

City of Maple Ridge

COUNCIL MEETING AGENDA

April 13, 2021

7:00 p.m.

Virtual Online Meeting including Council Chambers

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 website at www.mapleridge.ca

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

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

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

400 **ADOPTION OF MINUTES**

401 Minutes of the Regular Council Meeting of March 30, 2021

500 **PRESENTATIONS AT THE REQUEST OF COUNCIL**

600 **DELEGATIONS**

601 **Downtown Maple Ridge Business Improvement Association Annual Review**

- Ineke Boekhorst, Executive Director

700 ITEMS ON CONSENT

701 Minutes

701.1 Development Agreements Committee Meetings

- March 10, 2021
- March 31, 2021
- April 7, 2021

701.2 Committees and Commissions of Council Meetings

- Social Policy Advisory Committee - January 6, 2021
- Parks, Recreation and Culture Committee - January 27, 2021
- Advisory Design Panel - February 17, 2021

702 Reports

702.1 Disbursements for the month ended February 28, 2021

Staff report dated April 13, 2021 providing information on disbursements for the month ended February 28, 2021.

703 Correspondence

704 Release of Items from Closed Council Status

From the Closed Council Meeting of April 6, 2021

- Item 04.01 Police Dispatch Services Agreement Renewal - to be forwarded to the April 13, 2021 Council Meeting

705 Recommendation to Receive Items on Consent

800 UNFINISHED BUSINESS

801 Police Dispatch Services Agreement Renewal

Staff report dated April 13, 2021 recommending that the Second Renewal and Amending Dispatch Services Agreement between the City of Maple Ridge and E-Comm be renewed for a two year period and that the Corporate Officer be authorized to execute the agreement.

900 CORRESPONDENCE

1000 BYLAWS

Bylaws for Adoption

- 1001 Maple Ridge Ticket Information Utilization Amending Bylaw No. 7680-2020**
To include the recently adopted Zoning Bylaw, Boulevard Maintenance Bylaw and Sign Bylaw and other housekeeping changes
- 1002 Maple Ridge Bylaw Notice Enforcement Amending Bylaw No. 7681-2020**
To include the recently adopted Zoning Bylaw, Boulevard Maintenance Bylaw and Sign Bylaw and other housekeeping changes
- 1003 Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 7663-2020**
To include amendments incorporating changes resulting from the adoption of the Zoning Bylaw including updated permitted uses, changes to zone names, addition of new zones, updated references to the Zoning Bylaw, other municipal bylaws and government regulation and formatting improvements
- 1004 Maple Ridge Subdivision and Development Servicing Amending Bylaw No. 7671-2020**
To include amendments incorporating changes resulting from the adoption of the Zoning Bylaw including updated permitted uses, changes to zone names, addition of new zones, updated references to the Zoning Bylaw, other municipal bylaws and government regulation and formatting improvements

1100 COMMITTEE REPORTS AND RECOMMENDATIONS

*The items in the "Committee Reports and Recommendations" category are staff reports presented at an earlier Committee of the Whole meeting, typically a week prior, to provide Council with an opportunity to ask staff detailed questions. The items are now before the regular Council Meeting for debate and vote. Both meetings are open to the public. **The reports are not reprinted again in hard copy, however; they can be found in the electronic agenda or in the Committee of the Whole agenda package dated accordingly.***

Planning & Development Services

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

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

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

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

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

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

Engineering Services

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

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

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

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

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

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

Corporate Services

Parks, Recreation and Culture

1200 STAFF REPORTS

1300 OTHER MATTERS DEEMED EXPEDIENT

1400 PUBLIC QUESTION PERIOD

1500 MAYOR AND COUNCILLOR REPORTS

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING

1700 ADJOURNMENT

PUBLIC QUESTION PERIOD

During the COVID-19 health emergency it is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens. We are doing business a bit differently during this time by having Council members attend remotely and having only necessary staff present in person to administer the meetings. Balancing the health and safety of citizens and our democratic processes is first and foremost in our approach during this health emergency.

The purpose of the Public 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.

As noted, during the COVID-19 health emergency, we will be using new virtual tools to ensure that citizens' voices are being heard as part of our meetings. For more information on virtual participation please go to <http://mapleridge.ca/640/Council-Meetings>. 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 session is limited to 15 minutes.

If you have a question or comment that you would normally ask as part of Public Question Period, you can email clerks@mapleridge.ca before 4:00 p.m. on the day of the meeting and your questions or comments will be shared with Council. If you miss this deadline staff will respond to you in writing as soon as possible.

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

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

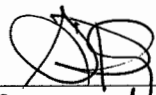
We thank citizens for their support as we try innovative approaches to keep us all connected even as we separate to stop the spread of COVID-19.

For more information on these opportunities contact:

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

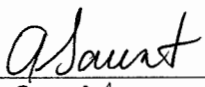
APPROVED BY:

DATE:


Apr. 8/21

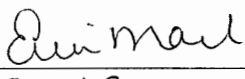
PREPARED BY:

DATE:


April 8, 2021

CHECKED BY:

DATE:


April 8/21

400 Adoption and Receipt of Minutes

401 Minutes of Regular and Special Council Meetings

City of Maple Ridge

COUNCIL MEETING MINUTES

March 30, 2021

The Minutes of the City Council Meeting held virtually and hosted in Council Chambers on March 30, 2021 at 7:00 p.m. at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor M. Morden
Councillor J. Dueck
Councillor K. Duncan
Councillor C. Meadus
Councillor G. Robson
Councillor R. Svendsen
Councillor A. Yousef

Appointed Staff

A. Horsman, Chief Administrative Officer
C. Carter, General Manager Planning & Development Services
C. Crabtree, General Manager Corporate Services
S. Hartman, General Manager Parks, Recreation & Culture
S. Nichols, Corporate Officer
D. Pollock, General Manager Engineering Services
T. Thompson, Director of Finance

Other Staff as Required

C. Goddard, Director of Planning
J. Mickelborough, Director of Engineering

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

Note: Due to the COVID-19 pandemic, Councillor Duncan, Councillor Robson and Councillor Yousef participated electronically. The Mayor chaired the meeting from Council Chambers.

100 **CALL TO ORDER**

200 **AMENDMENTS TO THE AGENDA**

300 **APPROVAL OF THE AGENDA**

R/2021-CM-087

It was moved and seconded

That the agenda of the Regular Council Meeting of March 30, 2021 be adopted as circulated.

CARRIED

400 *ADOPTION AND RECEIPT OF MINUTES*

- 401 Minutes of the Special Council Meeting of February 16, 2021 and the Regular Council Meeting of March 9, 2021

R/2021-CM-088

It was moved and seconded

That the minutes of the Special Council Meeting of February 16, 2021 and the Regular Council Meeting of March 9, 2021 be adopted as circulated.

CARRIED

- 402 Report of the Public Hearing of March 23, 2021

R/2021-CM-089

It was moved and seconded

That the report of the Public Hearing of March 23, 2021 be adopted as circulated.

CARRIED

500 *PRESENTATIONS AT THE REQUEST OF COUNCIL*

600 *DELEGATIONS*

- 601 Kanaka Education and Environmental Partnership Society ("KEEPS")

Ross Davies, Education Coordinator, gave a presentation providing a detailed review of projects carried out and accomplishments achieved by KEEPS in 2020. He advised on partnerships and online spring and summer programs run by KEEPS and highlighted the bear education program and the Bell-Irving Hatchery/Kanaka Creek Watershed Stewardship Centre.

700 *ITEMS ON CONSENT*

- 701.1 Development Agreements Committee Meetings

- March 17, 2021

- 701.2 Committees and Commissions of Council Meetings

- Audit & Finance Committee – January 20, 2021
- Community Development & Enterprise Services Committee – March 3, 2021

702 Reports

702.1 Disbursements for the month ended January 31, 2021

Staff report dated March 30, 2021 providing information on disbursements for the month ended January 31, 2021.

702.2 2021 Council Expenses

Staff report dated March 30, 2021 providing information on Council expenses recorded to February 28, 2021.

702.3 Fraser River Waterfront Revitalization Initiative

Staff report dated March 23, 2021 providing further information as requested by Maple Ridge Council on the Fraser River Waterfront Revitalization Initiative proposed by the Surrey Board of Trade.

703 Correspondence – Nil

704 Release of Items from Closed Council Status – Nil

705 Recommendation to Receive Items on Consent

R/2021-CM-090

It was moved and seconded

That Item 702.3 be removed from the items on consent.

CARRIED

R/2021-CM-091

It was moved and seconded

That the items on the Consent Agenda of the March 30, 2021 Council Meeting be received into the record.

CARRIED

702.3 Fraser River Waterfront Revitalization Initiative

Staff report dated March 23, 2021 providing further information as requested by Maple Ridge Council on the Fraser River Waterfront Revitalization Initiative proposed by the Surrey Board of Trade.

Staff provided a summary on the item and responded to questions from Council.

R/2021-CM-092

It was moved and seconded

That the staff report dated March 23, 2021 providing further information as requested by Maple Ridge Council on the Fraser River Waterfront Revitalization Initiative proposed by the Surrey Board of Trade be received for information.

CARRIED

Councillor Duncan – OPPOSED

800 UNFINISHED BUSINESS – Nil

900 CORRESPONDENCE – Nil

1000 BYLAWS

Note: Items 1001 to 1006 are from the March 23, 2021 Public Hearing

Bylaws for Third Reading

1001 2014-070-RZ, 10470 245B Street and 24589 104 Avenue

1001.1 Maple Ridge Official Community Plan Amending No. Bylaw 7156-2015
To adjust the area designated Conservation around the watercourse

R/2021-CM-093

Moved and seconded

That Official Community Plan Amending No. Bylaw 7156-2015 be given third reading.

CARRIED

1001.2 Maple Ridge Zone Amending Bylaw No. 7157-2015

To rezone from RS-2 (Single Detached Suburban Residential) to RS-1b (Single Detached (Medium Density) Residential) to permit a future subdivision of 11 lots and 0.277ha (0.68 acres) of dedicated parkland

R/2021-CM-094

Moved and seconded

That Zone Amending Bylaw No. 7157-2015 be given third reading.

CARRIED

- 1002 **2019-409-RZ, 12471 223 Street**
 Maple Ridge Zone Amending Bylaw No. 7613-2020
 To rezone from RS-1 (Single Detached Residential) to R-4 (Single Detached
 (Infill) Urban Residential) to permit the future subdivision of 2 lots

R/2021-CM-095

Moved and seconded

That Zone Amending Bylaw No. 7613-2020 be given third reading.

CARRIED

- 1003 **2018-182-RZ, 11040 Cameron Court**
 Maple Ridge Zone Amending Bylaw No. 7562-2019
 To rezone from RS-2 (Single Detached Suburban Residential) to RS-1d (Single
 Detached (Half Acre) Residential) to permit the future subdivision of 6 lots
 utilizing density bonus provisions in the Zoning Bylaw

R/2021-CM-096

Moved and seconded

That Zone Amending Bylaw No. 7562-2019 be given third reading.

CARRIED

- 1004 **2018-190-RZ, 23627 132 Avenue**
 Maple Ridge Zone Amending Bylaw No. 7470-2018
 To rezone from RS-2 (Single Detached Suburban Residential) to RM-1 (Low
 Density Townhouse Residential) to permit the future construction of a 23 unit
 residential townhouse development

R/2021-CM-097

Moved and seconded

That Zone Amending Bylaw No. 7470-2018 be given third reading.

CARRIED

- 1005 **2020-031-RZ**
 Maple Ridge Zone Amending Bylaw No. 7629-2020
 To define and prohibit vape retail within the City of Maple Ridge

R/2021-CM-098

Moved and seconded

That Zone Amending Bylaw No. 7629-2020 be given third reading.

CARRIED

- 1006 2021-032-AL, (Golden Ears Way) Plan NWP63218, District Lot 280 Group 1 New Westminster Land District Dedicated Park & 63221
To exclude an 8.5 hectare (21 acre) parcel from the Agricultural Land Reserve to allow for a Metro Vancouver sewer main included within plans for regional growth management and sewer servicing

R/2021-CM-099

Moved and seconded

That Application 2021-032-AL not be authorized to go forward to the Agricultural Land Commission.

CARRIED

R/2021-CM-100

Moved and seconded

That Application 2021-032-AL be authorized to go forward to the Agricultural Land Commission with a summary of Council's comments and the staff report.

CARRIED

Bylaws for Adoption

- 1007 2018-249-RZ, 25180 108 Avenue
Staff report dated March 30, 2021 recommending adoption

Maple Ridge Zone Amending Bylaw No. 7517-2018

To rezone from A-2 (Upland Agricultural) and RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) and A-1 (Small Holding Agricultural) to permit a future subdivision of three lots.

R/2021-CM-101

Moved and seconded

That Zone Amending Bylaw No. 7517-2018 be adopted.

CARRIED

Councillor Duncan – OPPOSED

1100 *REPORTS AND RECOMMENDATIONS*

Planning and Development Services

- 1101 2020-432-RZ, 12211 and 12229 228 Street, RS-1 to RM-1

Staff report dated March 23, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7713-2021 to rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential) to permit

construction of 17 dwelling units be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999, along with the information required for a subdivision.

R/2021-CM-102

Moved and seconded

1. That Zone Amending Bylaw No. 7713-2021 be given First Reading; and
2. That the applicant provide further information as described on Schedules C, D, and E of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1102 2021-061-RZ, 21783 Loughheed Highway, C-2 to C-7

Staff report dated March 23, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7719-2021 to rezone from C-2 (Community Commercial) to C-7 (Loughheed Transit Corridor High Density Mixed-Use) to permit construction of a six storey, purpose-built rental apartment building and that Maple Ridge Zone Amending Bylaw No. 7721-2021 to amend Zoning Bylaw No. 7500-2019 by adding a C-7 Loughheed Transit Corridor High Density Mixed-Use Zone be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

R/2021-CM-103

Moved and seconded

1. That Zone Amending Bylaw No. 7719-2021 be given first reading; and
2. That Zone Amending Bylaw No. 7721-2021 be given first reading; and
3. That the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1103 2021-062-RZ, 25927 and 25801 128 Avenue, Site Specific Text Amendments

Staff report dated March 23, 2021 recommending that site specific text amendments to Maple Ridge Official Community Plan Amending Bylaw No. 7715-2021 and Maple Ridge Zone Amending Bylaw No. 7716-2021 to permit an Outdoor Commercial Recreation Use for outdoor paintball be given first reading.

R/2021-CM-104

Moved and seconded

1. In respect of Section 4 75 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.

2. That Official Community Plan Amending Bylaw No. 7715-2021 be given first reading; and
3. That Zone Amending Bylaw No. 7716-2021 be given first reading.

CARRIED

Councillor Robson – OPPOSED

1104 2018-097-RZ, 21571 121 Avenue, RS-1b to R-1

Staff report dated March 23, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7460-2018 to rezone from RS-1b (Single Detached [Medium Density] Residential) to R-1 (Single Detached [Low Density] Urban Residential) to permit a subdivision of two lots be given second reading and be forwarded to Public Hearing.

R/2021-CM-105

Moved and seconded

1. That Zone Amending Bylaw No. 7 460-2018 be given second reading, and be forwarded to Public Hearing;
2. 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. Road dedication on 121 Avenue as required;
- iii. Registration of a Restrictive Covenant for the Geotechnical Report and floodplain report, which addresses the suitability of the subject property for the proposed development;
- iv. Registration of a Restrictive Covenant for Stormwater Management
- v. In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
- vi. That a voluntary contribution, in the amount of \$5,100.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

1105 2019-353-RZ, 22058 119 Avenue, RS-1 to RT-2

Staff report dated March 23, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7583-2019 to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill) to permit development of a triplex residential building be given second reading and be forwarded to Public Hearing.

R/2021-CM-106

Moved and seconded

1. That Zone Amending Bylaw No. 7583-2019 be given second reading, and be forwarded to Public Hearing;
2. 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. Road dedication on the lane to the south of the subject property as required;
 - iv. Registration of a Restrictive Covenant for Stormwater Management;
 - v. Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject property for the proposed development;
 - vi. Removal of existing buildings;
 - 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.

- viii. That a contribution, in the amount of \$8,200 (\$4,100/unit, excluding the first unit) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

CARRIED

Councillor Robson – OPPOSED

1106 2020-242-RZ, Off-Street Parking and Loading Amending Bylaw; Subdivision and Development Servicing Amending Bylaw

Staff report dated March 23, 2021 recommending that Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 7663-2020 and Maple Ridge Subdivision and Development Servicing Amending Bylaw No. 7671-2020 to incorporate text amendments resulting from the adoption of new Zoning Bylaw No. 7600-2019 be given first, second and third reading.

R/2021-CM-107

Moved and seconded

- 1) That Off-Street Parking and Loading Amending Bylaw No. 7663-2020 be given first, second and third reading; and
- 2) That Subdivision and Development Servicing Amending Bylaw No. 7671-2020 be given first, second and third reading.

CARRIED

1107 2018-249-DVP, 25180 108 Avenue

Staff report dated March 23, 2021 recommending that the Corporate Officer be authorized to sign and seal 2018-249-DVP to waive requirement for road construction for 252 Street at the east perimeter and for 106 Avenue at the south perimeter, to reduce required road dedication along 108 Avenue and to vary the required lot width in the RS-2 (Suburban Residential) zone.

The Corporate Officer advised that 9 notices were mailed in relation to the item and no correspondence was received in response.

R/2021-CM-108

Moved and seconded

That the Corporate Officer be authorized to sign and seal 2018-249-DVP respecting property located at 25180 108 Avenue.

CARRIED

Councillor Duncan – OPPOSED

1108 2019-394-SD, 20857 Golf Lane, 5% Money in Lieu of Parkland Dedication

Staff report dated March 23, 2021 recommending that the owner of land proposed for subdivision at 20857 Golf Lane, under application 2019-394-SD, pay an amount that is not less than \$112,500.00.

R/2021-CM-109

Moved and seconded

That pursuant to Local Government Act, Section 510, regarding 5% Parkland Dedication or payment in lieu, be it resolved that the owner of land proposed for subdivision at 20857 Golf Lane, under application 2019-394-SD, shall pay to the City of Maple Ridge an amount that is not less than \$112,500.00.

CARRIED

Councillor Robson – OPPOSED

1109 Maple Ridge Ticket Information Utilization Amending Bylaw and Maple Ridge Bylaw Notice Enforcement Amending Bylaw

Staff report dated March 23, 2021 recommending that Maple Ridge Ticket Information Utilization Amending Bylaw No. 7680-2020 and Maple Ridge Bylaw Notice Enforcement Amending Bylaw No. 7681-2020 to include the recently adopted Zoning Bylaw, Boulevard Maintenance Bylaw and Sign Bylaw and other housekeeping changes be given first, second and third reading.

R/2021-CM-110

Moved and seconded

That Ticket Information Utilization Amending Bylaw No.7680-2020 be given first, second and third readings; and

That Bylaw Notice Enforcement Amending Bylaw No.7681-2020 be given first, second and third readings.

CARRIED

Councillor Duncan – OPPOSED

1110 Proposed New Cannabis Retail Store, 110 - 20110 Lougheed Highway

Staff report dated March 23, 2021 recommending that the application for a non-medical cannabis retail store by Burb Cannabis Corp. located at 110 - 20110 Lougheed Highway, Maple Ridge be denied and that a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch.

R/2021-CM-111

Moved and seconded

1. That the application for a non medical cannabis retail store by Burb Cannabis Corp. located at 110 - 20110 Lougheed Highway, Maple Ridge be denied based on the information contained in the staff report dated March 23, 2021; and
2. That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.

Note: Prior to the question being called on Item 1110, Mayor Morden called point of order in response to a comment put forward by Councillor Duncan. Councillor Duncan raised a sign indicating she feels she is being censored. Mayor Morden requested that Councillor Duncan apologize for the sign display. Upon the Councillor's refusal to apologize, the Mayor ordered she be expelled from the meeting.

The question on the motion was called.

Mayor Morden, Councillor Dueck, Councillor Meadus, Councillor Svendsen, Councillor Yousef – OPPOSED

DEFEATED

R/2020-CM-112

Moved and seconded

1. That the non medical cannabis retail application for 110 - 20110 Lougheed Highway be deferred and;
2. That the applicant be directed to apply for a zoning bylaw text amendment.

CARRIED

Engineering Services

1131 Award of Contract ITT-EN21-5: Sanitary Sewer Replacement on 223 Street from Haney Bypass to Lougheed Highway

Staff report dated March 23, 2021 recommending that Contract ITT-EN21-5: Sanitary Sewer Replacement on 223 Street from Haney Bypass to Lougheed Highway be awarded to Sandpiper Contracting LLP, that a contract contingency to address potential variations in field conditions be approved and that the Corporate Officer be authorized to execute the contract.

R/2021-CM-113

Moved and seconded

That Contract IIT-EN21-5: Sanitary Sewer Replacement on 223 Street from Haney Bypass to Lougheed Highway, be awarded to Sandpiper Contracting LLP in the amount of \$490,827.25 excluding taxes; and

That a contract contingency of \$95,000 be approved to address potential variations in field conditions; and further

That the Corporate Officer be authorized to execute the contract.

CARRIED

1132 Award of Contract ITT-EN21-24: 232 Street Road Improvements and 116 Avenue Multi-Use Path

Staff report dated March 23, 2021 recommending that Contract ITT-EN21-24: 232 Street Road Improvements and 116 Avenue Multi-Use Path be awarded to Eurovia British Columbia Inc., that a construction contingency be approved to address potential variations in field conditions, that the existing contract with R.F. Binnie & Associates Ltd. for Engineering Design Services for 232 Street Conceptual and Detailed Design (Dewdney Trunk Road to 116 Avenue) be increased and that the Corporate Officer be authorized to execute the contracts.

R/2021-CM-114

Moved and seconded

That Contract ITT-EN21-24: 232 Street Road Improvements and 116 Avenue Multi-Use Path, be awarded to Eurovia British Columbia Inc. in the amount of \$2,768,669.89 excluding taxes; and

That a construction contingency of \$275,000.00 be approved to address potential variations in field conditions; and

That the existing R.F. Binnie & Associates Ltd. contract for Engineering Design Services for 232 Street Conceptual and Detailed Design (Dewdney Trunk Road to 116 Avenue) be increased by \$100,000.00; and further

That the Corporate Officer be authorized to execute the contracts.

CARRIED

Corporate Services

1151 Community Development & Enterprise Services Committee Quarterly Update and Terms of Reference Amendment

Staff report dated March 23, 2021 recommending that the Terms of Reference for the Community Development & Enterprise Services Committee be approved.

R/2021-CM-115

Moved and seconded

That the revised Terms of Reference for the Community Development & Enterprise Services Committee be approved.

CARRIED

Parks, Recreation & Culture

1171 Festival Grant Program Recommendations – Intake One 2021

Staff report dated March 23, 2021 recommending that the Festival Grant Program – Intake One 2021 allocations for events taking place between May 1 and October 31, 2021 be approved.

R/2021-CM-116

Moved and seconded

That the recommended Festival Grant Program - Intake One 2021 allocations, totaling \$71,120, for events taking place between May 1 and October 31, 2021 be approved.

CARRIED

Administration

1191 Maple Ridge Council Procedure Bylaw

Staff report dated March 23, 2021 recommending that Maple Ridge Council Procedure Bylaw No. 7700-2021 be given first, second and third reading and that the legislated public notice be given.

R/2021-CM-117

Moved and seconded

That Council Procedure Bylaw No. 7700-2021 be given first, second and third reading; and further,

That the legislated public notice between third reading and adoption be given.

CARRIED

Note: Item 1192 has been moved to the Items on Consent section as Item 702.3

1192 Fraser River Waterfront Revitalization Initiative

1200 *STAFF REPORTS* – Nil

1300 *OTHER MATTERS DEEMED EXPEDIENT* – Nil

1400 *PUBLIC QUESTION PERIOD*

Jon Kingsbury

Mr. Kingsbury spoke on the application to allow property across the street from his residence to be used for outdoor paintball. He expressed concern with the impact on the environment particularly with the close proximity to a bird sanctuary. He asked questions about the property, the existing gravel operation, the industrial park and plans for that property.

1500 *MAYOR AND COUNCILLORS' REPORTS*

Council members provided their reports on activities participated in during the past few weeks.

The Mayor provided a video presentation on his quarterly update.

1600 *NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS*

1700 *ADJOURNMENT* – 9:01 p.m.

M. Morden, Mayor

Certified Correct

S. Nichols, Corporate Officer

700 *ITEMS ON CONSENT*

701 **Minutes**

701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

March 10, 2021
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 20-123387 BG

LEGAL: Lot 21 Section 29 Township 12 New Westminster District Plan 17838
PID: 010-329-676

LOCATION: 13262 224 Street

OWNER: Janusz and Halina Pietruczuk


REQUIRED AGREEMENTS: Detached Garden Suite – Parking Covenant
Flood Protection Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 20-123387 BG.

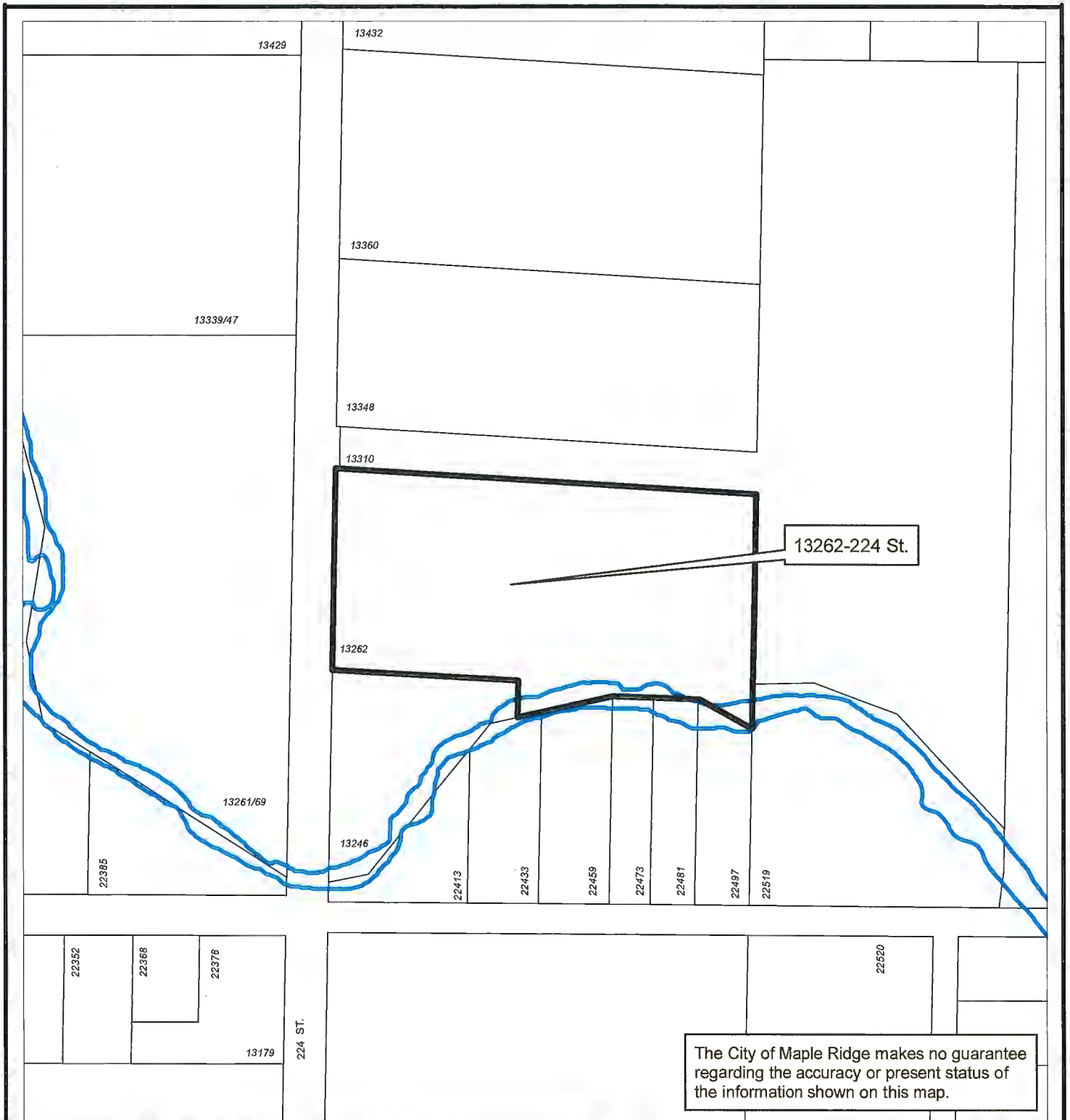


Michael Morden, Mayor
Chair

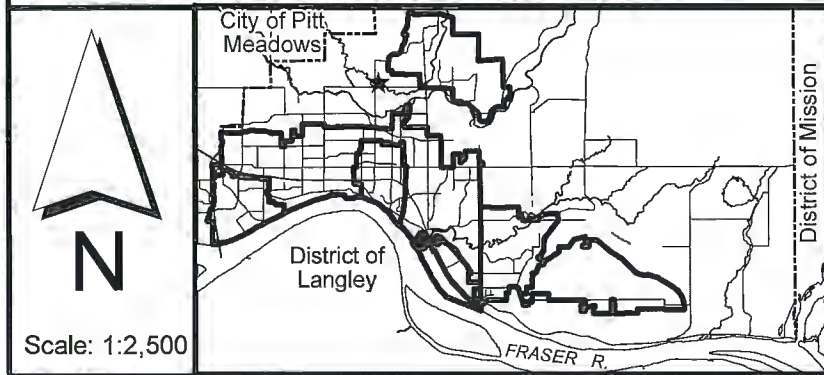
CARRIED



Al Horsman, Chief Administrative Officer
Member



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



Section 219 - Flood Protection & DGS Parking Covenants

LICENCES, PERMITS & BYLAWS DEPT.



