consulting assignment to Tetra Tech Canada Inc. In addition, it is recommended that a contingency be established for unanticipated additional works.

Submitted by: **Maria Guerra, PEng., PMP**
Acting Manager of Design & Construction

Financial Concurrence: **Trevor Thompson, BBA, CPA, CGA**
Chief Financial Officer

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

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

Concurrence: **Al Horsman**
Chief Administrative Officer

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City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 21, 2020
		FILE NO:	11- 5255-20-033
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **Award of Contract ITT-EN20-33: Culvert Replacements on 132 Avenue**

EXECUTIVE SUMMARY:

The purpose of this report is to obtain Council approval to award the construction contract for culvert replacements on 132 Avenue to RTR Terra Contracting Ltd. in the amount of $250,451.50 excluding taxes.

The 2020 Culvert Replacement Program is part of the approved 2020 Financial Plan. There are two culvert replacements planned this year: 132 Avenue (subject of this report) and 104 Avenue, 100m east of 28269 104 Avenue. These two locations were originally planned in 2019 but were cancelled due to tender pricing and budget constraints.

The City pre-purchased the concrete box culverts to address fabrication lead time. The work generally consists of removal of old corrugated steel pipe culvert and installation of the concrete box culvert as well as the associated management of stream flows, environmental protection, and site restoration. There are two culvert locations in the contract: one near the intersection at 220 Street and the other 140m east of 220 Street.

An Invitation to Tender for the project was issued on May 29, 2020 and closed on June 30, 2020. Eight bids were received and the lowest compliant bid was submitted by RTR Terra Contracting Ltd. in the amount of $250,451.50 (excluding taxes). Staff have reviewed the tenders and recommend that the contract be awarded to RTR Terra Contracting Ltd. The total project cost is within the current funding envelope.

RECOMMENDATION:

That Contract ITT-EN20-33: Culvert Replacements on 132 Avenue be awarded to RTR Terra Contracting Ltd. in the amount of $250,451.50 excluding taxes; and

That a contract contingency of $50,000.00 be approved to address potential variations in field conditions; and further

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) **Background Context:**
In 2019, the Engineering and Engineering Operations Departments identified locations for the replacement of deteriorated culverts during the annual routine inspection, there were 2 projects identified: 1) 104 Avenue and 2) 132 Avenue. The culverts on

132 avenue (the subject of this report) are in two locations: one near the intersection at 220 Street and the other 140m east of 220 Street. The City pre-purchased the box culverts last year and issued an Invitation to Tender for the project which closed on August 2, 2019. The lowest tendered price received for the 132 Avenue culvert replacements was $331,455.00 (excluding taxes). The 2019 tender was cancelled due to budget constraints and the culvert replacements were deferred to 2020.

The projects were included in the 2020 budget and Culvert Replacement Program. The culvert replacements on 132 Avenue were re-tendered in 2020. The work generally consists of removal of old corrugated steel pipe culvert and installation of the concrete box culvert as well as the associated management of stream flows, environmental protection and site restoration. The construction has to be done during the Fisheries Window (August 1st to September 15th 2020).

Tender Evaluations

An Invitation to Tender for the project was issued on May 29, 2020 and closed on June 30, 2020. Eight bids were received, listed below from lowest to highest price.

	Tender Price (excluding taxes)
RTR Terra Contracting Ltd.	$ 250,451.50
Drake Excavating (2016) Ltd.	$ 254,025.00
Western Watershed Designs Inc.	$ 309,138.91
Triex Contracting Ltd.	$ 335,425.00
Mission Contractors Ltd.	$ 457,503.95
Matcon Underground Utilities Ltd.	$ 587,303.98
Double M Excavating Ltd.	$ 704,882.93
Matcon Civil Contractors Inc.	$ 865,550.00

The bids indicate this is reflective of market value for the project. The lowest tender price is 32% less than the lowest tender price received in 2019. Staff completed reference checks on RTR Terra Contracting Ltd. for similar work with other municipalities and institutions and found their references acceptable. Staff recommends the contract award to RTR Terra Contracting Ltd. in the amount of $250,451.50 (excluding taxes).

b) **Desired Outcome:**

The desired outcome is to provide reliability of service by replacing two deteriorated corrugated steel pipe culverts with new reinforced concrete box culverts.

c) **Strategic Alignment:**

Council's Strategic Plan has directed staff to manage municipal infrastructure to provide reliability of service.

d) **Citizen/Customer Implications:**

Construction will commence after the project is awarded and efforts will be made to minimize the impact on traffic, residents, and businesses in the neighborhood. The construction has to be done during the 2020 Fisheries Window (August 1st to September 15th 2020). 132 Avenue is expected to remain open to traffic throughout construction; however, there could be short road closures during installation of the box culvert. The general public will be informed of the traffic alerts and construction progress through the City's website and social media sources.

e) **Interdepartmental Implications:**

The Engineering Department has worked with the Engineering Operations Department in developing this project.

f) **Business Plan/Financial Implications:**
There are sufficient funds under LTC No. 008529 to complete this project.

Projected Expenditures (Excluding Taxes):

Construction Contract - RTR Terra Contracting Ltd.	$	250,451.50
Contract Contingency	$	50,000.00
Total Projected Project Cost	**$**	**300,451.50**

Project Funding Available:

Culvert Replacement (2020 including carry over - LTC No. 008529)	$	976,415.70
Pre-purchase of box culverts & other expenditures to date	$	– 160,096.78
Contract award for culvert replacement on 132 Ave - Terra Contracting Ltd. (subject of this report)	$	– 300,451.50
Contract award for culvert replacement on 104 Ave	$	– 216,477.44
Total Available Remaining Budget	$	**299,389.98**

CONCLUSION:

The tender price of $250,451.50 (excluding taxes) by RTR Terra Contracting Ltd. for the Culvert Replacements on 132 Avenue is the lowest compliant tendered price.

It is recommended that Council approve the award to RTR Terra Contracting Ltd. It is also recommended that a contract contingency of $50,000 be approved to address unforeseen items, totalling $300,451.50 (excluding taxes).

Prepared by: Maria Guerra, PEng., PMP
Acting Manager of Design & Construction

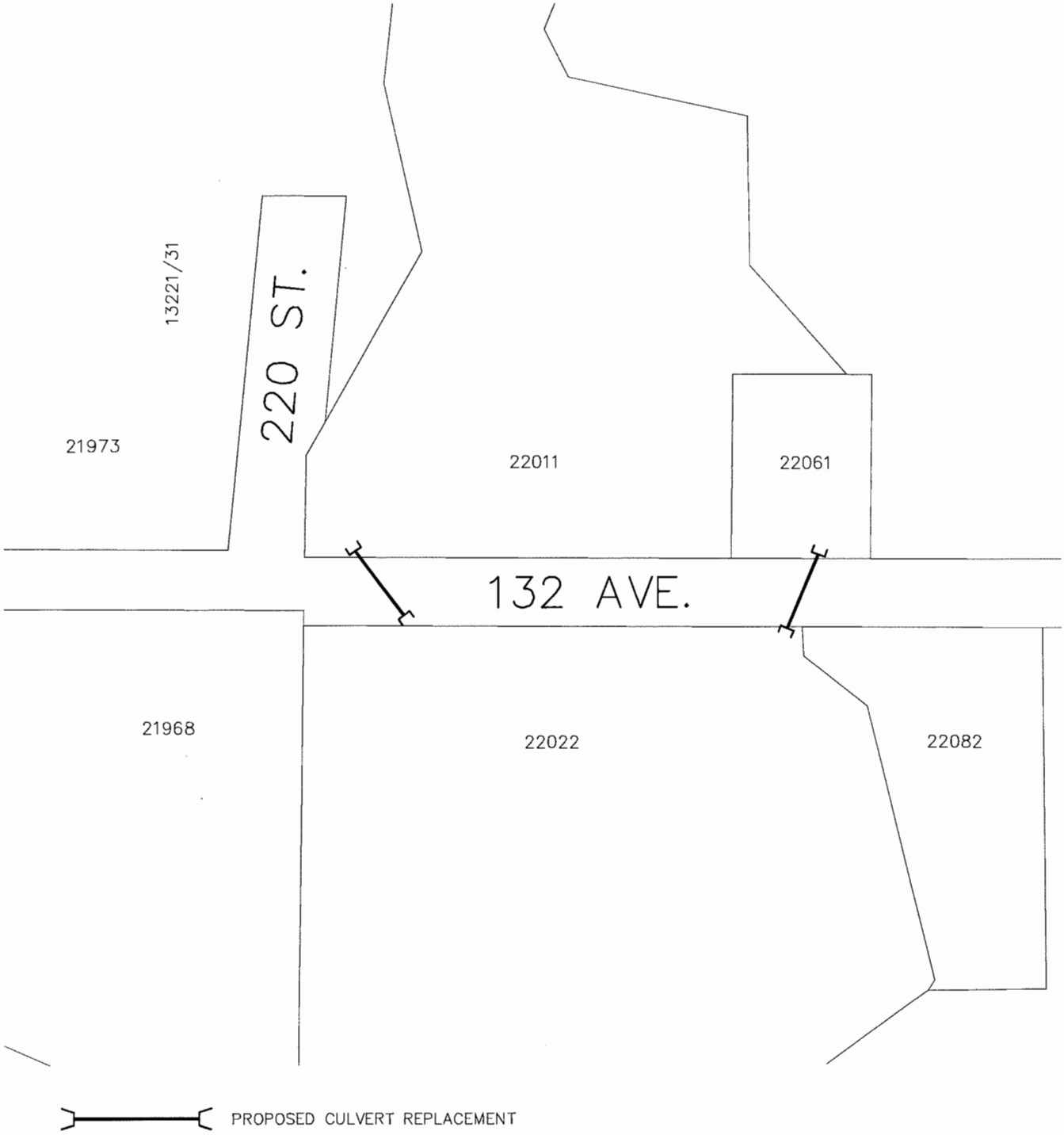
Financial Concurrence: Trevor Thompson, BBA, CPA, CGA
Chief Financial Officer

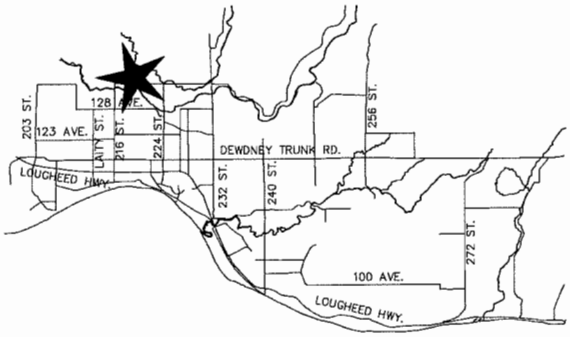
Reviewed by: Josh Mickleborough, PEng.
Director of Engineering

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

Concurrence: Al Horsman
Chief Administrative Officer

Attachments:
(A) Project Location Map





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SCALE:
N.T.S.

MAPLE RIDGE
British Columbia

CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT

CULVERT REPLACEMENTS
ON 132 AVENUE
ITT–EN20–33

DATE:	JULY 2020	FILE/DWG No	SK0449

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British Columbia
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City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 21, 2020
		FILE NO:	11- 5255-20-033
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **Award of Contract ITT-EN20-34: Culvert Replacement 100m east of 28269 on 104 Avenue**

EXECUTIVE SUMMARY:

The purpose of this report is to obtain Council approval to award the construction contract for the culvert replacement 100m east of 28269 104 Avenue to Mission Contractors Ltd. in the amount of $180,477.44 excluding taxes.

The 2020 Culvert Replacement Program is part of the approved 2020 Financial Plan. There are two culvert replacements planned this year: 104 Avenue, 100m east of 28269 104 Avenue (subject of this report), and 132 Avenue. These two locations were originally planned in 2019 but were cancelled due to tender pricing and budget constraints.

The City pre-purchased the concrete box culverts to address fabrication lead time. The work generally consists of removal of old corrugated steel pipe culvert and installation of the concrete box culvert as well as the associated management of stream flows, environmental protection and site restoration.

An Invitation to Tender for the project was issued on May 29, 2020 and closed on June 30, 2020. Eight bids were received and the lowest compliant bid was submitted by Mission Contractors Ltd. in the amount of $180,477.44 (excluding taxes). Staff have reviewed the tenders and recommend that the contract be awarded to Mission Contractors Ltd. The total project cost is within the current funding envelope.

RECOMMENDATION:

That Contract ITT-EN20-34: Culvert Replacement on 104 Avenue 100m east of 28269 be awarded to Mission Contractors Ltd. in the amount of $180,477.44 excluding taxes; and

That a contract contingency of $36,000.00 be approved to address potential variations in field conditions; and further

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) **Background Context:**
In 2019, the Engineering and Engineering Operations Departments identified locations for the replacement of deteriorated culverts during the annual routine inspection: 1) 104 Avenue

100m east of 28269 and 2) 132 Avenue. The City pre-purchased the box culverts last year and issued an Invitation to Tender, which closed on August 2, 2019. The lowest tendered price for the 104 Avenue culvert replacement received was $217,230.00 (excluding taxes). The 2019 tender was cancelled due budget constraints and the culvert replacements were deferred to 2020.

The projects were included in the 2020 budget and Culvert Replacement Program. The culvert replacement on 104 Avenue was re-tendered in 2020. The work generally consists of removal of old corrugated steel pipe culvert and installation of the concrete box culvert as well as the associated management of stream flows, environmental protection and site restoration. The construction has to be done during the Fisheries Window (August 1st to September 15th 2020).

Tender Evaluations

An Invitation to Tender for the project was issued on May 29, 2020 and closed on June 30, 2020. Eight bids were received, listed below from lowest to highest price.

	Tender Price (excluding taxes)
Mission Contractors Ltd.	$ 180,477.44
Triex Contracting Ltd.	$ 215,778.00
Western Watershed Designs Inc.	$ 224,896.06
Targa Contracting (2013) Ltd.	$ 250,073.00
Horizon Landscape Contractors Inc.	$ 371,966.00
RTR Terra Contracting Ltd.	$ 387,769.05
Matcon Underground Utilities Ltd.	$ 421,224.69
Double M Excavating Ltd.	$ 532,817.02

The bids indicate this is reflective of market value for the project. The lowest tender price is 20% less than the lowest tender price received in 2019. Staff completed reference checks on Mission Contractors Ltd. for similar work with other municipalities and institutions and found their references acceptable. Staff recommends the contract award to Mission Contractors Ltd. in the amount of $180,477.44 (excluding taxes).

b) **Desired Outcome:**

The desired outcome is to provide reliability of service by replacing deteriorated corrugated steel pipe culvert with new reinforced concrete box culvert.

c) **Strategic Alignment:**

Council's Strategic Plan has directed staff to manage municipal infrastructure to provide reliability of service.

d) **Citizen/Customer Implications:**

Construction will commence after the project is awarded and efforts will be made to minimize the impact on traffic. The construction has to be done during the 2020 Fisheries Window (August 1st to September 15th, 2020). 104 Avenue is expected to remain open to traffic throughout the construction; however, there could be short road closures due to the use of a large crane for the installation of the box culvert. The general public will be informed of the traffic alerts and construction progress through the City's website and social media sources.

e) **Interdepartmental Implications:**

The Engineering Department has worked with the Operations Department in developing this project.

f) **Business Plan/Financial Implications:**
There are sufficient funds under LTC No. 008529 to complete this project.

Projected Expenditures (Excluding Taxes):		
Construction Contract - Mission Contracting Ltd.	$	180,477.44
Contract Contingency	$	36,000.00
Total Projected Project Cost	**$**	**216,477.44**
Project Funding Available:		
Culvert Replacement (LTC No. 008529)	$	976,415.70
Pre-purchase of box culverts & other expenditures to date	$	– 160,096.78
Contract award for culvert replacement on 132 Ave	$	– 300,451.50
Contract award for culvert replacement on 104 Ave - Mission Contracting Ltd. (subject of this report)	$	– 216,477.44
Total Available Remaining Budget	**$**	**299,389.98**

CONCLUSIONS:

The tender price of $180,477.44 (excluding taxes) by Mission Contractors Ltd. for the Culvert Replacement on 104 Avenue, 100m east of 28269 is the lowest compliant tendered price.

It is recommended that Council approve the award to Mission Contractors Ltd. It is also recommended that a contract contingency of $36,000.00 be approved to address unforeseen items, totalling $216,477.44 (excluding taxes).

