

***COUNCIL MEETING AGENDA***

***October 16, 2018***

***7:00 p.m.***

***Council Chamber***

***MEETING DECORUM***

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

Note: This Agenda is also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

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

---

100      ***CALL TO ORDER***

200      ***AMENDMENTS TO THE AGENDA***

300      ***APPROVAL OF THE AGENDA***

400      ***ADOPTION OF MINUTES***

401      **Council Meetings**

- Special Council Meeting – September 25, 2018
- Regular Council Meeting – September 25, 2018
- Special Council Meeting – October 2, 2018
- Regular Council Meeting – October 2, 2018
- Special Council Meeting – October 9, 2018

402      **Public Hearing**

- October 9, 2018

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

600     ***DELEGATIONS***

650     ***QUESTIONS FROM THE PUBLIC***

Note: Questions from the Public are limited to 15 minutes unless extended by a motion approved by the majority of Council. Each speaker is limited to 2 minutes at a time.

700     ***ITEMS ON CONSENT***

701     **Minutes**

701.1   Minutes of the Development Agreements Committee Meetings of October 2 and October 4, 2018

701.2   Minutes of Meetings of Committees and Commissions of Council

- Agricultural Advisory Committee – June 28, 2018
- Social Policy Advisory Committee – June 6, 2018

702     **Reports**

702.1   **2018 Council Expenses**

Staff report dated October 16, 2018 providing an update for Council expenses recorded to date.

703     **Correspondence**

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

*From the September 18, 2018 Closed Council Meeting*

- Item 04.01   Pitt Meadows Airport – Release of Legal Opinion to the City of Pitt Meadows – resolution only

*From the October 2, 2018 Closed Council Meeting*

- Item 04.01   Environmental Advisory Committee Membership – 2018 Member Appointment

*From the October 9, 2018 Closed Council Meeting*

- Item 04.02   Appointment of Financial Officer

800     ***UNFINISHED BUSINESS***

900      ***CORRESPONDENCE***

1000    ***BYLAWS***

***Note:***    ***Items 1001 to 1007 are from the October 9, 2018 Public Hearing***

**Bylaws for Third Reading**

1001    **2017-319-RZ, 13589 232 Street**

1001.1    **Maple Ridge Official Community Plan Amending Bylaw No. 7391-2017**  
To amend Official Community Plan Schedule “A”, Chapter 10.3, Part VI, A – Silver Valley, Figure 2 – Land Use Plan and Figure 3A – Blaney Hamlet, from Eco Cluster to Low/Medium Density Residential and Conservation; and to amend Official Community Plan Schedule “A”, Chapter 10.3, Part VI, A – Silver Valley Figure 4 – Trails/Open Space, to add Conservation area

1001.2    **Maple Ridge Zone Amending Bylaw No. 7387-2017**  
To rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District); the current application is to permit a future subdivision of approximately five lots.

1002    **2017-434-RZ, 24364 112 Avenue**

1002.1    **Maple Ridge Official Community Plan Amending Bylaw No. 7488-2018**  
To amend Schedule “B” from Conservation to Low/Medium Density Residential and Low/Medium Density Residential to Conservation and to amend Schedule “C” to remove from Conservation and to add to Conservation

1002.2    **Maple Ridge Zone Amending Bylaw No. 7399-2017**  
To rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) utilizing the Density Bonus provision; the current application is to permit a future subdivision of approximately 15 (371m<sup>2</sup>) lots.

1003    **2016-176-RZ, 23710 133 Avenue**  
**Maple Ridge Zone Amending Bylaw No. 7259-2016**  
To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential); the current application is to permit a future development of 16 townhouse units.

- 1004     **2017-271-RZ, 11970 Glenhurst Street**  
         **Maple Ridge Zone Amending Bylaw No. 7361-2017**  
         To rezone from RS-3 (One Family Rural Residential) to RT-1 (Two Family Urban Residential); the current application is to permit future construction of a duplex.

- 1005     **2017-320-RZ, 12327 203 Street**  
         **Maple Ridge Official Community Plan Amending Bylaw No. 7380-2017**  
         To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District); the current application is to permit a future subdivision of 2 lots.

**Bylaws for Third Reading and Adoption**

- 1006     **2018-218-RZ, Auto Wrecking Services**  
         **Maple Ridge Zone Amending Bylaw No. 7455-2018**  
         Zoning Bylaw Text Amendment to prohibit auto wrecking services from the M-2 (General Industrial) zone

- 1007     **2018-320-RZ, Cannabis Retail Sales**  
         **Maple Ridge Zone Amending Bylaw No. 7487-2018**  
         Zoning Bylaw text amendment to permit cannabis retail in the CS-1 Highway Commercial, C-2 Community Commercial, and C-3 Town Centre Commercial Zones subject to prescribed separation requirements from schools and other cannabis retail outlets

**Bylaws for Adoption**

- 1008     **2012-023-RZ, 11240 238 Street**  
         Staff report dated October 16, 2018 recommending adoption
- 1008.1   **Maple Ridge Official Community Plan Amending Bylaw No. 7482-2018**  
         To amend Schedule “B” from Park and Conservation to Institutional and Conservation and to amend Schedule “C” to Add to Conservation Adoption
- 1008.2   **Maple Ridge Zone Amending Bylaw No. 7313-2017**  
         To rezone from RS-3 (One Family Rural Residential) to P-6 (Civic Institutional) to permit the future construction of Fire Hall No. 4 Adoption



- 1009     **2018-122-RZ, 12419 Garibaldi Street**  
Staff report dated October 16, 2018 recommending adoption
- Maple Ridge Zone Amending Bylaw No. 7451-2018**  
To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit a future subdivision into 2 lots not less than 0.40 ha  
Adoption
- 1010     **2015-309-RZ, 21773, 21787 and 21795 Lougheed Highway**  
Staff report dated October 16, 2018 recommending adoption
- 1010.1   **21795 Lougheed Highway**  
           **Maple Ridge Official Community Plan Amending Bylaw No. 7281-2016**  
To designate from Urban Residential to Commercial  
Adoption
- 1010.2   **21795, 21787 and 21773 Lougheed Highway**  
           **Maple Ridge Zone Amending Bylaw No. 7180-2015**  
To rezone from RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit the construction of a Pediatric and Family Care Clinic  
Adoption
- 1011     **Maple Ridge Tax Exemption Bylaw No. 7458-2018**  
To exempt certain types of properties from municipal property taxation  
Adoption
- 1012     **Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7494-2017**  
To ensure that definitions within the Business Licencing and Regulation Bylaw special to the retail sale of non-medical cannabis match changes in the Zoning Bylaw  
Adoption

1100     ***REPORTS AND RECOMMENDATIONS***

***Public Works and Development Services***

1101     **2017-332-RZ, 11641 227 Street, Temporary Commercial Use Permit**

Staff report dated October 16, 2018 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7509-2018 to designate 11641 227 Street as a Temporary Commercial Use Permit Area to allow a Sales Centre for a future apartment use be given first reading and that the applicant provide further information as described on Schedule H of the Development Procedures Bylaw No. 5879-1999.

1102     **2017-233-RZ, Subdivision and Development Servicing Amending Bylaw**

Staff report dated October 16, 2018 recommending that Subdivision and Development Servicing Amending Bylaw No. 7510-2018 to specify engineering works and services for a new RT-2 (Ground-Oriented Residential Infill) zone to implement the triplex, fourplex and courtyard housing forms be given first, second and third readings.

1103     **2016-191-DVP, 11939 240 Street**

Staff report dated October 16, 2018 recommending that the Corporate Officer be authorized to sign and seal 2016-191-DVP to vary rear lot setback requirements in the C-2 (Community Commercial) zone and to vary the Maple Ridge Sign Bylaw to permit a larger secondary sign.

1104     **2016-191-DP, 11939 240 Street**

Staff report dated October 16, 2018 recommending that the Corporate Officer be authorized to sign and seal 2016-191-DP to permit construction of a multi-tenant commercial development.

1105     **Excess Capacity/Extended Services Agreement LC 161/18, 23791 112 Avenue**

Staff report dated October 16, 2018 recommending that the Corporate Officer be authorized to sign and seal Excess Capacity Latecomer Agreement LC 161/18.

**1106 Community Emergency Protection Fund Application**

Staff report dated October 16, 2018 recommending that the application for Community Emergency Preparedness Funding (CEPF) 2018 Structural Flood Mitigation Program project be supported and that overall grant management for the project be provided by the City.

**1107 Award of Contract RFP-OP18-65: Fabric Shelter Construction**

Staff report dated October 16, 2018 recommending that Contract RFP-OP18-65 for the supply, delivery and construction of a fabric structure at the City of Maple Ridge Operations Centre be awarded to Universal Cover Corporation, that a contingency be established for the project, that Accumulated Surplus be utilized for costs exceeding the Financial Plan allocation and that the Corporate Officer be authorized to execute the contract.

**Corporate Services**

**1131 Community to Community (C2C) Forum Grant Program**

Staff report dated October 16, 2018 recommending that staff be authorized to submit the Community to Community (C2C) Forum Grant application.

**1132 Maple Ridge Freedom of Information and Protection of Privacy Bylaw**

Staff report dated October 16, 2018 recommending that Maple Ridge Freedom of Information and Protection of Privacy Bylaw No. 7415-2017 to designate the Freedom and Information and Protection Privacy Head for the City of Maple Ridge be given first, second and third readings.

**Parks, Recreation & Culture**

**1151**

**Administration (including Fire and Police)**

**1171 Award of Contract ITT-FD18-64: Fire Hall 4 and Training Centre Construction**

Staff report dated October 16, 2018 recommending that Contract ITT-FD18-64: Fire Hall 4 and Training Centre Construction be awarded to Yellowridge Construction Ltd., that a contingency be established for the project; that the next Financial Plan Bylaw amendment include additional funding for construction and that the Corporate Officer be authorized to execute the contract.

**Other Committee Issues**

1191

1200 ***STAFF REPORTS***

1300 ***OTHER MATTERS DEEMED EXPEDIENT***

1400 ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING***

1500     ***ADJOURNMENT***

***QUESTIONS FROM THE PUBLIC***

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

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

Each person will be permitted 2 minutes to ask their question (a second opportunity is permitted if no one else is sitting in the chairs in front of the podium). Questions must be directed to the Chair of the meeting and not to individual members of Council. The total Question Period is limited to 15 minutes.

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

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

For more information on these opportunities contact:

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

Mayor and Council at [mayorandcouncil@mapleridge.ca](mailto:mayorandcouncil@mapleridge.ca).

Checked by: \_\_\_\_\_

Date: \_\_\_\_\_



401 Minutes of Regular and Special Council Meetings

***SPECIAL COUNCIL MEETING MINUTES***

September 25, 2018

The Minutes of the Special City Council Meeting held on September 25, 2018 at 6:00 p.m. in the Blaney Room of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

---

***PRESENT***

***Elected Officials***

Mayor N. Read  
Councillor C. Bell  
Councillor Duncan  
Councillor B. Masse  
Councillor G. Robson  
Councillor T. Shymkiw  
Councillor C. Speirs

***Appointed Staff***

P. Gill, Chief Administrative Officer  
K. Swift, General Manager of Parks, Recreation & Culture  
F. Quinn, General Manager of Public Works and  
Development Services  
L. Benson, Director of Corporate Administration

---

Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

**1.0 *CALL TO ORDER***

**2.0 *APPROVAL OF THE AGENDA***

R/2018-507

It was moved and seconded

That the agenda for the September 25, 2018 Special Council Meeting be approved.

CARRIED

**3.0 *NOTICE OF CLOSED COUNCIL MEETING***

R/2018-508

It was moved and seconded

That the meeting following this meeting be closed to the public pursuant to Sections 90 (1) and 90 (2) of the *Community Charter* as the subject matter being considered relates to the following:

- 1) Section 90(1)(g) Litigation or potential litigation affecting the municipality;



- 2) **Section 90(1)(i)** The receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
- 3) Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90 (1) and 90 (2) of the *Community Charter or Freedom of Information and Protection of Privacy Act*.

CARRIED

4.0 ***ADJOURNMENT*** – 6:02 p.m.

---

N. Read, Mayor

Certified Correct

---

L. Benson, Corporate Officer

City of Maple Ridge

***COUNCIL MEETING MINUTES***

September 25, 2018

The Minutes of the City Council Meeting held on September 25, 2018 at 7:11 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

---

***PRESENT***

***Elected Officials***

Mayor N. Read  
Councillor C. Bell  
Councillor K. Duncan  
Councillor B. Masse  
Councillor G. Robson  
Councillor T. Shymkiw  
Councillor C. Speirs

***Appointed Staff***

P. Gill, Chief Administrative Officer  
K. Swift, General Manager of Parks, Recreation & Culture  
F. Quinn, General Manager Public Works and Development Services  
L. Benson, Director of Corporate Administration  
T. Thompson, Chief Financial Officer  
C. Carter, Director of Planning  
A. Gaunt, Confidential Secretary

***Other staff as required***

C. Goddard, Manager of Development and Environmental Services  
B. Elliott, Manager of Community Planning  
A. Kopystynski, Planner 2  
D. Pollock, Municipal Engineer  
H. Exner, Fire Chief  
M. Von Dop, Deputy Fire Chief

---

Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

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

100      ***CALL TO ORDER***

200      ***AMENDMENTS TO THE AGENDA***

300      ***APPROVAL OF THE AGENDA***

R/2018-509

It was moved and seconded

**That the agenda for the Regular Council Meeting of September 25, 2018 be approved as circulated.**

CARRIED

400      ***ADOPTION AND RECEIPT OF MINUTES*** – Nil

Note: Mayor Read advised on the anniversary of the Alouette River Management Society (ARMS) and reported that the City of Maple Ridge and Councillor Robson were presented with an Award of Special Recognition from ARMS for work done in partnership with the Society.

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

600      ***DELEGATIONS***

601      **Arts Council Update**

- Curtis Pendleton, Executive Director

Ms. Pendleton advised that she has been in her role as Executive Director for seven months and commented positively on the scope and quality of programs run by the Arts Council. She shared activities of the Arts Council over the years and reported on developments for the upcoming season. She announced that the Arts Council celebrated its 48<sup>th</sup> year this year and has operated the ACT Arts Centre for 15 years. Ms. Pendleton reviewed the annual report and advised on milestones achieved over the last 15 years in terms of participation in programs by residents and the many performances brought to Maple Ridge.

650      ***QUESTIONS FROM THE PUBLIC***

**Glenn Schaffrick**

Mr. Schaffrick referred to a Ministry of Transportation project underway on the Haney Bypass. He advised that residents of Stonehouse Estates had met with a team from the Ministry of Transportation to express concern with the increase in sound level impacting buildings resulting from the increase in lanes. He also advised that Ministry of Transportation guidelines indicate that \$25,000 can be allocated on each residential unit impacted for sound mitigation however Ministry of Transportation

representatives indicated that due to this project being delayed by Maple Ridge Council, little or no funds will be available for this. Mr. Schaffrick asked that Council work with the Ministry of Transportation project team to ensure that sound mitigation for the residents located at the lower end of the project is factored into the budget. He advised on correspondence between the residents of Stonehouse Estates and the Ministry of Transportation pertaining to sound mitigation for specific units.

Mr. Schaffrick asked whether Council will take requests pertaining to sound mitigation from the residents of Maple Ridge and represent their concerns and requirements to ensure the enjoyment and quality of life expected from residential units and also asked if Council will ensure that before 100% design complete is reached for this project that a sound remediation budget for these units is included and specifically earmarked in the project plans.

Mayor Read indicated that residents will be supported and represented by Council, and that sound mitigation strategies will be referred to the General Manager of Public Works and Development and the Municipal Engineer.

Mayor Read provided an explanation for project delays from the City's aspect, stating that Council wishes to ensure the best possible outcomes in terms of traffic flow and safety improvement design for Lougheed Highway and 222 Street intersection for the community.

She asked Mr. Schaffrick to share his contact information with the General Manager and Municipal Engineer and to include them in any further dialogue with the Ministry of Transportation.

700 ***ITEMS ON CONSENT***

701 ***Minutes***

701.1 Minutes of the Development Agreements Committee Meetings of September 12 and September 18, 2018

701.2 Minutes of Meetings of Committees and Commissions of Council

- Environmental Advisory Committee – July 16, 2018
- Community Heritage Commission – June 14, 2018

702 ***Reports*** – Nil

703 ***Correspondence*** – Nil

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

R/2018-510

It was moved and seconded

That Items 701.1 and 701.2 on the "Items on Consent" agenda be received into the record.

CARRIED

800 ***UNFINISHED BUSINESS***

801 **Motion by Councillor Bell**

Councillor Bell spoke on the motion put forward.

R/2018-511

It was moved and seconded

That staff be directed to prepare a discussion paper on recent amendments to the Local Government Act which give municipalities new authority to establish Residential Rental Tenure Zoning, and options for the application of this zoning for existing and new developments in Maple Ridge.

CARRIED

Councillor Robson, Councillor Shymkiw - OPPOSED

900 ***CORRESPONDENCE*** – Nil

1000 ***BYLAWS***

***Note: Items 1001 to 1007 are from the September 18, 2018 Public Hearing***

**Bylaws for Third Reading**

1001 **2013-117-RZ, 12182 228 Street**

**Maple Ridge Zone Amending Bylaw No. 7055-2014**

To rezone from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District). The current application is to permit a future subdivision of approximately 3 lots.

Third reading

R/2018-512

It was moved and seconded

That Bylaw No. 7055-2014 be given third reading.

CARRIED

1002     **2017-233-RZ**

1002.1     **Maple Ridge Official Community Plan Amending Bylaw No. 7349-2017**

To amend the Maple Ridge Official Community Plan to implement the triplex, fourplex and courtyard housing forms

Third reading

R/2018-513

It was moved and seconded

**That Official Community Plan Amending Bylaw No. 7349-2017 be given third reading.**

CARRIED

1002.2     **Maple Ridge Zone Amending Bylaw No. 7312-2017**

To amend the Maple Ridge Zoning Bylaw to create a new RT-2 (Ground-Oriented Residential Infill) zone to implement the triplex, fourplex and courtyard housing forms

Third reading

R/2018-514

It was moved and seconded

**That Bylaw No. 7312-2017 be given third reading.**

CARRIED

1002.3     **Off Street Parking and Loading Amending Bylaw No. 7350-2017**

To amend the Maple Ridge Off Street Parking and Loading Bylaw to implement the triplex, fourplex and courtyard forms. The current application is to create a new RT-2 (Ground-Oriented Residential Infill) zone.

Third reading

R/2018-515

It was moved and seconded

**That Bylaw No. 7350-2017 be given third reading.**

CARRIED

- 1003     **2017-221-RZ, 22032 119 Avenue**  
          **Maple Ridge Zone Amending Bylaw No. 7355-2017**  
          To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill). The current application is to permit the future construction of a triplex.  
          Third reading

R/2018-516

It was moved and seconded

That Bylaw No. 7355-2017 be given third reading.

CARRIED

- 1004     **2017-331-RZ, 12260 Laity Street**  
          **Maple Ridge Zone Amending Bylaw No. 7385-2017**  
          To rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential). The current application is to permit the future subdivision of approximately 3 lots.  
          Third reading

R/2018-517

It was moved and seconded

That Bylaw No. 7385-2017 be given third reading.

CARRIED

- 1005     **2017-031-RZ, 21333 River Road**  
          **Maple Ridge Zone Amending Bylaw No. 7348-2017**  
          To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill). The current application is to permit future construction of approximately 4 units.  
          Third reading

R/2018-518

It was moved and seconded

That Bylaw No. 7348-2017 be given third reading.

CARRIED

Councillor Robson - OPPOSED

**1006 2012-023-RZ, 11240 238 Street**

- 1006.1 Maple Ridge Official Community Plan Amending Bylaw No. 7482-2018**  
To amend Schedule “B” from Park and Conservation to Institutional and  
Conservation and to amend Schedule “C” to Add to Conservation  
Third reading

The Manager of Development and Environmental Services provided details on the application and advised on the process followed prior to the staff report being presented to Council. He clarified efforts made to mitigate noise and spoke to the need for a fire hall in the area.

The Fire Chief advised on the site selection process.

R/2018-519

It was moved and seconded

**That Bylaw No. 7482-2018 be given third reading.**

CARRIED

- 1006.2 Maple Ridge Zone Amending Bylaw No. 7313-2017**  
To rezone from RS-3 (One Family Rural Residential) to P-6 (Civic Institutional) to  
permit the future construction of Fire Hall No. 4  
Third reading

R/2018-520

It was moved and seconded

**That Bylaw No. 7313-2017 be given third reading.**

CARRIED

**1007 2015-373-RZ, 23616 132 Avenue**

- 1007.1 Maple Ridge Official Community Plan Amending Bylaw No. 7469-2018**  
To amend Schedule “A”, Chapter 10.3, Part VI, A – Silver Valley, Figure 2 -  
Land Use Plan, from Medium/High Density Residential and Conservation to  
Conservation/Low Density Urban and Medium/High Density Residential;  
and to amend Schedule “A”, Chapter 10.3, Part VI, A – Silver Valley, Figure  
4 – Trails / Open Space to add to Conservation and to remove from  
Conservation  
Third reading

R/2018-521

It was moved and seconded

**That Bylaw No. 7469-2018 be given third reading.**

CARRIED



**1007.2 Maple Ridge Zone Amending Bylaw No. 7195-2015**

To rezone from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) and R-1 (Residential District). The current application is to permit a 16 unit townhouse project and one lot accommodating an existing single residential dwelling.

Third reading

R/2018-522

It was moved and seconded

**That Bylaw No. 7195-2015 be given third reading.**

CARRIED

**Bylaws for Adoption**

**1008 2017-527-RZ, 21322 121 Avenue**

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

Staff report dated September 25, 2018 recommending adoption

To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a subdivision of approximately 2 single family lots not less than 462 m<sup>2</sup>.

Adoption

R/2018-523

It was moved and seconded

**That Bylaw No. 7429-2018 be adopted.**

CARRIED

**1100 *REPORTS AND RECOMMENDATIONS***

***Public Works and Development Services***

**1101 2018-310-AL, 25236 112 Avenue, Application to Exclude Land from the Agricultural Land Reserve**

Staff report dated September 25, 2018 providing options for consideration pertaining to Application 2018-310-AL to exclude approximately 1.19 hectares (2.75 acres) of land from the Agricultural Land Reserve.

R/2018-524

It was moved and seconded

**That the application be authorized to go forward to the Agricultural Land Commission with a summary of Council's comments and the staff report.**

CARRIED

Councillor Duncan - OPPOSED

**1102 2017-061-RZ, 22255 Dewdney Trunk Road, Housing Agreement**

Staff report dated September 25, 2018 recommending that 22255 Dewdney Trunk Housing Agreement Bylaw No. 7497-2018 to enter into a Housing Agreement for 49 units of market rental apartments in a mixed use commercial/apartment building to be constructed fronting Dewdney Trunk Road be given first, second and third readings.

R/2018-525

It was moved and seconded

**That 22255 Dewdney Trunk Road Housing Agreement Bylaw No. 7497-2018 be given first, second and third readings.**

CARRIED

**1103 2017-061-DVP, 22255 Dewdney Road**

Staff report dated September 25, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-061-DVP to standardize and reduce setbacks for all buildings, restrict commercial storefronts to Dewdney Trunk Road and to allow residential uses at ground level along Plaza Street or Brown Avenue.

R/2018-526

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2017-061-DVP respecting property located at 22255 Dewdney Trunk Road.**

Note: A presentation on the item was requested prior to the vote.

A. Kopystynski, Planner gave a PowerPoint presentation providing the following information:

- Background information on site
- Clarification on setbacks and variances
- Application information
- Subject Map
- Official Community Plan Context

- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Landscape Plan

The question was called on the motion.

CARRIED

**1104 2017-061-DP, 22255 Dewdney Trunk Road**

Staff report dated September 25, 2018 recommending that the Corporate Officer be authorized to sign and seal 2017-061-DP to permit a mixed use commercial/apartment development at 22255 Dewdney Trunk Road.

R/2018-527

It was moved and seconded

**That the Corporate Officer be authorized to sign and seal 2017-061-DP respecting the property located at 22255 Dewdney Trunk Road.**

CARRIED

**Financial and Corporate Services (including Fire and Police)**

**1131 2019 Permissive Tax Exemptions**

Staff report dated September 25, 2018 recommending that Maple Ridge Tax Exemption Bylaw No. 7458-2018 to exempt certain types of properties from municipal property taxation be given first, second and third readings.

R/2018-528

It was moved and seconded

**That Tax Exemption Bylaw No. 7458-2018 be given first, second and third readings.**

CARRIED

**1132 Trade Retired Fire Engine for Justice Institute of BC (JIBC) Training**

Staff report dated September 25, 2018 recommending that retired Fire Engine 3-2 be donated to the Justice Institute of BC (JIBC) in exchange for training time at the JIBC Training Centre.

The Chief Administrative Officer advised on the donation for the fire engine and the partnership between the Justice Institute and the City of Maple Ridge.

R/2018-529

It was moved and seconded

That staff be authorized to donate retired Engine 3-2 to the Justice Institute of BC (JIBC) in exchange for training time at the JIBC training centre.

CARRIED

**Parks, Recreation & Culture**

**1151 Award of Contract for Telosky Stadium/Thomas Haney Secondary School Synthetic Fields Carpeting**

Staff report dated September 25, 2018 recommending that Contract RFP-PL18-48 for Telosky Stadium Synthetic Turf Supply and Installation be awarded to AstroTurf West Distributors Ltd, that a contingency be established and that the Corporate Officer be authorized to execute the contract.

The Chief Administration Officer advised on the funding model associated with the project.

R/2018-530

It was moved and seconded

That Contract RFP-PL18-48 for Telosky Stadium Synthetic Turf Supply and Installation be awarded to AstroTurf West Distributors Ltd. in the amount of \$1,348,000 plus taxes; and

That a contingency of \$67,400 be established for this project; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

**Administration** – Nil

**Other Committee Issues** – Nil

**1200 STAFF REPORTS** – Nil

**1300 OTHER MATTERS DEEMED EXPEDIENT**– Nil

**1400 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS** – Nil

1500     *ADJOURNMENT* – 8:34 p.m.

---

N. Read, Mayor

Certified Correct

---

L. Benson, Corporate Officer

***SPECIAL COUNCIL MEETING MINUTES***

October 2, 2018

The Minutes of the Special City Council Meeting held on October 2, 2018 at 6:30 p.m. in the Blaney Room of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

---

***PRESENT***

*Elected Officials*

Mayor N. Read  
Councillor C. Bell  
Councillor Duncan  
Councillor B. Masse  
Councillor C. Speirs

*Appointed Staff*

P. Gill, Chief Administrative Officer  
K. Swift, General Manager of Parks, Recreation & Culture  
F. Quinn, General Manager of Public Works and  
Development Services  
L. Benson, Director of Corporate Administration

***ABSENT***

Councillor G. Robson  
Councillor T. Shymkiw

---

Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

**1.0      *CALL TO ORDER***

**2.0      *APPROVAL OF THE AGENDA***

R/2018-531

It was moved and seconded

**That the agenda for the October 2, 2018 Special Council Meeting be approved.**

CARRIED

**3.0      *NOTICE OF CLOSED COUNCIL MEETING***

R/2018-532

It was moved and seconded

**That the meeting following this meeting be closed to the public pursuant to Sections 90 (1) and 90 (2) of the *Community Charter* as the subject matter being considered relates to the following:**

- 1) Section 90(1)(a) Personal information about an identifiable individual who is being considered for a position on a Committee of Council as appointed by the municipality; and
- 2) Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90 (1) and 90 (2) of the *Community Charter or Freedom of Information and Protection of Privacy Act*.

CARRIED

4.0 *ADJOURNMENT* – 6:32 p.m.

---

N. Read, Mayor

Certified Correct

---

L. Benson, Corporate Officer

City of Maple Ridge

***COUNCIL MEETING MINUTES***

October 2, 2018

The Minutes of the City Council Meeting held on October 2, 2018 at 7:00 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

---

***PRESENT***

***Elected Officials***

Mayor N. Read  
Councillor C. Bell  
Councillor K. Duncan  
Councillor B. Masse  
Councillor G. Robson  
Councillor T. Shymkiw  
Councillor C. Speirs

***Appointed Staff***

P. Gill, Chief Administrative Officer  
K. Swift, General Manager of Parks, Recreation & Culture  
F. Quinn, General Manager Public Works and Development Services  
L. Benson, Corporate Officer  
C. Nolan, Corporate Controller  
C. Carter, Director of Planning  
A. Gaunt, Confidential Secretary

***Other staff as required***

C. Goddard, Manager of Development and Environmental Services  
D. Pollock, Municipal Engineer  
R. MacNair, Senior Advisor, Bylaw and Licencing Services  
A. Kopystynski, Planner 2  
V. Richmond, Manager of Parks Planning and Development

---

Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

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

100      ***CALL TO ORDER***

200      ***AMENDMENTS TO THE AGENDA***

The agenda was amended with the withdrawal of Item 1104 Community Engagement Preparedness Fund Application and the addition of a discussion on adjustments to the Council meeting schedule under Section 1300 Matters Deemed Expedient



300     ***APPROVAL OF THE AGENDA***

R/2018-533

It was moved and seconded

**That the agenda for the October 2 be amended with the withdrawal of Item 1104 and be approved as amended.**

CARRIED

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

401     Minutes of the Special Council Meeting of September 18, 2018 and the Regular Council Meeting of September 18, 2018

R/2018-534

It was moved and seconded

**That the minutes of the Special Council Meeting of September 18, 2018 and the Regular Council Meeting of September 18, 2018 be adopted as circulated.**

CARRIED

402     Minutes of the Public Hearing of September 18, 2018

R/2018-535

It was moved and seconded

**That the minutes of the Public Hearing of September 18, 2018 be adopted as circulated.**

CARRIED

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

501     **Cemetery Services**

- Valoree Richmond, Manager of Parks Planning and Development

The Manager of Parks Planning and Development gave a PowerPoint presentation providing the following information:

- trends within cemetery services including lude greener cremation and burial options, memorialization and scattering gardens;
- definitions and meanings of green burial, memorialization and scattering gardens
- cemetery expansion options

600      ***DELEGATIONS***

601      **Agricultural Advisory Committee Food Garden Contest**

- Recognition of Food Garden Contest Winners

Ryan Murphy, Agricultural Advisory Committee Member gave a PowerPoint presentation providing information on the 2018 Food Garden Contest hosted by the committee. He advised on the categories in the contest and provided details on the winners for the following categories:

- Best Problem Solving Garden – Darren Manweiler
- Best Self-Sustaining Garden – Ken Manweiler
- Best Front Yard Garden – Ayuko Takahashi
- Best Back Yard Garden – Elena Erokhina and Mike Mercier
- Best Children’s Garden – Luka Takahashi
- Best Overall Garden – Bernice Van Netten

602      **Community Inclusion Month**

- Deb Appleby, Community Council Member, Vancouver Coastal East

Ms. Appleby provided information on Community Inclusion Month and the services and programs provided for those with developmental disabilities to allow those persons to live within and be a part of the community of Maple Ridge.

She advised that October is Community Inclusion Month in BC (formerly known as Community Living Month).

650      ***QUESTIONS FROM THE PUBLIC***

**Eric Phillips**

Mr. Phillips asked for an update on the status of trucks owned by Chohan going through the Hammond neighbourhood. He spoke to a Council resolution passed pertaining to the cessation of train whistles and asked where the City or the railway company will be liable in case of an accident.

The Senior Advisor, Bylaw and Licencing Services provided an update on the process being followed in dealing with Chohan Trucking.

The Municipal Engineer advised on liability issues with respect to railway crossings.

700      ***ITEMS ON CONSENT***

701      ***Minutes***

701.1    Minutes of the Development Agreements Committee Meeting of September 25, 2018

701.2    Minutes of Committees and Commissions of Council

- Active Transportation Advisory Committee – March 28 and July 25, 2018
- Public Art Steering Committee – June 26, 2018

702      ***Reports*** – Nil

703      ***Correspondence*** – Nil

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

R/2018-536

It was moved and seconded

That Items 701.1 and 701.2 on the “Items on Consent” agenda be received into the record.

CARRIED

800      ***UNFINISHED BUSINESS*** – Nil

900      ***CORRESPONDENCE*** – Nil

1000    ***BYLAWS***

***Bylaws for Adoptions***

1001    **2016-191-RZ, 11939 240 Street**

**Maple Ridge Zone Amending Bylaw No. 7257-2016**

Staff report dated October 2, 2018 recommending adoption

To rezone from CS-1 (Service Commercial) to C-2 (Community Commercial) to permit construction of a multi-tenant commercial development

Adoption

R/2018-537

It was moved and seconded

**That Zone Amending Bylaw No. 7257-2016 be adopted.**

CARRIED

1100 ***REPORTS AND RECOMMENDATIONS***

***Public Works and Development Services***

1101 **2018-323-AL, 23623 and 23451 Jim Robson Way, Application to Exclude Land from the Agricultural Land Reserve**

Staff report dated October 2, 2018 providing options for consideration pertaining to Application 2018-323-AL to exclude 24.7 hectares (61 acres) of land from the Agricultural Land Reserve.

R/2018-538

It was moved and seconded

**That Application 2018-323-AL not be authorized to go forward to the Agricultural Land Commission.**

Note: Prior to the question being called on the motion, a presentation by Planning staff was requested.

D. Hall, Planner gave a PowerPoint presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Drainage Initiatives

**Sheri Gordon** – Consultant for Property Owners

Ms. Gordon spoke on the challenges facing the owners of the property in the application in using the land for agriculture due to drainage issues and provided numerous examples of why the land is not able to support agriculture. She advised that the property owners wish to use the land for a light eco industrial park to ensure it is developed in such a way that it has a low impact on the surrounding neighbourhood. She referred to points in the staff report and provided details on why the applicant did not agree with the statements. Ms. Gordon provided reasons for the submission of the application and expressed that drainage has been an issue dating back

to 1981 and felt there has been a refusal to address the issue which has negatively impact the owners' ability to farm.

R/2018-539

Before the question on the motion was called, it was moved and seconded

**That Application 2018-323-AL be deferred until after the completion of the Albion Area Plan.**

CARRIED

Councillor Duncan - OPPOSED

1102     **2018-242-RZ, 11265 243 Street, RS-3 to RM-1**

Staff report dated October 2, 2018 recommending that Maple Ridge Zone Amending Bylaw No. 7498-2018 to rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) to create a 16 unit townhouse development with underground parking be given first reading and that the applicant provide further information as described on Schedules A, C, D, F and G of the Development Procedures Bylaw No. 5879-1999, along with information required for a Subdivision application.

R/2018-540

It was moved and seconded

**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;**

**That Zone Amending Bylaw No. 7498-2018 be given first reading; and**

**That the applicants provide further information as described on Schedules A, C, D, F, and G of the Development Procedures Bylaw No. 5879-1999, along with the information required a Subdivision application.**

CARRIED

**1103 2017-390-RZ, 23084 and 23100 Lougheed Highway, RS-3 to RM-4**

Staff report dated October 2, 2018 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7499-2018 to revise the boundary between Conservation and Urban Residential to fit site conditions be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7442-2018 to rezone from RS-3 (One Family Rural Residential) to RM-4 (Multiple Family Residential District) to permit future construction of approximately 32 townhouse units in six (6) buildings be given second reading and be forwarded to Public Hearing.