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: Untitled
DATE: Mar 8, 2021

BY: SN

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

March 31, 2021
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 21-103823 BG

LEGAL: Lot 10 District Lot 404 Group 1 New Westminster District Plan
LMP26483
PID: 023-312-815
LOCATION: 23821 Kanaka Way
OWNER: Inderjit and Harminder Gill, and Prabhjit Sekhon
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 21-103823 BG.

CARRIED

2. 20-126181 BG

LEGAL: Lot 1 Section 19 Township 15 New Westminster District Plan
EPP85379
PID: 030-836-964
LOCATION: 12116 270 Street
OWNER: Carl McLean Davis
REQUIRED AGREEMENTS: Septic System Covenant
Release of Covenant (CA7567919)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 20-126181 BG.

CARRIED

3. 20-125641 BG

LEGAL: Lot 1 Section 29 Township 12 New Westminster District Plan 2711
PID: 004-294-467

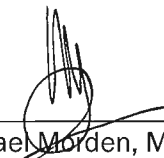
LOCATION: 22607 129 Avenue

OWNER: Mayur Mehta and Anuradha Sharma

REQUIRED AGREEMENTS: Flood Protection Covenant

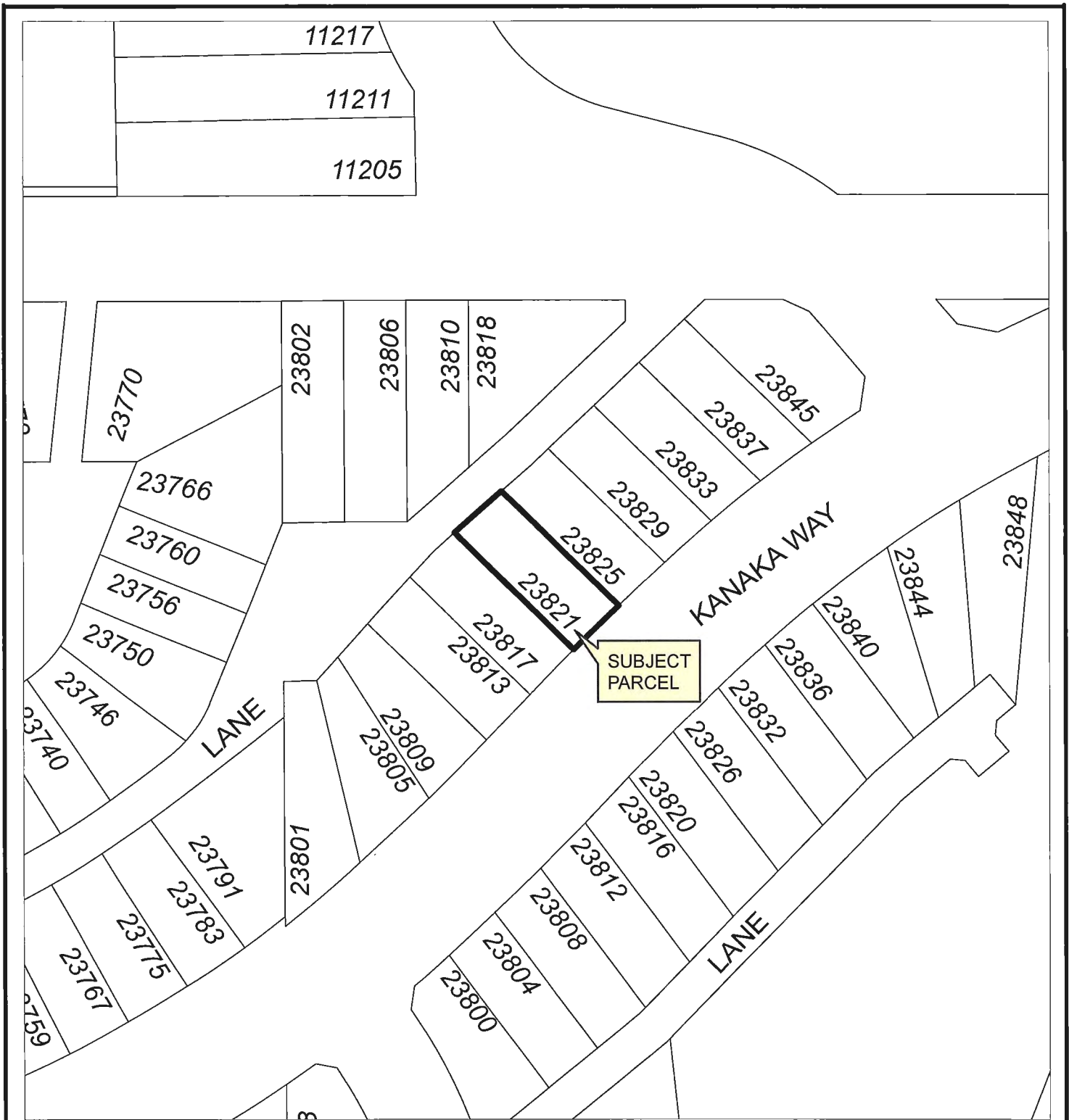
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-125641 BG.

CARRIED

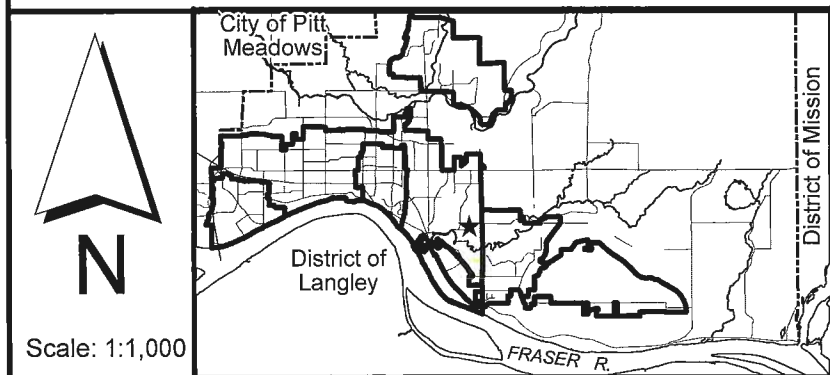


Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member



SUBJECT
PARCEL



23821 KANAKA WAY

LICENCES, PERMITS & BYLAWS DEPT.

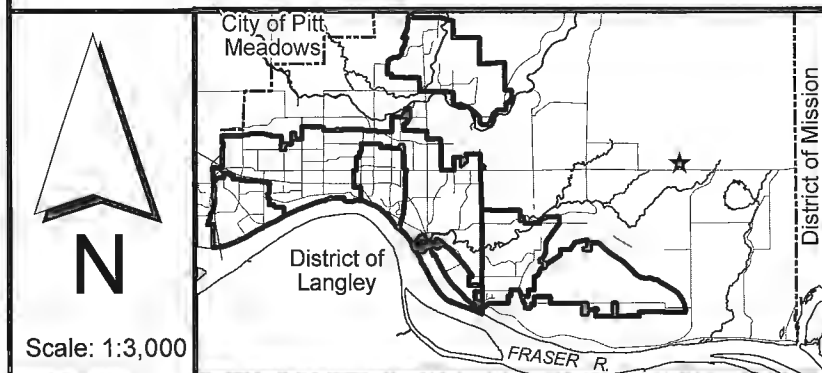
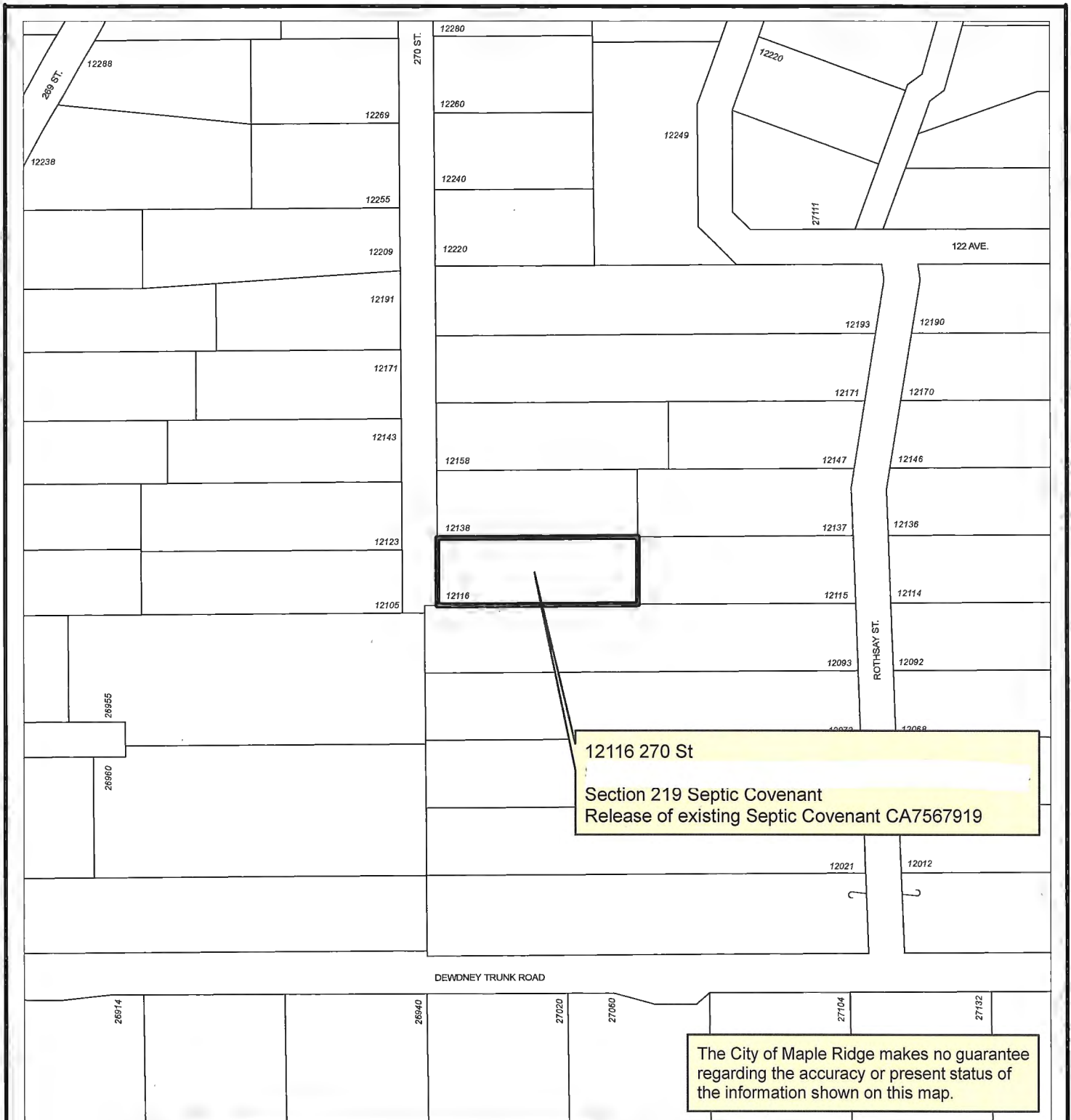


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FILE: Untitled

DATE: Mar 26, 2021

BY: MS



12116 270 St
PID 030-836-964

LICENCES, PERMITS & BYLAWS DEPT.

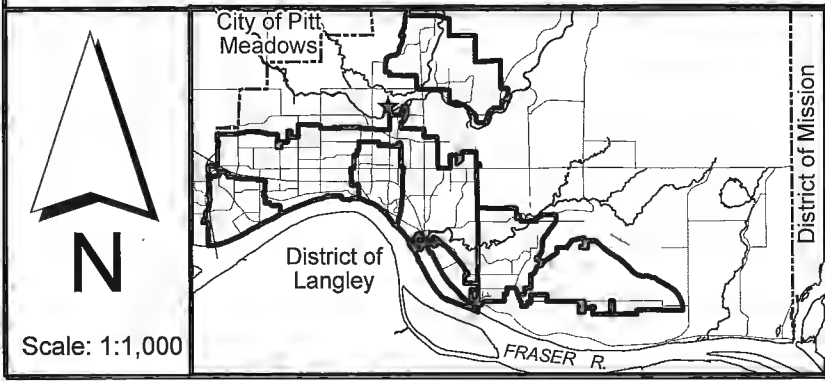
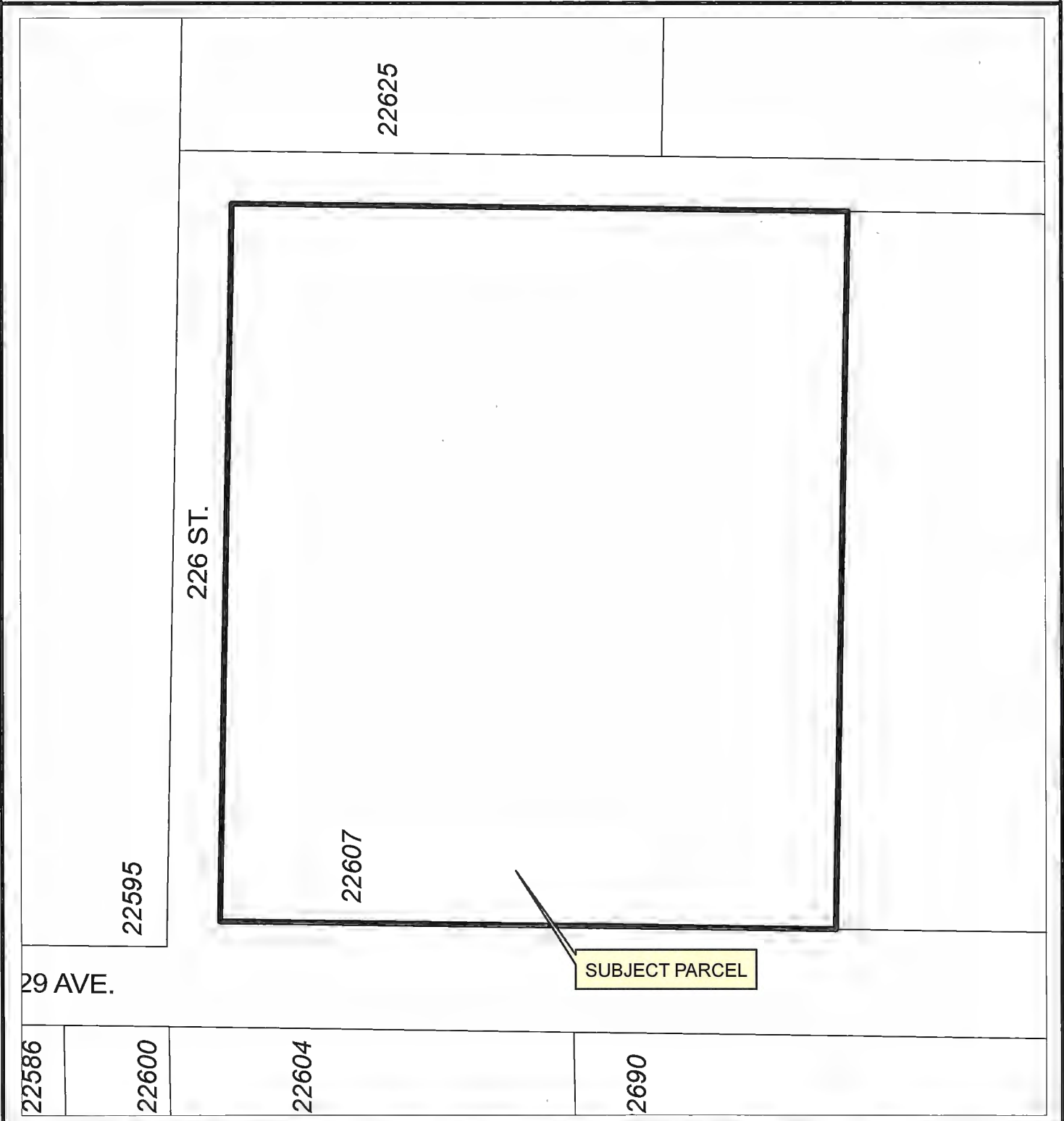


MAPLE RIDGE
British Columbia

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FILE: 20-126181
DATE: Mar 31, 2021

BY: CC



22607 129 AVENUE

LICENCES, PERMITS & BYLAWS DEPT.



MAPLE RIDGE
British Columbia

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FILE: Untitled
DATE: Mar 30, 2021

BY: MS

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

April 7, 2021
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 19-105605 BG

LEGAL: Lot 22 Section 8 Township 15 New Westminster District Plan 7730
PID: 011-294-485

LOCATION: 27588 112 Avenue

OWNER: Jaclyn Harris and Matthew Arsenault

REQUIRED AGREEMENTS: Detached Garden Suite Parking Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-105605 BG.

CARRIED

2. 2018-249-RZ

LEGAL: Lot 1 – 3, all of: Section 11 Township 12 New Westminster District
Plan EPP99132
PID: n/a

LOCATION: 25180 108 Avenue

OWNER: 1146545 B. C. Ltd. (Nirvair Singh)

REQUIRED AGREEMENTS: Septic Field Covenant, Geotechnical Covenant,
Slope Protection Covenant, No Build Covenant (Lot 2),
Stormwater Management Covenant,
Tree Protection Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2018-249-RZ.

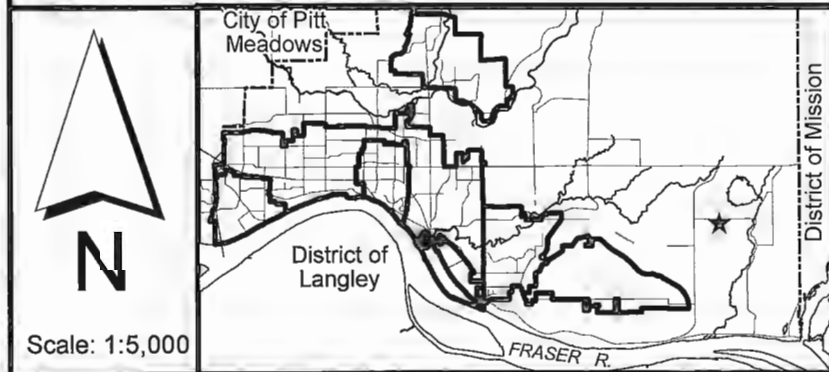
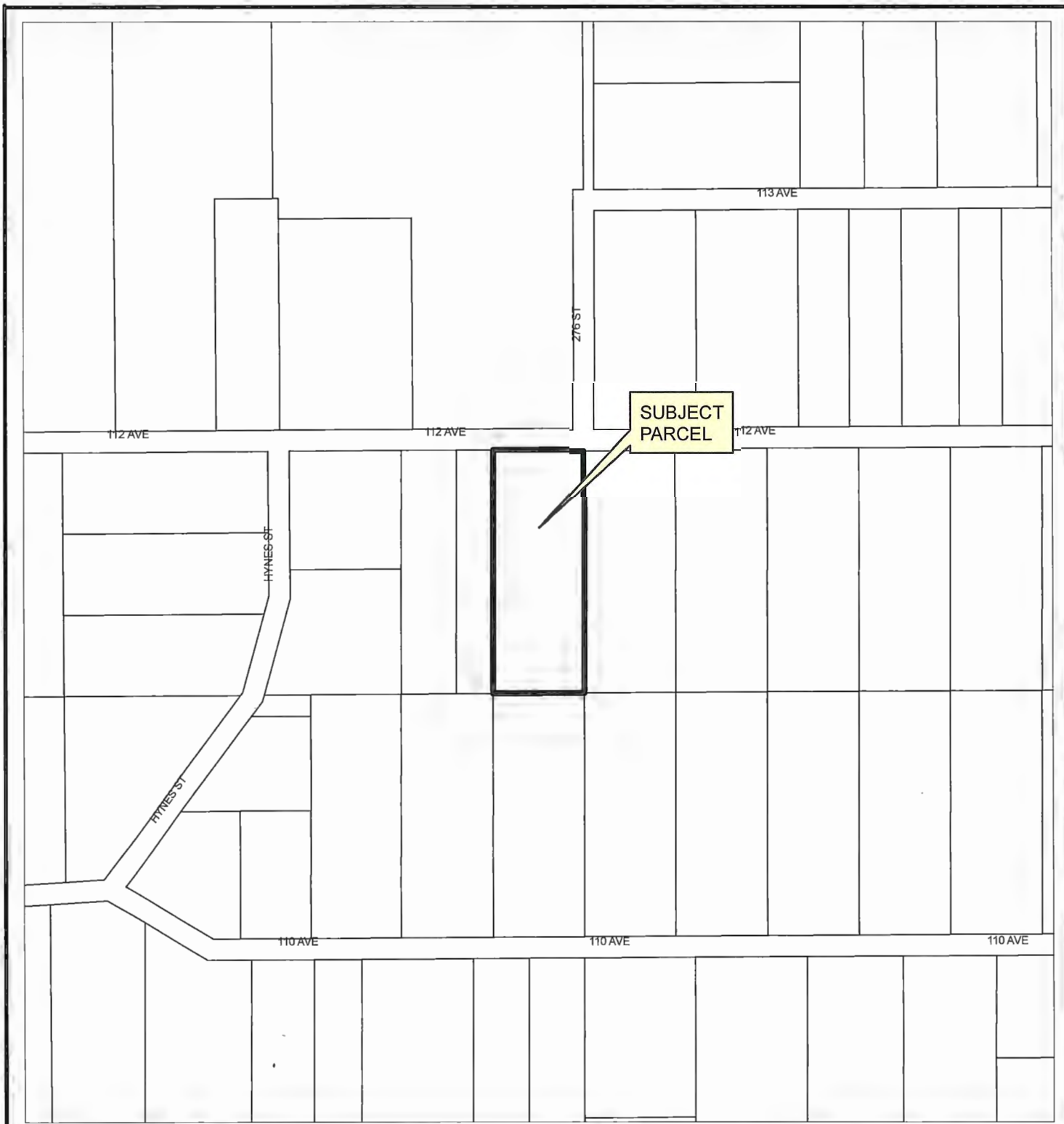
CARRIED



Michael Morden, Mayor
Chair



Al Horsman, Chief Administrative Officer
Member



27588 112 AVE

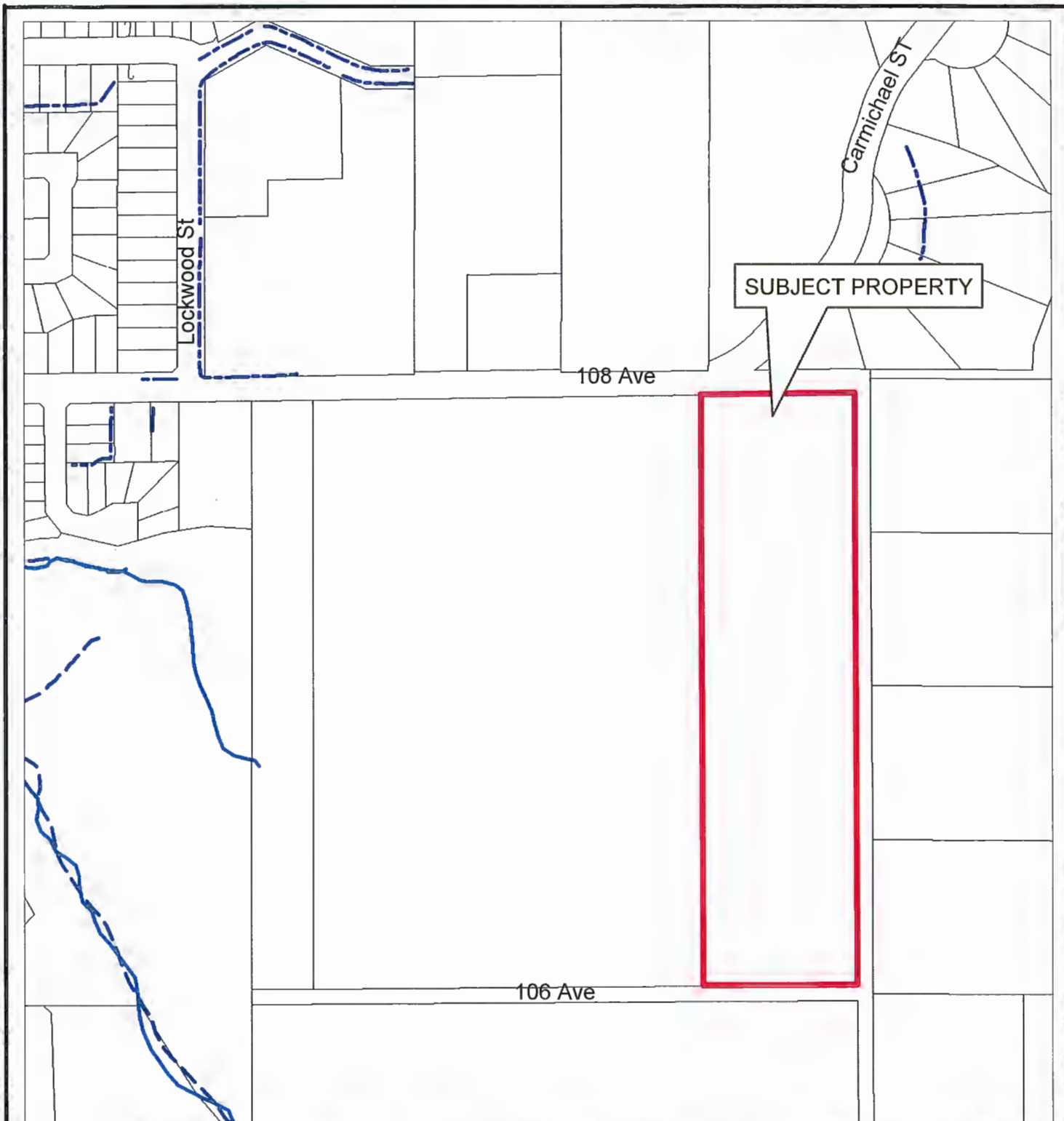
LICENCES, PERMITS & BYLAWS DEPT.
LIVABLES, PERMITS & BYLAWS DEPT.