Prepared by: Maria Guerra, PEng., PMP
Acting Manager of Design & Construction

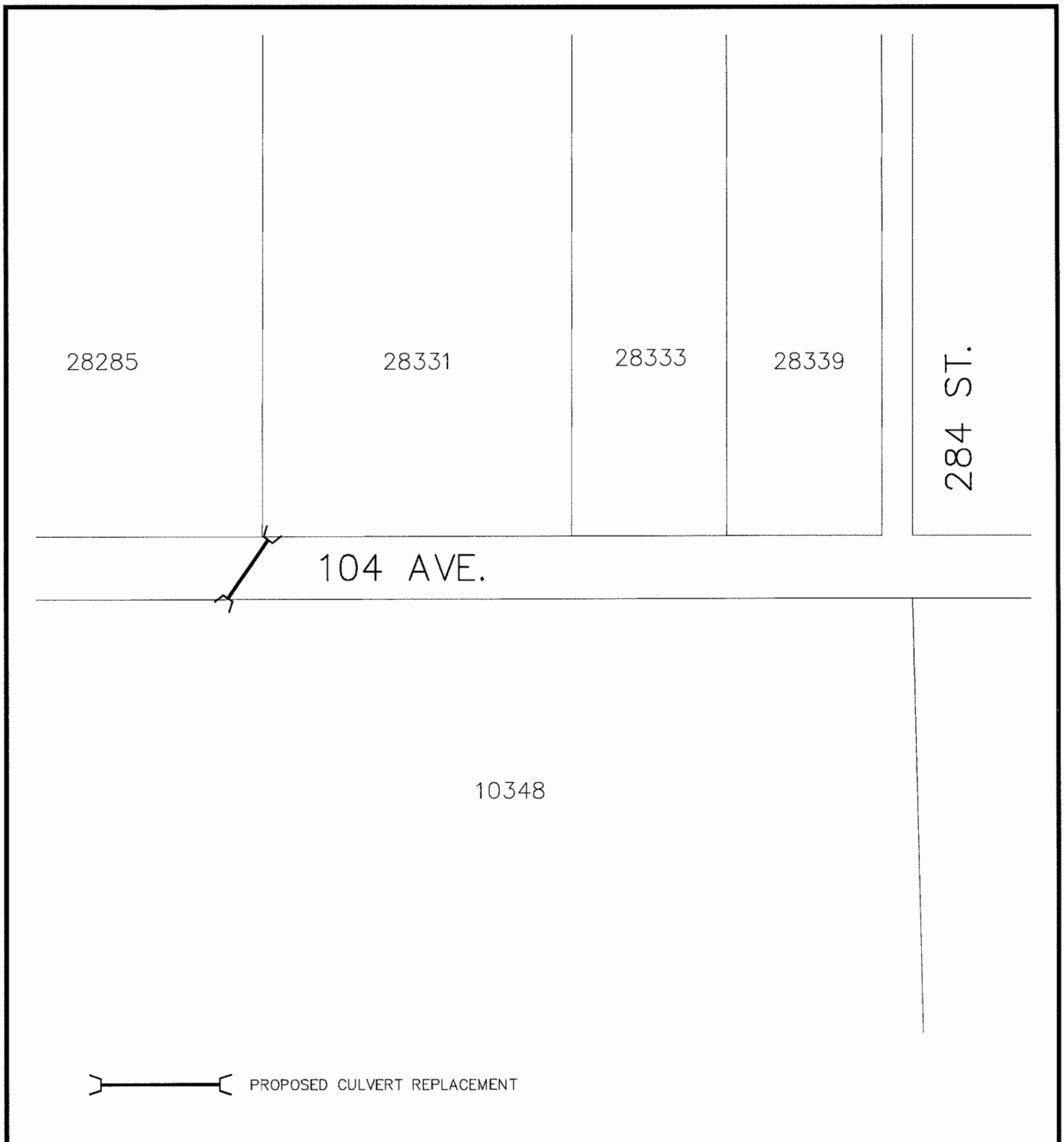
Financial Concurrence: Trevor Thompson, BBA, CPA, CGA
Chief Financial Officer

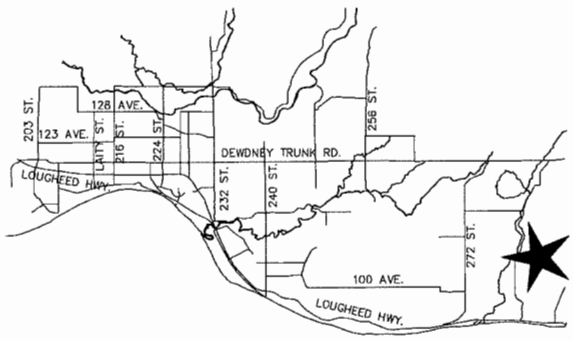
Reviewed by: Josh Mickleborough, PEng.
Director of Engineering

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

Concurrence: Al Horsman
Chief Administrative Officer

Attachments:
(A) Project Location Map





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SCALE:
N.T.S.

MAPLE RIDGE
British Columbia

CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT

CULVERT REPLACEMENTS
ON 104 AVENUE, 100m EAST OF 28269
ITT–EN20–34

DATE:	JULY 2020	FILE/DWG No	SK0450

MAPLE RIDGE
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City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 21, 2020
		FILE NO:	RFP-OP18-82
FROM:	Chief Administrative Officer	**MEETING:**	Committee of the Whole
SUBJECT:	Contract Renewal: Hydrovac Services		

EXECUTIVE SUMMARY:

In 2018 the City of Maple Ridge invited proposals from qualified proponents with experience in providing Hydrovac Services on an as, if and when required basis at various locations in the City of Maple Ridge.

Hydrovac services will be utilized by the Engineering Operations Department in the Operation, Maintenance and Construction of the City's various underground utilities.

RECOMMENDATION:

That a one (1) year renewal agreement for Hydrovac services on an as, if and when required basis be awarded to Badger Daylighting Limited Partnership and McRae's Environmental Services Ltd. for a second year, with the option to renew for three (3) additional one (1) year periods; and

That the Corporate Officer be authorized to execute the agreements.

DISCUSSION:

a) Background Context:

In 2018 a publicly advertised request for proposal invited proposals from qualified proponent(s) with experience in providing Bulk Hydrovac Excavation Services on an as, if and when required basis at various locations in the City of Maple Ridge, with the intent to establish a short list of preferred service providers. Nine proposals were received and evaluated in accordance with established evaluation criteria, with Badger Daylighting Limited Partnership and McRae's Environmental Services Ltd. selected as the successful shortlisted proponents.

Services from qualified Hydrovac companies will be required Monday to Friday during regular business hours as well as after hours, weekends and holidays to support the City of Maple Ridge Operations Department for a one (1) year period with the option to renew for four (4) additional one (1) year periods.

The City's intention is to renew the agreement for a second year to the two Hydrovac service providers, with callout order given to the highest ranking proponent.

b) **Financial Implications:**

This service is to support the Engineering Operations Department in bulk excavation works including scheduled works and emergency call outs. Hydrovac services will be utilized by the various utilities within Operations such as Roadworks, Waterworks, Sewerworks and Electrical/Mechanical divisions. Services will be provided utilizing established hourly rates. The approximate value spent in 2018 & 2019 was $339,000 and $290,000 respectively. Estimated annual value of this contract is anticipated to be similar to previous years and estimated annual amount to be in the range of $350,000.

CONCLUSIONS:

The City of Maple Ridge renew the agreement for a second year to Badger Daylighting Limited Partnership and McRae's Environmental Services Ltd. for a second year for Hydrovac Service for twelve month period with the option to renew for three (3) additional one (1) year periods.

Prepared by: *Davin Wilson, P.Tech, AScT*
Superintendent of Waterworks

Reviewed by: *James Storey, AScT*
Director of Engineering Operations

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

Concurrence: *Al Horsman*
Chief Administrative Officer

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CITY OF MAPLE RIDGE

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 21, 2020
		FILE NO:	24918324
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **2019 Annual Report and 2019 Statement of Financial Information**

EXECUTIVE SUMMARY:

Under legislation the City is required to prepare an Annual Report and a Statement of Financial Information (SOFI) by June 30 each year. On April 16, 2020 the Province announced a number of measures intended to provide some relief for local governments as they respond to the COVID-19 health crisis. One of these measures was to delay the requirement for the 2019 Annual Report and Statement of Financial Information to August 31, 2020.

The 2019 Annual Report has been prepared in accordance with Section 98 of the Community Charter. A major component of the report is the 2019 Audited Consolidated Financial Statements. These statements were presented to Council at the June 9, 2020 Council Workshop and Council passed a resolution approving the statements at the June 23 Council meeting. The 2019 Annual Report will be submitted to the Government Finance Officers Association for consideration for the Canadian Award for Financial Reporting, an award the City has received for the past twenty nine years.

Under the Financial Information Act, the City is required to file a Statement of Financial Information with the Province of British Columbia each year. This report must be approved by Council and the Corporate Financial Officer.

RECOMMENDATION:

That the 2019 Annual Report be received as required by the Community Charter; and,

That the 2019 Statement of Financial Information be approved as required by the Financial Information Act.

DISCUSSION:

The 2019 Annual Report has been prepared in accordance with Section 98 of the Community Charter. As required in the Charter, the report contains our Audited Consolidated Financial Statements; a Progress Report detailing municipal objectives and progress toward their achievement; a Development Cost Charges report showing collections and expenditures for each component; information about the services provided by Municipal Departments; and lists the Permissive Tax Exemptions awarded for the

2019 fiscal year. The report was made available for public inspection on July 14, 2020 with a notice posted in the local newspaper as required by Section 94 of the Charter indicating that the report is being presented at the Council meeting of July 28, 2020.

The City of Maple Ridge has been a recipient of the Canadian Award for Financial Reporting for the past twenty nine years. This award is presented by the Government Finance Officers Association (GFOA) to recognize Municipalities that publish high quality financial reports that are easily readable, efficiently organized and clearly communicate the government's financial picture. The 2019 Annual Report will be submitted to the GFOA for consideration for this year's award.

In addition to the Annual Report required by the Community Charter, the City of Maple Ridge is required to publish an annual Statement of Financial Information under the Financial Information Act. This report must be approved by Council and the Corporate Financial Officer, and filed with the Province of British Columbia prior to August 31, 2020.

The SOFI is attached for your review and approval. The package consists of:

- The City's Audited Financial Statements
- A schedule of guarantee and indemnity agreements
- A schedule of remuneration and expenses
- A statement of severance agreements
- A schedule of payments made for the provision of goods or services

Citizen/Customer Implications:

The Annual Report and the SOFI provide additional information to the residents of Maple Ridge and the general public, contributing to Council's commitment to transparency.

CONCLUSION:

Under legislation Council is required to receive the City's Annual Report in accordance with Section 98 of the Community Charter and to approve the Statement of Financial Information in accordance with the Financial Information Act prior to June 30 each year. This year, the Province delayed the requirement for these reports to August 31, 2020 to provide some relief to local governments during their response to the COVID-19 health crisis.

It should be noted that a detailed presentation on our 2019 Audited Consolidated Financial Statements was provided at the June 9, 2020 Council Workshop and Council passed a resolution formally approving the statements at the June 23, 2020 Council meeting.

The Statement of Financial Information is attached and the Annual Report is available for viewing on the City of Maple Ridge website.

Prepared by: Trevor Hansvall, BBA
Accounting Clerk II

Reviewed by: Catherine Nolan, CPA, CGA
Corporate Controller

Reviewed by: Trevor Thompson, BBA, CPA, CGA
Chief Financial Officer

Approved by: Christina Crabtree
Acting General Manager, Corporate Services

Concurrence: Al Horsman
Chief Administrative Officer

Attachment A: Statement of Financial Information

City of Maple Ridge

Statement of Financial Information

2019

MAPLE RIDGE
British Columbia

July 02, 2020

Notice to Reader

The Financial Information Act requires municipalities and other Government organizations to prepare annual financial information and make it available to the public by June 30 each year. On April 16, 2020, the Province announced a number of measures intended to provide some relief for local governments as they respond to the COVID-19 health crisis. One of these measures was to delay the requirement for the 2019 Statement of Financial Information to August 31, 2020.

The information required by the Act for a municipality encompasses audited financial statements and schedules disclosing guarantee and indemnity agreements, employee remuneration and amounts paid to suppliers for the provision of goods and services.

A detailed extract of the regulations accompanies this introduction and explains in some detail the nature of this information.

Catherine Nolan, CPA, CGA
Corporate Controller

Compliance with the Financial Information Regulation

The Financial Information Act (the Act) identifies organizations that must prepare financial information and make it available to the public within six months of their fiscal year end. The deadline for the 2019 financial information requirement was extended to August 31, 2020 as a result of the COVID-19 pandemic. The City of Maple Ridge (the City) is one of the organizations identified and therefore the attached **Statement of Financial Information** has been prepared in order to comply with this legislation.

The Financial Information Regulation specifies the required content for these statements and schedules. As such, the City's Statement of Financial Information includes the following:

- The **2019 Consolidated Financial Statements**, including a Schedule of Debt (Schedule 4). The statements are prepared in accordance with generally accepted accounting principles and include the accounting policies followed in preparing the financial statements.

- The **2019 Schedule of Guarantee and Indemnity Agreements** includes a list of financial guarantees and indemnity agreements in force at December 31, 2019. The list includes the names of the entities and the amount of money involved.

- The **2019 Schedule of Remuneration and Expenses** for elected officials and employees. For elected officials the Schedule includes an alphabetical list of each member of Council, the total amount of remuneration paid, the value of benefits received and the total amount of expenses paid to or on behalf of that Council member during 2019. For employees, the schedule includes an alphabetical list of each employee earning in excess of $75,000, the total amount of remuneration paid and the total amount of expenses paid to or on behalf of that employee during 2019. The total amount of expenses recorded includes only expenses reimbursed with City funds. Expenses reimbursed by other organizations are excluded. In addition, the schedule includes a total paid to all other employees during 2019 where earnings are less than the $75,000 threshold.

- The **2019 Statement of Severance Agreements** includes the number of severance agreements made during 2019 by the City in respect of non-union employees and the number of equivalent months gross salaries represented by these agreements.

- The **2019 Schedule of Payments for the Provision of Goods or Services** includes an alphabetical list of the individuals or corporations where the total amount paid during 2019 exceeds $25,000. In addition, the schedule includes a total of all amounts paid to all other suppliers during 2019 where the amounts paid are less than the $25,000 threshold.

City of Maple Ridge
2019 Statement of Financial Information
Table of Contents

	Page
Audited Financial Statements (including a schedule of debts)	7
Schedule of Guarantee & Indemnity Agreements	44
Schedule of Remuneration & Expenses	45
Statement of Severance Agreements	49
Schedule of Payments for the Provision of Goods & Services	50

City of Maple Ridge

Financial Statements and Auditor's Report

For the Year Ended December 31, 2019

Management's Responsibility for Financial Reporting

The information in this report is the responsibility of management. The consolidated financial statements have been prepared in accordance with Canadian Public Sector accounting guidelines as outlined under "Significant Accounting Policies". These include some amounts based on management's best estimates and careful judgment.

Management maintains a system of internal accounting controls to provide reasonable assurance that assets are safeguarded and that transactions are authorized, recorded, and reported properly. Management also administers a program of proper business compliance.

BDO Canada LLP, the Municipality's independent auditors have audited the accompanying financial statements. Their report accompanies this statement.

Council carries out its responsibility for the consolidated financial statements jointly with its Audit and Finance Committee. The Committee meets with management on a scheduled basis and at least semi-annually with BDO Canada LLP to review their activities and to discuss auditing, internal control, accounting policy, and financial reporting matters.

BDO Canada LLP has unrestricted access to the Municipality and Council. Council approves the consolidated financial statements and reviews the recommendations of the independent auditors for improvements to controls as well as the actions of management to implement such recommendations.

Al Horsman
Chief Administrative Officer

Trevor Thompson, BBA, CPA, CGA
Chief Financial Officer

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600 Cathedral Place
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Independent Auditor's Report

To the Mayor and Council of the City of Maple Ridge

Opinion

We have audited the consolidated financial statements of the City of Maple Ridge (the "City"), which comprise the consolidated Statement of Financial Position as at December 31, 2019, and the consolidated Statements of Operations, Change in Net Financial Assets and Cash Flows for the year then ended, and notes and schedules, comprising a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the City as at December 31, 2019 and its results of operations, changes in net financial assets, and cash flows or the year then ended in accordance with Canadian public sector accounting standards.

Basis for Opinion

We conducted our audit in accordance with Canadian generally accepted auditing standards. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Consolidated Financial Statements section of our report. We are independent of the City in accordance with the ethical requirements that are relevant to our audit of the consolidated financial statements in Canada, and we have fulfilled our other ethical responsibilities in accordance with these requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with Canadian public sector accounting standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, management is responsible for assessing the City's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the City or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the City's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with Canadian generally accepted auditing standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

BDO Canada LLP, a Canadian limited liability partnership, is a member of BDO International Limited, a UK company limited by guarantee, and forms part of the international BDO network of independent member firms.