R/2018-541

It was moved and seconded

- 1) That, in accordance with Section 475 of the Local Government Act, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7499-2018 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. 7499-2018 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. 7499-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7499-2018 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7442-2018 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) Approval from the Ministry of Transportation and Infrastructure;
  - iii) Amendment to Official Community Plan Schedule "C";
  - iv) Park dedication as required, including removal of all debris and garbage from park land;
  - 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 the protection of the Environmentally Sensitive areas (wetlands) on the subject properties;**
- viii) **Registration of a Restrictive Covenant for protecting the Visitor Parking;**
- ix) **Registration of a Restrictive Covenant for Stormwater Management, including maintenance instruction for strata residents;**
- x) **Removal of existing building/s;**
- 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) **That a voluntary contribution, in the amount of \$131,000 (\$4,100 /unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.**

**Note:** Prior to the question being called on the motion, a presentation by Planning staff was requested.

A. Kopystynski, Planner, gave a PowerPoint presentation providing the following information:

- Application information
- Subject Map
- Official Community Plan Context
- Neighbourhood Plan Context
- Site Characteristics
- Development Proposal
- Proposed Site Plan
- Proposed Plans for Units
- Building Elevations
- Amenities on Site
- Landscape Plans
- Renderings of sample buildings
- Information on the road system and clarification on entrances and exits to the proposed development

R/2018-542

Before the question on the motion was called, it was moved and seconded

**That Application 2017-390-RZ at 23084 and 23100 Loughheed Highway be referred back to staff for further discussion with the applicant to address the concerns of Council.**

CARRIED

Councillor Shymkiw - OPPOSED

Note: Item 1104 was withdrawn.

1104 **Community Emergency Preparedness Fund Application**

1105 **225 Street Sewage Pump Station Upgrades: Purchase of Flgylt Pumps**

Staff report dated October 2, 2018 recommending that the contract for the Sewage Pump Station: Pumps, Parts Service be awarded to Xylem Canada Company and that the Corporate Officer be authorized to execute the contract.

The Municipal Engineer provided clarification on the purchase of the pumps.

R/2018-543

It was moved and seconded

**That the contract for the Sewage Pump Station: Pumps, Parts Service be awarded to Xylem CanadaCompany in the amount of \$562,236.46 excluding taxes; and**

**That the Corporate Officer be authorized to execute the Contract.**

CARRIED

1106 **Renewal of Recycle BC (formerly MMBC) Contract for Packaging and Printed Paper**

Staff report dated October 2, 2018 recommending that Recycle BC be notified of the City's intent to enter into a new five year agreement, that the Corporate Officer be authorized to execute a finalized Statements of Work and that a letter be sent to the Province requesting that Recycle BC develop a fully-funded Packaging and Printed Paper Initiative for Streetscape Collection.



R/2018-544

It was moved and seconded

**That Recycle BC be notified of the City's intent to enter into a new five year agreement; and**

**That the Corporate Officer be authorized to execute a finalized Statements of Work for Curbside Collection Services, Multi-Family Building Collection Services, and Depot Collection Services; and further**

**That a letter be sent to the Province requesting that Recycle BC be directed to develop a fully funded Packaging and Printed Paper Initiative for Streetscape Collection.**

CARRIED

**1107 Increased Value to Contract ITT-EN18-37: Downtown Enhancement – Loughheed Highway (224 Street to 226 Street)**

Staff report dated October 2, 2018 recommending that the BA Blacktop Ltd. contract for ITT-EN18-37: Downtown Enhancement – Loughheed Highway (224 Street to 226 Street) be increased for the purchase of ornamental streetlights and funding for property restoration.

The Municipal Engineer provided clarification on the purchase of the ornamental streetlights through the contractor.

R/2018-545

It was moved and seconded

**That the BA Blacktop Ltd. Contract for ITT-EN18-37: Downtown Enhancement – Loughheed Highway (224 Street to 226 Street), be increased by \$367,000.00 from the overall project budget for the purchase of ornamental streetlights and the funding for the property restoration.**

CARRIED

**1108 Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7494-2017**

Staff report dated October 2, 2018 recommending that Maple Ridge Business Licencing and Regulation Amending Bylaw No. 7494-2018 to ensure that definitions within the Business Licencing and Regulation Bylaw special to the retail sale of non-medical cannabis match changes in the Zoning Bylaw be given first, second and third readings.

The Senior Advisor, Bylaw and Licencing Services provided clarification on the proposed fees within the bylaw.

1108.1

R/2018-546

It was moved and seconded

**That Business Licencing and Regulation Amending Bylaw No.7494-2018 be given first, second and third readings.**

CARRIED

Councillor Shymkiw - OPPOSED

1108.2

R/2018-547

It was moved and seconded

**That staff prepare a policy and formalized procedures for reviewing, evaluating and approving applications for cannabis retail stores.**

CARRIED

**Financial and Corporate Services (including Fire and Police)**

**1131 2018 Community Grants**

Staff report dated October 2, 2018 recommending that the proposed allocation of Community Grants be approved.

R/2018-548

It was moved and seconded

**That the proposed allocation of Community Grants as shown on Schedule "A" of the staff report dated October 2, 2018 titled 2018 Community Grants be approved.**

CARRIED

**1132 Revitalization Tax Exemption Agreements – Employment Lands Investment Incentive Program**

Staff report dated October 2, 2018 recommending that the Corporate Officer be authorized to execute agreements with qualified property owners.

R/2018-549

It was moved and seconded

**That the Corporate Officer be authorized to execute agreements with qualified property owners as defined in the Maple Ridge Revitalization Tax Exemption Bylaw No. 7112-2014.**

CARRIED

Councillor Robson - OPPOSED

**Parks, Recreation & Culture**

**1151 Follow up to the Maple Ridge-Pitt Meadows Home Show Society Request for Improvements at the Albion Fairgrounds**

Staff report dated October 2, 2018 recommending that staff proceed with civil design works at the Albion Fairgrounds and that the Financial Plan Bylaw be amended to include funding from Accumulated Surplus for the design and installation work.

The Manager of Parks Planning and Development advised on the increase in cost for the civil design works.

**MAIN MOTION**

**R/2018-550**

It was moved and seconded

**That staff proceed with civil design work, including surface improvements, grading, drainage, electrical, potable water connections and waste water disposal components at the Albion Fairgrounds; and**

**That the Financial Plan Bylaw be amended to include \$250,000 from Accumulated Surplus for the design and installation work.**

**MOTION TO DEFER**

**R/2018-551**

It was moved and seconded

**That the staff report dated October 2, 2018 titled "Follow up to the Maple Ridge-Pitt Meadows Home Show Society Request for Improvements at the Albion Fairgrounds" be deferred until after the completion of the Albion Area Plan report.**

**CARRIED**

**Councillor Robson, Councillor Shymkiw, Councillor Speirs - OPPOSED**

**Administration – Nil**

**Other Committee Issues – Nil**

**1200 STAFF REPORTS – Nil**

1300 ***OTHER MATTERS DEEMED EXPEDIENT***

1301 **Adjustments to the Upcoming Council Meeting Schedule**

Discussion was held on possible adjustments to the Council meeting schedule. The Chief Administrative Officer advised on rescheduling of the October 16, 2018 Council meeting.

R/2018-552

It was moved and seconded

**That a Closed Council Meeting and a Regular Council Meeting be scheduled for October 9, 2018, that items from the October 16, 2018 Regular Council Meeting be moved to the October 9, 2018 Council meeting agenda and that a October 16, 2018 Council Meeting be held only if required.**

CARRIED

1302 **USMCA Trade Deal**

Councillor Robson expressed concern with a provision in the new USMCA Trade Deal calling for the inclusion of all wines in grocery stores rather than only BC wines. He requested an opinion from staff on the City's ability to prevent grocery retailers from stocking international brands in existing wine stores.

The Director of Planning advised that staff will need to obtain a legal opinion on the matter.

It was requested that information be provided at the Council Meeting scheduled for October 9, 2018

1400 ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS*** – Nil

1500 ***ADJOURNMENT*** – 9:25 p.m.

---

N. Read, Mayor

Certified Correct

---

L. Benson, Corporate Officer

***SPECIAL COUNCIL MEETING MINUTES***

October 9, 2018

The Minutes of the Special City Council Meeting held on October 9, 2018 at 6:30 p.m. in the Blaney Room of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

---

***PRESENT***

***Elected Officials***

Mayor N. Read

Councillor C. Bell

Councillor Duncan

Councillor B. Masse

Councillor G. Robson

Councillor T. Shymkiw

Councillor C. Speirs

***Appointed Staff***

P. Gill, Chief Administrative Officer

K. Swift, General Manager of Parks, Recreation & Culture

F. Quinn, General Manager of Public Works and

Development Services

L. Benson, Director of Corporate Administration

***Other staff as required***

C. Nolan, Corporate Controller

---

Note: These Minutes are also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

Note: Councillor Shymkiw joined the meeting via telephone

**1.0 *CALL TO ORDER***

**2.0 *APPROVAL OF THE AGENDA***

R/2018-553

It was moved and seconded

**That the agenda for the October 9, 2018 Special Council Meeting be approved.**

CARRIED

**3.0 *NOTICE OF CLOSED COUNCIL MEETING***

R/2018-554

It was moved and seconded

**That the meeting following this meeting be closed to the public pursuant to Sections 90 (1) and 90 (2) of the *Community Charter* as the subject matter being considered relates to the following:**

- 1) Section 90(1)(a) Personal information about an identifiable individual who holds or is being considered for a position as an officer of the municipality;
- 2) Section 90(1)(i) The receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and
- 3) Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90 (1) and 90 (2) of the *Community Charter or Freedom of Information and Protection of Privacy Act*.

CARRIED

4.0 *ADJOURNMENT* – 6:31 p.m.

---

N. Read, Mayor

Certified Correct

---

L. Benson, Corporate Officer

402 Minutes of the Public Hearing

City of Maple Ridge

***PUBLIC HEARING***

October 9, 2018

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on October 9, 2018 at 7:03 p.m.

---

***PRESENT***

*Elected Officials*

Mayor N. Read  
Councillor C. Bell  
Councillor K. Duncan  
Councillor B. Masse  
Councillor C. Speirs

***ABSENT***

Councillor G. Robson  
Councillor T. Shymkiw

*Appointed Staff*

P. Gill, Chief Administrative Officer  
F. Quinn, General Manager of Public Works and Development  
C. Carter, Director of Planning  
L. Benson, Corporate Officer  
C. Goddard, Manager of Development and Environmental Services  
A. Gaunt, Confidential Secretary  
*Other staff as required*  
C. Chan, Planner  
A. Bowden, Planner  
D. Hall, Planner

---

Mayor Read called the meeting to order. The Corporate Officer explained the procedure and rules of order of the Public Hearing and advised that the bylaws will be considered further at the next Council Meeting on October 16, 2018.

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

**1) 2017-319-RZ, 13589 232 Street**

Lot 7 Section 29 Township 12 New Westminster District Plan 11173

**Maple Ridge Official Community Plan Amending Bylaw No. 7391-2017**

To amend Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 – Land Use Plan and Figure 3A – Blaney Hamlet, from Eco Cluster to Low/Medium Density Residential and Conservation.

To amend Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley Figure 4 – Trails/Open Space, to add Conservation area.



**Maple Ridge Zone Amending Bylaw No. 7387-2017**

To rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District). The current application is to permit a future subdivision of approximately five lots.

The Corporate Officer advised that 13 letters were sent out and that no correspondence was received on this item.

The Manager of Development and Environmental Services gave a PowerPoint presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Terms and Conditions

The Mayor called for speakers three times.

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

**2) 2017-434-RZ, 24364 112 Avenue**

Lot A Section 10 Township 12 New Westminster District Plan 7408

**Maple Ridge Official Community Plan Amending Bylaw No. 7488-2018**

To amend Schedule "B" from Conservation to Low/Medium Density Residential and Low/Medium Density Residential to Conservation.

To amend Schedule "C" to remove from Conservation and to add to Conservation.

**Maple Ridge Zone Amending Bylaw No. 7399-2017**

To rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) utilizing the Density Bonus provision. The current application is to permit a future subdivision of approximately 15 (371m<sup>2</sup>) lots.

The Corporate Officer advised that 35 letters were sent out and that no correspondence was received on this item.

The Manager of Development and Environmental Services gave a PowerPoint presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics

- Proposed Site Plan
- Terms and Conditions

The Mayor called for speakers three times.

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

**3) 2016-176-RZ, 23710 133 Avenue**

Lot 4 Section 28 Township 12 New Westminster District Plan EPP73927

**Maple Ridge Zone Amending Bylaw No. 7259-2016**

To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential).

The current application is to permit a future development of 16 townhouse units.

The Corporate Officer advised that 116 letters were sent out and that no correspondence was received on this item.

The Manager of Development and Environmental Services gave a PowerPoint presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Proposed Site Plan
- Elevations
- Landscape Plan
- Terms and Conditions

The Mayor called for speakers on first call.

The Mayor called for speakers on second call

**Patrick \*.\* (last name not audible)**

Patrick identified his property as backing onto the proposed development. He expressed concern with the impact on parking which is already an existing issue, drainage on the slope which is already poor in the area, the height of the proposed buildings in that they will tower over existing homes and the negative impact on wildlife in the park and the surrounding area. He is opposed to the application.

**Bryan Holland**

Mr. Holland identified his property as backing onto the park in the neighbourhood. He advised on blasting done during another development which was extremely disruptive and expressed concern that this may be done again during development of this application. He does not feel this location is a good spot for a townhouse project. He also expressed concern about the negative impact on the surrounding trees and the park behind the development and the environment in general. He echoed concerns pertaining to the steep slope and drainage.

The Mayor called for speakers on third call.

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

**4) 2017-271-RZ, 11970 Glenhurst Street**

Lot 21 Section 16 Township 12 New Westminster District Plan 18232

**Maple Ridge Zone Amending Bylaw No. 7361-2017**

To rezone from RS-3 (One Family Rural Residential) to RT-1 (Two Family Urban Residential).

The current application is to permit future construction of a duplex.

The Corporate Officer advised that 36 letters were sent out and that no correspondence was received on this item.

C. Chan, Planner gave a PowerPoint presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Proposed Site Plan
- Elevations
- Terms and Conditions

The Mayor called for speakers on first call.

**Parri Suttie**

Ms. Suttie expressed concern with the impact on parking in the area resulting from the proposed development. She explained that due to ditches on both sides of the street, parking is already an issue in the neighbourhood and advised it is often difficult to get out of her driveway. Ms. Suttie advised that residents have been told that a ditch across the street from her property is a fish bearing stream and therefore expressed that there are environmental concerns as well.

The Mayor called for speakers on second and third call.

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

5) **2017-320-RZ, 12327 203 Street**

Lot 14 District Lot 263 Group 1 New Westminster District Plan 19098

**Maple Ridge Official Community Plan Amending Bylaw No. 7380-2017**

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

The Corporate Officer advised that 35 letters were sent out and that no correspondence was received on this item.

C. Chan gave a PowerPoint presentation providing the following information:

- Application Information
- Subject Map
- Official Community Plan Context
- Neighbourhood Context
- Site Characteristics
- Proposed Site Plan
- Terms and Conditions

The Mayor called for speakers on first call.

**Cathy Smith**

Ms. Smith's property is located across from the application. She expressed concern with the placement of driveway access to the proposed development and advised on problems she is experiencing currently with vehicles accessing her driveway. She asked how the driveways for the proposed lots are going to fit the increase in vehicles. Ms. Smith also advised that the street is heavily used by children walking or riding their bikes to school and expressed concerns over safety. She requested that a different access be developed for at least one of the proposed homes.

The Mayor called for speakers on second and third call.

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

6) **2018-218-RZ, Auto Wrecking Services**

**Maple Ridge Zone Amending Bylaw No. 7455-2018**

Zoning Bylaw Text Amendment to prohibit auto wrecking services from the M-2 (General Industrial) zone.

The Corporate Officer advised that no letters are sent out on text amendments and that no correspondence was received on this item.

A. Bowden, Planner gave a PowerPoint presentation providing the following information:

- Background and Purpose
- Implications – current, proposed and future auto wreckers
- Terms and Conditions

The Mayor called for speakers three times.

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

**7) 2018-320-RZ, Cannabis Retail Sales**

**Maple Ridge Zone Amending Bylaw No. 7487-2018**

Zoning Bylaw text amendment to permit cannabis retail in the CS-1 Highway Commercial, C-2 Community Commercial, and C-3 Town Centre Commercial Zones subject to prescribed separation requirements from schools and other cannabis retail outlets.

The Corporate Officer advised that correspondence was received from Jeff Sweetnam of Spiritleaf. Mr. Sweetnam expressed an opinion that licenses should be handed out based on the merits of each application rather than based on those received first. He provided assurances of the high-quality standard he would employ in retail space design, security, and training at his proposed store and wrote about financially supporting local programs. He hoped this would be considered a stronger license application over and above incomplete applications.

D. Hall, Planner gave a PowerPoint presentation providing the following information:

- Background and Purpose
- Concerns of Council expressed on September 4, 2018
- Federal Packaging Rules
- Proposed Zoning Bylaw Amendments
- Terms and Conditions

The Mayor called for speakers on first call.

**Ian Dawkins – President of the Cannabis Commerce Association of Canada**

Mr. Dawkins feels that the 1000 m distance buffer stipulated in the proposed bylaw will create issues for staff in terms of rezoning applications. He proposed an approach of having ‘common sense’ clusters in the downtown centre with six blocks between two stores such as between liquor stores.

Mr. Dawkins expressed concern that the production side of cannabis has not been addressed stating that existing medical cannabis retailers switching to recreational cannabis will not be able to access the recreational version, thereby creating a loss in

economic development, supply chain issues and black market proliferation issues if retailers aren't integrated. He advised that although he has connected with Federal and Provincial Governments, he feels that integration should start locally and that retailers need a piece an appropriate piece of land to apply for the production process, which will require municipal engagement. Mr. Dawkins put forward that Maple Ridge is ground zero for this issue and that production and retail should be discussed together. He classified Maple Ridge as cannabis-centric and hoped that all opportunities are followed up, including production.

Mayor Read called for speakers on second and third call.

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

Having given all those persons whose interests were deemed affected by the matters contained herein a chance to be heard, the Mayor adjourned the Public Hearing at 7:42 p.m.

---

N. Read, Mayor

Certified Correct

---

L. Benson, Corporate Officer

700     *ITEMS ON CONSENT*





## 701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

October 2, 2018  
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor  
Chair

Paul Gill, Chief Administrative Officer  
Member

Catherine Schmidt, Recording Secretary

---

**1. 16-132136**

LEGAL: Lot 69 District Lot 248 Group 1 NWD Plan 32892

LOCATION: 12267 214 Street

OWNER: John B Selberis

REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 16-132136.**

**CARRIED**

**2. 17-125392**

LEGAL: Lot 24 Section 16 Township 15 New Westminster District Plan 8886

LOCATION: 11480 280 Street

OWNER: Neil & Dawn Illerbrun

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 17-125392.**

**CARRIED**

**3. 15-124754**

LEGAL: Parcel "D" (Plan with fee deposited 24821E) of District Lot 284  
Group 1 New Westminster District Except Plans 29363 and  
BCP52002

LOCATION: 12725 Laity Street

OWNER: Douglas, Jeffrey, Kaitlyn, Kenneth and Tania LAITY

REQUIRED AGREEMENTS: Section 219 Floodplain Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 15-124754.**

**CARRIED**

**4. 2012-023-RZ**

LEGAL: Parcel "P" (Reference Plan 1224) of the South East Quarter Section  
16 Township 12 New Westminster District Except Plan EPP62575

LOCATION: 11240 238 Street

OWNER: City of Maple Ridge

REQUIRED AGREEMENTS: Park Dedication Plan

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2012-023-RZ.**

**CARRIED**

**5. 18-117458 BG**

LEGAL: Lot 5 Section 32 Township 12 New Westminster District Plan 33861

LOCATION: 13650 229A Street

OWNER: Brant and Elizabeth Classen

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-117458 BG.**

**CARRIED**

**6. 2012-023-RZ**

LEGAL: Parcel "P" (Reference Plan 1224) of the South East Quarter Section  
16 Township 12 New Westminster District Except Plan EPP62575


LOCATION: 11240 238 Street

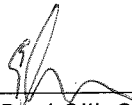
OWNER: City of Maple Ridge

REQUIRED AGREEMENTS: Geotechnical Covenant

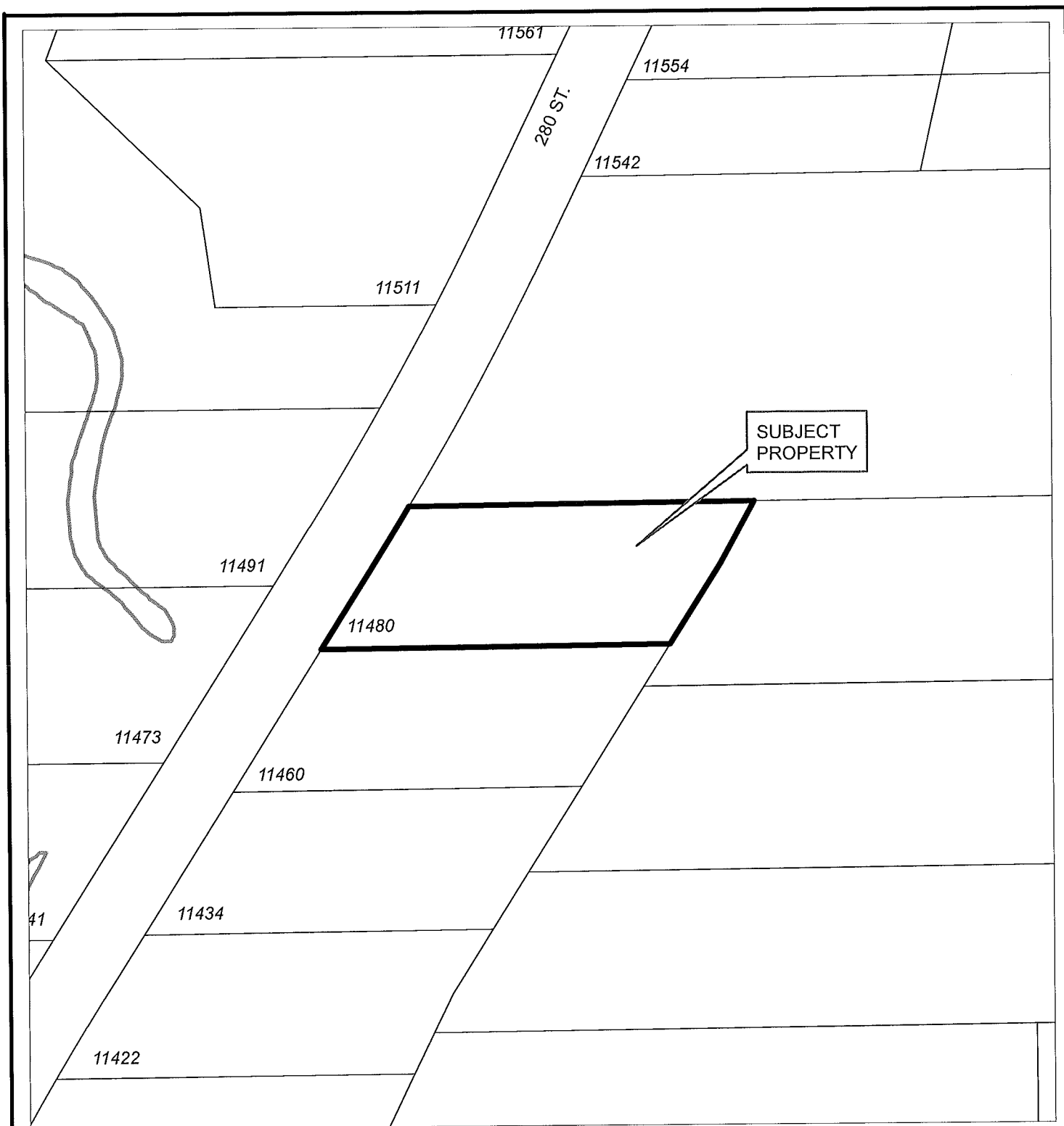
**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING  
DOCUMENT AS IT RELATES TO 2012-023-RZ.**

**CARRIED**

  
\_\_\_\_\_  
Nicole Read, Mayor  
Chair

  
\_\_\_\_\_  
Paul Gill, Chief Administrative Officer  
Member





11480 280 ST

ENGINEERING DEPARTMENT



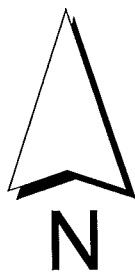
**MAPLE RIDGE**

British Columbia

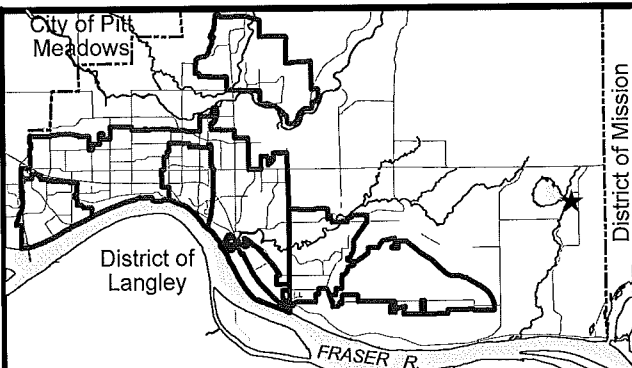
**mapleridge.ca**

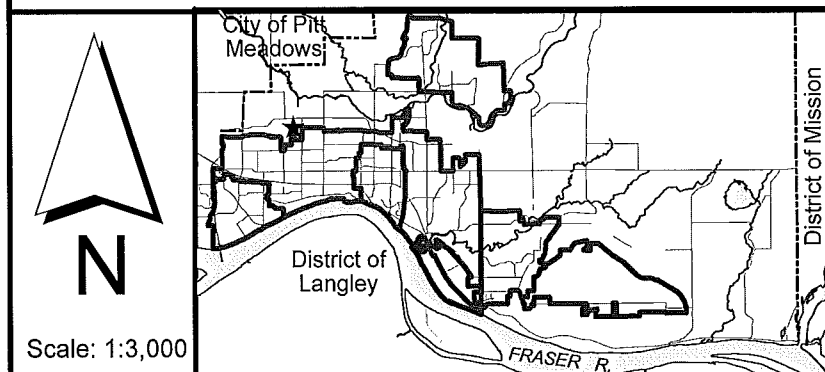
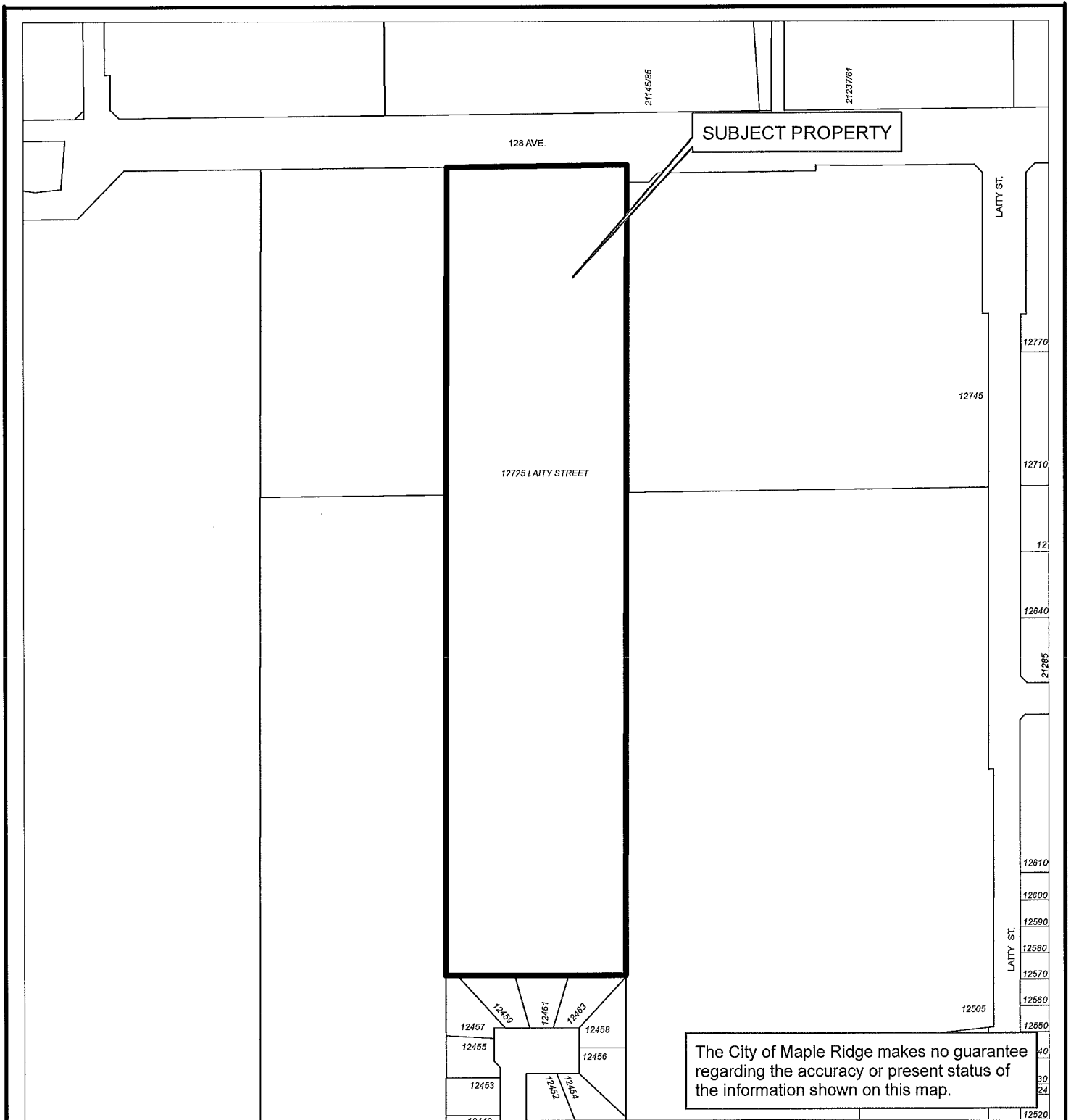
FILE: Untitled  
DATE: Sep 26, 2018

BY: C3




Scale: 1:1,500





12725 Laity St

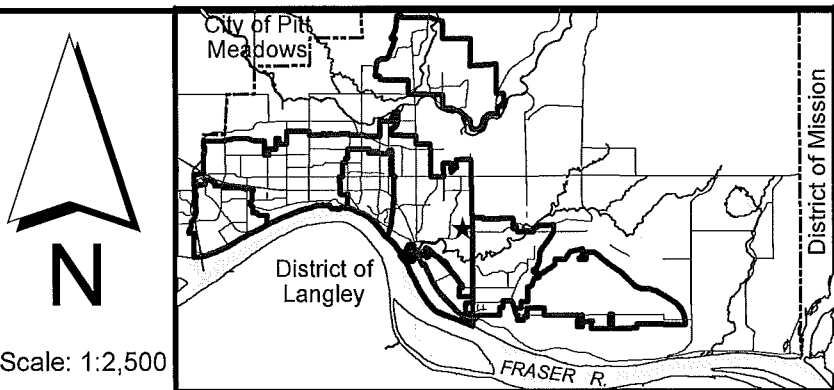
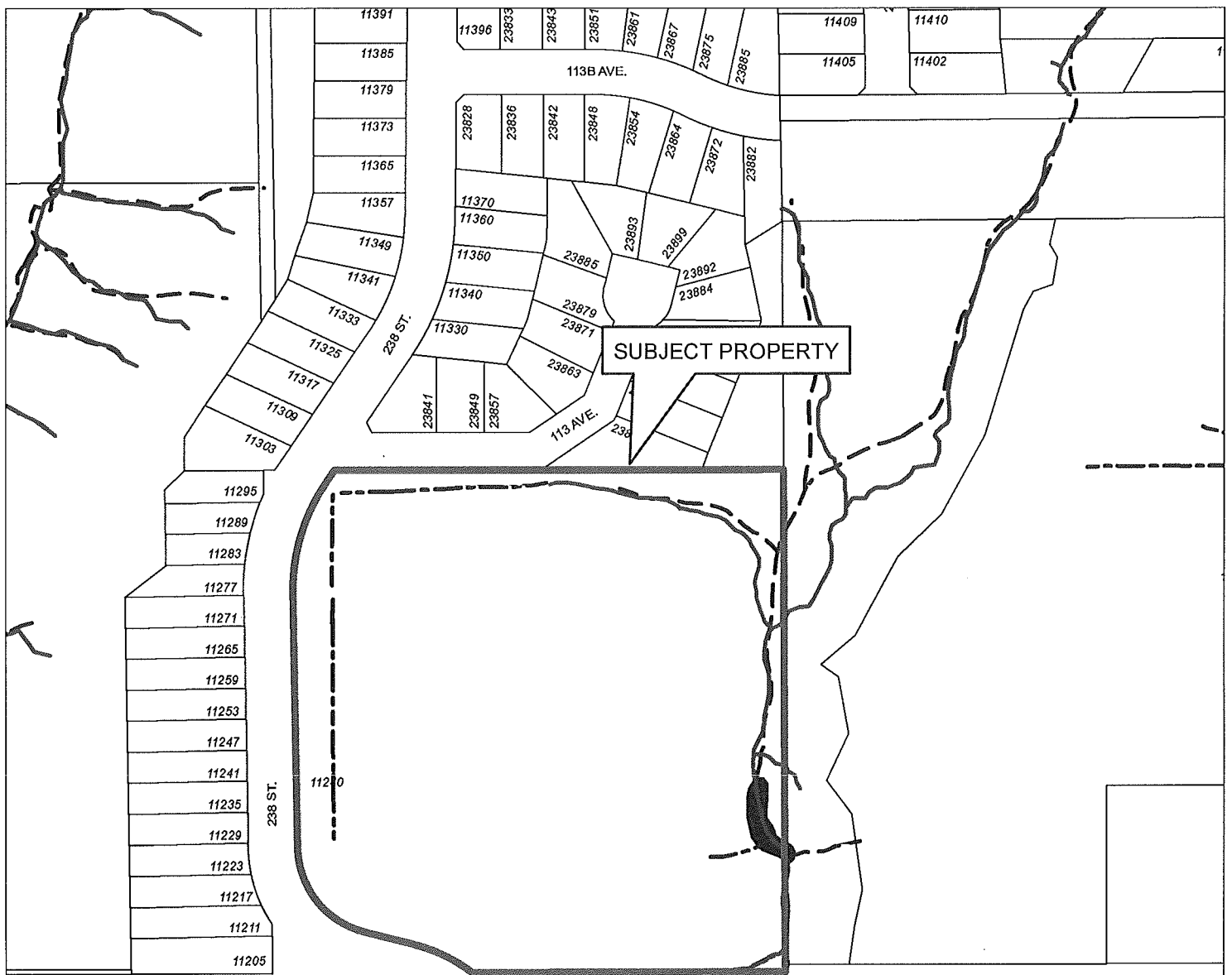
ENGINEERING DEPARTMENT