 **MAPLE RIDGE**
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Apr 1, 2021

BY: MS



SUBJECT PROPERTY

108 Ave

106 Ave

Lockwood St

Carmichael St



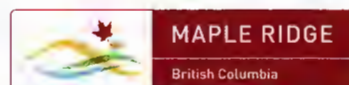
Legend

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

Scale: 1:3,500

25180 108 Ave

PLANNING DEPARTMENT



mapleridge.ca

2018-249-RZ
DATE: Jun 14, 2018

BY: JV

701.2 Minutes of Meetings of Committees and Commissions of Council



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**City of Maple Ridge
Social Policy Advisory Committee
MEETING MINUTES**

The Minutes of the Regular Meeting of the Social Policy Advisory Committee (SPAC)
held via Zoom teleconference on January 6, 2021 at 7:01 pm.

COMMITTEE MEMBERS PRESENT

Councillor Judy Dueck	Alternate Council Liaison
Blaire Mikoda, Chair	Member at Large
Kim Dumore	School District No. 42 Trustee
Eileen Dwillies	Maple Ridge Pitt Meadows Katzie Seniors Network
Jenny Earley	Maple Ridge Pitt Meadows Katzie Community Network
Sim Khurme	Youth Member at Large
Marissa Stalman	Member at Large
Tarel Swansky	Member at Large

STAFF PRESENT

Tony Cotroneo	Staff Liaison/Manager, Community Engagement
Sabina Chand	Committee Clerk

COMMITTEE MEMBERS ABSENT

Brenna Ayliffe	Fraser Health
Councillor Ryan Svendsen	Council Liaison

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-001

It was moved and seconded

That the January 6, 2021 Social Policy Advisory Committee Meeting Agenda be approved.

CARRIED

3. ADOPTION OF THE MINUTES

R/2021-002

It was moved and seconded

That the minutes of the Maple Ridge Social Policy Advisory Committee meeting dated November 4, 2020 be adopted.

CARRIED

4. DELEGATIONS – NIL

5. QUESTION PERIOD – NIL

6. NEW AND UNFINISHED BUSINESS

6.1 Member Introductions

The Committee members introduced themselves and welcomed new members Sim Khurme and Eileen Dwillies.

6.2 Chair And Vice Chair Selection

The Staff Liaison opened up the floor to nominations for Chair and Vice Chair of the Social Policy Advisory Committee.

R/2021-003

It was moved and seconded

That Blaire Mikoda be elected as Chair of the Social Policy Advisory Committee for 2021.

CARRIED

R/2021-004

It was moved and seconded

That Councillor Ryan Svendsen be elected as Vice Chair of the Social Policy Advisory Committee for 2021.

CARRIED

6.3 Advisory Committee Overview

The Staff Liaison and Committee Clerk provided an orientation on the Social Policy Advisory Committee and answered questions and comments from members.

6.4 2021 Meeting Schedule

The Committee reviewed the proposed 2021 Meeting Schedule that was included in the agenda package.

R/2021-005

It was moved and seconded

That the Social Policy Advisory Committee adopts the 2021 Meeting Schedule as presented and amends the start time to 6:00 pm.

CARRIED

7. LIAISON UPDATES

7.1 Staff Liaison

The Staff Liaison advised that City Hall remains open to the public with mandatory protocols in place to ensure both public and staff safety.

7.2 Council Liaison

Councillor Dueck recognized Kim Dumore for her outstanding efforts in raising funds for the annual Christmas kettle bell campaign.

8. TASK FORCE UPDATES

8.1 2021 SPAC Work Plan

The Staff Liaison advised that the Task Force will meet shortly and report back to the Committee at the next meeting.

R/2021-006

It was moved and seconded

That the Social Policy Advisory Committee add Tarel Swanky to the 2021 Work Plan Task Force.

CARRIED

8.2 Youth Strategy

Kim Dumore provided an update on the current youth plan initiatives that focuses on identifying the gaps and opportunities and promote mental health wellness.

8.3 Community Action Team (CAT)

Kim Dumore advised that the Community Action Team continues to support the community by providing brown bag lunches, hair-cuts and harm reduction supplies.

8.4 Early Development Instrument Workshop

Jenny Earley provided further details on the community e-workshop that focused on early development and middle development instrument trends.

8.4 Chronic Disease Working Group - NIL

9. ROUNDTABLE

Members provided verbal reports on relevant events, activities and social policy topics.

10. ADJOURNMENT

There being no further business, the meeting adjourned at 8:14 p.m.

The next regular meeting of the Social Policy Advisory Committee will be held on Wednesday, March 3, 2021 at 6:00 pm.

Blaire Mikoda, Chair

/sc



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**City of Maple Ridge
Parks, Recreation and Culture Committee
MEETING MINUTES**

The Minutes of the Regular Meeting of the Parks, Recreation and Culture Committee (PRCC)
held via Zoom teleconference on January 27, 2021 at 4:03 pm.

COMMITTEE MEMBERS PRESENT

Councillor Ryan Svendsen	Council Liaison
Cass MacLeod	Member at Large
Carolyn Gosling	Member at Large
Clayton Maitland	Member at Large
Stephen Von Sychowski	Member at Large
Karlo Tamondong	Member at Large

STAFF PRESENT

Danielle Pope	Director of Recreation & Community Engagement/Staff Liaison
Valoree Richmond, Acting-Chair	Director of Parks and Facilities/Staff Liaison
Russ Brummer	Manager of Business Operations, Recreation & Engagement
Sabina Chand	Committee Clerk, Legal and Legislative Services

COMMITTEE MEMBERS ABSENT

Mike Murray	School District No. 42 Board Trustee
-------------	--------------------------------------

Ms. Valoree Richmond, Staff Liaison chaired the first introductory meeting of the Parks, Recreation and Culture Committee.

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2020-001

It was moved and seconded

That the January 27, 2021 Parks, Recreation and Culture Committee Meeting Agenda be approved as circulated.

CARRIED

3. ADOPTION OF THE MINUTES - NIL

4. DELEGATIONS - NIL

At this time, Ms. Richmond officially welcomed all new members of the PRCC and asked participants to introduce themselves.

5. QUESTION PERIOD - NIL

6. NEW AND UNFINISHED BUSINESS

6.1 Welcome/Member Introductions

Members and staff present provided a brief overview of their professional backgrounds.

6.2 Committee Orientation

The Committee Clerk and Staff Liaisons provided an advisory committee orientation to the new members of PRCC. Highlights included an overview of the City's governing guidelines, committee meeting procedures and background information on the two departments that will help drive the work of the Committee.

6.3 2021 Meeting Schedule

The Committee reviewed the proposed 2021 Meeting Schedule that was included in the agenda package.

R/2020-002

It was moved and seconded

That the 2021 Meeting Schedule of the Parks, Recreation and Culture Committee be adopted as presented.

CARRIED

6.4 Chair and Vice-Chair Selection

Ms. Richmond suggested re-order of item 6.4 and the Committee agreed to discuss the Chair and Vice-Chair Selection at the end of New Business.

6.5 Policy Updates

Mr. Russ Brummer spoke to the recommendations of Policy No. 4.27 Facility Rental Fee Waiver and Policy No. 4.28 Park and Facility Advertising and provided some background on the policy review process. Discussion ensued around current bylaws, policies and programs in place for advertisement and how the City recognizes community contributions.

References provided by Staff:

Sign Bylaw No. 7630 – 2020

<https://www.mapleridge.ca/DocumentCenter/View/569/Sign-Bylaw?bidId=>

Sponsorship Policy No. 4.20

<https://www.mapleridge.ca/DocumentCenter/View/14556/Sponsorship--420?bidId=>

Park Gift Program

<https://www.mapleridge.ca/2506/Park-Gift-Program>

R/2020-003

It was moved and seconded

That the Parks, Recreation and Culture Committee has reviewed the proposed Policy No. 4.27 Facility Rental Fee Waiver and Policy No. 4.28 Park and Facility Advertising and supports that the policies be forwarded to Council for consideration.

CARRIED

6.6 Fees and Charges Overview

Mr. Brummer provided an introductory presentation on the current Parks, Recreation and Culture (PRC) fees and charges and informed the Committee of the annual review process. It was noted that the Committee will provide their review and feedback and the next meeting.

At this time, the Ms. Richmond opened up the floor to nominations for Chair and Vice Chair of the Parks, Recreation and Culture Committee.

R/2021-004

It was moved and seconded

That Councillor Ryan Svendsen be elected as Chair of the Parks, Recreation and Culture Committee for 2021.

CARRIED

R/2021-005

It was moved and seconded

That Cass MacLeod be elected as Vice-Chair of the Parks, Recreation and Culture Committee for 2021.

CARRIED

The newly elected Chair and will preside at the next meeting for a seamless transition and therefore Ms. Richmond continued to chair the rest of the meeting.

7. LIAISON UPDATES

7.1 Staff Liaison

Ms. Danielle Pope shared information on the Union of BC Municipalities (UCBM) funding program to support poverty reduction and explained that funding could help reduce rates for recreation programs. Members discussed positive outcomes and other opportunities for future grants.

R/2020-006

It was moved and seconded

That the Parks, Recreation and Culture Committee directs Staff to put forward an application for the 2021 Poverty Reduction Planning and Action Program.

CARRIED

7.2 Council Liaison

Councillor Svendsen provided an update on the 2020 Citizen Survey Results that were reviewed by Council at the January 26, 2021 Workshop.

8. TASK FORCE UPDATES – NIL

9. ROUNDTABLE

Members provided verbal reports on relevant events, activities and feedback on the usage of parks and recreation during the pandemic.

10. ADJOURNMENT

There being no further business, the meeting adjourned at 5:42 p.m.

The next regular meeting of the Parks, Recreation and Culture Committee will be held on Wednesday, March 31, 2021 at 4:00 pm.

Valoree Richmond, Staff Liaison
Acting-Chair

/sc

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel (ADP)
held via Zoom teleconference on Wednesday, February 17, 2021 at 4:04 pm.

PANEL MEMBERS PRESENT

Stephen Heller	Landscape Architect BCSLA
Meredith Mitchell	Landscape Architect BCSLA
Steven Bartok	Architect AIBC
Emily Kearns	Architect AIBC
Andrea Scott	Architect AIBC

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Sabina Chand	Committee Clerk

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2021-006

It was moved and seconded

That the agenda for the February 17, 2021 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

R/2021-007

It was moved and seconded

That the minutes for the January 20, 2021 Advisory Design Panel meeting be adopted as circulated.

CARRIED

4. QUESTION PERIOD - NIL

5. NEW AND UNFINISHED BUSINESS

Note: Meredith Mitchell disclosed her conflict of interest on Agenda item 6.1 and recused herself from comments/decision-making.

6. PROJECTS

6.1. Development Permit No:

2020-062-DP/22349 North Ave, 22347 117 Ave and Unaddressed Lot (PID 008-130-493)

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of the proposed construction of a five (5) storey mixed use commercial/residential building. The project team presented the development plans and answered questions from the Panel.

R/2021-008

It was moved and seconded

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

Comments from the Panel included:

Architectural Comments:

- Consider further articulation of south façade;
- Explore solar shading options for large windows on upper levels of south elevation;
- Provide larger private outdoor decks above level 2, especially on south elevation;
- Provide larger communal outdoor space. Ensure this space is easily accessed from; inside the building without using the stairs so that individuals with mobility concerns can use this space;
- Further articulate/architectural express the blank concrete block walls at east and west property lines. Carry red brick around the corner;
- Increase size of indoor and common outdoor space for private and public to better reflect zoning bylaw requirements;
- Provide architectural definition/focus of condo entry and ground plane.

Landscape Comments:

- Provide landscape definition/focus of condo entry and ground plane;
- Consider providing a pedestrian entrance closer to the bike rack location;
- Revise south foundation planting to include more than one species and more structure i.e. evergreen planting;
- Consider raising the proposed artwork on the south parkade wall and provide more planting height at the foundation;
- Add more programming to make use of the south side patio, refer to all comments regarding amenity space above in architectural comments.

CARRIED

Meredith Mitchell did not vote

6.2. Development Permit No: 2018-041-DP/11607, 11621 and 11633 Burnett Street

The Chair welcomed the project team to the meeting and introduced the members of the ADP. The Staff Liaison provided a brief overview of the proposed six (6) storey apartment building. The project team presented the development plans and answered questions from the Panel.

R/2021-009

It was moved and seconded

That the Advisory Design Panel has reviewed application No. 2018-041-DP and supports the project and recommends the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Comments from the Panel included:

Landscape Comments:

- Provide direct access to the west side amenity from the west patios;
- Consider extending the pathway to connect around the north side of the building;
- Consider more opportunities for small group gatherings with varied programming;
- Consider reviewing ramp access from lobby and provide equal importance and visibility;
- Evaluate the function of the north patio from indoor amenity space;
- Confirm acceptable soil volumes for street trees installed;
- Consider narrow planting bed or sound attenuation screen at patio next to underground.

CARRIED

Note: Meredith Mitchell left at 6:12 pm

7. CORRESPONDENCE – NIL

8. ADJOURNMENT

There being no further business, the meeting adjourned at 6:32 p.m.

The next regular meeting of the Advisory Design Panel will be held on Wednesday, March 17, 2021.

Stephen Heller, Chair

/sc

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Disbursements for the month ended February 28, 2021

MEETING DATE: April 13, 2021
FILE NO: 05-1630-01-2021
MEETING: Council

EXECUTIVE SUMMARY:

The disbursements summary for the past period is attached for information. All voucher payments are approved by the Director of Finance or Corporate Controller. Expenditure details are available by request through the Finance Department.

RECOMMENDATION:

That the disbursements as listed below for the month ended February 28, 2021 be received for information only.

GENERAL	\$ 8,843,961
PAYROLL	\$ 1,960,488
PURCHASE CARD	\$ 92,222
	<u>\$ 10,896,671</u>

DISCUSSION:

a) Background Context:

The adoption of the Five Year Consolidated Financial Plan has appropriated funds and provided authorization for expenditures to deliver municipal services.

The disbursements are for expenditures that are provided in the Financial Plan Bylaw or subsequently approved through Council Resolution.

b) Citizen/Customer Implications:

The citizens of Maple Ridge are informed on a routine monthly basis of financial disbursements.

c) Business Plan/Financial Implications:

Highlights of larger items included in Financial Plan or Council Resolution


• Double V Construction – Albion Community Centre	\$	905,475
• Emergency Communications – Dispatch levy (1st quarter)	\$	305,467
• Fortis BC – Work done to accommodate road upgrade 232 St	\$	396,108
• Greater Vancouver Water District– Water consumption Nov 4-Dec 31	\$	1,154,205
• ICBC – 2021 fleet insurance renewal	\$	241,443
• Ridge Meadows Recycling Society - Monthly contract for recycling	\$	277,733
• Sandpiper Contracting Llp - Watermain replacement & sanitary sewer rehabilitation (216-222 St)	\$	193,707


d) Policy Implications:

Corporate governance practice includes reporting the disbursements to Council monthly.

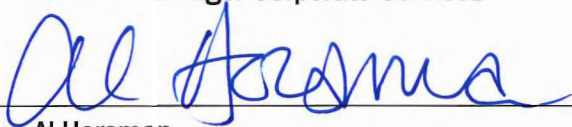
CONCLUSION:

The disbursements for the month ended February 28, 2021 have been reviewed and are in order.


Prepared by: **Trevor Hansvall**
Accountant 1


Reviewed by: **Trevor Thompson, BBA, CPA, CGA**
Director of Finance


Approved by: **Christina Crabtree**
General Manager Corporate Services


Concurrence: **Al Horsman**
Chief Administrative Officer

CITY OF MAPLE RIDGE
MONTHLY DISBURSEMENTS - Feb 2021

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>	<u>AMOUNT</u>
666921 BC Ltd	Security refund	275,853
865274 BC Ltd	Security refund	72,747
ADS Environmental Technologies	Sanitary flow monitoring	22,219
Associated Fire Safety	Firefighter equipment	16,552
Badger Daylighting Lp	Hydro-excavation - multiple locations	18,269
BC Hydro	Electricity	145,025
BC Plant Health Care Inc	Inspection, risk assessment & tree removal	17,897
BC SPCA	Contract payment	33,924
Boileau Electric & Pole Ltd	Maintenance & electrical work	28,304
CUPE Local 622	Dues - pay periods 21/03 & 21/04	32,307
City of Pitt Meadows	2020 CPO costs	38,377
Double V Construction Ltd	Albion Community Centre	905,475
Downtown Maple Ridge Business	BIA funding & security	50,000
Ecol Electric	Corporate supply arrangement - LED street light luminaires	70,183
Emergency Communications	Dispatch levy (1st quarter)	305,467
Fort Fabrication & Welding Ltd	Equipment maintenance (Unit #403)	24,034
Fortis BC	Natural gas	27,017
	Work done to accommodate road upgrade 232 St (132 Ave)	396,108
Fraser Valley Refrigeration	Golden Ears Curling Facility chiller replacement	56,692
Fred Surridge Ltd	Waterworks supplies	22,606
Greater Vancouver Water District	Water consumption Nov 4 - Dec 31/20	1,154,205
Green Landscape Experts Ltd	Tree replacement program	15,044
Habitat Systems Inc	Replacement of play features (Albion Sports Complex)	22,027
ICBC	2021 fleet insurance renewal	241,443
Iconix Waterworks Lp	Waterworks supplies	16,148
Info-Tech Research Group Inc	IT research & advisory annual membership	25,515
Macinnis, Fung-San	Security refund	15,000
Maple Leaf Disposal Ltd	Refuse container and litter collection	15,452
Maple Ridge & PM Arts Council	Arts Centre contract	57,493
	Program revenue (Jan)	11,485
McEachern Harris & Watkins	Security refund	351,143
McElhanney Consulting Services	Consulting services	37,191
Miza Architects Inc	Consulting services	25,691
Municipal Pension Plan BC	Employer/employee remittance	512,711
Nustadia Recreation Inc	Subsidized ice purchased by P&LS on behalf of user groups	28,709
Polygon Provenance Homes Ltd	Security refund	130,000
Prime Traffic Solutions Ltd	Traffic control	41,134
Province of British Columbia	Employer health tax	195,436
Quarry Rock Developments	Security refund	424,775
Receiver General For Canada	Employer/employee remittance	918,022
Redline Excavating Ltd	Sanitary sewer upgrades (227 St)	132,229
RG Arenas (Maple Ridge) Ltd	Curling rink operating expenses (Dec)	17,936
	Ice rental (Jan)	102,424
Ridge Meadows Recycling Society	Litter pick up	1,536
	Monthly contract for recycling	277,733
Rollins Machinery Ltd	Bear proof garbage bins	22,264

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>	<u>AMOUNT</u>
Safe Software Inc	Local government subscription (1 year)	18,278
Sandpiper Contracting Llp	Watermain replacement & sanitary sewer rehabilitation (216-222 St)	193,707
Standard Electric BC Ltd	MRSS track upgrades	26,159
Strata Plan LMS Commercial	Panorama strata fees	17,749
Suncor Energy Products	Gasoline & diesel fuel	91,980
Tetra Tech Canada Inc	2020 roadway data collection & pavement management system	59,531
Turning Point	Vmware license (1 year)	30,847
Warrington PCI Management	Tower common costs	70,000
Westridge Security Ltd	Community patrols	3,592
	Static guard service	11,907
Wholesale Fire & Rescue Ltd	Firefighter equipment	15,499
Windmill Flooring	Carpeting - various locations	15,056
X10 Networks	Juniper license (3 Years)	20,898
Zoom Audio Visual Networks Inc	Design, supply & install presentation system (Ops Centre)	34,090
		41,779
Disbursements In Excess \$15,000		7,987,377
Disbursements Under \$15,000		856,584
Total Payee Disbursements		8,843,961
Payroll	PP21/03 & PP21/04	1,960,488
Purchase Cards - Payment		92,222
Total Disbursements February 2021		10,896,671

800 *Unfinished Business*

TO: His Worship Mayor Michael Morden
and members of Council
FROM: Chief Administrative Officer
SUBJECT: Police Dispatch Services Agreement Renewal

MEETING DATE: April 13, 2021
FILE NO: 05-1880-20
MEETING: Council

EXECUTIVE SUMMARY:

The agreement with E-Comm for RCMP dispatch services expired on December 31, 2020. The Dispatch Services Agreement includes renewal provisions and the City of Maple Ridge and E-Comm have agreed to a two year extension with an option for the City to extend a further five years.

RECOMMENDATION:

That the Second Renewal and Amending Dispatch Services Agreement between the City of Maple Ridge and E-Comm be renewed for a two year period; and further

That the Corporate Officer be authorized to execute the agreement.

DISCUSSION:

a) **Background Context:**

E-Comm serves its members on a cost recovery/not-for-profit basis. Maple Ridge is a shareholder and Mayor Morden currently serves as one of 20 Directors on the Board of Directors.

In addition to dispatch services, E-Comm provides 911 call taking and the Wide Area Radio Network services to emergency services (Fire, Police, and Ambulance).

The centralized Dispatch Services through E-Comm offers many advantages including economies of scale and resilience.

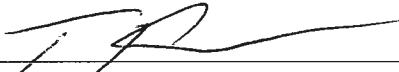
The amount of the Dispatch Levy is approved by the E-Comm Board of Directors. Cost and operational pressures have impacted the rate of cost increases.

E-Comm undertook internal processes to optimize staffing and service levels, within the constraints of dispatch funding provided by agencies in their cost-recovery model.


The Dispatch Levy for 2021 will be \$1,149,420, a 6.5% increase and a further increase of 6.5% is planned in 2022. These amounts are already included in the Maple Ridge 2021-2025 Financial Plan Bylaw.

CONCLUSION:

The E-Comm contract renewal is required to ensure that there is an agreement in place to continue RCMP Dispatch Services.



Prepared by: Trevor Thompson, BBA, CPA, CGA
Director of Finance (CFO)



Approved by: Christina Crabtree
General Manager Corporate Services



Concurrence: Al Horsman
Chief Administrative Officer

Attachment: Second Renewal and Amending Dispatch Services Agreement

SECOND RENEWAL AND AMENDING DISPATCH SERVICES AGREEMENT

THIS AGREEMENT is made as of the 1st day of January, 2021.

BETWEEN:

**E-COMM EMERGENCY COMMUNICATIONS FOR BRITISH
COLUMBIA INCORPORATED**

3301 E. Pender Street
Vancouver, British Columbia V5K 5J3

("E-Comm")

AND:

CITY OF MAPLE RIDGE

11995 Haney Place
Maple Ridge, B.C. V2X 6A9

("Dispatch Customer")

WHEREAS:

- A. E-Comm and the Dispatch Customer entered into an agreement dated December 13, 2010 which was renewed and amended by a Renewal and Amending Dispatch Services Agreement dated March 20, 2015 (herein collectively referred to as the "Dispatch Agreement");
- B. Pursuant to the Dispatch Agreement, the Dispatch Customer was granted the right to renew the Dispatch Agreement for an additional five (5) year term upon the same terms and conditions save with respect to the Dispatch Levy;
- C. The Dispatch Customer has exercised its right of renewal but for a shorter term; and
- D. The Dispatch Customer and E-Comm have reached mutual agreement to extend the Dispatch Agreement for an additional two (2) years, as further provided for in this Second Renewal and Amending Dispatch Services Agreement.

NOW THEREFORE in consideration of the mutual agreements set forth herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

- 1. The Dispatch Agreement is extended for two (2) years commencing January 1, 2021 and ending December 31, 2022 (the "Second Renewal Term").
- 2. Provided the Dispatch Customer is not in default of the Dispatch Agreement, the Dispatch Customer shall have the option to renew the Dispatch Agreement for an additional five (5) year term commencing January 1, 2023 and ending December 31, 2027 (the "Third Renewal Term"), on the same terms and conditions as set forth in Section 3.2 of the Dispatch Agreement except as contained herein.

3. The Dispatch Levy for the Second Renewal Term shall be **\$1,149,420** for the first renewal year (2021) with an estimated 6.5% per annum increase for the second renewal year (2022). The actual increase will be determined and approved by the E-Comm Board of Directors as part of E-Comm's annual budget process.

4. Section 6 of the Dispatch Agreement is hereby deleted and amended as follows:

6. CHANGES TO DISPATCH SERVICES AND DISPATCH PLATFORM

6.1 Changes

The procedures for addressing a change in the scope of Dispatch Services or a modification to the Dispatch Platform are described in Schedule 2.5.

5. Schedule 2.5 of the Dispatch Agreement is hereby deleted and replaced with Schedule 2.5 attached to this Second Renewal and Amending Dispatch Services Agreement.
6. This Second Renewal and Amending Dispatch Services Agreement is expressly made as part of the Dispatch Agreement to the same extent as if incorporated therein (mutatis mutandis), and both E-Comm and the Dispatch Customer agree that all agreements, covenants, conditions, and provisos contained in the Dispatch Agreement, except as amended or altered herein, shall be and remain unaltered and in full force and effect during the Second Renewal Term. E-Comm and the Dispatch Customer both acknowledge and agree to perform and observe, respectively, the obligations of E-Comm and the Dispatch Customer under the Dispatch Agreement as renewed and modified hereby. E-Comm and the Dispatch Customer hereby confirm and ratify the Dispatch Agreement thereof as hereby renewed and amended.
7. All terms capitalized herein and not otherwise defined in this Second Renewal and Amending Dispatch Services Agreement shall have the same meaning as the Dispatch Agreement.
8. This Second Renewal and Amending Dispatch Services Agreement shall enure to the benefit of and be binding upon the parties and their respective successors and assigns.
9. E-Comm and the Dispatch Customer hereto agree and acknowledge that all other terms and conditions contained in the Dispatch Agreement remain in full force and effect and that the Dispatch Agreement is valid and subsisting and has not been modified in any way except as provided for herein.

IN WITNESS WHEREOF the parties have executed this Second Renewal and Amending Dispatch Services Agreement.