As part of an audit in accordance with Canadian generally accepted auditing standards, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the City's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the City to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

BDO Canada LLP

Chartered Professional Accountants

Vancouver, British Columbia
June 9, 2020

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Consolidated Statement of Financial Position
as at December 31, 2019

	2019	2018
Financial Assets		
Cash and cash equivalents (Note 1)	$ 63,790,576	$ 22,186,741
Portfolio investments (Note 2)	164,538,143	201,666,082
Accounts receivable (Note 3)	16,882,073	15,515,417
Recoverable local improvements (Note 4)	1,693,971	1,379,072
Other assets (Note 5)	797,977	779,813
Inventory available for resale	56,169	2,459,585
	247,758,909	243,986,710
Liabilities		
Accounts payable and accrued liabilities (Note 6)	31,126,120	24,858,292
Deferred revenue (Note 8)	16,801,812	15,760,504
Restricted revenue (Note 9)	36,581,674	35,996,158
Refundable performance deposits and other	23,625,735	21,908,866
Employee future benefits (Note 10)	3,999,000	4,662,100
Debt (Note 11, Schedule 4)	23,291,350	25,822,631
	135,425,691	129,008,551
Net Financial Assets	112,333,218	114,978,159
Non Financial Assets		
Tangible capital assets (Note 12, Schedule 5)	1,094,315,052	1,027,400,677
Undeveloped land bank properties (Note 13)	15,526,529	15,526,529
Supplies inventory	317,502	326,363
Prepaid expenses	665,550	471,486
	1,110,824,633	1,043,725,055
Accumulated Surplus (Note 14)	$ 1,223,157,851	$ 1,158,703,214

Al Horsman
Chief Administrative Officer

Trevor Thompson, BBA, CPA, CGA
Chief Financial Officer

The accompanying summary of significant accounting policies and notes to the Consolidated Financial Statements are an integral part of this statement.

Consolidated Statement of Operations

For the year ended December 31, 2019

	Actual 2019	Budget 2019 (Note 18)	Actual 2018
Revenue (Segment Report, Note 21)			
Taxes for municipal purposes (Note 15)	$ 90,205,710	$ 90,084,654	$ 85,645,660
User fees and other revenue	45,678,005	44,172,582	42,266,363
Government transfers (Note 16)	5,427,368	15,256,425	4,862,137
Development revenue	15,026,277	50,015,589	15,787,623
Interest and investment income	5,636,251	2,247,988	4,581,311
Gaming revenues	1,703,170	1,500,000	1,781,613
Refinancing and asset disposal gains (losses)	(221,954)	1,500,000	(1,470,673)
Contributed tangible capital assets (Note 12)	34,156,244	20,000,000	29,727,691
	197,611,071	224,777,238	183,181,725
Expenses (Segment Report, Note 21)			
Protective services	39,230,587	42,909,582	37,458,755
Transportation services	20,748,185	23,899,352	19,445,582
Recreation and cultural	19,176,835	22,485,994	18,754,440
Water utility	13,952,992	16,056,086	13,787,153
Sewer utility	12,427,643	14,020,250	11,688,964
General government	16,477,245	18,475,279	15,252,598
Planning, public health and other	11,142,947	6,916,183	6,030,684
	133,156,434	144,762,726	122,418,176
Annual Surplus	64,454,637	80,014,512	60,763,549
Accumulated Surplus - beginning of year	1,158,703,214	1,158,703,214	1,097,939,665
Accumulated Surplus - end of year (Note 14)	$ 1,223,157,851	$1,238,717,726	$1,158,703,214

The accompanying summary of significant accounting policies and notes to the Consolidated Financial Statements are an integral part of this statement.

Consolidated Statement of Change in Net Financial Assets

For the year ended December 31, 2019

	Actual 2019	Budget 2019 (Note 18)	Actual 2018
Annual Surplus	**$ 64,454,637**	$ 80,014,512	$ 60,763,549
Add (Less):			
Change in Tangible Capital Assets			
Acquisition of tangible capital assets	**(92,131,841)**	(216,964,685)	(74,540,940)
Amortization	**21,257,458**	21,329,763	21,168,109
Proceeds from disposal of tangible capital assets	**928,432**	1,500,000	183,461
(Gain) loss on disposal of tangible capital assets	**3,031,576**	(1,500,000)	1,933,914
	(66,914,375)	(195,634,922)	(51,255,456)
Change in Other Non Financial Assets			
Decrease (increase) in supplies inventory	**8,861**	-	37,523
Decrease (Increase) in prepaid expenses	**(194,064)**	-	823,140
	(185,203)	-	860,663
Increase (decrease) in Net Financial Assets	**(2,644,941)**	$ (115,620,410)	10,368,756
Net Financial Assets beginning of the year	**114,978,159**	114,978,159	104,609,403
Net Financial Assets (Net Debt) end of the year	**$ 112,333,219**	$ (642,251)	$ 114,978,159

The accompanying summary of significant accounting policies and notes to the Consolidated Financial Statements are an integral part of this statement

Consolidated Statement of Cash Flow

For the year ended December 31, 2019

	Actual 2019	Actual 2018
Operating transactions		
Annual surplus	**$64,454,637**	$60,763,549
Items not utilizing cash		
Amortization	**21,257,458**	21,168,109
Loss on disposal of assets	**221,954**	1,470,673
Contributed tangible capital assets	**(34,156,244)**	(29,727,691)
Actuarial adjustment on debt	**(359,245)**	(321,333)
Restricted revenues recognized	**(13,852,584)**	(14,711,412)
	(26,888,661)	(22,121,654)
Change in non-cash operating items		
Increase in prepaid expenses	**(194,064)**	823,140
Decrease (increase) in supplies inventory	**8,861**	37,523
Decrease (increase) in accounts receivable	**(1,366,656)**	(851,984)
Decrease (increase) in recoverable local improvements	**(314,899)**	(252,825)
Decrease (increase) in other assets	**(18,164)**	(16,605)
Increase (decrease) in accounts payable and accrued liabilities	**6,267,828**	4,062,541
Increase (decrease) in deferred revenue	**1,041,308**	1,562,321
Increase (decrease) in refundable performance deposits	**1,716,869**	(1,494,848)
Increase (decrease) in employee future benefits	**(663,100)**	94,800
	6,477,983	3,964,063
Cash provided by operating transactions	**44,043,959**	42,605,958
Capital transactions		
Proceeds on disposal of tangible capital assets	**928,432**	183,461
Cash used to acquire tangible capital assets	**(57,975,597)**	(44,813,249)
	(57,047,165)	(44,629,788)
Investing transactions		
Proceeds on disposal of land available for sale	**5,213,038**	1,582,750
Decrease (increase) in portfolio investments	**37,127,939**	(13,948,231)
	42,340,977	(12,365,481)
Financing transactions		
Debt repayment	**(2,172,036)**	(2,129,743)
Collection of restricted revenues	**14,438,100**	11,073,918
	12,266,064	8,944,175
Increase (decrease) in cash and cash equivalents	**41,603,835**	(5,445,136)
Cash and cash equivalents - beginning of year	**22,186,741**	27,631,877
Cash and cash equivalents - end of year	**$63,790,576**	$22,186,741

The accompanying summary of signficant accounting policies and notes to the Consolidated Financial Statements are an integral part of this statement

Summary of Significant Accounting Policies
For the year ended December 31, 2019

The City of Maple Ridge (the "City") is a municipality in the province of British Columbia and operates under the provisions of the Community Charter. The City provides municipal services such as fire, public works, planning, parks, recreation and other general government services.

(a) Reporting Entity and Basis of Consolidation

These financial statements have been prepared in accordance with Canadian Public Sector Accounting Standards (PSAS) using guidelines developed by the Public Sector Accounting Board of the Chartered Professional Accountants of Canada.

They consolidate the activities of all of the funds of the City and the City's wholly owned subsidiaries C.D.M.R. Developments Ltd. and Maple Ridge Municipal Holdings Ltd. Transactions between the City's funds and wholly owned subsidiaries have been eliminated and only transactions with outside entities are reported.

(b) Basis of Accounting

The basis of accounting followed in these financial statements is the accrual method and includes revenues in the period in which the transactions or events occurred that gave rise to the revenues and expenses in the period the goods and services were acquired and a liability was incurred.

(c) Non-financial Assets

Non-financial assets are not available to discharge existing liabilities and are held for use in the provision of services. They have useful lives extending beyond the current year and are not intended for sale in the ordinary course of business.

(d) Tangible Capital Assets

Tangible capital assets are a special class of non-financial assets and are recorded at cost less accumulated amortization. Cost includes all costs directly attributable to acquisition or construction of the tangible capital asset including transportation and installation costs, design and engineering fees, legal fees and site preparation costs. Interest costs are not capitalized during construction. Amortization is recorded on a straight line basis over the estimated life of the tangible capital asset commencing once the asset is put into use. Assets under construction are not amortized. Contributed tangible capital assets are recorded at estimatd fair value at the time of the contribution and are also recorded as revenue.

Estimated useful lives of tangible capital assets are as follows:

Buildings (including building components)	7 to 50 years
Transportation network	10 to 75 years
Storm sewer system	10 to 75 years
Fleet and equipment	8 to 20 years
Technology	3 to 25 years
Water system	10 to 85 years
Sanitary sewer system	30 to 75 years
Furniture and fixtures	3 to 20 years
Structures	15 to 75 years

Natural resources, works of art and historic assets are not recorded as assets in these consolidated financial statements.

(e) Liability for Contaminated Sites

Contaminated sites are a result of contamination being introduced into air, soil, water or sediment of a chemical, organic or radioactive material or live organism that exceeds an environmental standard.

A liability for remediation of a contaminated site is recognized when a site is not in productive use or an unexected event occurs and the following criteria are met:

i. an environmental standard exists;
ii. contamination exceeds the environmental standards;
iii. the City is directly responsible or accepts responsibility;
iv. it is expected that future economic benefits will be given up; and
v. a reasonable estimate of the amount can be made.

The liability is recognized as management's best estimate of the cost of remediation and post-remediation, including operation, maintenance and monitoring, that are an integral part of the remediation strategy for a contaminated site. Management has assessed its potential liabilities for contamination, including sites that are no longer in productive use and sites for which the City accepts responsibility. There were no such sites that had contamination in excess of an environmental standard requiring remediation at this time, therefore no liability was recognized at December 31, 2019 or December 31, 2018.

(f) Landfill Closure and Post Closure Costs

The Ministry of Environment establishes certain requirements for the closure and post closure monitoring of landfill sites. The obligation for closure and post closure costs associated with the City's former landfill is based on the present value of estimated future expenses. (Note 6)

(g) Expense Recognition

Expenses are recorded using the accrual basis of accounting whereby expenses are recognized as they are incurred and measurable based upon receipt of goods and services and/or the legal obligation to pay.

(h) Revenue Recognition

Taxation

Taxes are recorded at estimated amounts when they meet the definition of an asset, have been authorized and the taxable event occurs. Annual levies for non-optional municipal services and general administrative services are recorded as taxation for municipal purposes in the year they are levied. Taxes receivable are recognized net of an allowance for anticipated uncollectable amounts. Levies imposed by other taxing authorities are not included as taxes for municipal purposes.

Through the British Columbia Assessments' appeal process, taxes may be adjusted by way of supplementary roll adjustments. The effects of these adjustments on taxes are recognized at the time they are awarded.

User fees and other revenue

Charges for sewer and water usage are recorded as user fees and other revenue when the services are provided.

Government transfers
Government transfers are recognized as revenue in the financial statements when the transfer is authorized and any eligibility criteria are met, except to the extent that transfer stipulations give rise to an obligation that meets the definition of a liability. Government transfers are recorded as deferred revenue when transfer stipulations give rise to a liability and are recognized in the statement of operations as the stipulated liabilities are settled.

Development revenues
Receipts that are restricted by the legislation of senior governments or by agreement with external parties are a liability of the municipality and are reported as Restricted Revenues at the time they are received. When qualifying expenditures are incurred Restricted Revenues are brought into revenue as development revenue.

Investment income
Investment income is recorded on the accrual basis and recognized when earned. Investment income is allocated to various reserves and operating funds on a proportionate basis.

To the extent that financial instruments have no stated rate of return, investment income is recognized as it is received.

Contributed tangible capital assets
Subdivision developers are required to provide subdivision infrastructure such as streets, lighting, sidewalks, and drainage etc. Upon completion, these assets are turned over to the City. Tangible capital assets received as contributions are recorded at their estimated fair value at the date of receipt and are also recorded as revenue.

(i) Use of estimates/measurement uncertainty
The preparation of financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Significant areas requiring use of management estimates relate to the useful lives of tangible capital assets, determination of employee future benefits, landfill closure and post closure obligations, the outcome of litigation and claims, and the percentage of completion of buildings and subdivision inspections. Actual results could differ from those estimates.

(j) Budget figures
The budget figures reported in the Consolidated Financial Statements represent the 2019 component of the Financial Plan Bylaw adopted by Council on May 14, 2019.

(k) Financial instruments
The City's financial instruments consist of cash and cash equivalents, portfolio investments, accounts receivable, recoverable local improvements, other assets, accounts payable and accrued liabilities, refundable performance deposits and debt. Unless otherwise indicated, it is management's opinion that the City is not exposed to any significant interest, credit or currency risks arising from these financial instruments.

(l) Cash and cash equivalents
Cash and cash equivalents are comprised of the amounts held in the City's bank accounts and investments with an original maturity date of three months or less.

(m) Portfolio Investments

Investments with an original maturity date of more than three months from the date of acquisition are reported as portfolio investments. Investments and pooled investments are reported using the cost method. Provisions for declines in the market value of investments are recorded when they are considered to be other than temporary. Declines in the market values of investments are considered to be other than temporary when the carrying value exceeds market value for more than three years.

(n) Basis of segmentation (Segment Report, Note 21)

Municipal services have been segmented by grouping services that have similar service objectives (by function). Revenues that are directly related to the costs of the function have been attributed to each segment. Interest expense is allocated to functions based on the purpose of specific borrowings.

(o) Employee future benefits

The City and its employees make contributions to the Municipal Pension Plan, and the employees accrue benefits under this plan based on service. The City's contributions are expensed as incurred. As this is a multi-employer plan, no liability is attributed to the City and no liabiilty is recorded in the financial statements. (Note 20)

Sick leave benefits and retirement severance benefits are also available to the City's employees. The costs of these benefits are actuarially determined based on service and best estimates of retirement ages and expected future salary and wage increases. The liabilities under these benefit plans are accrued based on projected benefits prorated as the employees render services necessary to earn the future benefits. (Note 10)

Notes to the Consolidated Financial Statements
For the year ended December 31, 2019

1. Cash and cash equivalents

Cash and cash equivalents as at December 31, 2019 were comprised as follows:

	Dec 31, 2019	Dec 31, 2018
Cash	$ **14,879,814**	$ 11,960,755
Cash equivalents	**48,910,762**	10,225,986
	$ **63,790,576**	$ 22,186,741

Cash equivalents were comprised of high-interest savings accounts or term deposits held at Canadian banking institutions with effective interest rates of **2.46% to 2.56%** (2.46% for 2018).

Additionally, the City holds cash and cash equivalents of **$5,101,141** ($3,281,038 for 2018) and agreements and interest receivable of **$376,091** ($193,474 for 2018) for trusts which are not reported elsewhere in the financial statements. They are held for the following trusts:

	Balance Dec 31, 2018	Interest Earned	Receipts	Disbursements	Balance Dec 31, 2019
Latecomer Fees	$ 112,386	$ -	$ 749,326	$ 443,712	$ **418,000**
Cemetery Perpetual Care	1,206,022	33,712	66,891	33,712	**1,272,913**
Election Surplus	7,187	168	1,095	-	**8,450**
Metro Vancouver Sewer & Drainage District	569,083	-	2,533,769	1,162,242	**1,940,610**
Albion Dyking District	1,579,834	834	276,062	19,471	**1,837,259**
	$ 3,474,512	$ 34,714	$ 3,627,143	$ 1,659,137	$ **5,477,232**

2. Portfolio Investments

Portfolio investments include Canadian bank notes and BC Credit Union term deposits with effective interest rates of 2.12% - 5.65%. A portion of the bank notes held have interest payments linked to the performance of a set of equities or a financial index without stated or certain interest rates. For these investments, income is recognized as it is received; in 2019 returns were positive and ranged to 4.0%. In 2019 gains were $Nil ($Nil for 2018). The City does not hold any asset backed commercial paper or hedge funds.

The carrying value of securities is based on the cost method whereby the cost of the security is adjusted to reflect investment income that is accruing and any permanent decline in market value. During the term of individual investments there will be fluctuations in market values. Such fluctuations are considered normal, and if held to maturity, market value will be equal to face value.

The carrying value of Portfolio Investments at December 31, 2019 was **$164,538,143** ($201,666,082 for 2018). The market value at December 31, 2019 was **$165,918,543** ($201,793,693 for 2018).

3. Accounts Receivable

	2019	2018
Property Taxes	$ 5,377,516	$ 5,035,959
Other Governments	2,375,904	2,447,778
General and Accrued Interest	3,816,092	4,467,405
Development Cost Charges	5,564,102	3,645,582
	17,133,614	15,596,724
Less: Allowance for Doubtful Accounts	(251,541)	(81,307)
	$ 16,882,073	$ 15,515,417

4. Recoverable Local Improvements

The City provides interim financing for certain geographically localized capital projects. It recovers these amounts from benefiting property owners. Interest rates are established at the outset of the process and are a function of borrowing rates at the time. Repayment is typically made over fifteen years.