 **MAPLE RIDGE**  
British Columbia

**mapleridge.ca**

FILE: Untitled  
DATE: Sep 28, 2018

BY: C3



11240 238 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

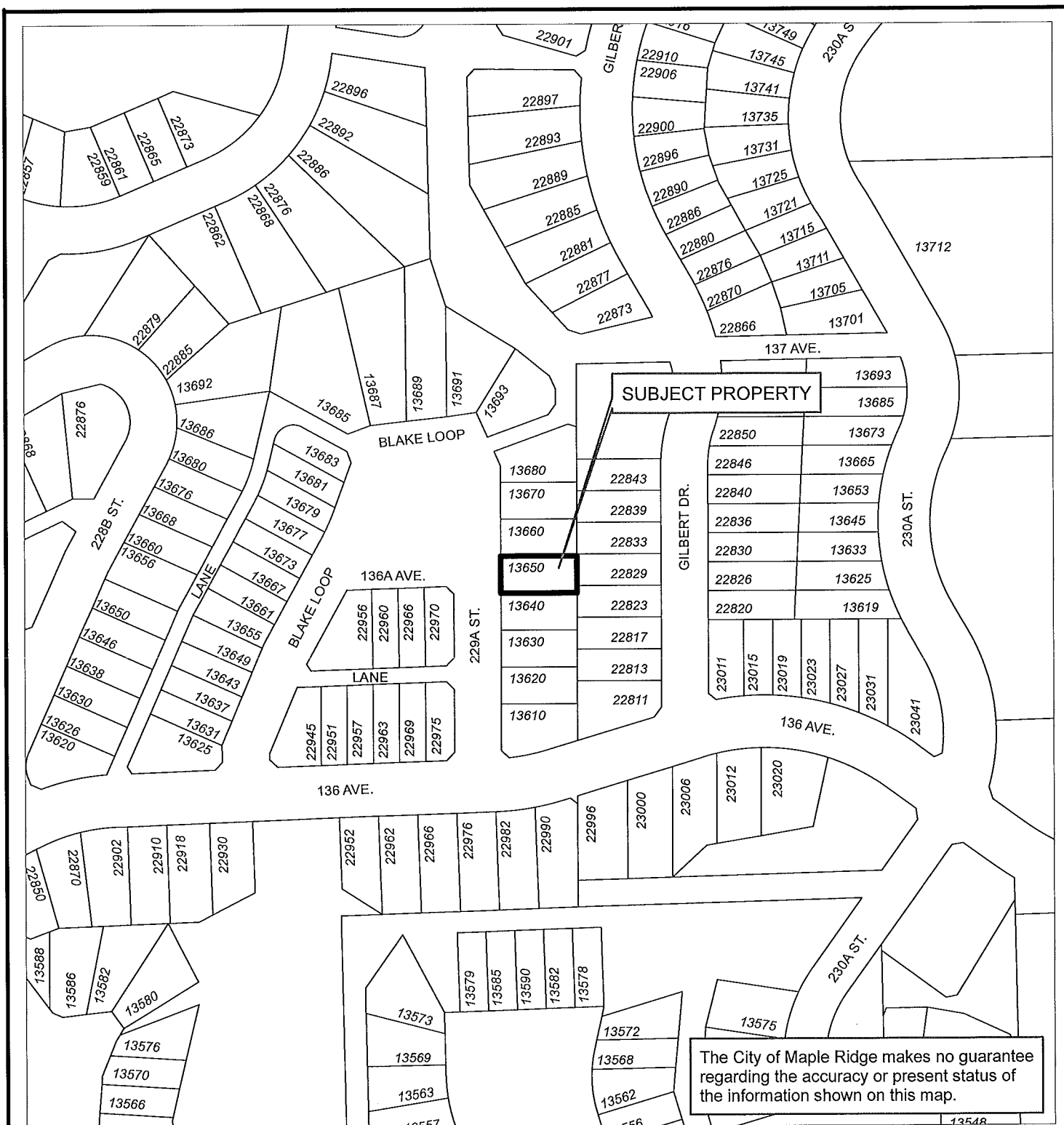
British Columbia

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

2012-023-RZ  
DATE: Sep 14, 2018

BY: LP





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

13650 229A St

ENGINEERING DEPARTMENT



MAPLE RIDGE

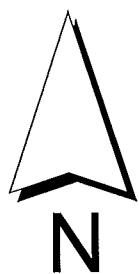
British Columbia

mapleridge.ca

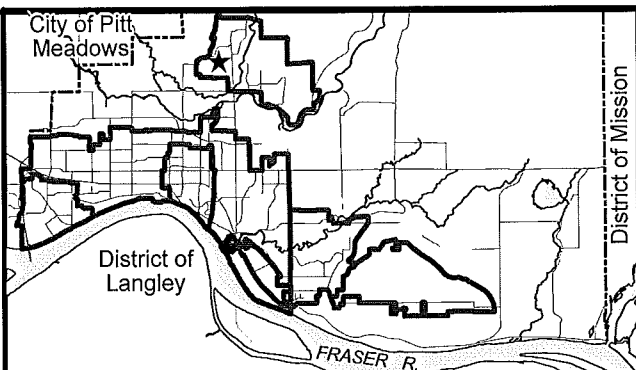
FILE: Subject\_Map10.4.1.mxd

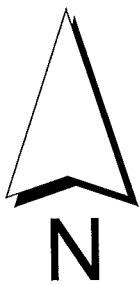
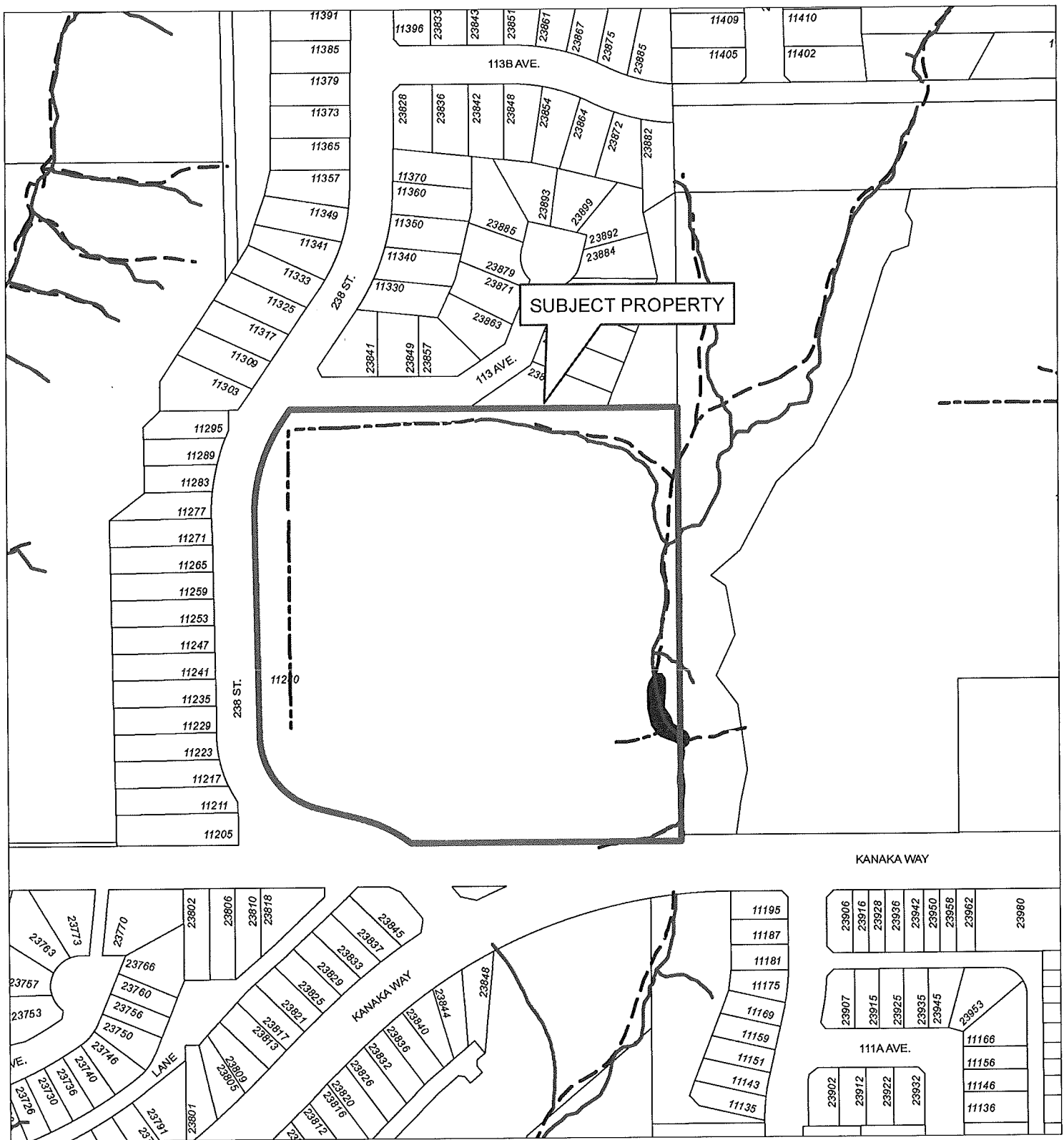
DATE: Oct 1, 2018

BY: NV

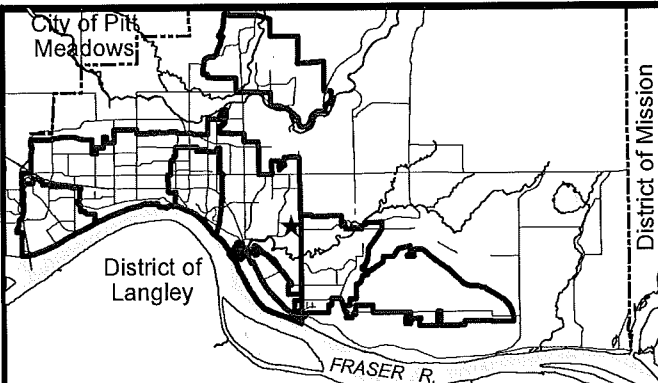


Scale: 1:2,000





Scale: 1:2,500



11240 238 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

2012-023-RZ  
DATE: Sep 14, 2018

BY: LP

**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

October 4, 2018  
Mayor's Office

CIRCULATED TO:

Nicole Read, Mayor  
Chair

Paul Gill, Chief Administrative Officer  
Member

Catherine Schmidt, Recording Secretary

---

**1. Planning - Adam Rieu**

LEGAL: Lot 158 District Lot 248 Group 1 New Westminster District Plan  
47354

LOCATION: 21495 Exeter Avenue

OWNER: Heather Francis

REQUIRED AGREEMENTS: Release of Right of Way (K122096)

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING  
DOCUMENT AS IT RELATES TO PLANNING - ADAM RIEU.**

**CARRIED**

**2. 18-115815 BG**

LEGAL: Lots 3 to 5, 24 to 25, and 27 to 30; all of Section 22 Township 12  
New Westminster District Plan EPP72767

LOCATION: 24019, 24027, 24037, 24056, 24048 24038, 24032, 24022, and  
24012 127B Avenue

OWNER: CIPE HOMES INC.

REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING  
DOCUMENT AS IT RELATES TO 18-115815 BG.**

**CARRIED**

**3. 18-115811 BG**

LEGAL: Lot 6 Section 22 Township 12 New Westminster District Plan  
EPP72767

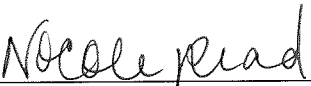
LOCATION: 24052, 24058 127B Avenue and 24053, 24077 127A Avenue

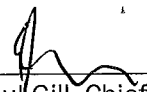
OWNER: CIPE HOMES INC.

REQUIRED AGREEMENTS: Temporary Residential Use Covenant

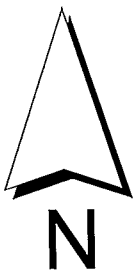
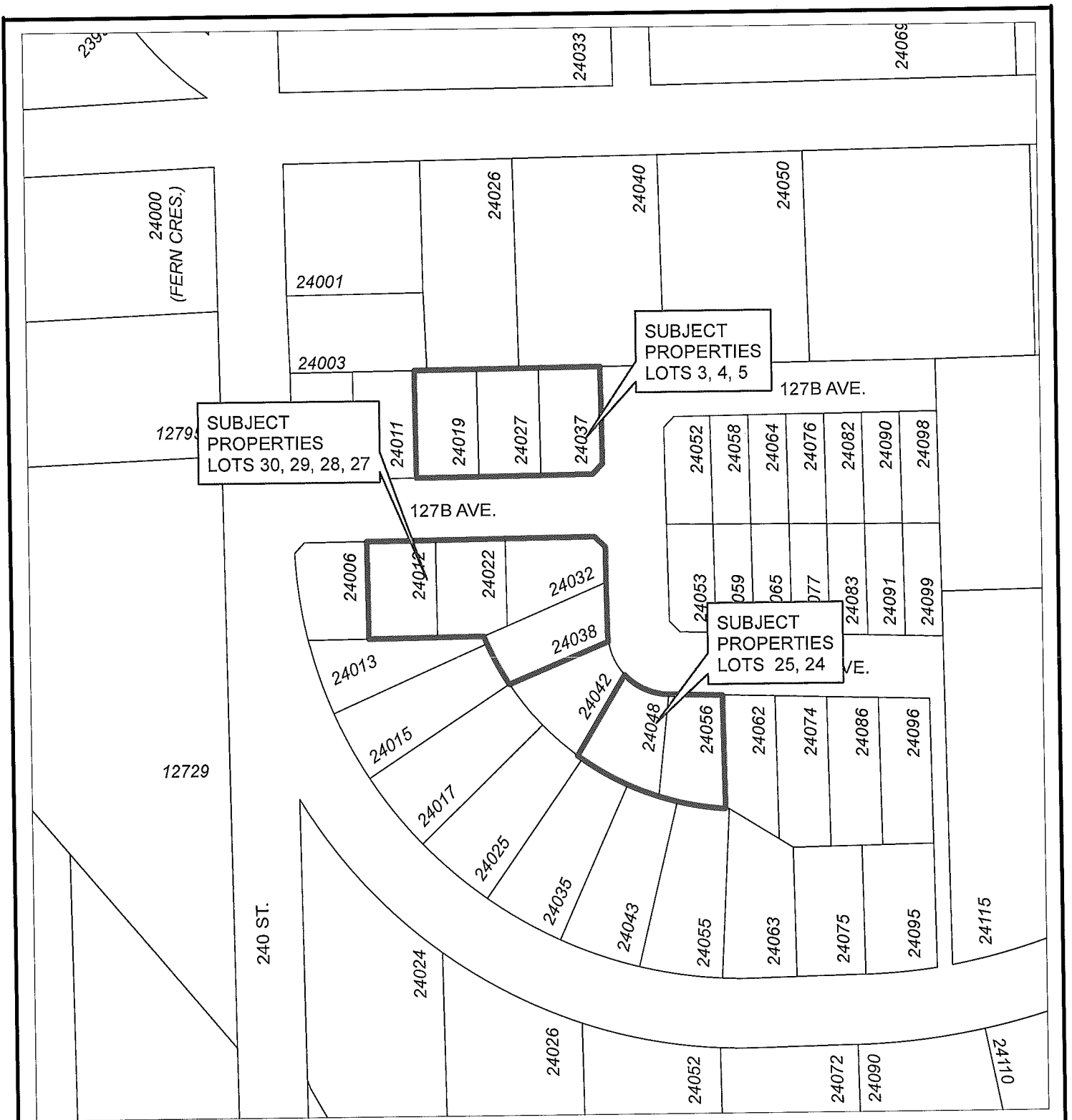
**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-115811 BG.**

**CARRIED**

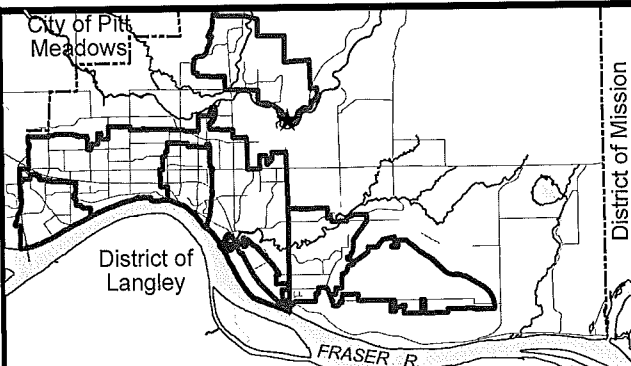
  
\_\_\_\_\_  
Nicole Read, Mayor  
Chair

  
\_\_\_\_\_  
Paul Gill, Chief Administrative Officer  
Member





Scale: 1:1,500



District of Mission

EPP 72767  
LOTS 3,4,5,24,25,27,28,29,30

ENGINEERING DEPARTMENT



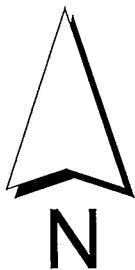
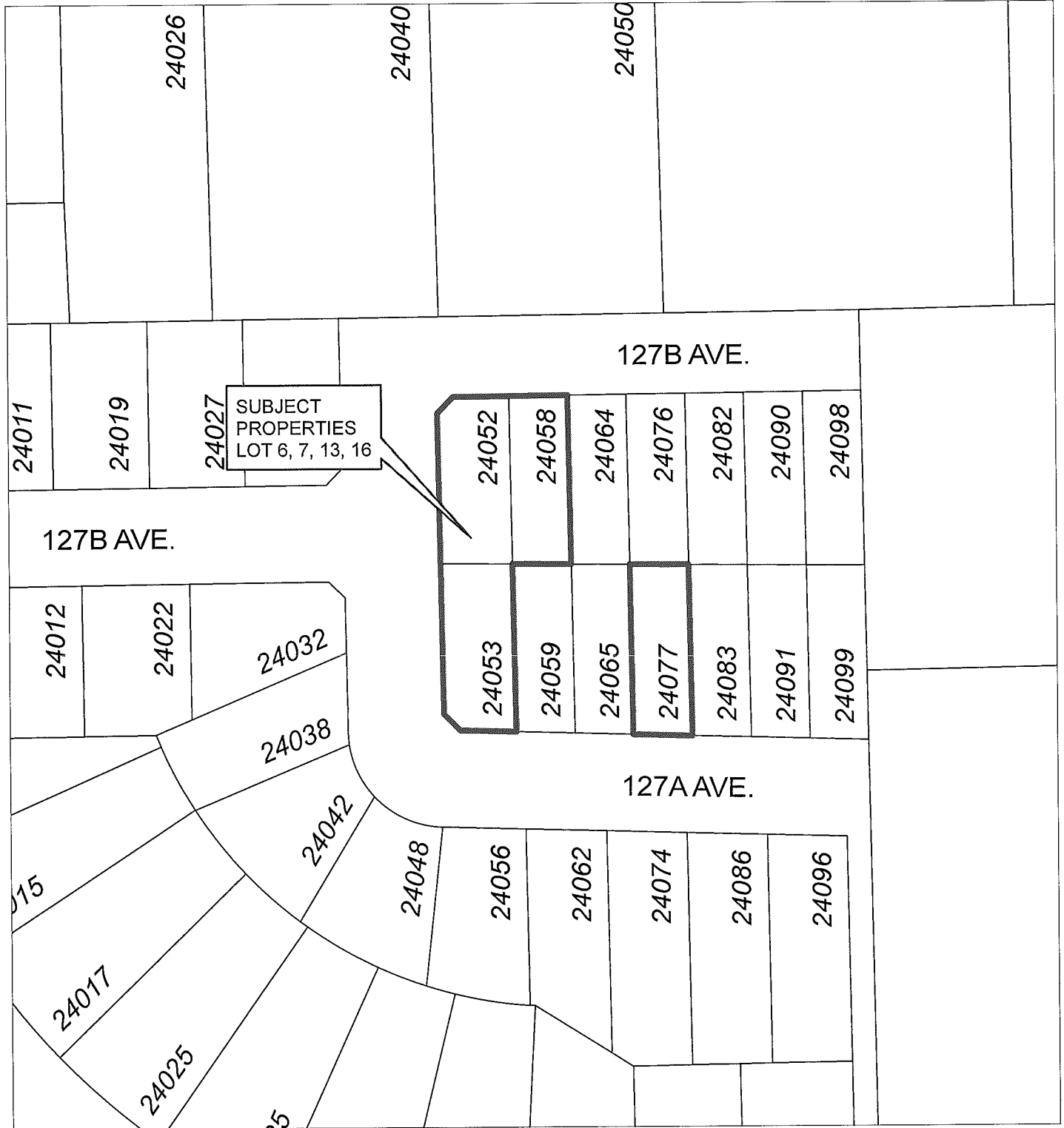
MAPLE RIDGE

British Columbia

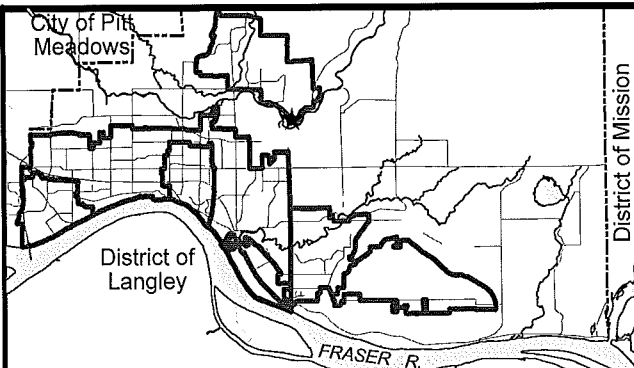
[mapleridge.ca](http://mapleridge.ca)

FILE: Untitled  
DATE: Oct 3, 2018

BY: LM



Scale: 1:1,000



EPP72767 LOTS 6, 7, 13, 16

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: Untitled  
DATE: Oct 3, 2018

BY: LM

## 701.2 Minutes of Meetings of Committees and Commissions of Council



**City of Maple Ridge**  
**AGRICULTURAL ADVISORY COMMITTEE**  
**REGULAR MEETING**

The Minutes of the Regular Meeting of the Agricultural Advisory Committee, held in the Blaney Room,  
at Maple Ridge Municipal Hall on June 28, 2018, 2018 at 7:05 pm.

---

**COMMITTEE MEMBERS PRESENT**

Councillor Craig Speirs	City of Maple Ridge
Stephanie James, Vice-Chair	Agricultural Sector
Al Kozak	Agricultural Sector
Bill Hardy	Member at Large
Candace Gordon	Haney Farmers Market Society
David Kaplan	Member at Large
Ian Brooks	Member at Large
Ryan Murphy	Agricultural Sector

**STAFF MEMBERS PRESENT**

Amelia Bowden	Staff Liaison / Planning Department
Amanda Allen	Committee Clerk

**REGRETS**

Lorraine Bates	Agricultural Fair Board
Margaret Daskis, Chair	Member at Large
Chris Zabek	Regional Agrologist, Ministry of Agriculture & Lands
Caitlin Dorward	Acting Regional Planner, Agricultural Land Commission
Josef Hans Lara	Economic Development Committee Representative

---

Note: Margaret Daskis was not in attendance. Stephanie James chaired the meeting as Vice Chair.

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**

R/2018-026

It was moved and seconded

**That the June 28, 2018 Agricultural Advisory Committee agenda be approved as circulated.**

CARRIED

3. **ADOPTION OF THE MINUTES**

R/2018-027

It was moved and seconded

**That the minutes of the Maple Ridge Agricultural Advisory Committee meeting dated May 17, 2018 be adopted.**

CARRIED

4. **DELEGATIONS** - Nil
5. **QUESTION PERIOD** - Nil
6. **NEW AND UNFINISHED BUSINESS**

6.1. **Farm Tour 2018**

Bill Hardy provided a summary of tour ideas and possible themes. There was discussion on the farm tour sites. Ten sites were selected for consideration and members will be polled to identify the top six sites for the 2018 Farm Tour. Once the sites are selected, Mr. Hardy will work to contact them and design a travel plan.

R/2018-028

It was moved and seconded

**That the Agricultural Advisory Committee authorize spending up to a maximum of \$600 for the 2018 Farm Tour.**

CARRIED

6.2. **Workshop and Event Updates**

6.2.1. **Metro Vancouver AAC Update**

The Vice-Chair advised that Metro Vancouver Agriculture awareness activities supported this year include two projects in Maple Ridge:

- July 28 and 29, 2018 , a Country Fest display and speakers on 'Backyard Farming' hosted by the Maple Ridge Pitt Meadows Agricultural Association. As well, Metro Vancouver AAC is supporting the Poultry in Motion Educational Mini Barn at Country Fest.
- August 11, 2018 at Brookfield Farm - "The Market goes to the Farm" hosted by the Haney Farmers Market Society.

The Staff liaison advised that the BC Association of Farmer's Markets and the Hua Foundation are presenting the mid-Autumn Harvest Festival at all 28 Farmer's Markets in Metro Vancouver.

The Staff liaison noted that the Metro Vancouver AAC appreciates receiving feedback on the events with which they provide support.

6.2.2. **Ministry of Agriculture AAC Workshop**

The Staff liaison reported that information from the organizers has not yet been received.

6.2.3. **Langley Sustainable Agriculture Foundation Invitation**

Al Kozak reported that he was unable to attend the June LSAF meeting and has been in contact with the coordinator. Mr. Kozak will make arrangements to attend a LSAF meeting next Spring.

**7. SUBCOMMITTEE REPORTS**

**7.1. Backyard Chickens**

The Vice-Chair advised that Council approval for a public engagement process remains outstanding. The subcommittee will have a booth at Country Fest in July and plan to attend the Haney Farmers Market in August. Subcommittee work is underway on booth displays, surveys and handouts.

**7.2. Education**

Al Kozak reported on the June 26, 2018 presentation to Council by the BC Micro License Association. Mr. Kozak suggested they be invited as a Delegation at a future meeting as they were knowledgeable about the legislation that could impact small farms. Mr. Kozak will follow up with the BC Micro License Association.

**7.3. Food Distribution**

The Staff liaison advised that the Food Hub is not anticipated to proceed to Country Fest in July and that efforts will be refocused on stakeholder engagement over the Summer and Fall in order to wrap-up the final report.

**7.4. Food Garden**

The Vice-Chair advised that six contest entries have been received to date. There was discussion on extending the application deadline date to July 15, 2018 while keeping the judging timelines and process the same. The Staff liaison encouraged members to continue promoting the Food Garden contest.

R/2018-029

It was moved and seconded

**That the Food Garden application entry deadline date be extended to July 15, 2018.**

CARRIED

**7.5. Golden Harvest**

The Vice Chair advised a coordinator has been selected for the Golden Harvest event. The Staff liaison advised that the venue has been secured and that the subcommittee will be meeting with the coordinator on July 9, 2018.

**7.6. Terms of Reference**

The Staff liaison advised that the Agricultural Advisory Committee's request has been submitted to the Planning Department and a response is expected to be on the agenda in the Fall.

**8. CORRESPONDENCE – Nil**

9. **ROUNDTABLE**

Ryan Murphy reported on irrigation activities at the Harris Road farm and that the Heritage raspberries are being harvested a week early. He reported that the farm is considering expanding their vegetable production in 2019 as the entire 2018 crop has sold out.

Bill Hardy reported on his work with the Green Infrastructure and Natural Asset Inventory and Evaluation subcommittee. Mr. Hardy advised of his presentation to the subcommittee on Green Cities and that he has been elected as Chair of the subcommittee.

Ian Brooks reported that his covered crops and beds are in rotation and that he has been finding a lot of bees and few slugs.

Note: Councillor Speirs joined the meeting at 8:07pm.

Al Kozak summarized the presentation delivered by the Golden Eagle Farm Group at the June 26, 2018 Council meeting.

Councillor Speirs provided a summary of the recent ALR exclusion applications before Council and results from the Detached Garden Suite pilot program.

Candace Gordon provided an update on the farmers and sales at the Haney Farmers Market and there was discussion on surveying Market attendees to determine the mode of transport used to attend. Ms. Gordon provided a report on the Nutrition Food Coupon program operating at the Haney Farmers Market.

Amelia Bowden advised that Council, at the June 12, 2018 meeting, defeated the zone amending bylaw which proposed changes to agricultural setbacks. Ms. Bowden noted an update to the Committee on the Agricultural Development Permit Guidelines is anticipated in the Fall.

Stephanie James provided an update on the development trend on ALR lands in her Ruskin neighbourhood over the past 18 months.

10. **QUESTION PERIOD** - Nil

11. **ADJOURNMENT** – 9:05 pm

  
S. James, Vice Chair

/aa

City of Maple Ridge

**SOCIAL POLICY ADVISORY COMMITTEE MEETING MINUTES**

The Minutes of the Regular Meeting of the Social Policy Advisory Committee, held in the Blaney Room, at Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on June 6, 2018 at 7:02 pm

---

**COMMITTEE MEMBERS PRESENT**

Tarel Swansky, Vice Chair	Member at Large
Annette Morgan	Maple Ridge-Pitt Meadows-Katzie Seniors Network
Brenna Ayliffe	Fraser Health - Alternate
Hailey Robinsmith	Member at Large – Youth Rep
Ineke Boekhorst	Downtown Maple Ridge Business Improvement Association
Dr. Ingrid Tyler	Fraser Health
Jenny Earley	Maple Ridge Pitt Meadows Katzie Community Network
Trish Salisbury	Maple Ridge Pitt Meadows Katzie Community Network

**STAFF MEMBERS PRESENT**

Shawn Matthewson	Staff Liaison / Social Planning Analyst
Amanda Allen	Committee Clerk

**GUESTS**

Catharine Hume	ICM Team
----------------	----------

**ABSENT**

Councillor Masse	Council Liaison
Susan Carr, Chair	School District No. 42
Cathy Bennett	Member at Large
Cpl. Amanda Harnett	Ridge Meadows RCMP
Laura Butler	Member at Large
Mike Murray	School District No. 42 – Alternate

---

1. **CALL TO ORDER**

2. **APPROVAL OF THE AGENDA**

R/2018-009

It was moved and seconded

**That the June 6, 2018 Social Policy Advisory Committee agenda be amended by deferring items 6.3 Update on the resolutions around physician recruitment and 7.2 Youth Strategy to the following meeting, and that the agenda as amended be approved.**

CARRIED

3. **ADOPTION OF THE MINUTES**

R/2018-010

It was moved and seconded

**That the minutes of the Maple Ridge Social Policy Advisory Committee meeting dated April 4, 2018 be adopted.**

CARRIED

4. **DELEGATIONS**

4.1. **Intensive Case Management (ICM) Team**

- Catharine Hume, Co-Executive Director RainCity Housing

Ms. Hume provided an update on the activities, personnel, and intent of the Maple Ridge/Pitt Meadows Intensive Case Management (ICM) Team. The ICM Team has worked to create and build relationships with people in the Maple Ridge and Pitt Meadows area for one year now. Ms. Hume spoke of the housing first focus of the ICM team and the different experiences of their clients. Ms. Hume answered questions from the Committee and provided a statistical update on current and previous clients of the ICM team.

5. **ROUNDTABLE**

Annette Morgan advised that the Intergenerational garden received a grant from Food Bank Canada to expand food production and strengthen partnership with the Friends in Need Food Bank. Ms. Morgan reported on the recent activities of the Dementia Friendly Community Task Group including the First annual Walk for Alzheimer's on May 12, 2018 which raised money and awareness on reducing the stigma around Alzheimer's. Ms. Morgan advised work continues on the Age Friendly Community Task Group and that the bus co-op project continues to be evaluated by the Seniors Transportation Initiative. Ms. Morgan reported dates for upcoming events: the Scooter Rodeo on September 15, 2018, Pedestrian Safety for Seniors on September 26, 2018, and the Enhanced Road Assessment for Seniors on October 24, 2018.

Ineke Boekhorst provided an update on the Clean Team pilot program and advised the BIA received an award for the social employment program.

Brenna Ayliffe advised of two new grant opportunities through the PlanH Healthy Communities Fund for local governments to collaborate with health authorities. Funding is available through a Community Wellness Strategy grant and a Creating Healthy Places grant.

Trish Salisbury noted an increase in the number of kids with complex feeding requirements in the community. Ms. Salisbury reported that the Ridge Meadows Child Development Centre will undergo a rejuvenation of both the inside of the building and the external façade and that the Development Centre is recruiting for their Board of Directors.

Jenny Earley reported that the Family Education and Support Centre is offering a full week summer camp in Pitt Meadows free of charge and has 15 spots available for the month of July. Ms. Earley shared the news that Sheena Sharp, CAPC Program Coordinator, has been shortlisted for a Community Hero award. The ECD Children's Table faces funding uncertainties for 2019 and members continue to plan for different possibilities.

Hailey Robinsmith advised that the Youth Council is soliciting ideas on how youth can approach youth homelessness and invited members to contact her with any ideas.

Shawn Matthewson expressed appreciation and gratitude to the members of the Social Policy Advisory Committee for their volunteered time and valuable contributions.

**6. NEW AND UNFINISHED BUSINESS**

Note: Item 6.1 was dealt with following item 4.1

**6.1. Cannabis Regulations/Policies**

Dr. Tyler gave a presentation on the effects of cannabis, the potential medical benefits, the health risks by route of administration, and identified some of the potential health risks for vulnerable populations. Dr. Tyler spoke to data sets of cannabis users in Canada and British Columbia and reviewed objectives of the Bill C-45 legalization. Dr. Tyler shared findings and statistics from cannabis legalization in the United States and reviewed recommendations by the Fraser Health Medical Health Officers regarding potential community regulations through land use management, business regulations, public consumption bylaws, public education and enforcement of policies and bylaws using an equity lens. There was discussion on the legal versus illegal cannabis market and whether or not there would be any targeted marketing by the Province of 'alternative highs' for youth.

**6.2. Planning discussion for the Fall Workshop on the EDI sub-scales**

The Staff liaison reported on the May 3, 2018 subcommittee meeting. The workshop is anticipated to start with a presentation by UBC Professor, Dr. Schonert-Reichl followed by a presentation from Roberta O'Brien who will provide a local context to the sub-scales. Attendees will then break into small table discussion on pre-planned questions. There was discussion and suggestions on workshop questions. The Staff liaison advised that the next subcommittee meeting will be in June.

**6.3. Update on the resolutions around physician recruitment**

Item deferred to the following meeting.

**7. COMMITTEE UPDATES**

**7.1. Community Network**

Jenny Earley reported on the May Community Network meeting and the keynote speaker, Joe Roberts. Ms. Earley advised that a communication strategy review and update is underway and that the MLA's are scheduled to speak at the June meeting.

**7.2. Youth Strategy**

Item deferred to the following meeting.

**7.3. Opioid Overdose Working Group**

Dr. Tyler advised that the funding application for the community action team has been submitted. Dr. Tyler reported that the Coroners report is due for release with data up to April 2018 and is showing a similar trend to that of 2017. There have been 11 deaths in Maple Ridge over the past four months and appears to be a steady trend in Maple Ridge over the past few years.

Brenna Ayliffe advised that the Photo Voice project was shared with six high schools in Maple Ridge. Over one thousand students visited the exhibit.

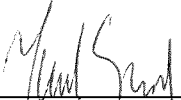
**7.4. Youth Wellness Centre**

The Staff liaison advised that funding continues to be sought to achieve the Foundry program. The Youth Wellness Centre has expanded within Greg Moore Youth Centre and has extended hours.