CITY OF MAPLE RIDGE

**E-COMM EMERGENCY COMMUNICATIONS
FOR BRITISH COLUMBIA INCORPORATED**

Per: _____
Name: _____
Title: _____

Per: _____
Name: Oliver Grüter-Andrew
Title: President & CEO

Per: _____
Name: _____
Title: _____

Per: _____
Name: Beatrix Nicolato
Title: Vice-President & CFO

SCHEDULE 2.5

CHANGE REQUESTS

1. Request by Dispatch Customer – Procedure

The following provisions and diagram attached to this Schedule 2.5 apply to any change in the scope of Dispatch Services provided under this Agreement:

- a) If the Dispatch Customer wishes to request a change to the scope of Dispatch Services provided (whether to add a new service as part of the Dispatch Services, or otherwise), then it must deliver a Change Request to E-Comm setting out the proposed change in reasonable detail, including the Dispatch Customer's reasonable estimate of the time period required to complete the work.
- b) The Dispatch Customer must provide E-Comm with a Change Request no less than 60 days prior to the Dispatch Customer's proposed effective date of any material or substantial change specified therein.
- c) E-Comm will evaluate and respond to any Change Request with a detailed estimate of the work required ("Proposal for Implementation") within a reasonable period.
- d) E-Comm's response to a Change Request will include an estimate of the additional resources for and costs of the Dispatch Services as a whole in light of the proposed change, as well as the amount of any increase to the Service Fee and an estimate of any other known costs that will be incurred by the Dispatch Customer as a result of such change.
- e) Within 10 days of the Dispatch Customer's receipt of E-Comm's response to a Change Request, the Dispatch Customer, at its option, will either give written notice to E-Comm stating that the Dispatch Customer will proceed with the change to the scope of the Dispatch Services or that it will not proceed with the change. If the Dispatch Customer fails to give such notice within such 10 day period then it will be deemed to have determined not to proceed with the change and the Change Request will expire.
- f) Upon receiving notice to proceed with the requested change from the Dispatch Customer, E-Comm will proceed with the requested change upon the terms set forth in the Proposal for Implementation, and this Agreement, including the Dispatch Services and the amount of the Service Fee payable hereunder, will be deemed to be amended and adjusted accordingly.

2. Request by E-Comm – Procedure

- a) From time to time during the term of the Agreement, E-Comm may wish to request a change to the scope of Dispatch Services provided (whether due to increases to call volume and/or technology changes such as Next Generation 9-1-1), then it must deliver a Change Request to the Dispatch Customer setting out the proposed change in reasonable detail, including E-Comm's reasonable estimate of the time period required to complete the work.

- b) E-Comm must provide the Dispatch Customer with a Change Request no less than 60 days prior to E-Comm's proposed effective date of any material or substantial change specified therein.
- c) E-Comm will include an estimate of the additional resources for and costs of the Dispatch Services as a whole in light of the proposed change, as well as the amount of any increase to the Service Fee and an estimate of any other known costs that will be incurred by the Dispatch Customer as a result of such change.
- d) The Dispatch Customer will evaluate and respond to any Change Request within a reasonable period. Within 10 days of the Dispatch Customer's receipt of E-Comm's Change Request, the Dispatch Customer, at its option, will either give written notice to E-Comm stating that the Dispatch Customer will proceed with the change to the scope of the Dispatch Services or that it will not proceed with the change.
- e) Upon receiving notice to proceed with the requested change from the Dispatch Customer, E-Comm will proceed with the requested change upon the terms set forth in the Change Request, and this Agreement, including the Dispatch Services and the amount of the Service Fee payable hereunder, will be deemed to be amended and adjusted accordingly.

3. Matters beyond scope of Dispatch Services

If any of the following occurs:

- a) E-Comm, acting reasonably, provides a recommendation to the Dispatch Customer for the resolution of an incident, the implementation of which is necessary for E-Comm to provide the Dispatch Services, and the Dispatch Customer does not implement such recommendation;
- b) The Dispatch Customer directs E-Comm to implement a change to any component of the Dispatch Services contrary to written advice from E-Comm to the Dispatch Customer regarding the proposed change;
- c) a software or hardware conflict arises as a result of third party products installed or resident on any part of an internal network of the Dispatch Customer; or
- d) E-Comm determines in good faith that the root cause or source of the incident is on an internal network of the Dispatch Customer,

and, as a result of such an event, E-Comm intends in good faith to:

- e) classify future activity relating to such matters as beyond the scope of the contracted Dispatch Services;
- f) except as otherwise set out in Schedule 2.1, claim that hours of work in excess of certain amounts will be beyond scope of contracted Dispatch Services; or
- g) claim that E-Comm has no further obligation with respect to such matters,

then E-Comm will provide the Dispatch Customer with written notice of such determination and unless the Dispatch Customer disputes the determination within 10 business days of receipt of

the written notice, then any activity so performed by E-Comm after the conclusion of that dispute period shall be subject to supplementary charges pursuant to Section 4.2 hereof.

4. Changes to Platform – Procedure

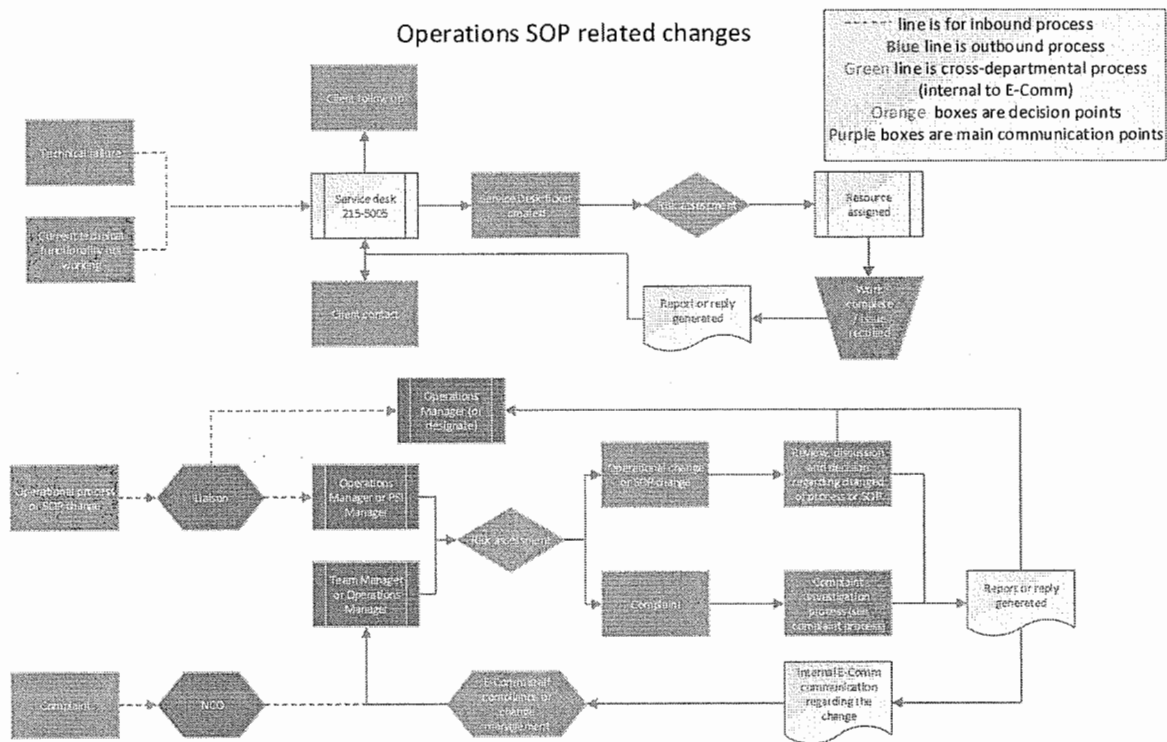
- a) E-Comm shall be entitled to make periodic modifications to the Dispatch Platform, and is not required to notify the Dispatch Customer unless the change results in a degradation of the Dispatch Services or a requirement to change Standard Operating Procedures. If a change to the Dispatch Platform is made, no less than 30 days' written notice of such will be provided by E-Comm to the Dispatch Customer.
- b) In the event of any Dispatch Platform changes outside of E-Comm's control E-Comm will make reasonable commercial efforts to mitigate the impact to the Dispatch Customer.
- c) It is understood that if costs are incurred to mitigate the impact of Dispatch Platform changes made outside of E-Comm's control E-Comm has the right to adjust the Service Fee on a cost recovery basis.

5. Process for Urgent Changes

If the Dispatch Customer requests that E-Comm implement an urgent change set out in a Change Request, E-Comm may impose charges in addition to the rates set forth in Schedule 2.4 as compensation for the additional personnel or system resources required to implement that change by that earlier date.

6. Flow Chart

- a) E-Comm will accept operational (SOP related) change requests, or complaints, and process them as detailed in the flowchart below.



- b) PRIME CAD and RMS and RCMP CPIC and IT related technical and process concerns must go to the RCMP Central Help Desk.
- c) Changes to the scope of services provided by E-Comm to the Dispatch Customer (as outlined in this document) may be made upon mutual agreement.

1000 Bylaws

1000

City of Maple Ridge

Maple Ridge Ticket Information Utilization Amending Bylaw No. 7680-2020

A bylaw to amend Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

WHEREAS the Council of the City of Maple Ridge deems it expedient to amend the Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012;

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

1. This bylaw may be cited as Maple Ridge Ticket Information Utilization Amending Bylaw No. 7680-2020.
2. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by deleting the **Schedules** list in its entirety and replacing it with the following:

Schedules

Schedule 1	Designated Bylaw Compliance Officer
Schedule 2	Animal Control and Licencing Bylaw
Schedule 3	Boulevard Maintenance Bylaw
Schedule 4	Building Bylaw
Schedule 5	Business Licencing and Regulation Bylaw
Schedule 6	Cat Spay/Neuter Bylaw
Schedule 7	Drinking Water Conservation Plan Bylaw
Schedule 8	Fire Prevention Bylaw
Schedule 9	Fireworks Bylaw
Schedule 10	Grow Operation, Health, Nuisance and Safety Bylaw
Schedule 11	Highway & Traffic Bylaw
Schedule 12	Kennel Regulation Bylaw
Schedule 13	Littering Prohibition Bylaw
Schedule 14	Noise Control Bylaw
Schedule 15	Nuisance Prohibition Bylaw
Schedule 16	Outdoor Burning Regulation Bylaw
Schedule 17	Parks and Recreation Facilities Regulation Bylaw
Schedule 18	Pesticide Use Control Bylaw
Schedule 19	Rental Premises Standards of Maintenance Bylaw
Schedule 20	Safer Streets Bylaw
Schedule 21	Scrap Metal Dealer Regulation Bylaw
Schedule 22	Sign Bylaw
Schedule 23	Smoking Regulation Bylaw
Schedule 24	Soil Deposit Regulation Bylaw
Schedule 25	Soil Removal Bylaw
Schedule 26	Solid Waste and Recycling Regulation Bylaw
Schedule 27	Taxi Regulation Bylaw
Schedule 28	Tree Management Bylaw
Schedule 29	Untidy and Unsightly Premises Bylaw

- Schedule 30 Watercourse Protection Bylaw
- Schedule 31 Wildlife and Vector Control Bylaw
- Schedule 32 Zoning Bylaw

3. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is deleting **Schedule 1** in its entirety and replacing it with the following;

Schedule 1
Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

Designated Bylaw Compliance Officer

Designated Bylaws

Designated Bylaw Compliance Officer

**Animal Control and Licencing
Bylaw No. 6908-2012**

Animal Control Officer
Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Fire Department Officer
Manager of Bylaw & Licencing Services
R.C.M.P.

Boulevard Maintenance Bylaw No. 7666-2020

Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Environmental Planner
Environmental Technician
Fire Department Officer
Manager of Bylaw & Licencing Services
Manager of Development & Environmental Services
Manager of Parks and Open Space
R.C.M.P.

Building Bylaw No. 6925-2012

Building Inspector
Bylaw Compliance Officer
Chief Building Official
Director of Bylaw & Licencing Services
Electrical Inspector
Electrical Inspector/Safety Officer
Fire Department Officer
Gas/Plumbing Inspector
Manager of Bylaw & Licencing Services
Trades Inspector

**Business Licencing and Regulation
Bylaw No. 6815-2011**

Bylaw Compliance Office
Director of Bylaw & Licencing Services
Fire Department Officer
Manager of Bylaw & Licencing Services
R.C.M.P.

Cat Spay/Neuter Bylaw No. 5756-1999

Animal Control Officer
Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Manager of Bylaw & Licencing Services

**Drinking Water Conservation Plan
Bylaw No. 7425-2018**

Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Fire Chief
Fire Department Officer
Manager of Bylaw & Licencing Services
R.C.M.P.
Waterworks Foreman
Works Inspector
Waterworks Superintendent

Fire Prevention Bylaw No. 4111-1988

Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Fire Department Officer
Manager of Bylaw & Licencing Services
R.C.M.P.

Fireworks Bylaw No. 6279-2004

Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Fire Department Officer
Manager of Bylaw & Licencing Services
R.C.M.P.

**Grow Operation, Health Nuisance and Safety
Bylaw No. 6274-2004**

Building Inspector
Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Electrical Inspector
Electrical Inspector/Safety Officer
Fire Department Officer
Gas/Plumbing Inspector
Manager of Bylaw & Licencing Services
R.C.M.P.
Trades Inspector

Highway & Traffic Bylaw No. 6704-2009

Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Fire Department Officer
Manager of Bylaw & Licencing Services
Municipal Engineer
Parking Officer
R.C.M.P.

Kennel Regulation Bylaw No. 6036-2002

Animal Control Officer
Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Chief Building Official
Fire Department Officer
Manager of Bylaw & Licencing Services

Littering Prohibition Bylaw No. 5115-1994

Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Fire Department Officer
Manager of Bylaw & Licencing Services
R.C.M.P.

Noise Control Bylaw No. 5122-1994

Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Fire Department Officer
Manager of Bylaw & Licencing Services
R.C.M.P.

**Outdoor Burning Regulation
Bylaw No. 5535-1997**

Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Fire Department Officer
Manager of Bylaw & Licencing Services
R.C.M.P.

**Parks and Recreation Facilities Regulation
Bylaw No. 7085-2014**

Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Director Parks and Facilities
Fire Department Officer
Manager of Bylaw & Licencing Services
Manager Parks/Open Spaces
Parks Foreman
R.C.M.P.

Pesticide Use Control Bylaw No. 6413-2006

Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Director, Parks and Facilities
Environmental Planner
Environmental Technician
Fire Department Officer
Manager of Bylaw & Licencing Services
Manager, Parks and Open Space
Parks Operations Supervisor(s)
Trades II Gardener

**Rental Premises Standards of Maintenance
Bylaw No. 6550-2008**

Building Inspector
Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Chief Building Official
Fire Department Officer
Manager of Bylaw & Licencing Services
Safety Officer
Trades Inspector

**Scrap Metal Dealer Regulation
Bylaw No. 6772-2010**

Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Chief Building Official
Fire Department Officer
Manager of Bylaw & Licencing Services
R.C.M.P.

Sign Bylaw No. 7630-2020

Building Inspector
Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Chief Building Official
Electrical Inspector
Electrical Inspector/Safety Officer
Fire Department Officer
Gas/Plumbing Inspector
Manager of Bylaw & Licencing Services
Trades Inspector

Smoking Regulation Bylaw No. 5495-1997

Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Fire Department Officer
Manager of Bylaw & Licencing Services
R.C.M.P.

Soil Deposit Regulation Bylaw No. 7412-2017

Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Environmental Planner
Environmental Technician
Fire Department Officer
Manager of Development & Environmental Services
Manager of Bylaw & Licencing Services

Soil Removal Bylaw No. 6398-2006

Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Environmental Planner
Environmental Technician
Manager of Development & Environmental Services
Manager of Bylaw & Licencing Services

**Solid Waste and Recycling Regulation
Bylaw No. 6800-2011**

Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Manager of Bylaw & Licencing Services

Taxi Regulation Bylaw No. 6409-2006

Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Fire Department Officer
Manager of Bylaw & Licencing Services
R.C.M.P.

Tree Management Bylaw No. 7133-2015

Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Environmental Planner
Environmental Technician
Fire Department Officer
Manager of Bylaw & Licencing Services
Manager of Development & Environmental Services
Manager of Parks and Open Space

**Untidy and Unsightly Premises
Bylaw No. 6533-2007**

Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Fire Department Officer
Manager of Bylaw & Licencing Services
R.C.M.P.

Watercourse Protection Bylaw No. 6410-2006

Building Inspector
Bylaw Compliance Officer
Chief Building Official
Director of Bylaw & Licencing Services
Environmental Planner
Environmental Technician
Fire Department Officer
Manager of Bylaw & Licencing Services
Manager of Development & Environmental Services
Municipal Engineer

**Wildlife and Vector Control
Bylaw No. 7437 - 2018**

Bylaw Compliance Officer
Director of Bylaw & Licencing Services
Environmental Planner
Environmental Technician
Manager of Bylaw & Licencing Services
R.C.M.P.

Zoning Bylaw No. 7600-2019

Bylaw Compliance Officer
Chief Building Official
Director of Bylaw & Licencing Services
Fire Department Officer
Manager of Bylaw & Licencing Services
Parking Officer
R.C.M.P.

4. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by adding a new **Schedule 3**, from the Maple Ridge Boulevard Maintenance Bylaw, after Schedule 2 and re-numbering remaining Schedules in numerical order.

Schedule 3
Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

From Boulevard Maintenance Bylaw No. 7666-2020

	Section	Fine
Permit vegetation on boulevard	4.1.1(a)	\$300
Permit structure on boulevard	4.1.1(b)	\$500
Permit signage on boulevard	4.1.1(c)	\$300
Fail to remove debris	4.2.1(a)	\$300
Fail to maintain boulevard	4.2.1(b)	\$300
Deposit rubbish on boulevard	5.1	\$500
Cut City plant on boulevard	5.2	\$500

5. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by deleting the current Schedule 21, from the Maple Ridge Sign Bylaw, in it's entirety and adding a new **Schedule 22**, from the Maple Ridge Sign Bylaw, after Schedule 21 and re-numbering the remaining Schedules:

Schedule 22
Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

From Sign Bylaw No. 7630-2020

	Section	Fine
Prohibited sign	8.1	\$450
Fail to maintain sign	10.1	\$250
No sign permit	11.1.1	\$450
Fail to permit inspection	12.1.1	\$500
Fail to maintain sign or premises	12.1.6	\$250
Fail to comply with stop work order	12.1.9	\$500
Fail to remove abandoned sign	12.3.1	\$350
Election sign on municipal park land	13.11.1(k)	\$250

6. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by deleting the current Schedule 31, from the Maple Ridge Zoning Bylaw, in it's entirety and adding a new **Schedule 32**, from the Maple Ridge Zoning Bylaw, after Schedule 31 and re-numbering the remaining Schedules:

Schedule 32
Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

From Zoning Bylaw No. 7600-2019

	Section	Fine
Prevent authorized entry	306.2(1)	\$500
Contrary to permitted use	307.1(1)	\$500
Unlawful construction	307.2(1)	\$500
Wrecked vehicle	401.3(1)(j)	\$500
Excess portable structures	401.4(3)(a)	\$500
Unlawful portable structure	401.4(3)(b)	\$500
Excess vehicles over 688 sq. m.	402.1(1)(a)	\$500
Excess vehicles under 688 sq. m.	402.1(1)(b)	\$500
Park prohibited vehicle	402.19(1)(a)(iii)	\$500
Unlawful recreational vehicle	402.20(1)(b)	\$500
Unregistered RV residential	402.20(1)(c)	\$500
Unregistered RV agricultural	402.20(2)(a)	\$500
Occupied RV	402.20(3)	\$500
Unlicensed vehicle residential	402.21(1)(a)	\$500
Unlicensed vehicle agricultural	402.21(2)(a)	\$500
Unlawful secondary suite	402.24(1)(a)	\$500
Unlawful suite in floodplain	402.24(1)(h)	\$500
Unlawful temporary residential use	402.27(1)(e)(i)	\$500
Visual clearance street	403.8(1)(a)	\$500
Visual clearance lane	403.8(1)(b)	\$500
Landscape screen	405.3(1)	\$500
Unlawful fence height	405.4(2)(a)	\$500
Barbed or razor wire	405.4(7)(a)	\$500

7. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by updating the table of contents accordingly.

READ a first time the 30th day of March, 2021.

READ a second time the 30th day of March, 2021.

READ a third time the 30th day of March, 2021.

ADOPTED, the day of , 2021.

PRESIDING MEMBER

CORPORATE OFFICER

City of Maple Ridge

Bylaw Notice Enforcement Amending Bylaw No. 7681-2020

A bylaw to amend Bylaw Notice Enforcement Bylaw No. 7626-2020

WHEREAS the Council of the City of Maple Ridge deems it expedient to amend the Bylaw Notice Enforcement Bylaw No. 7626-2020;

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

1. This bylaw may be cited as Bylaw Notice Enforcement Amending Bylaw No. 7681-2020
2. Bylaw Notice Enforcement Bylaw No. 7626-2020 is amended by replacing Schedule A, Designated Bylaw Contraventions and Penalties, in its entirety and replacing it with the following:

Schedule A

Designated Bylaw Contraventions and Penalties

Part 1						
Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
Animal Control and Licencing Bylaw No. 6908-2012						
6908-2012	5.1.3(c)	Refuse to comply with Animal Control Officer	\$300	\$250	\$350	No
6908-2012	5.1.3(d)	Interfere with Animal Control Officer	\$300	\$250	\$350	No
6908-2012	6.1.1	More than 3 dogs	\$150	\$100	\$200	Yes
6908-2012	6.2.1	Fail to obtain licence	\$150	\$100	\$200	No
6908-2012	6.2.7	Fail to display licence	\$100	\$75	\$125	No
6908-2012	7.1.1	Animal at-large	\$150	\$100	\$200	No
6908-2012	7.2.1	Fail to remove excrement	\$150	\$100	\$200	No

Part 1

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
6908-2012	7.3.2(a)	Fail to provide food and water	\$200	\$150	\$250	No
6908-2012	7.3.2(b)	Fail to provide clean food and water receptacles	\$150	\$100	\$200	No
6908-2012	7.3.2(c)	Fail to sufficiently exercise	\$150	\$100	\$200	No
6908-2012	7.3.2(d)	Fail to provide necessary veterinary care	\$450	\$400	\$500	No
6908-2012	7.3.3(a)	Fail to provide appropriate shelter	\$250	\$200	\$300	No
6908-2012	7.3.3(b)	Fail to allow sufficient space	\$250	\$200	\$300	No
6908-2012	7.3.3(c)	Fail to provide protection from sun	\$250	\$200	\$300	No
6908-2012	7.3.4	Fail to keep shelter clean	\$250	\$200	\$300	No
6908-2012	7.3.5	Cause animal to be tied to choke collar	\$300	\$250	\$350	No
6908-2012	7.4.1(a)	Fail to provide fresh air ventilation	\$250	\$200	\$300	No
6908-2012	7.4.1(b)	Enclosed space exceeds 30 degrees Celsius	\$250	\$200	\$300	No
6908-2012	7.4.2	Fail to confine in a pen outside the vehicle	\$250	\$200	\$300	No
6908-2012	7.7.1(a)	Fail to confine an aggressive dog indoors	\$450	\$400	\$500	No
6908-2012	7.7.1(c)	Enclosure contrary to bylaw	\$300	\$250	\$350	No
6908-2012	7.7.1(d)	Leash more than 1.5 m.	\$150	\$100	\$200	No

Part 1

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"</small>
6908-2012	7.7.2(a)	Fail to muzzle an aggressive dog	\$300	\$250	\$350	No
6908-2012	7.7.2(b)	Fail to tattoo aggressive dog	\$200	\$150	\$250	No
6908-2012	7.7.2(c)	Fail to post warning signs	\$300	\$250	\$350	No
6908-2012	7.7.2(f)	Fail to notify when aggressive dog at large	\$300	\$250	\$350	No
6908-2012	7.8.1	Fail to secure area for guard dog	\$200	\$150	\$250	No
6908-2012	7.8.2(a)	Guard dog sign not visible	\$200	\$150	\$250	No
6908-2012	7.8.2(b)	Guard dog sign improperly posted	\$200	\$150	\$250	No
6908-2012	7.8.3(a)	Fail to register guard dog address	\$200	\$150	\$250	No
6908-2012	7.8.3(b)	Fail to register guard dog hours	\$200	\$150	\$250	No
6908-2012	7.8.3(c)	Fail to register guard dog licence number	\$200	\$150	\$250	No
6908-2012	7.8.3(d)	Fail to register owner	\$200	\$150	\$250	No
6908-2012	7.8.4	Fail to provide change of information	\$450	\$400	\$500	No
6908-2012	9.1.1(a)	Sell prohibited animal	\$450	\$400	\$500	No
6908-2012	9.1.1(b)	Keep, breed or sell wolf cross	\$450	\$400	\$500	No
6908-2012	10.1.1	More than six cats	\$150	\$100	\$200	Yes
6908-2012	11.1.2(a)	Livestock on Highway	\$200	\$150	\$250	No

Part 1

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"</small>
6908-2012	11.1.2(b)	Livestock in Public Place	\$200	\$150	\$250	No
6908-2012	12.1	Boarding dogs	\$150	\$100	\$200	No
6908-2012	13.1.1(a)	Fail to document information	\$450	\$400	\$500	No
6908-2012	13.1.1(e)	Fail to provide sufficient care	\$450	\$400	\$500	No
6908-2012	13.1.2(b)	Fail to keep clean cage	\$450	\$400	\$500	No
6908-2012	13.2.1	Fail to segregate ill animal	\$450	\$400	\$500	No
6908-2012	13.3.1(b)(i)	Fail to promptly treat animal	\$450	\$400	\$500	No
6908-2012	13.4.1(a)	Fail to keep register	\$450	\$400	\$500	No
6908-2012	13.6.1(a)	Fail to post notice	\$450	\$400	\$500	No
6908-2012	13.6.1(b)	Fail to post signs	\$450	\$400	\$500	No
6908-2012	13.7.1(c)i	Sell prohibited animal	\$450	\$400	\$500	No
6908-2012	13.7.1(c)v	Sell unaltered animal	\$450	\$400	\$500	No

Part 2						
Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
Boulevard Maintenance Bylaw No. 7666-2020						
7666-2020	4.1.1(a)	Permit vegetation on boulevard	\$300	\$250	\$350	No
7666-2020	4.1.1(b)	Permit structure on boulevard	\$450	\$400	\$500	No
7666-2020	4.1.1(c)	Permit signage on boulevard	\$300	\$250	\$350	No
7666-2020	4.2.1(a)	Fail to remove debris	\$300	\$250	\$350	No
7666-2020	4.2.1(b)	Fail to maintain boulevard	\$300	\$250	\$350	No
7666-2020	5.1	Deposit rubbish on boulevard	\$450	\$400	\$500	No
7666-2020	5.2	Cut City plant on boulevard	\$450	\$400	\$500	No

Part 3						
Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
Building Bylaw No. 6925-2012						
6925-2012	6.1	Construction without permit	\$250	\$200	\$300	No
6925-2012	6.2	Demolish structure without permit	\$250	\$200	\$300	No
6925-2012	6.3	Move structure without permit	\$250	\$200	\$300	No

Part 3

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"</small>
6925-2012	6.4	Occupy structure without permit	\$350	\$300	\$400	No
6925-2012	6.5	Tamper with posted notice	\$250	\$200	\$300	No
6925-2012	6.6	Work contrary to approved plans	\$250	\$200	\$300	No
6925-2012	6.7	Obstruct entry of a Building Official	\$450	\$400	\$500	No
6925-2012	17.5	Fail to fill in excavation within 60 days	\$450	\$400	\$500	No
6925-2012	20.1	Non-compliance with safety standards	\$450	\$400	\$500	No
6925-2012	20.3.1	Fail to keep plans on property	\$200	\$150	\$250	No
6925-2012	20.3.2	Fail to post civic address	\$200	\$150	\$250	No
6925-2012	22.5	Fail to obtain building inspection	\$200	\$150	\$250	No
6925-2012	22.8	Fail to obtain electrical inspection	\$200	\$150	\$250	No
6925-2012	22.9	Fail to obtain plumbing inspection	\$250	\$200	\$300	No
6925-2012	22.10	Fail to obtain a gas inspection	\$450	\$400	\$500	No
6925-2012	26.14.2	Fail to remove existing dwelling	\$450	\$400	\$500	No
6925-2012	28.1	Construct a pool without a permit	\$450	\$400	\$500	No
6925-2012	28.3	Fail to enclose pool	\$450	\$400	\$500	No