5. Other Assets

Debt Reserve Fund:

The Municipal Finance Authority of British Columbia (MFA) provides capital financing for regional districts and their member municipalities. The MFA is required to establish a Debt Reserve Fund. Each regional district, through its member municipalities who share in the proceeds of a debt issue, is required to pay into the Debt Reserve Fund certain amounts set out in the debt agreements. The MFA pays into the Debt Reserve Fund these monies from which interest earned thereon less administrative expenses becomes an obligation to the regional districts. It must then use this fund, if at any time there are insufficient funds, to meet payments on its obligations. If this occurs, the regional districts may be called upon to restore the fund.

Upon the maturity of a debt issue the unused portion of the Debt Reserve Fund established for that issue will be discharged to the City. The City has estimated that there is only a remote possibility that these funds will not be recovered and therefore these funds have been included in Other Assets of **$797,977** ($779,813 for 2018).

6. Accounts Payable and Accrued Liabilities

	2019	2018
Accounts Payable:		
General	$ 11,368,913	$ 9,663,468
Other Governments	12,029,889	11,372,311
Salaries and Wages	2,071,496	1,860,221
	25,470,298	22,896,000
Accrued Liabilities:		
Landfill Liability	4,078,820	519,227
Vacation Pay	547,507	484,008
Other Employment Benefits	1,029,495	959,057
	5,655,822	1,962,292
	$ 31,126,120	$ 24,858,292

The City's Landfill closed in 1989 and legislation requires closure and post closure care of solid waste landfill sites. Closure is estimated to be completed in 2030 and includes final covering, landscaping, erosion control, leachate and gas management. Post closure requirements extend for 30 years beyond completion of the closure plan and includes inspection and maintenance of the final covering, ground water monitoring, gas management systems operations, inspections and annual reports.

The liability recognized in the consolidated financial statements is the present value of the expected future cash flows for the closure and post closure care activities and is subject to measurement uncertainty. The inflation rate used is 2% and the discount rate is 2.43%. The recognized amounts are based on the City's best available information as at the financial statement reporting date and will be updated as new information becomes available. The unfunded liability for the landfill will be paid for per the annual approved Financial Plan.

7. Contingencies, Commitments and Unrecognized Liabilities:

(a) Third Party Claims

Where losses related to litigation are likely and can be reasonably estimated management accrues its best estimate of loss. These amounts are included in accounts payable and accrued liabilities.

There are various other claims by and against the City, the outcome of which cannot reasonably be estimated. Any ultimate settlements will be recorded in the year the settlements occur and are not expected to be material.

(b) Contractual Obligations

In 1998 the City entered into an agreement to purchase ice sheet time for five years commencing in 1999, with five five-year renewal options. In 2018, the agreement was renewed for an additional five-year period. The minimum annual payment due for the provision of ice time is $638,000. Additional ice time is purchased separately. These payments are recorded as expenses when the ice time is provided.

(c) Unrecognized Liability

The City holds shares in a non-profit organization that provides protective services to its members. Should the organization dissolve or the City choose to withdraw from the organization the City would be liable for its proportionate share of any debt the organization held at that time. The liability is expected to be discharged over time through payments by the City and others for the provision of these services by the organization. Due to the ongoing operations of the organization the liability could only be quantified if the City chose to withdraw. Consequently no liability has been recognized in these financial statements.

8. Deferred Revenues

Deferred revenues held by the City were comprised as follows:

	Prepaid Taxes		Connection Revenues	
	2019	2018	**2019**	2018
Beginning balance	**$ 7,216,123**	$ 6,864,267	**$ 1,694,045**	$ 1,035,037
Deferred during the year	**15,011,307**	14,250,434	**1,274,748**	1,370,294
Revenue recognized	**(14,625,327)**	(13,898,578)	**(1,504,482)**	(711,286)
Ending balance	**$ 7,602,103**	$ 7,216,123	**$ 1,464,311**	$ 1,694,045

	Other		Total Deferred Revenues	
	2019	2018	**2019**	2018
Beginning balance	**$ 6,850,336**	$ 6,298,878	**$ 15,760,504**	$ 14,198,182
Deferred during the year	**5,206,249**	4,931,744	**21,492,304**	20,552,472
Revenue recognized	**(4,321,187)**	(4,380,286)	**(20,450,996)**	(18,990,150)
Ending balance	**$ 7,735,398**	$ 6,850,336	**$ 16,801,812**	$ 15,760,504

9. Restricted Revenues

Restricted revenues held by the City were comprised as follows:

	Development Cost Charges		Parkland Acquisition Charges	
	2019	2018	2019	2018
Beginning Balance	$ 23,825,078	$ 29,546,672	$ 1,519,694	$ 1,163,951
Collections and interest	10,732,980	6,275,172	226,755	355,745
Disbursements - operating	(387,753)	(398,474)	-	-
Disbursements - capital	(8,506,876)	(11,598,291)	(4,213)	-
Ending Balance	$ 25,663,429	$ 23,825,079	$ 1,742,236	$ 1,519,696

	Other Restricted Revenues		Total Restricted Revenues	
	2019	2018	2019	2018
Beginning Balance	$ 10,651,386	$ 8,923,031	$ 35,996,158	$ 39,633,654
Collections and interest	3,478,365	4,443,001	14,438,100	11,073,918
Disbursements - operating	(87,195)	(63,012)	(474,948)	(461,486)
Disbursements - capital	(4,866,547)	(2,651,637)	(13,377,636)	(14,249,928)
Ending Balance	$ 9,176,009	$ 10,651,383	$ 36,581,674	$ 35,996,158

10. Employee Future Benefits

The City provides employee future benefits in the form of severance benefits and vested and non-vested sick leave to qualifying employees. These benefits are not separately funded.

Severance benefits are cash settlements paid to employees who cease their employment with the City after a specified period of time. Employees hired before February 11, 1999 qualify for five days pay per year of employment, provided they either work a minimum of 20 years with the City or retire as defined by the Public Sector Pension Plan Act. Full time employees hired after February 11, 1999 qualify for 20 days pay provided they work a minimum of 10 years with the City and retire as defined by the Public Sector Pension Plan Act.

The City permits regular employees to accumulate up to 18 days per year of service for future illnesses up to a maximum of 250 days. For certain qualifying employees a portion of this benefit vests; for the balance, this benefit does not vest and cannot be converted to any other type of benefit.

An actuarial valuation of these benefits was performed to determine the City's liability and accrued benefit obligation as at December 31, 2018 and updated for December 31, 2019. The valuation resulted in a cumulative unamortized actuarial gain of $669,600 at December 31, 2019, (cumulative unamortized gain of $861,200 for 2018). Actuarial gains or losses are amortized over the expected average remaining service life of employees. The benefit liability at December 31, 2019 was $3,999,000, ($4,662,100 for 2018) comprised as follows:

		2019	2018
Accrued benefit obligation, beginning of year		$ 3,800,900	$ 4,932,200
Add:	Current service costs	169,000	397,600
	Interest on accrued benefit obligation	107,800	143,900
	Actuarial (gain)/loss	116,500	(1,192,800)
Less:	Benefits paid during the year	(864,800)	(480,000)
Accrued benefit obligation, end of year		3,329,400	3,800,900
Add: Unamortized actuarial gain		669,600	861,200
Accrued Benefit liability		3,999,000	4,662,100

Actuarial assumptions used to determine the City's accrued benefit obligation are as follows:

	2019	2018
Discount rate (long-term borrowing rate)	3.00 %	3.00 %
Expected future inflation rate	2.00 %	2.00 %
Merit and inflationary wage and salary increases averaging	2.63 %	2.68 %
Estimated average remaining service life of employees (years)	11.0	11.0

11. Debt (Schedule 4)

The City obtains debt instruments through the Municipal Finance Authority (MFA), pursuant to security issuing bylaws under authority of the Community Charter, to finance certain capital expenditures. Debt is reported net of Sinking Fund balances and interest expense is reported net of Sinking Fund earnings.

The City carries no debt for others.

The following debenture debt amounts plus projected Sinking Fund earnings are payable over the next five years and thereafter are as follows:

	Debt Payments
2020	$ 2,215,521
2021	2,260,235
2022	2,306,211
2023	2,353,485
2024	2,402,094
Thereafter	7,497,538
Sinking Fund earnings	4,256,266
	$ 23,291,350

The City has the following authorized but un-issued financing available as at December 31, 2019:

L/A Bylaw	L/A Amount	L/A Bylaw	L/A Amount
#6558	$ 6,000,000	#6560	$ 275,000
#6679	1,100,000	#7370	3,500,000
#7371	7,000,000	#7372	8,500,000
#7373	1,000,000	#7374	2,500,000
#7375	1,000,000	#7376	2,500,000
#7377	23,500,000	Total	56,875,000

12. Tangible Capital Assets

	Net book value 2019	2018
Land	$ **262,677,920**	$ 234,687,064
Buildings	**68,972,370**	48,668,723
Transportation network	**219,676,251**	226,678,101
Storm sewer system	**219,574,011**	215,378,001
Fleet and equipment	**16,931,360**	16,476,349
Technology	**5,418,867**	4,891,574
Water system	**131,621,388**	125,869,323
Sanitary sewer system	**136,838,710**	130,908,256
Other	**32,604,171**	23,843,288
	$ **1,094,315,050**	$ 1,027,400,677

For additional information, see the Schedule of Tangible Capital Assets (Schedule 5)

During the year there were no write-downs of assets (2018 - $Nil). In addition, the fair value of roads and related infrastructure, underground networks and land contributed to the City totaled **$34,156,244** ($29,727,691 for 2018) and was capitalized and recorded as revenue at the time of recognition.

Natural assets, works of art, artifacts, cultural and historic assets are not recorded as assets in these financial statements. The City controls various works of art and historical treasures including artifacts, paintings, sculptures and mosaics located at City sites and public display areas.

13. Undeveloped Land Bank

The City owns property in various areas identified for future growth in the Official Community Plan. These properties are not currently used in the provision of service to the citizens of Maple Ridge. The properties represent a strategic, non-renewable resource available for the advancement of Council's strategic plan.

14. Accumulated Surplus

Accumulated Surplus is comprised of operating surpluses and equity in tangible capital assets held in the general, sewer and water funds as well as reserves. Accumulated surplus for 2019 is **$1,223,157,851** ($1,158,703,214 for 2018) and is distributed as follows:

		2019	2018
Operating surplus (Schedule 1)	General	$ **7,622,573**	$ 11,111,456
	Sewer	**7,216,552**	8,512,633
	Water	**15,518,140**	13,799,283
		30,357,265	33,423,372
Equity in the capital funds (Schedule 2)	General	**813,910,863**	761,597,886
	Sewer	**137,959,466**	132,175,506
	Water	**135,053,573**	127,272,400
		1,086,923,902	1,021,045,792
Reserves (Schedule 3)	Funds	**33,375,907**	39,570,150
	Accounts	**72,500,777**	64,663,900
		105,876,684	104,234,050
Accumulated Surplus		$ **1,223,157,851**	$ 1,158,703,214

15. Property Tax Levies

In addition to its own tax levies, the City is required to collect taxes on behalf of various other taxing authorities. These include the provincial government for local school taxes, incorporated dyking districts located within the City and organizations providing regional services in which the City has become a member. Taxes levied for other agencies are not included in City revenues. Total tax levies were comprised as follows:

	2019	2019 Budget	2018
Municipal Tax Levies	**$ 90,205,710**	$ 90,084,654	$ 85,645,660
Levies for other authorities			
School taxes	**38,718,718**	38,726,439	36,281,590
Translink	**6,929,231**	6,928,774	6,139,075
British Columbia Assessment	**1,142,457**	1,142,361	1,074,697
Metro Vancouver Regional District	**1,232,350**	1,230,808	1,131,973
Dyking Districts	**700,801**	700,823	648,834
Municipal Finance Authority	**5,671**	5,670	5,052
Total Collections for Others	**48,729,228**	48,734,875	45,281,221
Total Tax Levies	**$ 138,934,938**	$ 138,819,529	$ 130,926,881

16. Government Transfers

Government transfers recognized as revenues during the year were comprised of the following:

	2019		2018	
	Capital	**Operating**	Capital	Operating
Federal Gov't	**$ 269,954**	**$ 653,340**	$ 252,368	$ 300,941
Provincial Gov't	**1,438,038**	**1,307,077**	1,877,731	1,336,511
TransLink	**714,413**	**994,798**	176,370	790,717
Other	**49,747**	**-**	64,975	62,524
Total	**$ 2,472,152**	**$ 2,955,215**	$ 2,371,444	$ 2,490,693

17. Expenses and Expenditures by Object

	Operations	Capital Acquisitions	2019 Total	2019 Budget	2018 Total
Goods and services	$ 67,039,401	$ 56,999,405	$ 124,038,806	$ 270,417,771	$ 101,240,006
Wages and salaries	43,397,280	976,192	44,373,472	47,227,625	43,210,372
Interest	1,462,295	-	1,462,295	2,752,252	1,612,938
Total	111,898,976	57,975,597	169,874,573	320,397,648	146,063,316
Amortization expenses	21,257,458	-	21,257,458	21,329,763	21,168,109
Contributed tangible capital assets	-	34,156,244	34,156,244	20,000,000	29,727,691
Total Expenses and Expenditures	$ 133,156,434	$ 92,131,841	$ 225,288,275	$ 361,727,411	$ 196,959,116

18. Budget

Budget amounts represent the Financial Plan Bylaw adopted by Council on May 14, 2019. The Financial Plan anticipated use of surpluses accumulated in previous years to balance against current year expenditures in excess of current year revenues.

The following shows how these amounts were combined:

	Financial Plan Bylaw	Financial Statement Budget
Revenue		
Taxation	$ 90,084,654	$ 90,084,654
User fees and other revenue	44,172,582	44,172,582
Other	70,520,002	70,520,002
Contributed subdivision infrastructure	20,000,000	20,000,000
Total Revenue	224,777,238	224,777,238
Expenses		
Protective services	42,909,582	42,909,582
Transportation services	23,899,352	23,899,352
Recreation and cultural	22,485,994	22,485,994
Water utility	16,056,086	16,056,086
Sewer utility	14,020,250	14,020,250
General Government	18,475,279	18,475,279
Planning, public health and other	6,916,183	6,916,183
Total expenses	144,762,726	144,762,726
Annual Surplus	$ 80,014,512	$ 80,014,512
Less:		
Capital expenditures	216,964,685	
Debt repayment	3,785,954	
Add:		
Interfund transfers	62,869,502	
Amortization	21,329,763	
Borrowing proceeds	56,536,862	
	$ -	

19. Contractual Rights

Contributed Tangible Capital Assets

There are a number of development projects in progress throughout the City where there is a requirement for the developer to provide infrastructure to the City, such as roads, sewers, sidewalks and street lighting. The estimated fair value of the infrastructure is recognized as "contributed tangible capital assets" revenue in these consolidated financial statements when the City accepts responsibility for the infrastructure. Estimated fair value is determined at the time the assets are recognized.

20. Municipal Pension Plan

The City of Maple Ridge and its employees contribute to the Municipal Pension Plan (a jointly trusteed pension plan). The board of trustees, representing plan members and employers, is responsible for administering the plan, including investment of assets and administration of benefits. The plan is a multi-employer defined benefit pension plan. Basic pension benefits are based on a formula. As at December 31 2018, the plan has about 205,000 active members and approximately 101,000 retired members. Active members include approximately 40,000 contributors from local governments.

Every three years, an actuarial valuation is performed to assess the financial position of the plan and adequacy of plan funding. The actuary determines an appropriate combined employer and member contribution rate to fund the plan. The actuary's calculated contribution rate is based on the entry-age normal cost method, which produces the long-term rate of member and employer contributions sufficient to provide benefits for average future entrants to the plan. This rate may be adjusted for the amortization of any actuarial funding surplus and will be adjusted for the amortization of any unfunded actuarial liability.

The most recent valuation for the Municipal Pension Plan as of December 31, 2018, indicated a $2,866 million funding surplus for basic pension benefits on a going concern basis.

The City of Maple Ridge paid **$3,438,370** (2018 $3,390,825) for employer contributions while employees contributed **$2,876,127** (2018 $2,810,502) to the plan in fiscal 2019.

The next valuation will be as at December 31, 2021, with results available in 2022.

Employers participating in the plan record their pension expense as the amount of employer contributions made during the fiscal year (defined contribution plan accounting). This is because the plan records accrued liabilities and accrued assets for the plan in aggregate, resulting in no consistent and reliable basis for allocating the obligation, assets and cost to individual employers participating in the plan.

21. Segmented Information

The City is a diversified municipal government entity in the province of British Columbia that provides a wide range of services to its citizens. Municipal services have been segmented by grouping activities that have similar service objectives (by function) and separately disclosed in the segment report. Where certain activities cannot be attributed to a specific segment they have been reported as unallocated. The segments and the services they provide are as follows:

Protective Services

Protective Services is comprised of the Ridge Meadows RCMP detachment, the Maple Ridge Fire Department, bylaw enforcement, inspection services and emergency services. Services provided by the segment are focused on protecting the citizens of Maple Ridge.

Transportation Services

Transportation Services is comprised of Engineering, Operations, Drainage and Roads. Services provided by the segment include the construction and maintenance of transportation related infrastructure.

Recreation and Cultural

Recreation and cultural services provides library services, access to recreation facilities and maintains and operates City parks.