**8. CORRESPONDENCE** - Nil

**9. QUESTION PERIOD** - Nil

**10. ADJOURNMENT** – 9:09 pm.

  
\_\_\_\_\_  
T. Swansky, Vice Chair

/aa







## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** 2018 Council Expenses

**MEETING DATE:** October 16, 2018  
**FILE NO:**  
**MEETING:** Council

---

### EXECUTIVE SUMMARY

In keeping with Council's commitment to transparency in local government, the attached Schedule lists Council expenses recorded to date. The expenses included on the schedule are those required to be reported in the annual Statement of Financial Information and are available on our website.

### RECOMMENDATION:

Receive for information

### Discussion

The expenses included in the attached schedule are those reported in the annual Statement of Financial Information (SOFI), including those incurred under Policy 3.07 "Council Training, Conferences and Association Building". The budget for Council includes the provision noted in Policy 3.07 as well as a separate budget for cell phone and iPad usage. The amounts on the attached Schedule are those recorded prior to the preparation of this report and are subject to change.

*"original signed by Cindy Dale"*

---

Prepared by: Cindy Dale  
Executive Assistant, Corporate & Financial Services

*"original signed by Trevor Thompson"*

---

Approved by: Trevor Thompson, BBA, CPA, CGA  
Chief Financial Officer

*"original signed by Paul Gill"*

---

Approved by: Paul Gill, BBA, CPA, CGA  
Chief Administrative Officer

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
<b>Bell, Corisa</b>						
January	Portable electronic device charges (e.g. Ipad)				17.12	
	Local Government Leadership Academy (LGLA) Conference	156.60				
February	South Asian Cultural Society Gala		110.00			
	Portable electronic device charges (e.g. Ipad)				17.12	
	Alouette Addictions Fundraiser		60.00			
March	Portable electronic device charges (e.g. Ipad)				17.12	
	MR Chamber of Commerce Business Excellence Awards		125.00			
April	Portable electronic device charges (e.g. Ipad)				17.12	
	CivX 2018: Smart Communities, Smart Region April12	199.00				
May	Portable electronic device charges (e.g. Ipad)				8.56	
June	Portable electronic device charges (e.g. Ipad)				8.56	
	LMLGA General Meeting	445.00				
	Annual Fundraising Dinner and Citizen of the Year Awards Presentation		127.49			
July	Portable electronic device charges (e.g. Ipad)				8.56	
	LMLGA Conference in May	589.99				
August	Portable electronic device charges (e.g. Ipad)				8.56	
September						
October						
November						
December						
		<b>1,390.59</b>	<b>422.49</b>	<b>-</b>	<b>102.72</b>	<b>1,915.80</b>
<b>Duncan, Kiersten</b>						
January	Cell phone charges				42.95	
	Portable electronic device charges (e.g. Ipad)				8.56	
	Local Government Leadership Academy (LGLA) Conference	758.44				
February	South Asian Cultural Society Gala		110.00			
	Cell phone charges				47.97	
	Portable electronic device charges (e.g. Ipad)				17.12	
March	Cell phone charges				42.95	
	Portable electronic device charges (e.g. Ipad)				17.12	
April	Cell phone charges				86.52	
	Portable electronic device charges (e.g. Ipad)				4.28	
May	Cell phone charges				42.80	
	Portable electronic device charges (e.g. Ipad)				4.28	
	LMLGA Conference Cancellation Fee	50.00				
June	Cell phone charges				42.80	
	Portable electronic device charges (e.g. Ipad)				4.28	
July	Cell phone charges				45.54	
	Portable electronic device charges (e.g. Ipad)				4.28	
	The Innaugural 'Ladies Only' Backyard Soiree July 21		95.00			
August	Cell phone charges				45.65	
	Portable electronic device charges (e.g. Ipad)				17.12	
September						
October						
November						
December						
		<b>808.44</b>	<b>205.00</b>	<b>-</b>	<b>474.22</b>	<b>1,487.66</b>

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
<b>Masse, Bob</b>						
January						
February						
March						
April						
May						
June						
July						
August						
September						
October						
November						
December						
		-	-	-	-	-
<b>Read, Nicole</b>						
January	Cell phone charges				42.80	
	Portable electronic device charges (e.g. Ipad)				17.12	
February	Cell phone charges				43.02	
	Portable electronic device charges (e.g. Ipad)				8.56	
March	Cell phone charges				47.52	
	Portable electronic device charges (e.g. Ipad)				17.12	
April	Cell phone charges				45.65	
	Portable electronic device charges (e.g. Ipad)				17.12	
May	Cell phone charges				42.80	
	Portable electronic device charges (e.g. Ipad)				17.12	
June	Cell phone charges				45.50	
	Portable electronic device charges (e.g. Ipad)				17.12	
July	Cell phone charges				43.77	
	Portable electronic device charges (e.g. Ipad)				34.24	
August	Cell phone charges				42.80	
	Portable electronic device charges (e.g. Ipad)				17.12	
September						
October						
November						
December						
		-	-	-	499.38	499.38

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
<b>Robson, Gordy</b>						
January	Portable electronic device charges (e.g. Ipad)				4.28	
February	South Asian Cultural Society Gala		110.00			
	Portable electronic device charges (e.g. Ipad)				4.28	
March	Portable electronic device charges (e.g. Ipad)				4.28	
April	Portable electronic device charges (e.g. Ipad)				4.28	
May	Portable electronic device charges (e.g. Ipad)				16.46	
	LMLGA Conference Cancellation Fee	50.00				
June	Portable electronic device charges (e.g. Ipad)				8.56	
	LMLGA Refund GST Adjustment	7.14				
July	Portable electronic device charges (e.g. Ipad)				4.28	
August	Portable electronic device charges (e.g. Ipad)				4.28	
September						
October						
November						
December						
		<b>57.14</b>	<b>110.00</b>	<b>-</b>	<b>50.70</b>	<b>217.84</b>
<b>Shymkiw, Tyler</b>						
January	Portable electronic device charges (e.g. Ipad)				4.28	
February	South Asian Cultural Society Gala		110.00			
	Portable electronic device charges (e.g. Ipad)				4.28	
March	Portable electronic device charges (e.g. Ipad)				4.28	
April	Portable electronic device charges (e.g. Ipad)				4.28	
May	Portable electronic device charges (e.g. Ipad)				4.28	
June	Portable electronic device charges (e.g. Ipad)				4.28	
July	Portable electronic device charges (e.g. Ipad)				4.28	
August	Portable electronic device charges (e.g. Ipad)				4.28	
September						
October						
November						
December						
		<b>-</b>	<b>110.00</b>	<b>-</b>	<b>34.24</b>	<b>144.24</b>

Month of Event	Reason for expense	Conferences & Seminars	Community Events	Mileage / Parking	Cell Phones / iPads	Totals
<b>Speirs, Craig</b>						
January	Cell phone charges				44.47	
	Portable electronic device charges (e.g. Ipad)				4.28	
February	South Asian Cultural Society Gala		110.00			
	Cell phone charges				43.32	
	Portable electronic device charges (e.g. Ipad)				4.28	
March	Cell phone charges				42.80	
	Portable electronic device charges (e.g. Ipad)				4.28	
	MR Chamber of Commerce Business Excellence Awards		125.00			
April	Cell phone charges				42.80	
	Portable electronic device charges (e.g. Ipad)				4.28	
May	Federation of Canadian Municipalities (FCM) Conference	1,796.20				
	LMLGA 2018 Conference and AGM May 9-11 Cancellation Fee	60.50				
	Cell phone charges				42.80	
June	Portable electronic device charges (e.g. Ipad)				4.28	
	Cell phone charges				47.67	
	Portable electronic device charges (e.g. Ipad)				4.28	
	Annual Fundraising Dinner and Citizen of the Year Awards Presentation		127.49			
July	Cell phone charges				49.17	
	Portable electronic device charges (e.g. Ipad)				4.28	
	CAMA Conference in Halifax	1,447.57				
August	Cell phone charges				42.95	
	Portable electronic device charges (e.g. Ipad)				4.28	
September						
October						
November						
December						
		<b>3,304.27</b>	<b>362.49</b>	<b>-</b>	<b>390.22</b>	<b>4,056.98</b>
<b>TOTALS</b>		<b>5,560.44</b>	<b>1,209.98</b>	<b>0.00</b>	<b>1,551.48</b>	<b>8,321.90</b>

1000 Bylaws

**CITY OF MAPLE RIDGE  
BYLAW NO. 7391-2017**

# 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 "A" 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. 7391-2017."
2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3A - Blaney Hamlet, are hereby amended for the parcel or tract of land and premises known and described as:

Lot 7 Section 29 Township 12 New Westminster District Plan 11173

and outlined in heavy black line on Map No. 956, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

3. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails/Open Space is hereby amended for the parcel or tract of land and premises known and described as:

Lot 7 Section 29 Township 12 New Westminster District Plan 11173

and outlined in heavy black line on Map No. 957, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

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

**READ** a first time the 18<sup>th</sup> day of September, 2018.

**READ** a second time the 18<sup>th</sup> day of September, 2018.

**PUBLIC HEARING** held the 9<sup>th</sup> day of October, 2018.

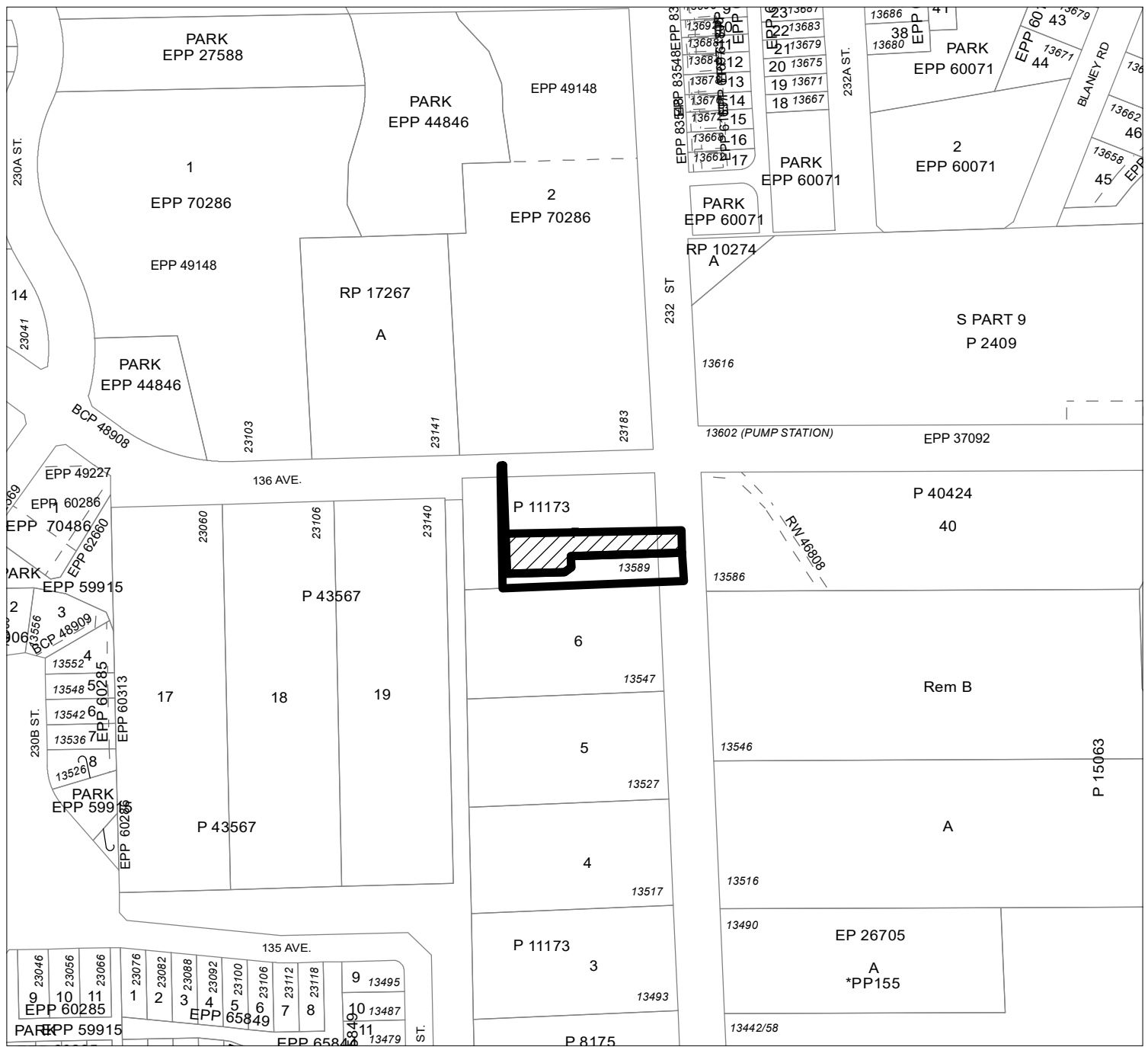
**READ** a third time the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

**ADOPTED**, the       day of       , 20   .

**PRESIDING MEMBER**

CORPORATE OFFICER





# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7391-2017

Map No. 956

Purpose: To Amend Figure 2 and Figure 3A of the Silver Valley Area Plan

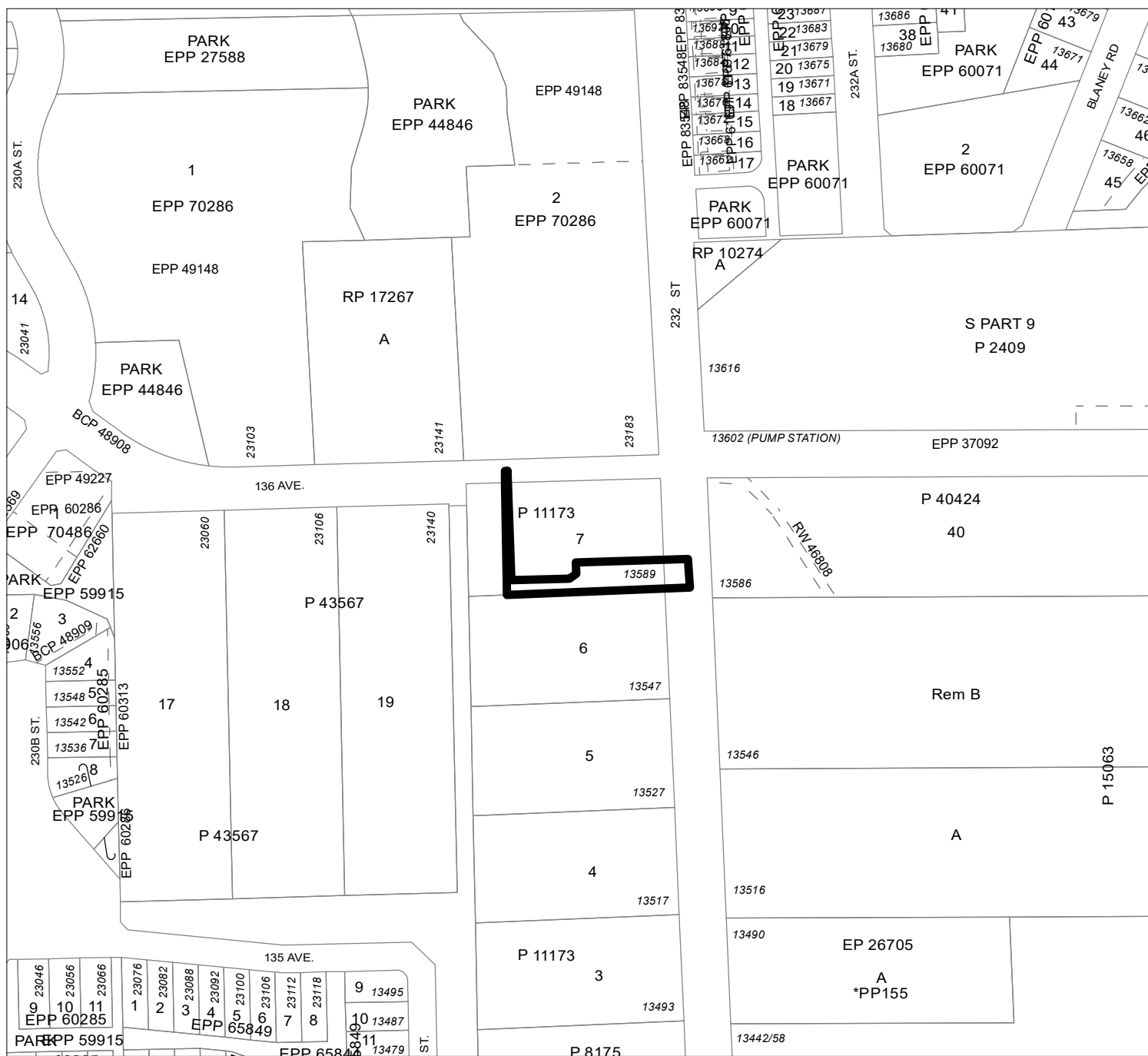
From: Low/Medium Density Residential and Eco Clusters

To:  Conservation

 Low/Medium Density Residential



SCALE 1:220,000



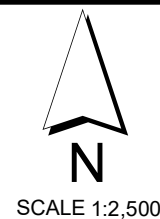
# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7391-2017

Map No. 957

Purpose: To Amend Figure 4 of the Silver Valley Area Plan as shown

 To Add To Conservation



**CITY OF MAPLE RIDGE**

**BYLAW NO. 7387-2017**

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. 7387-2017."

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

Lot 7 Section 29 Township 12 New Westminster District Plan 11173

and outlined in heavy black line on Map No. 1732 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 10<sup>th</sup> day of October, 2017.

**READ** a second time the 18<sup>th</sup> day of September, 2018.

**PUBLIC HEARING** held the 9<sup>th</sup> day of October, 2018.

**READ** a third time the            day of            , 20

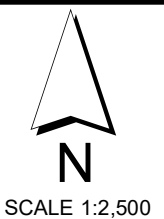
**ADOPTED**, the            day of            , 20

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**



**CITY OF MAPLE RIDGE  
BYLAW NO. 7488-2018**

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 Schedules "B" & "C" 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. 7488-2018

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

Lot A, Section 10, Township 12, New Westminister District Plan 7408

and outlined in heavy black line on Map No. 980, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

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

Lot A, Section 10, Township 12, New Westminister District Plan 7408

and outlined in heavy black line on Map No. 981, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding and removing Conservation.

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

**READ** a first time the 18<sup>th</sup> day of September, 2018.

**READ** a second time 18<sup>th</sup> day of September, 2018.

**PUBLIC HEARING** held the 9<sup>th</sup> day of October, 2018.

**READ** a third time the            day of            , 20

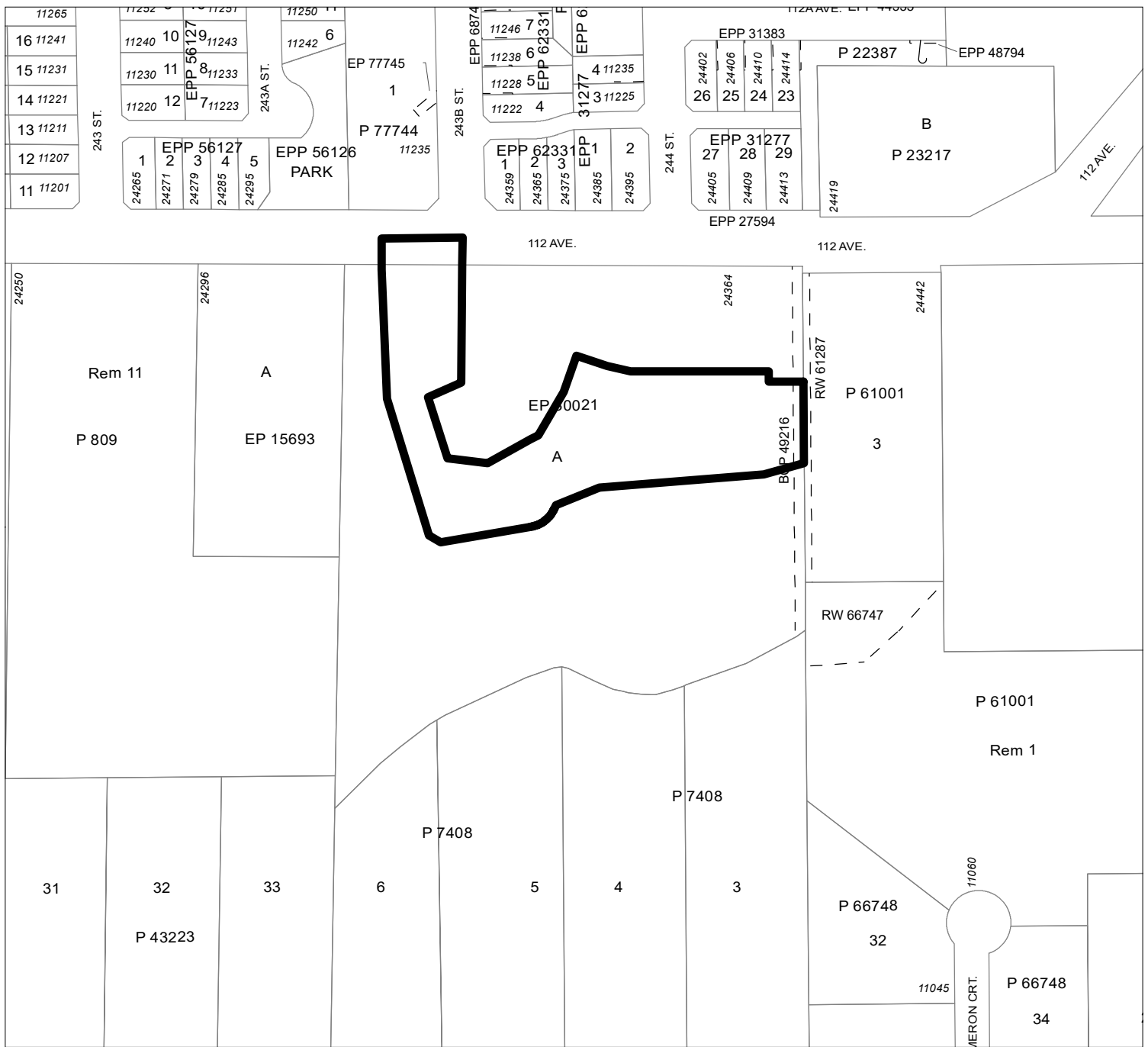
**ADOPTED**, the    day of            , 20 .

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**



# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7488-2018  
 Map No. 980  
 From: Low/Medium Density Residential  
 To: Conservation



SCALE 1:2,500



**CITY OF MAPLE RIDGE  
BYLAW NO. 7399-2017**

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. 7399-2017."
2. That parcel or tract of land and premises known and described as:  
  
Lot A Section 10 Township 12 New Westminster District Plan 7408  
  
and outlined in heavy black line on Map No. 1736 a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to RS-1b (One Family Urban (Medium Density) 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 14<sup>th</sup> day of November, 2017.

**READ** a second time the 18<sup>th</sup> day of September, 2018.

**PUBLIC HEARING** held the 9<sup>th</sup> day of October, 2018.

**READ** a third time the                day of                , 20

**ADOPTED** the                day of                , 20

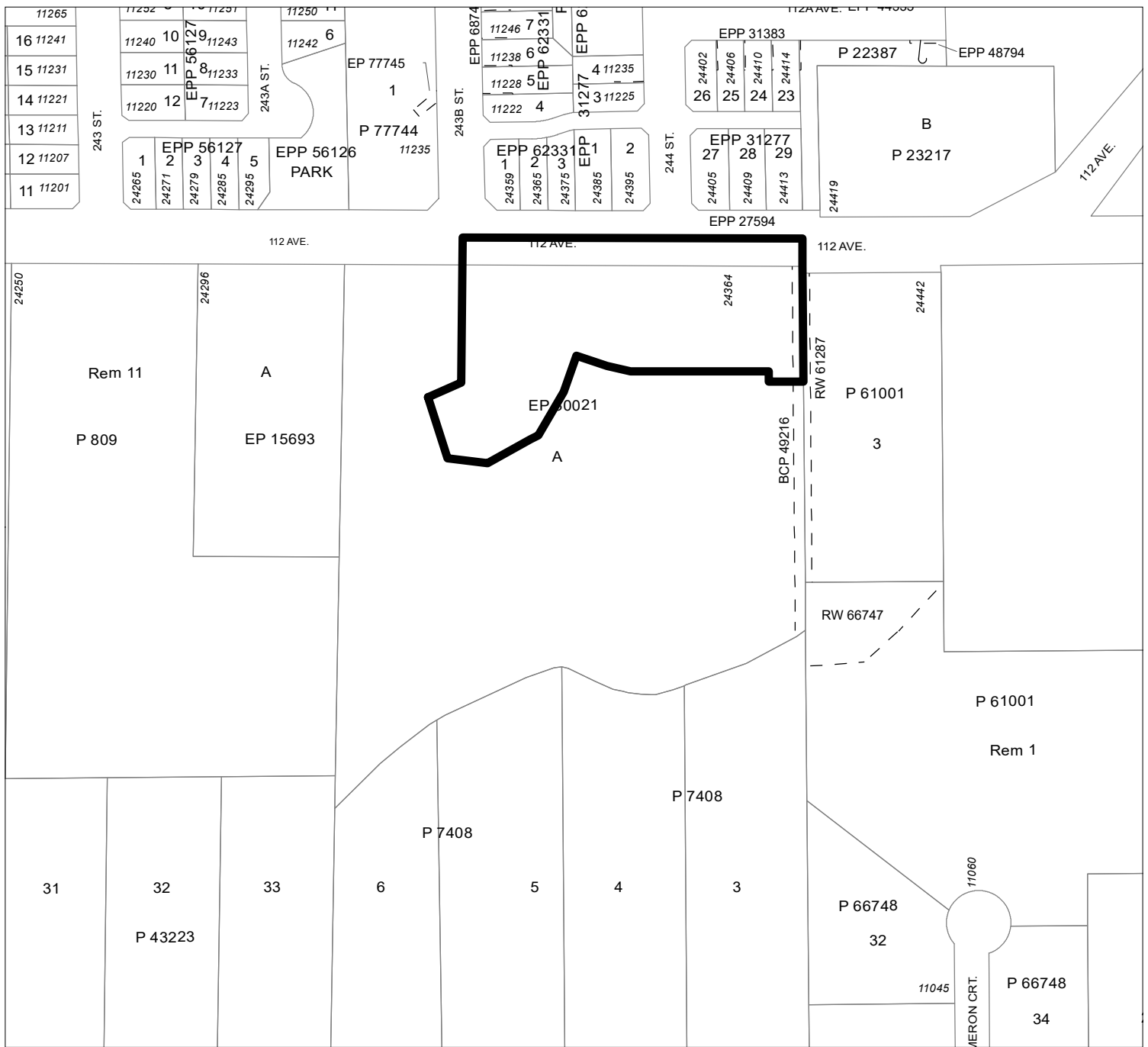
---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**





# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7399-2017

Map No. 1736

From: RS-3 (One Family Rural Residential)

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



SCALE 1:2,500

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7259-2016**

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7259-2016."
2. That parcel or tract of land and premises known and described as:

Lot 4 Section 28 Township 12 New Westminster District Plan EPP73927

and outlined in heavy black line on Map No. 1683 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RM-1 (Townhouse 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 26<sup>th</sup> day of July, 2016.

**READ** a second time the 18<sup>th</sup> day of September, 2018.

**PUBLIC HEARING** held the 9<sup>th</sup> day of October, 2018.

**READ** a third time the            day of            , 20

**ADOPTED**, the            day of            , 20

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**

SCALE 1:2,500

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7361-2017**

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. 7361-2017."

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

Lot 21 Section 16 Township 12 New Westminster District Plan 18232

and outlined in heavy black line on Map No. 1722 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RT-1 (Two Family Urban 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 10<sup>th</sup> day of October, 2017.

**READ** a second time the 18<sup>th</sup> day of September, 2018.

**PUBLIC HEARING** held the 9<sup>th</sup> day of October, 2018.

**READ** a third time the            day of            , 20

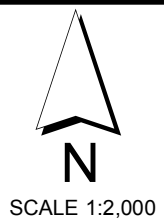
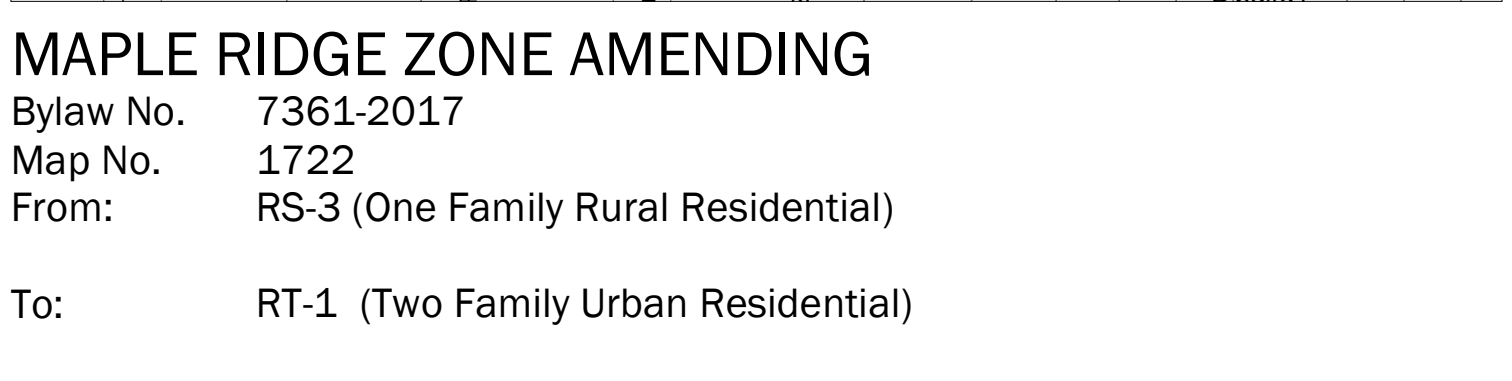
**ADOPTED**, the            day of            , 20

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**



**BYLAW NO. 7380-2017**

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

**ADOPTED,** the            day of            , 20

CORPORATE OFFICER



**CITY OF MAPLE RIDGE**

**BYLAW NO. 7455-2018**

**A Bylaw to amend the text of Maple Ridge 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:

This Bylaw may be cited as "Maple Ridge Zoning Bylaw Text Amendment No. 7455-2018."

1. **PART 8 INDUSTRIAL ZONES SECTION 802 GENERAL INDUSTRIAL M-2**, Item 1) **PRINCIPAL USES** is amended by the addition of the following under a) Industrial Uses not including:  
viii. Vehicle wrecking, salvaging and storing of wrecked or salvaged vehicles.
2. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended is hereby amended accordingly.

**READ** a first time the 18<sup>th</sup> day of September, 2018.

**READ** a second time the 18<sup>th</sup> day of September, 2018.

**PUBLIC HEARING** held the 9<sup>th</sup> day of October, 2018.

**READ** a third time the            day of            , 20 .

**ADOPTED**, the            day of            , 20 .

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**



**CITY OF MAPLE RIDGE  
BYLAW NO. 7487-2018**

A Bylaw to amend the text of Maple Ridge Zoning Bylaw No. 3510-1985 as amended

---

**WHEREAS**, it is deemed expedient to amend the 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. 7487-2018”.
2. Maple Ridge Zoning Bylaw No. 3510-1985 is hereby amended as follows:
  - a) PART 2, INTERPRETATION, is amended by the addition of the following definition in correct alphabetical order:

“Cannabis” means dried flowers, leaves, stems and seeds of the cannabis Cannabis sativa plant, cultivated for the purpose of inhaling or ingesting.

“Cannabis Retail” means a retail use devoted to sales of non-medical cannabis products in accordance with Federal and Provincial Regulations.
  - b) PART 4, GENERAL REGULATIONS, Section 401, USES OF LAND, BUILDINGS AND STRUCTURES is amended by deleting prohibited use (3)(h) in its entirety and replacing it with the following:

The retail sale of cannabis products if located within the following distance, measured in a straight line from the property lines, to one of the following uses:

    - i. 200 meters from an elementary or secondary school,
    - ii. 1000 metres from a cannabis retail use.
  - c) PART 7, COMMERCIAL ZONES, SECTION 702, COMMUNITY COMMERCIAL, C-2, is amended by the addition of the following new principal use 1)p) as follows:

Cannabis Retail
  - d) PART 7, COMMERCIAL ZONES, SECTION 703, TOWN CENTRE COMMERCIAL, C-3, is amended by the addition of the following new principal use 1)t) as follows:

Cannabis Retail
  - e) PART 7, COMMERCIAL ZONES, SECTION 708, SERVICE COMMERCIAL, CS-1, is amended by the addition of the following new principal use 1)v) as follows:

Cannabis Retail

3. Maple Ridge Zoning Bylaw No. 3510-1985 as amended is hereby amended accordingly.

**READ** a first time the 18<sup>th</sup> day of September, 2018.

**READ** a second time the 18<sup>th</sup> day of September, 2018.

**PUBLIC HEARING** held the 9<sup>th</sup> day of October, 2018.

**READ** a third time the        day of        , 20

**ADOPTED** the        day of        , 20

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Final Reading:  
Official Community Plan Amending Bylaw No. 7482-2018  
Zone Amending Bylaw No. 7313-2017  
11240 238 Street

**MEETING DATE:** October 16, 2018  
**FILE NO:** 2012-023-RZ  
**MEETING:** COUNCIL

---

### EXECUTIVE SUMMARY:

Bylaws 7482-2018 and 7313-2017 have been considered by Council and at Public Hearing and subsequently were granted Third Reading. The applicant has requested that Final Reading be granted. The purpose of the rezoning is to permit the future development of Fire Hall No. 4 with an associated fire/rescue training centre and Community Park.

Council granted first reading for Zone Amending Bylaw No. 7313-2017 on April 24, 2017. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7482-2018 on July 24, 2018, and second reading for Zone Amending Bylaw No. 7313-2017 on July 24, 2018. This application was presented at Public Hearing on September 18, 2018, and Council granted third reading on September 25, 2018.

### RECOMMENDATION:

**That Official Community Plan Amending Bylaw No. 7482-2018 be adopted; and**

**That Zone Amending Bylaw No. 7313-2017 be adopted.**

### DISCUSSION:

#### a) Background Context and Conditions:

Council considered this rezoning application at a Public Hearing held on September 18, 2018. On September 25, 2018 Council granted Third Reading to Official Community Plan Amending Bylaw No. 7482-2018 and Zone Amending Bylaw No. 7313-2017 with the stipulation that the following conditions noted in *Italics* to be addressed:

- i) *Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;*  
Engineering has advised that a Rezoning Servicing Agreement is not required as the property was serviced when the property to the west developed (2012-004-RZ) and payment of fees associated with a latecomer agreement created for the development to the west (2012-004-RZ) applies to this application. The fees associated with the latecomers agreement will be collected at building permit;

- ii) *Amendment to Official Community Plan Schedules "B" and "C";*  
Schedules and Figures will be amended upon adoption of the relevant bylaws;
- iii) *Subdivision of the subject property into two lots and the dedication of the conservation area as Park;*  
Park dedication has been submitted for registration on title, as per the 'Letter of Undertaking' by the solicitor;
- iv) *Construction of walkways and removal of all debris and garbage from the park being dedicated;*  
The timing of the construction of the walkway will be coordinated between the Fire Department and the Parks Department;
- v) *Issuance of a Natural Feature Development Permit, including associated security for restoration work in the Environmentally Sensitive Area;*  
With the adoption of the relevant bylaws the Natural Features Development Permit can be issued;
- vi) *Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;*  
Registration of a Restrictive Covenant for the Geotechnical report, which addressed the suitability of the subject property for the proposed development has been submitted for registration on title as per the 'Letter of Undertaking' by the solicitor;
- vii) *Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject property that is not dedicate as Park;*  
The registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands on the subject property) is not required as this land is being dedicated as Park;
- viii) *Registration of a Restrictive Covenant for Stormwater Management; and*  
The stormwater management plan will be finalized in conjunction with the Building Permit process; and
- ix) *In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.*  
A Preliminary Site Investigation Stage 1 Report prepared by Keystone Environmental Ltd, dated March 2004 identified that there is no evidence of underground storage tanks and the applicant has submitted a Site Profile indicating that there are no underground fuel storage tanks.