Part 3

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
6925-2012	28.4	Fail to maintain pool enclosure	\$450	\$400	\$500	No
6925-2012	28.5	Fail to keep pool gate latched	\$450	\$400	\$500	No
6925-2012	29.1	Plumbing system altered	\$200	\$150	\$250	No
6925-2012	29.2	Plumbing located outside lot	\$250	\$200	\$300	No
6925-2012	29.3	Plumbing storm drain installed without permission	\$200	\$150	\$250	No
6925-2012	29.4	Plumbing installed without permit	\$200	\$150	\$250	No
6925-2012	32.3	Fail to comply with Stop Work notice	\$450	\$400	\$500	No
6925-2012	32.5	Fail to comply with Do Not Occupy notice	\$450	\$400	\$500	No

Part 4

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"</small>
Business Licencing and Regulation Bylaw No. 6815-2011						
6815-2011	6.1.1(a)	No business licence	\$300	\$250	\$350	No
6815-2011	6.2.3	Failure to get approval	\$200	\$150	\$250	No
6815-2011	6.6.1	Fail to renew licence	\$300	\$250	\$350	No
6815-2011	6.8.1	Fail to post licence	\$200	\$150	\$250	No
6815-2011	6.9.1(a)	Fail to permit inspection of premises	\$300	\$250	\$350	No
6815-2011	7.1.1	Permit person under 19 years	\$450	\$400	\$500	No
6815-2011	7.1.2	Display depiction of a sexual act	\$450	\$400	\$500	No
6815-2011	7.3.1(g)	Open business between 12 midnight and 7 am	\$450	\$400	\$500	No
6815-2011	7.4.3	Fail to keep premises in clean condition	\$200	\$150	\$250	No
6815-2011	7.4.5(c)	Fail to keep record	\$200	\$150	\$250	No
6815-2011	7.4.5(d)	Fail to produce register	\$200	\$150	\$250	No
6815-2011	7.4.5(g)	Permit entry to be erased	\$450	\$400	\$500	No
6815-2011	7.6.2(a)	Fail to provide identification	\$450	\$400	\$500	No
6815-2011	7.6.3(a)	Employ person under 19 years	\$450	\$400	\$500	No
6815-2011	7.6.3(b)	Open business between 12 midnight and 8 am	\$450	\$400	\$500	No
6815-2011	7.7.1	Permit person under 19 years	\$450	\$400	\$500	No

Part 4

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"</small>
6815-2011	7.8.1(a)	Employ person under 19 years	\$450	\$400	\$500	No
6815-2011	7.8.1(b)	Permit person under 19 years	\$450	\$400	\$500	No
6815-2011	7.9.1	Fail to post sign	\$200	\$150	\$250	No
6815-2011	7.10.3	Fail to comply with requirements	\$200	\$150	\$250	No
6815-2011	7.10.4(a)(i)	More than 20 dogs	\$300	\$250	\$350	No
6815-2011	7.10.4(a)(ii)	Operate outside permitted hours	\$300	\$250	\$350	No
6815-2011	7.10.4(a)(iii)	Discharge odorous matter	\$450	\$400	\$500	No
6815-2011	7.19.3(b)	Fail to shut off sound	\$450	\$400	\$500	No
6815-2011	7.21.1(b)	Failure to produce licence	\$300	\$250	\$350	No
6815-2011	7.21.1(c)	Fail to display photo identification	\$450	\$400	\$500	No
6815-2011	7.21.1(d)	Peddle between 6 pm and 9 am	\$450	\$400	\$500	No
6815-2011	7.24.6(a)	Failure to maintain report	\$450	\$400	\$500	No
6815-2011	7.24.10(a)	Dispose of second hand article prior to 30 days after receipt	\$450	\$400	\$500	No
6815-2011	7.24.13(d)	Buy second hand article from person under 18 years	\$450	\$400	\$500	No
6815-2011	7.24.14	Buy second hand article between 6 pm and 6 am	\$300	\$250	\$350	No

Part 4

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"</small>
6815-2011	7.25.1(b)	Offer services of a social escort under the age of 19 years	\$450	\$400	\$500	No
6815-2011	7.28.1(b)	Permit tobacco products to be visible	\$300	\$250	\$350	No
6815-2011	7.28.1(c)	Sell tobacco to person under 19 years	\$450	\$400	\$500	No
6815-2011	7.29.1(a)	Possess shark fin products	\$450	\$400	\$500	No

Part 5

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
Cat Spay/Neuter Bylaw No. 5756 - 1999						
5756-1999	3	I.D. Not Worn	\$50	\$35	\$75	No
5756-1999	11	Unsterilized Cat	\$50	\$35	\$75	No
5756-1999	12	Unsterilized Cat at Large	\$75	\$50	\$100	No

Part 6						
Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
Drinking Water Conservation Plan Bylaw No. 7425-2018						
7425-2018	6.1	No automatic shut off device	\$250	\$200	\$300	No
7425-2018	6.2	Unnecessary water run off	\$250	\$200	\$300	No
7425-2018	6.3	Water artificial turf	\$250	\$200	\$300	No
7425-2018	6.4	Hose run unnecessarily	\$250	\$200	\$300	No
7425-2018	6.5	Faulty irrigation system	\$250	\$200	\$300	No
7425-2018	Schedule 1, Part 1	Unauthorized Watering	\$250	\$200	\$300	No
7425-2018	Schedule 1, Part 2	Unauthorized Watering	\$450	\$400	\$500	No

Part 7

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
Fire Prevention Bylaw No. 4111-1988						
4111-1988	II11	Fail to Obey Order	\$450	\$400	\$500	No
4111-1988	II21	Obstruct Fire Escape	\$450	\$400	\$500	No
4111-1988	III29	Impede Fire Fighter	\$450	\$400	\$500	No
4111-1988	III32	Run over Hose	\$450	\$400	\$500	No
4111-1988	IX64(a)	Fail to Flush Hydrant	\$450	\$400	\$500	No
4111-1988	IX64(b)	Fail to Service Hydrant	\$450	\$400	\$500	No
4111-1988	IX64(c)	Hydrant Obstructed	\$450	\$400	\$500	No

Part 8

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"</small>
Fireworks Bylaw No. 6279-2004						
6279-2004	II(3)	Discharge fireworks without permit	\$450	\$400	\$500	No
6279-2004	II(4)	Fail to surrender fireworks	\$450	\$400	\$500	No
6279-2004	III(18)	Unlawful storage	\$450	\$400	\$500	No
6279-2004	III(20)	Improper storage	\$450	\$400	\$500	No
6279-2004	III(21)	Smoke in storage area	\$450	\$400	\$500	No
6279-2004	IV(22)	Sell to minor	\$450	\$400	\$500	No
6279-2004	IV(23)	Minor possessing fireworks	\$450	\$400	\$500	No
6279-2004	V(24)	Fireworks display without permit	\$450	\$400	\$500	No
6279-2004	V(25)	Discharge fireworks contrary to distance requirements	\$450	\$400	\$500	No
6279-2004	V(26)	Audience closer than 45 m.	\$450	\$400	\$500	No
6279-2004	V(27)	Improper fireworks projection	\$450	\$400	\$500	No
6279-2004	V(29)	Fail to safely dispose of fireworks	\$450	\$400	\$500	No
6279-2004	V(30)	Wind velocity greater than 10km/hr.	\$450	\$400	\$500	No
6279-2004	V(32)	Person under 21 years in charge of display	\$450	\$400	\$500	No
6279-2004	V(33)	Less than two operators	\$450	\$400	\$500	No
6279-2004	V(34)	Insufficient fire extinguishers	\$450	\$400	\$500	No

Part 8

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"</small>
6279-2004	V(35)	Fail to hold valid liability insurance	\$450	\$400	\$500	No

Part 9

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
Grow Operation, Health, Nuisance and Safety Bylaw No. 6274-2004						
6274-2004	3	Disconnect meter	\$450	\$400	\$500	No
6274-2004	4	Divert exhaust vents	\$450	\$400	\$500	No
6274-2004	6	Alter a structure	\$250	\$200	\$300	No
6274-2004	7(e)	No permit	\$250	\$200	\$300	No
6274-2004	9(a)	Obstruct building official	\$450	\$400	\$500	No
6274-2004	9(b)	Remove notice	\$450	\$400	\$500	No
6274-2004	10(a)	Cause nuisance	\$450	\$400	\$500	No
6274-2004	10(b)	Permit unsightly matter to accumulate	\$250	\$200	\$300	No
6274-2004	12	Fail to undertake action directed by Fire Chief	\$450	\$400	\$500	No
6274-2004	13	Refuse entry	\$450	\$400	\$500	No
6274-2004	14	Fail to inspect	\$450	\$400	\$500	No
6274-2004	15(a)	Fail to notify District	\$450	\$400	\$500	No

Part 10

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
Highway & Traffic Bylaw No. 6704-2009						
6704-2009	7.0	Drive on trail	\$100	\$75	\$125	No
6704-2009	10.1	Obstruct vehicles or pedestrians	\$75	\$50	\$100	No
6704-2009	10.2	Cross highway at a location other than crosswalk	\$50	\$35	\$75	No
6704-2009	11.1 (a)	Park on sidewalk	\$50	\$35	\$75	No
6704-2009	11.1 (b)	Park within 3m of driveway	\$50	\$35	\$75	No
6704-2009	11.1 (c)	Park within 6m of intersection	\$50	\$35	\$75	No
6704-2009	11.1 (d)	Park within 5 m of fire hydrant	\$100	\$75	\$125	No
6704-2009	11.1 (e)	Park within 6m of crosswalk	\$50	\$35	\$75	No
6704-2009	11.1 (f)	Park within 6m of stop sign	\$50	\$35	\$75	No
6704-2009	11.1 (i) (i)	Park vehicle for sale on highway	\$50	\$35	\$75	No
6704-2009	11.1 (i) (ii)	Repair vehicle on a highway	\$50	\$35	\$75	No
6704-2009	11.1 (i) (iii)	Display signs on a highway	\$50	\$35	\$75	No
6704-2009	11.1 (i) (iv)	Selling articles on highway	\$50	\$35	\$75	No
6704-2009	11.1 (j)	Obstruct traffic	\$75	\$50	\$100	No
6704-2009	11.1 (k)	Double park	\$50	\$35	\$75	No
6704-2009	11.1 (n)	Park in bus zone	\$50	\$35	\$75	No
6704-2009	11.1 (o)	Park on path	\$50	\$35	\$75	No

Part 10

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4
						Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
6704-2009	11.1 (p)	Obstruct highway/lane	\$50	\$35	\$75	No
6704-2009	11.1 (q)	Angle Park	\$50	\$35	\$75	No
6704-2009	11.1 (r)	Park on wrong side	\$50	\$35	\$75	No
6704-2009	11.1 (s)	Park over 30cm from curb	\$50	\$35	\$75	No
6704-2009	11.1 (t)	Park contrary to painted lines on highway	\$50	\$35	\$75	No
6704-2009	11.1 (u)	Park contrary to prohibition	\$50	\$35	\$75	No
6704-2009	11.1 (v)	Overtime parking	\$50	\$35	\$75	No
6704-2009	11.1 (w)	Overtime parking/fail to register	\$50	\$35	\$75	No
6704-2009	11.1 (x)	Park contrary to restriction	\$50	\$35	\$75	No
6704-2009	11.1 (z)	Park over 72 hours	\$75	\$50	\$100	No
6704-2009	11.1 (aa)	Park over length vehicle	\$100	\$75	\$125	No
6704-2009	11.1 (bb)	Park vehicle over 5500 kgs GVW	\$200	\$150	\$250	No
6704-2009	11.1 (cc)	Park in Disabled zone	\$100	\$75	\$125	No
6704-2009	11.1 (dd)	Park in commercial loading zone	\$75	\$50	\$100	No
6704-2009	11.1 (ee)	Park in passenger loading zone	\$50	\$35	\$75	No
6704-2009	11.1 (ff)	Park on highway without curbs	\$50	\$35	\$75	No
6704-2009	11.1 (ii)	Without proper or valid insurance displayed	\$100	\$75	\$125	No

Part 10

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4
						Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement Is Shown as "Yes"
6704-2009	11.1 (jj)	Without proper and valid number plates displayed	\$100	\$75	\$125	No
6704-2009	11.1 (kk)	Park adjacent to yellow curb	\$50	\$35	\$75	No
6704-2009	11.1 (hh)	Park outside angle parking stall	\$50	\$35	\$75	No
6704-2009	13.0	Unattached trailer	\$100	\$75	\$125	No
6704-2009	15.3	Park in resident zone	\$50	\$35	\$75	No
6704-2009	16.1	Remove notice of chalk mark	\$100	\$75	\$125	No
6704-2009	16.2	Move vehicle within same block	\$50	\$35	\$75	No
6704-2009	25.0	Occupy motor vehicle	\$100	\$75	\$125	No
6704-2009	26.0	Fail to remove snow and other debris from sidewalk	\$150	\$100	\$200	No
6704-2009	27.0	Obstruct intersection	\$100	\$75	\$125	No
6704-2009	28.0	Fail to trim vegetation	\$100	\$75	\$125	No
6704-2009	29.1	Encroachment	\$50	\$35	\$75	No
6704-2009	30.1 (a)	Load not securely covered	\$150	\$100	\$200	No
6704-2009	31.1 (b)	Load not secured	\$150	\$100	\$200	No
6704-2009	32.1 (a)	Place thing on highway	\$100	\$75	\$125	No
6704-2009	32.1 (b)	Deposit debris on highway	\$350	\$300	\$400	No
6704-2009	32.1 (g)	Place structure on a highway	\$150	\$100	\$200	No
6704-2009	32.1 (l)	Damage boulevard	\$150	\$100	\$200	No
6704-2009	32.1 (r)	Place container on highway	\$150	\$100	\$200	No

Part 10

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
6704-2009	32.1 (s)	Engage in business on highway	\$150	\$100	\$200	No
6704-2009	43.1 (a)	Solicit on highway	\$100	\$75	\$125	No
6704-2009	43.1 (c)	Install sign on highway	\$100	\$75	\$125	No
6704-2009	47.1 (a)	Vehicle weight exceeds licensed GVW	\$250	\$200	\$300	No
6704-2009	47.1 (b)	Axle exceeds permitted weight	\$250	\$200	\$300	No
6704-2009	47.1 (c)(i)	Dimensions of commercial vehicle do not conform to the regulations with load included	\$100	\$75	\$125	No
6704-2009	47.1 (c)(ii)	Non conforming dimensions	\$100	\$75	\$125	No
6704-2009	49.2	Fail to comply with order	\$300	\$250	\$350	No
6704-2009	50.0	Fail to comply with permit conditions	\$300	\$250	\$350	No
6704-2009	51.0	Fail to obey traffic controls and signs	\$300	\$250	\$350	No

Part 11

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
Kennel Regulation Bylaw No. 6036-2002						
6036-2002	1	Kennel contrary to zone	\$250	\$200	\$300	No
6036-2002	2	No permission from Agricultural Land Commission	\$250	\$200	\$300	No
6036-2002	4	More than 3 dogs	\$100	\$75	\$125	Yes
6036-2002	5(a)	Fail to provide water and/or food	\$100	\$75	\$125	No
6036-2002	5(b)	Fail to provide clean receptacles	\$100	\$75	\$125	No
6036-2002	5(c)	Fail to provide exercise	\$100	\$75	\$125	No
6036-2002	5(d)	Fail to provide veterinary care	\$450	\$400	\$500	No
6036-2002	5(e)	Fail to provide comfort	\$100	\$75	\$125	No
6036-2002	5(f)	Unclean or unsanitary condition	\$100	\$75	\$125	No
6036-2002	5(g)	Fail to keep kennel clean	\$100	\$75	\$125	No
6036-2002	5(h)	Fail to contain animal between 9 pm and 7 am	\$100	\$75	\$125	No
6036-2002	5(i)	Fail to maintain air exchange unit	\$250	\$200	\$300	No
6036-2002	5(j)	Fail to properly construct enclosure	\$250	\$200	\$300	No
6036-2002	6	Dispose of dog excrement contrary to <i>Waste Management Act</i>	\$100	\$75	\$125	No

Part 11

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
6036-2002	8	Fail to keep building or runs in good repair	\$100	\$75	\$125	No
6036-2002	9	Kennel not under supervision of responsible adult	\$100	\$75	\$125	No
6036-2002	10	Create a nuisance to nearby residents	\$100	\$75	\$125	No
6036-2002	13	Operate without permits	\$250	\$200	\$300	No
6036-2002	21	Fail to provide isolation pen	\$100	\$75	\$125	No
6036-2002	23	Improper flooring	\$250	\$200	\$300	No
6036-2002	26	Improper wall and ceiling insulation	\$250	\$200	\$300	No
6036-2002	29(e)	Breeding or boarding contrary to Kennel Licence	\$250	\$200	\$300	No
6036-2002	33	Refuse inspection	\$250	\$200	\$300	No

Part 12

Bylaw No.	Section(s)	Description	A1	A2	A3	A4
			Penalty Amount	Early Payment Penalty	Late Payment Penalty	Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
Littering Prohibition Bylaw No. 5115-1994						
5115-1994	3	Dumping Rubbish	\$450	\$400	\$500	No

Part 13

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
Noise Control Bylaw No. 5122-1994						
5122-1994	3	Noise Which Disturbs	\$300	\$250	\$350	No
5122-1994	4	Allow Noise Which Disturbs	\$300	\$250	\$350	No
5122-1994	5	Animal Noise	\$300	\$250	\$350	No
5122-1994	6	Construction contrary to Time Restriction	\$400	\$350	\$450	No
5122-1994	8	Engine Noise	\$400	\$350	\$450	No

Part 14

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"</small>
Nuisance Prohibition Bylaw No. 7596-2019						
7596-2019	4.1 (a)	Cause a Nuisance	\$450	\$400	\$500	No
7596-2019	4.1 (b)	Permit a Nuisance	\$450	\$400	\$500	No
7596-2019	4.1 (c)	Fail to abate Nuisance	\$450	\$400	\$500	No

Part 15

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
Outdoor Burning Regulation Bylaw No. 5535 – 1997						
5535-1997	5(b)	Burn noxious material	\$450	\$400	\$500	No
5535-1997	5(d)	No permit	\$200	\$150	\$250	No
5535-1997	8	Agricultural Fire without permit	\$450	\$400	\$500	No
5535-1997	10(c)	Unattended Agricultural Fire	\$450	\$400	\$500	No
5535-1997	14(b)	Unattended Backyard Fire	\$200	\$150	\$250	No
5535-1997	14(d)	Backyard Fire after dark	\$200	\$150	\$250	No
5535-1997	15	Recreational Fire contrary to Schedule "A"	\$100	\$75	\$125	No
5535-1997	16(b)	Unattended Recreational Fire	\$100	\$75	\$125	No
5535-1997	19	Outdoor fire during Closure	\$450	\$400	\$500	No

Part 16

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
Parks and Recreation Facilities Regulation Bylaw No. 7085-2014						
7085-2014	8.1.1	Enter Park when closed	\$100	\$75	\$125	No
7085-2014	8.1.3	Deposit refuse	\$100	\$75	\$125	No
7085-2014	8.1.4	Deposit any off-site refuse	\$300	\$250	\$350	No
7085-2014	8.1.5	Carry or discharge any weapon or dangerous toy	\$300	\$250	\$350	No
7085-2014	8.1.6	Cut any plant	\$450	\$400	\$500	No
7085-2014	8.1.7	Deface any building or wall	\$450	\$400	\$500	No
7085-2014	8.1.8	Damage any fixture	\$450	\$400	\$500	No
7085-2014	8.1.9	Start any unauthorized fire	\$200	\$150	\$250	No
7085-2014	8.1.10	Fail to obey any sign or signal	\$200	\$150	\$250	No
7085-2014	8.1.11	Post or display advertising	\$200	\$150	\$250	No
7085-2014	8.1.12	Use advertising vehicle	\$200	\$150	\$250	No
7085-2014	8.1.13	Molest or harm any animal	\$300	\$250	\$350	No
7085-2014	8.1.14	Possess any drug paraphernalia	\$200	\$150	\$250	No
7085-2014	8.1.15	Carry on any unauthorized business	\$200	\$150	\$250	No
7085-2014	8.1.16	Use vulgar language	\$450	\$400	\$500	No
7085-2014	8.1.17	Disorderly or offensive conduct	\$450	\$400	\$500	No
7085-2014	8.1.18	Expose genitals	\$450	\$400	\$500	No
7085-2014	8.1.19	Excavate in a Park	\$300	\$250	\$350	No

Part 16

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4
						Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
7085-2014	8.1.20	Move any Natural Park Feature	\$100	\$75	\$125	No
7085-2014	8.1.21	Hold procession or gathering	\$200	\$150	\$250	No
7085-2014	8.1.22	Operate power boat	\$200	\$150	\$250	No
7085-2014	8.1.23	Use tobacco within 7.5 meters of playground	\$200	\$150	\$250	No
7085-2014	8.1.24	Discharge of fireworks	\$200	\$150	\$250	No
7085-2014	8.1.25	Plant trees or shrubs	\$100	\$75	\$125	No
7085-2014	8.1.26	Possess or consume liquor	\$450	\$400	\$500	No
7085-2014	8.1.27	Use a device which constitutes a hazard	\$100	\$75	\$125	No
7085-2014	8.1.28	Erect any structure or tent	\$300	\$250	\$350	No
7085-2014	8.1.29	Obstruct any employee of the City	\$300	\$250	\$350	No
7085-2014	8.1.30	Use or operate device that disturbs enjoyment of Park	\$100	\$75	\$125	No
7085-2014	8.1.31	Urinate or defecate except in toilet facility	\$200	\$150	\$250	No
7085-2014	8.1.32	Swim where not permitted	\$100	\$75	\$125	No
7085-2014	8.1.33	Skate where not permitted	\$100	\$75	\$125	No
7085-2014	9.1.1	Transport goods over unprotected boulevard	\$300	\$250	\$350	No
7085-2014	9.1.2	Drive or ride any animal or vehicle on boulevard	\$150	\$100	\$200	No

Part 16

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
7085-2014	9.1.4	Drive vehicle in excess of posted speed limit	\$150	\$100	\$200	No
7085-2014	11.1.1	Unleashed dog or other animal	\$150	\$100	\$200	No
7085-2014	11.1.2	Animal in prohibited area	\$150	\$100	\$200	No
7085-2014	11.1.4	Horse outside of designated area	\$100	\$75	\$125	No
7085-2014	11.1.5	Dog within 5 meters of playing field or sports surface	\$150	\$100	\$200	No
7085-2014	12.1.2	Unauthorized foot wear on a tennis court or bowling green	\$150	\$100	\$200	No
7085-2014	12.1.3	Play on tennis court or bowling green contrary to rules	\$150	\$100	\$200	No
7085-2014	13.2.2	Enter a park or facility during banning period	\$250	\$200	\$300	No

Part 17

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"</small>
Pesticide Use Control Bylaw No. 6413-2006						
6413-2006	3	No permit	\$250	\$200	\$300	No
6413-2006	5(c)	Fail to post visible signage	\$250	\$200	\$300	No
6413-2006	5(d)	Fail to post signs 24 hours prior to pesticide use	\$250	\$200	\$300	No
6413-2006	6(a)	Apply pesticide within 2 m of property	\$450	\$400	\$500	No
6413-2006	6(b)	Apply pesticide within 5 m of park	\$450	\$400	\$500	No
6413-2006	6(c)	Apply pesticide within 3 m from well	\$450	\$400	\$500	No
6413-2006	6(d)	Apply pesticide within 30 m of open water	\$450	\$400	\$500	No
6413-2006	6(e)	Apply pesticide when wind exceeds 8 km per hour	\$450	\$400	\$500	No
6413-2006	6(g)	Apply pesticide when temperature exceeds 27 degrees C.	\$450	\$400	\$500	No
6413-2006	6(h)	Apply pesticide on blooming trees	\$450	\$400	\$500	No

Part 18

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"</small>
Rental Premises Standards of Maintenance Bylaw No. 6550 - 2008						
6550-2008	6	Fail to comply with notice	\$250	\$200	\$300	No
6550-2008	8	Fail to maintain rental premises	\$250	\$200	\$300	No
6550-2008	26(1)	Disconnect service or utility	\$450	\$400	\$500	No
6550-2008	26(2)	Fail to pay rates for service	\$450	\$400	\$500	No

Part 19

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"</small>
Safer Streets Bylaw No. 7581-2019						
7581-2019	4.2 (a)	Sit or lie on a street	\$50	\$35	\$75	No
7581-2019	4.2 (b)	Continue to solicit after negative response	\$100	\$75	\$125	No
7581-2019	4.2 (c)	Solicit as a member of a group of three or more persons	\$50	\$35	\$75	No
7581-2019	4.3 (a)	Solicit within 10 meters of a financial institution	\$50	\$35	\$75	No
7581-2019	4.3 (b)	Solicit within 10 meters of an automated teller machine	\$50	\$35	\$75	No
7581-2019	4.3 (c)	Solicit within 10 meters of a bus stop	\$50	\$35	\$75	No
7581-2019	4.3 (d)	Solicit within 10 meters of a daycare centre	\$50	\$35	\$75	No
7581-2019	4.3 (e)	Solicit within 10 meters of a liquor store	\$50	\$35	\$75	No
7581-2019	4.3 (f)	Solicit within 10 meters of a non medical cannabis retailer	\$50	\$35	\$75	No
7581-2019	4.4 (a)	Solicit while motor vehicle parked	\$50	\$35	\$75	No
7581-2019	4.4 (b)	Solicit while motor vehicle stopped at traffic control signal	\$50	\$35	\$75	No
7581-2019	4.4 (c)	Solicit while motor vehicle being filled with fuel	\$50	\$35	\$75	No

Part 19

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
7581-2019	4.4 (d)	Solicit in a manner which obstructs or impedes vehicular traffic	\$50	\$35	\$75	No
7581-2019	4.5	Solicit after sunset	\$100	\$75	\$125	No

Part 20

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"</small>
Scrap Metal Dealer Regulation Bylaw No. 6772-2010						
6772-2010	4	Fail to log transaction	\$450	\$400	\$500	No
6772-2010	5(c)	Fail to transmit daily Register	\$250	\$200	\$300	No
6772-2010	6(a)	Fail to maintain legible Register	\$450	\$400	\$500	No
6772-2010	10	Illegible entry	\$250	\$200	\$300	No
6772-2010	15	Fail to display business name	\$250	\$200	\$300	No
6772-2010	16(b)	Conduct business outside of restricted hours	\$450	\$400	\$500	No