Water Utility

The Water Utility, in conjunction with Metro Vancouver, provides safe, clean, reliable water to the residents and businesses of the City of Maple Ridge.

Sewer Utility

The Sewer Utility collects waste water and transports it to treatment plants operated by Metro Vancouver in addition to maintaining the sanitary sewer infrastructure.

General Government

General Government provides administrative, legislative and support services for the City. Functions include financial planning and reporting, information technology, economic development and communications.

Planning, Public Health and Other
This segment is comprised of Planning, Recycling, Cemetery and Social Planning. Activities include land use guidelines, development of the City's official community plan, management of the recycling contract and improving the social well-being of the community.

Unallocated
Unallocated includes revenues that cannot be directly attributed to the activities of an identified functional segment.

22. Subsequent Events

Subsequent to year end, the impact of COVID-19 in Canada and on the global economy increased significantly. As the impacts of COVID-19 continue there could be specific impact on the City, its citizens, employees, suppliers and other third party business associates that could impact the timing and amounts realized on the City's assets and future ability to deliver services and projects. At this time, the full potential impact of COVID-19 on the City is not known. Although disruption from the virus is expected to be temporary, given the dynamic nature of the situation and the potential duration of disruption the related financial impact cannot be reasonably estimated at this time. The market value of the City's portfolio investments initially declined after the declaration of COVID-19 as a global pandemic and, as at April 30, 2020, had subsequently recovered. During the term of individual investments there are normally, and it is expected there will continue to be, fluctuations in the market values, which if held to maturity, are expected to equal face value. The City's ability to continue delivering non-essential services and employ related staff will depend on the legislative mandates from the various levels of government. The City will continue to focus on collecting receivables, managing expenditures, and if necessary, leveraging existing reserves and available credit facilities to ensure it is able to continue providing essential services to its citizens.

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Consolidated Report of Segmented Revenue and Expenses

For the year ended December 31, 2019

	Protective Services	Transportation Services	Recreation and Cultural	Water Utility	Sewer Utility
Revenue					
Tax revenue	$ -	$ -	$ -	$ 136,202	$ 948,675
Other revenues	5,768,318	1,177,415	1,916,341	18,405,712	11,694,648
Government transfers	92,307	3,040,942	1,080,567	-	186,239
Development revenue	10,604	1,673,067	6,321,107	4,633,386	2,142,639
Interest and investment income	-	-	-	-	-
Gaming Revenues					
Refinancing & asset disposal gain(loss)	(99,201)	(1,941,285)	285,394	(446,242)	(447,523)
Contributed infrastructure	-	19,076,502	9,013,059	1,727,202	4,260,602
Total Revenue	5,772,028	23,026,641	18,616,468	24,456,260	18,785,280
Expenses					
Operating:					
Goods and services	20,866,789	4,404,803	9,333,859	10,211,953	9,168,950
Labour	16,969,395	5,586,917	6,876,967	1,340,310	608,088
Debt Servicing	9,519	-	716,109	-	-
Sub total	37,845,703	9,991,720	16,926,935	11,552,263	9,777,038
Amortization	1,384,884	10,756,465	2,249,900	2,400,729	2,650,605
Total Expenses	39,230,587	20,748,185	19,176,835	13,952,992	12,427,643
Excess (deficiency) of revenue over expenses	$ (33,458,559)	$ 2,278,456	$ (560,367)	$ 10,503,268	$ 6,357,637

General Government	Commercial Tower	Planning Public Health & Other	Unallocated	Total 2019 Actual	Total Budget	Total 2018 Actual
$ -	$ -	$ 2,185,847	$ 86,934,986	**$ 90,205,710**	$ 90,084,654	$ 85,645,660
1,987,978	1,869,798	2,857,795	-	**45,678,005**	44,172,582	42,266,363
997,172	-	30,141	-	**5,427,368**	15,256,425	4,862,137
284,149	-	(38,675)	-	**15,026,277**	50,015,589	15,787,623
-	-	-	5,636,251	**5,636,251**	2,247,988	4,581,311
			1,703,170	**1,703,170**	1,500,000	1,781,613
(330,664)	-	(52,054)	2,809,621	**(221,954)**	1,500,000	(1,470,673)
73,279	-	5,600	-	**34,156,244**	20,000,000	29,727,691
3,011,914	1,869,798	4,988,654	97,084,028	**197,611,071**	224,777,238	183,181,725
4,476,338	545,552	8,031,157	-	**67,039,401**	73,453,088	57,454,958
9,176,964	-	2,838,639	-	**43,397,280**	47,227,625	42,182,171
207,101	479,792	49,774	-	**1,462,295**	2,752,252	1,612,938
13,860,403	1,025,344	10,919,570	-	**111,898,976**	123,432,965	101,250,067
1,591,498	-	223,377	-	**21,257,458**	21,329,763	21,168,109
15,451,901	1,025,344	11,142,947	-	**133,156,434**	144,762,728	122,418,176
$ (12,439,987)	$ 844,454	$ (6,154,293)	$ 97,084,028	**$ 64,454,637**	$ 80,014,510	$ 60,763,549

Schedule 1

Schedule of Change in Operating Accumulated Surplus

For the year ended December 31, 2019

	Actual 2019	Budget 2019	Actual 2018
Revenue			
Taxes for municipal purposes	$ 90,205,710	$ 90,084,654	$ 85,645,660
User fees and other revenues	45,678,005	44,172,582	42,266,363
Government transfers	2,955,216	3,475,093	2,490,693
Development Revenue	1,081,524	1,820,014	949,219
Interest and investment income	4,018,149	1,702,988	3,373,244
Gaming revenues	1,703,170	1,500,000	1,781,613
Refinancing and other gains	6,141,470	1,500,000	1,766,211
	151,783,244	144,255,331	138,273,003
Expenses			
Protective services	37,845,703	41,567,670	36,087,716
Transportation services	9,991,720	12,736,099	8,545,361
Recreation and cultural	16,926,935	20,376,452	16,562,565
Water utilities	11,552,263	13,761,971	11,567,117
Sewer utilities	9,777,038	11,378,834	9,070,009
General government	14,885,747	16,893,965	13,571,485
Public and environmental health	10,919,570	6,717,974	5,845,814
	111,898,976	123,432,965	101,250,067
Annual Surplus	39,884,268	20,822,366	37,022,936
Internal transfers			
Transfers to capital funds	(8,727,102)	(16,258,668)	(6,041,110)
Transfers to reserves	(34,223,273)	(6,927,178)	(29,346,232)
Increase (decrease) in operating accumulated surplus	(3,066,107)	(2,363,480)	1,635,595
Operating accumulated surplus-beginning of year	33,423,372	33,423,372	31,787,778
Operating accumulated surplus-end of year (Note 14)	$ 30,357,265	$ 31,059,892	$ 33,423,372

Schedule 2

Schedule of Change in Capital Funds
For the year ended December 31, 2019

	Actual 2019	Budget 2019	Actual 2018
Revenue			
Subdivision infrastructure contributions	$ 34,156,244	$ 20,000,000	$ 29,727,691
Government transfers	2,472,152	11,781,331	2,371,444
Development fees	13,374,516	46,170,150	13,680,732
Other capital contributions	570,237	2,025,426	1,157,672
Disposal of land available for sale	(2,403,416)	-	(1,119,509)
Disposal of tangible capital assets	(3,960,008)	-	(2,117,375)
Total Revenue	44,209,725	79,976,907	43,700,655
Expenses			
Amortization	21,257,458	21,329,763	21,168,109
Total Expenses	21,257,458	21,329,763	21,168,109
Annual Surplus	22,952,267	58,647,144	22,532,546
Internal Transfers			
Transfers from revenue funds	8,727,102	16,258,668	6,041,110
Transfers from reserves	34,198,741	67,328,202	23,975,842
Increase in capital funds	65,878,110	142,234,014	52,549,498
Capital funds - beginning of the year	1,021,045,792	1,021,045,792	968,496,294
Capital funds - end of the year (Note 14)	$ 1,086,923,902	$ 1,163,279,806	$ 1,021,045,792

Schedule 3

Schedule of Change in Reserves

For the year ended December 31, 2019

	Actual 2019	Budget 2019	Actual 2018
Revenue and Transfers			
Revenue			
Interest and investment income	**$ 1,618,102**	$ 545,000	$ 1,208,067
Add (less)			
Internal transfers			
Transfers from revenue funds	**34,223,273**	6,927,178	29,346,232
Transfers to capital funds	**(34,198,741)**	(67,328,202)	(23,975,842)
Increase (decrease) in Reserved Accumulated Surplus	**1,642,634**	(59,856,024)	6,578,457
Reserved Accumulated Surplus - Beginning of the Year	**104,234,050**	104,234,050	97,655,593
Reserved Accumulated Surplus - End of Year (Note 14)	**$ 105,876,684**	$ 44,378,026	$ 104,234,050

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Schedule 4

Continuity Schedule of Debenture Debt

For the Year Ended December 31, 2019

	Date of Issue/Maturity	Bylaw/MFA	Function/Purpose	Interest Rate
Long Term Debts				
	Apr 2005/2027	6246/93	Recreation/Downtown Civic Properties	**5.7 %**
	Apr 2005/2027	6246/93	General Government/Downtown Office Complex	**5.7 %**
	Dec 2006/2026	6246/99	General Government/Downtown Office Complex	**5.0 %**
	Oct 2012/2027	6560/121	Protective Services/Animal Shelter	**2.9 %**
	Oct 2012/2037	6559/121	Public Health/Cemetery Expansion	**2.9 %**
	Oct 2012/2037	6679/121	Public Health/Cemetery Expansion	**2.9 %**
			Subtotal	
LESS:				
Sinking Funds				
	Dec 2006/2026	6246/99	General Government/Downtown Office Complex	**5.0 %**
	Oct 2012/2027	6560/121	Protective Services/Animal Shelter	**2.9 %**
	Oct 2012/2037	6559/121	Public Health/Cemetery Expansion	**2.9 %**
	Oct 2012/2037	6679/121	Public Health/Cemetery Expansion	**2.9 %**
			Subtotal	
Net Amount				

Dec 31, 2018 Balance Outstanding	New Debt Issued During the year	Principal/ Sinking Fund Payments	Sinking Fund Earnings	2019 Balance Outstanding	Interest Paid/ Earned For The Year
$ 13,642,382	$ -	$ 1,352,575	$ -	$ 12,289,807	$ 716,109
1,891,936	-	187,558	-	1,704,378	99,301
16,300,000	-	-	-	16,300,000	815,598
625,000	-	-	-	625,000	18,175
1,520,000	-	-	-	1,520,000	44,201
700,000	-	-	-	700,000	20,356
34,679,318	-	1,540,133	-	33,139,185	1,713,740
8,290,665	-	547,382	335,807	9,173,854	335,807
209,033	-	31,213	8,656	248,902	8,656
244,425	-	36,499	10,121	291,045	10,121
112,564	-	16,809	4,661	134,034	4,661
8,856,687	-	631,903	359,245	9,847,835	359,245
$ 25,822,631	$ -	$ 2,172,036	$ 359,245	$ 23,291,350	$ 1,354,495

Schedule 5

Schedule of Tangible Capital Assets

For the year ended December 31, 2018

	Land[2]	Building	Transportation Network	Storm System
Historical Cost [1]				
Opening cost	$ 234,687,063	$ 100,054,517	$ 351,769,498	$ 281,458,765
Additions	28,030,143	23,431,970	759,530	8,654,279
Disposals	(39,283)	(1,752,238)	(3,479,219)	(788,582)
	262,677,923	121,734,249	349,049,809	289,324,462
Accumulated Amortization				
Opening balance	-	51,385,794	125,091,397	66,080,764
Amortization expense	-	2,658,239	6,321,377	3,898,806
Effect of disposals	-	(1,282,154)	(2,039,216)	(229,119)
	-	52,761,879	129,373,558	69,750,451
Net Book Value as at December 31, 2019	$ 262,677,923	$ 68,972,370	$ 219,676,251	$ 219,574,011
Net Book Value as at December 31, 2018	$ 234,687,064	$ 48,668,722	$ 226,678,101	$ 215,378,001

[1] Historical cost includes work in progress at December 31, 2019 of **$36,971,312** ($28,815,386 for 2018) comprised of: Land $613,121 ($49,572 for 2018); Buildings $29,849,671 ($7,420,131 for 2018); Transportation network $777,851 ($8,780,007 for 2018); Storm system $163,785 ($39,145for 2018); Fleet and equipment $527,388 ($152,645 for 2018); Technology $116,834 ($72,607 for 2018); Water system $1,587,256 ($9,619,524 for 2018); Sanitary system $3,021,387 ($626,208 for 2018); and Other $314,019 ($2,055,548 for 2018). Work in progress is not amortized.

[2] Additions to land are net of $-Nil ($-Nil for 2018) of land reclassified to inventory available for sale.

[3] "Other" at net book value includes Furniture and Fixtures at $745,594 ($574,211 for 2018) and Structures at $31,858,580 ($23,269,078 for 2018)

Fleet and Equipment	Technology	Water System	Sanitary System	Other[3]	Total
$ 31,800,937	$ 12,058,862	$ 163,017,754	$ 179,781,905	$ 40,340,527	$ 1,394,969,827
2,288,325	1,403,614	8,676,926	9,028,164	9,858,890	92,131,841
(2,665,298)	(344,171)	(1,159,631)	(790,919)	(693,829)	(11,713,170)
31,423,964	13,118,305	170,535,049	188,019,150	49,505,588	1,475,388,498
15,324,588	7,167,288	37,148,431	48,873,649	16,497,239	367,569,150
1,436,338	873,239	2,412,002	2,616,083	1,041,374	21,257,458
(2,268,322)	(341,089)	(646,772)	(309,293)	(637,197)	(7,753,162)
14,492,604	7,699,438	38,913,661	51,180,439	16,901,416	381,073,446
$ 16,931,360	$ 5,418,867	$ 131,621,388	$ 136,838,711	$ 32,604,172	$ 1,094,315,052
$ 16,476,349	$ 4,891,574	$ 125,869,323	$ 130,908,256	$ 23,843,290	$ 1,027,400,678

Schedule 6

Continuity Schedule of Reserves

For the year ended December 31, 2019

	Balance Dec. 31, 2018	Interest Allocated
Reserve Funds		
Local Improvements	$ 2,609,053	$ 24,948
Equipment Replacement	15,943,167	383,905
Capital Works	8,793,102	240,381
Fire Department Capital Acquisition	10,385,423	214,758
Sanitary Sewer	1,526,779	34,105
Land	312,626	7,418
Total Reserve Funds	39,570,150	905,515
Reserve Accounts		
Specific Projects - Capital	11,697,246	-
Specific Projects - Operating	6,017,409	-
Self Insurance	883,464	20,174
Police Services	9,544,606	203,597
Core Development	2,007,045	46,797
Recycling	2,961,575	72,835
Community Safety Initiatives	1,600,000	-
Building Inspections	3,393,078	77,775
Gravel Extraction	810,026	18,879
Community Works (Gas Tax)	401,522	18,681
Facility Maintenance	1,841,927	71,504
Snow Removal	850,061	-
Park & Recreation Improvements	1,943,482	-
Cemetery Maintenance	211,890	-
Infrastructure Sustainability (Town Centre Buildings)	493,820	-
Infrastructure Sustainability (Road Network)	2,961,695	84,769
Infrastructure Sustainability (Drainage)	1,644,023	45,683
Drainage Improvements	1,663,015	49,899
Critical Infrastructure	131,071	1,994
Infrastructure Grants Contribution	-	-
Gaming Revenues	2,135,048	-
Self Insurance (sewer utility)	154,385	-
Self Insurance (water utility)	132,740	-
Specific Projects (sewer utility)	5,187,320	-
Specific Projects (water utility)	5,997,452	-
Total Reserve Accounts	64,663,900	712,587
Total Reserves	$ 104,234,050	$ 1,618,102

Transfers Revenue Funds	Transfers Capital Funds	Balance Dec 31, 2018
$ -	$ -	$ 2,634,001
3,439,063	(1,818,463)	17,947,672
5,914,024	(7,121,954)	7,825,553
1,660,670	(9,358,112)	2,902,739
-	(246,802)	1,314,082
431,816	-	751,860
11,445,573	(18,545,331)	33,375,907
4,014,915	(2,656,226)	13,055,935
1,424,306	-	7,441,715
(106,203)	-	797,435
422,232	(52,156)	10,118,279
573,444	(342,413)	2,284,873
471,501	-	3,505,911
(142,673)	(146)	1,457,181
-	-	3,470,853
10,720	-	839,625
595,205	(97,117)	918,291
618,553	(1,571,179)	960,805
-	-	850,061
1,716,385	(3,500,963)	158,904
89,853	(183,085)	118,658
(379,682)	(114,138)	-
3,620,970	(2,451,230)	4,216,204
818,802	(227,396)	2,281,112
1,301,317	(255,020)	2,759,211
(14,362)	(118,703)	-
-	-	-
716,240	(117,579)	2,733,709
6,504	-	160,889
6,504	-	139,244
3,822,322	(1,604,039)	7,405,603
3,190,847	(2,362,020)	6,826,279
22,777,700	(15,653,410)	72,500,777
$ 34,223,273	**$ (34,198,741)**	**$ 105,876,684**

City of Maple Ridge
Financial Information Act

Schedule of Guarantee and Indemnity Agreements
for 2019

"This organization has no guarantees or indemnities under the Guarantees and Indemnities Regulation."

