

City of Maple Ridge

COMMITTEE OF THE WHOLE

AGENDA

May 18, 2021

1:30 p.m.

Virtual Online Meeting including Council Chambers

Committee of the Whole is the initial venue for review of issues. No voting takes place on bylaws or resolutions. A decision is made to send an item to Council for debate and vote or to send an item back to staff for more information or clarification before proceeding to Council.

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

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

1. CALL TO ORDER

2. ADOPTION OF MINUTES

2.1 Minutes of the Committee of the Whole Meeting of May 4, 2021

3. DELEGATIONS / STAFF PRESENTATIONS (10 minutes each)

4. PLANNING AND DEVELOPMENT SERVICES

Note:

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

1101 2020-350-AL, 22673 132 Avenue, Non-Farm Use Application

Staff report dated May 18, 2021 recommending that Application 2020-350-AL for Non-Farm Use to allow a play area of approximately 232 m² (2500 ft²) to supplement existing agri-tourism activities within the farm at 22673 132 Avenue be authorized to proceed to the Agricultural Land Commission.

1102 2020-168-RZ, 13960 232 Street, 13897 and 14027 Silver Valley, RS-3 to R-1, R-2 and RST

Staff report dated May 18, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7739-2021 to revise boundaries of the land use designations to fit the site conditions be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7662-2020 to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached [Low Density] Urban Residential), R-2 (Single Detached [Medium Density] Urban Residential) and RST (Street Townhouse Residential) to permit a future subdivision of approximately 64 lots which includes 51 single-family lots and 13 street townhouse units be given second reading and be forwarded to Public Hearing.

1103 2021-092-RZ, 12414 216 Street, RS-1 to R-1

Staff report dated May 18, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7754-2021 to rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached [Low Density] Urban Residential) to permit a subdivision of approximately two lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

1104 2021-188-RZ, 12203 Forest Place, RS-1 to RT-1

Staff report dated May 18, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7752-2021 to rezone from RS-1 (Single Detached Residential) to RT-1 (Two-Unit Urban Residential) to permit the future construction of a duplex be given first reading.

1105 Development Services Fee Review

Staff report dated May 18, 2021 recommending that Maple Ridge Fees & Charges Amending Bylaw No. 7755-2021 and Maple Ridge Building Amending Bylaw No. 7756-2021 to update Building, Development Application, and Subdivision and Development Servicing fees to reflect current market rates and service costs based on a municipal comparison and analysis, be given first reading.

5. ENGINEERING SERVICES

6. CORPORATE SERVICES

7. PARKS, RECREATION & CULTURE

- 8. ADMINISTRATION
- 9. COMMUNITY FORUM
- 10. NOTICE OF CLOSED COUNCIL MEETING
- 11. ADJOURNMENT

COMMUNITY FORUM

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

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

During the COVID-19 health emergency it is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens. We are doing business a bit differently during this time as we balance the health and safety of citizens and staff with our democratic processes. While City Hall is now open to the public, Council meetings are being held virtually and only necessary staff are present. In-person attendance by the public at Council meetings is not available and we encourage the public to watch the video recording of the meeting via live stream or any time after the meeting via <http://media.mapleridge.ca/Mediasite/Showcase>.

Using Zoom, input from the public during Community Forum is being facilitated via email to clerks@mapleridge.ca and/or via the *raised hand* function through the Zoom meeting. For virtual public participation during Community Forum please register in advance by clicking on the date of the meeting at <https://www.mapleridge.ca/640/Council-Meetings>. When the meeting reaches the Community Forum portion, please raise your virtual hand to indicate you would like to speak.

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

If you have a question or comment that you would normally ask as part of Community Forum, you can email clerks@mapleridge.ca **before 1:00 p.m. on the day of the meeting** and your questions or comments will be shared with Council. If you miss this deadline staff will respond to you in writing as soon as possible.

As noted, during the COVID-19 health emergency, we will be using new virtual tools to ensure that citizens' voices are being heard as part of our meetings. We thank citizens for their support as we try innovative approaches to keep us all connected even as we separate to stop the spread of COVID-19.

For more information contact:

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

APPROVED BY:


DATE:


PREPARED BY:

DATE:

CHECKED BY:

DATE:


May 13, 2021
A. Saunt
May 13, 2021


May 13, 2021

COMMITTEE OF THE WHOLE MEETING MINUTES

May 4, 2021

The Minutes of the Committee of the Whole Meeting held on May 4, 2021 at 1:30 p.m. virtually and in Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT	Appointed Staff
Elected Officials	A. Horsman, Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	C. Crabtree, General Manager Corporate Services
Councillor K. Duncan	S. Hartman, General Manager Parks, Recreation & Culture
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	D. Denton, Deputy Corporate Officer
Councillor R. Svendsen	T. Thompson, Director of Finance
Councillor A. Yousef	Other Staff as Required
	W. Cooper, Planner 1
	C. Goddard, Director of Planning
	A. Grochowich, Planner 2
	M. McMullen, Manager of Community Planning and Environmental Services
	D. Mikes, Manager of Procurement
	C. Nolan, Corporate Controller
	W. Oleschak, Superintendent of Roads and Fleet

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

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

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of April 20, 2021

It was moved and seconded

That the minutes of the April 20, 2021 Committee of the Whole Meeting be adopted.

CARRIED

3. *DELEGATIONS/STAFF PRESENTATIONS* – Nil

4. *PLANNING AND DEVELOPMENT SERVICES*

1101 2016-195-CP, Employment Lands, Redesignation of Yennadon Lands to Industrial (Employment Park Category)

Staff report dated May 4, 2021 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7734-2021 and Maple Ridge Official Community Plan Amending Bylaw No. 7735-2021 to allow redesignation of the Yennadon Lands for an employment future be given first reading.

A. Grochowich, Planner provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated May 4, 2021 titled “Employment Lands: Re-designation of the Yennadon Lands to Industrial (Employment Park Category), Official Community Plan Amending Bylaw No. 7734-2021 (Policy), and Official Community Plan Amending Bylaw No. 7735-2021 (Land Use Designation), First Reading” be forwarded to the Council Meeting of May 11, 2021.

CARRIED

1102 2019-337-RZ, 11822 Owen Street, RS-1 to RT-2

Staff report dated May 4, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7732-2021 to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill), to permit a future multi-family development into a Courtyard form with six 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.

M. McMullen, Manager of Community Planning and Environmental Services provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated May 4, 2021 titled “First Reading, Zone Amending Bylaw No. 7732-2021, 11822 Owen Street” be forwarded to the Council Meeting of May 11, 2021.

CARRIED

1103 2020-009-RZ, 13586 232 Street, RS-3 to RST, R-2 and RS-1

Staff report dated May 4, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7731-2021 to rezone from RS-3 (Single Detached Rural Residential) to RST (Street Townhouse Residential), R-2 (Single Detached [Medium Density] Urban Residential) and RS-1 (Single Detached Residential), for a future subdivision of approximately 10 lots to permit the creation of four single family lots and six lots with six townhouse units be given first reading and that the applicant provide further information as described on Schedules A, B, F, G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

W. Cooper, Planner provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated May 4, 2021 titled "First Reading, Zone Amending Bylaw No. 7731-2021, 13586 232 Street" be forwarded to the Council Meeting of May 11, 2021.

CARRIED

1104 2021-104-RZ, 22337 St. Anne Avenue, RS-1 to RM-2

Staff report dated May 4, 2021 recommending that Maple Ridge Zone Amending Bylaw No. 7720-2021 to rezone from RS-1 (Single Detached Residential) to RM-2 (Medium Density Apartment Residential) to permit the future construction of a market-oriented, apartment building consisting of approximately 20 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.

W. Cooper, Planner provided a summary presentation and staff answered Council questions.

Emily Kearns – Project Architect

Ms. Kearns provided further clarification on questions from Council.

Note: Councillor Duncan left the meeting at 2:45 p.m. during the discussion.

It was moved and seconded

That the staff report dated May 4, 2021 titled "First Reading, Zone Amending Bylaw No. 7720-2021, 22337 St. Anne Avenue" be forwarded to the Council Meeting of May 11, 2021.

CARRIED

Councillor Duncan was absent for the vote on Item 1104.

Note: Councillor Duncan returned to the meeting at 2:48 p.m.

1105 2017-306-DVP, 2017-306-DP, 22229 Brown Avenue, 12087, 12097, 12117, 12127, 12131 and 12149 223 Street

Staff report dated May 4, 2021 recommending that the Corporate Officer be authorized to sign and seal 2017-306-DVP to reduce lot line setbacks, increase maximum building height to allow a fifth floor for specified buildings and allow seven of the required residential parking spaces to be at grade, and that the Corporate Officer be authorized to sign and seal 2017-306-DP to permit three 5-storey condominium buildings to be built in three phases.

M. McMullen, Manager of Community Planning and Environmental Services provided a summary presentation and staff answered Council questions.

Note: Councillor Yousef left the meeting at 2:48 p.m. during the presentation and returned to the meeting at 2:51 p.m.

Avtar Johl – Applicant

Mr. Johl provided further information and answered questions from Council.

Note: Mayor Morden left the meeting at 2:59 p.m. during the discussion and returned to the meeting at 3:04 p.m.

It was moved and seconded

That the staff report dated May 4, 2021 titled "Development Variance Permit, Development Permit; 22229 Brown Avenue, 12087, 12097, 12117, 12127, 12131 & 12149 223 Street" be forwarded to the Council Meeting of May 11, 2021.

CARRIED

1106 2021-171-DP, 12040 240 Street, Amendment

Staff report dated May 4, 2021 recommending that 2021-171-DP be amended to revise Clause 5 to allow two (2) years to commence construction and that the Corporate Officer be authorized to sign and seal 2021-171-DP as amended.

M. McMullen, Manager of Community Planning and Environmental Services provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated May 4, 2021 titled "Development Permit (Amendment), 12040 240 Street" be forwarded to the Council Meeting of May 11, 2021.

CARRIED

5. ENGINEERING SERVICES

Note: Councillor Duncan left the meeting at 3:16 p.m.

1131 Contract Renewal: Hydrovac Services

Staff report dated May 4, 2021 recommending that the contracts for Hydrovac Services on an as required basis with Badger Daylighting Limited Partnership and McRae's Environmental Services Ltd. be renewed for one year and that the Corporate Officer be authorized to execute the contract extension.

It was moved and seconded

That the staff report dated May 4, 2021 titled "Contract Renewal: Hydrovac Services" be forwarded to the Council Meeting of May 11, 2021.

CARRIED

Councillor Duncan was absent for the vote on Item 1131.

1132 Award of Contract: Pavement Rehabilitation Program

Staff report dated May 4, 2021 recommending that the contract for the Pavement Rehabilitation Program be awarded to B.A. Blacktop Ltd., that additional work locations under extra work provisions in the contract up to 15% of the value of the contract be approved and that the Corporate Officer be authorized to execute the contract.

The Superintendent of Roads and Fleet advised on an error in the staff report and indicated that a revised page will be distributed prior to the May 11, 2021 Council Meeting.

Note: Councillor Duncan advised that she is having technical difficulties with her computer and could not participate.

It was moved and seconded

That the staff report dated May 4, 2021 titled "Award of Contract: Pavement Rehabilitation Program" be forwarded to the Council Meeting of May 11, 2021.

CARRIED

Councillor Duncan was absent for the vote on Item 1131

6. CORPORATE SERVICES

1151 Amended Procurement Policy No. 5.45 and Bylaw No. 7711-2021 Delegation of Procurement Authority.

Staff report dated May 4, 2021 recommending that the Delegation of Procurement Authority Bylaw No. 7711-2021 to delegate procurement authority be given first, second and third reading and that Procurement Policy No. 5.45 as amended be adopted in conjunction with adoption of Bylaw No. 7711-2021.

The General Manager Corporate Services introduced the topic.

D. Mikes, Manager of Procurement provided a summary presentation and staff answered Council questions.

Note: Councillor Svendsen left the meeting at 3:51 p.m. during the discussion. He returned to the meeting at 3:58 p.m.

Note: Councillor Duncan returned to the meeting at 4:01 p.m.

It was moved and seconded

That the staff report dated May 4, 2021 titled "Amended Procurement Policy No. 5.45 and Bylaw No. 7711-2021 Delegation of Procurement Authority" be forwarded to the Council Meeting of May 11, 2021.

CARRIED

Councillor Robson – OPPOSED

1152 2020 Consolidated Financial Statements

Staff report dated May 4, 2021 recommending that the 2020 Financial Statements be approved.

C. Nolan, Corporate Controller, provided a summary presentation and staff answered Council questions.

Note: Mayor Morden left the meeting at 4:26 p.m. during the presentation. He did not return to the meeting.

It was moved and seconded

That the staff report dated May 4, 2021 titled "2020 Consolidated Financial Statements" be forwarded to the Council Meeting of May 11, 2021.

CARRIED

Mayor Morden was absent for the vote on Item 1152.

7. PARKS, RECREATION & CULTURE – Nil

8. ADMINISTRATION

1191 Designation of Officers Bylaw

Staff report dated May 4, 2021 recommending that Maple Ridge Officers Designation Bylaw No. 7717-2017 to establish an officers' bylaw that reflects current legislative requirements as well as best practices be given first, second and third reading.

It was moved and seconded

That the staff report dated May 4, 2021 titled "Designation of Officers Bylaw" be forwarded to the Council Meeting of May 11, 2021.

CARRIED

Mayor Morden was absent for the vote on Item 1191.

9. COMMUNITY FORUM – Nil

10. NOTICE OF CLOSED COUNCIL MEETING

It was moved and seconded

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

Section 90(1)(c) Labour relations or employee negotiations.

Any other matter that may be brought before the Council that meets the requirements for a meeting closed to the public pursuant to Sections 90 (1) and 90 (2) of the Community Charter or Freedom of Information and Protection of Privacy Act.

CARRIED

9. ADJOURNMENT – 4:41 p.m.

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	May 18, 2021
FROM:	Chief Administrative Officer	FILE NO:	2020-350-AL
		MEETING:	C o W
 SUBJECT: Non-Farm Use Application			
22673 132 Avenue			

A Non-Farm Use Application (ALC Application 61456) has been received to allow a play area of approximately 232m² (2,500 ft²) within the existing farm use on the subject property, located at 22673 132 Avenue. The subject property has Farm Status and currently farms blueberries, chickens, turkeys, ducks, pumpkins, and rhododendrons. The Non-Farm Use application is required as the playground would be considered a permanent facility, which is not permitted by the Agricultural Land Commission's Policy L-04 on *Agri-Tourism Activities in the Agricultural Land Reserve*, therefore the Non-Farm Use Application is required.

The subject property is zoned RS-3 (Single Detached Rural Residential) and is designated *Agricultural* in the Official Community Plan (OCP). The RS-3 (Single Detached Rural Residential) zone permits the Agricultural use and the proposed playground is not intended as a commercial component, but only to supplement the educational Agri-Tourism activities that are already taking place on the property, which are secondary to the agricultural production activities.

RECOMMENDATION:

That the Non-Farm Use Application 2020-350-AL, respecting the property located at 22673 132 Avenue, be authorized to proceed to the Agricultural Land Commission.

DISCUSSION:

a) Background Context:

Applicant:	D. Robinson		
Legal Description:	Lot 2, Section 29, Township 12, New Westminster District Plan 9387		
OCP :			
Existing:	Agricultural		
Zoning:			
Existing:	RS-3 (Single Detached Rural Residential)		
 Surrounding Uses			
North:	Use:	Single Family Residential	
	Zone:	RS-3 (Single Detached Rural Residential)	
	Designation:	Agricultural and Conservation	
South:	Use:	Single Family Residential	
	Zone:	RS-3 (Single Detached Rural Residential)	
	Designation:	Agricultural	
East:	Use:	Single Family Residential	
	Zone:	RS-3 (Single Detached Rural Residential)	
	Designation:	Agricultural	

West:	Use:	Single Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Agricultural
Existing Use of Property:		Single Family Residential, Agricultural, Agri-Tourism
Proposed Use of Property:		Single Family Residential, Agricultural, Agri-Tourism
Site Area:		4.0 ha (10.0 acres)
Access:		132 Avenue

a) Project Description:

The applicant is proposing to add a playground to the existing farm operation on the subject property, located at 22673 132 Avenue, which would be associated with the current agri-tourism operation. The subject property is approximately 10.0 acres in size, and currently farms blueberries, chickens, turkeys, ducks, pumpkins, and rhododendrons (see Appendices A and B).

As the subject property is located within the Agricultural Land Reserve (ALR), the Agricultural Land Reserve Use Regulations apply. Agricultural Land Commission (ALC) Policy L-04 on *Agri-Tourism Activities in the Agricultural Land Reserve* does not allow permanent facilities to be constructed for an Agri-Tourism activity (see Appendix C), therefore the Non-Farm Use Application is required.

b) Planning Analysis:

Official Community Plan:

The subject property is within the ALR and therefore is designated *Agricultural*. The subject property has Farm Status and is not proposing the playground use as part of a commercial use, but to supplement the educational Agri-Tourism activities that are already taking place on the property, which are secondary to the agricultural production activities.

Under Sustainable Agriculture, OCP Policy 6-12 of the OCP states the following:

Maple Ridge will protect the productivity of its agricultural land by:

- a) *Adopting a guiding principle of "positive benefit to agriculture" when making land use decisions that could affect the agricultural land base; with favourable recognition of initiatives including but not limited to supportive non-farm uses,...*

Under Additional Employment Generating Opportunities, Policy 6-68 states the following:

Maple ridge will promote agricultural tourism opportunities by:

- a) *Aligning land use bylaws to permit supportive non-farm uses such as agri-tourism, bed and breakfasts, and on-farm sales;*
- b) *Assisting agricultural landowners to identify and develop agricultural opportunities (e.g. value added, agri-tourism, bed and breakfast, recreation).*

The applicant states that they educate the public on sustainable living and that the play area will allow for children to stay actively engaged throughout their farm experience.