Part 21

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
Sign Bylaw No. 7630-2020						
7630-2020	8.1	Prohibited Sign	\$450	\$400	\$500	No
7630-2020	10.1	Fail to maintain sign	\$250	\$200	\$300	No
7630-2020	11.1.1	No sign permit	\$450	\$400	\$500	Yes
7630-2020	12.1.1	Fail to permit inspection	\$450	\$400	\$500	No
7630-2020	12.1.6	Fail to maintain sign or premises	\$250	\$200	\$300	No
7630-2020	12.1.9	Fail to comply with stop work order	\$450	\$400	\$500	No
7630-2020	12.3.1	Fail to remove abandoned sign	\$350	\$300	\$400	No
7630-2020	13.11.1(k)	Election sign on municipal park land	\$250	\$200	\$300	No

Part 22

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"</small>
Smoking Regulation Bylaw No. 6968-2013						
6968-2013	5.1.1 (c)(i)	Smoke in an enclosed premises	\$200	\$150	\$250	No
6968-2013	5.1.2	Smoke in vehicle for hire	\$200	\$150	\$250	No
6968-2013	5.1.3	Smoke on public transit	\$200	\$150	\$250	No
6968-2013	5.1.5	Smoke in a customer service area	\$200	\$150	\$250	No
6968-2013	5.1.6	Smoke in common areas	\$200	\$150	\$250	No
6968-2013	5.1.8	Smoke within 7.5 m of opening into building	\$100	\$75	\$125	No
6968-2013	5.1.9	Smoke at swimming beach	\$100	\$75	\$125	No
6968-2013	5.1.10	Smoke in area of municipal park or playground	\$100	\$75	\$125	No
6968-2013	5.1.11	Smoke in City building	\$200	\$150	\$250	No
6968-2013	6.2	Fail to post signs	\$200	\$150	\$250	No

Part 23

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
Soil Deposit Regulation Bylaw No. 7412-2017						
7412-2017	5.4.13	Fail to submit log	\$200	\$150	\$250	No
7412-2017	5.4.15	Fail to provide log within 48 hours	\$200	\$150	\$250	No
7412-2017	5.4.16	Submission of false log	\$450	\$400	\$500	No
7412-2017	5.12.8	Fail to remove dirt on road	\$450	\$400	\$500	No
7412-2017	5.12.10	Damage adjacent property	\$450	\$400	\$500	No
7412-2017	5.12.12	Activities outside restricted hours	\$450	\$400	\$500	No
7412-2017	5.14.11	Fail to comply with permit	\$450	\$400	\$500	No

Part 24

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
Soil Removal Bylaw No. 6398-2006						
6398-2006	9	Remove soil on Sunday or statutory holidays	\$450	\$400	\$500	No
6398-2006	10	Remove soil outside permitted hours	\$450	\$400	\$500	No
6398-2006	30	Machinery not kept within confines	\$450	\$400	\$500	No
6398-2006	31	Noise exceeds 55 decibels	\$450	\$400	\$500	No

Part 25

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
Solid Waste and Recycling Regulation Bylaw No. 6800-2011						
6800-2011	6	Remove material from receptacle	\$100	\$75	\$125	No
6800-2011	11	Place receptacles prior to 5:00 am	\$450	\$400	\$500	No
6800-2011	12	Remove material from property	\$100	\$75	\$125	No
6800-2011	16	Fail to provide adequate storage	\$100	\$75	\$125	Yes

Part 26

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"
Taxi Regulation Bylaw No. 6409-2006						
6409-2006	6.1	Fail to hold a valid chauffeur permit	\$200	\$150	\$250	No
6409-2006	6.9	Fail to display photo identification	\$200	\$150	\$250	No
6409-2006	7.2.4	Fail to ensure driver holds valid chauffeur permit	\$300	\$250	\$350	No
6409-2006	7.2.7	Fail to forward list of complaints	\$300	\$250	\$350	No
6409-2006	8.1	Operate a vehicle in excess of 7 years of age	\$450	\$400	\$500	No
6409-2006	16.4	Fail to keep daily record of trips made	\$300	\$250	\$350	No
6409-2006	16.7	Fail to keep copy of trip records	\$450	\$400	\$500	No
6409-2006	18.1	Charge fares contrary to Passenger Transportation Act	\$450	\$400	\$500	No
6409-2006	19.1	Operate vehicle without taximeter	\$450	\$400	\$500	No
6409-2006	19.5.5	Fail to maintain taximeter	\$450	\$400	\$500	No
6409-2006	20.1	Operate taxi contrary to notice by Inspector	\$450	\$400	\$500	No

Part 27

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"</small>
Tree Management Bylaw No. 7133-2015						
7133-2015	4.6	Damage tree	\$450	\$400	\$500	No
7133-2015	6.12	Fail to post notice of Permit	\$450	\$400	\$500	No
7133-2015	8.a	Dispose of tree parts contrary to regulations	\$450	\$400	\$500	No
7133-2015	8.b	Fail to keep drainage system free	\$450	\$400	\$500	No
7133-2015	8.c	Fail to stabilize bare soil	\$450	\$400	\$500	No
7133-2015	8.d	Work outside of permitted hours	\$200	\$150	\$250	No
7133-2015	8.e	Clear cut trees without ESC plan	\$450	\$400	\$500	No
7133-2015	8.f	Cut trees without nesting survey	\$450	\$400	\$500	No
7133-2015	9.5	Cut replacement tree without Permit	\$450	\$400	\$500	No
7133-2015	12.6	Fail to comply with Stop Work Order	\$450	\$400	\$500	No

Part 28

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"</small>
Untidy and Unsightly Premises Bylaw No. 6533-2007						
6533-2007	3	Untidy/Unsightly Premises	\$300	\$250	\$350	Yes
6533-2007	4	Graffiti	\$300	\$250	\$350	Yes
6533-2007	7(a)	Fail to maintain container in good repair	\$300	\$250	\$350	No
6533-2007	7(b)	Permit rubbish to overflow container	\$300	\$250	\$350	No
6533-2007	7(c)	Fail to keep containers closed	\$450	\$400	\$500	No
6533-2007	7(d)	Fail to lock container	\$450	\$400	\$500	No
6533-2007	7(e)	Fail to keep container area clean	\$300	\$250	\$350	Yes
6533-2007	8	Overgrowth	\$200	\$150	\$250	Yes

Part 29

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"</small>
Watercourse Protection Bylaw No. 6410-2006						
6410-2006	7	Fail to comply with Schedule "B"	\$450	\$400	\$500	No
6410-2006	9	Fail to implement ESC Plan	\$450	\$400	\$500	No
6410-2006	14	Fail to carry out monitoring program	\$200	\$150	\$250	No
6410-2006	18	Fail to comply with stop work notice	\$450	\$400	\$500	No
6410-2006	19	Fail to post waterproof copy of ESC plan	\$100	\$75	\$125	No

Part 30

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"</small>
Wildlife and Vector Control Bylaw No. 7437-2018						
7437-2018	4.2	Attract Wildlife	\$400	\$350	\$450	No
7437-2018	4.3	Provide food to Wildlife	\$450	\$400	\$500	No
7437-2018	4.4	Permit accumulation of seed	\$300	\$250	\$350	No
7437-2018	4.5.1	Fail to harvest fruit	\$100	\$75	\$125	No
7437-2018	4.5.2	Fail to remove fallen fruit	\$300	\$250	\$350	No
7437-2018	4.5.3	Bee hives accessible to Wildlife	\$100	\$75	\$125	No
7437-2018	4.5.4	Grease containers accessible to Wildlife	\$400	\$350	\$450	No
7437-2018	4.5.5	Refrigerator accessible to Wildlife	\$400	\$350	\$450	No
7437-2018	4.5.6	Dairy and proteins placed in compost	\$300	\$250	\$350	No
7437-2018	4.5.7	Garbage containers accessible to Wildlife	\$400	\$350	\$450	No
7437-2018	4.5.8	Unlocked resistant container	\$250	\$200	\$300	No
7437-2018	4.5.10	Place receptacles prior to 5:00 am	\$450	\$400	\$500	No
7437-2018	4.5.11	Receptacles and containers not enclosed	\$450	\$400	\$500	No
7437-2018	4.6	Fail to prevent infestation by vermin	\$300	\$250	\$350	No

Part 31

Bylaw No.	Section(s)	Description	A1 Penalty Amount	A2 Early Payment Penalty	A3 Late Payment Penalty	A4 Compliance Agreement Available <small>Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"</small>
Zoning Bylaw No. 7600-2019						
7600-2019	306.2(1)	Prevent authorized entry	\$450	\$400	\$500	No
7600-2019	307.1(1)	Contrary to permitted use	\$450	\$400	\$500	Yes
7600-2019	307.2(1)	Unlawful construction	\$450	\$400	\$500	No
7600-2019	401.3(1)(j)	Wrecked Vehicle	\$450	\$400	\$500	Yes
7600-2019	401.4(3)(a)	Excess portable structures	\$450	\$400	\$500	No
7600-2019	401.4(3)(b)	Unlawful portable structure	\$450	\$400	\$500	No
7600-2019	402.1(1)(a)	Excess vehicles over 688 sq m.	\$450	\$400	\$500	Yes
7600-2019	402.1(1)(b)	Excess vehicles under 688 sq m.	\$450	\$400	\$500	Yes
7600-2019	402.19(1)(a)(iii)	Park prohibited vehicle	\$450	\$400	\$500	Yes
7600-2019	402.20(1)(b)	Unlawful recreational vehicle	\$450	\$400	\$500	Yes
7600-2019	402.20(1)(c)	Unregistered RV residential	\$450	\$400	\$500	Yes
7600-2019	402.20(2)(a)	Unregistered RV agricultural	\$450	\$400	\$500	No
7600-2019	402.20(3)	Occupied RV	\$450	\$400	\$500	Yes
7600-2019	402.21(1)(a)	Unlicensed vehicle residential	\$450	\$400	\$500	Yes

Part 31

Bylaw No.	Section(s)	Description	A1	A2	A3	A4
			Penalty Amount	Early Payment Penalty	Late Payment Penalty	Compliance Agreement Available <small>Maximum 50% Reduction in Penalty Amount Where Compliance Agreement is Shown as "Yes"</small>
7600-2019	402.21(2)(a)	Unlicensed vehicle agricultural	\$450	\$400	\$500	Yes
7600-2019	402.24(1)(a)	Unlawful secondary suite	\$450	\$400	\$500	No
7600-2019	402.24(1)(h)	Unlawful suite in floodplain	\$450	\$400	\$500	No
7600-2019	402.27(1)(e)(i)	Unlawful temporary residential use	\$450	\$400	\$500	No
7600-2019	403.8(1)(a)	Visual clearance street	\$450	\$400	\$500	Yes
7600-2019	403.8(1)(b)	Visual clearance lane	\$450	\$400	\$500	Yes
7600-2019	405.3(1)	Landscape screen	\$450	\$400	\$500	Yes
7600-2019	405.4(2)(a)	Unlawful fence height	\$450	\$400	\$500	Yes
7600-2019	405.4(7)(a)	Barbed or razor wire	\$450	\$400	\$500	No

3. Bylaw Notice Enforcement Bylaw No. 7626-2020 is amended by updating the table of contents accordingly.

READ a first time the 30th day of March, 2021.

READ a second time the 30th day of March, 2021.

READ a third time the 30th day of March, 2021.

ADOPTED, the day of , 2021.

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE
BYLAW NO. 7663-2020

A Bylaw to amend the text of Maple Ridge Off-Street Parking and Loading
Bylaw No. 4350-1990 as amended

WHEREAS, it is deemed expedient to amend the Off-Street Parking and Loading Bylaw No. 4350-1990 as amended:

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

1. This bylaw may be cited as “Off-Street Parking and Loading Amending Bylaw No. 7663-2020”.
2. Off-Street Parking and Loading Bylaw No. 4350-1990 is hereby amended as follows:
 - a) The first clause is amended by deleting the clause in its entirety and replacing it with: “WHEREAS, pursuant to Section 525 of the Local Government Act, a local government may by bylaw require owners or occupiers of any land, or of any building or other structure to provide off-street parking and loading spaces for the building or structure, including accessible parking spaces; and”;
 - b) PART I – INTERPRETATION, DEFINITIONS, 1.2 b) is amended by adding “on November 19, 1990” after “Section 404 of Maple Ridge Zoning Bylaw No. 3510-1985 as in force and effect at the date of the adoption of this bylaw.”;
 - c) PART I – INTERPRETATION, DEFINITIONS, 1.2 c) is amended by replacing “Section 906 of the Local Government Act” with “Section 525 of the Local Government Act”;
 - d) PART I – INTERPRETATION, DEFINITIONS, 1.2 d) is amended by replacing “Maple Ridge Zoning Bylaw No. 3510-1985” with “Maple Ridge Zoning Bylaw No. 7600-2019, as amended”;
 - e) PART II – GENERAL REQUIREMENTS, 2.5 is amended by deleting the clause in its entirety and replacing it with “Site coverage provisions and restrictions on use of parking shall be as specified in Part 4 General Regulations, and under the respective zones of Zoning Bylaw No. 7600-2019.”;
 - f) PART III – OFF-STREET PARKING REQUIREMENTS, 3.4 a) and d) are amended by replacing “District of Maple Ridge” with “City of Maple Ridge”;
 - g) PART III – OFF-STREET PARKING REQUIREMENTS, 3.4 a) i) is amended by replacing “Single Family Residential” with “Single Detached Residential” and replacing “Duplex” with “Two-Unit Residential”;
 - h) PART III – OFF-STREET PARKING REQUIREMENTS, 3.6 2) b) is amended by replacing “Section 215 of the Land Title Act” with “Section 219 of the Land Title Act”, and by replacing “District of Maple Ridge” with “City of Maple Ridge”;
 - i) PART III – OFF-STREET PARKING REQUIREMENTS, 3.6 is amended by revising the numbering format to be consistent with previous sections of the bylaw by renumbering 1), 2) and 3) to a), b) and c), and by renumbering a) and b) to i) and ii);

- j) PART IV – OFF-STREET PARKING DESIGN, 4.1 a) iv) is amended by adding “(tandem parking space)” after “an intervening parking space”;
- k) PART IV – OFF-STREET PARKING DESIGN, 4.1 is amended by renumbering (a) to a) and by renumbering a) and b) to (a) and (b);
- l) PART IV – OFF-STREET PARKING DESIGN is amended by renumbering 4.1 (b) to 4.2 a);
- m) PART IV – OFF-STREET PARKING DESIGN, 4.1 (b) i) is amended by inserting “in compliance with *Access Management Policy 9.14*” following “street”, and by replacing “Director of Planning” with “Director of Engineering”;
- n) PART IV – OFF-STREET PARKING DESIGN, 4.1 (b) ii) is amended by deleting the clause in its entirety and replacing it with “shall have access to and egress from a street as approved under Section 4.2 a) i), and shall comply with Subdivision and Development Servicing Bylaw No. 4800-1993, Schedule “D” Design Criteria Manual, Section R13.2 Driveway Location and Width;”
- o) PART IV – OFF-STREET PARKING DESIGN is amended by renumbering 4.2 and 4.3 to 4.3 and 4.4, and by renumbering 1), 2) and 3) to a), b) and c);
- p) PART IV – OFF-STREET PARKING DESIGN 4.2 is amended by replacing “subject to Section 4.3” to “subject to Section 4.4” and by replacing “provided for the exclusive use of disabled persons” with “accessible spaces”;
- q) PART IV – OFF-STREET PARKING DESIGN, 4.2 1) is amended by replacing “subject to Section 4.3” to “subject to Section 4.4” and by replacing “Spaces for the disabled” with “Accessible Spaces”;
- r) PART IV – OFF-STREET PARKING DESIGN, 4.2 3) is amended by replacing “disabled persons” with “those requiring an accessible space”;
- s) PART IV – OFF-STREET PARKING DESIGN, 4.3 is amended by replacing “provided for the exclusive use of disabled persons” with “accessible spaces”;
- t) PART IV – OFF-STREET PARKING DESIGN, 4.3 1) is amended by renumbering 4.1 (a) (i)(a) to 4.1 a) i) (a);
- u) PART IV – OFF-STREET PARKING DESIGN, 4.3 2) is amended by replacing “disabled persons” with “those requiring an accessible space”; and
- v) PART V – OFF-STREET LOADING REQUIREMENTS is amended by adding the following after 5.3:

“5.4 Each off-street loading space shall have dimensions as required for the size of vehicles providing receipt or delivery of goods and materials.”.

3. Off-Street Parking and Loading Bylaw No. 4350-1990, SCHEDULE “A” – OFF-STREET PARKING SPACE REQUIREMENTS is hereby amended as follows:

- a) SCHEDULE “A” Off-Street Parking Requirements is amended by deleting Building Class or Use and Required Number of Off-Street Parking Spaces Sections 1.0 to 7.0 in their entirety and replacing with the following Sections 1.0 to 7.0:

SCHEDULE "A"

OFF-STREET PARKING SPACE REQUIREMENTS

BUILDING CLASS or USE		REQUIRED NUMBER OF OFF-STREET PARKING SPACES
1.0 Residential Uses		
a)	Single Detached Residential, Two-Unit Residential, Triplex Residential, Fourplex Residential, Courtyard Residential, Street Townhouse Residential	2.0 spaces per dwelling unit
b)	Multi-Family Residential:	
	RM-1 zone	2.0 spaces per dwelling unit
	RM-2 zone	1.5 spaces per dwelling unit
	RM-3 zone	1.5 spaces per dwelling unit
	RM-4 zone	2.0 spaces per dwelling unit
	RM-5 zone	2.0 spaces per dwelling unit
	RM-6 zone	1.0 spaces per dwelling unit
	Visitor Parking for all RM zones	0.2 spaces per dwelling unit designated for visitor parking
c)	Apartment Residential in the C-1, C-2, C-3, C-5, CS-1, CS-5, H-1 and H-2 zones	1.0 concealed space per dwelling unit, plus 0.2 concealed spaces per dwelling unit designated for visitor parking
d)	Apartment Residential in combination with other uses in the CRM zone	1.0 concealed space per dwelling unit, plus 0.2 concealed spaces per dwelling unit designated for visitor parking
e)	Apartment Residential only in the CRM zone	1.3 concealed space per dwelling unit, plus 0.2 concealed spaces per dwelling unit designated for visitor parking
f)	Manufactured Home Park Residential	1.5 spaces per Manufactured Home Site
g)	Elderly Citizen Residential in the RE zone	1.0 space per dwelling unit
h)	Group Housing Residential (multi-family) in RG and RG-2 zones	1.5 spaces per dwelling unit plus 0.2 spaces per dwelling unit designated for visitor parking
i)	Single Detached Residential and Two-Unit Residential in RG and RG-2 zones	2.0 spaces per dwelling unit
j)	Accessory Residential Dwelling Unit	2.0 spaces per dwelling unit
k)	Secondary Suite Residential	1.0 space per dwelling unit
l)	Detached Garden Suite Residential	1.0 space per dwelling unit
m)	Temporary Residential	1.0 space per dwelling unit

n)	Caretaker Residential	1.0 space per dwelling unit
o)	Boarding	1.0 space per sleeping unit
p)	Bed and Breakfast	1.0 space per sleeping unit
q)	Home Occupation	1.0 space per non-resident employee working on the lot
r)	Neighbourhood Daycare	1.0 space per 2 non-resident employees, plus 1 space per 10 children enrolled
2.0 Commercial Uses		
a)	Retail or Personal Service in the C-1, C-2, C-3, C-5, CRM, H-1 and H-2 zones	1 space per 30m ² gross floor area
b)	Retail or Personal Services in the C-4, CS-1, CS-3, CS-4 and CS-5 zones	1 space per 25m ² gross floor area, excluding floor area used for automated car washing
c)	Big Box Retail	1 space per 25m ² gross floor area
d)	Service Station	1 space per 25m ² gross floor area, excluding floor area used for automated car washing, plus: <ul style="list-style-type: none"> - 1 space per 20m² gross floor area for Convenience Store; - 1 space per 3 seats for Restaurant Use; - 2 car stack up for automated car washing establishment
e)	Vehicle and Equipment Repair Services	1 space per 20m ² gross floor area, whereby service bays qualify as parking spaces
f)	Shopping Centre	1 space per 30m ² gross floor area
g)	Office Uses, including Business Services	1 space per 40m ² gross floor area
h)	Financial Services	1 space per 20m ² gross floor area
i)	Professional Services	1 space per 30m ² gross floor area
j)	Outdoor Commercial Recreation	1 space per 20m ² gross floor area for principal building plus: <ul style="list-style-type: none"> - 3 spaces per hole for golf course use - 1 space per marina slip for marina use
k)	Indoor Commercial Recreation	1 space per 30m ² gross floor area
l)	Restaurant in C-1, C-2, C-3, C-4, C-5, CRM, H-1 and H-2 zones	1 space per 30m ² gross floor area plus 5 car stack up for drive-through use
m)	Restaurant in CS-1, CS-2, CS-3, CS-4 and CS-5 zones	1 space per 4 seats plus 5 car stack up for drive-through use
n)	Restaurant in Industrial zones	1 space per 3 seats
o)	Restaurant with take out or drive in	1 space per 20m ² gross floor area plus 5 car stack up for drive-through use

p)	Liquor Primary Establishment	1 space per 4 seats
q)	Tourist Accommodation or Campground	1 space per sleeping unit, dwelling unit, recreational vehicle or campground space, plus 1 space per 75m ² gross floor area used for dining facilities
r)	Rental Stable	1 space per hectare of lot area
s)	Community Gaming Facility	0.4 spaces per community gaming position
3.0 Educational Uses		
a)	Public schools and private schools, including post-secondary schools	1 space per 93m ² gross floor area
4.0 Assembly Uses		
a)	Assembly, including Group Child Care Centres	1 space per 20m ² gross floor area
5.0 Civic Uses		
a)	Office	1 space per 40m ² gross floor area
b)	Public Hospitals	1 space per 47m ² gross floor area
c)	Museum/Library	1 space per 93m ² gross floor area
d)	Theatre and Cultural Centre	1 space per 4 fixed seats
6.0 Institutional Uses		
a)	Private Hospital	1 space per 93m ² gross floor area
b)	Correction and Rehabilitation	1 space per 10 residents plus 1 space per 2 employees
c)	Place of Worship in P-4 and P-4a zones	1 space per 5 fixed seats, plus 1 space per 15m ² of assembly use area without fixed seats
d)	Place of Worship in other zones	1 space per 47m ² of gross floor area
e)	Congregate Care/Assisted Living/Community Care	1 space per 4 sleeping unit plus 0.2 spaces per sleeping unit designated for visitors
7.0 Industrial Uses		
a)	Industrial	1 space per 93m ² gross floor area
b)	Warehouse	1 space per 186m ² gross floor area
c)	Warehouse Storage, includes public mini-storage units	1 space per 557m ² gross floor area

4. Off-Street Parking and Loading Bylaw No. 4350-1990, SCHEDULE "A" – OFF-STREET PARKING SPACE REQUIREMENTS, Section 10.0 Town Centre Parking Standards is hereby amended as follows:

- a) Section 10.1 a) is amended by renumbering 1. and 2. to i) and ii), by renumbering a. to e. to (a) to (e), and in Section 10.1 a) 2. by renumbering c. and d. to (a) and (b);
- b) Section 10.1 a) 1. is amended by replacing "single family" with "Single Detached Residential" and replacing "duplex" with "Two-Unit Residential";
- c) Section 10.2 is amended by replacing "CBD" by "Central Business District" in the first Residential Type category;
- d) Section 10.3 and 10.4 are amended by replacing "Hotel" with "Tourist Accommodation";
- e) Section 10.4 a) is amended by renumbering a. to i), and Section 10.4 b) is amended by renumbering a. and b. to i) and ii);
- f) Section 10.4 b) a. is amended by deleting "Church/";
- g) Section 10.4 b) b. is amended by inserting "Group" before "Child Care Centres";
- h) Section 10.4.1 a) is amended by renumbering a. to c. to i) to iii) and by renumbering i. to iii. to (a) to (b);
- i) Section 10.4.1 b) is amended by renumbering a. to f. to i) to vi);
- j) Section 10.4.2 b) is amended by replacing "District of Maple Ridge" with "City of Maple Ridge"; and
- k) Section 10.4.2 c) is amended by renumbering a. and b. to i) and ii).

5. Off-Street Parking and Loading Bylaw No. 4350-1990, SCHEDULES "D" and "E" are hereby amended by replacing "Corporation of the District of Maple Ridge" with "City of Maple Ridge" and updating the base maps.

6. Off-Street Parking and Loading Bylaw No. 4350-1990, SCHEDULE "F" 1.0 Electric Vehicle Charging Infrastructure Requirements is hereby amended as follows:

- a) Section 1.1 a) is amended by replacing "one-family residential" with "Single Detached Residential" and by replacing "two-family residential" with "Two-Unit Residential"; and
- b) Section 1.3 is amended by replacing "Sign Bylaw No. 4653-1992" with Sign Bylaw No. 7630-2020".

7. Off-Street Parking and Loading Bylaw No. 4350-1990 as amended is hereby amended accordingly.

READ a first time the 30th day of March, 2021.

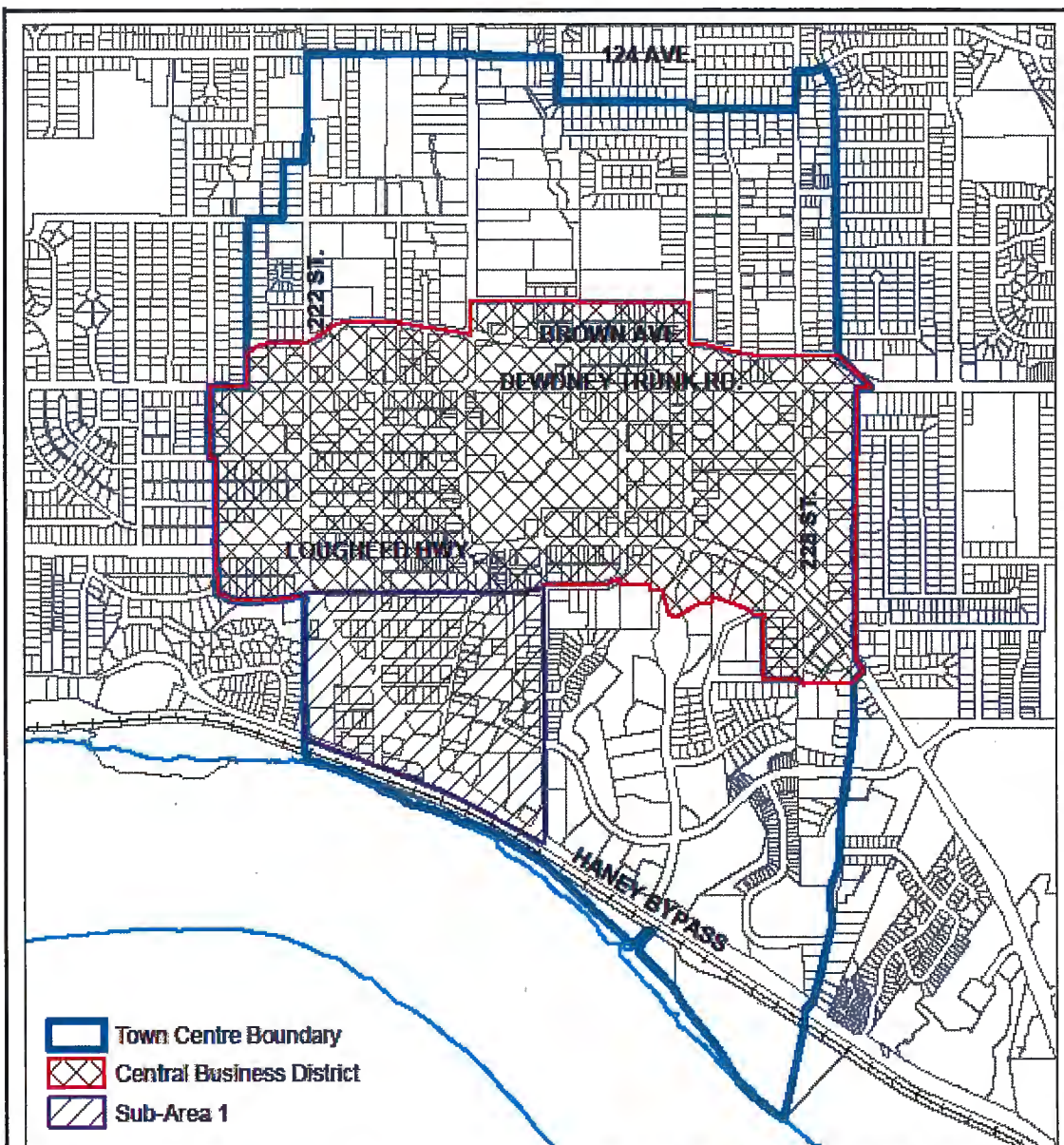
READ a second time the 30th day of March, 2021.