Prepared pursuant to the Financial Information Regulation, Schedule 1, Section 1 (1) (d)

City of Maple Ridge
Financial Information Act

Schedule Showing the Remuneration and Expenses
Paid to or on Behalf of Each Employee
for 2019

1 Elected Officials

Name	Position	Remuneration	Benefits	Expenses
Dueck, Judy	Councillor	52,791.63	4,732.24	1,463.07
Duncan, Kiersten	Councillor	52,440.09	5,632.24	7,066.98
Meadus, Chelsa	Councillor	53,629.79	6,702.96	2,419.82
Morden, Mike	Mayor	123,159.32	6,143.68	4,832.86
Robson, Gordy	Councillor	51,824.90	5,280.16	1,190.66
Svendsen, Ryan	Councillor	52,815.86	352.08	2,726.37
Yousef, Ahmed	Councillor	52,725.46	6,702.96	3,906.84
Total All Elected Officials		$ 439,387.05	$ 35,546.32	$ 23,606.60

2 Employees

Name	Job Title		Remuneration	Expenses
Albrecht, Michael	Tradesperson 2		80,545.32	2,391.98
Alijani, Arash	Site Grading Technologist		79,427.11	-
Andre, Colin	Network Analyst		85,488.89	589.83
Armour, Douglas	Assistant Fire Chief Prevention & Operations	*	148,715.28	2,465.06
Armstrong, Fred	Manager, Corporate Communications	*	127,449.32	671.53
Balatti, Christa	Manager, Health and Wellness	*	123,083.88	2,485.09
Barrett, Kevin	Fire Training Officer		138,380.07	170.46
Baski, Michelle	Planner 2		99,828.12	353.60
Baski, Sebastian	Fire Fighter		115,005.10	30.00
Bayley, Christopher	Fire Captain		134,353.74	55.00
Bean, Joshua	Fire Fighter		119,399.29	2.00
Benson, Laura	Director, Corporate Administration	*	136,258.68	8,235.40
Betker, Teresa	Administrative Assistant	*	75,958.82	29.29
Bevilacqua, Jim	Fire Captain		144,133.93	30.00
Bhandari, Anita	Manager, Integrated Talent Management	*	121,445.16	3,499.65
Billard, Aaron	Parks Operation Supervisor		85,299.32	811.69
Bitcon, Stan	Supervisor 2		118,012.17	774.92
Boag, David	General Manager, Parks, Recreation & Culture	*	188,915.58	1,363.40
Boehmer, Jeffrey	Engineering Technologist	*	87,191.74	2,739.43
Bonderud, Edward	Fire Fighter		101,930.26	-
Bonifazi, Marco	Fire Fighter		112,949.95	600.00
Bosma, Richard	Business Operations Coordinator		76,145.95	1,952.61
Boyce, Jeffrey	Field Arborist		77,164.90	758.86
Bruce, Robert	Fire Fighter		116,772.23	-
Brummer, Russell	Manager, Business Operations		100,490.90	1,895.55
Canning, Michael	Manager, Infrastructure Development	*	122,834.25	1,286.95
Carmichael, Rhys	Fire Fighter		101,604.78	-
Carter, Christine	General Manager, Planning and Development	*	184,922.83	1,177.14
Christensen, Robert	Fire Captain		135,180.89	30.00
Christiansen, Mark	Tradesperson 2		80,502.17	575.83
Christianson, Paula	Supervisor 2		77,336.97	1,133.86
Chui, Yvonne	Manager, Arts & Community Connections		122,260.12	3,392.44
Cillis, Paul	Engineering Inspector 3	*	77,879.38	75.29
Clegg, Douglas	Fire Fighter		81,349.39	180.00
Clelland, James	Assistant Fire Chief - Prevention & Emergency Program	*	138,229.92	2,918.47
Collard, Shaun	Fire Fighter		107,658.30	28.00
Collette, Michelle	Environmental Technician	*	77,617.12	1,585.93
Cook, Debbie	Municipal Reader		90,159.16	-
Cooke, David	Manager, Business Solutions	*	131,287.14	2,458.86
Cooper, Wendy	Planner 1		90,409.98	1,290.66
Cote, Glen	Supervisor 2		77,365.90	575.83
Cote-Rolvink, Stephen	Chief Building Officer	*	160,238.44	1,935.43
Cotroneo, Tony	Manager, Youth and Neighbourhood Services	*	119,523.77	1,860.51
Cotter, Steve	Fire Fighter		109,717.69	-
Crabtree, Christina	Acting General Manager, Corporate Services		145,940.93	1,391.35
Cramb, Donald	Manager, Recreation	*	136,008.68	419.52
Crapo, Ryan	Tradesperson 2		86,226.56	1,140.12
Cratty, Jason	Equipment Operator IVA / Truck Driver	*	77,098.88	-
Cummings, Travis	Fire Fighter		100,919.74	-
Dashti, Sanaz	Engineering Technologist 1		79,181.63	59.43
D'Auteuil, Pierre	Water System Worker		75,296.63	2,124.24
Davis, Craig	Fire Fighter		138,538.68	405.00
Davis, Jeffery	Fire Fighter		108,388.28	133.00
Delmonico, Jordan	Fire Fighter		104,648.86	-

Prepared under the Financial Information Regulation, Schedule 1, Section 1 (1) (e) and Section 6 (2) (a-d), (3) and (6)

City of Maple Ridge
Financial Information Act

Schedule Showing the Remuneration and Expenses
Paid to or on Behalf of Each Employee
for 2019

Denton, Darrell	Manager, Property & Risk	*	126,320.98	3,963.84
Dingwall, William	Manager, Utility Engineering	*	138,378.28	3,049.96
Dipalo, David	Tradesperson 2		81,959.92	125.00
Dorrell, Robert	Trades Supervisor		91,084.66	125.00
Douglas, Ana	Payroll Coordinator	*	80,770.93	120.00
Dyer, Robert	Trades Inspector		84,503.74	2,902.58
Elliott, Brent	Manager, Community Planning	*	118,566.50	2,991.11
Eng, Michael	Traffic & Transportation Technologist		92,583.82	1,714.78
Ettinger, Glenn	Fire Fighter		124,982.71	30.00
Exner, Howard	Fire Chief	*	166,310.06	2,580.38
Fedechko, Amelia	Planner 1		97,511.85	-
Forsyth, Janice	Coordinator Aquatics		88,562.32	260.59
Foster, Mary	Fire Lieutenant		111,751.74	1,051.32
Franklin, Steven	Fire Captain		139,122.96	30.00
Frederick, Petra	Community Coordinator		81,558.54	809.35
Friesen, Jesse	Fire Fighter		118,285.46	30.00
Gailling, Bruce	Electronics Technician		81,034.82	1,221.20
Gaudette, Christopher	Fire Fighter		113,258.91	-
Gaunt, Amanda	Confidential Secretary		76,246.28	-
Gill, Paul	Chief Administrative Officer	*	298,020.90	1,115.93
Gjaltema, Michael	Manager, Electro/Mechanical	*	113,079.36	2,633.81
Goddard, Charles	Director, Planning		153,633.51	4,634.68
Gorby, Erin	Manager, Parks & Open Space	*	105,755.15	2,744.03
Gratzer, Franz	Supervisor 3		106,805.03	876.64
Grochowich, Amanda	Planner 1		88,597.49	1,637.75
Grootendorst, Arnold	Supervisor 2		75,061.29	607.48
Guerra, Maria	Senior Project Engineer	*	128,076.77	1,392.13
Guingcangco, Teresa	Plan Checker 2		85,155.86	1,351.53
Guy, Ronald	Engineering Inspector 3		88,692.52	687.73
Hall, Diane	Planner 2	*	99,749.72	-
Hamilton, Josef	Fire Fighter		86,692.09	-
Hampton, Warren	Fire Fighter		108,069.64	-
Hansen, Damon	Fire Fighter		95,065.85	150.00
Harcus, David	Fire Captain		117,667.63	80.00
Haydu, John	Fire Fighter		123,654.37	-
Hewson, Glen	Trades Inspector		89,686.85	2,018.28
Honarmand, Shahrzad	Engineering Technologist		82,987.11	1,811.30
Hopper, Clinton	Fire Lieutenant		110,436.02	2,139.00
Howe, Stephanie	Facilities Project Coordinator		78,129.20	572.91
Howe, Steven	Fire Fighter		109,459.95	-
Irani, Purvez	Manager, Transportation	*	137,245.51	1,975.68
Irwin, George	Supervisor Mapping and Drafting		88,021.97	50.00
Jonat, Cameron	Fire Fighter		121,447.46	30.00
Jones, Maureen	Senior Manager, Police Services	*	114,153.89	670.43
Juurakko, Timo	Assistant Fire Chief, Community and Admin Services	*	150,885.08	1,441.80
Kabanov, Andrey	Fire Fighter		118,960.09	30.00
Kane, Sian	Coordinator Licences and Permits		80,690.28	549.31
Kelleher, Jonathan	Fire Fighter		106,334.46	-
Kelly, Paul	Electrical Inspector 1		91,295.38	965.37
Klaussner, Markus	Supervisor 2		78,498.33	546.53
Kopystynski, Adrian	Planner 2		101,380.28	1,041.68
Kovach, Natalie	Business Systems Analyst		98,402.72	7,568.02
Lackner, Andrew	Engineering Technologist		86,029.60	3,510.38
Lane, Kelly	Manager, Inspection Services	*	99,647.91	3,821.06
L'Arrivee, Michael	Building Inspector 1		95,330.55	1,761.05
Laxton, Shannon	Accountant 3		80,909.58	950.00
Lazzo-Hild, Andres	Financial Analyst		79,961.29	2,083.30
Lee, Chin-Kuan	Manager, Revenue & Collections	*	102,843.40	950.00
Lee, Joo Young	Business Systems Analyst		91,995.77	2,438.44
Lim, Dong Young	System Analyst I		75,324.87	566.54
Livingstone, Bruce	Business Retention & Expansion Officer		85,848.08	5,024.27
Loo, Thomas	Environmental Technician		77,601.01	1,277.77
Lowe, Derek	Fire Fighter		85,519.56	-
Macdonald, Robert	Fire Fighter		118,030.09	684.43
Mah, Edwin	Building Inspector 1		84,468.59	1,917.36
Marfleet, William	Fire Fighter		106,501.56	58.00
Matsui, Shawn	Bylaw Compliance Officer		75,464.07	558.63
McAusland, Andrew	Facilities Operations Supervisor		85,299.34	2,145.31
McCurry, Aaron	Supervisor 2		92,952.43	698.04
McDougall, Malcolm	Supervisor, Horticulture Arboriculture Sports Field		85,299.32	1,381.08
McIntosh, Nicolas	Tradesperson 2		80,354.63	692.23

Prepared under the Financial Information Regulation, Schedule 1, Section 1 (1) (e) and Section 6 (2) (a-d), (3) and (6)

City of Maple Ridge
Financial Information Act

Schedule Showing the Remuneration and Expenses Paid to or on Behalf of Each Employee for 2019

McKee, Christopher	Fire Captain		125,344.41	-
McLeod, Kirk	Engineering Inspector 3		86,109.55	1,140.35
Melvin, Paula	Executive Assistant	*	77,092.44	-
Messam, Brent	Engineering Technologist		95,623.53	4,305.82
Michaud, Dayne	Fire Fighter		98,501.61	-
Middleton, Christopher	Tradesperson 2		82,552.94	20.00
Mikes, Daniela	Manager, Procurement	*	123,190.12	4,603.63
Millward, Michael	Manager, Facilities Operations	*	126,676.60	826.09
Moerman, Andrew	Electrical Inspector 1		87,586.45	1,030.26
Moore, Kelly	Fire Captain		134,629.57	30.00
Morin, Eric	Engineering Inspector 2		86,075.77	1,894.80
Myers, Mikaela	Marketing and Communications Coordinator		81,696.41	527.91
Nagra, Dhaminder	Human Resources Advisor, Integrated Talent Management	*	90,925.50	1,244.41
Nairn, Cale	Tradesperson 2		94,818.36	1,240.83
Narayan, Sureshwar	Senior Analyst Programmer		100,667.57	2,973.96
Neufeld, Chad	Park Planning Technician		90,470.00	2,028.11
Nichols, Stephanie	Deputy Corporate Officer	*	75,535.43	-
Nikula, Matthew	Fire Fighter		119,075.56	-
Nolan, Catherine	Corporate Controller	*	143,514.38	5,475.62
Ogilvie, Ralph	Fire Prevention Officer		102,758.82	-
Oleschak, Walter	Superintendent Roads and Fleet		124,945.94	1,381.88
Ollenberger, Rachel	Engineering Technologist 1		81,488.67	396.24
Orsetti, Michelle	Director, Bylaw and Licensing Services	*	123,562.53	691.11
Ozeroff, William	Manager, Permit Services	*	112,343.18	1,488.76
Patel, Brian	Coordinator Core Area		81,936.66	845.58
Perkin, Kevin	Fire Captain		124,969.75	98.46
Pollock, David	General Manager, Engineering Services		181,591.61	1,573.76
Pope, Danielle	Director, Recreation	*	141,517.76	2,448.82
Porter, Gary	Fire Captain		147,263.03	1,588.28
Pym, Mike	Environmental Planner 1		91,491.61	2,006.18
Quinn, Frank	General Manager, Public Works & Development Services	*	210,411.69	1,457.69
Ramsay, Devin	Fire Fighter		108,206.31	20.00
Ramsay, Robert	Fire Captain		89,954.72	130.00
Richmond, Valoree	Director, Parks & Facilities	*	126,987.78	4,320.56
Rieu, Adam	Planner 1		78,783.33	1,170.10
Salsbury, Scott	Superintendent Sewerworks	*	122,311.25	3,343.78
Schmidt, Kristofer	Water System Worker		81,524.14	738.41
Schramm, Aaron	Supervisor 3		87,343.99	738.41
Schurer, Oliver	Business Systems Analyst		96,748.84	650.57
Schwaiger, Harry	Building Inspector 1		86,555.73	1,921.00
Senay, Catherine	Court Liaison Officer	*	96,895.65	-
Serediuk, Sean	Manager, Infrastructure and Security Services	*	114,087.32	2,364.69
Seward, Adam	Fire Lieutenant		132,988.33	97.14
Silva, Valdemar	Equipment Operator 4A	*	76,215.84	80.70
Slevin, Darlene	Coordinator Volunteer/Special Events		81,808.07	1,032.04
Snow, Roy	Fire Lieutenant		131,969.74	30.00
Speers, David	Coordinator Health Wellness		81,980.85	616.03
Stetin, Velimir	Engineering Technologist		84,539.37	1,913.92
Stewart, Michael	Fire Training Officer		149,441.79	110.00
Storey, James	Director, Engineering Operations	*	157,060.38	2,662.18
Stott, Rodney	Environmental Planner 2		99,749.73	575.10
Stripp, Mitchell	Supervisor Electrical Mechanical		125,549.40	-
Swift, Kelly	Acting Chief Administrative Officer	*	234,906.68	3,693.50
Szostek, Gail	Environmental Coordinator	*	91,491.61	4,239.57
Taylor, Adam	Fire Fighter		110,476.90	30.00
Thind, Amandeep	Network Support Specialist		91,556.22	754.35
Thompson, Christopher	Fire Fighter		83,148.26	200.00
Thompson, Trevor	Chief Financial Officer		131,584.28	6,658.46
Todd, Thomas	Supervisor 3	*	94,028.79	2,720.48
Ulrich, Cynthia	Manager, Total Rewards	*	82,352.20	2,474.23
Van Dop, Michael	Deputy Fire Chief	*	150,072.42	3,728.46
Van Wordragen, Therese	Planning Technician		75,810.56	-
Vanderjagt, Ryan	Fire Fighter		113,774.47	115.00
Varcoe, Thomas	Supervisor 2		78,835.44	599.32
Veasey, Daryl	Meter Maintenance Worker	*	76,488.20	-
Veltin, George	Tradesperson 2		82,649.34	406.42
Vinje, Brock	Fire Fighter		128,432.55	-
Vinje, Bryan	Assistant Fire Chief, Training and Safety	*	143,483.28	7,538.98
Virs, Nicholas	Fire Fighter		111,279.31	30.00
Walsh, Nichole	Purchasing Supervisor		81,785.40	5,935.00

Prepared under the Financial Information Regulation, Schedule 1, Section 1 (1) (e) and Section 6 (2) (a-d), (3) and (6)

City of Maple Ridge
Financial Information Act

Schedule Showing the Remuneration and Expenses Paid to or on Behalf of Each Employee for 2019

Wetherill, Michelle	Manager, Human Resources	*	137,734.77	757.74
Wicklund, Everett	Supervisor 3		81,720.29	281.45
Williamson, Dustin	Fire Fighter		95,308.72	-
Wilson, Davin	Superintendent Waterworks	*	121,316.60	3,090.31
Wing, Graham	Fire Fighter		107,946.94	-
Yan, Angela	Systems Analyst 2		84,369.00	1,226.40
Zezchuk, Edward	Trades Inspector		83,802.43	2,180.06
Zosiak, Lisa	Manager, Community Planning	*	105,138.11	4,404.40
Subtotal			$ 21,701,203.45	$ 263,825.54
Consolidated total of employees with remuneration less than $75,000			15,156,418.43	102,305.21
Total All Employees			$ 36,857,621.88	$ 366,130.75

3 **Reconciliation**

Total remuneration

Elected Officials		439,387.05
Other Employees		36,857,621.88
Subtotal		$ 37,297,008.93
Other reconciling items		
	CPP	$ 1,161,187.32
Employer portion of:	EI	475,755.07
	Accruals	(96,724.95)
	WCB	431,534.73
	Pension	3,438,370.00
	Other employer costs (Medical, Dental, etc.)	1,666,340.90
Wages & Salaries per Consolidated Financial Statements, Annual Report, Page 53		$ 44,373,472

* Remuneration includes payment of previously accrued amounts.