Zoning Bylaw:

The subject property is zoned RS-3 (Single Detached Rural Residential) and is designated *Agricultural* in the Official Community Plan (OCP). The RS-3 (Single Detached Rural Residential) zone allows for the Agricultural use, and the Agri-Tourism activities are designated by the Agricultural Land Use Regulations as a farm use, and as such may not be prohibited by Local Government. However,

permanent facilities, such as those proposed by the applicant for the playground (see Appendix D), are not permitted for the Agri-Tourism activities, therefore, the Non-Farm Use application is required.

c) Interdepartmental Implications:

The applicant currently has two Business Licenses for the agricultural activities; one for crop farming for the farm stand, and one for tourism for the farm tours.

The Environmental Section has indicated that the proposed playground is not impacting Cattell Brook to the north, nor the North Alouette River to the south, therefore a Watercourse Protection Development Permit is not required.

The Engineering Department has indicated that the two existing accesses to the property can remain.

d) Alternative:

The recommendation is to forward the application to the ALC for consideration. Should Council not support the proposed playground for the Agri-Tourism use, Council may elect not to forward this application to the ALC.

CONCLUSION:

This Non-Farm Use application is required to permit the proposed permanent playground structures for the Agri-Tourism use at the subject property. The recommendation is to forward this application to the ALC for their determination.

"Original signed by Michelle Baski"

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

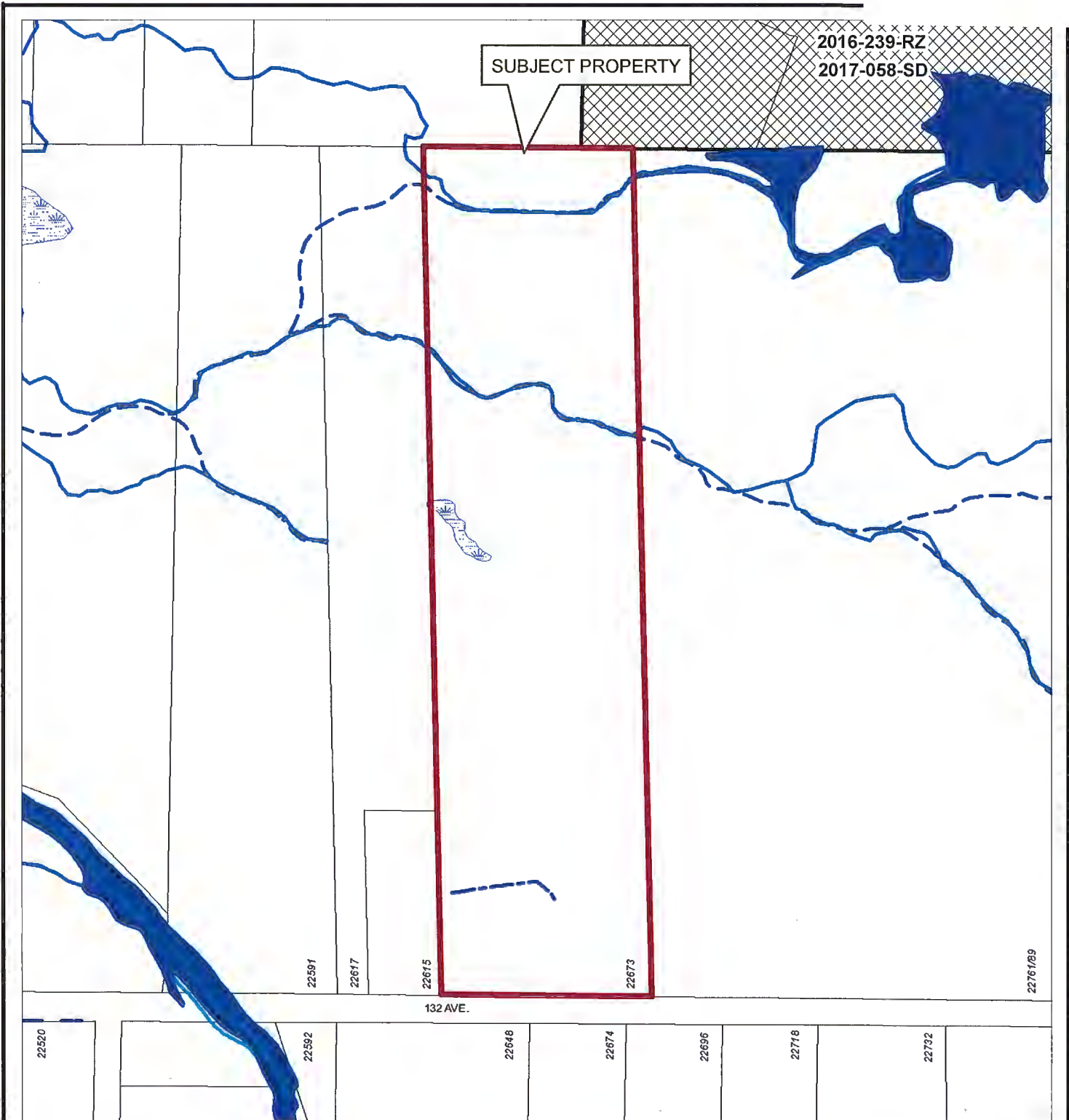
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – ALC Policy L-04 on Agri-Tourism Activities in the ALR
- Appendix D – Site Plan with Proposed Playground



SUBJECT PROPERTY

2016-239-RZ
2017-058-SD

Scale: 1:2,500

Legend

- Stream
- Canal Edge
- Ditch Centreline
- Edge of River
- Edge of Marsh
- Indefinite Creek
- River Centreline
- Canal
- Lake or Reservoir
- Marsh
- River
- Active Applications (RZ/SD/DP/VP)

22673 132 AVENUE
PID: 000-600-130

PLANNING DEPARTMENT

mapleridge.ca

FILE: 2020-350-AL
DATE: Oct 13, 2020

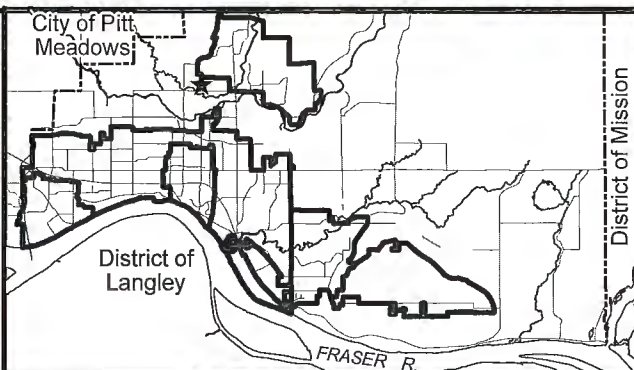
BY: PC



Aerial Imagery from the Spring of 2010



Scale: 1:2,500



22673 132 AVENUE
PID: 000-600-130

PLANNING DEPARTMENT




MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-350-AL
DATE: Oct 13, 2020

BY: PC

 <p>Agricultural Land Commission Act</p>	<p>ACTIVITIES DESIGNATED AS FARM USE:</p> <p>AGRI-TOURISM ACTIVITIES IN THE ALR</p>	<p>POLICY L-04</p> <p>Amended April 2019 Amended April 2018 October 2016</p>
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This policy is intended to assist in the interpretation of the Agricultural Land Commission Act, 2002, (the "ALCA") and BC Regulation 30/2019 (Agricultural Land Reserve Use Regulation), (the "Use Regulation"). In case of ambiguity or inconsistency, the ALCA and Use Regulation will govern.

INTERPRETATION:

The highest priority is the agricultural activity that takes place on the farm. Agri-tourism uses shall be secondary, incidental and compatible with the agricultural production activities. The agri-tourism activity must also be similar to the types of activities identified as farm use in the ALCA.

If the definitions in section 1(1) of the Use Regulation apply, agri-tourism activities (other than agri-tourism accommodation) are designated by the Use Regulation as farm uses, and as such, may not be prohibited by a local government bylaw.

The Use Regulation allows agri-tourism activities in the ALR provided the land is assessed as "farm" under the Assessment Act. If the assessment changes, the use is no longer permitted. The farm may be comprised of one or several parcels of land owned or operated by a farmer as a farm business. The farm parcels should be contiguous or in the same general geographic area. Agri-tourism activities include both fee and non-fee based activities.

Permanent facilities must not be constructed or erected for any agri-tourism activity. Permanent facilities include, but are not restricted to, any permanent structure, hard surfacing such as asphalt, concrete or other hard surface paths or parking areas, concrete pads, structural foundations, retaining walls, permanent tents (erected for more than 90 days) and permanent alteration to the landscape (permanent fill, gravel, berms, hills, dugouts, amphitheatres). The conversion of existing buildings and the construction associated with bringing them up to public assembly building code is also interpreted as a permanent facility. If permanent facilities are required, an application and approval of the Agricultural Land Commission (the "Commission") is necessary.

For the purposes of this policy, parking areas must not be permanent (asphalt, concrete, gravel, etc) and parking must not interfere with the farm's agricultural productivity. All vehicles visiting the farm for the agri-tourism activity must be parked on site. To minimize impacting farm land, parking should be along field edges, adjacent to internal farm driveways and roads and in farm yard areas or immediately adjacent to farm buildings and structures.

Services ancillary to the agri-tourism activities are services that support or enhance the activity including services such as food product sales (temporary concessions or temporary food trucks/stands), portable washrooms, ticket booths, temporary stages, eating areas. All of the foregoing must be temporary for the event only.

Bistros, cafes and restaurants are not agri-tourism activities and are considered non-farm uses in the ALR. Commercial kitchens are not permitted except those used for processing farm products (but not for food service). An application and approval of the Commission is required for bistros,

cafes and restaurants except for food and beverage service lounges permitted by section 13 of the Use Regulation for wineries, cideries, breweries, distilleries or meaderies.

The following are agri-tourism activities specified in section 12 of the Use Regulation:

- an agricultural heritage exhibit displayed on a farm (e.g. farm equipment displays);
- a tour of the farm, an educational activity or demonstration in respect of all or part of the farming operations that take place on the farm, and activities ancillary to any of these (e.g. milking barn tour, cheese making demonstration, harvest demonstration, farm crafts such as wreath making or garlic braiding);
- cart, sleigh and tractor rides on the land comprising the farm;
- activities that promote or market livestock (e.g. cattle, horses, sheep, goats, poultry) from the farm, whether or not the activity also involves livestock from other farms, including shows, cattle driving and associated domestic livestock petting zoos;
- dog trials held at a farm (e.g. agility and stock dog events);
- harvest festivals and other seasonal events on a farm for the purpose of promoting or marketing farm products produced on the farm (e.g. pumpkin patch, garlic festival, blueberry festival)
- Corn mazes prepared using corn planted on the farm.

Agri-tourism uses that are not listed in the Use Regulation or do not meet the conditions established in the Use Regulation (such as uses that are not taking place on land assessed as farm, that do not promote or market livestock from the farm, that do not promote or market farm products produced on the farm or that require permanent facilities), must make an application for non-farm use and seek approval from the Commission.

Activities that are not considered agri-tourism events include, but are not limited to, paint ball, dirt bike/atv trails, mini-train parks, model aircraft runways, rodeos, helicopter tours, activities operated as a commercial business, permanent food service facilities, permanent mazes, non-domestic animal pettings zoos, etc.

If a farm building (existing or new) is used for an agri-tourism activity and it does not meet the Use Regulation or other regulatory requirements or it has not been approved by the Commission, it will be considered in contravention of the ALCA.

Local governments have the authority to regulate agri-tourism activities with regard to structures and building occupancy (including determining if an existing farm building is appropriate for a gathering or requires upgrades for public assembly), parking, lighting, hours of operation, health and safety, noise, access for police, fire and emergency vehicles, etc.

This policy does not address gathering for an event. See Related Policies.

This policy does not address agri-tourism accommodation, which in some circumstances is a permitted use under section 33 of the Use Regulation for the purpose of the Commission unless prohibited by a local bylaw. See Information Bulletin 06 – Accommodation for Tourists in the ALR.

Farm retail sales are addressed separately under section 11(3) of the Use Regulation and

may qualify as a designated farm use if the specified conditions are met. See Related Policies.

TERMS:

ancillary means subordinate or supplementary to the primary farm use

seasonal means a use or activity that fluctuates according to one or more seasons (spring, summer, fall and winter) (but not all seasons) or available or taking place during one or more seasons (but not all seasons) or at a specific time of the year.

Unless defined in this policy, terms used herein will have the meanings given to them in the ALCA or the Use Regulation.

RELATED POLICIES:

ALC Policy L-02 Activities Designated as Farm Use: Farm Retail Sales in the ALR

ALC Policy L-22 Activities Designated as a Permitted Non-Farm Use in the ALR: Gathering for an Event in the ALR

REFERENCE:

Agricultural Land Reserve Use Regulation (BC Reg. 30/2019), Sections 1, 3, 4, 5(1), 12,

Definitions

Section 1 In this regulation:

"agri-tourism activity" means an activity referred to in section 12 [agri-tourism];

"farm product" means a commodity that is produced from a farm use but does not include water;

If farming extends over multiple parcels

Section 3 Unless a contrary intention appears, a reference to a use of agricultural land includes all of the agricultural land on which a single farm operation is conducted, regardless of

(a) whether activities are conducted over one parcel or multiple parcels, or

(b) whether, in the case of multiple parcels, the parcels are adjacent.

Farm uses that may not be prohibited

Section 4 The farm uses referred to in this Part may not be prohibited

(a) by a local government enactment except a bylaw under section 552 [farming area bylaws] of the Local Government Act, or

(b) by a first nation government law, if the activity is conducted on settlement lands.

Necessary structures and ancillary services

Section 5 (1) Subject to any limits and conditions set out in this Part, the use of agricultural land to construct, maintain or operate any of the following is designated as a farm use and may not be prohibited as described in section 4:

- (a) a structure, other than a residential structure, that is necessary for a farm use;
- (b) a driveway or utility that is necessary for a farm use

Agri-tourism

Section 12 (1) *The use of agricultural land for conducting an agri-tourism activity described in subsection (2) of this section is designated as a farm use and may not be prohibited as described in section 4 if all of the following conditions are met:*

- (a) *the activity is conducted on agricultural land that is classified as a farm under the Assessment Act;*
 - (b) *members of the public are ordinarily invited to the activity, whether or not a fee or other charge is payable;*
 - (c) *no permanent facilities are constructed or erected in connection with the activity.*
- (2)** *The following are agri-tourism activities for the purposes of subsection (1):*
- (a) *an agricultural heritage exhibit displayed on the agricultural land;*
 - (b) *a tour of the agricultural land, an educational activity or demonstration in respect of all or part of the farm operation conducted on that agricultural land, and activities ancillary to any of these;*
 - (c) *cart, sleigh and tractor rides on the agricultural land;*
 - (d) *subject to section 9 [horse facilities], activities that promote or market livestock raised or kept on the agricultural land, whether or not the activity also involves livestock raised or kept elsewhere, including shows, cattle driving and petting zoos;*
 - (e) *dog trials held on the agricultural land;*
 - (f) *harvest festivals and other seasonal events held on the agricultural land for the purpose of promoting or marketing farm products produced on that agricultural land;*
 - (g) *corn mazes prepared using corn produced on the agricultural land on which the activity is taking place.*

Agricultural Land Commission Act, S.B.C. 2002, c. 36, Section 1.