## CONCLUSION:

As the applicant has met Council's conditions, it is recommended that Final Reading be given to Official Community Plan Amending Bylaw No. 7482-2018 and Zone Amending Bylaw No. 7313-2017.

"Original signed by Wendy Cooper"

---

**Prepared by:** Wendy Cooper, MCIP, RPP  
Senior Planning Technician

"Original signed by Christine Carter"

---

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

"Original signed by Frank Quinn"

---

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

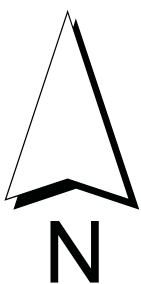
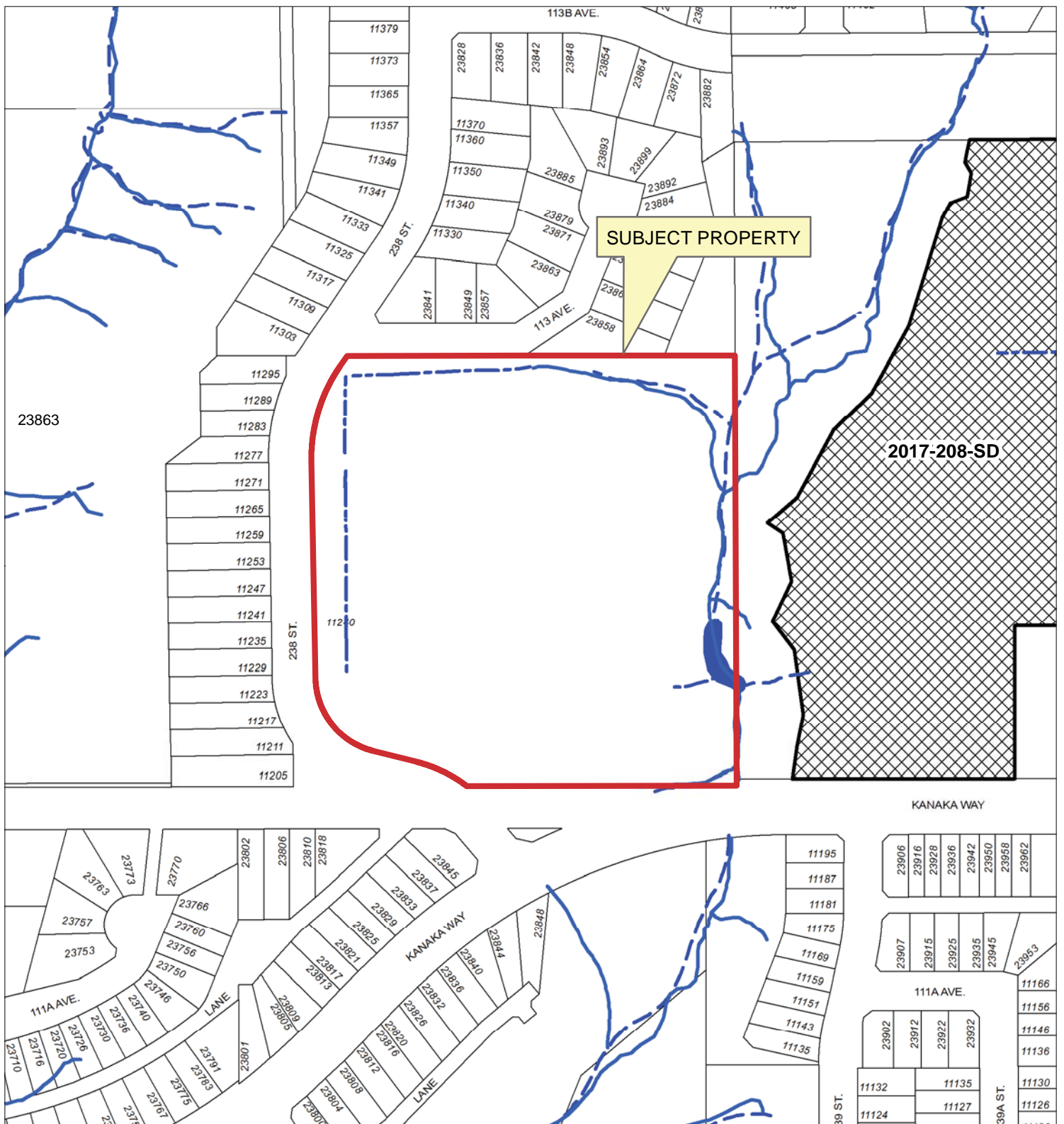
"Original signed by Paul Gill"

---

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

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Bylaw No. 7482-2018  
Appendix C – Bylaw No. 7313-2017  
Appendix D – Subdivision Plan



Scale: 1:2,500

## Legend

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

11240 238 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2012-023-RZ  
DATE: Jul 12, 2018

BY: LP

**CITY OF MAPLE RIDGE  
BYLAW NO. 7482-2018**

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 Schedules "B" & "C" 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. 7482-2018

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

Parcel "P" (Reference Plan 1224) Of The South East Quarter Section 16, Township 12 New Westminster District, Except Plan EPP62575

and outlined in heavy black line on Map No. 978, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

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

Parcel "P" (Reference Plan 1224) Of The South East Quarter Section 16, Township 12 New Westminster District, Except Plan EPP62575

and outlined in heavy black line on Map No. 979, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation and Institutional.

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

**READ** a first time the 24<sup>th</sup> day of July, 2018.

**READ** a second time the 24<sup>th</sup> day of July, 2018.

**PUBLIC HEARING** held the 18<sup>th</sup> day of September, 2018.

**READ** a third time the 25<sup>th</sup> day of September, 2018.

**ADOPTED**, the      day of                      ,20    .

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**







## CITY OF MAPLE RIDGE BYLAW NO. 7313-2017

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. 7313-2017."
2. That Part 2, INTERPERTATION, CIVIC is hereby amended by  
  
The addition of the word "park" following the words "golf courses and firehalls".
3. That Part 9, INSTITUTIONAL ZONES, Section 901 PERMITTED USES OF LAND, BUILDINGS AND STRUCTURES IN INSTITUTIONAL ZONES , PERMITTED USE is hereby amended by replacing "Civic Institutional" with "Civic";
4. That parcel or tract of land and premises known and described as:  
  
Parcel "P" (Reference Plan 1224) of the South East Quarter Section 16 Township 12 New Westminster District  
  
and outlined in heavy black line on Map No. 1705 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to P-6 (Civic Institutional).
5. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

**READ** a first time the 24th day of April, 2018

**READ AS AMENDED** a second time the 24<sup>th</sup> day of July, 2018.

**PUBLIC HEARING** held the 18<sup>th</sup> day of September, 2018.

**READ** a third time the 25<sup>th</sup> day of September, 2018.

**ADOPTED**, the       day of       , 20

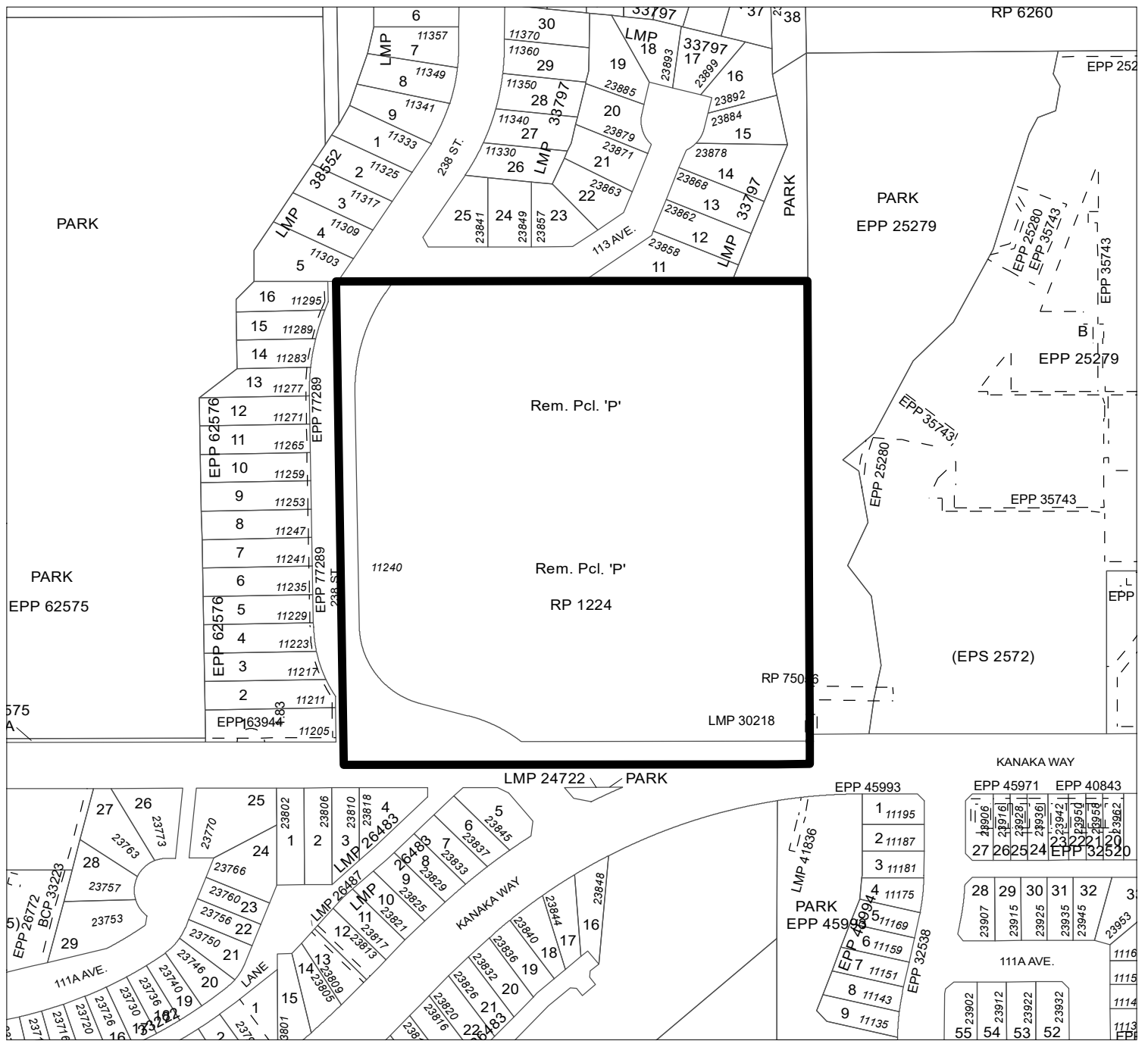
---

PRESIDING MEMBER

---

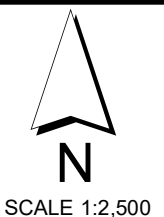
CORPORATE OFFICER

**1008.2**



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7313-2017  
Map No. 1705  
From: RS-3 (One Family Rural Residential)  
To: P-6 (Civic Institutional)



REFERENCE PLAN OF PART OF PARCEL 'P' (REFERENCE PLAN 1224)  
SOUTH EAST QUARTER SECTION 16 TOWNSHIP 12  
EXCEPT: PLAN EPP62575 NEW WESTMINSTER DISTRICT

PLAN EPP6851

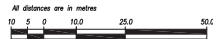
# APPENDIX D

Pursuant to Section 107 L.T.A.  
Park Dedication

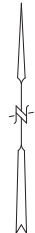
B.C.G.S. 92 G.028

This plan lies within the jurisdiction of the  
Approving Officer for the City of Maple Ridge

Scale 1:750



The intended plot size of this plan is 560 mm in width by  
864 mm in height (D Size) when plotted at a scale of 1:750



9702159  
DATUM = NAD 83(CRS) 4.0.0.BC.1 UTM ZONE 10  
ESTIMATED HORIZONTAL ACCURACY = 0.033 METRES  
POINT COMBINED FACTOR: 0.9996088  
UTM N = 5420577.869  
UTM E = 531465.373

9702160  
DATUM = NAD 83(CRS) 4.0.0.BC.1 UTM ZONE 10  
ESTIMATED HORIZONTAL ACCURACY = 0.033 METRES  
POINT COMBINED FACTOR: 0.9996113  
UTM N = 5420296.131  
UTM E = 531553.702

## LEGEND

Symbols	Description
Found	Placed
●	Standard Iron Post
○	Control Monument
■	Standard Rock Post
⊙	Standard Concrete Post

Note:  
This plan shows one or more witness posts  
which are not set on the true corner(s).

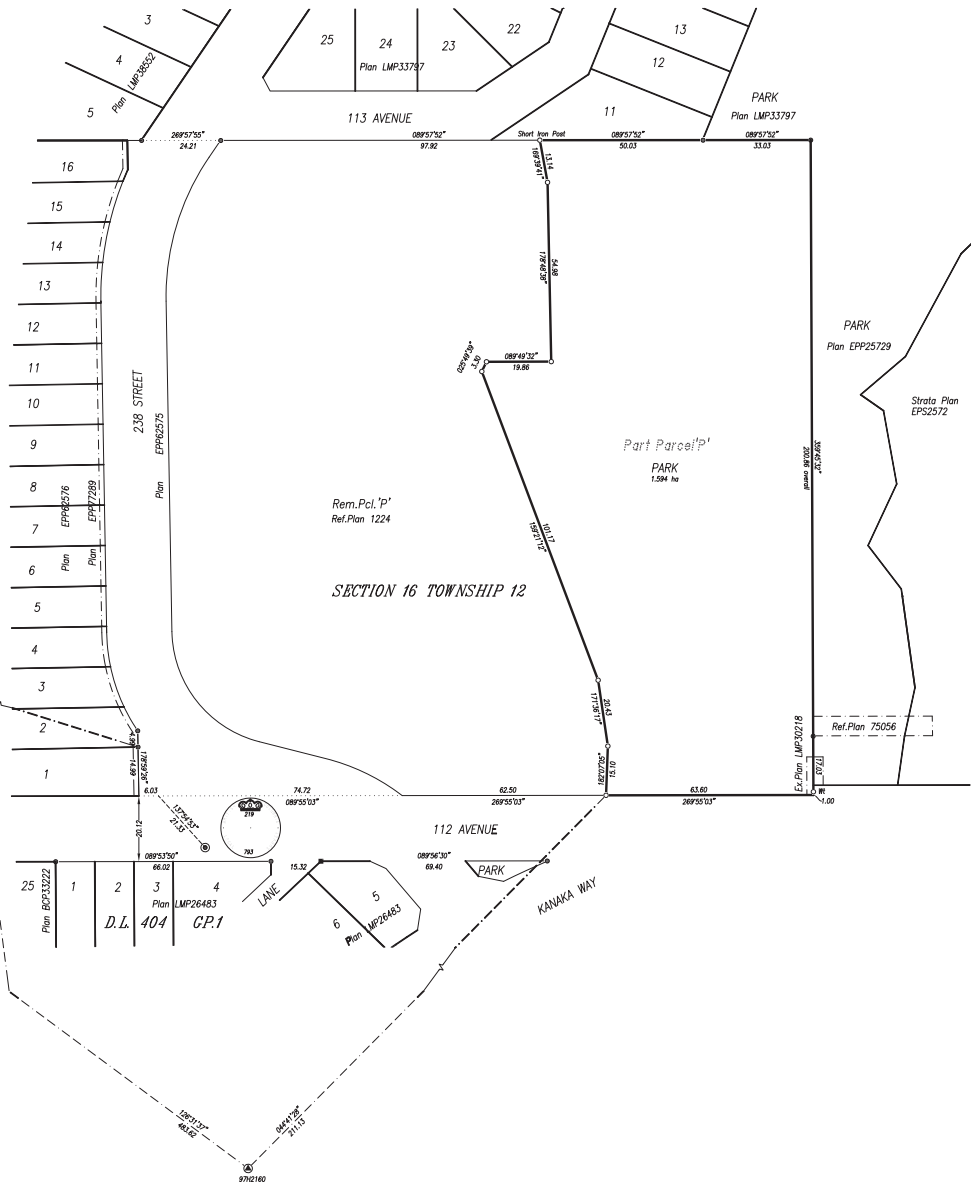
INTEGRATED AREA NO. 36-MAPLE RIDGE NAD83 (CRS) 4.0.0.BC.1

Grid bearings are derived from observations  
between geodetic control monuments 9702159 and 9702160  
The UTM coordinates and estimated horizontal accuracy achieved  
are derived from the MASCOI published coordinates and  
standard deviations for geodetic control monuments 9702159 and 9702160  
This plan shows horizontal ground-level distances unless otherwise specified.  
To compute grid distances, multiply ground-level distances by the average  
combined factor of 0.99960895 which has been derived from geodetic  
control monuments 9702159 and 9702160

Wade & Associates Land Surveying Ltd.  
B.C. Land Surveyors  
Maple Ridge and Mission  
File #2851-07 Phone 604-463-4753

This plan lies within the Metro Vancouver Regional District

The field survey represented by this plan was completed  
on the 28th day of September, 2018  
S.P. Wade, BCLS 649



## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Final Reading:  
Zone Amending Bylaw No. 7451-2018  
12419 Garibaldi Street

**MEETING DATE:** October 16, 2018  
**FILE NO:** 2018-122-RZ  
**MEETING:** COUNCIL

---

### EXECUTIVE SUMMARY:

Bylaw No. 7451-2018 has been considered by Council and at Public Hearing and subsequently was granted Third Reading. The applicant has requested that Final Reading be granted. The purpose of the rezoning is to permit subdivision into 2 lots not less than 0.40 ha.

Council granted first reading for Zone Amending Bylaw No. 7451-2018 on May 8, 2018 and second reading for Zone Amending Bylaw No. 7451-2018 on June 26, 2018. This application was presented at Public Hearing on July 17, 2018, and Council granted third reading on July 24, 2018.

### RECOMMENDATION:

**That Zone Amending Bylaw No. 7451-2018 be adopted.**

### DISCUSSION:

#### a) Background Context:

Council considered this rezoning application at a Public Hearing held on July 17, 2018. On July 24, 2018 Council granted Third Reading to Zone Amending Bylaw No. 7451-2018 with the stipulation that the following conditions noted in *Italics* be addressed:

- i) *Payment of two new 38mm water services;*  
Payment has been received for two new 38mm water services
- ii) *Receipt of Approval for on-site sewage disposal from the Ministry of Health;*  
Report submitted by Cleartech Consulting Ltd, prepared by Craig Regier, P.Eng, ROWP advising that the proposed subdivision is feasible in regards to on-site sewage disposal based on the requirements of the Ministry of Health's Sewage System Regulation (SSR) companion document Standard Practice Manual, Version 3, September 2014 (SPM);  
Registration of a Restrictive Covenant for onsite sewage disposal and for the protection of the septic field areas has been submitted for registration on title as per the 'Letter of Undertaking' by the solicitor;
- iii) *Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;*  
Through the referral process geotechnical concerns were not identified.

- iv) *Registration of a Restrictive Covenant for Tree Protection, Stormwater Management, and onsite sewage disposal for the protection of the septic field areas;*  
At the time of Building Permit and the installation of the septic systems a Tree Cutting Permit will be required with a supporting Arborist Report; therefore, a Tree Protection Restrictive Covenant is not required at this time. In conjunction with the subdivision process the stormwater management item will be addressed;
- v) *Complete application for a Wildfire Development Permit;*  
A complete application for a Wildfire Development Permit has been received;
- vi) *That a voluntary contribution, in the amount of \$5,100.00 per single family lot created for a total of \$5,100.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and*  
Paid voluntary contribution, in the amount of \$5,100.00.
- vii) *In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.*  
A disclosure statement was submitted by a Professional Engineer advising there is no evidence of underground fuel storage tanks on the subject property.

#### **CONCLUSION:**

As the applicant has met Council's conditions, it is recommended that Final Reading be given to Zone Amending Bylaw No. 7451-2018.

"Original signed by Wendy Cooper"

---

**Prepared by: Wendy Cooper, MCIP,RPP**  
**Senior Planning Technician**

"Original signed by Christine Carter"

---

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

"Original signed by Frank Quinn"

---

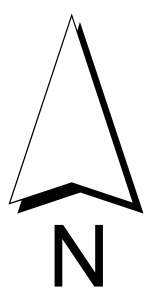
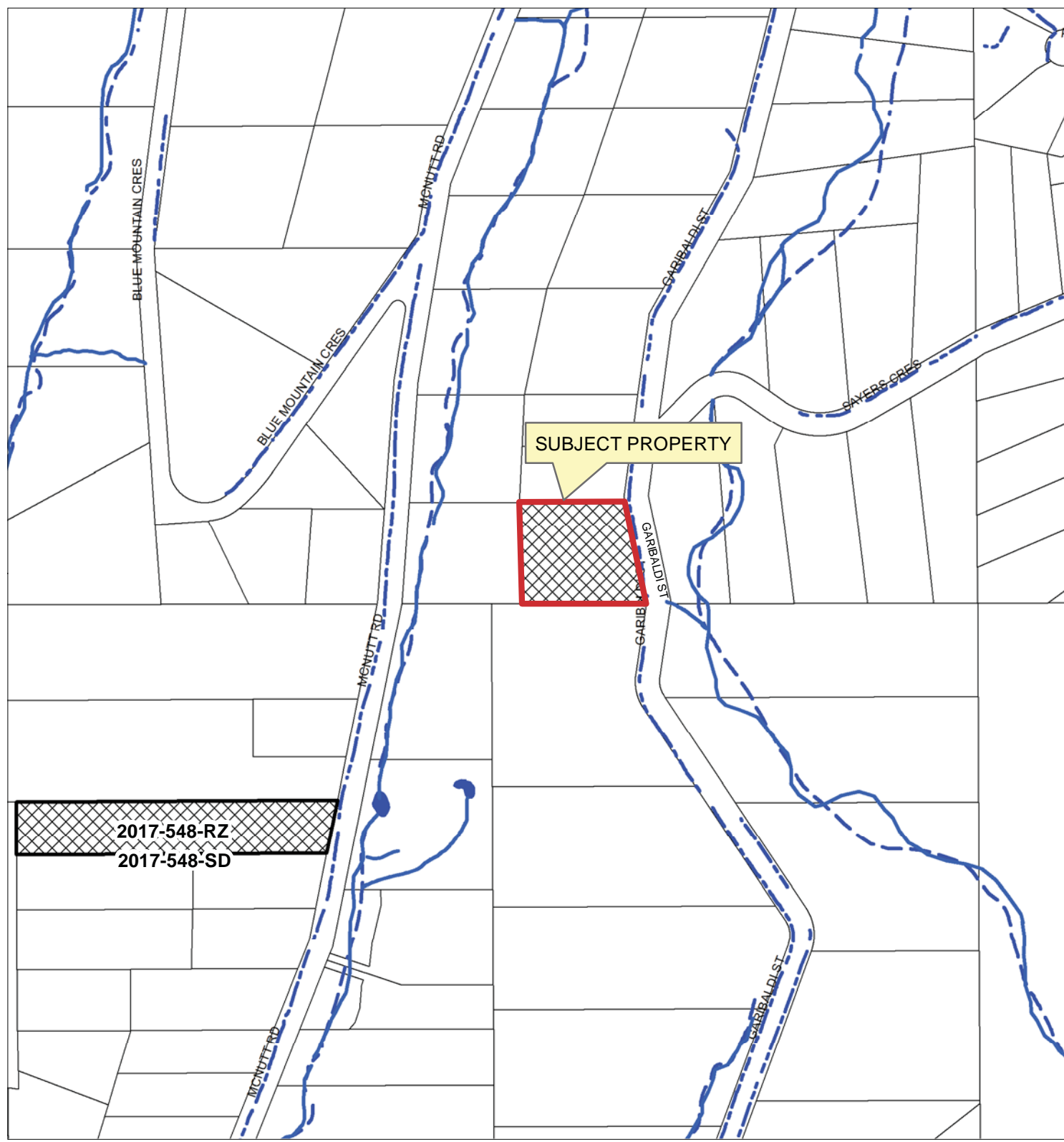
**Approved by: Frank Quinn, MBA, P.Eng**  
**GM: Public Works & Development Services**

"Original signed by Paul Gill"

---

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

The following appendices are attached hereto:  
Appendix A – Subject Map  
Appendix B – Bylaw No. 7451-2018



Scale: 1:4,500

## Legend

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

12419 GARIBALDI STREET

PLANNING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

**mapleridge.ca**

FILE: 2018-122-RZ  
DATE: Jun 21, 2018

BY: PC

## CITY OF MAPLE RIDGE BYLAW NO. 7451-2018

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. 7451-2018."
2. That parcel or tract of land and premises known and described as:  
  
Lot 37 District Lot 6881 Group 1 New Westminster District Plan 57415  
  
and outlined in heavy black line on Map No. 1758 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-2 (One Family Suburban Residential).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

**READ** a first time the 8<sup>th</sup> day of May, 2018.

**READ** a second time the 26<sup>th</sup> day of June, 2018.

**PUBLIC HEARING** held the 17<sup>th</sup> day of July, 2018.

**READ** a third time the 24<sup>th</sup> day of July, 2018.

**ADOPTED**, the       day of       , 2018.

---

PRESIDING MEMBER

---

CORPORATE OFFICER





## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Final Reading  
Official Community Plan Amending Bylaw No. 7281-2016  
Zone Amending Bylaw No. 7180-2015  
21773, 21787 and 21795 Lougheed Highway

**MEETING DATE:** October 16, 2018  
**FILE NO:** 2015-309-RZ  
**MEETING:** COUNCIL

---

### EXECUTIVE SUMMARY:

Zone Amending Bylaw No. 7180-2015 and Official Community Plan Amending Bylaw No. 7281-2016 have been considered by Council; Public Hearing was held and subsequently the above mentioned Bylaws were granted third reading. The applicant has requested that final reading be granted. The purpose of the rezoning is to permit the construction of a Pediatric and Family Care Clinic.

Council granted first reading for Zone Amending Bylaw No. 7180-2015 on December 8, 2015. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7281-2016 on September 20, 2016, and second reading for Zone Amending Bylaw No. 7180-2015 on September 20, 2016. This application was presented at Public Hearing on October 18, 2016, and Council granted third reading on October 25, 2016. The Director of Planning granted a six month extension on April 19, 2018.

### RECOMMENDATION:

**That Official Community Plan Amending Bylaw No. 7281-2016 be adopted; and**

**That Zone Amending Bylaw No. 7180-2015 be adopted.**

### DISCUSSION:

#### a) Background Context:

Council considered this rezoning application at a Public Hearing held on October 18, 2016. On October 26, 2016 Council granted third reading to Official Community Plan Amending Bylaw No. 7281-2016 and Zone Amending Bylaw No. 7180-2015 with the stipulation that the following conditions noted in *Italic* be addressed:

- i) *Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;*  
The Rezoning Servicing Agreement has been registered as a Restrictive Covenant and receipt of the security deposit has been received;
- ii) *Approval from the Ministry of Transportation and Infrastructure;*  
Approval from the Ministry of Transportation and Infrastructure has been received;

- iii) *Amendment to Official Community Plan Schedule "B";*  
Schedules will be amended upon adoption of the relevant Bylaws;
- iv) *Road dedication is not required by the City; however, it will become a condition of this application if road dedication is required by the Ministry of Transportation and Infrastructure;*  
Road dedication was a requirement from the Ministry of Transportation and Infrastructure and has been dedicated, in the amount of 2.59 m, across the property frontage;
- v) *Consolidation of the subject properties;*  
Consolidation of the subject properties has occurred as part of this development;
- vi) *Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;*  
Upon further review, registration of a Restrictive Covenant for the Geotechnical Report is no longer a requirement;
- vii) *Removal of existing buildings;*  
Removal of existing buildings has occurred;
- viii) *Public art in the form of patterns of coloured glass in the central rounded portion of the building to be provided through the development permit for this project; and*  
Public art in the form of patterns of coloured glass in the central rounded portion of the building will be provided through the Development Permit for this project;
- ix) *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.*  
A report submitted by WSP Canada Inc., dated May 2, 2017, indicates there is no evidence associated with underground fuel storage tanks on the subject properties; and
- x) *It was later identified that an additional condition was required for a Statutory Right-of-Way to allow street trees to be permitted on the subject property. This Statutory Right-of-Way will be registered on title, as per the letter of undertaking provided by the solicitor.*

**b) Additional Information:**

On April 19, 2018 the Director of Planning granted an extension with the stipulation that all rezoning conditions must be met within 6 months, or a new rezoning application will need to be applied for.

**CONCLUSION:**

As the applicant has met Council's conditions, and have completed those conditions within the allowable extension time period, it is recommended that final reading be given to Official Community Plan Amending Bylaw No. 7281-2016 and Zone Amending Bylaw No. 7180-2015.

"Original signed by Adam Rieu"

---

**Prepared by:** Adam Rieu  
Planning Technician

"Original signed by Christine Carter"

---

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

"Original signed by Frank Quinn"

---

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

"Original signed by Paul Gill"

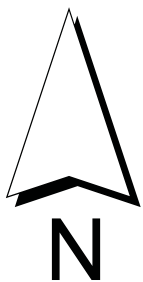
---

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

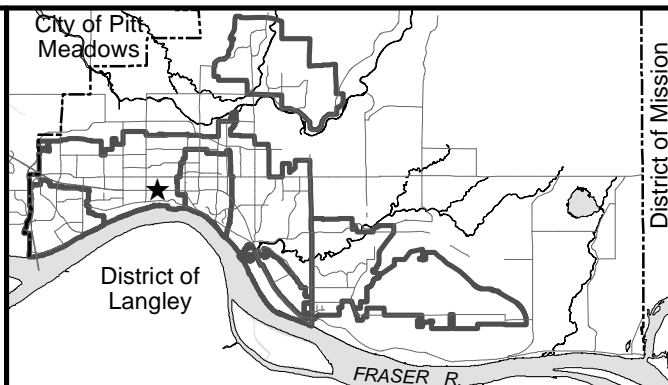
The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Official Community Plan Amending Bylaw No. 7281-2016  
Appendix C – Zone Amending Bylaw No. 7180-2015  
Appendix D – Site Plan

# APPENDIX A



Scale: 1:1,500



21773/21787/21795 Lougheed Hwy  
2011 Image

PLANNING DEPARTMENT



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

2015-309-RZ  
DATE: Oct 7, 2015

BY: JV

**CITY OF MAPLE RIDGE  
BYLAW NO. 7281-2016**

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

---

**WHEREAS** Section 882 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. 7281-2016."
2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Parcel "B" (Explanatory Plan 10251) Lot 8 District Lot 247 Group 1 New Westminster District Plan 1007

and outlined in heavy black line on Map No. 932, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated Commercial as shown.

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

**READ** a first time the 20<sup>th</sup> day of September, 2016.

**READ** a second time the 20<sup>th</sup> day of September, 2016.

**PUBLIC HEARING** held the 18<sup>th</sup> day of October, 2016.

**READ** a third time the 25<sup>th</sup> day of October, 2016.

**ADOPTED**, the            day of            , 20   .

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**



**CITY OF MAPLE RIDGE**

**BYLAW NO. 7180-2015**

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. 7180-2015."
2. Those parcel (s) or tract (s) of land and premises known and described as:  
  
Parcel "B" (Explanatory Plan 10251) Lot 8 District Lot 247 Group 1 New Westminster District Plan 1007  
  
Lot 1 District Lot 247 Group 1 New Westminster District Plan 12044  
  
Lot 2 District Lot 247 Group 1 New Westminster District Plan 12044  
  
and outlined in heavy black line on Map No. 1647 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to C-2 (Community 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 8<sup>th</sup> day of December, 2015.