Prepared under the Financial Information Regulation, Schedule 1, Section 1 (1) (e) and Section 6 (2) (a-d), (3) and (6)

City of Maple Ridge
Financial Information Act

Statement of Severance Agreements for 2019

There were 3 severance agreements under which payment commenced between the City of Maple Ridge and its non-unionized employees during the fiscal year 2019

These agreements represent between 2 to 11 months of compensation.*

* "Compensation" was determined based on salary and benefits

Prepared under the Financial Information Regulation, Schedule 1, Section 6 (7) (a, b)

City of Maple Ridge
Financial Information Act

Schedule Showing Payments Made for the Provision of Goods or Services for 2019

1) Alphabetical list of suppliers who received aggregate payments exceeding $25,000

Supplier Name	Aggregate amount paid to supplier
0946235 BC Ltd	$151,950.75
Abbotsford Chryler Dodge Jeep	$51,278.08
Absolute Industrial Mechanical	$34,703.45
Accent Glass & Locksmith	$38,249.80
Action Environmental Services	$42,285.54
Aecom Canada Ltd	$32,521.07
Alouette River Management Society	$66,680.00
Andrew Sheret Ltd	$112,594.81
Ansan Industries Ltd	$70,932.94
Aon Hewitt Inc	$31,150.02
Aplin & Martin Consultants Ltd	$244,515.61
April Meadows	$48,543.50
Aptean Canada Corporation	$99,462.49
Aqua Silva Resource Management	$29,306.86
Associated Engineering (BC) Ltd	$174,564.35
Astroturf West Distributor Ltd	$1,461,810.00
Atlas Power Sweeping	$32,156.25
ATS Traffic	$122,795.48
AW Fire Guard & Supplies Ltd	$46,229.32
BA Blacktop	$4,035,368.95
Badger Daylighting LP	$285,461.24
Barr Plastics Inc	$28,196.34
Bartle & Gibson Co Ltd	$192,189.47
BC Hydro	$1,689,179.44
BC Institute of Technology	$73,447.50
BC Municipal Safety Association	$52,295.25
BC Plant Health Care Inc	$34,453.17
BC Road Safe Inc	$83,012.16
BC SPCA	$407,588.87
BDO Canada LLP	$45,354.75
Birdseye Office Inc	$35,747.20
Black Press Group Ltd	$62,311.49
Blue Mountain Business Park	$36,531.31
Boileau Electric & Pole Ltd	$299,615.73
Braun Geotechnical Ltd	$59,545.00
Burke Recruiting Inc	$28,018.20
C3 Mainline Inspections Inc	$190,419.07
Cambie Roofing	$51,257.28
Canada Pipe Company Ltd	$110,820.79
Canadian Pacific Railway	$63,776.75
Cascadia Sport Systems Inc	$34,353.76
CDW Canada Inc	$199,703.72
Cedar Crest Lands (BC) Ltd	$6,609,816.99
Chandos Construction Ltd	$6,363,311.14
Chase Office Interiors	$33,633.08
City of Pitt Meadows	$31,910.30
Cobing Building Solutions	$200,740.00
Co-Pilot Industries Ltd	$133,368.60
Corix Water Products	$45,755.95
Craven Huston	$79,057.16
CSDC Systems Inc	$95,430.89
Cummins Western Canada	$72,777.03
Curtis Personalized Health	$76,141.66
Custom Blacktop	$162,224.77
Dams Ford Lincoln Sales Ltd	$113,283.01
Denis K. Walz law Corporation "In Trust"	$1,817,315.14

Prepared under the Financial Information Regulation, Schedule 1, Section 1 (1) (f) and Section 7 (1) (a-c) and (2) (b)

City of Maple Ridge
Financial Information Act

Schedule Showing Payments Made for the Provision of Goods or Services for 2019

Supplier Name	Aggregate amount paid to supplier
Dialog BC Inc	$25,305.00
DL Watts Flooring Ltd	$72,184.80
DMD & Associates Ltd	$32,680.86
Dobney Foundry Ltd	$39,302.33
Double V Construction Ltd	$1,822,059.74
Dougness Holdings Ltd	$147,854.22
Drake Excavating	$979,157.99
DTM Systems Corporation	$51,949.74
Eagle West Crane & Rigging	$99,552.64
Econolite Canada Inc	$26,067.01
Ecotainer Sales Inc	$75,563.44
Eecol Electric Corporation	$31,182.45
Emergency Communications	$1,113,671.00
ESRI Canada Limited	$107,421.84
First Truck Centre	$27,412.41
Fitness Edge	$149,348.43
Fleet Services Installation	$27,498.38
Focuspoint Technologies Incorp	$29,828.75
Foreseeson Technology Inc	$38,281.60
Fortis BC Energy Inc	$132,163.23
Fraser City Installations Ltd	$147,834.90
Fraser Valley Regional Library	$2,948,113.74
Fred Surridge Ltd	$241,859.97
Genesis Security BC Group Ltd	$1,172,398.27
Geoadvice Engineering Inc	$66,302.05
Gibson Waterworks Supply Inc	$30,850.24
Golden Ears Winter Club	$30,025.82
Golden Globe Construction Ltd	$923,142.64
Gotraffic Management Inc	$35,956.13
Grandview Blacktop Ltd	$156,353.04
Great Northern Engineering Consultants	$25,156.76
Greater Vancouver Sewerage & Drainage District	$64,053.23
Greater Vancouver Water District	$8,513,704.49
Green Landscape Experts Ltd	$28,629.18
Gregg Distributors	$26,592.46
Guillevin International Inc	$276,112.12
Habitat Systems Inc	$27,401.10
Hallmark Facility Services Inc	$369,915.86
Harbour International Trucks	$1,052,684.64
Harbour West Consulting Inc	$42,384.89
Harris & Company	$46,034.98
Heavy PDG Equipment Ltd	$37,681.35
Homewood Health Inc	$28,208.90
Hub Fire Engines And Equipment	$44,197.72
Humble Developments Ltd	$136,193.00
ICBC - Fleet Insurance	$259,227.00
Iconix Waterworks Lp	$60,719.86
IDRS	$49,161.20
Ikonic Enterprises Ltd	$76,843.20
Image Painting & Restoration	$190,680.00
Interprovincial Traffic Services	$84,153.16
ISL Engineering & Land Services	$30,300.06
Island Key Computer	$225,524.32
Jacks Automotive & Welding	$151,237.30
Johnston Davidson	$221,825.36

Prepared under the Financial Information Regulation, Schedule 1, Section 1 (1) (f) and Section 7 (1) (a-c) and (2) (b)

City of Maple Ridge
Financial Information Act

Schedule Showing Payments Made for the Provision of Goods or Services for 2019

Supplier Name	Aggregate amount paid to supplier
Justice Institute of BC	$76,492.66
Kaake, Karen	$29,760.20
Kerr Wood Leidal Associates	$35,013.60
Lafarge Canada Inc	$812,100.14
Laura Ballance Media Group Inc	$25,200.00
Leaders Internaional Executive	$51,091.70
Lehigh Materials	$142,881.37
Linden, Charlene	$49,083.14
Lordco Parts Ltd	$92,584.99
M.A Mustonen-Hinds, Notary Public "In Trust"	$662,229.74
Main Street 240 Ventures Ltd	$35,235.00
Manulife Financial	$1,206,736.54
Maple Leaf Disposal Ltd	$146,946.35
Maple Ridge & PM Arts Council	$682,260.53
Maple Ridge 2020 BC Summer Games Society	$45,000.00
Maple Ridge Chrysler Jeep Dodge	$47,754.53
Maple Ridge Historical Society	$200,266.00
Marathon Surfaces Inc	$204,894.90
Marine Roofing (1996) Ltd	$111,620.93
McElhanney Consulting Services	$492,953.95
MDT Technical Services Inc	$29,172.64
Medical Services Plan	$196,206.26
Mertin Nissan Ltd	$73,200.12
Microsoft Corporation	$30,470.07
Minister of Finance - Deptartment of Transportation	$1,278,575.60
Miza Architects Inc	$62,297.57
Motion Canada	$25,857.94
MR PM Katzie Seniors Network	$27,500.00
MRC Total Build Lp	$2,184,746.68
Multitrends Inc	$99,348.48
Municipal Insurance Association of British Columbia	$790,879.06
Municipal Pension Plan	$3,428,868.79
Murphy, Amanda	$52,327.19
Nations First Contracting	$31,815.00
Noble British Columbia	$37,021.83
North of 49 Enterprises Ltd	$90,691.12
Nova Pole International Inc	$62,143.20
Novax Industries Corp	$52,148.64
Now Solutions	$90,721.12
Nustadia Recreation Inc	$168,877.90
Ocean Marker Sports Surfaces	$134,284.50
Ocean Pipe	$48,893.86
Onsite Engineering Ltd	$68,913.17
Open Storage Solutions	$268,902.56
Opus Consulting Group Ltd	$114,678.94
Oracle Corporation Canada	$45,997.61
Organized Crime Agency of British Columbia	$41,256.89
Pacific Flow Control Ltd	$136,655.40
Pacific Surrey Construction	$39,599.97
Paladin Technologies	$45,012.57
Parkland Refining (BC) Ltd	$314,992.69
Paul Bunyan Tree Services	$149,178.79
Pedre Contractors Ltd	$816,590.24
Pit Stop Portable Toilets	$35,326.02
Pitney Works	$56,681.20

Prepared under the Financial Information Regulation, Schedule 1, Section 1 (1) (f) and Section 7 (1) (a-c) and (2) (b)

City of Maple Ridge
Financial Information Act

Schedule Showing Payments Made for the Provision of Goods or Services for 2019

Supplier Name	Aggregate amount paid to supplier
Polycrete Restorations Ltd	$25,390.05
Pomerleau Inc	$1,860,423.76
Prime Traffic Solutions Ltd	$198,331.97
Progressive Fence Installation	$33,589.50
Promix Concrete Ltd	$34,848.38
Province of British Columbia - Employer Health Tax	$517,402.29
PW Trenchless Construction Inc	$1,987,321.43
Ranger Construction	$33,816.88
Raybern Erectors Ltd	$28,349.10
RCMP - Receiver General	$38,022.04
RCMP - Receiver General	$16,964,857.69
Re/Max Lifestyles Realty Ltd	$37,500.00
Receiver General - Payroll Deduction	$1,649,128.24
Resolution Reprographics Ltd	$39,748.60
RF Binnie & Associates Ltd	$153,289.34
RG Arenas (Maple Ridge) Ltd	$1,114,516.67
Ricoh Canada Inc	$191,022.92
Ridge Meadows Seniors Society	$218,766.75
Ridge Meadows Recycling Society	$2,696,919.22
Road Warrior Cutting	$30,755.04
Rogers	$129,006.94
Sandpiper Contracting LLP	$400,511.13
Sanscorp Products Ltd	$215,270.94
SAP Canada Inc	$32,140.49
School District #42	$2,830,348.63
Scottish Line Painting Ltd	$199,368.61
Seismic 2000 Construction Ltd	$170,041.45
SFE Ltd	$81,497.45
Shape Architecture Inc	$185,239.27
Shaw Business	$28,224.00
Shaw Cablesystems	$25,897.30
Simcic + Uhrich Architects	$211,466.86
Smart-Tek Communications Inc	$59,947.64
Southern & Associates	$89,574.28
Spacemakeplace Design	$67,100.00
Stak Fitness	$31,393.72
Stantec Consulting Ltd	$147,826.02
Staples - Corp Express Cda Inc	$72,513.00
Stellar Power & Control Soluti	$78,998.86
Stewart Mcdannold Stuart	$381,445.19
Strata Plan LMS Commercial	$185,314.08
Streetwise Traffic Controllers	$176,260.94
Summit Earthworks Inc	$407,596.34
Suncor Energy Products	$489,364.67
Surrey Fire Service	$102,411.75
Telus	$104,649.95
Tempest Development Group	$163,567.08
Tetra Tech Canada	$45,808.03
The Get Go Inc	$126,624.94
Thunderbird Plastics Ltd	$60,928.00
Tirecraft	$43,413.69
Total Power Ltd	$136,624.04
Triumph Traffic Industries Inc	$52,611.90
Tundra Plumbing Ltd	$159,819.73
Turning Point	$66,068.33

Prepared under the Financial Information Regulation, Schedule 1, Section 1 (1) (f) and Section 7 (1) (a-c) and (2) (b)

City of Maple Ridge
Financial Information Act

Schedule Showing Payments Made for the Provision of Goods or Services for 2019

Supplier Name	Aggregate amount paid to supplier
Tybo Constructors Ltd	$1,841,404.27
Unicorn Products Ltd	$69,135.29
Union of BC Municipalities	$35,622.50
Universal Cover Corp	$193,171.72
Urban Lumberjack Tree Services	$68,503.65
Urban Systems	$80,367.58
Valley Geotechnical Engineering Services	$46,333.26
Valley Traffic Systems Inc	$71,020.94
Vane Lawn & Garden	$114,237.38
VDZ+A Consulting Inc	$26,887.56
Victoria Mobile Radio Ltd	$28,442.02
Warrington PCI Management	$1,277,412.23
Webbco Industrial Ltd	$375,196.50
Wesco Distribution Inc	$25,199.70
West Coast Elevator Services	$27,961.29
West Coast Toyota	$31,893.75
Western Oil Services Ltd	$38,770.29
Westerra Equipment Lp	$131,677.11
Westridge Security Ltd	$384,661.68
Whisk Catering Ltd	$32,620.54
Whitestar Property Services	$261,380.99
Wilco Civil Inc	$100,236.83
Windmill Flooring	$86,260.69
Workers Compensation Board	$517,387.08
Worldwide Turf Inc	$28,350.00
WSP Canada Inc	$209,209.62
X10 Networks	$73,187.64
Xylem Canada Company	$673,258.52
Yellowridge Construction Ltd	$8,599,534.82
Young, Anderson - Barristers	$34,362.99
Zone West Enterprises Ltd	$52,649.68
Zoom Audio Visual Networks Inc	$67,394.74
	$117,171,636.15

Prepared under the Financial Information Regulation, Schedule 1, Section 1 (1) (f) and Section 7 (1) (a-c) and (2) (b)

City of Maple Ridge
Financial Information Act

Schedule Showing Payments Made for the Provision of Goods or Services for 2019

2) Consolidated total paid to suppliers who received aggregate payments of $25,000 or less

$	4,691,804.21

3) Total payments to suppliers for grants and contributions exceeding $25,000

Consolidated total of grants exceeding $25,000	36,200.00
Consolidated total of contributions exceeding $25,000	-
Consolidated total of all grants and contributions exceeding $25,000	36,200.00

4) Reconciliation

Total of aggregate payments exceeding $25,000 paid to suppliers		$117,171,636.15
Consolidated total of payments of $25,000 or less paid to suppliers	$	4,691,804.21
Consolidated total of all grants and contributions exceeding $25,000		36,200.00
Reconciling items		*Explanation below*
Total per Financial Statements, Expenditures & Expenses, Good & Services including Capita	$	124,038,806.00
Variance	$	2,139,165.64

Expenditures in the statements are on an accrual basis, whereas amounts paid are on a cash basis. It is important to note that not all payments are expenditures and that not all expenditures are payments. It is not practical to reconcile to those sets of data.

Prepared under the Financial Information Regulation, Schedule 1, Section 1 (1) (f) and Section 7 (1) (a-c) and (2) (b)

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MAPLE RIDGE
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City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 21, 2020
		FILE NO:	05-1825-02
FROM:	Chief Administrative Officer	**MEETING:**	CoW
SUBJECT:	**2020 Property Tax Sale Deferral**		

EXECUTIVE SUMMARY:

The Property Tax Sale occurs each year on the last Monday in September. Due to the COVID-19 pandemic, municipalities in BC are able to defer the 2020 Tax Sale. This allowance is granted through Ministerial Order No. M159 issued by the Province of BC, under the Emergency Program Act.