Definitions

Section 1(1)

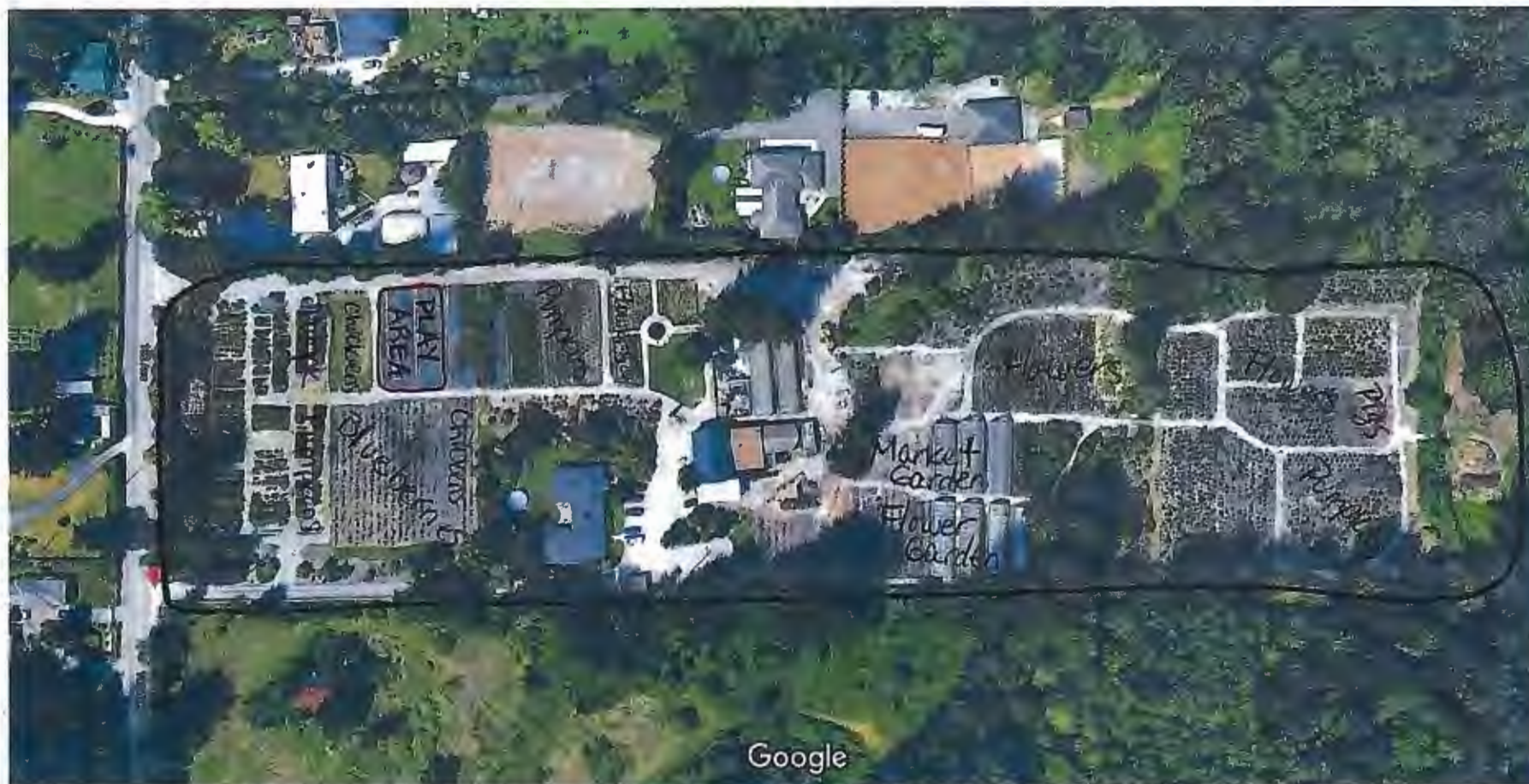
"agricultural land" means land that

- (a) *is included in the agricultural land reserve under section 15 (1.1), 17(3.1) or 45(1) of this Act, or*
- (b) *was included under a former Act as agricultural land or land in an agricultural land reserve, unless the land has been excluded from the agricultural land reserve under this Act or from an agricultural land reserve under a former Act;*

"farm use"

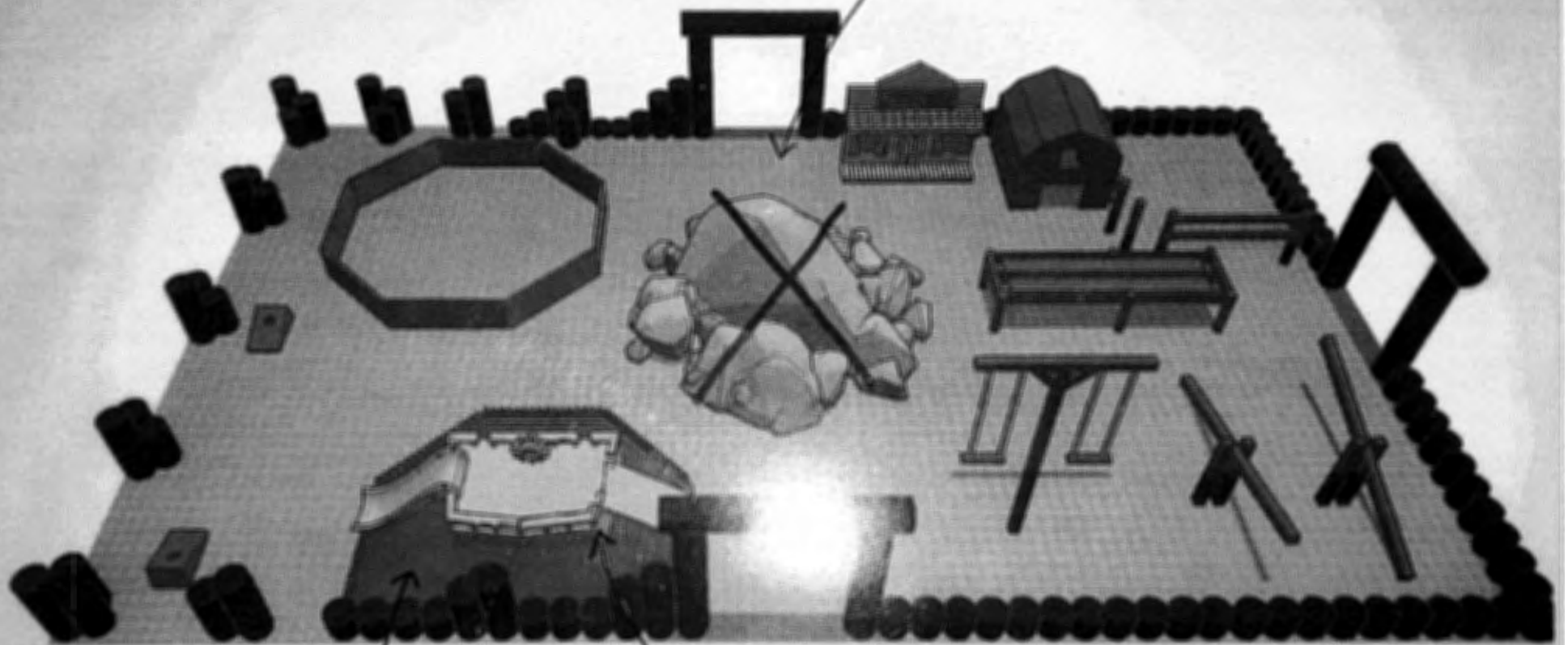
- (a) *means an occupation or use of agricultural land for*
 - (i) *farming land, plants, mushrooms, truffles or animals,*
 - (ii) *a farm operation as defined in the Farm Practices Protection (Right to Farm) Act, or*
 - (iii) *a purpose designated as a farm use by regulation, and*
- (b) *does not include a residential use or a soil or fill use;*

Google Maps 22673 132 Ave



Imagery ©2020 Google, Imagery ©2020 CNES / Airbus, IMTCAN, Maxar Technologies, Map data ©2020 20 m

not doing this as we want
open space here



blue
flowers

pirate ship
playhouse



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7739-2021;
Second Reading
Zone Amending Bylaw No. 7662-2020;
13960 232 Street, 13897 and 14027 Silver Valley Road

MEETING DATE: May 18, 2021
FILE NO: 2020-168-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties located at 13960 232 Street, 13897 and 14027 Silver Valley Road from (RS-3 Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential), R-2 (Single Detached (Medium Density) Urban Residential) and RST (Street Townhouse Residential), to permit a future subdivision of approximately 64 lots which includes 51 single-family lots and 13 street townhouse units. Council granted first reading to Zone Amending Bylaw 7662-2020 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on September 8, 2020.

The proposed development is in compliance with the policies of the Silver Valley Area Plan of the Official Community Plan (OCP). Ground-truthing of the site with applicant's environmental consultants and City staff has established the developable areas and environmentally sensitive areas. As a result, an OCP amendment is required to revise the boundaries of the land use designations to fit the site conditions.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per townhouse dwelling unit; or \$5,100.00 per single family lot, for an estimated amount of \$53,400.00 for the 13 townhouse dwelling units and \$260,100.00 for the 51 single family lots for an estimated amount of \$313,400.00.

Zone Amending Bylaw No. 7662-2020 is proposed to be given second reading as amended and will include revisions that include wording and referencing to the new Zoning Bylaw 7600-2019.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7739-2021 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7739-2021 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;

1102

- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7739-2021 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7739-2021 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7662-2020 be given second reading, as amended, and be forwarded to Public Hearing; and,
- 6) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 4 - Trails / Open Space,
 - iii) Road dedication as required;
 - iv) Park dedication as required, including construction of walkways, multi-purpose trails; and removal of all debris and garbage from park land;
 - v) Consolidation of the subject properties;
 - vi) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
 - vii) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject properties;
 - viii) Registration of a Statutory Right-of-Way plan and agreement for Sanitary Sewer Line and Watermain Line;
 - ix) Registration of Restrictive Covenants for Tree Protection and Stormwater Management;
 - x) Removal of existing buildings;
 - xi) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
 - xii) That a voluntary contribution, in the amount of \$313,400.00 (\$4,100.00/townhouse unit and \$5,100.00/single family lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Morningstar Homes Ltd.
Legal Description:	Lot 1 Block "C" Section 33 Township 12 New Westminster District Plan 2409; Lot 15 Section 33 Township 12 New Westminster District Plan 26732; Parcel "A" (Explanatory Plan 11340) Lot 10 Section 33 Township 12 New Westminster District Plan 7757;
Within Urban Area Boundary:	Yes
Area Plan:	Silver Valley Area Plan
OCP Major Corridor:	Yes
OCP:	
Existing:	Conservation, Open Space, and Eco Clusters
Proposed:	Conservation and Eco Clusters
Zoning:	
Existing:	RS-3 Single Detached Rural Residential
Proposed:	R-1 Single Detached (Low Density) Urban Residential; R-2 Single Detached (Medium Density) Urban Residential; RST Street Townhouse Residential
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-3 Single Detached Rural Residential Designation: Eco Cluster and Conservation
South:	Use: Park Zone: RS-3 Single Detached Rural Residential Designation: Open Space
East:	Use: Single Family Residential Zone: RS-3 Single Detached Rural Residential Designation: Eco Cluster and Conservation
West:	Use: Single Family Residential Zone: R-1 Single Detached (Low Density) Urban Residential, R-2 Single Detached (Medium Density) Urban Residential Designation: Eco Cluster
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential and Single Family Residential
Site Area:	5.78 ha (14.28 acres)
Access:	232 Street and Silver Valley Road
Servicing requirement:	Urban Standard

2) Project Description:

The applicant is proposing to rezone the subject properties from RS-3 Single Detached Rural Residential to the R-1 Single Detached (Low Density) Urban Residential, R-2 Single Detached (Medium Density) Urban Residential and RST Street Townhouse Residential zones to facilitate a mixture of 51 single family homes and 13 street townhouse units.

The development will incorporate a trail as identified on the Silver Valley Area Plan as well as, provide watercourse, view and wildlife corridors.

3) Planning Analysis:

i) Official Community Plan:

The subject properties are designated *Eco-Cluster; Conservation* and *Open Space* (see Appendix B). The *Eco-cluster* designation refers to the developable portions of the site. Some adjustments in the designations have been made in response to ground – trothing as noted above. These have been adjusted as shown in Appendix C. Section 5.4.6 of the Silver Valley Area Plan speaks to Eco-Cluster densities, as follows:

- a) Densities and housing types should be diversified within and between Eco-Clusters.
- b) The densities of Eco-Clusters in the eastern sector should be lower than other Eco-Clusters due to limited access and the requirements for accommodating equestrian activities, i.e. pastures and stables.
- c) An Eco-Cluster includes varying levels of density, ranging from 5 to 15 units per hectare, in the form of single and/or multi-family units, dependent on proximity to a Hamlet centre, slope constraints, view impacts, and existing development.
- d) Residential areas should be developed in a manner to allow a gradual and natural increase in density over time.

The *Eco-Cluster* designation is intended to provide development opportunities in sparsely developed or rural areas, in a cluster form which supports sensitive integration of housing into a natural forest setting. *Eco-clusters* are located in areas where topography is difficult and the existing rural character should be retained. The specific areas including steep slopes and watercourse corridors are proposed to be designated as *Conservation* and dedicated to the City as park.

ii) Zoning Bylaw:

The application is a mixture of R-1 Single Detached (Low Density) Urban Residential, R-2 Single Detached (Medium Density) Urban Residential and RST Street Townhouse Residential zones (see Appendix D). The table below details the minimum parcel sizes for each zone.

Zone	Minimum Lot Area
R-1 Single Detached (Low Density) Urban Residential	371m ²
R-2 Single Detached (Medium Density) Urban Residential	315m ²
RST Street Townhouse Residential	Ranges from 195m ² to 234m ² based on end or interior lot location.

iii) Off-Street Parking and Loading Bylaw:

Each of the residential zones requires two (2) off-street parking stalls to be provided per lot. The R-1 Single Detached (Low Density) Urban Residential zone permits a secondary suite as an accessory use; an additional parking stall would be required if a secondary suite was developed in those homes.

iv) Development Permits:

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

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

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

v) Development Information Meeting:

A Development Information Meeting was conducted via the Public Comment Opportunity process from March 15, 2021 to March 24, 2021. The applicant Morningstar received 40 comment cards from the public in which 33 supported, 5 neutral and 2 against the proposed development. A summary of the main comments and discussions with the attendees was provided by the applicant (Appendix E) and include the following main points:

- 18 comments: "Great addition to the neighbourhood"
- 17 comments: "Good balance of natural space/conservation and homes"
- 12 comments: "Looking forward to the new trail extension"
- 10 comments: "Morningstar makes quality neighbourhoods/homes"
- 4 comments: "Silver Valley needs schools, shops, churches etc."
- 4 comments: "Negative impacts the wildlife / trees in the area"
- 4 comments: "Morningstar has a good / professional reputation"
- 3 comments: "New developments create employment opportunities"
- 3 comments: "Increased traffic"
- 3 comments: "Duplex/triplex not needed"
- 2 comments: "Consideration of affordable housing"
- 2 comments: "Proposal brings needed services/road upgrades to the area"
- 2 comments: "Reduce truck noise/pollution"
- 1 comment: "Disagreement with Environmental Reporting"

The following comments were provided by the applicant in responses to the issues raised by the public:

- *For many of the participants, Morningstar representatives had the opportunity to discuss the project over the phone. The public's questions were answered then and there, and Morningstar representatives encouraged the public to add the same questions on their comment cards so the City could see as well.*
- *For the public who emailed, Morningstar representatives provided email responses to direct questions.*
- *Morningstar representatives always encourage the neighbourhood residents to reach out to Morningstar directly by phone or email or text message if they have concerns or questions for any Morningstar Projects at any point.*

vi) Parkland Requirement:

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

For this project, there is sufficient land that is proposed to be dedicated as park, amounting to approximately 2.7 ha. (6.75 acres) or 47% of the site being required to be dedicated as park as a condition of Final Reading.

4) Interdepartmental Implications:

i) Engineering Department:

The Engineering department has identified that all the services required in support of this development do not yet exist on the site. It will therefore be necessary for the owner to enter into a Rezoning Servicing Agreement and post securities to do the work identified in the agreement prior to Final reading. Comments provided by Engineering include:

- The existing water system in this area is not sufficient to support this development and the owner will be required to provide significant upgrades to this system. The extent will be identified through a water servicing analysis report.
- Storm and sanitary sewers will need to be extended to the site. The systems will need to be evaluated for condition and capacity and the owner will be required to complete any upgrades identified to support the proposal.
- Urban upgrades to both 232 Street to Arterial Standard and Silver Valley Road to Collector Standard will be required.

ii) Parks, Recreation and Culture Department:

The Silver Valley Area Plan identifies a trail through the development site. The dedication and development of this trail as well as, park dedication is a condition of rezoning.

A landscaped feature is required at the entrance of the development site from Silver Valley Road. This feature will be located on private land within a covenant area so consideration for appropriate landscaping, future maintenance and safe site lines is required.

iii) Environmental Implications:

The proposed site plan has been considered through an extensive review with the Environmental Section and the applicant's Environmental Professionals. The site plan reflects this collaborative approach in site design. The site design included the recommendations of the Environmental Impact Assessment, the Arborist Report, the Geotechnical Report, the Wildfire Hazard Assessment, and the Stormwater Management Plan to achieve the objectives of the Silver Valley Area Plan.

During the City review of the WPDP, NFDP and subdivision applications, there will be further work with the applicant's consultants on the development site and park areas on:

- Assessment of trees which need to be removed to ensure windfirmness.
- Planting of replacement trees as required.
- Coordination with engineering and environmental requirements for stormwater management.

5) Intergovernmental Issues:

i) Local Government Act:

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

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

6) Citizen/Customer Implications:

The applicant has conducted a Developers information meeting which is a City requirement. There is a statutory public hearing required as part of the rezoning process for this application.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7739-2021, that second reading be given to Zone Amending Bylaw No. 7662-2020 and that application 2020-168-RZ be forwarded to Public Hearing.