**READ** a second time the 20<sup>th</sup> day of September, 2016.

**PUBLIC HEARING** held the 18<sup>th</sup> day of October, 2016.

**READ** a third time the 25<sup>th</sup> day of October, 2016.

**APPROVED** by the Ministry of Transportation and Infrastructure this 1<sup>st</sup> day of October, 2018

**ADOPTED**, the       day of       , 20

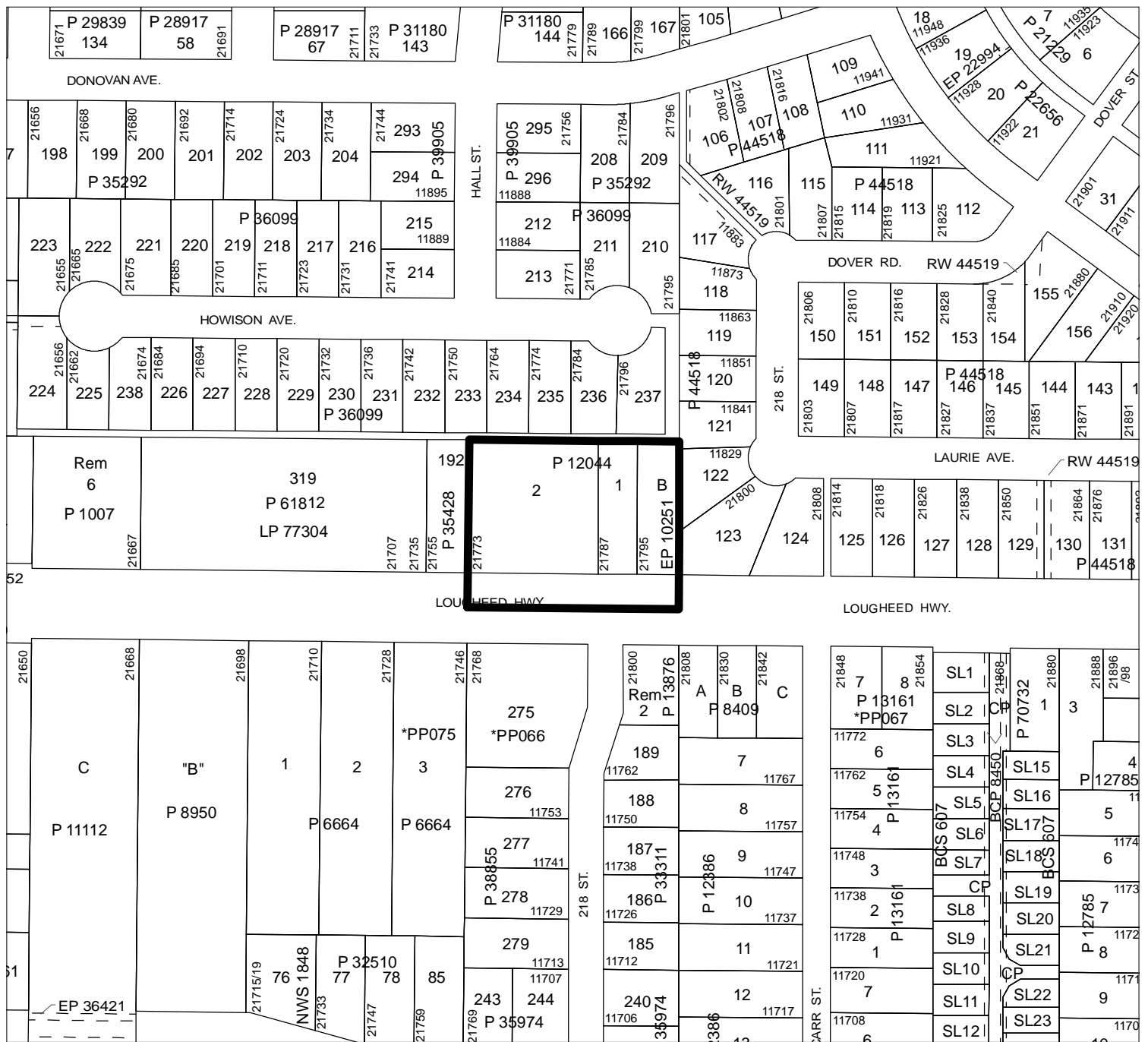
---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**





# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7180-2015

Map No. 1647

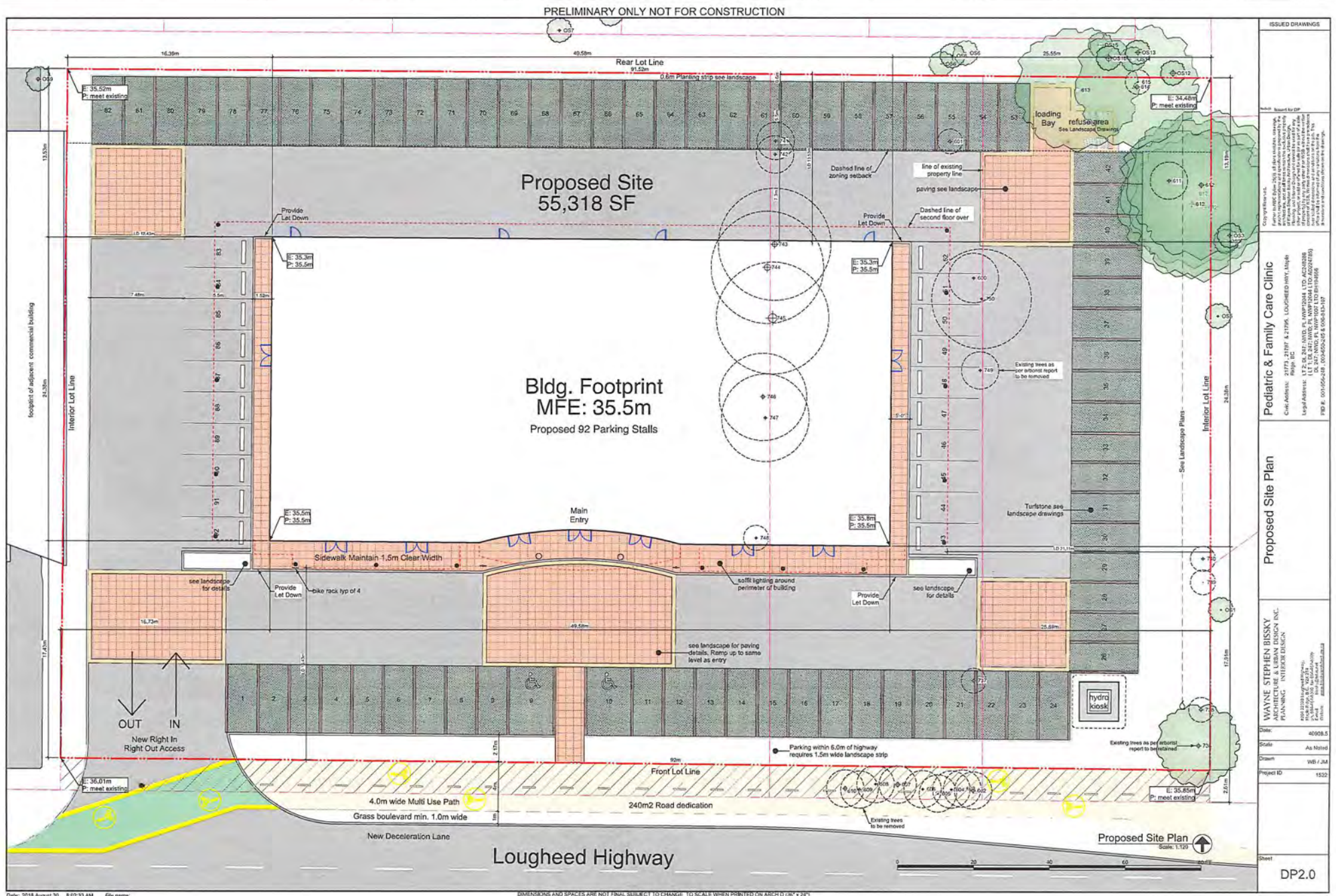
From: RS-1 (One Family Urban Residential)

To: C-2 (Community Commercial)



SCALE 1:2,500

## APPENDIX D



CITY OF MAPLE RIDGE  
BYLAW NO. 7458-2018

A Bylaw to exempt from taxation, certain properties within  
the City of Maple Ridge

WHEREAS, pursuant to provisions of the Community Charter, S.B.C., 2003, Chapter 26, a Municipal Council may exempt certain land and improvements from taxation, where, in the opinion of the Municipal Council, the use of the land and improvements qualifies for exemption;

AND WHEREAS, the Municipal Council deems it expedient to exempt certain land and improvements;

NOW THEREFORE, the Municipal Council of the City of Maple Ridge in open meeting assembled, enacts as follows:

1. This Bylaw shall be cited for all purposes as Maple Ridge Tax Exemption Bylaw No. 7458-2018.
2. That in accordance with Section 224(2)(i) of the Community Charter, the following lands and improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes be exempt from taxation:

	2018 Exempt Assessed Value	Estimated 2019 Exemption	Estimated 2020 Exemption	Estimated 2021 Exemption
a) Owned By: Scout Properties (BC/Yukon) Ltd Folio: 05299-0100-0 Address: 27660 Dewdney Trunk Road	\$ 1,780,000	\$ 22,322	\$ 23,103	\$ 23,935
b) Owned By: Girl Guides of Canada Folio: 05322-0300-1 Address: 26521 Ferguson Avenue	\$ 1,643,000	\$ 20,604	\$ 21,325	\$ 22,092
c) Portion of Land and Improvements owned by the City of Maple Ridge Leased to: Ridge Meadows Seniors Society Folio: 52700-0001-0 Address: 12148 224 Street	\$ 4,028,000	\$ 39,647	\$ 41,035	\$ 42,512
d) Owned By: Fraternal Order of Eagles, Maple Ridge Aerie #2831 Folio: 73878-0300-6 Address: 23461 132 Avenue	\$ 849,200	\$ 10,649	\$ 11,022	\$ 11,419
e) Owned By: Ruskin Community Hall Folio: 94856-0000-8 Address: 28395 96 Avenue	\$ 524,800	\$ 6,581	\$ 6,811	\$ 7,057

3. That in accordance with Section 224(2)(i) of the Community Charter, the following lands and improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes be exempt from taxation; and in accordance with Section 225(2)(e) of the Community Charter, the following land and improvements that are eligible golf course property, being land maintained as a golf course be exempt from taxation:

	2018 Exempt Assessed Value	Estimated 2019 Exemption	Estimated 2020 Exemption	Estimated 2021 Exemption
a) Owned By: City of Maple Ridge Leased to: Region View Recreation Services (Public Golf Course) Folio: 21238-1001-1 Address: 20818 Golf Lane	\$ 2,266,300	\$ 26,898	\$ 27,839	\$ 28,843



4. That in accordance with Section 224(2)(a) of the Community Charter, the following land and improvements that are owned or held by a charitable, philanthropic, or other not for profit corporation, and the council considers are used for the same purpose be exempt from taxation:

	2018 Exempt Assessed Value	Estimated 2019 Exemption	Estimated 2020 Exemption	Estimated 2021 Exemption
a) Owned by: City of Maple Ridge  Occupied by: Maple Ridge Search & Rescue Society Folio: 84120-0005-0 Address: 23598 Jim Robson Way	\$ 746,000	\$ 7,343	\$ 7,600	\$ 7,873

5. That in accordance with Section 224(2)(d) of the Community Charter, the interest in land and improvements owned by a public or local authority that are being used by a corporation or organization that would be eligible for exemption if the land and improvements were owned by that corporation or organization, shall be exempt from taxation:

	2018 Exempt Assessed Value	Estimated 2019 Exemption	Estimated 2020 Exemption	Estimated 2021 Exemption
a) Owned By: City of Maple Ridge Leased to: Maple Ridge Pitt Meadows Arts Council Folio: 31711-1000-0 Address: 11944 Haney Place	\$ 13,880,000	\$ 136,619	\$ 141,401	\$ 146,492
b) Owned By: Greater Vancouver Sewerage & Solid Waste Leased to: Ridge Meadows Recycling Society Folio: 84112-0001-0 Address: 10092 236 Street	\$ 1,781,000	\$ 17,530	\$ 18,144	\$ 18,797
c) Owned By: City of Maple Ridge Leased to: Katie's Place Folio: 84292-0100-0 Address: 10255 Jackson Road	\$ 280,500	\$ 2,761	\$ 2,858	\$ 2,960
d) Owned By: City of Maple Ridge Leased to: BC Society for the Prevention of Cruelty to Animals Folio: 84292-0257-0 Address: 10235 Jackson Road	\$ 3,327,000	\$ 32,747	\$ 33,893	\$ 35,114

6. That in accordance with Section 224(2)(f) of the Community Charter, in relation to property that is exempt under section 220(1)(h) [buildings for public worship], the following land and improvements, that have been deemed as necessary to the building set apart for public worship, be exempt from taxation:

	2018 Exempt Assessed Value	Estimated 2019 Exemption	Estimated 2020 Exemption	Estimated 2021 Exemption
a) Owned By: Wildwood Fellowship Church Folio: 05071-0100-5 Address: 10810 272 Street	\$ 482,100	\$ 6,046	\$ 6,257	\$ 6,482
b) Owned By: Ridge Meadows Open Door Church Folio: 10622-0100-0 Address: 11391 Dartford Street	\$ 261,300	\$ 3,277	\$ 3,391	\$ 3,514
c) Owned By: BC Conference of Mennonite Brethren Churches Inc. Folio: 20762-0305-0 Address: 20450 Dewdney Trunk Road	\$ 4,833,000	\$ 60,607	\$ 62,728	\$ 64,986
d) Owned By: Christian and Missionary Alliance-Canadian Pacific District Folio: 20804-0401-1 Address: 20399 Dewdney Trunk Road	\$ 730,800	\$ 9,164	\$ 9,485	\$ 9,827
e) Owned By: St. Paul's Evangelical Lutheran Church of Haney BC Folio: 20861-0100-4 Address: 12145 Laity Street	\$ 602,200	\$ 7,552	\$ 7,816	\$ 8,097
f) Owned By: St. John the Divine Anglican Church Folio: 20920-0100-1	\$ 597,000	\$ 7,486	\$ 7,749	\$ 8,027

Address: 21299 River Road				
	2018 Exempt Assessed Value	Estimated 2019 Exemption	Estimated 2020 Exemption	Estimated 2021 Exemption
g) Owned By: Generations Christian Fellowship and Colleen Findlay Foundation Folio: 21034-0000-8 Address: 11601 Laity Street	\$ 1,633,000	\$ 20,478	\$ 21,195	\$ 21,958
h) Owned By: Roman Catholic Archbishop of Vancouver Church Folio: 21140-0400-1 Address: 20285 Dewdney Trunk Road	\$ 1,059,000	\$ 13,280	\$ 13,745	\$ 14,240
i) Owned By: Christian Reformed Church of Maple Ridge BC Folio: 21142-3300-3 Address: 20245 Dewdney Trunk Road	\$ 710,300	\$ 8,907	\$ 9,219	\$ 9,551
j) Owned By: Burnett Fellowship Baptist Church Folio: 21190-0001-0 Address: 20639 123 Avenue	\$ 604,300	\$ 7,578	\$ 7,843	\$ 8,126
k) Owned By: Church of Jesus Christ of Latter Day Saints in Canada Folio: 21255-0201-X Address: 11750 207 Street	\$ 715,700	\$ 8,975	\$ 9,289	\$ 9,624
l) Owned By: Maple Ridge East Congregation of Jehovah's Witnesses Folio: 21335-2200-2 Address: 11770 West Street	\$ 754,400	\$ 9,460	\$ 9,791	\$ 10,144
m) Owned By: Church of the Nazarene Folio: 41990-0000-8 Address: 21467 Dewdney Trunk Road	\$ 806,063	\$ 10,108	\$ 10,462	\$ 10,839
n) Owned By: High Way Church Folio: 42162-0000-X Address: 21746 Lougheed Highway	\$ 887,900	\$ 11,134	\$ 11,524	\$ 11,939
o) Owned By: Congregation of the Haney Presbyterian Church Folio: 42176-0000-8 Address: 11858 216 Street	\$ 997,500	\$ 12,509	\$ 12,947	\$ 13,413
p) Owned By: Trustees of the Congregation of the Golden Ears United Church Folio: 42249-0100-6 Address: 22165 Dewdney Trunk Road	\$ 2,298,800	\$ 28,827	\$ 29,836	\$ 30,910
q) Owned By: Maple Ridge Baptist Church Folio: 42331-0100-1 Address: 22155 Lougheed Highway	\$ 7,892,600	\$ 98,975	\$ 102,439	\$ 106,127
r) Owned By: Governing Council of the Salvation Army in Canada Folio: 42345-0200-0 Address: 22188 Lougheed Highway	\$ 499,800	\$ 6,268	\$ 6,487	\$ 6,720
s) Owned By: Roman Catholic Archbishop of Vancouver Folio: 52788-0000-8 Address: 22561 121 Avenue	\$ 272,200	\$ 3,413	\$ 3,533	\$ 3,660
t) Owned By: Trustees of Webster's Corners United Church Folio: 63029-0100-5 Address: 25102 Dewdney Trunk Road	\$ 458,100	\$ 5,745	\$ 5,946	\$ 6,160
u) Owned By: Parish of St. George (Maple Ridge) Folio: 63157-2001-1 Address: 23500 Dewdney Trunk Road	\$ 613,800	\$ 7,697	\$ 7,967	\$ 8,253
v) Owned By: Christian Life Assembly Folio: 63163-2300-2 Address: 11756 232 Street	\$ 1,159,000	\$ 14,534	\$ 15,043	\$ 15,584

	2018 Exempt Assessed Value	Estimated 2019 Exemption	Estimated 2020 Exemption	Estimated 2021 Exemption
w) Owned By: Lord Bishop of New Westminster Folio: 94720-0001-0 Address: 27123 River Road	\$ 641,700	\$ 8,047	\$ 8,329	\$ 8,629
x) Owned By: Foursquare Gospel Church of Canada Folio: 94803-0100-3 Address: 28304 96 Avenue	\$ 482,100	\$ 6,046	\$ 6,257	\$ 6,482
y) Owned By: Apostles of Infinite Love, Canada Folio: 94906-0000-3 Address: 27289 96 Avenue	\$ 408,000	\$ 5,116	\$ 5,295	\$ 5,486

7. That in accordance with Section 224(2)(g) of the Community Charter, land or improvements used or occupied by a religious organization, as tenant or licensee, for the purpose of public worship or for the purposes of a hall that the council considers necessary to land or improvements so used or occupied, be exempt from taxation:

	2018 Exempt Assessed Value	Estimated 2019 Exemption	Estimated 2020 Exemption	Estimated 2021 Exemption
a) Owned By: 664589 BC Ltd Leased By: NorthRidge Foursquare Church Folio: 63220-0000-0 Address: 22899 Dewdney Trunk Road	\$ 1,128,000	\$ 14,145	\$ 14,640	\$ 15,167

8. That in accordance with Section 225(2)(b) of the Community Charter the following heritage lands and improvements shall be exempt from taxation:

	2018 Exempt Assessed Value	Estimated 2019 Exemption	Estimated 2020 Exemption	Estimated 2021 Exemption
a) Owned By: City of Maple Ridge Leased to: Maple Ridge Historical Society (St. Andrew's United Church) Folio: 31428-0000-1 Address: 22279 116 Avenue	\$ 307,000	\$ 3,022	\$ 3,128	\$ 3,240
b) Owned By: Prince David Temple Society (Masonic Lodge) Folio: 31429-0100-0 Address: 22272 116 Avenue	\$ 585,300	\$ 7,340	\$ 7,597	\$ 7,870
c) Owned By: City of Maple Ridge Leased to: Fraser Information Society (Old Japanese School House) Folio: 31492-0000-3 Address: 11739 223 Street	\$ 566,500	\$ 5,576	\$ 5,771	\$ 5,979
d) Owned By: City of Maple Ridge Leased to: Maple Ridge Historical Society (Haney House) Folio: 31790-0000-4 Address: 11612 224 Street	\$ 751,000	\$ 2,250	\$ 2,329	\$ 2,413
e) Owned By: City of Maple Ridge Leased to: Maple Ridge Historical Society (Haney Brick Yard Office and Haney Brick Yard House) Folio: 31962-0502-3 Address: 22520 116 Avenue	\$ 842,000	\$ 8,288	\$ 8,578	\$ 8,887

9. That in accordance with Section 224(2)(c) of the Community Charter, "land or improvements that the council considers would otherwise qualify for exemption under section 220 [general statutory exemptions] were it not for a secondary use", the council may, by the adoption of a bylaw, determine the proportions of the land and improvements that are to be exempt and taxable; and Section 224(2)(i) of the Community Charter, land or improvements owned or held by an athletic or service club or association and used principally as a public park or recreation ground or for public athletic or recreational purposes, shall be exempt from taxation as by the proportions set in accordance with Section 224(2)(c) of the Community Charter:

	2018 Exempt Assessed Value	Estimated 2019 Exemption	Estimated 2020 Exemption	Estimated 2021 Exemption
a) Land and Improvements owned by the City of Maple Ridge, herein called Cam Neely Arena, shall be exempted from 90% of taxation Folio: 84120-0002-0 Address: 23588 Jim Robson Way	\$ 4,795,000	\$ 47,197	\$ 48,849	\$ 50,607
b) Land and Improvements owned by the City of Maple Ridge, herein called the Golden Ears Winter Club, shall be exempted from 95% of taxation Folio: 84120-0004-0 Address: 23588 Jim Robson Way	\$ 3,216,000	\$ 31,655	\$ 32,763	\$ 33,942

Included within each of the exemptions 9(a) and 9(b) is a proportionate share (based on the square footage areas of Cam Neely Arena, The Golden Ears Winter Club, and the remainder of the building) of all entrances, lobbies, change rooms, stairs, elevators, hallways, foyers and other common use areas of the lands and improvements

10. The exemptions from taxation are for the year 2019.
11. The exemptions granted by this bylaw are without prejudice to any claim for entitlement to exemption based on any other provisions of the Community Charter or any other legislation.

**READ** a FIRST TIME the 25<sup>th</sup> day of September, 2018.

**READ** a SECOND TIME the 25<sup>th</sup> day of September, 2018.

**READ** a THIRD TIME the 25<sup>th</sup> day of September, 2018.

**ADOPTED** the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
PRESIDING MEMBER

\_\_\_\_\_  
CORPORATE OFFICER

## City of Maple Ridge

### Maple Ridge Business Licencing and Regulation Amending No. 7494-2018

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

---

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

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

1. This bylaw may be cited as Maple Ridge Business Licencing and Regulation Amending No. 7494-2018.
2. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by adding the following definitions to **Part 5 Definitions** in correct alphabetical order:

**"Cannabis"** means dried flowers, leaves, stems and seeds of the Cannabis sativa plant, cultivated for the purpose of inhaling or ingesting.

**"Cannabis Retail"** means a retail use devoted to sales of non-medical cannabis products in accordance with Federal and Provincial Regulations.

3. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by adding the following new subsection under **Part 7 Specific Regulations** and then renumbering all subsequent sections and subsections in part 7 in proper numerical order:

#### 7.7 Cannabis

7.7.1 No owner or operator of a Cannabis Retail **Store** shall permit any person who is less than nineteen (19) years of age to be at the **Premises** at any time.

4. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by adding the following category to section **41. RETAIL** in **Schedule A – Licence Fees**:

k. Cannabis \$5,000.00

5. Maple Ridge Business Licencing and Regulation Bylaw No. 6815-2011 is amended by updating the table of contents to reflect the current page numbers.

**READ A FIRST TIME** this 2<sup>nd</sup> day of October, 2018.

**READ A SECOND TIME** this 2<sup>nd</sup> day of October, 2018.

**READ A THIRD TIME** this 2<sup>nd</sup> day of October, 2018.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2018.

---

PRESIDING MEMBER

---

CORPORATE OFFICER



1100 *Reports and Recommendations*

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Official Community Plan Amending Bylaw No. 7509-2018  
11641 227 Street

**MEETING DATE:** October 16, 2018  
**FILE NO:** 2018-332-RZ  
**MEETING:** Council

---

### EXECUTIVE SUMMARY:

An application has been received to amend the Official Community Plan (OCP), Appendix D–Temporary Use Permits, to designate the subject property as a *Temporary Commercial Use Permit Area* to allow a Sales Centre for a future apartment use. The subject property is currently zoned RS-1 (One Family Urban Residential) and is under application, at first reading (2017-461-RZ), to rezone to RM-2 (Medium Density Apartment Residential). The subject Temporary Commercial Use application will run separately from the rezoning application currently at first reading (2017-461-RZ).

### RECOMMENDATIONS:

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;

That Official Community Plan Amending Bylaw No. 7509-2018 be given first reading;

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

## DISCUSSION:

### a) Background Context:

Applicant:	Bissky Architecture and Urban Design Inc.
Legal Description:	Lot1, D.L. 401, NWD, Plan BCP24521
OCP:	
Existing:	Low-Rise Apartment and Conservation
Proposed:	Temporary Commercial Use Permit – Sales Centre
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	No change in zoning proposed
Surrounding Uses:	
North:	Use: Park Zone: RS-1 (One Family Urban Residential) Designation: Conservation, Low-Rise Apartment
South:	Use: Apartment Zone: RM-2 (Medium Density Apartment Residential) Designation: Low-Rise Apartment, Conservation
East:	Use: Single Family, Senior's Assisted Living Apartment Zone: RS-1 (One Family Urban Residential), CD-1-00 (Comprehensive Development) Designation: Single Family Residential, Low-Rise Apartment
West:	Use: Park Zone: RS-1 (One Family Urban Residential) Designation: Conservation, Low-Rise Apartment
Existing Use of Property:	Vacant, except for a discontinued site construction office
Proposed Use of Property:	Temporary Commercial Use – Sales Centre
Site Area:	1.4 ha (3.5 acres)
Access:	227 <sup>th</sup> Street
Servicing requirement:	Urban Standard

### b) Site Characteristics:

The subject property is located on the west side of 227<sup>th</sup> Street, north of Holyrood Avenue and south of the gaming facility at 22710 Lougheed Highway. The site slopes gradually from 227<sup>th</sup> Street down to the west and more steeply down to the northwest corner of the property. Dedicated park land surrounds the property to the north and west for the protection of steep slopes, as well as a watercourse to the north. A portion of the 15 m setback from the watercourse top of bank extends onto the subject property. There is a four storey apartment located to the south; single family housing and a senior's assisted living apartment located east of the subject property.

**c) Project Description:**

The applicant is proposing a Sales Centre in the northeast corner of the subject property for a proposed future apartment use (application 2017-461-RZ currently at first reading). The temporary building will provide a sample apartment and display centre, which will include two offices, as well as flooring and cabinet samples, colour boards, floor plans and marketing supplies. No off-street parking will be provided, as visitors can park on 227 Street adjacent to the site. Hours of operation will be from 12pm – 6pm, seven days per week, and it is estimated that six to ten visitors per day will pass through the Sales Centre. Access to the building will include a walkway, stairs, and a ramp for persons with mobility limitations. The building will be relocated off-site once the apartment application progresses and the need for the temporary Sales Centre ceases to exist. As per the *Local Government Act*, a Temporary Use Permit is valid for up to three years, with the possibility of another three year extension.

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 a further report will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

**d) Planning Analysis:**

**Official Community Plan:**

The development site is located within the Town Centre Area Plan and is currently designated Low-Rise Apartment and Conservation.

Section 492 of the *Local Government Act* provides for areas to be designated in the OCP where temporary commercial or industrial use permits may be allowed. An amendment to the OCP identifying these areas must be adopted prior to issuance of a permit. Currently, the City's OCP only allows temporary uses to occur on specifically designated lands. An OCP amendment is, therefore, required to allow a new temporary use, the subject of the current application to allow for a Sales Centre for a future apartment use.

The Temporary Commercial Use Permit can override a parcel's underlying OCP designation and zoning. Official Community Plan Amending Bylaw No. 7509-2018 must receive four readings from Council and be presented at a Public Hearing. Notice similar to a Public Hearing is also required for the Temporary Commercial Use Permit application. This request, if approved by Council, is valid for three years. At the end of three years, the owner may seek an extension from Council for three more years.

**Zoning Bylaw:**

The current application does not propose to rezone the subject property's current RS-1 (One Family Urban Residential) zoning. Instead, the Temporary Use Permit is valid for up to three years, and may only be extended once for another three years subject Council approval.

### **Development Permits:**

A Development Permit is not required as part of this Temporary Use Permit application; however, a Town Centre Development Permit and Natural Features Development Permit will be required as part of the rezoning application for the proposed apartment use (2017-461-RZ).

### **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) Building Department;
- c) Fire Department; and
- d) Environment Section.

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.

### **f) Early and Ongoing Consultation:**

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

### **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 Commercial 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 development proposal is not in compliance with the *Low-Rise Apartment and Conservation* designation of the subject property. The proposed OCP amendment will bring the subject property into compliance by amending Appendix D – Temporary Use Permits of the OCP. 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 Adam Rieu”

---

**Prepared by:** Adam Rieu  
Planning Technician

“Original signed by Christine Carter”

---

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

“Original signed by Frank Quinn”

---

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

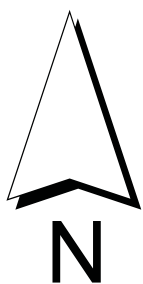
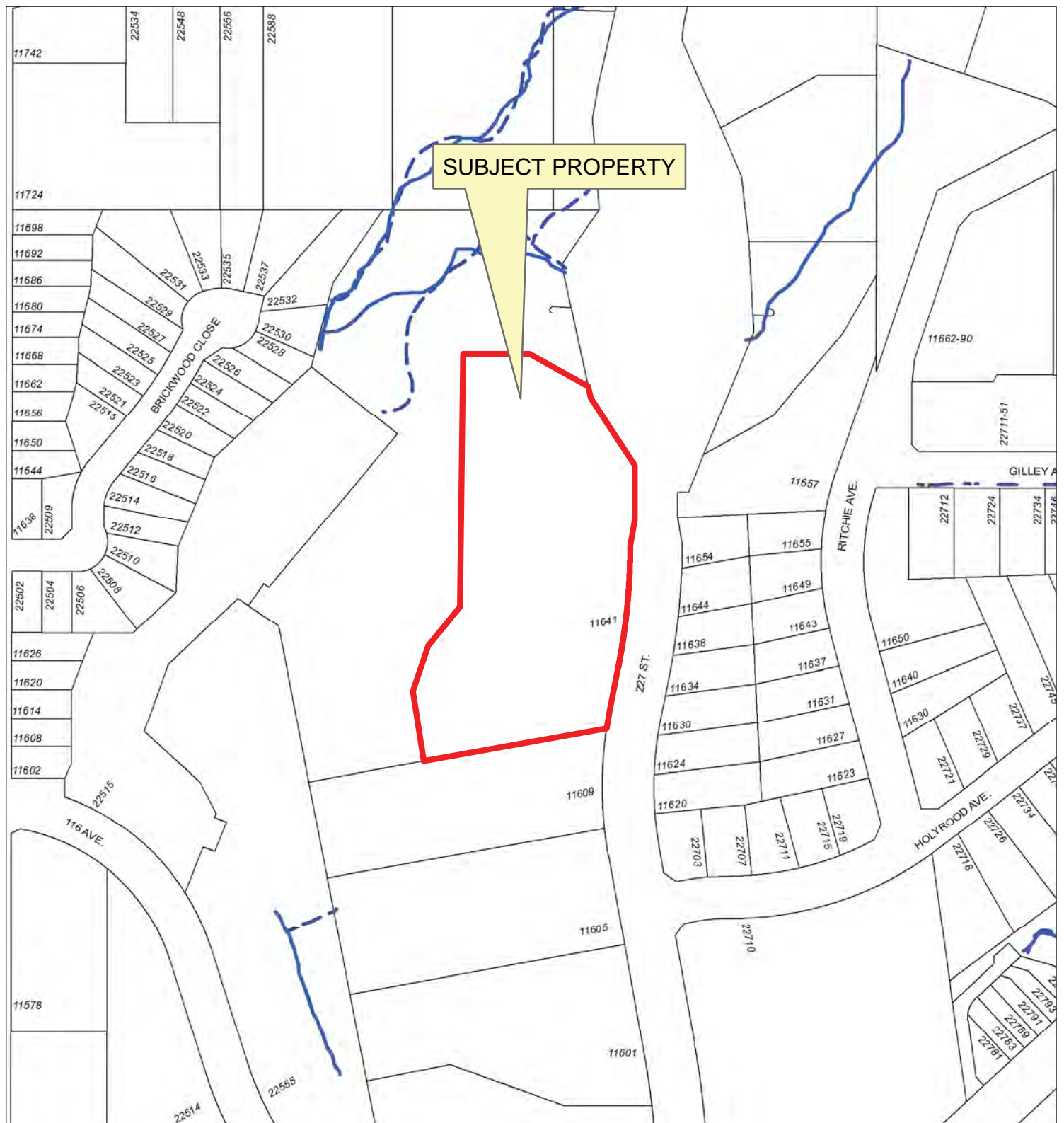
“Original signed by Paul Gill”

---

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

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Official Community Plan Amending Bylaw No. 7509-2018  
Appendix D – Site Plan  
Appendix E – Elevations



Scale: 1:2,500

## Legend

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

11641 227 Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

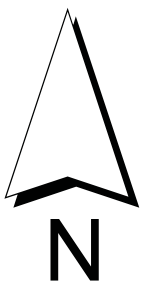
[mapleridge.ca](http://mapleridge.ca)

2018-332-RZ

DATE: Aug 16, 2018

BY: JV





Scale: 1:2,500

## Legend

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

11641 227 Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

2018-332-RZ

DATE: Aug 16, 2018

BY: JV



**CITY OF MAPLE RIDGE  
BYLAW NO. 7509-2018**

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

**WHEREAS** Section 882 of the Local Government Act provides that the Council may revise the Official Community Plan;

**AND WHEREAS** it is deemed desirable to amend Schedule "A" to the Official Community Plan;

**NOW THEREFORE, the Municipal Council of the City of Maple Ridge, in open meeting assembled, ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7509-2018."
2. Appendix D. Temporary Use Permits, Section TEMPORARY USE PERMIT AREA is amended by the addition of the following:

**“TEMPORARY COMMERCIAL USE PERMIT AREA LOCATION No. 7”**

### Purpose:

To permit a temporary sales centre for a future apartment use.

**Location:**

Those parcels or tracts of land and premises shown on Temporary Commercial Use Permit Area Location No. 7 map, and known and described as:

Lot 1 District Lot 401 Group 1 New Westminster District Plan BCP24521

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. 7 map in sequential numeric order after Temporary Commercial Use Permit Area Location No. 6.
4. Maple Ridge Official Community Plan Bylaw No. 6425-2006 is hereby amended accordingly.

**READ A FIRST TIME** the day of

**READ A SECOND TIME** the day of

**PUBLIC HEARING HELD** the    day of

**READ A THIRD TIME** the day of

**ADOPTED** the    day of

**PRESIDING MEMBER**

CORPORATE OFFICER

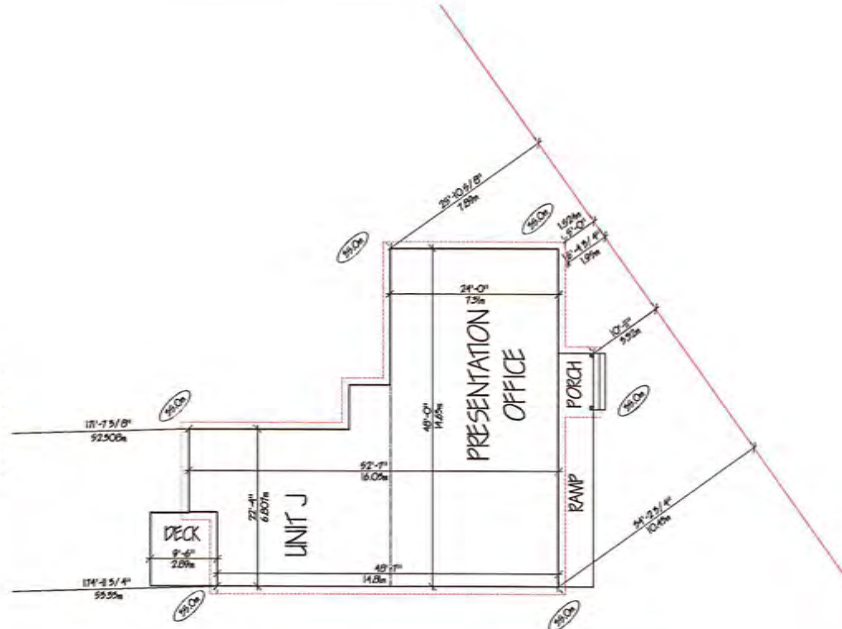


# APPENDIX D

227TH STREET

NOT TO SCALE

227TH STREET



## CONCORDIA HOMES

### LEGAL DESCRIPTION

LOT 1 PL. 401  
NMP PLAN ROP249/2

### CANC. ADDRESS

1641 227 STREET  
MAPLE RIDGE, BC

### LOT AREA

14295.5 sq. m. 155448.0 sq. ft.

### SITE COVERAGE

EXISTING SITE OFFICE = 96.48 sq. m. 608.0 sq. ft. 0.39%  
PROPOSED PRESENTATION CENTER = 165.82 sq. m. 1785.0 sq. ft. 1.16%  
TOTAL = 222.30 sq. m. 2393.0 sq. ft. 1.55%

### ZONING

RS-1

### ELEVATIONS - PRESENTATION CENTER

NBE =  
MAIN FLOOR = 55.61m  
TOP PLATE = 58.55m  
EDGE = 55.75m

### LANDSCAPE REQUIREMENTS

AS PER SUBMITTAL GUIDELINES

### SITE PLAN

SCALE: 1/8" = 1'-0"  
DATE: JULY 10, 2018

200 - 22716 DEWDNEY TRUNK ROAD  
MAPLE RIDGE, BC, CANADA V2X 3K2  
PHONE: 604 - 380 - 1256  
www.columbusprojects.com  
info@columbusprojects.com



COLUMBUS  
PROJECTS INC.

THIS DRAWING COMPLY TO THE  
2012 BCBC INCLUDING  
DECEMBER 2014 REVISIONS.