Delinquent property taxes are those that have been outstanding long before the pandemic. If the City exercises the above-noted ministerial order, property owners will have additional time to pay off delinquent balances and the municipality will benefit from a lessened administrative burden by avoiding the logistics involved in hosting an auction with social distancing measures.

Under Ministerial Order No. 192, Council is permitted to adopt a bylaw the same day that a bylaw has been given third reading, if the bylaw is made in relation to tax sales. This order is intended on being exercised, as the bylaw is required to be in place by August 31, 2020.

RECOMMENDATION:

That 2020 Property Tax Sale Deferral Bylaw No. 7660-2020 be given first, second and third readings and be adopted.

DISCUSSION:

a) **Background Context:**
Due to the pandemic, Ministerial Order No. 159 was issued by the Minister of Public Safety and Solicitor General, Mike Farnworth. One of the items included in the order is the ability for Council to defer the 2020 Property Tax Sale.

The Annual Tax Sale is the collection mechanism used after a property's taxes remain outstanding for three years. Rarely does the title of a property change through a tax sale. Once sold through a tax sale, the property owner has one year to redeem the property. Typically, the property owner redeems the property or the creditors foreclose and redeem the property. Each year less than a dozen properties are auctioned in Maple Ridge. The municipality and the public bid at this auction.

The ability to defer the redemption period is included in the same Ministerial Order. The extension of the redemption period for properties auctioned last September is not recommended. One of the properties not yet redeemed was auctioned off to the public.

If the Property Tax Sale Deferral Bylaw is adopted, written notice must be sent within 2 weeks to property owners that are subject to deferral. This is considerably less work than proceeding with the tax sale. With the delay of the property tax penalty date to October 1, 2020, a higher volume of payments to process at the end of September is expected, during the same timeframe as the property tax sale would otherwise occur. Early indications show that approximately half of municipalities in the lower mainland will be deferring the 2020 Tax Sale.

b) **Citizen/Customer Implications:**
This impacts a very small number of properties, however may reduce the pressure on those that would otherwise be scrambling to pay the delinquent property taxes in order to avoid having the property sent to the tax sale.

CONCLUSION:

Due the Covid-19 pandemic, the Province has provided municipalities the option to defer the 2020 tax sale. The 2020 Property Tax Sale Deferral Bylaw No. 7660-2020 has been prepared in order to defer the 2020 Property Tax Sale to 2021.

Prepared by: **Trevor Thompson, BBA, CPA, CGA**
Chief Financial Officer

Approved by: **Christina Crabtree**
Acting General Manager Corporate Services

Concurrence: **Al Horsman**
Chief Administrative Officer

Attachment: Draft Bylaw No. 7660-2020

CITY OF MAPLE RIDGE

BYLAW NO. 7660-2020

A bylaw to defer the 2020 property tax sale

WHEREAS pursuant to Ministerial Order M159 (15) of the Minister of Public Safety and Solicitor General, Council may defer the annual tax sale for 2020;

AND WHEREAS pursuant to Ministerial Order M192 (12) of the Minister of Public Safety and Solicitor General, Council may adopt a tax sale bylaw on the same day that a bylaw has been given third reading if the bylaw is in relation to tax sale;

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

1. This bylaw may be cited for all purposes as "2020 Property Tax Sale Deferral Bylaw No. 7660-2020".

2. That the annual property tax sale, pursuant to section 645 of the *Local Government Act* and Ministerial Order M159 (15), be deferred to September 27, 2021.

READ a first time the	day of	, 2020
READ a second time the	day of	, 2020.
READ a third time the	day of	, 2020.
ADOPTED, the	day of	, 2020.

PRESIDING MEMBER | **CORPORATE OFFICER**

MAPLE RIDGE
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CITY OF MAPLE RIDGE

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 21, 2020
		FILE NO:	01-0640-30-2020
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **RCKC Docks and Floating Boathouse Platform Construction - Award of Contract**

EXECUTIVE SUMMARY:

The Ridge Canoe and Kayak Club (RCKC) Facility Upgrades project is one of the recreation infrastructure priorities approved to proceed as part of the Alternate Approval Process (AAP), based on concepts developed in 2016. RCKC is a non-profit club that has been a fixture at Whonnock Lake Hall since 1982 and provides a wide variety of programs for all ages, supporting both competitive athletes, as well as family friendly recreational programming.

This project is proposed to be completed in two phases. The first phase will include the dock and floating boathouse platform (and approved anchoring system), with the boathouse structure and clubhouse renovation to be completed in the second phase. Staff recommends that the contract for the first phase of work be awarded to the lowest compliant bid which was received from Blue Water Systems. Council approval to award the contract is required for the work to proceed.

RECOMMENDATION:

That Contract RFP-PL20-01: RCKC Docks and Floating Boathouse Platform Construction be awarded to Blue Water Systems Ltd. for the total base bid price of $481,000.00 excluding taxes; and

That a contingency of $48,000.00 be authorized; and further

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) **Background Context:**
The RCKC meeting, training, and current boat storage facility is located within the Whonnock Community Centre at 27871 113 Avenue.

The detailed design process for this project included significant consultation with stakeholders, including RCKC athletes and members, as well as the Whonnock Community Association. In addition to the stakeholder consultations, a public online engagement was held from May 25 to June 12, 2020. We received 25 feedback forms, the majority of which were

very positive and supportive of the project, however a few forms included minor suggested changes for consideration.

An Invitation to Tender RFP-PL20-01 was issued through BC Bid on June 2, 2020 for the Phase One construction of this project. Phase one includes the removal of the existing T-shaped floating pedestrian dock, the design and construction of a new floating pedestrian dock and a platform for the future boathouse.

The second phase of this project will consist of construction of the boathouse structure on the floating platform, and facility improvements to the clubhouse which will include a new athlete training area where the boats were previously stored, and washroom upgrades. Phase two will be tendered after the City obtains approval from the Ministry under the Water Sustainability Act to commence with Phase One.

This project was separated into two phases based on the recommendation from our consultant team, due to reasons associated with the environmental applications and approval process laid out by the Ministry of BC for work carried out in and about a stream. Although the phases will be tendered separately, the intent remains for construction of both phases to run consecutively. Invitations were sent to 6 dock contractors, and the tender was posted publicly on BC Bid for the required 30 days. A submission was received from only one compliant bidder before closing on July 2, 2020 (The City received 3 bid submissions, but unfortunately 2 of these were non-compliant).

b) **Desired Outcome:**
The desired outcome is to provide parks and recreation infrastructure to meet the demand of our rapidly growing community and provide enhanced opportunities for citizens to engage in activities that promote an active, healthy lifestyle and community wellbeing.

c) **Strategic Alignment:**
This project aligns with Council's strategic priority of Community Pride and Spirit. The programs and services that will be offered through the services of RCKC encourage active and healthy living among citizens through the provision of a variety of recreational, educational and social activities.

d) **Citizen/Customer Implications:**
RCKC will benefit from having a floating boat storage at the lake level to enable their members and program staff to access the lake without having to transport canoes and kayaks long distances. Removing boat storage from inside the existing facility will free up space to create a fitness area and indoor membership space.

e) **Business Plan/Financial Implications:**
Total AAP project funding in the amount of $1,000,000 is included in the Adopted Financial Plan. The Phase One component pricing in the amount of $481,000 as well as the recommended contingency of $48,000 is within the funding apportioned for this phase of the project.

CONCLUSION:

The RCKC upgrades will provide an enhanced facility for park patrons, as well as community and school groups. Staff is satisfied with the submissions received and recommends that the construction contract for $481,000 be awarded to Blue Water Systems Ltd. to allow the project to proceed.

Prepared by: **Stephanie Howe, LEED AP**
Facilities Project Coordinator

Reviewed by: **Michael Millward, PE**
Manager, Facilities Operations

Reviewed by: **Valoree Richmond, MBCSLA**
Director, Parks & Facilities

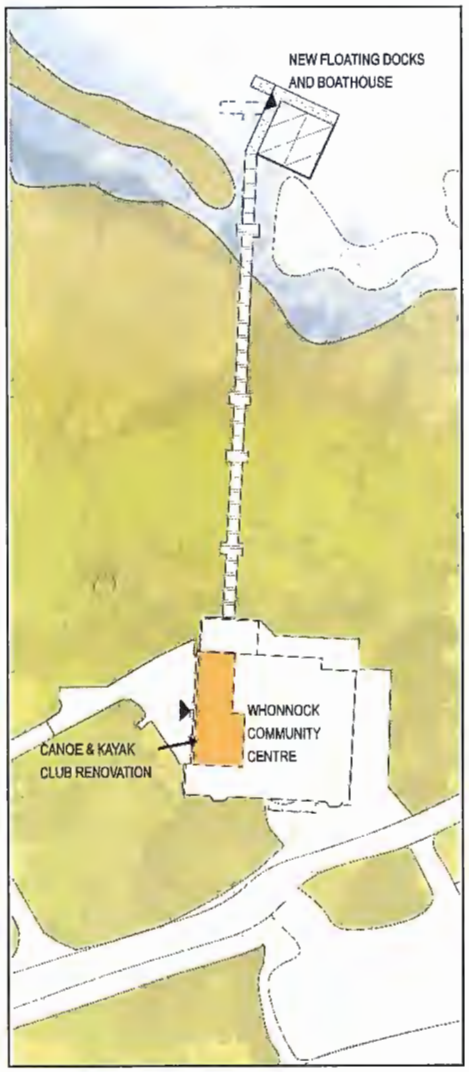
Approved by: **David Boag**
General Manager, Parks, Recreation & Culture

Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments:
(A) Site Plan and Water View Concept

Attachment A

Site Plan and Water View Concept



MAPLE RIDGE
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CITY OF MAPLE RIDGE

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	July 21, 2020
		FILE NO:	01-0640-30-2020
FROM:	Chief Administrative Officer	**MEETING:**	CoW

SUBJECT: **Albion Community Centre Construction Phase Two - Award of Contract**

EXECUTIVE SUMMARY:

The Albion Community Centre (ACC) is one of the Recreation Infrastructure priorities initially considered in 2016 and approved to proceed as part of the Alternate Approval Process (AAP) early in 2017. In 2018, Double V Construction Ltd. (DVC) was awarded a Construction Manager at Risk contract which is a project delivery method committing the Construction Manager to provide pre-construction design development and value engineering, and a guaranteed maximum price for the project. In June 2019, Council awarded the contract for the Albion Community Centre (ACC) Phase One construction to Double V Construction Ltd. in the amount of $5,306,981.00 plus a contingency for major site development and this work is now nearing completion.

In April 2020, Council directed staff to obtain detailed pricing for Phase Two of the ACC construction which focuses on the building and finishes of the facility. DVC has submitted the Phase Two fixed pricing for the completion of the project. This bid has been reviewed by a professional quantity surveyor and construction cost manager firm who confirmed that with the annual average of 10% escalation in today's construction market, the fixed price submitted by DVC is consistent with current market values, new WorkSafe BC and COVID-19 worker best practices. The quantity surveyors have confirmed that DVC pricing is fair and reasonable. Council approval to award the contract is required for Phase Two of the construction to proceed.

RECOMMENDATION:

That the Contract for the Albion Community Centre Construction Phase Two be awarded to Double V Construction Ltd. in the amount of $13,070,170 excluding taxes, and that a contingency of $1,300,000 be authorized; and

That the Financial Plan Bylaw be amended to include an additional $1,000,000 from Accumulated Surplus and $1,200,000 from the Parks & Recreation Improvements Reserve; and further

That the Corporate Officer be authorized to execute the contract.

DISCUSSION:

a) **Background Context:**
The City entered into a Memorandum of Understanding with School District No. 42 (SD42) in the fall of 2015 in anticipation of developing a Community Centre in Albion in conjunction with

a new elementary school and neighbourhood learning centre. This proposed facility is considered by the neighbourhood residents as a replacement for the historic Albion Community Hall that was demolished in 2010. Subsequently, the City and SD42 entered into a Joint Acquisition Agreement to acquire the required property to facilitate the joint development of the community centre and c̓əsqənelə Elementary. A joint consultation process with the Albion community to develop a conceptual design and preliminary costing was undertaken. The feedback collected illustrated that the community is interested in a broad range of programs and services including performing arts, recreation, childcare, sport and family programming.

Through the detailed design process, the City undertook a further consultation to ensure that the vision for the facility met stakeholders as well as the neighbourhood's needs. Feedback received has been incorporated into the design and program space that the ACC will offer to the community. The ACC includes a great hall which will enable social and cultural events up to 200 people, multi-purpose rooms and program space, an outside amphitheatre as well as other amenities such as a teaching kitchen and infant/toddler childcare space, which in combination with the school's childcare, provides a continuum of care in this one location.

In July 2018, a Request for Proposal (RFP-PL18-29 Construction Manager at Risk) was issued by the City through BC Bid. A Construction Manager at Risk is a delivery method which entails a commitment by the Construction Manager to deliver the project within a guaranteed maximum price which is based on the construction documents and specifications. The Construction Manager at Risk contract with the City stipulates that DVC Ltd. is to assist with design development and value engineering of the ACC and thereafter submit a guaranteed maximum price to complete Phase One and subsequently Phase Two of the project.

In December 2018, Council directed staff to submit an application for the Investing in Canada Infrastructure Program (ICIP). In order for the facility to be eligible for this significant grant opportunity, Council authorized the project be split into two work phases, the first phase to include major site preparation and earthworks, and the second phase for building construction.

In June 2019, Council awarded the contract for the Albion Community Centre (ACC) Phase One construction to DVC Ltd. for a stipulated sum of $5,306,981.00 plus a contingency of $530,600 for major site development, earth works, retaining walls, concrete forming, under slab utilities and building foundations. With Phase One work nearing completion, the intent is to award Phase Two construction to ensure workflow continues and move directly from Phase One into Phase Two construction without any delays, re-mobilization costs or downtime for this project. It is anticipated that Phase Two works will take up to 12 months to complete with the entire project anticipated to be complete by the end of summer 2021.

In April 2020, Council received a staff report providing grant updates for the ACC facility. This update included that the City has received confirmation of grant funding of $1 million through the Federal 'Enabling Accessibility Fund' to increase accessibility for people with disabilities, in addition to a $1 million grant through the Community Childcare Space Creation Program to create new licensed daycare spaces within local government facilities. Unfortunately, the City was not successful in its bid for the $5 million in grant funding under the 'Investing in Canada Infrastructure Program' (ICIP).

b) Desired Outcome:

The desired outcome is to move forward with the Phase Two development of this recreation infrastructure project consistent with the detailed design of the building to meet the demands of the rapidly growing Albion community.

c) Citizen/Customer Implications

Residents in the Albion area who have been without a gathering place since the demolition of the old Albion Hall in 2010 will have access to a new facility designed to meet their needs.

d) Strategic Alignment:

The Albion Community Centre aligns with Council's strategic priority of Growth as well as the SD42 Strategic Facilities Plan, the Parks, Recreation & Culture Master Plan, and the Master Agreement on the Cooperation for the Joint Use of Public Facilities between the City and SD42. The project is also consistent with the Albion Area Plan contained within the City's Official Community Plan, which identifies the need for a community centre in this area.

e) Business Plan/Financial Implications:

The stipulated sum for Phase Two as provided by DVC Ltd. ($13,307,017.00 excluding tax) has been reviewed by James Bush and Associates Ltd., professional quantity surveyors and a construction cost manager firm, and is within market value for this project.

In December 2018, Council was provided with the Class A estimate, which can vary +/5%, which indicated the project costs were likely to be in the region of $15.4 million. This, combined with the LEED Silver costs of $800,000 and anticipated construction escalation costs of $600,000 to split the project into two phases and delay the second phase to enable eligibility for the ICIP grant opportunity, provided an estimated $17-18 million in costs. The 2018 funding plan put in place included:

- 2016 estimate based on a concept $10 million ($8.5 million debt and $1.5 million Amenity Contributions);
- $0.75 million for Albion Community Centre land servicing/development fees;
- $2.25 million from Parks & Recreation Projects Construction Contingency; and
- $5 million in grants

In April 2020, Council directed staff to obtain pricing for the Phase Two construction and the funding plan was adjusted to rely more heavily on Community Amenity Contributions and gas tax funding to overcome the anticipated $3 million funding shortfall due to the unsuccessful ICIP grant.

The Adopted Financial Plan currently includes funding of $18,000,000 to accommodate the ACC project. However, higher than anticipated costs associated with construction escalation over the past year, Covid-19 impacts and new WorkSafe BC best practices, as well as the remaining slope restoration work caused by the slide resulted in a funding shortfall for the completion of the second phase work. Therefore, staff are recommending that the project budget be increased at this time by $2,200,000 using $1,000,000 from Accumulated Surplus and $1,200,000 from the Parks & Recreation Improvements Reserve to provide for project costs of $18,907,151 which includes both phases of work, along with a contingency of $1,300,000.

CONCLUSION:

The Albion Community Centre project is an important part of Council's vision to provide enhanced recreation facilities for the community. To support this project moving forward in a timely manner, staff recommend that the Contract for the Albion Community Centre Construction Phase Two be awarded to Double V Construction Ltd.

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