"Original signed by Mark McMullen"

Prepared by: **Mark McMullen, MA, MCIP, RPP**
Manager of Development & Environmental Services

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7739-2021
Appendix D – Zone Amending Bylaw No. 7662-2020
Appendix E – DIM Summary by Applicant
Appendix F – Site Plan

SUBJECT PROPERTIES



Scale: 1:3,000

Legend

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

13960 232 STREET, 13897, 14027 SILVER VALLEY ROAD
PID'S 012-642-223, 000-615-722,
011-260-840

PLANNING DEPARTMENT



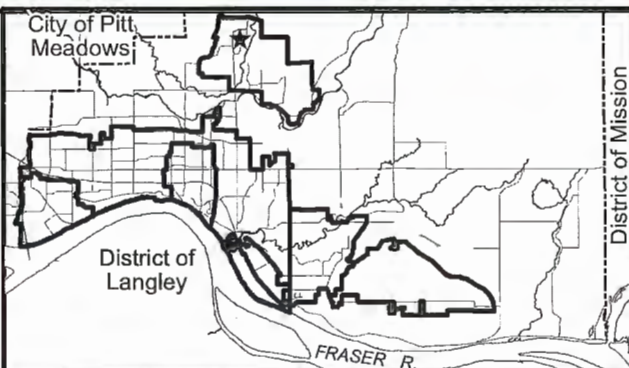
mapleridge.ca

FILE: 2020-168-RZ
DATE: Jun 3, 2020

BY: PC



Scale: 1:2,500



13960 232 STREET, 13897, 14027 SILVER VALLEY ROAD
PID'S 012-642-223, 000-615-722,
011-260-840

PLANNING DEPARTMENT

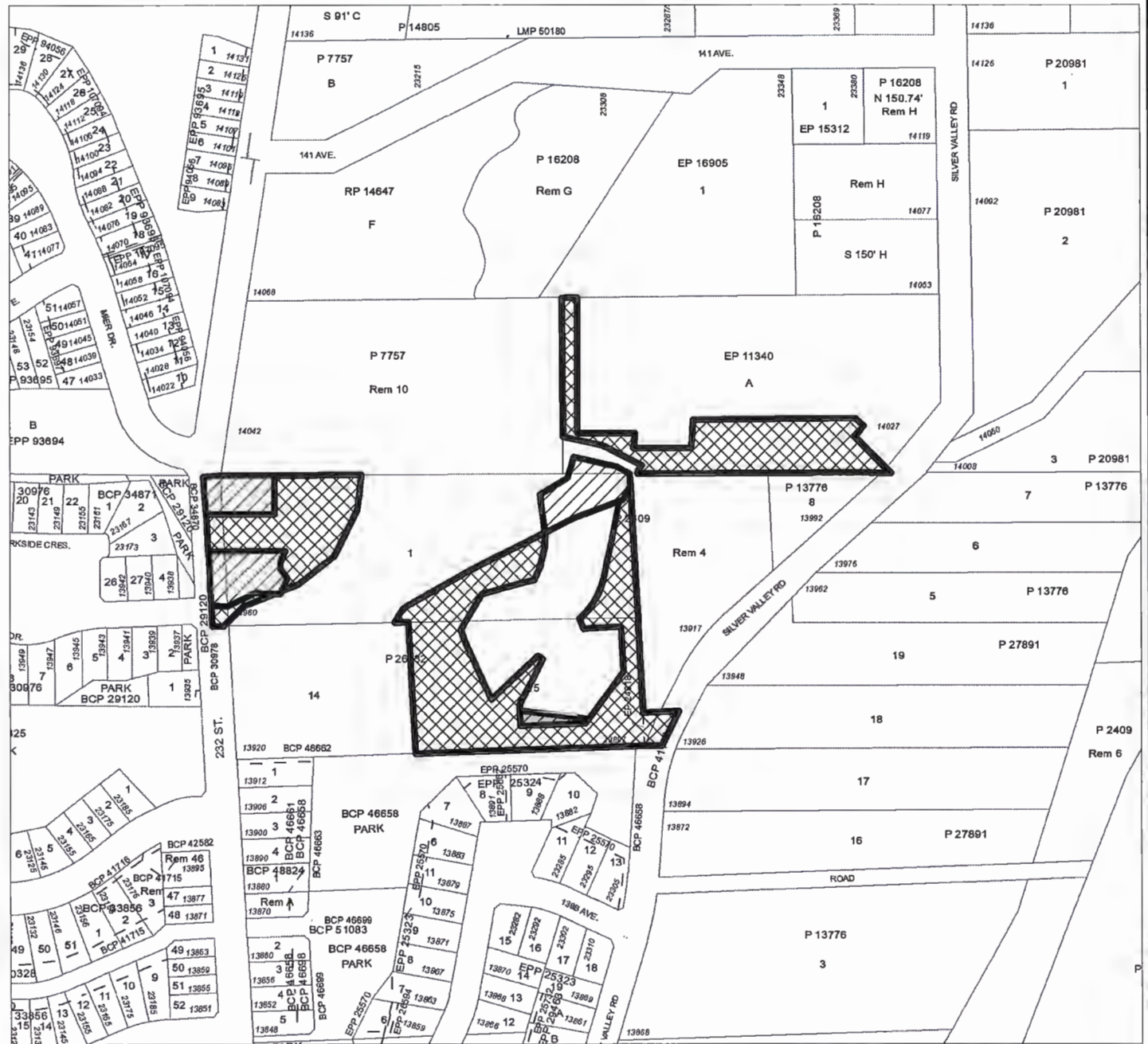


mapleridge.ca

FILE: 2020-168-RZ
DATE: Jun 3, 2020

BY: PC

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING


Bylaw No. 7739-2021

Map No. 1040

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

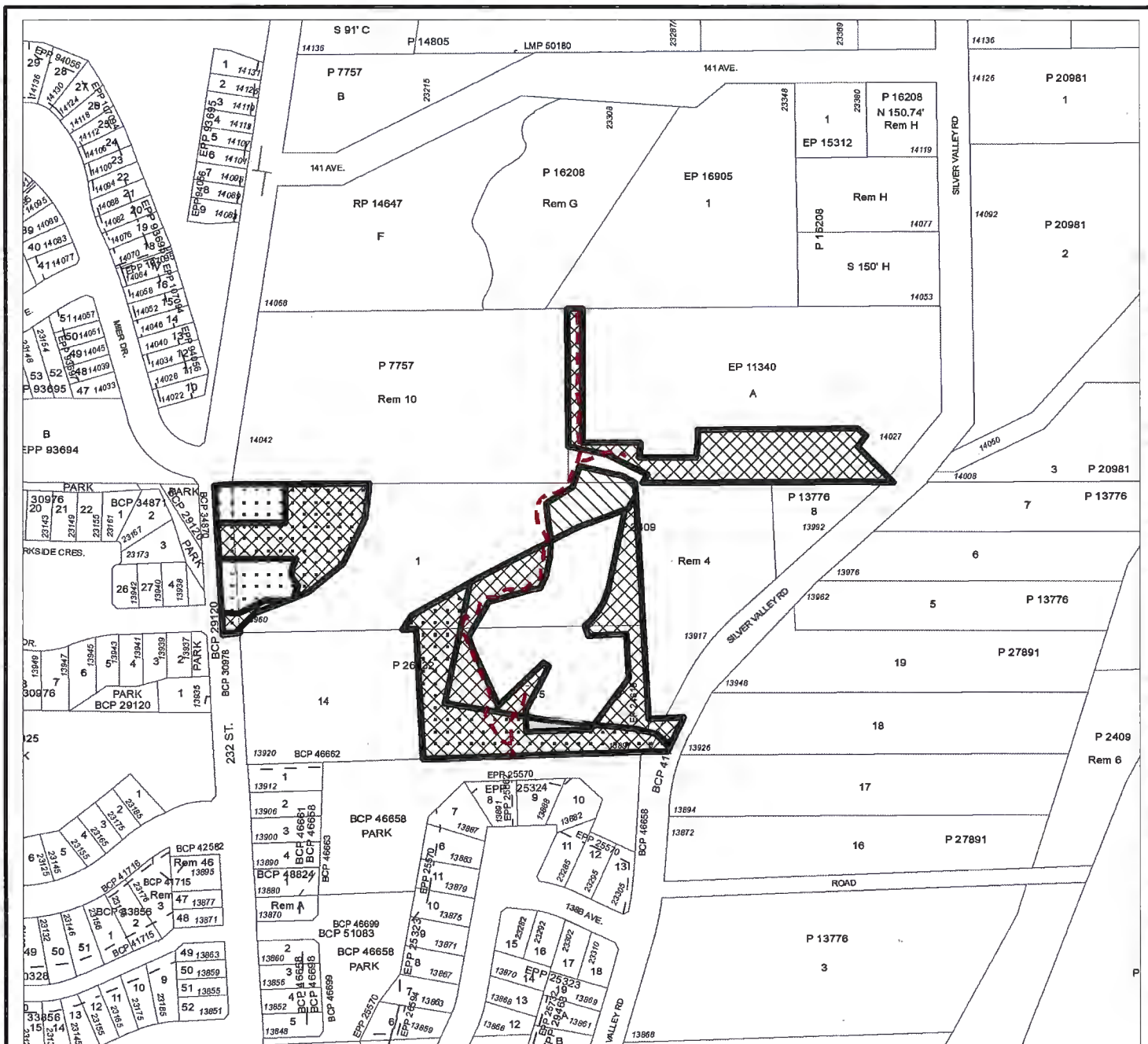
From: Eco-Cluster, Open Space, and Conservation

To:  Conservation

 Eco-Cluster



SCALE 1:3,493



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7739-2021

Map No. 1041

Purpose: To Amend Figure 4 Trails/Open Space as shown

--- To Add to Trail

▨ To Add to Conservation

▨ To Remove from Conservation

▨ To Remove from Open Space



**CITY OF MAPLE RIDGE
BYLAW NO. 7662-2020**

A Bylaw to amend Map "A" forming part of 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. 7662-2020."

2. Those parcel (s) or tract (s) of land and premises known and described as:

Lot 1 Block "C" Section 33 Township 12 New Westminster District Plan 2409;
Lot 15 Section 33 Township 12 New Westminster District Plan 26732;
Parcel "A" (Explanatory Plan 11340) Lot 10 Section 33 Township 12 New Westminster District Plan 7757;

and outlined in heavy black line on Map No. 1846 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to R-1 Single Detached (Low Density) Urban Residential, R-2 Single Detached (Medium Density) Urban Residential, RST Street Townhouse Residential.

3. Maple Ridge Zoning Bylaw No. 7600-2019 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 8th day of September, 2020.

READ a second time, as amended, the day of , 20

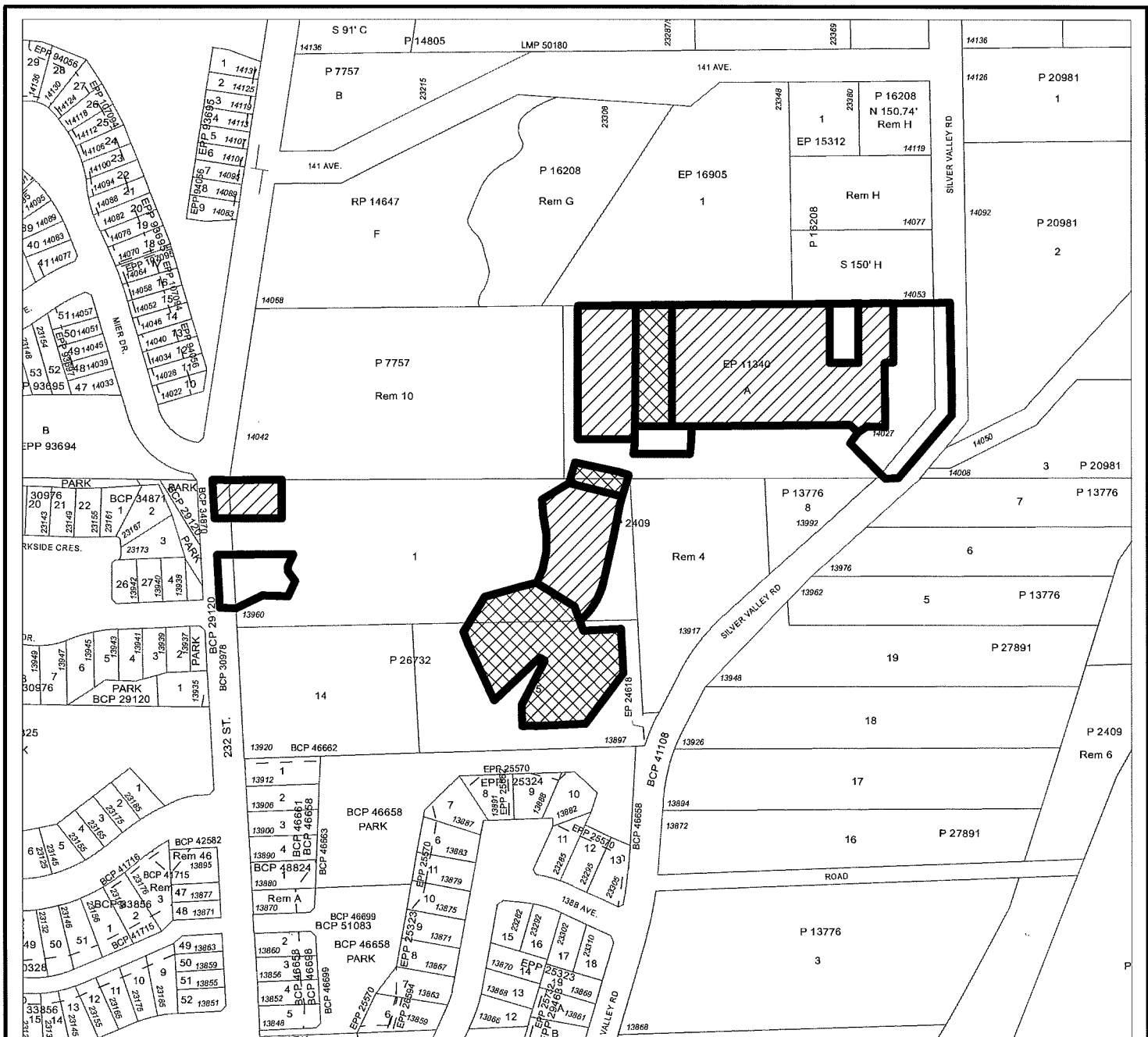
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER






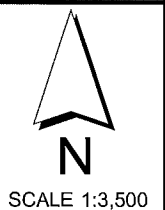
MAPLE RIDGE ZONE AMENDING

Bylaw No. 7662-2020

Map No. 1846

From: RS-3 (Single Detached Rural Residential)

To:  R-1 (Single Detached (Low Density) Urban Residential)
 R-2 (Single Detached (Medium Density) Urban Residential)
 RST (Street Townhouse Residential)





Public Comment Opportunity Summary

The Public Comment Opportunity for 2020-168-RZ was held during March 15-24th 2021 inclusive. Comments were collected mainly through emails to aanderson@mstarhomes.com, some by phone (which were recorded and approved to submit), and by comment card provided.

The following documents were provided to notify the public, per DIM policy:

1. Posted update to the Development Information Signs, (March 5th)
2. Ads in the Maple Ridge Pitt Meadows News (March 5th and 12th)
3. Invitation Letter delivered to neighbourhood residents (March 10th)

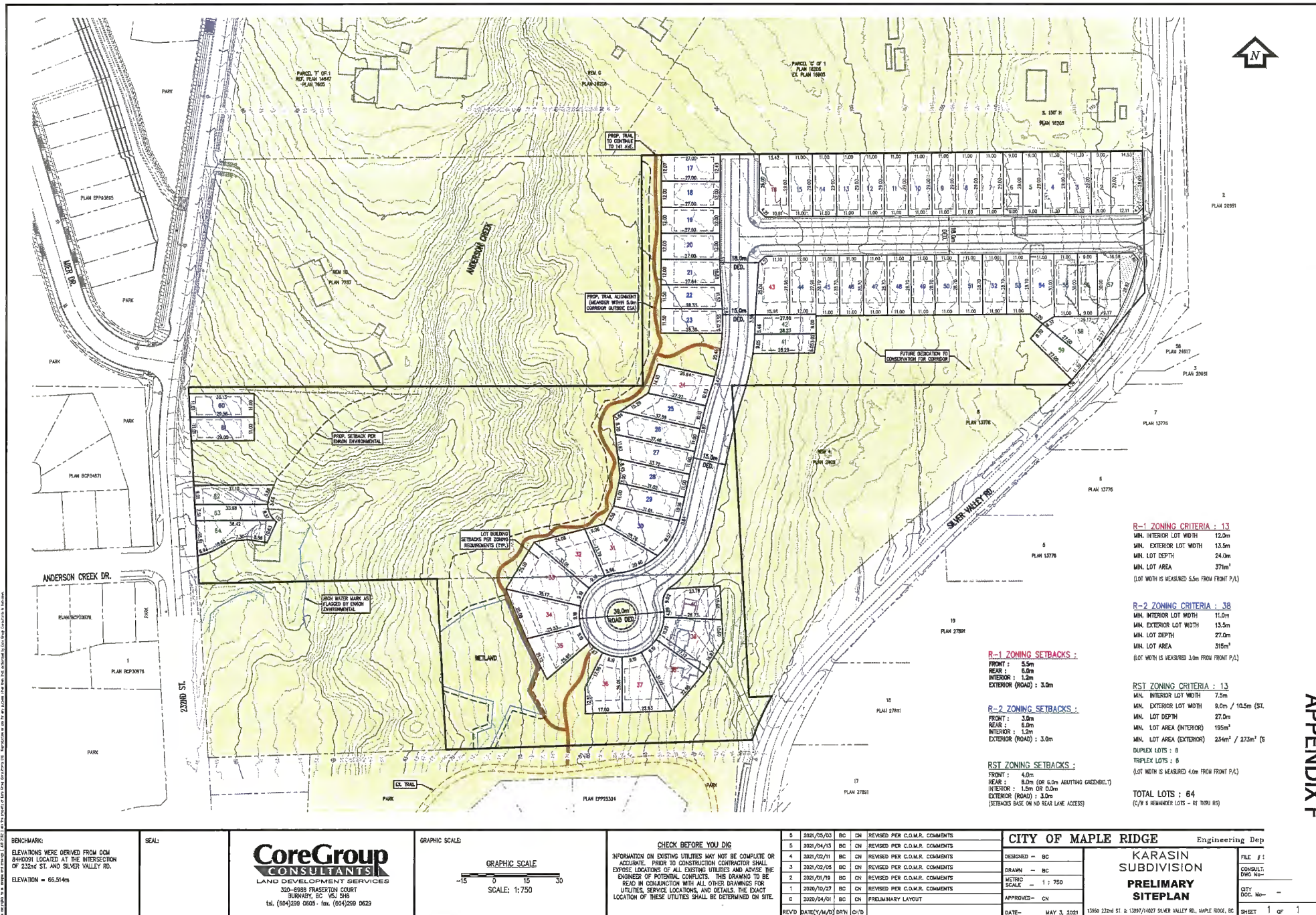
Summary of Feedback:

40 responses were collected:

- 33 responses were in support.
 - 5 responses were neutral.
 - 2 responses were against.
-

Summary of Comments:

- 18 comments: "Great addition to the neighbourhood"
- 17 comments: "Good balance of natural space/conservation and homes"
- 12 comments: "Looking forward to the new trail extension"
- 10 comments: "Morningstar makes quality neighbourhoods/homes"
- 4 comments: "Silver Valley needs schools, shops, churches etc."
- 4 comments: "Negative impacts the wildlife / trees in the area"
- 4 comments: "Morningstar has a good / professional reputation"
- 3 comments: "New developments create employment opportunities"
- 3 comments: "Increased traffic"
- 3 comments: "Duplex/triplex not needed"
- 2 comments: "Consideration of affordable housing"
- 2 comments: "Proposal brings needed services/road upgrades to the area"
- 2 comments: "Reduce truck noise/pollution"
- 1 comment: "Disagreement with Environmental Reporting"



TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **First Reading**
Zone Amending Bylaw No. 7754-2021
12414 216 Street

MEETING DATE: May 18, 2021
FILE NO: 2021-092-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 12414 216 Street, from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential), to permit a future subdivision of approximately two (2) lots. To proceed further with this application additional information is required as outlined below.