READ a third time the 30th day of March, 2021.

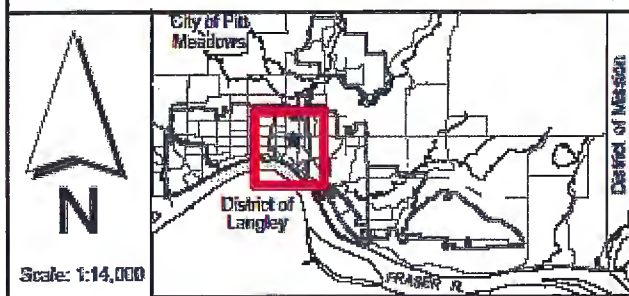
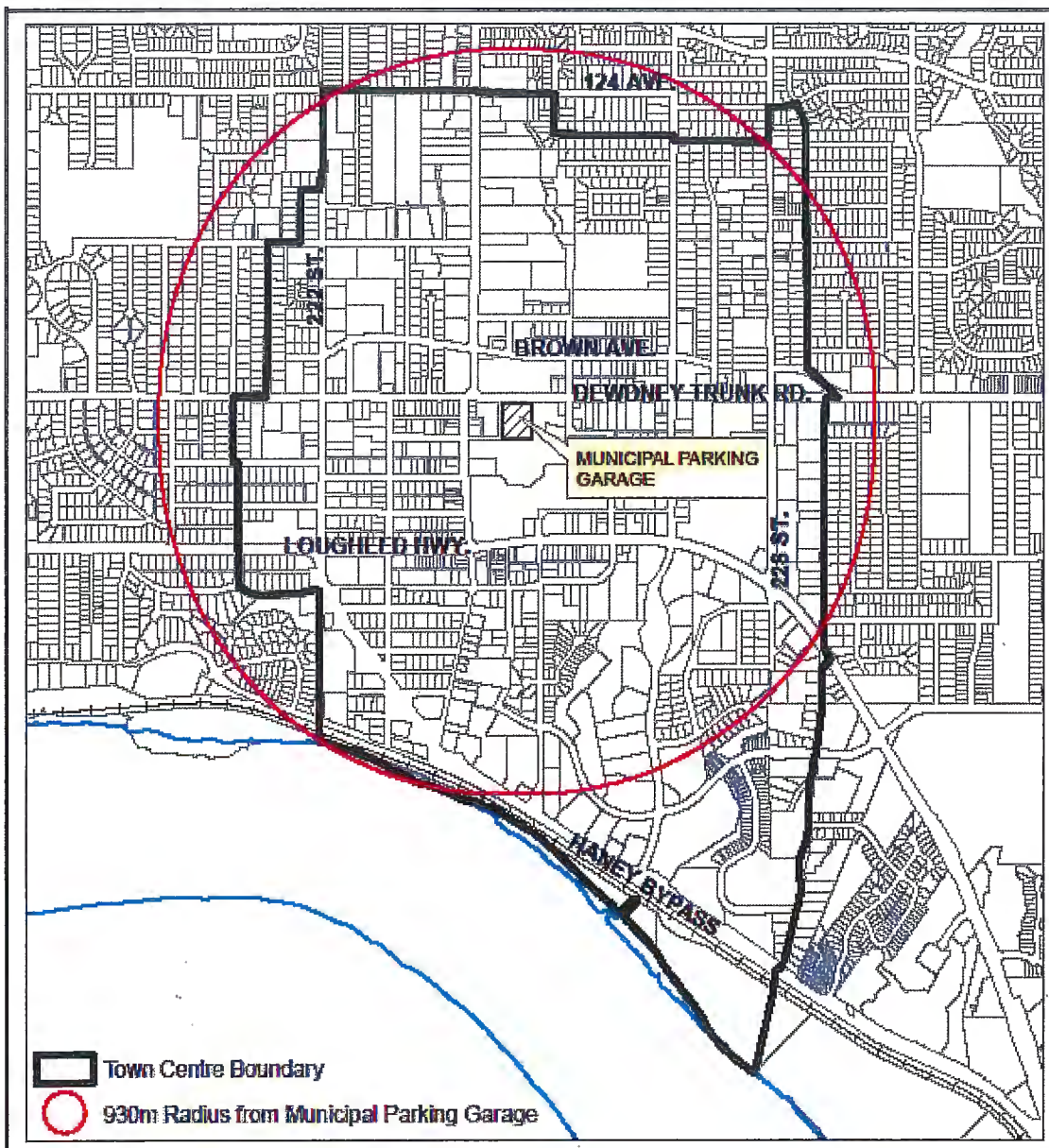
ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



<p>Scale: 1:13,000</p>	<p>City of Pitt Meadows</p> <p>District of Mission</p> <p>District of Langley</p> <p>FRASER R.</p>	<p>BYLAW NO. 4350-1990 SCHEDULE "D" TOWN CENTRE AREA, WHICH CONTAINS THE CENTRAL BUSINESS DISTRICT AND SUB-AREA 1</p> <p>PLANNING DEPARTMENT</p> <p> MAPLE RIDGE B.C. CANADA</p> <p>mapleridge.ca</p> <p>FILE: ParkingBylawScheduleD.mxd DATE: Feb 5, 2021 BY: DT</p>
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**BYLAW NO. 4350-1990
SCHEDULE "E"**

PLANNING DEPARTMENT


MAPLE RIDGE
 City of British Columbia
mapleridge.ca

FILE: ParkingBylawScheduleE.mxd
DATE: Feb 5, 2021

BY: DT

**CITY OF MAPLE RIDGE
BYLAW NO. 7671-2020**

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 the 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 "Subdivision and Development Servicing Amending Bylaw No. 7671-2020".
2. Subdivision and Development Servicing Bylaw No. 4800-1993 is hereby amended as follows:
 - a) The first clause is amended by replacing "Sections 938 – 946 of the Local Government Act" with "Sections 506 – 514 of the Local Government Act";
 - b) PART I – GENERAL, B. DEFINITIONS, Owner c) "holders or occupiers of land held in the manner mentioned in Section 356 of the Municipal Act" is amended by deleting the clause in its entirety and replacing it with "holders or occupiers of Crown Land who are required to pay property taxes";
 - c) PART I – GENERAL, B. DEFINITIONS, is amended by moving the "Street; Collector" definition to the correct alphabetical order after "Street; Arterial";
 - d) PART I – GENERAL, B. DEFINITIONS, is amended by replacing "Street; Minor" with "Street; Local";
 - e) PART II – APPLICATION PROCEDURE, B. APPLICATION FOR PRELIMINARY APPROVAL, 2. (a) is amended by replacing "Maple Ridge Applications Fee By-law No. 4876-1993" with "Maple Ridge Development Application Fee Bylaw No. 5949-2001";
 - f) PART II – APPLICATION PROCEDURE, B. APPLICATION FOR PRELIMINARY APPROVAL, 2. (b) is amended by replacing "Maple Ridge Zoning By-law No. 3510-1985" with "Maple Ridge Zoning Bylaw No. 7600-2019", and deleting "(xiv)" at the end of the list;
 - g) PART II – APPLICATION PROCEDURE, B. APPLICATION FOR PRELIMINARY APPROVAL, 3. is amended by replacing "his" with "their";
 - h) PART II – APPLICATION PROCEDURE, C. APPLICATION FOR APPROVAL UNDER THE LAND TITLE ACT, 1. (a) is amended by replacing "Section 988 of the Municipal Act" with "Section 462 of the Local Government Act";
 - i) PART III – BASIC PROVISIONS, 5. is amended by replacing "his" with "their";

- j) PART IV – GENERAL REQUIREMENTS, C. Services and Utilities, 2. and 4. are amended by replacing “he is” with “they are”;
 - k) PART IV – GENERAL REQUIREMENTS, C. SERVICES AND UTILITIES, 8. is amended by replacing “Simon Fraser Health Unit” with “Fraser Health Authority”;
 - l) PART IV – GENERAL REQUIREMENTS, E. Highway Right of Way Requirements is amended by replacing “Schedule “B”” with “Schedule “C” Required Right-of-Way Widths”;
 - m) SCHEDULE “A” SERVICES AND UTILITIES is amended by deleting Schedule “A” in its entirety and replacing it with “SCHEDULE “A” SERVICES AND UTILITIES” attached hereto which is amended to add the R-2, R-4, RST-SV and H-2 zone servicing requirements, and to delete the RG-3, C-4a and CS-2a zones;
 - n) SCHEDULE “C” Required Right-of-Way Widths, 1. Arterial Street is amended by adding “Rural 24m” at the end of the list;
 - o) SCHEDULE “C” Required Right-of-Way Widths, 2. Collector Street is amended by adding “Rural 20m” at the end of the list;
 - p) SCHEDULE “C” Required Right-of-Way Widths, 3. Through Local Street is amended by replacing “Silver Valley 2 16m” with “Silver Valley 2 18m” and by deleting “Silver Valley 3 18m”; and
 - q) Throughout the entire document delete “by-law” and replace with “bylaw”.
3. Subdivision and Development Servicing Bylaw No. 4800-1993 is hereby amended accordingly.

READ a first time the 30th day of March, 2021.

READ a second time the 30th day of March, 2021.

READ a third time the 30th day of March, 2021.

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

Attachments:

Schedule “A” Services and Utilities

Maple Ridge Subdivision and Development Servicing Bylaw
Schedule "A"
Services and Utilities

All parcels within a proposed subdivision or development shall be provided with services in accordance herewith, and all highways within or immediately adjacent to a proposed subdivision or development shall be constructed in accordance herewith.

ZONE	Street Trees	Water Distri- bution System	Sanitary Sewer	Storm Drainage System	Asphalt Streets	Asphalt Lanes	Curbs & Gutters	Under- ground Wiring	Boule- vard Treat- ment	Side- walks	Street Lights	Transit Bays
	See Note 2		See Note 2				See Note 2	See Notes 2, 3 and 5	See Note 2	See Note 2	See Note 2	
A-1				SD	A							TB
A-2				SD	A							TB
A-3				SD	A							TB
A-4				SD	A							TB
A-5				SD	A							TB
R-1	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
R-2	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
R-3	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
R-4	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
RS-1	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
RS-1a	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
RS-1b	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
RS-1c	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
RS-1d -Note 4	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
RS-2		W		SD	A	A			BT		SL	TB
RS-3-Note 1		W		SD	A	A			BT		SL	TB
RST	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
RST-SV	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
SRS	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
RT-1	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
RT-2	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
RM-1	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
RM-2	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
RM-3	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
RM-4	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
RM-5	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
RM-6	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
RE	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
RG	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
RG-2	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
RMH	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
C-1	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
C-2	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB

ZONE	Street Trees	Water Distri- bution System	Sanitary Sewer	Storm Drainage System	Asphalt Streets	Asphalt Lanes	Curbs & Gutters	Under- ground Wiring	Boule- vard Treat- ment	Side- walks	Street Lights	Transit Bays
	See Note 2		See Note 2				See Note 2	See Notes 2, 3 and 5	See Note 2	See Note 2	See Note 2	
C-3	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
C-4	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
C-5	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
C-6	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
H-1	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
H-2	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CRM	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CS-1	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CS-2	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CS-3	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CS-4	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CS-5	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
M-1	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
M-2	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
M-3	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
M-4	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
M-5	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
P-1	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
P-2	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
P-3	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
P-4	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
P-4a	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
P-5	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
P-6	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CD-2-85	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CD-1-86	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CD-1-87	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CD-2-87 -Note 1		W		SD	A	A			BT		SL	TB
CD-3-87	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CD-2-88	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CD-3-88	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CD-4-88	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CD-5-88	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CD-6-88	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CD-1-89	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CD-2-90	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CD-1-92	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CD-2-92	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CD-3-92	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CD-1-93	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CD-2-93	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB
CD-3-93	ST	W	SS	SD	A	A	C	UW	BT	SW	SL	TB

- Note 1 Parcels of at least 2.0 hectares in area located in the RS-3 zone may be exempted from the requirements to provide a water distribution system.
- Note 2 Subdivisions and development in the P-1, P-2, P-3, P-4, P-4a, P-5, P-6, CS-1, CS-2, CS-3, CS-4, CS-5, M-1, M-2, M-3, M-4, M-5 and CD-4-88 zones which are located in the Rural Residential Area as designated in the Official Community Plan may be exempted from the requirement to provide sanitary sewer systems, underground wiring, boulevard treatment, street tree planting, sidewalks, curbs, and/or street lighting.
- Note 3 Parcels created abutting highway rights-of-way serviceable by an existing above ground utility system may be exempted from the requirement to provide underground wiring. This exemption shall not apply when road upgrading of the fronting street to an urban standard as part of the subdivision or development.
- Note 4 Subdivisions in the RS-1d zone may be exempted from some of the servicing requirements, provided it is subject to a comprehensive design scheme.
- Note 5 Parcels abutting highway rights-of-way serviced by an existing above ground utility system are exempted from the requirement to convert the existing utility system to underground wiring on the abutting highway, provided that the parcel is located within the area identified as the Existing Urban Area as shown on the attached map labeled Schedule "B" and the parcel is serviced by an underground dip connection.

1100 *Committee Reports and Recommendations*

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

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

EXECUTIVE SUMMARY:

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

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

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

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

RECOMMENDATIONS:

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

DISCUSSION:

a) Background Context:

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

b) Site Characteristics:

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

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

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

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

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

c) Project Description:

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

At this time, the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and further reports will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

d) **Planning Analysis:**

Official Community Plan:

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

Zoning Bylaw:

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

Development Permits:

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50 metres of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

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

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

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

Development Information Meeting:

A Development Information Meeting is required for this application. Prior to second reading the applicant is required to host a Development Information Meeting in accordance with Council Policy 6.20.

e) **Interdepartmental Implications:**

In order to advance the current application, after first reading, comments and input, will be sought from the various internal departments and external agencies listed below:

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks, Recreation and Culture Department;
- f) School District;
- g) Utility companies; and
- h) Canada Post.

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

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

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule B);
3. A Development Variance Permit (Schedule E);
4. A Watercourse Protection Development Permit Application (Schedule F);
5. A Natural Features Development Permit Application (Schedule G);
6. A Wildfire Development Permit Application (Schedule J); and
7. A Subdivision Application.

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

CONCLUSION:

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

The proposed layout has not been reviewed in relation to the relevant bylaws and regulations governing subdivision applications. Any subdivision layout provided is strictly preliminary and must be approved by the Approving Officer.

"Original signed by Chuck Goddard" for

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

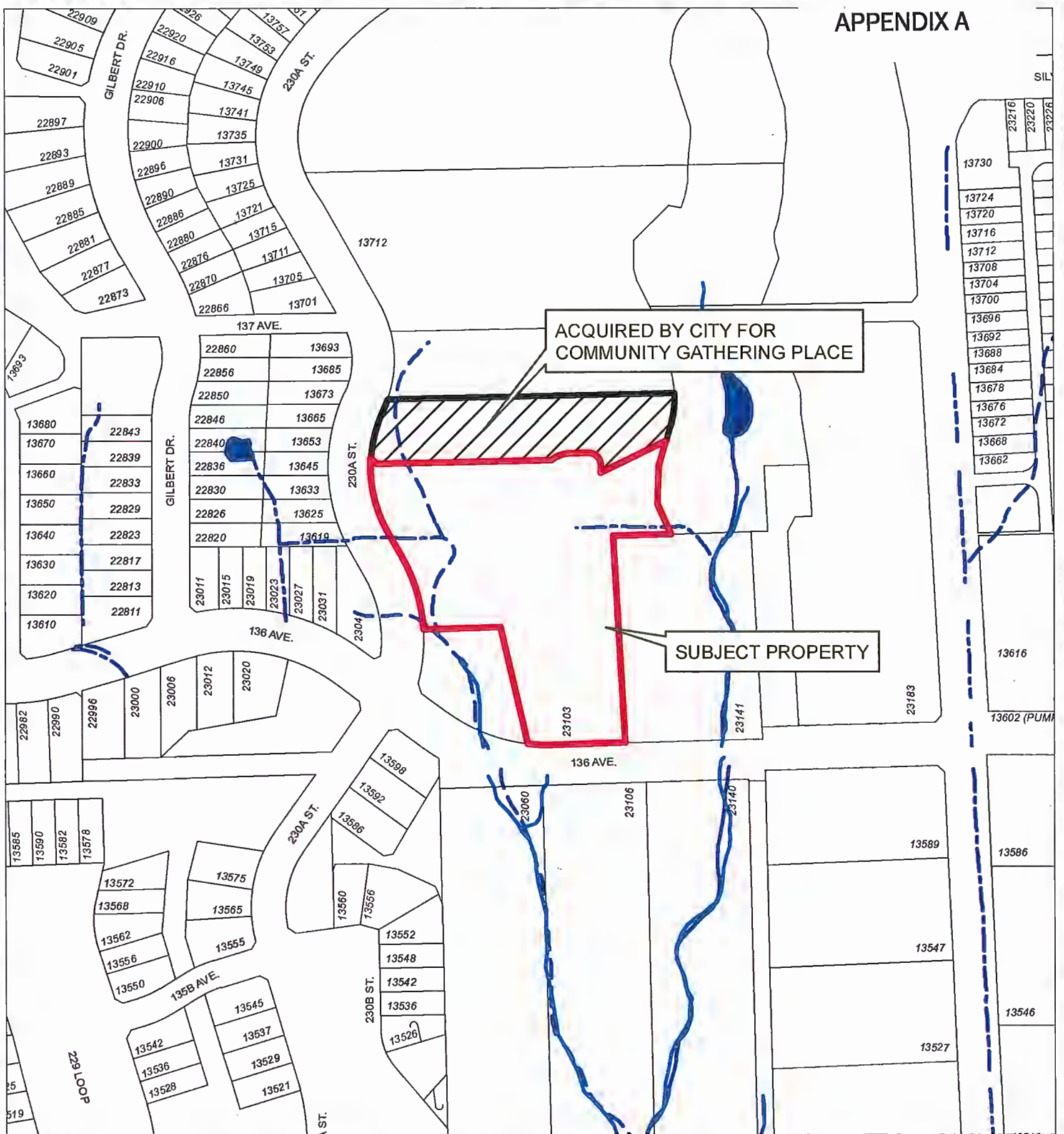
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer



The following appendices are attached hereto:

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

APPENDIX A



Legend

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

23103 136 AVENUE
PID: 030-125-022

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

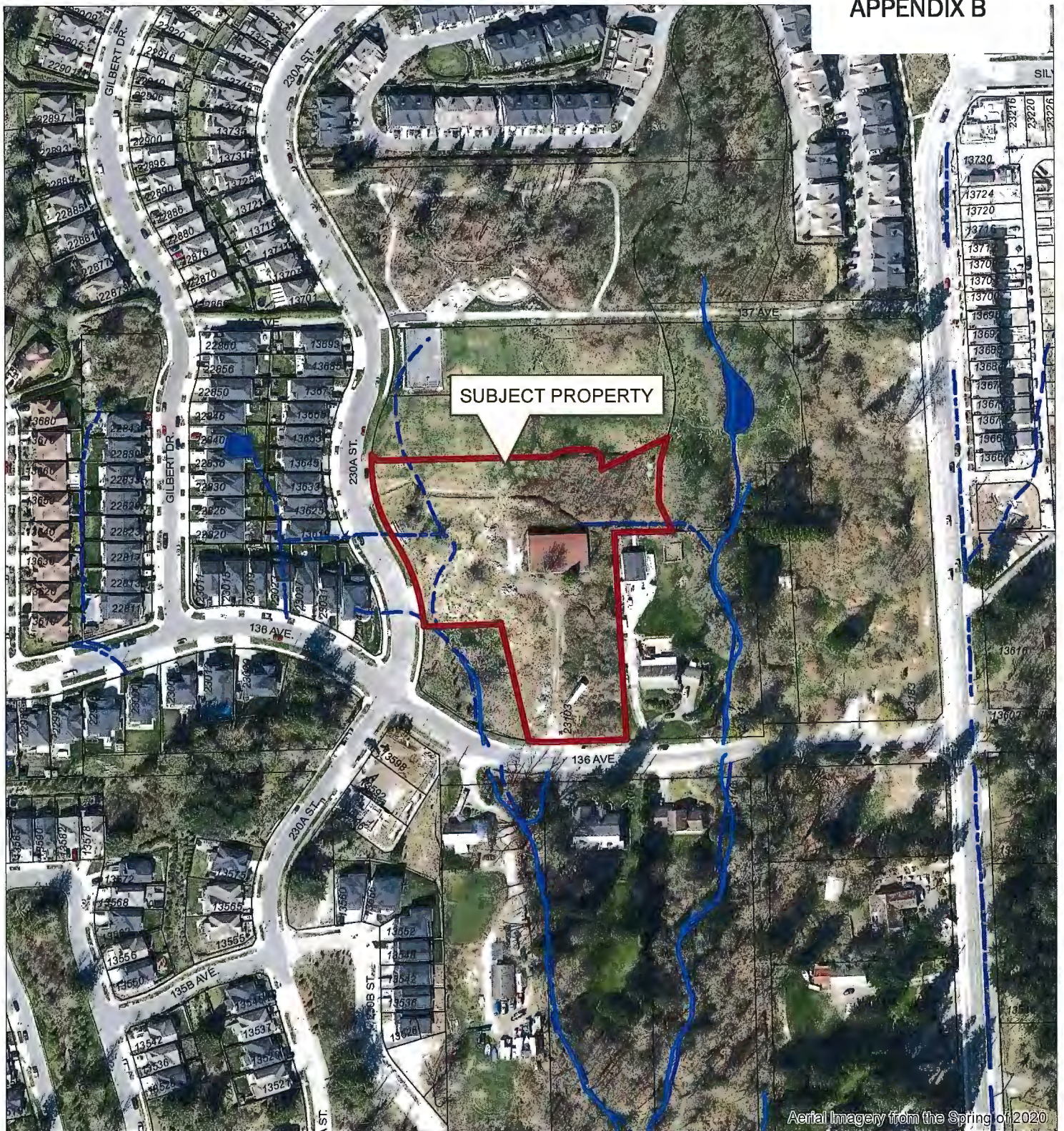
mapleridge.ca

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

BY: DT



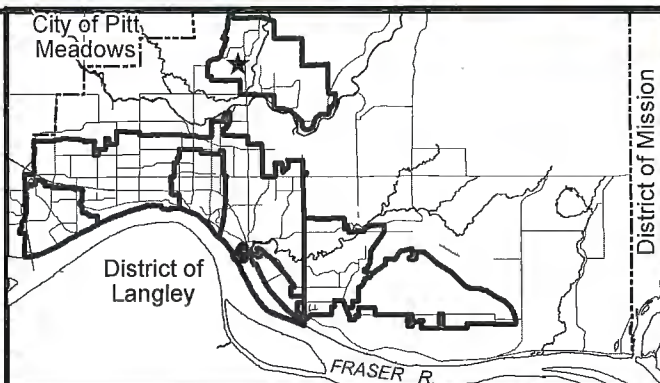
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Aerial Imagery from the Spring of 2020