NO.	REVISION / ISSUE	DATE

### PROJECT INFORMATION

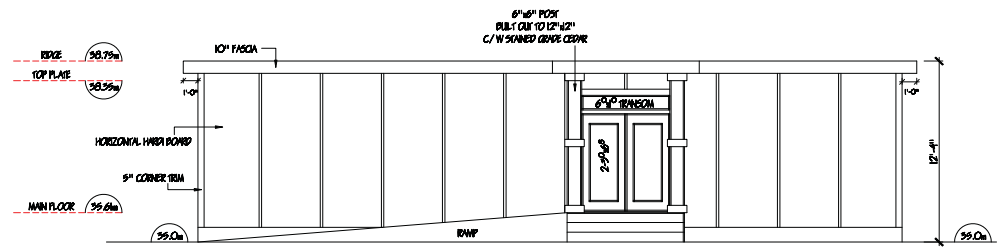
CONCORDIA  
PRESENTATION CENTER  
1641 227 STREET  
MAPLE RIDGE, BC.

### DRAWING TITLE

PRESENTATION CENTER  
& UNIT "P" LAYOUT

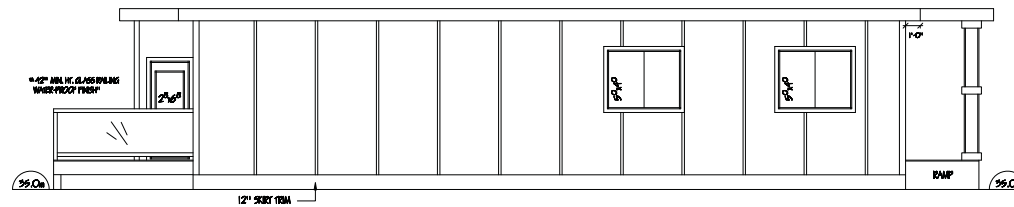
DRAWN	C. FOX	DATE
DATE	JULY 10, 2018	
SCALE	AS NOTED	1 of 5

# APPENDIX E



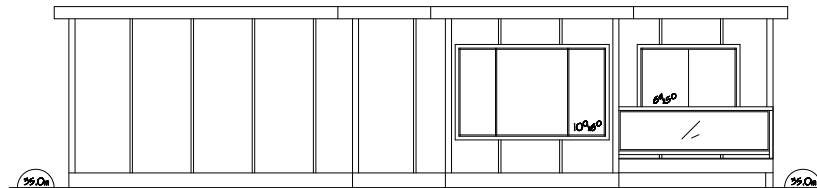
**FRONT ELEVATION**

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



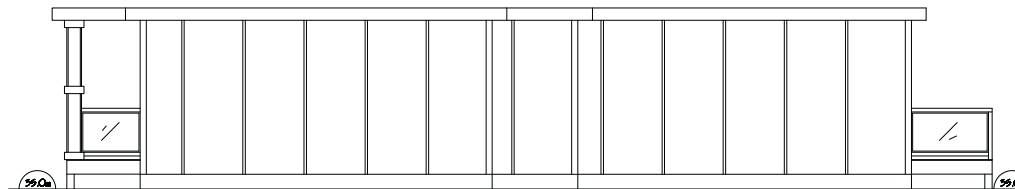
**LEFT ELEVATION**

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



**REAR ELEVATION**

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



**RIGHT ELEVATION**

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

200 - 22716 DEWDNEY TRUNK ROAD  
MAPLE RIDGE, BC, CANADA V2X 3K2  
PHONE: 604 - 380 - 1256  
www.columbusprojects.com  
info@columbusprojects.com



**COLUMBUS  
PROJECTS INC**

THE DRAWINGS COMPLY TO THE  
2012 BCBC INCLUDING  
DECEMBER 2014 REVISIONS.

NO.	REVISION / ISSUE	DATE

PROJECT NAME AND ADDRESS  
CONCORDIA  
PRESENTATION CENTER  
11641 227 STREET  
MAPLE RIDGE, BC.

DRAWING TITLE  
PRESENTATION CENTER  
& UNIT "F" LAYOUT

DRAWN	C. FOX	DATE
DATE	JULY 10, 2018	4 OF 5
SCALE	AS NOTED	

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First, Second and Third Reading  
Subdivision and Development Servicing Amending Bylaw No. 7510-2018

**MEETING DATE:** October 16, 2018  
**FILE NO:** 2017-233-RZ  
**MEETING:** Council

---

### EXECUTIVE SUMMARY:

Section 506 of the Local Government Act enables the City to regulate the requirements for the provision of engineering works and services in conjunction with the subdivision and development of land. On that basis, the City established the *Maple Ridge Subdivision and Development Servicing Bylaw 4800-1993* to identify the level of servicing based upon zoning, the standard road right-of-way widths, design criteria and the standard drawings and specifications.

The purpose of this report is to amend the City's *Subdivision and Development Servicing Bylaw* in order to specify the engineering works and services for a new RT-2 (Ground-Oriented Residential Infill) zone to implement the triplex, fourplex and courtyard housing forms. This complements the amendments proposed to the City's *Official Community Plan (OCP)*, *Zoning Bylaw*, and *Off-Street Parking and Loading Bylaw*, which were granted third reading by Council on September 25, 2018, to create the new RT-2 zone.

This *Subdivision and Development Servicing Amending Bylaw No. 7510-2018* specifies the typical engineering works and services such as municipal water, sewer, storm drainage, asphalt paving, curbs and gutters, street lighting, etc. that are required when subdivision or development under the new RT-2 zone is proposed. These requirements are in line with the servicing requirements of the City's other urban, single, duplex and multi-family residential zones.

The proposed amendments to the *Subdivision and Development Servicing Bylaw* do not require a Public Hearing. Therefore, Council is being asked to consider granting first, second and third reading to this amending bylaw. Consideration of final reading of this amending bylaw can coincide with the amendments to the City's *OCP*, *Zoning*, and *Off-Street Parking and Loading Amending Bylaws* for the RT-2 zone that will be brought to Council at a future date.

### RECOMMENDATION:

That Subdivision and Development Servicing Amending Bylaw No. 7510-2018 be given first, second and third readings.

**a) DISCUSSION:**

**Subdivision and Development Servicing Requirements for RT-2 (Ground-Oriented Residential Infill)**

Amendments to the City's *Official Community Plan, Zoning Bylaw, and Off-Street Parking and Loading Bylaw* to create a new RT-2 (Ground-Oriented Residential Infill) zone to implement the triplex, fourplex and courtyard housing forms have been the subject of Council discussion over the last year. On September 18, 2018, Public Hearing was held on these amending bylaws. On September 25, 2018, Council granted third reading to these amending bylaws.

In complement to the aforementioned amending bylaws, changes are required to the City's *Subdivision and Development Servicing Bylaw* in support of the proposed RT-2 zone. They specify what kinds of typical engineering works and services (e.g. water, sanitation, stormwater) are to be designed and constructed when subdivision or development under the RT-2 zone is proposed.

Appendix A (attached) presents the proposed *Subdivision and Development Servicing Amending Bylaw No. 7510-2018* for the RT-2 zone. These requirements are in line with the engineering works and services currently required when subdivision or development is proposed for any of the City's urban single family, duplex or multi-family residential zones. The required engineering works and services are:

- Water distribution system
- Sanitary sewer
- Storm drainage system
- Asphalt
- Curbs and gutters
- Underground wiring
- Boulevard treatment
- Sidewalks
- Street Lighting
- Transit bays
- Street tree planting

*The Subdivision and Development Servicing Amending Bylaw No. 7510-2018* will not automatically require subdivisions or developments under the RT-2 zone to improve the property's road frontage(s) to a minimum of a *collector standard* (e.g. 20 m wide). In effect, this means that RT-2 zone projects should improve their road frontage in conformance with the pre-existing road classification of the property's fronting street(s), whether they be *local, collector, or arterial*. This circumstance is in line with the City's urban single family and duplex zones.

**b) INTERDEPARTMENTAL IMPLICATIONS:**

The amendments to the Subdivision and Development Servicing Bylaw in support of the RT-2 zone were prepared in collaboration with the City's Engineering Department, and comments have been integrated into the proposed amendment.

## CONCLUSION:

It is recommended that Council grant first, second and third reading to *Subdivision and Development Servicing Amending Bylaw No. 7510-2018* to allow for subdivision to occur under the new RT-2 (Ground-Oriented Residential Infill) zone. Consideration of final reading of this amending bylaw can coincide with the proposed amendments to the City's *OCP, Zoning, and Off-Street Parking and Loading Amending Bylaws* for the RT-2 zone that will be brought to Council at a future date.

"Original signed by Chee Chan"

---

**Prepared by:** Chee Chan, MCIP, RPP, BSc  
Planner

"Original signed by Christine Carter"

---

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

"Original signed by Frank Quinn"

---

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

"Original signed by Paul Gill"

---

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

The following appendices are attached hereto:

Appendix A – *Subdivision and Development Servicing Amending Bylaw No. 7510-2018*

CITY OF MAPLE RIDGE  
BYLAW NO. 7510-2018

A Bylaw to amend the text of Maple Ridge Subdivision and Development Servicing Bylaw  
No. 4800 - 1993 as amended

**WHEREAS**, it is deemed expedient to amend Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 - 1993 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 Subdivision and Development Servicing Amending Bylaw No. 7510-2018".
2. That Section IV GENERAL REQUIREMENTS, B. HIGHWAYS, 3. is amended by inserting the words identified in **bold text**:

Where lands are being improved for Commercial, Industrial, Institutional or Multi-Residential use, **excluding triplex, fourplex and courtyard residential uses**, the Street or Streets fronting the development site must be designed and constructed to collector street standards as set out in Schedule D "Design Criteria Manual", Schedule E "Supplementary Specifications" and Schedule F "Supplementary Standard Detail Drawings".

3. That the table in Schedule "A" SERVICES AND UTILITIES is amended by adding the following line between RT-1 and RG zones:

RT-2	ST	W	SS	SD	A	C	UW	BT	SW	SL	TB	A
------	----	---	----	----	---	---	----	----	----	----	----	---

4. Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 - 1993 as amended is hereby amended accordingly.

**READ** a first time the            day of            , 20

**READ** a second time 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

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Development Variance Permit  
11939 240 Street

**MEETING DATE:** October 16, 2018  
**FILE NO:** 2016-191-DVP  
**MEETING:** Council

---

### EXECUTIVE SUMMARY:

Development Variance Permit application (2016-191-DVP) has been received in conjunction with a rezoning application and a development permit application to develop a 2859 m<sup>2</sup> (30774 ft<sup>2</sup>) multi-tenanted commercial development. The requested variances are to:

1. Vary the rear lot setback requirements in the C-2 Community Commercial Zone from 6 metres to a minimum of 4.7 metres.
2. Vary the Maple Ridge Sign Bylaw from 10 m<sup>2</sup> to 15 m<sup>2</sup> to permit a larger secondary sign.

Council gave final reading for rezoning application 2018-191-RZ on October 2, 2018.

It is recommended that Development Variance Permit 2016-191-DVP be approved.

### RECOMMENDATION:

**That the Corporate Officer be authorized to sign and seal 2016-191-DVP respecting property located at 11939 240 Street.**

### DISCUSSION:

#### a) Background Context

Applicant: Platform Properties Ltd.

Legal Description: Lot: 1, Section: 16, Township: 12, Plan: NWP1676

OCP :

Existing:	COMM (Commercial)
Proposed:	Commercial

Zoning:

Existing:	CS-1 (Service Commercial)
Proposed:	C-2 (Community Commercial)

Surrounding Uses:

North:	Use:	Vacant
	Zone:	CS-1 (Service Commercial) (under rezoning application 2016-039-RZ)
	Designation:	Commercial

South:	Use:	Single Family Residential
	Zone:	CD-1-93 (Amenity Residential District), RS1-b (One Family (Medium Density) Residential)
	Designation:	Urban Residential
East:	Use:	Vacant
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
West:	Use:	Single Family Residential
	Zone:	R-1 (Residential District)
	Designation:	Urban Residential
Existing Use of Property:		
Proposed Use of Property:		Vacant
Site Area:		Commercial
Access:		0.946 ha. (2.3 acres)
Servicing requirement:		240 Street
		Urban Standard
Concurrent Applications:		2016-191-RZ, 2016-191-DP

#### **b) Project Description:**

This proposal is to create a one storey multi-tenanted commercial development with 2,859 square metres (30,774 square feet) of commercial floor space.

#### **c) Variance Analysis:**

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

1. *Maple Ridge Zoning Bylaw No 3510 -1985, Part 7, Section 702, 7.b:* To reduce the minimum rear lot setback from 6.0 metres to 4.7 metres.

The rationale for this variance relates to the slightly irregular shaped lot that does not have perpendicular angles between the front, rear, and side property lines. The challenge for this property is to site a rectangular structure on the irregular lot. The building design has included recesses to follow the tapering lot line along its north south orientation. The maximum encroachment into this required setback is less than 1.3 metres, and only at one point along the rear lot. A further encroachment of less than 1.2 meters is proposed at one point further south on the property. These requested variances are illustrated in Appendix C, attached to this report.

It should be noted that this encroachment will be at the least active portion of the building, and will be buffered by the plantings that are required in the development permit application. In addition, the structure is one storey in height, lower than the surrounding residential context. For these reasons, there will be little noise or visual impacts created by this variance.

2. *Maple Ridge Sign Bylaw No 4653 -1992, Schedule 5, Commercial Zones, C-2, C-3, C-4, C-4A*  
To vary the maximum sign area for a secondary sign from 10 m<sup>2</sup> to 15m<sup>2</sup>.

The subject property is 0.945 m<sup>2</sup> (2.33 acres) in area with a frontage of 95 metres. For a property with this size and dimensions, a total of 3 signs would be permitted, with one primary sign with a

maximum of 20 m<sup>2</sup> copy area, and two secondary signs each with a maximum copy area of 10 m<sup>2</sup>. The applicant is requesting to install 2 signs, each with a maximum copy area of 15 m<sup>2</sup>. The net result of this variance would be fewer signs, and less overall copy area than permitted in the Sign Bylaw. However, one of the 2 signs would be larger than permitted as a secondary sign in the Bylaw. The rationale for this variance is that the applicant is developing this site in conjunction with the commercial properties to the north, to give an appearance of a continuous commercial development. More signage is proposed for these adjacent commercial properties, which will be coordinated in theme with the signage of this proposal.

**d) Citizen/Customer Implications:** Neighbourhood notification will be provided with the required mailout to the neighbourhood.

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

## **CONCLUSION:**

The proposed variances are supported because:

- The neighbourhood impact of the reduced rear yard setback will be minimal.
- The intent of the Sign Bylaw will continue to be met if this variance is granted.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2016-191-DVP.

“Original signed by Diana Hall”

---

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

“Original signed by Christine Carter”

---

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

“Original signed by Frank Quinn”

---

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

“Original signed by Paul Gill”

---

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

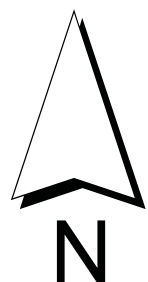
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Site Plan showing variances

Appendix D – Signage details.



Scale: 1:2,500

## Legend

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

11939 240 St

PLANNING DEPARTMENT



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

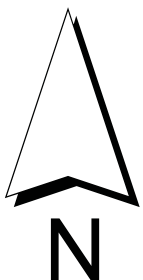
2016-191-RZ  
DATE: Jun 3, 2016

BY: JV





Aerial Imagery from the Spring of 2015



Scale: 1:2,500

## Legend

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

11939 240 St

PLANNING DEPARTMENT



**MAPLE RIDGE**

British Columbia

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

2016-191-RZ  
DATE: Jun 3, 2016

BY: JV





## APPENDIX D

### KEY PLAN



**plat = form**  
The only magazine for  
500 - 1300 WEST 79TH AVENUE VANCOUVER, BC  
TEL. (604) 967-0000 FAX. (604) 967-0001

**DA**  
DA Architects + Planners  
200-1014 Homer Street, Vancouver  
British Columbia, Canada V6B 5W9  
7604 685 6312  
F 604 685 0988  
www.da-architects.ca

PROPOSED  
SHOPPING CENTRE  
11939-240 STREET  
MAPLE RIDGE, BC

Copyright Reserved: This post and design are, and it is their intent, the sole and primary property of Oakley Harris + Partners, and should be used or reproduced without the Architects' written consent.

1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 26

### SITE PLAN VARIANCES REQUESTED

Job No.	1573-005	Sheet No.	A1.2
Issue	AS NOTED		
Owner	NEL		
City/State			
Approved			

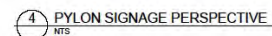


OVERALL HEIGHT: 6.0 M  
SIGN AREA: 2.22 M X 4.50 M = 9.99 SM [107.5 SF] EACH FACE  
19.98 SM [215.0 SF] TOTAL  
MAX. HEIGHT PERMITTED: 6.0 M [19.7']  
MAX. SIGN AREA PERMITTED: 20.0 SM [215.2 SF]  
LANDSCAPE AREA REQ'D: 19.98 SM



OVERALL HEIGHT: 6.0 M  
SIGN AREA: 1.65 M X 4.52 M = 7.47 SM [80.4 SF] EACH FACE  
14.94 SM [160.8 SF] TOTAL  
MAX. HEIGHT PERMITTED: 6.0 M [19.7']  
MAX. SIGN AREA PERMITTED: 10.0 SM [107.6 SF] = 50% OF PRINCIPAL SIGN AREA  
LANDSCAPE AREA REQ'D: 14.94 SM

VARIANCE 2: IN LIEU OF PROVIDING TWO PERMITTED SECONDARY SIGNS EACH W/ AREA 50% OF PRINCIPAL SIGN [20.0 SM TOTAL], A SINGLE SECONDARY SIGN W/ AREA 75% OF PRINCIPAL SIGN [15.0 SM TOTAL] IS PROPOSED.



**plat:form**  
Platform Properties Ltd.  
900 - 1200 WEST 73RD AVENUE VANCOUVER, BC  
TEL: (604) 563-0000 FAX: (604) 563-5000

Job No. 1520-000	Sheet No.
Scale AS NOTED	A5.2
Drawn ND	
Checked	
Approved	
Date 2017.10.10	Revision 4



## City of Maple Ridge

<b>TO:</b>	Her Worship Mayor Nicole Read and Members of Council	<b>MEETING DATE:</b>	October 16, 2018
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b>	2016-191-DP
		<b>MEETING:</b>	Council
<b>SUBJECT:</b>	<b>Development Permit 11939 240 Street</b>		

---

### EXECUTIVE SUMMARY:

Council considered rezoning application 2016-191-RZ and granted first reading for Zone Amending Bylaw No.7257-2016 on July 4, 2016. Council granted second reading for Zone Amending Bylaw No. 7257-2016 on October 24, 2017. This application was presented at Public Hearing on November 21, 2017, and Council granted third reading on November 28, 2017. Council approved final reading for rezoning application 2016-191-RZ on October 2, 2018.

### RECOMMENDATION:

**That the Corporate Officer be authorized to sign and seal 2016-191-DP respecting property located at 11939 240 Street.**

### DISCUSSION:

#### a) Background Context:

Applicant:	Platform Properties Ltd.		
Legal Description:	Lot: 1, Section: 16, Township: 12, Plan: NWP1676		
OCP :			
Existing:	COMM (Commercial)		
Proposed:	Commercial		
Zoning:			
Existing:	CS-1 (Service Commercial)		
Proposed:	C-2 (Community Commercial)		
Surrounding Uses:			
North:	Use:	Vacant	
	Zone:	CS-1 (Service Commercial) (under rezoning application 2016-039-RZ)	
	Designation:	Commercial	
South:	Use:	Single Family Residential	
	Zone:	CD-1-93 (Amenity Residential District), RS1-b (One Family (Medium Density) Residential)	
	Designation:	Urban Residential	
East:	Use:	Vacant	
	Zone:	RS-3 (One Family Rural Residential)	
	Designation:	Agricultural (in the Agricultural Land Reserve)	

West:	Use:	Single Family Residential
	Zone:	R-1 (Residential District)
	Designation:	Urban Residential

Existing Use of Property:	Vacant
Proposed Use of Property:	Commercial
Site Area:	0.946 ha. (2.3 acres)
Access:	240 Street
Servicing requirement:	Urban Standard

#### b) Project Description:

This proposal is to create a one storey multi-tenanted commercial development with 2,859 square metres (30,774 square feet) of commercial floor space.

#### c) Planning Analysis:

**Official Community Plan.** This proposed commercial development is consistent with the policies of the Official Community Plan. The subject property is designated Commercial. Its site context, in the vicinity of Dewdney Trunk and 240<sup>th</sup> Street is designated as a Community Commercial node. The proposed C-2 Community Commercial zone is consistent with this designation.

**Development Permit Guidelines.** The development permit application made to the City prompting this submission to the ADP is subject to the Key Guidelines and the Design Guidelines of Section 8.5 Commercial Development Permit.

The following is a brief description and assessment of the proposal's compliance with the applicable Key Development Permit Guidelines:

**1. *Avoid conflicts with adjacent uses through sound attenuation, appropriate lighting, landscaping, traffic calming and the transition of building massing to fit with adjacent development.***

The proposed single storey format will not exceed the massing of the neighbouring residential context. Adjacent residential uses will be buffered from excess noise through acoustic fencing and the separation that the commercial buildings will create between residential uses and the 240<sup>th</sup> Street arterial road.

**2. *Encourage a pedestrian scale through providing outdoor amenities, minimizing the visual impact of parking areas, creating landmarks and visual interest along street fronts.***

Visual interest will be created with the defining architectural features in the front facades that face inward to the parking area and 240<sup>th</sup> Street. The landscape treatment of the parking lot and perimeter areas provide variety to enhance the pedestrian experience. Bicycle amenities are provided on the southeast portion of the site. All garbage enclosures will be screened and secure. The loading bays will not be visible from 240<sup>th</sup> Street.

**3. *Promote sustainable development with multimodal transportation circulation, and low impact building design.***

Multi-modal traffic is facilitated by this development. Bioswales incorporated into the site plan will mitigate the impact of pervious surfaces, reducing runoff and improving stormwater quality.

**4. *Respect the need for private areas in mixed use development and adjacent residential areas.***

This proposal aims to mitigate potential impacts to adjacent residential uses. A visual and acoustic buffer consisting of a 2 metre high wooden fence and perimeter landscaping will be provided at the residential interface. This buffer will combine shorter perennial plantings with red maples and conifers to add height. Low level building lights at the rear of the proposed buildings will minimize visual intrusions to the single family homes adjacent to the site.

**5. *The form and treatment of new buildings should reflect the desired character and pattern of development in the area by incorporating appropriate architectural styles, features, materials, proportions and building articulation.***

The use of natural materials, signage, landscape treatment, and the modern lines of the proposed buildings will be reflected in the commercial developments to the north of the property to present a unified commercial presence at this intersection.

**d) Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on June 13, 2017. The following resolution was passed in regards to 2016-191-DP at the meeting of the Advisory Design Panel:

*That the application be supported and the following concerns be addressed as the design develops and be submitted to Planning staff for follow-up:*

1. *Provide planting islands to break up the parking strips.*
2. *Provide pavement treatment (such as stamped concrete or coloured asphalt) at entrances off of 240<sup>th</sup>.*
3. *Provide speed bumps before and after main pedestrian crossing to Building 2000.*
4. *Parking stalls along Buildings 1000 and 2000 to be done in alternative paving materials.*
5. *Provide outdoor seating in front of both buildings by reducing two stalls into “small car” stalls.*
6. *Provide screening for roof top units on both buildings and provide a detail on the architectural plans.*
7. *Accentuate the north east corner element of Building 1000 facing 240<sup>th</sup> Street.*
8. *Provide a second bracket at both corners of Building 1000 to balance elevation.*
9. *Indicate on landscaping plans that structural soil for trees in parking medians will be provided.*
10. *Consider providing additional bicycle racks.*

The ADP concerns have been addressed and are reflected in the current plans.

**e) Intergovernmental Issues:**

The Ministry of Environment has been involved in coordinating the remediation of the site.

**f) Environmental Implications:**

The subject property was used as an autowrecking yard until 2013. Some contamination was noted, and remediation works have been completed. The Ministry of Environment confirms that required remediation is complete, that the project is eligible for a certificate of compliance, and that the City is authorized to issue a development permit.

**g) Citizen/Customer Implications:**

Opportunities for public input have been provided through the required Development Information Meeting and Public Hearing as required through the previous rezoning process for the the site.

**h) 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 an estimated landscape cost of **\$94,005.00**, the security will be **\$94,005.00**.

There will be 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:**

This development permit application is in support of a commercial development that received final reading on October 2, 2018. This application has been reviewed and supported by the Advisory Design Panel, and for this reason, is this recommended that Application 2016-191-DP be approved.

"Original signed by Diana Hall"

---

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

"Original signed by Christine Carter"

---

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

"Original signed by Frank Quinn"

---

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

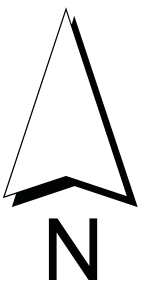
"Original signed by Paul Gill"

---

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



The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Photo  
Appendix C – Site Plan  
Appendix D – Building Elevations



Scale: 1:2,500

## Legend

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

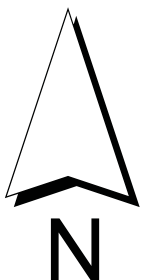
11939 240 St



2016-191-RZ  
DATE: Jun 3, 2016

BY: JV





Scale: 1:2,500

## Legend

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

11939 240 St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

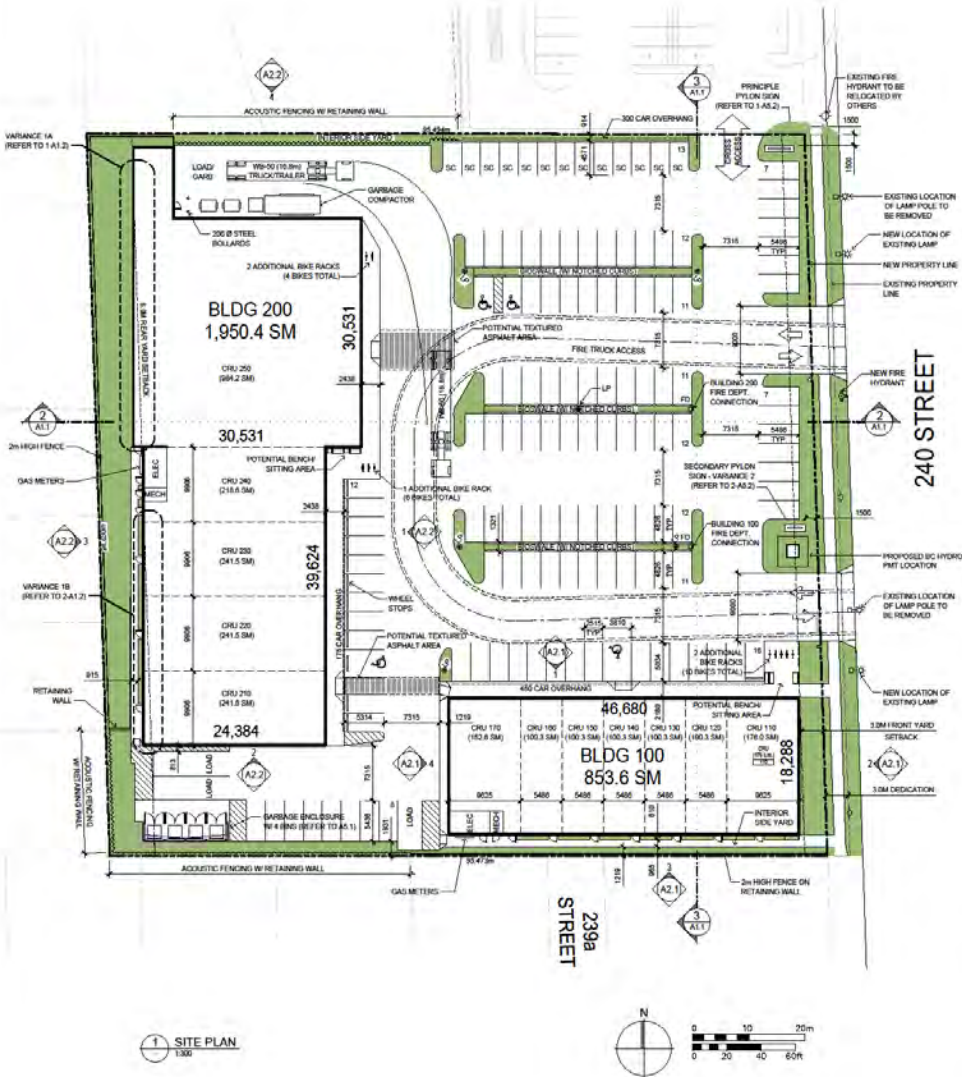
2016-191-RZ  
DATE: Jun 3, 2016

BY: JV



APPENDIX C

KEY PLAN

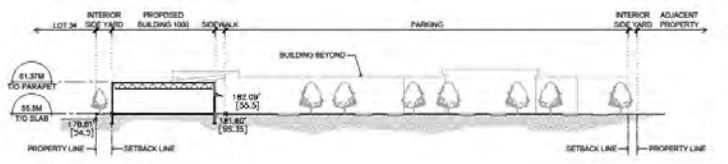
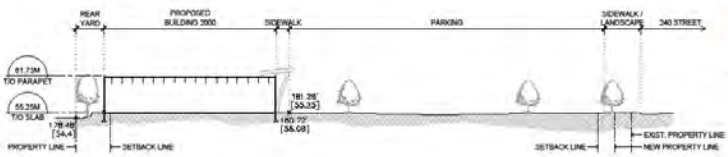
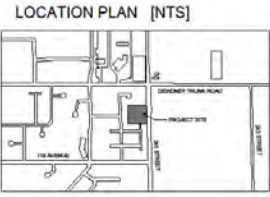


**SITE DATA**

ZONING:	C2 (proposed)
SITE AREA:	2.27 acres (98,646 SF)
LOT COVERAGE:	31%
TOTAL FLOOR AREA:	2,004 SM (30,182 SF)
PARKING REQUIRED:	94 STALLS (1 PER 30 SM (323 SF))
PARKING PROVIDED:	132 STALLS
STALLS/1000 SF:	4.37
# OF SMALL CARS (SC):	13 STALLS
% OF SMALL CARS (SC):	9.8%
LOADING SPACES:	4 PROVIDED

**SITE PLAN LEGEND**

[Symbol]	LANDSCAPED AREA
[Symbol]	LAMP POST
[Symbol]	POWER POLE
[Symbol]	CURB LETDOWN
[Symbol]	PAVEMENT STRIPING
[Symbol]	ACCESSIBLE STALL
[Symbol]	SMALL CAR STALL
[Symbol]	COMMERCIAL RETAIL UNIT
[Symbol]	BIKE RACK
[Symbol]	ACOUSTIC FENCING



8.	RECEIVED FOR DP	APR 15 2015
5.	RECEIVED FOR DP	MAY 26 2015
4.	RECEIVED FOR DP	SEP 21 2015
3.	ISSUED FOR ACP REVIEW	NOV 17 2015
2.	ISSUED FOR REVIEW	MAY 26 2017
1.	ISSUED FOR DP	MAY 26 2017
No.	Description	Date
Revisions: Read Up		

**plat + form**  
100-1000 WEST 119TH AVENUE, VANCOUVER, BC  
TEL: (604) 685-6312 FAX: (604) 685-6313

**DA Architects + Planners**  
200-1004 11th Avenue, Vancouver  
British Columbia, Canada V6B 5B9  
7604 685 6312  
www.darchitects.com

PROPOSED SHOPPING CENTRE  
11939-240 STREET  
MAPLE RIDGE, BC

Copyright Reserved: This plan and design are, and all in every respect, the intellectual property of DA Architects + Planners, and shall remain the property of DA Architects + Planners, and shall not be used or reproduced without the written consent of DA Architects + Planners.

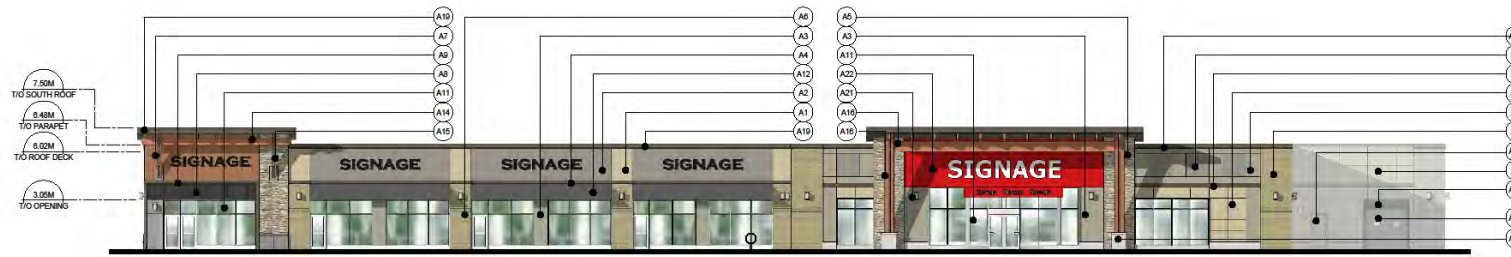
**SITE PLAN & SECTIONS**

Job No.	1705-000	Drawn	AD NOTED
Drawn	ND	Checked	ND
Approved		Signature	
Date	2017.05.10	Revised	0

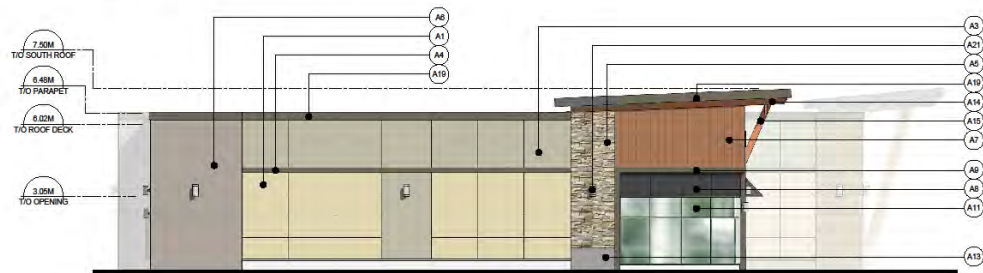
**A1.1**

# APPENDIX D

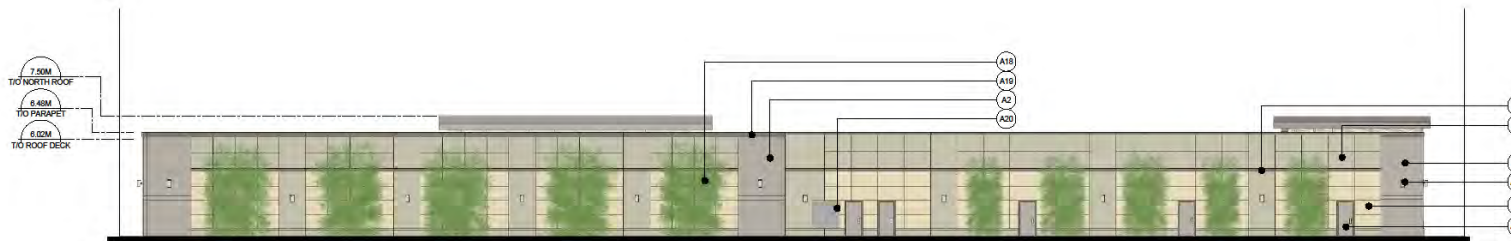
## KEY PLAN



1 Building 200 - East Elevation  
1:150



2 Building 200 - South Elevation  
1:100



3 Building 200 - West Elevation  
1:150



4 Building 200 - North Elevation  
1:100

MATERIALS AND COLOURS LEGEND	
A1	TILT-UP CONCRETE SMOOTH-PAINTED - COLOUR - BEIGE
A2	TILT-UP CONCRETE SMOOTH-PAINTED - COLOUR - GREY
A3	TILT-UP CONCRETE SMOOTH-PAINTED - COLOUR - SAGE GREEN
A4	TILT-UP CONCRETE SMOOTH-PAINTED - COLOUR - DARK TAUPE
A5	CULTURED STONE VENEER
A6	BRICK VENEER - SAND BROWN
A7	HORIZONTAL WOOD CLADDING - COLOUR - CHARCOAL
A8	EXTERIOR CLADDING - COLOUR - CHARCOAL
A9	METAL TRIM - PAINTED - COLOUR - DARK TAUPE
A10	SPANDREL PANEL
A11	STOREFRONT GLAZING GLAZING - CLEAR LOW-E FRAMES - ALUMINUM - CLEAR ANODIZED
A12	FABRIC AWNING - CHARCOAL
A13	EXPOSED CONCRETE
A14	WOOD RAFTER
A15	WOOD KNEE-BRACE
A16	CANOPY STRUCTURE - PAINTED HSS FACED W/ SOLID WOOD
A17	FIRE RATED EXIT DOOR - SOLID CORE PRESSED STEEL - PAINTED - COLOUR GREY
A18	GREEN WALL - CLEMATIS, BOSTON IVY OR SIMILAR
A19	PRE-FINISHED METAL FLASHING
A20	GAS METER(S)
A21	EXTERIOR WALL MOUNT LIGHT FIXTURE
A22	TILT-UP CONCRETE SMOOTH-PAINTED - COLOUR - RED
A23	DOCK SEAL
A24	OH SECTIONAL METAL DOOR
A25	CONCRETE SMOOTH - PAINTED - COLOUR - OFF WHITE

plat:form  
Platform Project Ltd  
900 - 1200 WEST 73RD AVENUE VANCOUVER, BC  
TEL: (604) 563-0000 FAX: (604) 563-0001

**DA**  
DA Architects + Planners  
200 - 1014 Homer Street, Vancouver  
British Columbia, Canada V6B 2B9  
T 604 685 6312  
F 604 685 0988  
www.da-architects.ca

PROPOSED  
SHOPPING CENTRE  
11939-240 STREET  
MAPLE RIDGE, BC

Copyright Reserved. This plan and design are, and all other contents are the exclusive property of DA Architects + Planners, and cannot be used or reproduced without the Architect's written consent.