As per Council Policy 6.31, which was updated December 12, 2017, this application is subject to the Community Amenity Contribution (CAC) Program, at a rate of \$5,100 per lot. However, because the application is proposing for less than three (3) lots, the original lot is exempt. Therefore, an estimated CAC amount of only \$5,100.00 would be required.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7754-2021 be given first reading; and
2. That the applicant provide further information as described on Schedule B the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	Mayur Mehta
Legal Description:	Lot 1, District Lot 244, New Westminster District Plan 1092
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Within Urban Area Boundary:	Yes
Area Plan:	OCP – General Land Use Plan
OCP Major Corridor:	Yes

Zoning:

Existing:	RS-1 (Single Detached Residential)
Proposed:	R-1 Single Detached (Low Density) Urban Residential

Surrounding Uses:

North:	Use:	Residential Single-Family
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
South:	Use:	Residential Single-Family
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
East:	Use:	Residential Single-Family
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
West:	Use:	Residential Single-Family
	Zone:	RS-1a (Single Detached (Amenity) Residential)
	Designation:	Urban Residential

Existing Use of Property:	Residential Single-Family
Proposed Use of Property:	Residential Single-Family
Site Area:	0.121 ha (0.3 acres)
Access:	216 Street
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property is 0.121 ha (0.3 acres) in area and is bounded by single family residential lots on all sides (see Appendices A and B). The subject property is relatively flat. There are trees and other vegetation located mainly on the peripheries of the subject property. There is an existing house on the site that will require removal as a condition of final reading.

c) Project Description:

The applicant proposes to rezone the subject property from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit future subdivision into two (2) residential single-family lots (See Appendix D). Proposed Lot 1 will be 557.0m² and proposed Lot 2 will be 545.0m²; both will be accessed from 124 Avenue.

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 OCP designates the subject property as Urban Residential. Development of the property is subject to the *Major Corridor Residential Infill* Policies 3.20 and 3.21 of the OCP. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design, setbacks and lot configuration with the existing pattern of development in the area. Furthermore, the aforementioned policies support both multi-family developments as well as the creation of smaller single-family lots. After reviewing the lot dimensions of the proposed subdivision, it has been concluded that the proposal meets Policy 3.20 and compliments the existing neighbourhood context. Although adjacent properties do not share the same zoning classification as the R-1 zone, they are comparable in size.

The application to rezone the property to the R-1 Residential zone is compliant with the OCP infill policies and is, therefore, supportable.

Zoning Bylaw:

The current application proposes to rezone the property located at 12414 216 Street from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) (see Appendix C) to permit a two (2) lot subdivision (see Appendix D). The minimum lot size for the current RS-1 zone is 668m², and the minimum lot size for the proposed R-1 zone is 371m². The proposed lots exceed the proposed R-1 zone lot size. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Information Meeting:

A Development Information Meeting is not required for this application as the proposal is creating less than five (5) dwelling units and there is no change in use as per 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; and
- g) Canada Post.

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

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

f) Development Applications:

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

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

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

CONCLUSION:

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

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

"Original signed by Tyson Baker"

**Prepared by: Tyson Baker, B.Pl.
Planning Technician**

"Original signed by Mark McMullen" for

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"


**Concurrence: Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7754-2021
- Appendix D – Proposed Site Plan

APPENDIX A






Scale: 1:2,500

Legend

--- Ditch Centreline

12414 216 ST
PID: 009-437-487

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-092-RZ/SD
 DATE: Feb 17, 2021

BY: AY

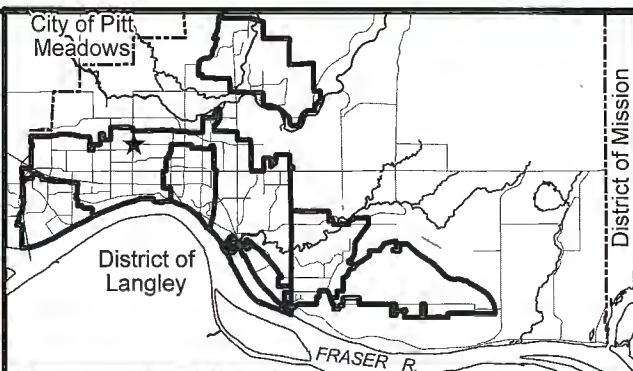
APPENDIX B



Aerial Imagery from the Spring of 2020

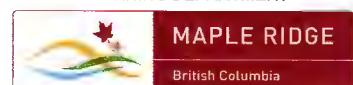


Scale: 1:2,500



12414 216 ST
PID: 009-437-487

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-092-RZ/SD
DATE: Feb 17, 2021

BY: AY

CORPORATE OFFICER



Sanitary MH
Rim Elev.=32.62

216 Street

Storm MH
Rim Elev.=32.02

Storm MH
Rim Elev.=32.54

Sanitary MH
Rim Elev.=32.63

245

244

124 Avenue

SCALE 1 : 250



Notes:
Storm and Sanitary Pipe Sizes shown are taken from
the Asbuilts as shown on the City of Maple Ridge GIS map.



Terra Pacific

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

Client:

Mayur Mehta

Project:

12414 216th St,
Maple Ridge, BC

Drawing Title:

Topographic Survey Plan
of Lot 1 (Except: Part
in Plan LMP16459)
District Lot 244 Group 1
New Westminster District
Plan 10924

Certified Correct
This 17th Day Of December, 2020

Mike Bernemann, BCLS

Legend:

- Survey Control Monument
- Tree (Tied At Point Of Entry Into The Ground)
- Ground Elevation
- Catch Basin
- Ditch (Swale)
- Edge Of Asphalt
- Fire Hydrant
- Guy Wire
- Inspection Chamber
- Lawn Drain
- Lamp Standard
- Manhole
- Power Pole
- Power Pole With Light
- Water Valve
- Sign
- Gas Valve
- Gas Meter
- Water Meter
- Junction Box

Benchmark Notes:

Elevations Are Geodetic
Referred to Monument: 84H9993
Monument Elevation: 32.268m
Located At: the center of intersection of
124 Avenue and 216 Street
Verical Datum: CVD28GVRD2018

Lot dimensions are based on plan 10924 and
may change with a current legal survey.

Current Zoning: RS-1
Proposed Zoning: RS-1b

Scale: 1:250

Date: Dec. 17th, 2020

File: MR20-711 TOPO

APPENDIX D

1
Of
1

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7752-2021
12203 Forest Place

MEETING DATE: May 18, 2021
FILE NO: 2021-188-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 12203 Forest Place, from RS-1 (Single Detached Residential) to RT-1 (Two-Unit Urban Residential), to permit the future construction of a duplex. To proceed further with this application additional information is required as outlined below.

As per Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program, at a rate of \$4,100.00 per dwelling unit. Section 3(e) of Council Policy 6.31 stipulates that only the first dwelling unit is exempt. Therefore, an estimated CAC amount of \$4,100.00 would be required.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7752-2021 be given first reading

DISCUSSION:

a) Background Context:

Applicant:	Ali Aynehvand
Legal Description:	Lot 138 District Lot 242 Group 1 NWD Plan 48094
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Within Urban Area Boundary:	Yes
Area Plan:	OCP – General Land Use Plan
OCP Major Corridor:	No
Zoning:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	RT-1 (Two-Unit Urban Residential)

Surrounding Uses:

North:	Use:	Residential Single-Family
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
South:	Use:	Residential Single-Family
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
East:	Use:	Residential Single-Family
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
West:	Use:	Residential Single-Family
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential

Existing Use of Property:	Residential Single-Family
Proposed Use of Property:	Duplex
Site Area:	842m ² (0.2 acres)
Access:	Forest Place and 122 Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property and adjacent properties are flat. There is an existing single-family dwelling and an accessory building on the site. Existing vegetation includes adolescent and mature trees that are located on the periphery of the site.

c) Project Description:

The applicant proposes to rezone the subject property from RS-1 to RT-1 to permit the construction of a duplex (See Appendices A, B, and D) as discussed above. The proposed duplex will be three (3) storeys in height with separate garages accessed from driveways off of Forest Place and 122 Avenue. Unit 1, with access off of Forest Place, will contain four (4) bedrooms, three (3) bathrooms, one (1) living space, one (1) kitchen and one (1) patio. Unit 2, with access off of 122 Avenue, will contain two (2) bedrooms, one (1) bathroom, one (1) kitchen and one (1) living space. The applicant states that the proposal will be utilizing modern and sustainable materials for construction.

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 OCP designates the subject property as Urban Residential, and development of the property is subject to the Neighbourhood Residential Infill Policies 3.19 and 3.21 of the OCP. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design, setbacks and lot configuration with the existing pattern of development in the area. Specifically, Policy 3.19(b) emphasizes that different unit types such as duplexes and triplexes, are scaled and designed to integrate characteristics that resemble a single-family dwelling with an emphasis on street-oriented buildings.

The proposed rezoning of the subject property to RT-1 (Two-Unit Urban Residential), to support the development of a duplex, aligns with the intent of these OCP and neighbourhood residential infill policies and is therefore supportable.

Zoning Bylaw:

The current application proposes to rezone the 842m² property located at 12203 Forest Place from RS-1 to RT-1 (see Appendix C) to permit the construction of a duplex (see Appendix D). The minimum lot size for the current RS-1 zone is 668m², and the minimum lot size for the proposed RT-1 zone for this site outside of the Town Centre Area Plan is 750m². Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

A development permit is not required for the proposed development. However, the City will be requiring a form and character covenant to be registered to ensure the proposal compliments adjacent residential single-family uses.

Advisory Design Panel:

This application does not require a report to the ADP.

Development Information Meeting:

A Development Information Meeting is not required for this application as there will be less than five (5) dwelling units.

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; and
- g) Canada Post.

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

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

CONCLUSION:

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

"Original signed by Tyson Baker"

Prepared by: **Tyson Baker, B.Pl.
Planning Technician**

"Original signed by Mark McMullen" for

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

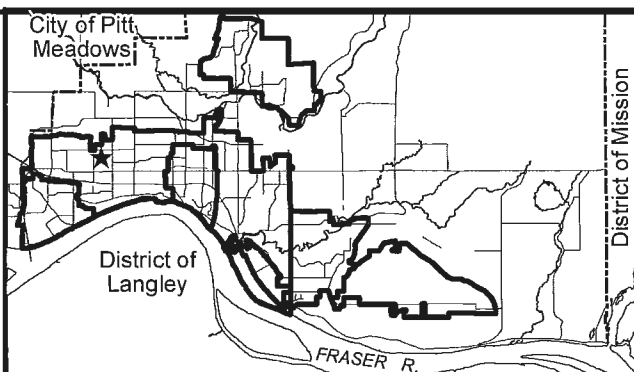
The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7752-2021
- Appendix D – Proposed Site Plan

APPENDIX A



Scale: 1:2,500



12203 FOREST PLACE
PID#: 001-461-681

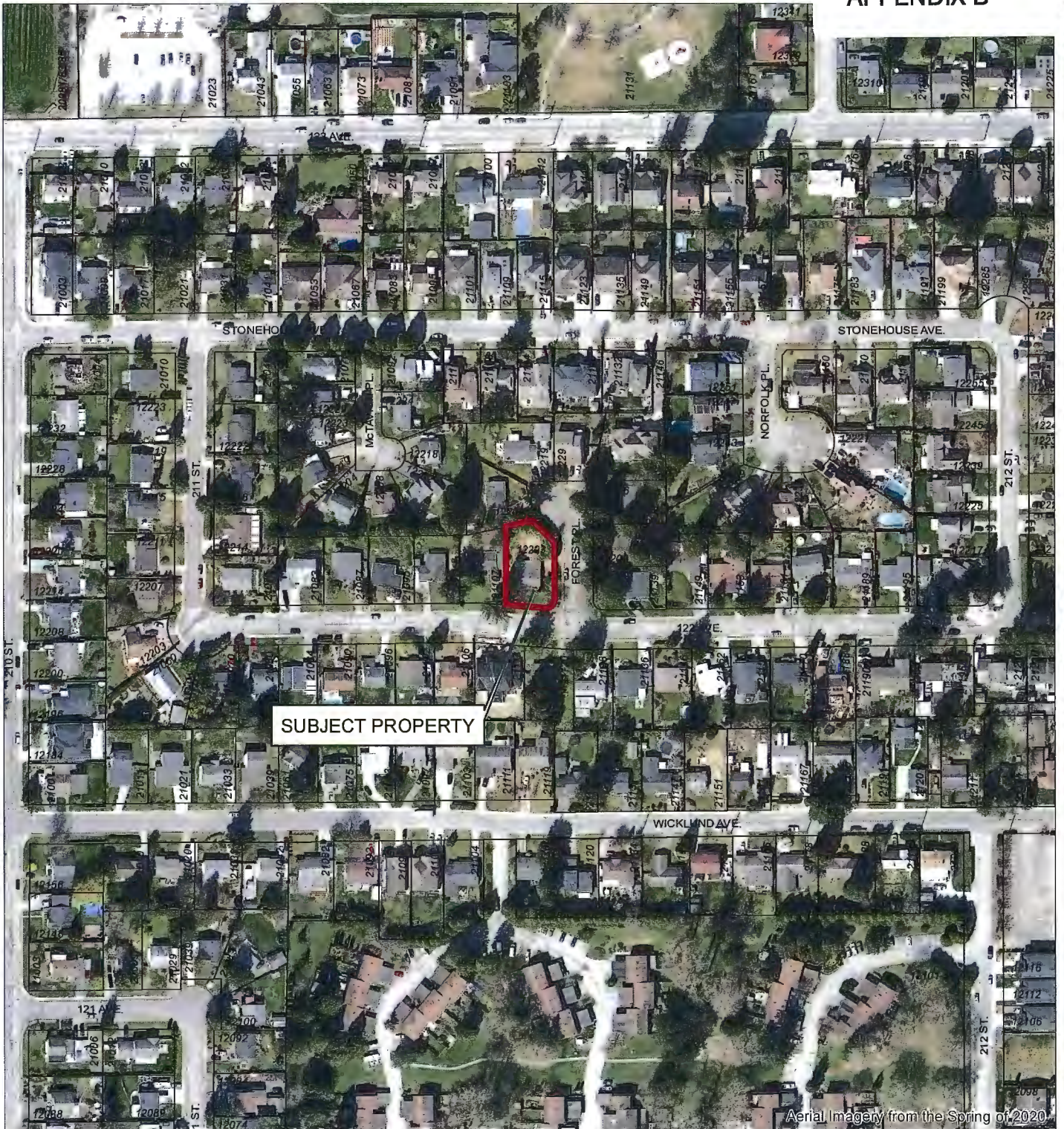
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-188-RZ
DATE: Apr 13, 2021

BY: BD



SUBJECT PROPERTY

Aerial Imagery from the Spring of 2020

12203 FOREST PLACE
PID#: 001-461-681

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-188-RZ
DATE: Apr 13, 2021

BY: BD



Scale: 1:2,500

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7752-2021

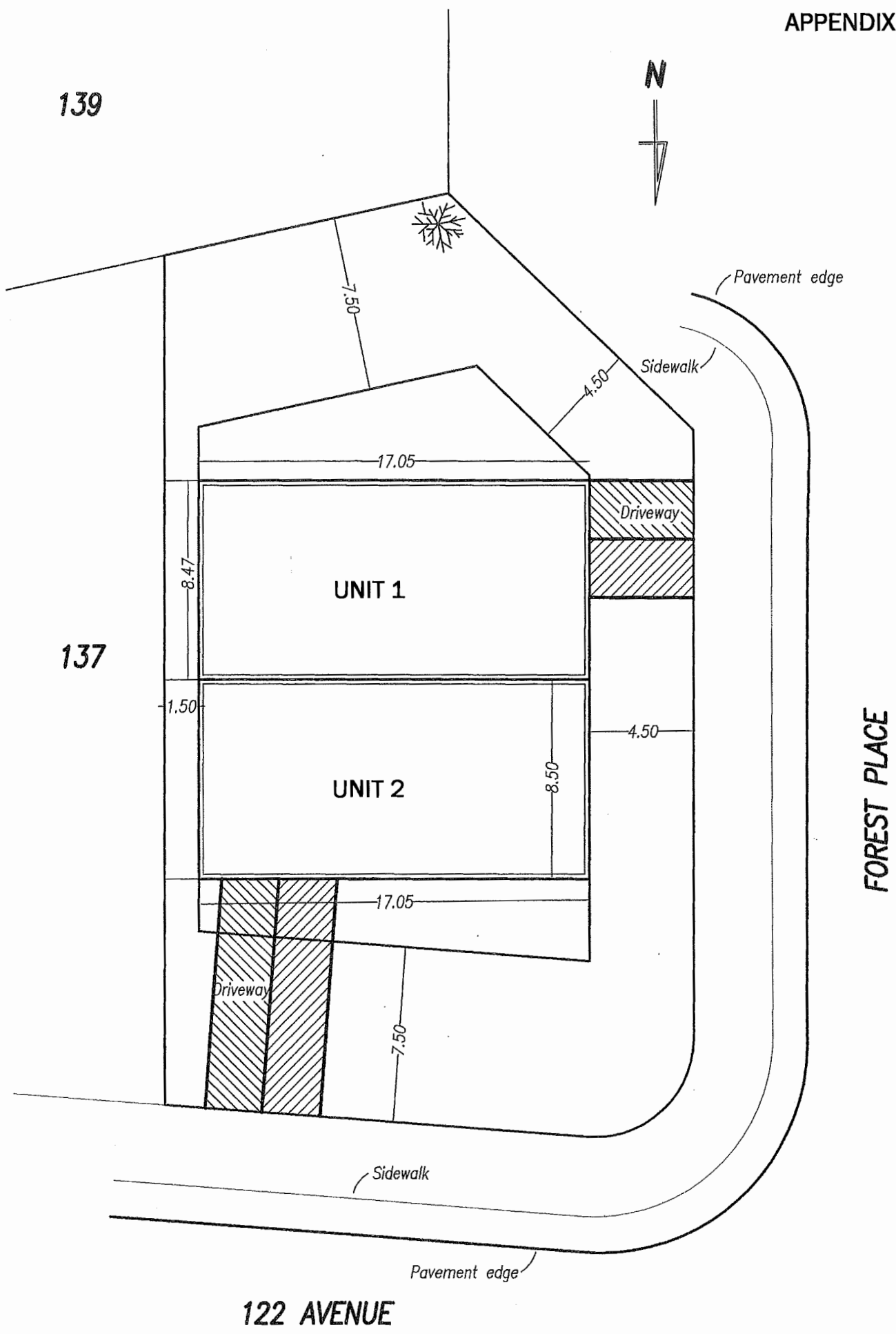
Map No. 1887

From: RS-1 (Single Detached Residential)

To: RT-1 (Two Unit Urban Residential)



SCALE 1:2,000



TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer

MEETING DATE: May 18, 2021
FILE NO: 01-0110-01
MEETING: CoW

SUBJECT: Development Services Fee Review

EXECUTIVE SUMMARY:

The City of Maple Ridge last completed a review of its development application fees in 2007. Increases at that time were phased in over four years, and new rates have not been adopted for development application fees since 2011, and building rates since 2012. Over that time, internal costs, the development environment, market rates and the standard fee model for municipalities have changed.