Scale: 1:2,500



23103 136 AVENUE
PID: 030-125-022

PLANNING DEPARTMENT



MAPLE RIDGE

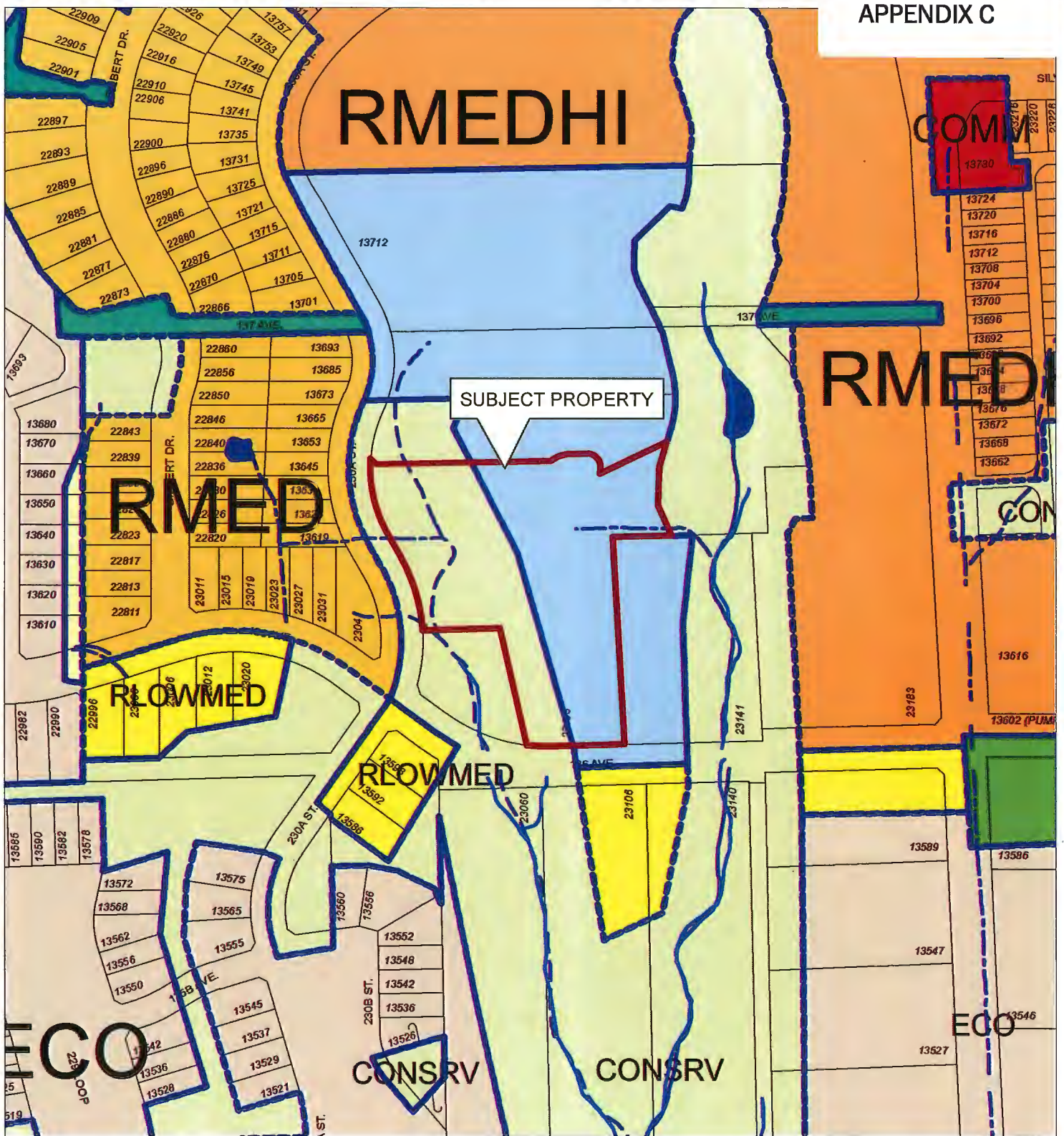
British Columbia

mapleridge.ca

FILE: 2021-131-RZ/SD

DATE: Mar 17, 2021

BY: PC



Scale: 1:2,500

Legend

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

23103 136 AVENUE
PID: 030-125-022

PLANNING DEPARTMENT

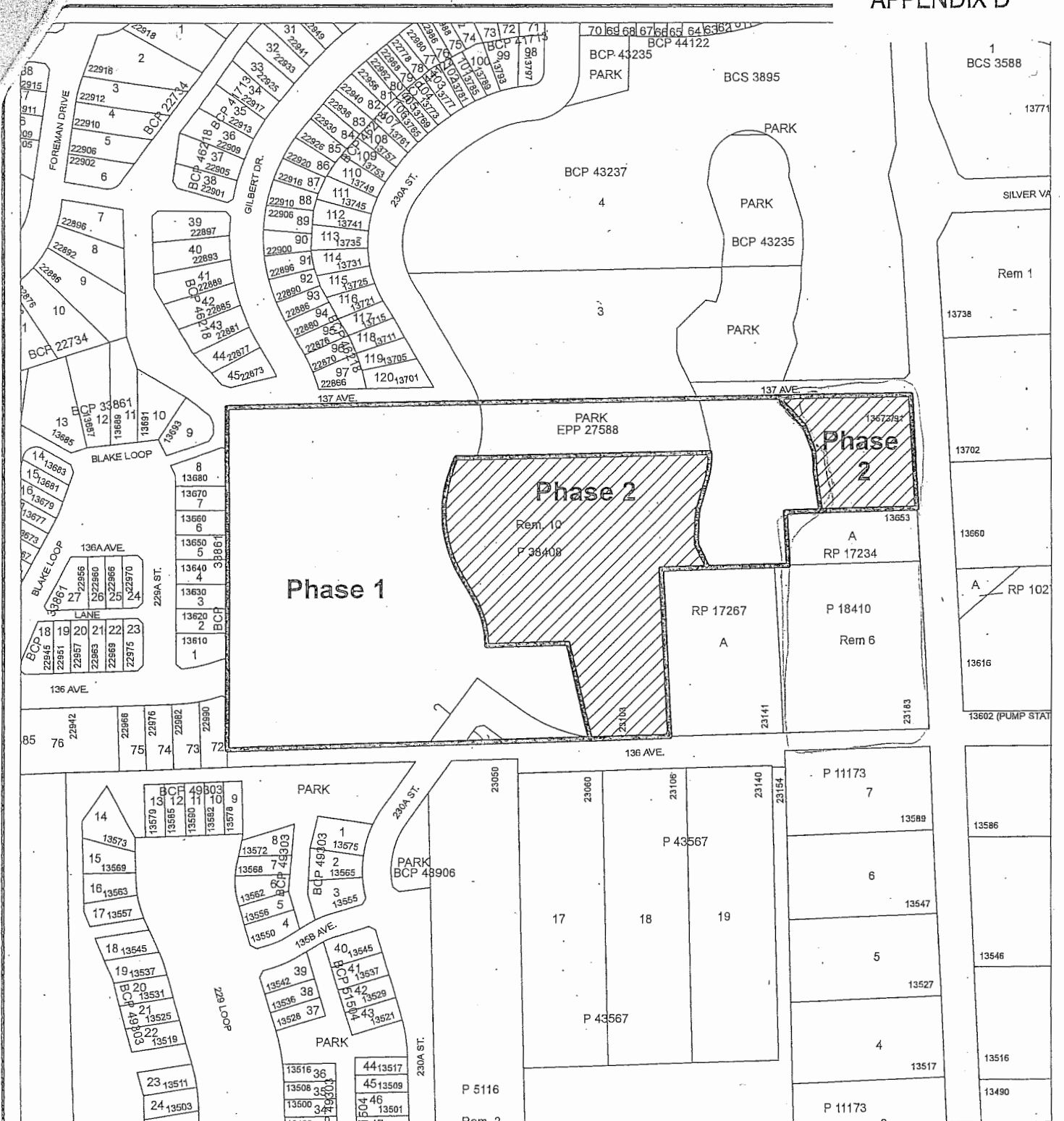


MAPLE RIDGE
British Columbia

mapleridge.ca

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

BY: PC



Scale: 1:3,000

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

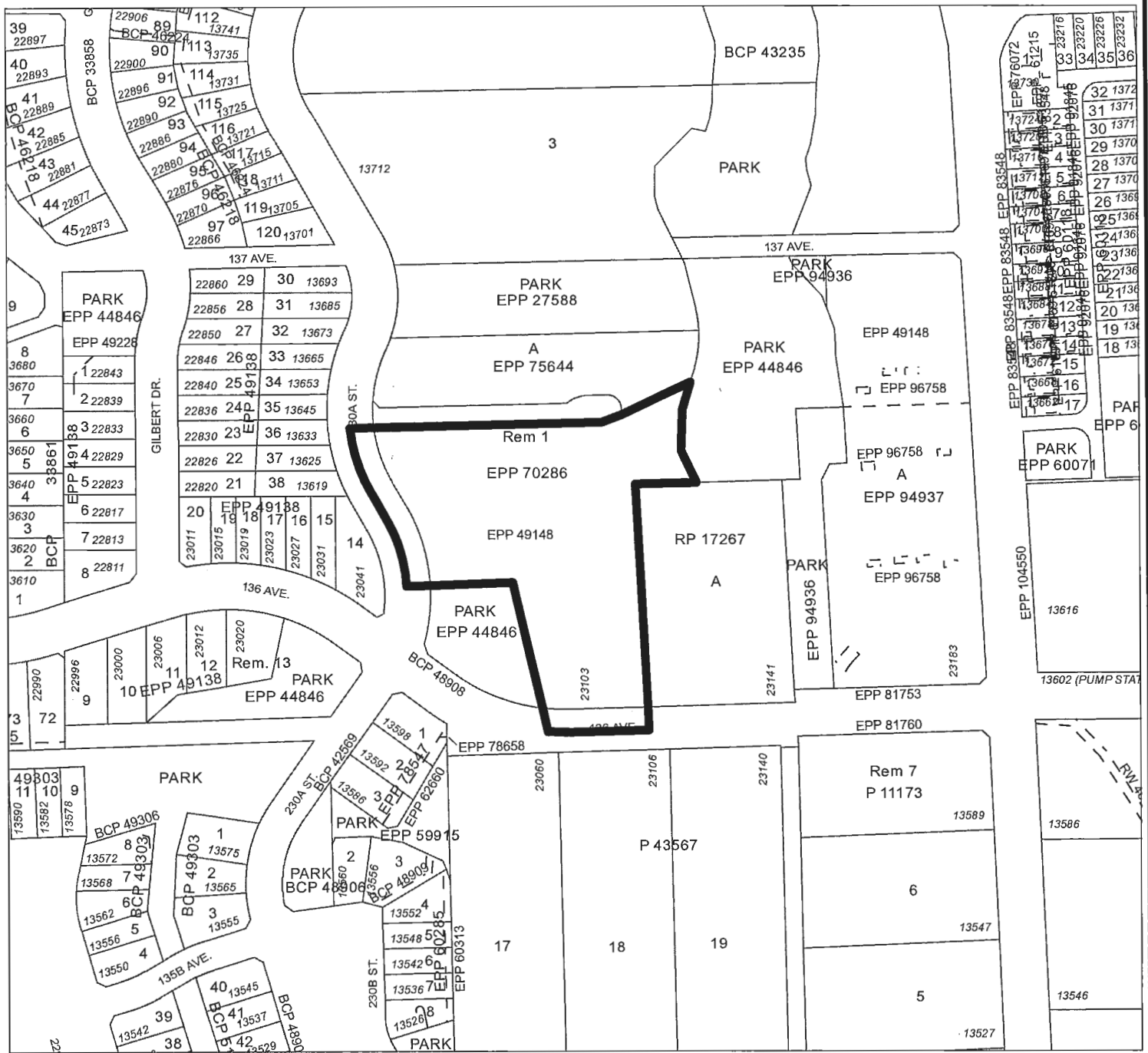
Development Phasing

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

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

BY: DT

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7725-2021

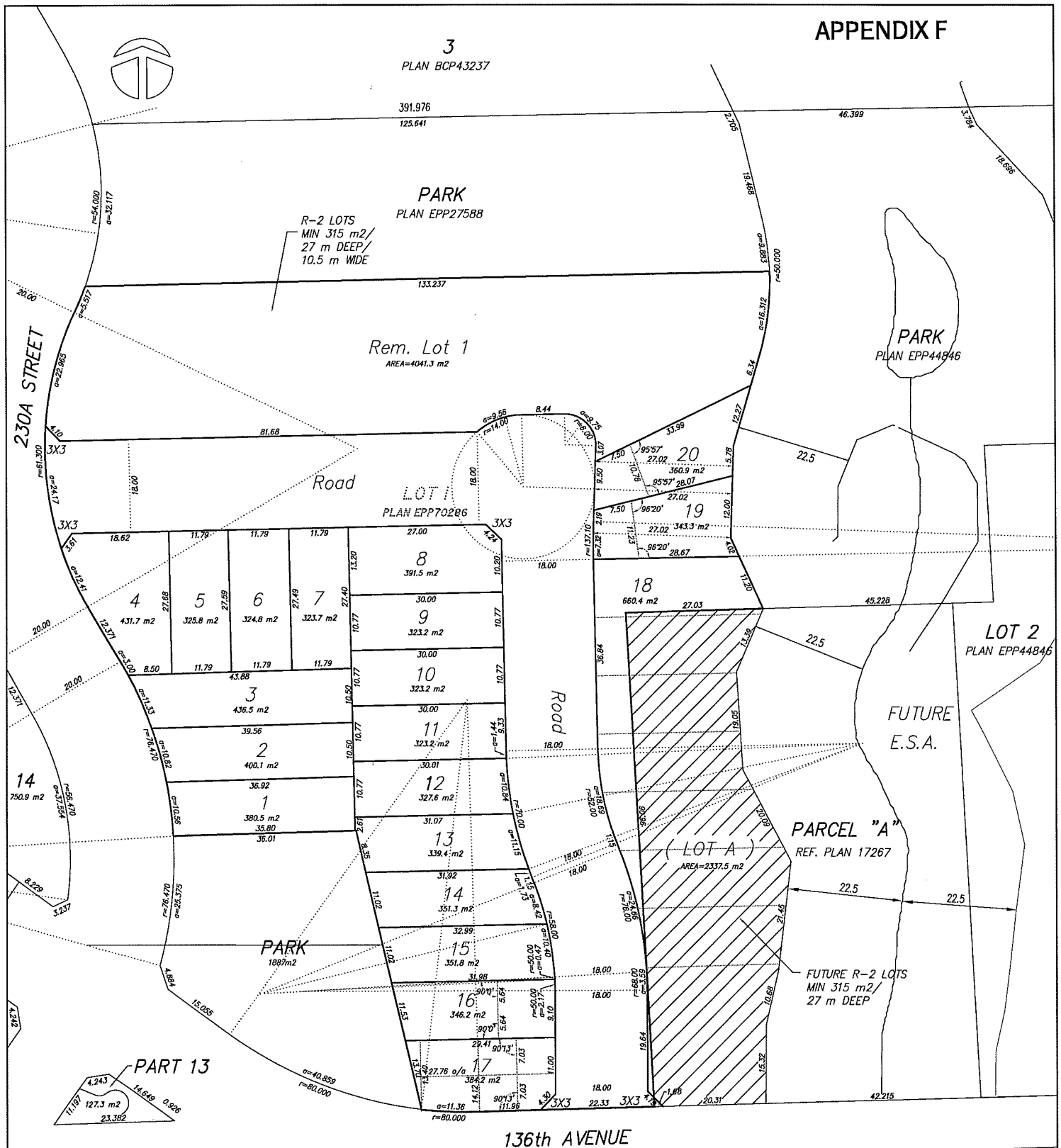
Map No. 1876

From: A-2 (Upland Agricultural)

To: R-2 (Single Detached (Medium Density) Urban Residential)

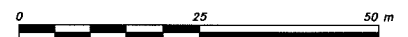


APPENDIX F



136th AVENUE

SCALE 1 : 500



Terra Pacific

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

Paper Size: 22" x 17"

Date: January 31, 2013

Revised: July 22, 2020

File: MR12-753sk_SUB_19_rev2

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

EXECUTIVE SUMMARY:

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

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

RECOMMENDATION:

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

1.0 BACKGROUND:

1.1 Context

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

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

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

1102

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

2.0 DISCUSSION:

2.1 Proposed Maple Ridge Business Licencing and Regulation Bylaw Definitions

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

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

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

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

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

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

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

2.2 Proposed Licence Fees

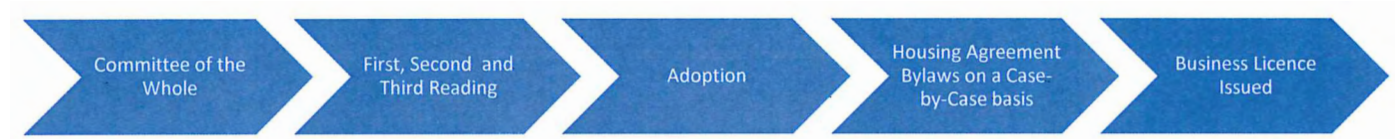
As a local government has the ability to charge an application fee for cost recovery for the purpose of assessing applications, the proposed updated licence fees will be include in the Maple Ridge Business Licencing and Regulations Bylaw:

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

2.2 Bylaw Amendment & Licencing Process

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

Figure 1 – Proposed Bylaw Amendment & Licencing Process



4.0 STRATEGIC ALIGNMENT

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

CONCLUSION:

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

"Original signed by Amanda Grochowich"

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

"Original signed by Chuck Goddard"

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

"Original signed by Michelle Orsetti"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

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

City of Maple Ridge

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

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

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

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

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

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

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

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

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

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

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

7.27 Supportive Recovery (Assisted Living)

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

7.26.2 Every Registered Operator of a Supportive Recovery Home shall:

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

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

14. COMMUNITY CARE

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

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

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

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

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

ADOPTED this ____ day of _____, 2021.

PRESIDING MEMBER

CORPORATE OFFICER



mapleridge.ca

City of Maple Ridge

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

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

EXECUTIVE SUMMARY:

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

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

RECOMMENDATION:

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

1.0 BACKGROUND:

1.1 Recent Work To Date

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

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

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

1103

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

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

1.2 Provincial Legislation

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

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

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

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

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

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

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

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

1.3 Maple Ridge Zoning Bylaw No. 7600-2019

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

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

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

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

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

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

2.0 DISCUSSION:

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

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

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

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

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

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

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

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

2.2.1 Proposed Draft Zoning Bylaw Definitions

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

Amended Definitions Proposed for Zoning Bylaw:

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

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

2.2.2 Proposed Zoning Bylaw Regulations

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

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

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

2.3 Draft Housing Agreement

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

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

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

3.0 NEXT STEPS

3.0 NEXT STEPS

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

Figure 1 – Proposed Bylaw Amendment Process



4.0 STRATEGIC ALIGNMENT

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

CONCLUSION:

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

"Original signed by Amanda Grochowich"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A: Zone Amending Bylaw No. 7723-2021

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

A Bylaw to amend Zoning Bylaw No. 7600 - 2019 as amended

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 7600 - 2019 as amended;

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7723-2021."
2. That in PART 2 INTERPRETATIONS AND DEFINITIONS, Section 202 Definitions, that the definition of "Classes of Assisted Living Residences" is inserted between "CIVIC" and "COMMERCIAL":

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

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

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

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

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

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

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

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

402.9 Density Bonus Regulations for the provision of Assisted Living Residences

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

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

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

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

READ a first time the day of , 20 .

READ a second time the day of , 20. .

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

TO: His Worship Mayor Michael Morden
and Members of Council

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

FROM: Chief Administrative Officer

MEETING: CoW

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

EXECUTIVE SUMMARY:

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

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

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

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

RECOMMENDATION:

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

DISCUSSION:

a) Background Context:

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

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

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

b) Desired Outcome:

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

c) Alternatives:

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

CONCLUSION:

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

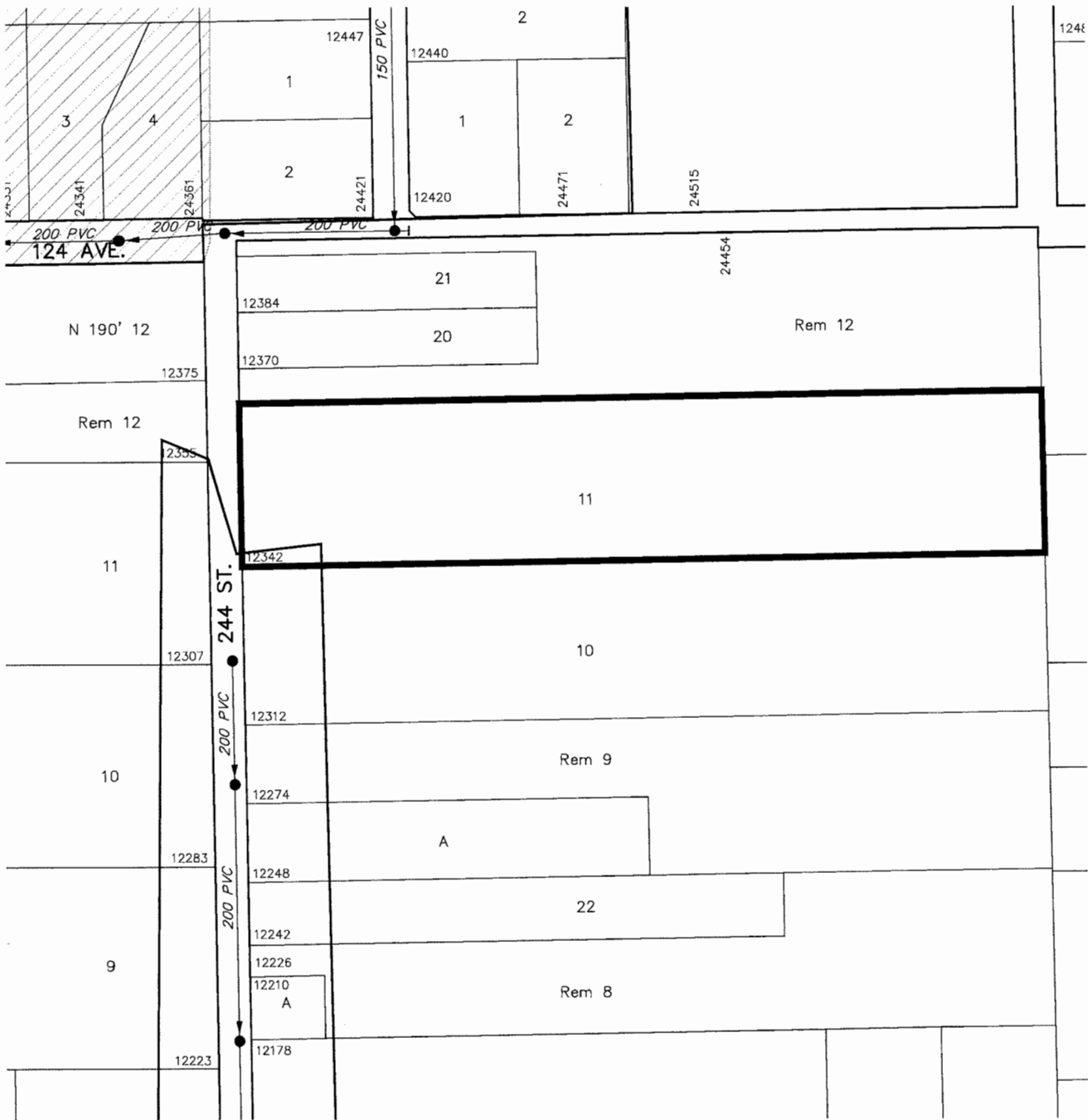

Prepared by: **Rachel Ollenberger, ASCT.**
Manager of Infrastructure Development


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


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


Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments:
(A) Map



Metro Vancouver Urban
Containment Boundary

FRASER SEWAGE
AREA LINE

200 PVC SANITARY
PIPE/MH



SCALE:
N. T. S.



CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT

12342 244 STREET
IN RELATION TO THE
URBAN CONTAINMENT BOUNDARY

DATE: MAR 2021

FILE/DWG No SK0461

TO: His Worship Mayor Michael Morden
and Members of Council

MEETING DATE: April 6, 2021

FILE NO: 11-5340-01

FROM: Chief Administrative Officer

MEETING: CoW

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

EXECUTIVE SUMMARY:

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

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

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

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

RECOMMENDATION:

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

DISCUSSION:

a) Background Context:

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

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

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

b) Desired Outcome:

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

c) Alternatives:

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

CONCLUSION:

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

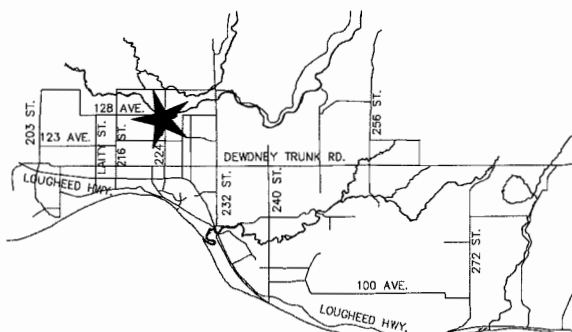
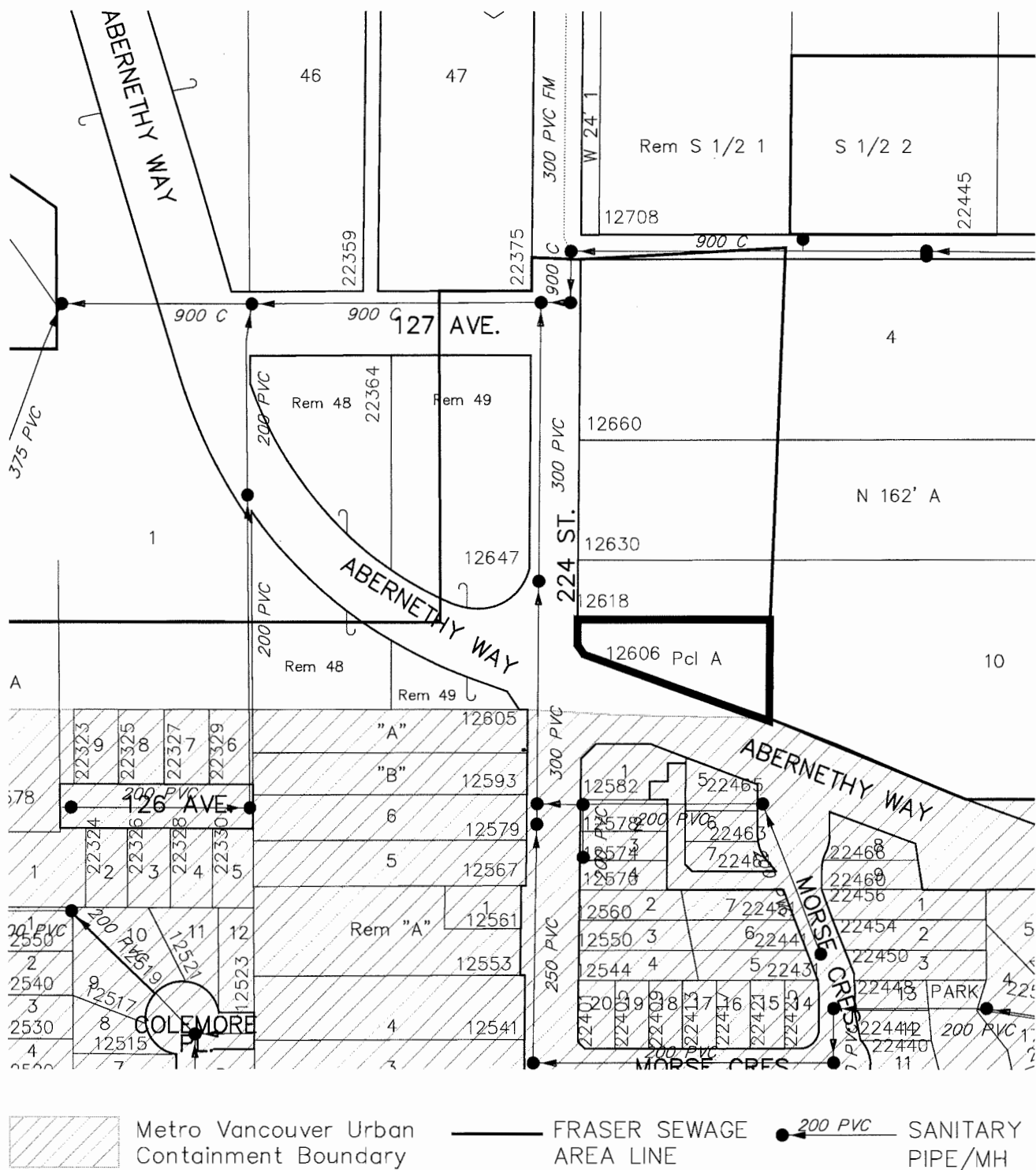

Prepared by: **Rachel Ollenberger, ASCT.**
Manager of Infrastructure Development


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


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


Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments:
(A) Map



SCALE:
N. T. S.



**CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT**

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

DATE: FEB 2021

FILE/DWG No SK0459

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

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

EXECUTIVE SUMMARY:

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

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

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

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

RECOMMENDATION:

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

DISCUSSION:

a) Background Context:

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

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

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

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

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

b) Desired Outcome:

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

c) Alternatives:

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

CONCLUSION:

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


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


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

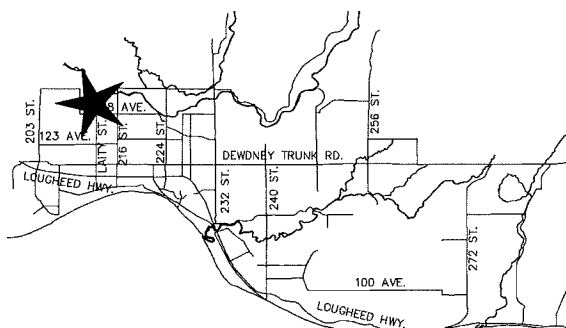

Approved by: **David Pollock, PEng.**
General Manager Engineering Services


Concurrence: **Al Horsman**
Chief Administrative Officer

Attachments:
(A) Map

●

200 PVC SANITARY
PIPE/MH



CITY OF MAPLE RIDGE
ENGINEERING
DEPARTMENT

12745 LAITY STREET
URBAN CONTAINMENT BOUNDARY

DATE: FEB 2020

FILE/DWG No SK0437