Sheet Title  
BUILDING 200 ELEVATIONS

Job No.	1520-000	Sheet No.	
Scale	AS NOTED		
Drawn	ND		
Checked			
Approved			
Date	2017.10.10	Revision	4

A2.2



## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council

**MEETING DATE:** October 16, 2018  
**FILE NO:** 11-5245-20-2012-004  
& 06-2240-20

**FROM:** Chief Administrative Officer

**MEETING:** Council

**SUBJECT:** Excess Capacity/Extended Services Agreement LC 161/18

---

### EXECUTIVE SUMMARY:

A developer has subdivided land at 23791 112 Avenue. Part of the subdivision servicing is considered to be excess or extended servicing in accordance with the Local Government Act. The extended servicing benefits adjacent properties. Latecomer Agreement LC 161/18 provides the municipality's assessment of the attribution of the costs of the excess or extended servicing to the benefiting lands.

### RECOMMENDATION:

That with respect to the subdivision of lands involved in subdivision 2012-004- SD located at 23791 112 Avenue, be it resolved:

1. That the cost to provide the excess or extended services is, in whole or in part, excessive to the municipality and that the cost to provide these services shall be paid by the owners of the land being subdivided, and
2. That Latecomer Charges be imposed for such excess or extended services on the parcels and in the amounts as set out in the staff report dated October 16, 2018; and further
3. That the Corporate Officer be authorized to sign and seal Excess Capacity Latecomer Agreement LC 161/18 with the subdivider of the said lands.

### DISCUSSION:

#### a) Background Context:

The attached map identifies the lands which are involved in the subdivision and those which will benefit from the excess or extended. The cost breakdown for each excess or extended service is shown on attached Schedule A.

In addition, a copy of Excess Capacity Latecomer Agreement LC 161/18 is also attached for information purposes.

**b) Strategic Alignment:**

Administration of excess or extended services legislation complies with the Smart Managed Growth element of the Corporate Strategic Plan. The administration procedure supports the requirement for a developer to construct municipal infrastructure in support of land development and recognizes that the infrastructure may provide benefit to other land.

**c) Policy Implications:**

Part 26, Division 11, of the Local Government Act provides that where a developer pays all or part of the cost of excess or extended services, the municipality shall determine the proportion of the cost of the service which constitutes excess or extended service and determine the proportion of the cost of the service to be attributed to parcels of land which the municipality considers will benefit from the service. Latecomer Agreement LC161/18 will provide such determination for Subdivision SD 2012-004-SD.

**CONCLUSION:**

A developer has provided certain services in support of Subdivision 2012-004-SD. Some of the services benefit adjacent lands therefore, it is appropriate to impose Latecomer Charges on the benefitting lands. Latecomer Agreement LC 161/18 summarizes the municipality's determination of benefitting lands and cost attribution and also establishes the term over which such Latecomer Charges will be applied.

"Original signed by Mike Canning"

Prepared by: **Mike Canning, PEng.**  
**Manager of Infrastructure Development**

"Original signed by David Pollock"

Prepared by: **David Pollock, PEng.**  
**Municipal Engineer**

"Original signed by Frank Quinn"

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

"Original signed by Paul Gill"

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

TG/mi

Att: Schedule A  
Benefitting Property Map  
Excess Capacity Latecomer Agreement

**Schedule A**

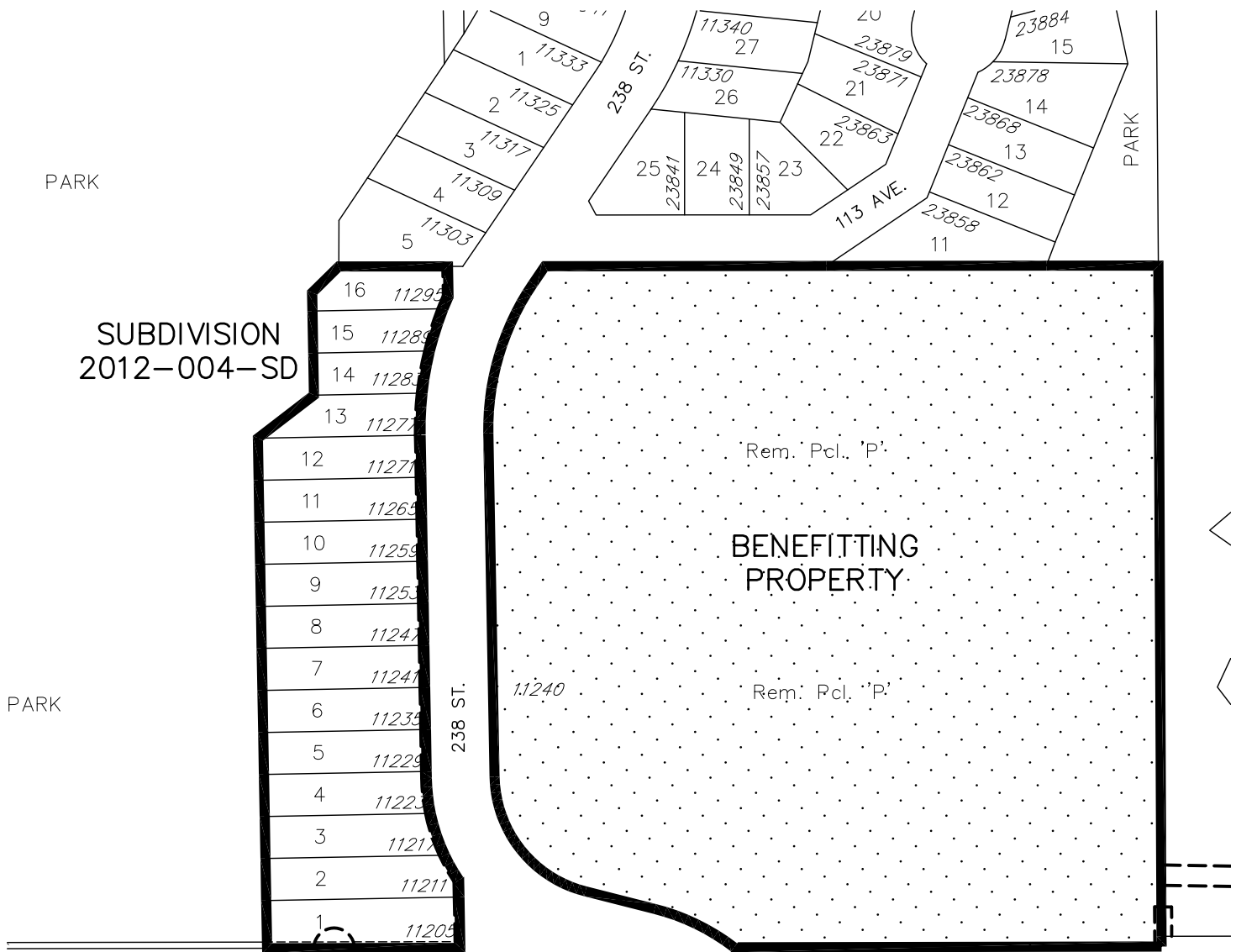
TYPE OF EXCESS OR EXTENDED SERVICE

1. EXTENDED NOMINAL SERVICE

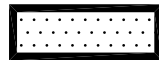
Service	Total Number of Equivalent Development Units (EDU)	Total Cost Of Benefit	Cost Per EDU	EDU's On Benefiting Property	Benefit Attributed By Property Excluding Subdivision
Road	32	\$693,814.00	\$21,681.69	16	Rem. Pcl. P, RP 1224 RN 84503-0000-9 1 x \$346,907.00
Watermain	32	\$79,972.00	\$2,499.13	16	Rem. Pcl. P, RP 1224 RN 84503-0000-9 1 x \$39,986.00

A total of all of the aforementioned services for each property is as follows:

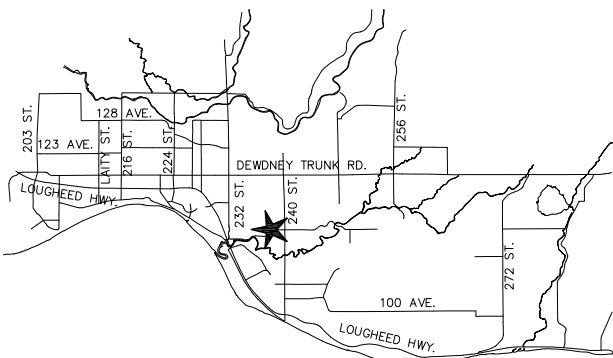
Parcel "P", Part SE $\frac{1}{4}$ , Except Plan EPP 62575, Reference Plan 1224, Section 16, Township 12, New Westminster District	\$386,893.00
---	--------------



DEVELOPMENT BOUNDARY



BENEFITTING PROPERTIES



SCALE:  
N.T.S.



CITY OF MAPLE RIDGE  
ENGINEERING  
DEPARTMENT

5245-20-2012-004  
L/C 161/18

DATE: SEP 2018

FILE/DWG No LC161-2018

EXCESS CAPACITY LATECOMER AGREEMENT

LC 161/18 – 2012-004-SD

THIS AGREEMENT made the       day of       , 2018

**BETWEEN:**     **Maple Industries Ltd.**  
                  **22564 Lougheed Highway**  
                  **Maple Ridge, BC V2X 2V1**

(Hereinafter called the “Subdivider”)

**OF THE FIRST PART**

**AND:**

**CITY OF MAPLE RIDGE**, a Municipal Corporation under the “Municipal Act”, having its offices at 11995 Haney Place, in the City of Maple Ridge, in the Province of British Columbia

(Hereinafter called the “City”)

**OF THE SECOND PART**

**WHEREAS:**

- A.     The Subdivider has developed certain lands and premises located within the City of Maple Ridge, in the Province of British Columbia, and more particularly known and described as:

Parcel “G” (Reference Plan 1387) Except Portion on Plan LMP 38552 of the South East Quarter Section 16, Township 12, New Westminster District

(Hereinafter called the “said lands”);

- B.     In order to facilitate the approval of the subdivision of the said lands, the Subdivider has constructed and installed the road and water services shown on the design prepared by Aplin & Martin Engineering, project no. AM 14-141/DX 110/238 and marked as “Reviewed as Noted” by the Municipality on August 29, 2016. Maple Ridge Project No.5245-20-2012-004.

(Hereinafter called the “Extended Services”);

- C.     The extended services have been provided with a capacity to service the said lands and other than the said lands;
- D.     The City considers its cost to provide the Extended Services to be excessive;
- E.     The Subdivider has provided the Extended Services in the Amount of \$773,786.00

F. The City has determined that

Parcel "P", Part SE ¼, Except Plan EPP 62575, Reference Plan 1224, Section 16, Township 12, New Westminster District

(the "Benefitting Lands") will benefit from the Extended Services;

G. The City has imposed as a condition of the owner of the Benefitting Lands connecting to or using the Extended Services, a charge (the "Latecomer Charge") on the Benefitting Lands in the following amounts:

Rem. Parcel "P" Reference Plan 1224

RN 84503-0000-9

- \$346,907.00 for access to the road on 238 Street
- \$39,986.00 for use of the watermain on 238 Street

plus interest calculated annually from the date of completion of the Extended Services as certified by the General Manager Public Works & Development Services of the City (the "Completion Date") to the date of connection of the Benefitting Lands to the Extended Services;

H. The Latecomer Charge when paid by the owner of the Benefitting Lands and collected by the City shall pursuant to Section 939 (7) of the Local Government Act R.S.B.C. 1996, c.323 be paid to the Subdivider as provided for in this Agreement.

**NOW THEREFORE AS AUTHORIZED BY** Section 939 (9) of the Local Government Act R.S.B.C 1996, c. 323, the parties hereto agree as follows:

1. The Latecomer Charge, if paid by the owner of the Benefitting Lands and collected by the City within fifteen (15) years of the Completion Date shall be paid to the Subdivider and in such case payment will be made within 30 days of the next June 30<sup>th</sup> or December 31<sup>st</sup> that follows the date on which the Latecomer Charge was collected by the City.

2. This Agreement shall expire and shall be of no further force and effect for any purpose on the earlier of the payment of the Latecomer Charge by the City to the Subdivider, or fifteen (15) years from the Completion Date, and thereafter the City shall be forever fully released and wholly discharged from any and all liability and obligations herein, or howsoever arising pertaining to the Latecomer Charge, and whether arising before or after the expiry of this Agreement.

3. The Subdivider represents and warrants to the City that the Subdivider has not received, claimed, demanded or collected money or any other consideration from the owner of the Benefitting Lands for the provision, or expectation of the provision of the Extended Services, other than as contemplated and as provided for herein; and further represents and warrants that he has not entered into any agreement with the owner of the Benefitting Lands for consideration in any way related to or connected directly or indirectly with the provision of the Extended Services. The representations and warranties of the Subdivider herein shall, notwithstanding paragraph 2 of this Agreement, survive the expiry of this Agreement.

4. The Subdivider (if more than one corporate body or person) hereby agrees that the City shall remit the Latecomer Charge to each corporate body or person in equal shares.

5. If the Subdivider is a sole corporate body or person, the City shall remit the Latecomer Charge to the said sole corporate body or person, with a copy to the following (name and address of director of corporate body, accountant, lawyer, etc.):

---

---

---

6. In the event that the Subdivider is not the owner of the said lands, the owner shall hereby grant, assign, transfer and set over unto the Subdivider, his heirs and assigns, all rights, title and interest under this Agreement.

**IN WITNESS WHEREOF** the parties hereto have hereunto affixed their respective Corporate Seals, attested by the hands of their respective officers duly authorized in that behalf, the day and year first above written.

**SUBDIVIDER**

---

Subdivider - Authorized Signatory

---

Subdivider - Authorized Signatory

**CITY OF MAPLE RIDGE**

---

Corporate Officer - Authorized Signatory

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Community Emergency Protection Fund Application

**MEETING DATE:** October 16, 2018  
**FILE NO:**  
**MEETING:** Council

---

**EXECUTIVE SUMMARY:**

Through Emergency Management of British Columbia (EMBC), the City of Maple Ridge has made an application to the Community Emergency Preparedness Fund (CEPF) under the 2018 Structural Flood Mitigation Program. In response to past freshet events the City of Maple Ridge constructed temporary flood protection works along Tamarak Lane to increase the level of protection against flooding. This project would raise Tamarak Lane to an elevation that would eliminate the need for those temporary measures. Tamarak Lane is part of Road 13 diking district.

A condition of the CEPF application approval process is that proposed works are supported by a Council resolution.

**RECOMMENDATION(S):**

**That the application for Community Emergency Preparedness Funding (CEPF) 2018 Structural Flood Mitigation Program project be supported; and further**

**That the City provide overall grant management for the project.**

**DISCUSSION:**

**a) Background Context:**

Over the past decade Maple Ridge has experienced a number of freshet events. As part of the City's Emergency Response Planning during a freshet, temporary flood protection works are installed along Tamarak Lane. This project would see that section of Tamarak Lane raised to an elevation that would eliminate the need for the temporary measures.

**b) Citizen/Customer Implications:**

Property owners accessing Tamarak Lane will be consulted prior to the work being advanced.

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

The total value of the CEPF grant is \$75,000. Tamarack Lane road surface restoration is included within the existing Annual Capital Paving Program bringing the total project costs to \$115,000.



## CONCLUSIONS:

The Union of BC Municipalities (UBCM) Community Emergency Protection Fund (CEPF) provides an opportunity for the City of Maple Ridge to raise Tamarak Lane to an elevation that would eliminate the need for temporary measures during freshet events. A condition of CEPF application approval process is that the proposed work applied for be supported by a Council resolution. This report seeks that resolution from Council.

"Original signed by Scott Salsbury"

*Prepared by:* Scott Salsbury,  
Superintendent of Sewerworks

"Original signed by Trevor Thompson"

*Approved by:* Trevor Thompson, BBA, CPA, CGA  
Chief Financial Officer

"Original signed by James Storey"

*Approved by:* James Storey,  
Director of Engineering Operations

"Original signed by Frank Quinn"

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

"Original signed by Paul Gill"

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

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
**FROM:** and Members of Council  
Chief Administrative Officer  
**MEETING DATE:** October 16, 2018  
**FILE NO:**  
**MEETING:** Council Meeting  
**SUBJECT:** Contract Award: Contract RFP-OP18-65 Fabric Shelter Construction

---

### EXECUTIVE SUMMARY:

The approved annual budget includes funding for additional salt storage capacity at the Operations Centre. The current salt storage structure was built in the early 1990s. Additional storage is required to meet snow response demands due to the growth of the City over the past three decades.

A public request for proposals was issued and five tenders were received with four being conforming to the tender requirement. Following an evaluation of the tenders it is recommended that the contract be awarded to the low tenderer, Universal Cover Corporation.

### RECOMMENDATION(S):

That Contract RFP-OP18-65 for the supply, delivery and construction of a fabric structure at the City of Maple Ridge Operations Centre be awarded to Universal Cover Corporation, in the amount of \$186,370 plus taxes;

That a contingency of \$37,274 be established for this project;

That Accumulated Surplus be utilized for project costs exceeding the Financial Plan allocation of \$175,000; and further

That the Corporate Officer be authorized to execute the contract.

### DISCUSSION:

#### a) Background Context:

The City's response to snow events relies heavily on the availability of salt. Storage of a sufficient amount of salt is critical to a comprehensive reliable response. The growth in the number of streets and neighbourhoods requiring salt during snow events has dictated the need for additional salt storage capacity. The approved annual budget includes funding to address this need.

A public request for proposals was issued and four conforming tenders were received. Following an evaluation of the tenders it is recommended that the contract be awarded to the low tenderer, Universal Cover Corporation.

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

**The four conforming bids are:**

- 1) Universal Cover Corporation Inc.- \$186,370
- 2) SpanMaster Structures Limited - \$220,445.57
- 3) G&B Portable Fabric Buildings - \$244,563
- 4) Coverstar Structures - \$332,700

Evaluation of the low bid concludes that the contract be awarded to Universal Cover Corporation Inc. Costs do not include taxes.

The Financial Plan includes a budget of \$175,000 for this project. It is recommended that Accumulated Surplus be utilized for project costs exceeding this.

**CONCLUSIONS:**

A public request for proposals was issued for the supply, delivery and construction of a salt storage structure at the City's Operations Centre. Four conforming tenders were received. Following an evaluation of the tenders it is recommended that the contract be awarded to the low tenderer, Universal Cover Corporation. The project is approved is the annual budget. It is recommended that the contract be awarded to the low tenderer Universal Cover Corporation.

"Original signed by Walter Oleschak"

*Prepared by:* Walter Oleschak,  
Superintendent of Roads & Fleet

"Original signed by Trevor Thompson"

*Approved by:* Trevor Thompson, BBA, CPA, CGA  
Chief Financial Officer

"Original signed by Frank Quinn"

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

"Original signed by Frank Quinn" for

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

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Community to Community (C2C) Forum Grant Program

**MEETING DATE:** October 16, 2018  
**DOC ID:** 2044525  
**MEETING:** Council

---

**EXECUTIVE SUMMARY:**

The City has interests in common with our neighbours, Katzie First Nation and Kwantlen First Nation, and we collaborate and take action on specific issues. The Union of British Columbia Municipalities (UBCM) has a program that provides grant funding to support local government opportunities for joint actions, collaborative discussions and tangible outcomes with First Nations communities.

The last forum was held in February 2017 over two days. The intake for funding to support a 2019 forum closes October 31, 2018. This would financially support a forum in the first year of the next Council term to enhance relationships and continue developing coordinated approaches for future initiatives and issues of common interest.

The decision on whether to have a forum would be determined in the subsequent Council term, with the current Council ensuring the financial support is in place if needed.

**RECOMMENDATION:**

**That staff be authorized to submit the Community to Community (C2C) Forum grant application.**

**DISCUSSION:**

Applicants are required to provide fifty percent (50%) of the total eligible costs for the forum in cash or in-kind contributions. The maximum grant is \$5,000.

**CONCLUSIONS:**

UBCM provides funding to strengthen relationships between local governments and neighbouring First Nations and to develop coordinated approaches on joint interests. In order to meet the grant application deadline, a resolution to apply for grant funding is required in the current Council term. The decision to hold the forum would be made in the subsequent Council term.

"Original signed by Laura Benson

*Prepared by:* Laura Benson, CPA, CMA  
Director of Corporate Administration

"Original signed by Kelly Swift"

*Approved by:* Kelly Swift, MBA  
General Manager Parks, Recreation & Culture

"Original signed by Paul Gill"

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

:tc

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** October 16, 2018  
**FILE NO:** 06-09-4200-01  
**MEETING:** Council Meeting  
**SUBJECT:** Maple Ridge Freedom of Information and Protection of Privacy Bylaw No. 7415-2017

---

### EXECUTIVE SUMMARY:

Section 77 [Power to make bylaws] of the *Freedom of Information and Protection of Privacy Act* (the Act), requires that a local public body, by bylaw or other legal instrument by which the local public body acts, must designate a person or group of persons as the Head of the local public body for the purposes of this Act, and may set any fees the local public body requires to be paid under section 75 of the Act.

### RECOMMENDATION(S):

THAT Bylaw No. 7415-2017 be given first, second and third reading.

### DISCUSSION:

#### a) Background Context:

Careful consideration should go into the designation of the Freedom of Information and Protection of Privacy Head for the City, as this position is responsible for interpreting and administering the Act, and should be in a position to freely do so without the risk of interference or conflict of interest. The Head is responsible for making decisions under the Act, for ensuring compliance, and is ultimately responsible whether to disclose or withhold a requested record under the Act. Staff are recommending that the Corporate Officer be appointed to the position of Head due to the Corporate Officer's expected knowledge of the Act and ongoing decisions and orders made under the Act.

In consideration of the number of requests that the City receives in a yearly basis, it is recommended that a Coordinator be appointed to assist the Head with various responsibilities set out under the Act. Staff are recommending that the Records Management Coordinator be appointed to the position of FOI Coordinator, again due to the knowledge of the Act that is required for holding this position.

While the Act does allow for a group of persons to be appointed as the Head, this would require working knowledge of the Act and frequent formal meetings to make decisions.

Currently, the Corporate Officer has been providing the services and duties as the Head, and the Records Management Coordinator has been providing the services and duties as the Coordinator.

#### b) Desired Outcome/Strategic Alignment:

This bylaw brings the City into alignment with the goal of being legislatively compliant, by adhering to requirements under Section 77 of the *Freedom of Information and Protection of Privacy Act*.

**c) Citizen/Customer Implications:**

The proposed bylaw, once adopted, will be posted on the city's Freedom of Information and Protection of Privacy page of the website to inform those seeking records of the designated positions for carrying out records requests.

**d) Interdepartmental Implications:**

This policy will formalize what is currently happening.

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

Although legislation allows for charging of fees for some services related to Freedom of Information requests, there are so many exceptions and limitations to when the City can charge fees that it has rarely happened. Under limited circumstance Section 75 of the Act provides for fees to be charged by the public body for providing the following services:

- locating, retrieving and producing a record (except for the first three hours, but most require less than 3 hours);
- preparing the record for disclosure (time spent copying, printing, reassembling files, etc.);
- shipping and handling the record (based upon the method chosen by the applicant); and,
- providing a copy of the records (pursuant to the fees outlined in Freedom of Information and Protection of Privacy Regulation 323/93, as amended).

Under each of these broad categories of services, there are a number of activities associated with those services which could possibly be included in the costs. The Coordinator and the Head will keep these activities in mind when trying to develop a fee estimate in those rare incidents where it is appropriate.

**CONCLUSIONS:**

This bylaw is required to designate the position of the Head for the purposes of the *Freedom of Information and Protection of Privacy Act*.

“Original signed by Stephanie Nicols”

---

Prepared by: Stephanie Nichols,  
Records Management Coordinator

“Original signed by Laura Benson”

---

Approved by: Laura Benson, CPA, CMA  
Director of Corporate Administration

“original signed by Paul Gill”

---

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

Attachment: Bylaw No. 7415-2017

**CITY OF MAPLE RIDGE**

**BYLAW NO. 7415-2017**

A Bylaw for the administration of the *Freedom of Information and Protection of Privacy Act*

---

**WHEREAS**, Section 77 the *Freedom of Information and Protection of Privacy Act* (the Act), Chapter 165 [RSBC 1996], as amended, requires that a municipality by bylaw:

- (a) must designate a person or group of persons as the head of the municipality for the purposes of the Act; and,
- (b) may set any fees the municipality requires to be paid for providing the services described in Section 75 of the Act.

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

**1. Title**

This Bylaw may be cited as "Maple Ridge Freedom of Information and Protection of Privacy Bylaw No. 7415-2017."

**2. Definitions and Interpretation**

2.1. The definitions contained in Part I of the Act shall apply to this Bylaw except where the context requires otherwise.

2.2. In this By-law:

"Act" means the *Freedom of Information and Protection of Privacy Act*, RSBC 1996, Chapter 165, as amended.

"Applicant" means a person who makes a request for access to a record under the Act.

"Commercial Applicant" means a person who makes a request for access to a record to obtain information for use in connection with a trade, business, profession or other venture for profit.

"Coordinator" means the person designated in Section 3(2) of this Bylaw as the Freedom of Information and Privacy Coordinator ("FOI Coordinator").

"Council" means the Council of the City of Maple Ridge.

"Head" means the person designated under Section 3(1) of this Bylaw as the Head.

"City" means the City of Maple Ridge.

"Request" means a request under Section 5 of the Act.

"Records " includes book, documents, maps, drawings, photographs, letters, vouchers, papers and any other thing on which information is recorded or stored by graphic, electronic, mechanical or other means, but does not include a computer program or any other mechanism that produces records.



### **3. Designated Head and Duty Authorization**

- 3.1. The Corporate Officer is designated as the Head for the purposes of Act and is bound to uphold the spirit and intent of the Act.
- 3.2. In the absence of the Corporate Officer, the FOI Coordinator shall act as the Head.
- 3.3. The Records Management Coordinator is designated as the FOI Coordinator.
- 3.4. In the absence of the FOI Coordinator, the Confidential Secretary shall act as the FOI Coordinator.
- 3.5. For the purposes of the Act, the Head and the Coordinator shall act in their respective capacities for all Boards, Commissions and Committees of the City.

### **4. Powers of the Head and FOI Coordinator**

- 4.1. The Head may delegate any of the Head's duties under the Act to the FOI Coordinator.

### **5. Fees**

- 5.1. Pursuant to Section 75 [Fees] of the Act, an applicant making a request shall pay to the City the fees set out in Section 7 [Fees] of the *Freedom of Information and Protection of Privacy Regulation 323/93*, as amended, for the following services:
  - (a) locating, retrieving and producing the record;
  - (b) preparing the record for disclosure;
  - (c) shipping and handling the record; and,
  - (d) providing a copy of a record.
- 6. If any section, subsection, clause or other part of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

**READ** a first time the \_\_\_\_ day of \_\_\_\_\_, 2018.

**READ** a second time the \_\_\_\_ day of \_\_\_\_\_, 2018.

**READ** a third time \_\_\_\_ day of \_\_\_\_\_, 2018.

**ADOPTED** the \_\_\_\_ day of \_\_\_\_\_, 2018.

---

**PRESIDING MEMBER**

---

**CORPORATE OFFICER**

## City of Maple Ridge

**TO:** Her Worship Mayor Nicole Read  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Award of Contract ITT-FD18-64: Fire Hall 4 and Training Centre Construction

**MEETING DATE:** October 16, 2018  
**FILE NO:**  
**MEETING:** Council

---

### EXECUTIVE SUMMARY:

Four submissions were received on October 9, 2018 for ITT-FD18-64: Fire Hall 4 and Training Centre Construction. Staff reviewed the bid submissions in accordance with established evaluation criteria and is recommending an award of a contract to the lowest priced compliant bid submission.

### RECOMMENDATIONS:

1. That Contract ITT-FD18-64: Fire Hall 4 and Training Centre Construction be awarded to Yellowridge Construction Ltd. for a contract price of \$14,998,000 (excluding GST), and;
2. That a contingency of 7.5% in the amount of \$1,124,850 (excluding GST) be established for this project, and;
3. That the next Financial Plan Bylaw amendment include an additional \$2,550,000 for Fire Hall 4 and Training Centre construction funded \$1,250,000 from Accumulated Surplus and \$1,300,000 from the Fire Department Capital Acquisition Reserve, and further;
4. That the Corporate Officer be authorized to execute the contract.

### DISCUSSION:

#### a) Background Context:

On November 7, 2016 Council directed staff to begin the process of design for Fire Hall 4 and an associated Training Centre. Staff, along with the consultant team, have completed design work and tendered the project for construction. Staff initially invited construction firms to submit their names to a prequalification process and then invited short listed companies to participate in the Invitation To Tender (ITT) process. Submissions consisted of four bids representing all of the prequalified firms. The lowest priced compliant submission is being recommended.

Staff updated council on April 24, 2018 with revised budgetary numbers based on rough estimates (class D) in the order of magnitude of \$15,000,000. This budget was determined at early design phase of the project and was expected to be inclusive of all components of the project including construction costs, construction contingency, road improvement cost share, and professional fees. In consideration of tender responses, the overall budget has escalated to \$17,550,000 inclusive of all aforementioned components. Construction market conditions are

largely responsible for overall escalation in budget with secondary factors relating to the level of site civil work required. This adjustment in budget is commensurate with other construction projects across the region that have been subject to volatility in market conditions. Project scope is unchanged since the time of initial cost estimates and budget update; a financial funding framework to cover the additional budget has been developed.

**b) Desired Outcome:**

To develop the necessary infrastructure that will support the mission of delivering high calibre Fire Department services combined with realizing economies of scope as it relates to including IT infrastructure improvements into the project.

**c) Strategic Alignment:**

As part of being a resilient city, community safety requires the necessary infrastructure to delivery that mandate effectively. Growing neighborhoods create increased demands on fire department resources. This proposed civic facility will support the existing composite model fire department as it is intended to be staffed with a contingent of paid-on-call fire fighters living in Albion area, potentially reducing response times. The training ground will support continued skill development and maintenance representing a critical function of the Fire Department. Investment in a civic facility of this nature will provide long term support for the City. It has been designed taking into consideration future growth of the City, its Fire Department, and its IT Department. Should this project not move forward, the needs of an existing neighbourhood, and overall growing City, will remain unfulfilled leaving a gap in service capability that will become increasingly more expensive to close with time.

**d) Citizen/Customer Implications:**

Exceptional customer service in relation to emergency response is a stated priority of Council. This facility is proposed in the Albion neighborhood which is known to be expanding at a rapid rate. By placing a fire hall in proximity of this growth, citizens may well realize reduced response times with the inclusion of additional paid-on-call firefighters in the area. Additionally the Fire Department hopes to realize a paid-on-call firefighter recruitment benefit by placing a fire hall in a developing neighborhood consisting of young families who are generally more inclined to work for the City in that capacity.

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

Earlier this year, Council approved a budget of approximately \$15,000,000 for this project based on costs estimates in March. The funding sources included: approved borrowing of \$6,000,000, the Fire Department Capital Acquisition Reserve (FDCAR) of approximately \$8.6 million and the Capital Works Reserve of approximately \$400,000. The repayment of the debt, over the next 10 years, is funded through the FDCAR.

To award this contract and provide a construction contingency, an additional \$2.55 million is required; an increase of approximately 17%. This can be funded through Accumulated Surplus for \$1.25 million and the balance, including any construction contingency used, be funded through the FDCAR.

No additional property tax increases are required as the Fire Department's capital plans, including the associated debt payments, are contained within existing approved reserve allocations.

Estimated operating costs for the building are included in the adopted five year financial plan and will be revisited for accuracy once the facility is in use.

**CONCLUSIONS:**

Staff recommends that the contract for the Fire Hall and Training Centre Construction be awarded to Yellowridge Construction Ltd. for \$14,998,000. An additional funding allotment of \$1,124,850, representing 7.5%, is also recommended as a contingency fund.

The benefits of this new facility will improve the service delivery of the Fire Department by providing both a facility for Paid-On-Call members in the Albion community to respond to and a facility for firefighters to learn and maintain their skill sets. Additionally, this facility will incorporate an Information Technology server room capable of supporting the City's IT requirements and host possible co-location services. Approval of this contract will continue to move this project ahead as directed by Council.

"Original signed by Michael Van Dop"

*Prepared by:* Michael Van Dop, MBA, Deputy Fire Chief

"Original signed by Howard Exner"

*Approved by:* Howard Exner, Fire Chief

"Original signed by Trevor Thompson"

*Reviewed by:* Trevor Thompson, CPA, CGA, Chief Financial Officer

"Original signed by Paul Gill"

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