Proposed rates bring the City in alignment with fees charged by other municipalities and reflect increases to labour costs. Next steps include a consultation with the development community between first and second reading of the Bylaw. A four-year schedule with two (2) percent increases has been included within the Fees and Charges Bylaw for Planning and Engineering fees. Annual rate increases will be included in the Building Bylaw schedules as amendments to the Bylaw come forward.

RECOMMENDATION:

That Fees & Charges Amending Bylaw No. 7755-2021 be given first reading; and further

That Building Amending Bylaw No. 7756-2021 be given first reading.

DISCUSSION:

a) Background Context:

The processing of development applications is a resource-intensive service requiring a coordinated approach involving the Building, Engineering, and Planning Departments. Fees are collected for the services provided through three bylaws: the Building Bylaw, Development Application Fee Bylaw, and the Subdivision and Development Servicing Bylaw. As such, it is crucial to view all bylaws that govern their work as 'Development Services'.

Over the past several years, the development environment in Maple Ridge has become increasingly complex. Applications such as the Era development, which will bring significant density to the Town Centre, are greater in scope and require greater resources throughout the development process. Simultaneously, the number of applications has also increased. Notably, between 2019 and 2020, the City experienced an increase of 178 (45%) active Planning applications, 512 (11%) Building Permits, and 37 (12%) Engineering referrals.

Although the data demonstrates the direct impact of increased volumes on each department, cumulatively there is an unseen compounding effect that impacts the demands on staff and processing times.

To improve the level of customer service and better resource development services departments, four new positions were adopted during the business planning process for 2021 into the Financial Plan as noted in Table 1. The integration of these roles is contingent on the review and adoption of new development fees.

Table 1 - New Development Positions

Role	Department	Budgeted Salary
Development Supervisor Major Project	Planning	\$143,000
Permits Coordinator	Building	\$86,000
Building Inspector 1	Building	\$110,000
Infrastructure Development Major Projects	Engineering	\$143,000

The City's last review of its development application fees and charges was in 2007. Increases at that time were phased in over four years, and rates have not changed since 2011 for the Development Application Fee Bylaw and 2012 for the Building Bylaw. Since that time, costs related to providing this service have steadily increased, and as a result, the burden for this cost has been shifting from development to general taxation. A review has therefore been conducted to compare the City's current rates to those of other jurisdictions, as prescribed by Policy No. 9.0 of the Financial Sustainability Plan.

The data used for analysis was collected by City staff and has not been verified by the respective local governments. Two different methodologies were used to identify proposed rates. In the case of the Development Application Fee Bylaw, a broader group of municipalities was chosen as it was identified early in the review that a key recommendation would be to follow the industry standard and transition from a flat fee to variable rate model for rezoning and development permit fees. Since the analysis would not be a like for like comparison, a larger sample allows for better understanding of where the City should position its rates

For the Building Bylaw, a straight comparison to building permit rates was conducted as the fee model was not proposed to change. Only municipalities that utilize a tiered cost model for building permits were used for analysis to ensure the most accurate comparison. A full listing of sample municipalities used for comparison are listed in Table 2.

Table 2 - Comparison Municipalities

Development Application Bylaw	Building Bylaw
Coquitlam	Coquitlam
City of North Vancouver	Port Moody
Mission	City of North Vancouver
New Westminster	District of North Vancouver
Pitt Meadows	New Westminster
Port Coquitlam	Surrey
Port Moody	Township of Langley
Richmond	Mission
Surrey	
Township of Langley	

Two statistical markers are used to compare the rates, the median and mean. The two markers were chosen to identify mid-range fees and establish a statistical anchor by which new rates could be determined.

A third marker, 17%, is the compounded labour rate increases since fees were last reviewed. This benchmark highlights that while the cost of labour to deliver the services has increased, rate adjustments have not been levied to match. The marker was used during analysis but will not form part of the results. Results of the review are separated by each bylaw for simplicity.

Development Application Fee Bylaw

As identified earlier, the Development Application Fee Bylaw predominantly governs land development processes managed by the Planning Department with support from Engineering. A comparison of current to recommended rates is included as Attachment A – Recommended Development Application Fees. Processes fall into four categories: Rezoning, Subdivision, Development Permits and Administrative Fees.

Rezoning & Development Permit Fees

The fee model utilized by municipalities has changed since 2007. Where previously a flat-fee charge was standard, cities have transitioned to a variable rate structure that includes a base rate plus a per-unit or per-square metre cost. This approach ensures that the costs are relative to the scale of the application and corresponding demand on municipal resources. Of the development bylaws reviewed, only the District of Mission maintains a flat-fee model for rezoning and development permits.

A 20% increase for base development permit rates will bring the value to average rates and a \$100 variable rate increase brings the recommended fees in line with average values. Reductions from the full rate are provided for environmental and development variance permits, where single-family rates are reduced to 25% and 50%, respectively.

Heritage permits and agreements are recommended to increase up to \$500 for each, which still represents a reduction of up to 75% from market rates. The intent is to offer an incentive for those undertaking heritage work to obtain permits.

Subdivision Fees

Fees under this category are already levied as a variable model. Recommended increases mostly align with the average rate identified in the analysis. The exceptions are the Subdivision Review fee (ties back to labour rate increases), Subdivision Extensions (ties back to application fees), and PRL extension and Plan Stale Dated Approvals (which are levied a \$250 processing fee).

Administrative Fees

The recommended fee schedule includes the removal of the Administration Charge, the addition of a Development Information Meeting, legal document processing, a pre-application meeting, environmental investigation map, and telecommunications tower report fees. Recommended rates are calculated based on the hours of burdened staff time.

Additionally, it has become more prevalent in the industry for municipalities to recoup costs borne from the review of development documents by legal representation. Some municipalities that have implemented this practice include Pitt Meadows, Port Coquitlam, and the Township of Langley. It is recommended that a cost recovery provision be included in the new rate schedule. With the pending recruitment of internal legal counsel, this provision could eventually be a fee for service instead of cost-recovery.

Scenario Comparison

In order to properly evaluate the cumulative effect of each increase to a specific development, we have modeled four different in-stream development applications to understand how much the City would have collected for larger scale applications, had the new rate structure been in place, and how the City would now compare to its counterparts. A subset of the full sample of municipalities was used for the calculation. The cities selected for this comparison, including Maple Ridge, form the top five fastest growing municipalities, as calculated by the 2011-2016 population growth rate. All data was calculated by City staff and has not been verified by representatives at the listed municipalities.

Scenario 1- Single Family Development

This development scenario includes fees for subdivision and rezoning of three lots into 63 single-family lots, an Official Community Plan amendment, a public hearing and a pre-application review meeting.

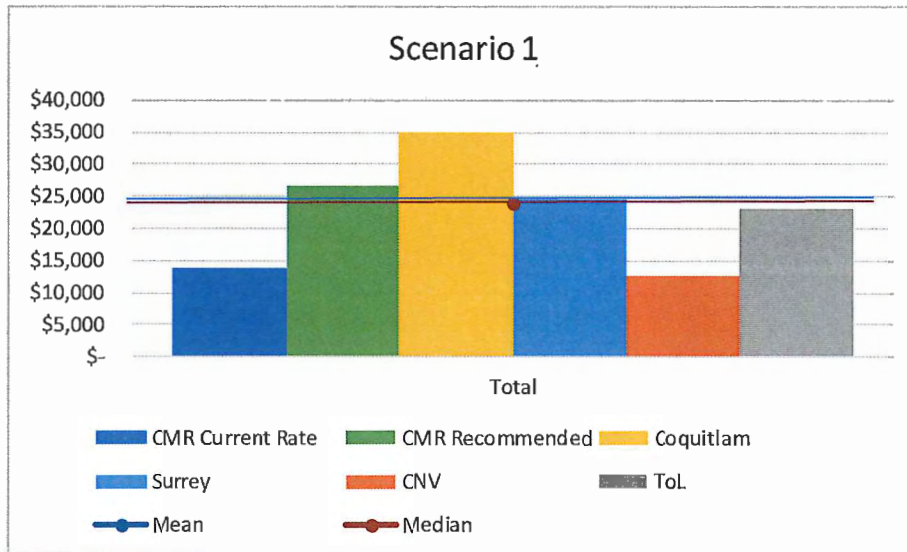


Figure 1 - Scenario 1

As noted in Scenario 1, current development application rates are 42% lower than the average. Recommended rates would increase revenue by approximately \$13,000 and bring the total within range of the average.

Scenario 2- Single Family & Townhouse

This development includes a subdivision from 11 lots to 89 including 89 R-2 lots and 262 townhouse units. Development permits, development variance, amendments, a public hearing and pre-application are also required.

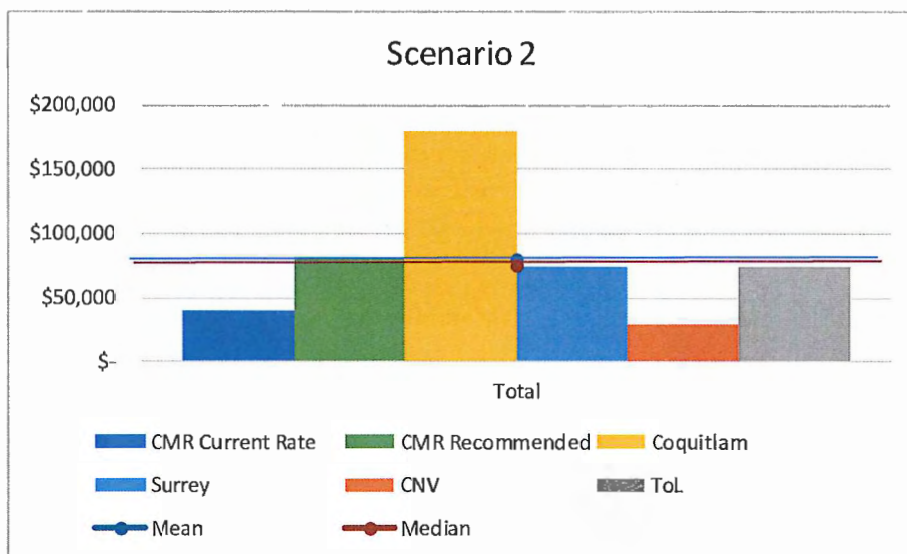


Figure 2 - Scenario 2

The results of Scenario 2 demonstrate that recommended rates would bring the City of Maple Ridge in line with the average total development application costs and within close range of both Surrey and the Township of Langley. Approximately \$42,000 of revenue would be generated based on the recommended fee structure.

Scenario 3 – Comprehensive Development including Apartment & Commercial

This development includes subdivision into three lots of Comprehensive Development including 192 residential units and 700 square metres of commercial space. Development permits, development variance, amendments, a public hearing and pre-application are also required.

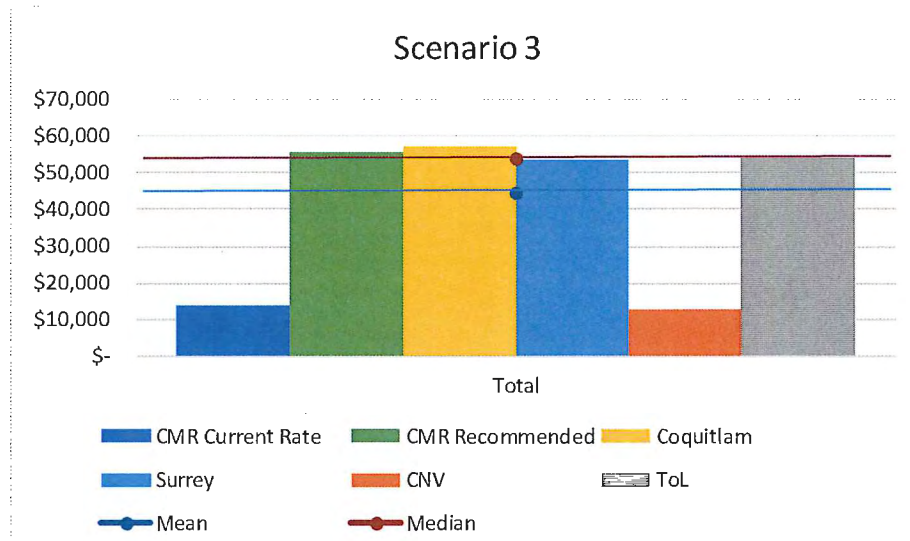


Figure 3 - Scenario 3

In the third scenario, the City's recommended rates would rank second highest and represents an increase of approximately \$42,000 in development fees from current levels.

Scenario 4 - Apartment

This development includes rezoning to Comprehensive Development for 244 units and development permits, development variance, amendments, a public hearing and pre-application are required.

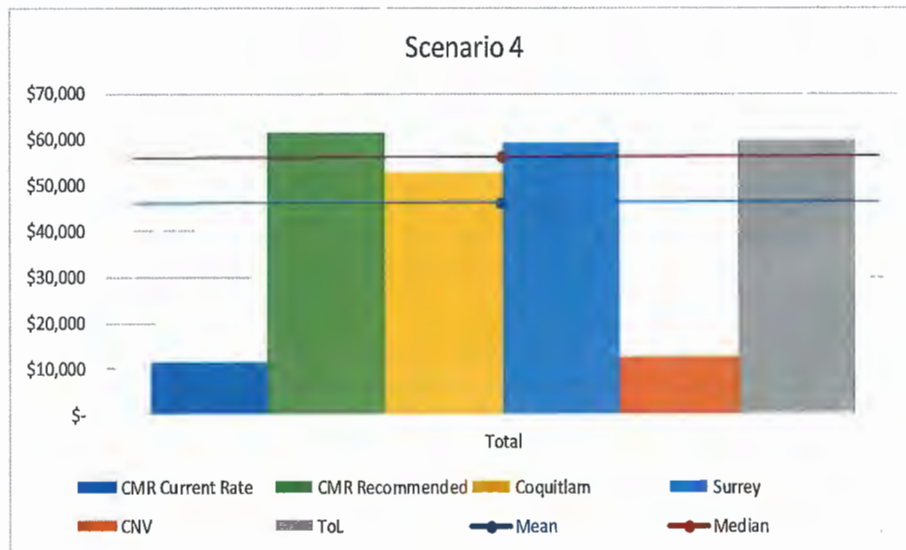


Figure 4 - Scenario 4

The final scenario results in the City's recommended rates coming in above the average and the median. However, total costs are within 5% of Surrey and Township of Langley fees.

Overall, the scenario analysis indicates that the recommended fees would bring Maple Ridge in line with other municipalities and generally within the range of average costs of our peers.

Table 3 - Revenue Comparison

Scenario	Current	Recommended	Change
1	\$13,774	\$26,750	\$12,926
2	\$39,206	\$80,879	\$41,673
3	\$13,674	\$55,599	\$41,924
4	\$11,252	\$61,650	\$50,398

Building Bylaw

The fees embedded in the Maple Ridge Building Bylaw have not been revised since 2012. Unlike the Development Application Fee Bylaw, the fee structure in the industry has not changed since rates were last reviewed. As a result, a straight fee to fee comparison was conducted with other jurisdictions, as noted earlier in Table 2.

Where development application fees are levied on an area or per-unit basis, building permits reference construction value. Many jurisdictions implement a tiered model whereby as construction values increase, the amount per \$1,000 charged decreases. Only Pitt Meadows and Port Coquitlam have a single non-tiered rate, of \$10 per thousand. To match the City's structure, these two jurisdictions were not used for the comparison. Current Maple Ridge rates are listed in Table 4.

The review of rates has identified that the current base rate falls in line with the average, as noted in Figure 5 – Base Rates. Therefore, the recommendation is to maintain the current rate.

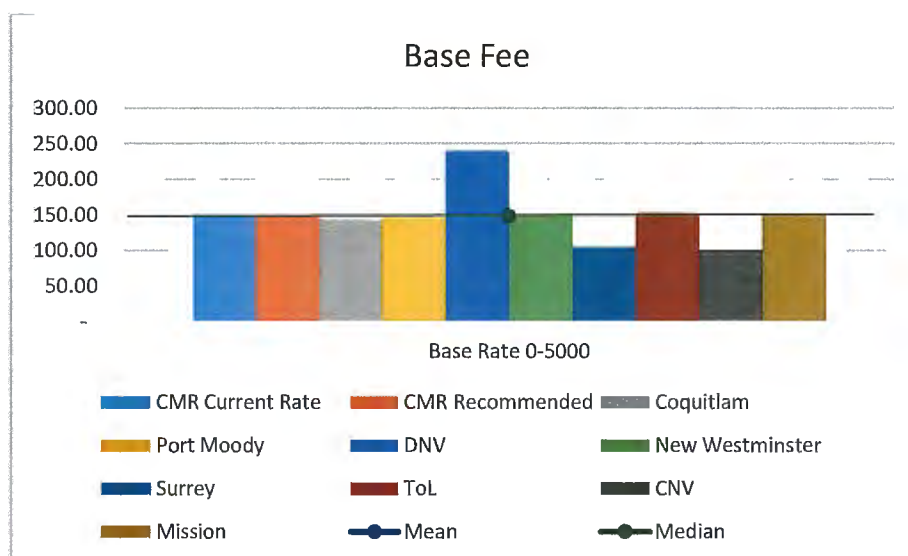


Figure 5 - Base Rates

Current rates for the remaining tiers vary from 40% to 68% below the average. As is evident in Figures 1-4 in Attachment B – Building Permit Tier Charts, there is significant variance between the highest and lowest values. Therefore, median rates, the value directly in the middle of highest and lowest, were used to guide the recommended rates.

Table 4- Building Bylaw Rate Comparison

Fee Name	Current	Recommended
Base Rate 0-5000	150.00	150.00
for each additional \$1,000.00 or part thereof up to \$25,000.00	8.95	13.75
for each additional \$1,000.00 or part thereof up to \$50,000.00	8.65	13.10
for each additional \$1,000.00 or part thereof up to \$75,000.00	8.10	10.50
for each additional \$1,000.00 or part thereof up to \$100,000.00	7.60	10.00
for each additional \$1,000.00 or part thereof up to infinite	6.30	9.75

All other rates are recommended to increase by the proposed and applied labour increases since 2012, which is 17%, rounded to the nearest dollar. Exceptions to this recommendation are base electrical and gas permits. For these permits, we are recommending they be maintained at current levels to promote attainment of these permits, as well as permit assignments and transfers. The City is already at the top end of the range for these permits.

Subdivision and Development Services Fees

A scan of other municipalities' development application, building, and engineering bylaws have not identified additional fees that are administered consistently across jurisdictions to collect

revenue for development engineering, aside from fees that are already being charged. City staff have identified processes for which additional fees should be collected, as set out in Table 5.

Table 5 - Proposed Engineering Fees

Proposed Fee	Amount
Building Permit Engineering Service Review	\$50
Yards Inspection – Single Family	\$50
Yards Inspection – MF/Commercial/Industrial	\$100
Yards Re-inspection if work not complete	\$250

Consultation

Staff have engaged the development community regarding the upcoming increase in fees through the Maple Ridge Municipal Liaison Committee. Representatives from the Urban Development Institute, Homebuilders Association Vancouver, and local developers acknowledged that current rates are low. Proposed rates will be forwarded to the group for further consultation between first and second reading.

Performance Measures

Council has communicated a strong desire to quantify the performance of the City and its operational departments using metrics. Under Growth, the Strategic Performance Dashboard enables the public and Council to monitor key performance indicators related to development service processes: rezoning processing time from application to first reading; Building Permit processing time for commercial and residential applications; and Engineering Department referral processing time. In addition, the Quarterly Report expands on the metrics to provide year over year file volumes for development applications, building permits, and referrals to Engineering.

Additional measures will be identified during the Building Department review and, pending grant funding, the broader development services process review. These measures will be monitored closely to understand the impact of additional staffing.

Local Government Development Approvals Program

The Province of BC has launched a grant program to support local governments identify efficiencies within the development approvals process. Funding can be used to engage a consultant to assess current practices and suggest improvements based on a best-practices guide developed by the Province. A staff report detailing a proposed scope of work expanding on the current Building Department review was presented at Council Workshop on April 27, 2021. A recommended outcome of the project funded by the grant is a third-party assessment of fees, across the region, to guide the one-year review of any updated fees adopted by Council.

b) Desired Outcome:

Fees for development services are being revised to reflect increases in staff costs since rates were last updated and new services provided by the departments. In order to maintain rates over time, a four-year schedule has been included to ensure rates reflect inflationary costs until the next review is conducted. However, a one-year review will be conducted to evaluate the impacts of the new fees.

c) Strategic Alignment:

Growth remains a strategic priority for Council. Updating fees for development services supports Council's effort to resource the development service departments with sufficient staffing to deliver housing and amenities in a timely manner.

d) Citizen/Customer Implications:

The broader development community has been advised that the City is reviewing its fees. Further consultation with development groups and representatives will take place between first and second reading. In addition, proposed rates will come into effect in September 2021, which allows for three months of notice from first reading to implementation.

e) Business Plan/Financial Implications:

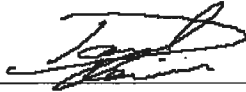
Council approved additional staffing resources for Building, Engineering, and Planning departments pending the update of development fees. Once the new rates have been adopted, recruitment for the new staff members will commence.

f) Alternatives:

Council could opt to delay adopting new fees until the current Building Department review and development approvals review conclude. However, the City will continue to collect less than standard development fees and recruitment of additional staff to assist with increased service demands will be delayed until such time that new fees are adopted. Therefore, this approach is not recommended.

CONCLUSION:

Staff resources for Building, Engineering, and Planning Departments were approved during Business Planning, contingent on increasing fees. Proposed fees align the City of Maple Ridge with rates charged by other municipalities. The development community is supportive of increasing fees to fund additional staff. Feedback from Community Development and Enterprise Services Committee will be incorporated prior to presentation of the proposed increases at Committee of the Whole.



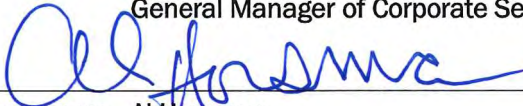
Prepared by: Dan Olivieri
Research Technician



Reviewed by: Chuck Goddard
Director of Planning



Approved by: Christina Crabtree
General Manager of Corporate Services



Concurrence: Al Horsman
Chief Administrative Officer

Attachments:

- (A) Recommended Development Application Fees
- (B) Building Permit Tier Charts
- (C) Recommended Building Bylaw Fees
- (D) Fees & Charges Amending Bylaw No. 7755-2021
- (E) Building Amending Bylaw No. 7756-2021

Attachment A – Recommended Development Application Fees

REZONING FEES	Current Fees	Recommended
Single family- plus:	\$2,578	\$3,000
(per lot fee)		\$100
Multi-family- plus:	\$4,708	\$3,800
(per unit fee)		\$80
Commercial- plus:	\$4,708	\$3,500
(per 100 sq. m. fee)		\$100
Industrial- plus:	\$4,708	\$3,500
(per 100 sq. m. fee)		\$50
CD Zone	\$4,708	\$5,000
	\$2,035	
Residential/unit		\$100
Commercial/ 100 sq. m.		\$100
Industrial/ 100 sq. m.		\$100
Rezoning Extension Fee at 1st and 3rd Reading	\$678	50% of Rezoning Application Fee
Zoning Bylaw Text Amendment Fee	\$1,913	\$3,500
OCP Amendment Fee	\$3,608	\$4,000
OCP Extension at 1st or 3rd Reading Fee	\$0	50% of Rezoning Application Fee
OCP Text Amendment Fee	\$0	\$2,500
Public Hearing Fee	\$882	\$1,200
Letter of Inquiry Fee	\$136	\$250

Table 6 - Rezoning Fees

Attachment A – Recommended Development Application Fees

SUBDIVISION FEES	Current Fee	Recommended
Subdivision Base:	\$2,442	\$2,500
(per lot fee)	\$68	\$100
Subdivision Review (Lot-line adjustment & consolidation)	\$1,085	\$1,270
Phases Strata Plan – plus:	\$346	\$1,000
(each phase review)		\$500
Form P Approval	\$0	\$500
Strata Title Conversions	\$0	\$2,400
Phased Strata Plan Amendments	\$346	\$500
Subdivision Extension Fee	\$346	50% of Subdivision Application
PRL Extension Fee	\$0	\$250
Subdivision Plan Stale Dated Approval	\$0	\$250

Table 7 - Subdivision Fees

Attachment A – Recommended Development Application Fees

DEVELOPMENT PERMITS	Current Fees	Recommended
Multi-family Residential/Intensive infill – plus:	\$2,492	\$3,000
(per unit fee)		\$100
Commercial – plus:	\$2,492	\$3,000
(per 100 sq. m.)		\$100
Industrial - plus	\$2,492	\$3,000
(per 100 sq. m.)		\$100
Environmental	\$2,492	\$3,000
- Single Family	\$692	\$750
Development Variance Permit	\$2,492	\$3,000
- Single Family		\$1,500
DP Minor Amendments	\$336	\$500
Heritage Revitalization Agreement	\$50	\$500
Heritage Alteration Permit Agreement	\$0	\$500
Heritage Alteration Permit	\$68	\$500

Table 8 - Development Permit Fees

Attachment A – Recommended Development Application Fees

ADMINISTRATIVE FEES	Current Fees	Recommended
Temporary Use Permit	\$2,103	\$2,500
Temporary Use Permit extension	\$2,103	\$2,500
Development Information Meeting Fee	\$0	\$500
Board of Variance Fee - (Illegal work penalty)	\$250 \$0	\$500 \$250
Document Registration, Discharge or Modification w/ Council Approval	\$0	\$200 \$400
Legal Document Review Fee	\$0	Reimbursement of City costs
Advisory Design Panel Submission Fee	\$0	\$150
Landscape Inspection Request Fee	\$0	\$150
Landscape Design Review and Inspection	2% of Landscape Value	2% of Landscape Value
Minimum	\$280	\$300
Maximum	\$2,799	\$3,000
Environmental Lidar Investigation Map Fee	\$0	\$50
Pre-Application Meeting Fee	\$0	\$350
Tree Permit	\$50	\$75
Per tree in Urban area and Urban Reserve and Rural parcels less than .5 ha	\$25	\$25
Per tree in Urban area and Urban Reserve and Rural parcels greater than .5 ha		\$25
Development & Large Scale Clearing	\$200	\$300
Tree Replacement	\$425	\$600
Parcels With Active Farm Use	\$0	\$0
Telecommunication Tower/Antennae Report		\$3,000

Table 9 - Administrative Fees

Attachment B – Building Permit Tier Charts

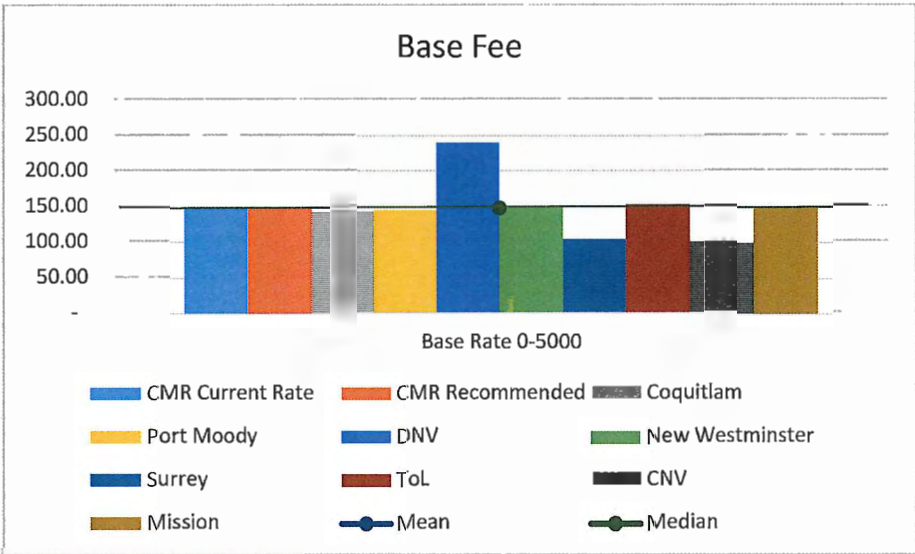


Figure 6 - Base Fee Comparison

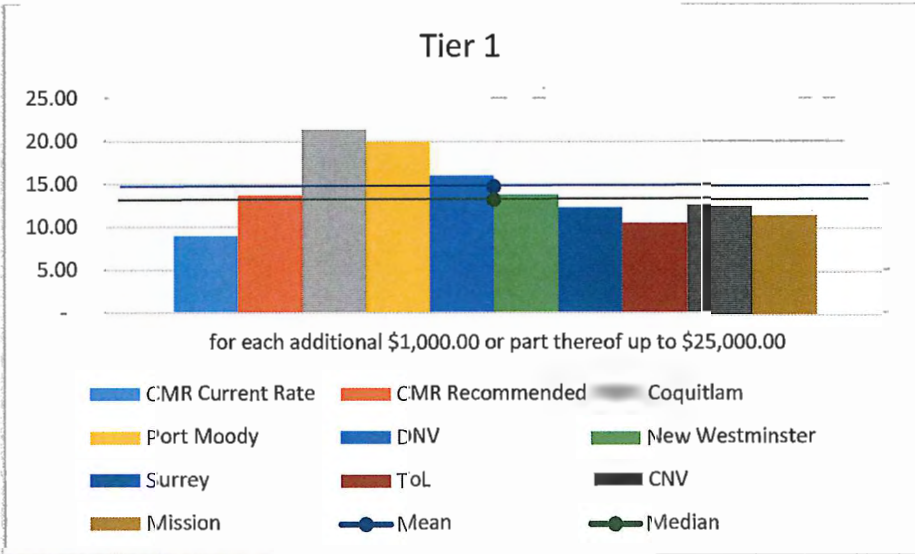


Figure 7 - Tier 1 Comparison

Attachment B – Building Permit Tier Charts

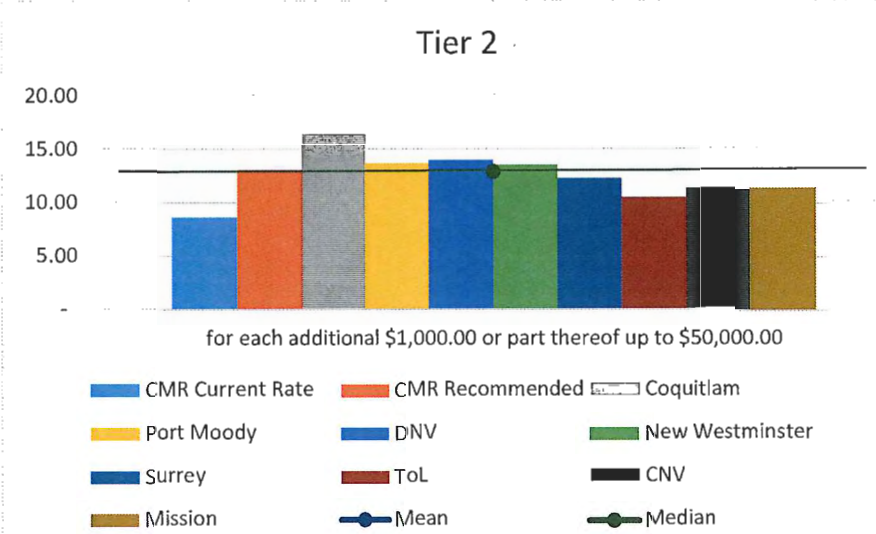


Figure 8 - Tier 2 Comparison

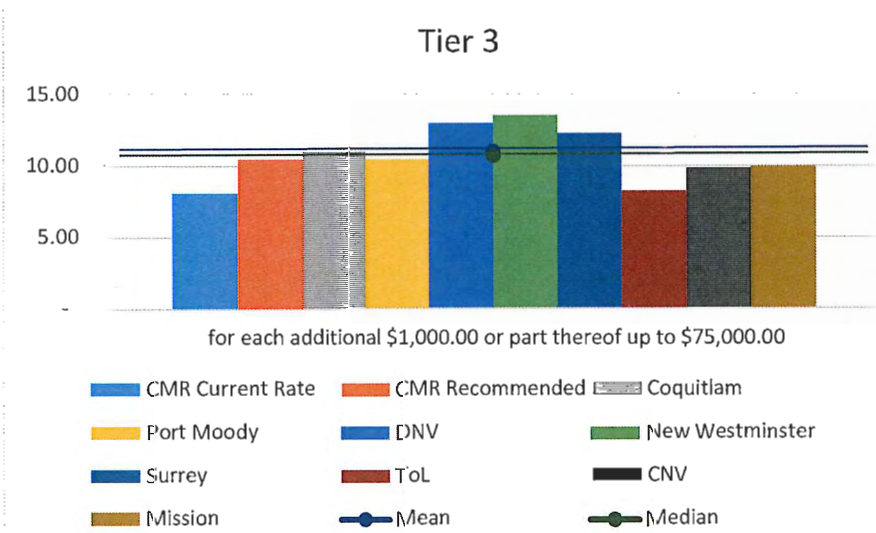


Figure 9 - Tier 3 Comparison

Attachment B – Building Permit Tier Charts

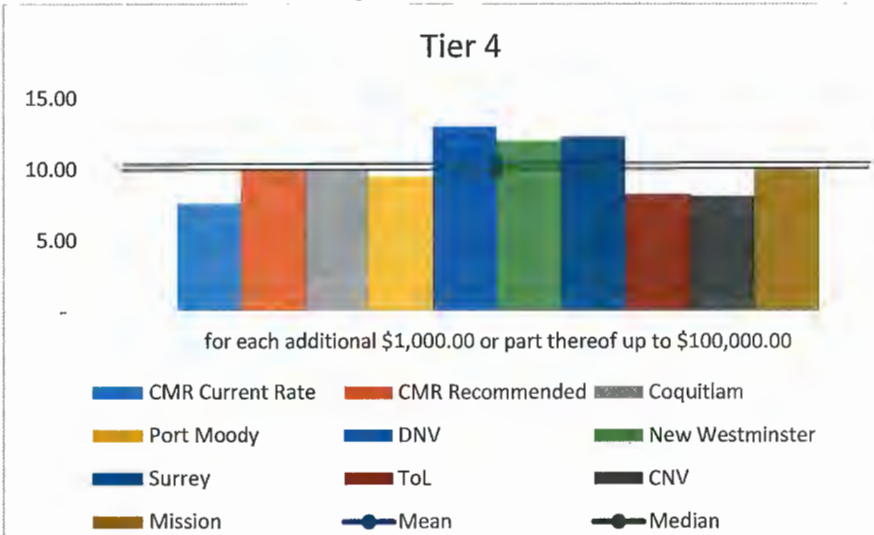


Figure 10 - Tier 4 Comparison

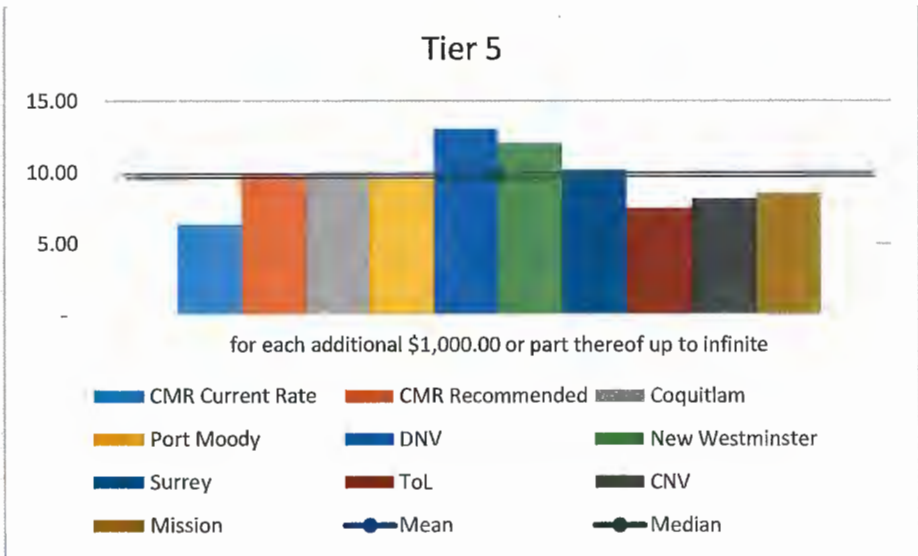


Figure 11 - Tier 5 Comparison

Attachment C – Recommended Building Bylaw Fees

Building Permit Fee	Current	Recommended
Base Rate 0-5000	150.00	150.00
for each additional \$1,000.00 or part thereof up to \$25,000.00	8.95	13.75
for each additional \$1,000.00 or part thereof up to \$50,000.00	8.65	13.10
for each additional \$1,000.00 or part thereof up to \$75,000.00	8.10	10.50
for each additional \$1,000.00 or part thereof up to \$100,000.00	7.60	10.00
for each additional \$1,000.00 or part thereof up to infinite	6.30	9.75
Building Permit Application Fees		
for other than Single Family Detached Dwellings	85.00	100.00
for other than Single Family & Duplex	500.00	585.00
for Single Family & Duplex	150.00	175.00
to erect a retaining wall - first 20m or portion thereof	100.00	117.00
for each additional 10m or portion thereof	45.00	53.00
to install a fireplace, stove or chimney	100.00	117.00
to install a Dry Chemical Fire Extinguishing System	100.00	117.00
Building demolition (per building)	150.00	175.00
Temporary Building permit (see Bylaw for additional securities)	150.00	175.00
Temporary Second Dwelling (see Bylaw for additional securities)	150.00	175.00
Provisional Occupancy Permit		
Single Family Dwelling		
90 day maximum period	250.00	250.00
renewal (90 day maximum period)	125.00	125.00
Multi Family Dwelling		
120 day maximum period	120.00	120.00
renewal (60 day maximum)	60.00	60.00
Other than Residential		
60 day maximum period	500.00	585.00
Renewal (60 day maximum)	250.00	250.00
Change of Occupancy or use (where permit is not required)	150.00	175.00
Permit Assignment or Transfer fee	150.00	150.00
Permit Renewal Fee	150.00	150.00
Re-inspection Fee where more than 1 re-inspection is required due to the fault of the holder of a Building Permit	150.00	175.00
Address Changes and Additional Unit Numbers		
if Permit has been issued but no occupancy Permit issued	150.00	175.00
Permit application in process but Permit not issued	75.00	88.00
Additional fee for any inspection performed outside the boundaries of the Municipality per total km traveled, measured from the Municipal Hall to the site of the inspection along the shortest available highway route and return travel back to Municipal Hall	0.50	0.58
Miscellaneous, House Move and Special Inspections		
during normal working hours	90.00	105.00
outside normal working hours	120.00	140.00

Attachment C – Recommended Building Bylaw Fees

Fee per page for plans for micro film charge or digitization of data over and above the Building Permit Fee. 50 page minimum for single family and duplexes and 300 page minimum for multi residential, commercial, industrial and institutional	5.00	5.85
Charges as shown below will be applicable for examination of alternate solutions, plans and specifications:		
Plan Check Fee including up to two hours; and	150.00	175.00
per hour thereafter	75.00	87.50
Single or Two Family - minimum per unit	150.00	175.00
Other than Single or two Family - minimum per Building	150.00	175.00
Initial review of each alternate solution;	400.00	468.00
and per revision thereof	200.00	200.00
Fee for each submission for minor revisions being requested to plans issued in support of a building permit. Any major revisions or revisions requiring structural modifications will be assessed and additional plan check fee as specified above	150.00	150.00
Building record search for legal purposes per parcel or file; plus	200.00	200.00
Supporting documentation per page	10.00	11.69
Business Licence Inspection fee - minimum	75.00	87.50
Business Licence Inspection fee - maximum	150.00	175.00
Environmental inspection		
for each residential unit with a value in excess of \$20,000.00	75.00	87.50
for each non residential unit with a value in excess of \$40,000.00	75.00	87.50

Table 10 - Building Permit Fees

Attachment C – Recommended Building Bylaw Fees

Plumbing Permit Fees		
Minimum fee for any Plumbing Permit or inspections	100.00	100.00
Plumbing Construction which involves the installation of fixtures:		
for the first fixture; plus	20.00	23.00
for each additional fixture	18.50	22.00
for each roughed in fixture location	10.00	12.00
Additional fee (per dwelling unit) for Plumbing Permit application for other than single family detached dwelling	40.00	47.00
Permit fees for finishing Plumbing only (installation of fixtures where rough-in Plumbing exists) shall be 50% of the above fees		
For Plumbing Construction which involves the connection of hydraulic equipment or the installation of vacuum breakers, backflow prevention devices or similar equipment (per item connected or installed)	40.00	47.00
For Plumbing Construction which involves the installation of lawn irrigation systems	65.00	75.00
For Plumbing construction which involves the installation of fire sprinkler systems:		
For up to fifteen (15) sprinkler heads	150.00	150.00
For each additional sprinkler head	1.00	1.20
For Plumbing Construction which involves the installation of sandpipes, Fire Department connections, fire hose connections and fire hydrants (for each hydrant or hose connection)	35.00	41.00
For Plumbing Construction which involves the replacement of a building's water piping system or portion thereof:		
in multi-family residential buildings, hotels and motels (per unit)	24.00	28.00
in all other buildings:		
first 30 metres or part thereof (each)	60.00	70.00
each additional 30 metres or part thereof	30.00	35.00
For Plumbing Construction which involves the installation of storm sewers, perimeter foundation drains, sanitary sewers or water service lines:		
for single or two-family dwellings (each)	60.00	70.00
For other than single or two-family dwellings:		
first 30 metres or part thereof (each)	60.00	70.00
each additional 30 metres or part thereof	30.00	35.00
each sump, catch basin, rock pit, dry well or manhole	30.00	35.00
Re-inspection Fee where more than 1 re-inspection is required due to the fault of the Permit holder (for each extra re-inspection required)	150.00	175.00
Permit assignment or transfer fee	150.00	150.00
Permit renewal	75.00	85.00
Miscellaneous and Special Inspections:		
during normal working hours	90.00	105.00
outside normal working hours	120.00	140.00

Attachment C – Recommended Building Bylaw Fees

Charges as shown below will be applicable for examination of plans and specifications:		
Plan Check Fee including up to two hours and;	150.00	175.00
per hour thereafter	75.00	87.50
Single or Two Family Dwellings (minimum, per unit)	150.00	175.00
Other than Single or two Family - minimum per Building	150.00	175.00
Additional fee for any inspection performed outside the boundaries of the Municipality, per total km traveled, measured from the Municipal Hall to the site of the inspection along the shortest available highway route and return travel back to Municipal Hal	0.50	0.58
Business License Inspection Fee:		
minimum, per inspection	75.00	87.50
maximum, per inspection	150.00	175.00

Table 11 - Plumbing Permit Fees

Attachment C – Recommended Building Bylaw Fees

Gas Permit Fees	Current	Recommended
For gas Construction which involves the replacement of an appliance or the installation of a new gas appliance	Minimum	100.00
For single or Multi-Family Dwellings:		
per appliance (\$100.00 minimum)	40.00	47.00
for other than Single or Multi-Family Dwellings:		
up to 102,000 BTU/hr per appliance (\$150.00 minimum)	60.00	70.00
102,001-409,000 BTU/hr per appliance (\$150.00 minimum)	70.00	82.00
Additional fee per dwelling unit for other than single family detached dwellings	40.00	47.00
Gas Heated Buildings - Building heat loss calculation review:		
per Single Family Dwelling	75.00	87.50
per unit for Multi Family Use (not less than \$75.00 per Building/cluster)	15.00	18.00
per Building for other than Residential	150.00	175.00
For gas construction which involves the installation of vents or furnace plenums only (each)	75.00	87.50
For gas construction which involves the installation of house piping:		
for single or two family dwellings (per unit)	75.00	87.50
for other than single or two family dwellings:		
first 30 metres or part thereof (per unit plus)	60.00	70.00
each additional 30 metres or part thereof (per unit)	30.00	35.00
For each extra re-inspection where more than one (1) inspection is required due to faulty workmanship or materials	150.00	175.00
Permit Renewal	75.00	75.00
Permit Transfer	150.00	150.00
Miscellaneous and special inspections:		
Per hour during normal working hours	90.00	105.00
Per hour outside normal working hours	120.00	140.00
Charges as shown below will be applicable for examination of plans and specifications on application of Gas Permit:		
Plan Check Fee per hour including up to two hours	150.00	175.00
per hour thereafter	75.00	87.50
Single or Two Family Dwellings - minimum per unit	150.00	175.00
Other than Single or Two Family Dwellings - minimum per Building	150.00	175.00
Additional fee for any inspection performed outside the boundaries of the Municipality per total km traveled, measured from the Municipal Hall to the site of the inspection along the shortest available highway route and return travel back to municipal hall	0.50	0.58
Business Licence Inspection Fee:		
minimum per inspection	75.00	87.50
maximum per inspection	150.00	175.00

Table 12 - Gas Permit Fees

Attachment C – Recommended Building Bylaw Fees

Electrical Permit Fees	Current	Recommended
For one and two Family Dwellings including additions, the Permit fee shall be 15% of the Building Permit fee or the minimum electrical Permit fee, which ever is greater		
The following additional charges are applicable to one and two family dwelling when the electrical Permit is taken out in conjunction with a building permit:		
Each hot tub or spa	15.00	18.00
Each hydro massage tub bath	15.00	18.00
Electrical Heating or based on the value of electrical heating contract, which ever is greater	75.00	87.50
Air Conditioning/Heat Pumps (per unit)	15.00	18.00
Each sub panel	15.00	18.00
For market value of Electrical Equipment, including costs of installation of \$0.00 - \$1000.00	150.00	150.00
For each additional \$1000.00 or part thereof up to \$10,000 plus	23.00	27.00
for each additional \$1000.00 or part thereof up to \$100,000.00 plus	10.00	12.00
for each additional \$1000.00 or part thereof up to \$250,000.00 plus	7.00	8.00
for each additional \$1000.00 or part thereof up to \$300,000.00 plus	5.00	6.00
for each additional \$1000.00 or part thereof over \$300,000.00 to infinite.	4.00	5.00
Underground Service Duct	75.00	87.50
Temporary to permanent connection conversion	75.00	87.50
Temporary Service connection	75.00	87.50
Temporary current Permit for uses other than carnivals		
Initial six (6) month period	200.00	200.00
Each additional six (6) month renewal period	150.00	150.00
Movie Location Fee		
One location – valid for 180 days from issuance	150.00	175.00
Two locations – valid for 180 days	210.00	245.00
Three locations – valid for 180 days	270.00	315.00
Four locations – valid for 180 days	300.00	350.00
Five locations – valid for 180 days	360.00	420.00
Six locations – valid for 180 days	420.00	490.00
Seven locations – valid for 180 days	480.00	560.00
Eight locations – valid for 180 days	540.00	630.00
Nine locations – valid for 180 days	600.00	700.00
Annual Permit – unlimited locations	660.00	770.00
Additional fee: Inspections outside normal work hours	206.00	240.00

Attachment C – Recommended Building Bylaw Fees

Annual Permit for residential, commercial or industrial facilities		
Per KVA of service capacity	0.15	0.25
minimum fee	150.00	175.00
maximum fee	2,500.00	2,800.00
Animal Permit for educational or institutional facilities for each classroom, shop, laboratory, office, etc.	7.50	9.00
Permit for the installation of rough-in low voltage or finish of a previously installed and permitted rough-in installation only for single family & duplex's		
first \$1000.00 in contract value	75.00	87.50
Pool Grounding Permit	100.00	117.00
Re-inspection fee where more than one (1) re-inspection is required due to faulty workmanship or materials		
for each extra re-inspection required	150.00	175.00
Permit Transfer	150.00	150.00
Permit Renewal	75.00	75.00
Miscellaneous and special inspections		
During normal working hours - per hour	90.00	105.00
Outside normal working hours-per hour	120.00	140.00
Additional fee for any inspection performed outside the boundaries of the Municipality per total km traveled, measured from the Municipal Hall to the site of the inspection along the shortest available highway route and return travel back to municipal hall.	0.50	0.58
Charges as shown below will be applicable for examination of plans and specifications		
Plan Check Fee		
minimum including up to two hours	150.00	175.00
and per hour thereafter	75.00	87.50
Single or Two Family Dwellings - minimum per unit.	150.00	175.00
Other than Single or Two Family Dwellings - minimum per Building.	150.00	175.00
Business License Inspection Fee		
minimum per inspection	75.00	87.50
maximum per inspection	150.00	175.00

Table 13 - Electrical Permit Fees

**CITY OF MAPLE RIDGE
BYLAW NO. 7755-2021**

Attachment D

A bylaw to amend Maple Ridge Fees & Charges Bylaw No. 7575-2019

WHEREAS it is deemed expedient to amend Maple Ridge Fees & Charges Bylaw No. 7575-2019;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Fees & Charges Amending Bylaw No. 7755-2021".
2. Maple Ridge Fees & Charges Bylaw No. 7575-2019 be amended as follows:

By removing the Table of Contents in its entirety, and replacing it with following named schedules and descriptions:

TABLE OF CONTENTS

FEES	DESCRIPTION
Schedule A ENGINEERING FEES	Subdivision & Development Servicing Fees
Schedule B PARKS, RECREATION & CULTURE FEES	Recreation Admission & Facility Fees
Schedule C PLANNING FEES	Development Application Fees

3. By adding a new "Schedule A - Engineering Fees", which replaces any previous Schedule A, as attached hereto and forming part of this bylaw.
4. By renaming Schedule A - Parks, Recreation & Culture Fees to "Schedule B – Parks, Recreation & Culture Fees", with attachments thereto and forming part of this bylaw.
5. By adding a new "Schedule C – Planning Fees", with attachments hereto and forming part of this bylaw.
6. By amending Part 5 by removing reference to Schedule A and replacing with the new "Schedule A – Engineering Fees, Schedule B – Parks, Recreation & Culture Fees, Schedule C – Planning Fees".

7. Maple Ridge Fees & Charges Bylaw No. 7575-2019 be amended accordingly to reflect the addition and renaming of schedules and updating the table of contents.

READ a first time the day of , 2021

READ a second time the day of , 2021

READ a third time the day of , 2021

ADOPTED, the day of , 2021

PRESIDING MEMBER

CORPORATE OFFICER

Schedule "A" – Engineering Fees

Note:

1. All fees are exclusive of tax, which will be added, if applicable.

Subdivision & Development Servicing Fees	2021	2022	2023	2024
Building Permit Engineering Service Review	\$ 50	\$ 51	\$ 52	\$ 53
Yards Inspection - Single Family	\$ 50	\$ 51	\$ 52	\$ 53
Yards Inspection - MF/Commercial/Industrial	\$100	\$ 102	\$ 104	\$ 106
Yards Re-inspection, If Work Incomplete	\$250	\$ 255	\$ 260	\$ 265

Schedule "B" – Parks, Recreation & Culture Fees

Note:

1. All fees are exclusive of tax, which will be added, if applicable.
2. Non-Prime time rates will be a 50% reduction of the regular rates and applied to all hours outside of the prime time windows listed below:

Days	Hours
Monday – Friday	5:00 pm – 9:00 pm
Saturday/Sunday (Year Round)	8:00 am – 9:00 pm

Admissions

Children	
Single	\$ 2.90
10 Pass	\$ 26.10
20 Pass	\$ 46.40
1 Month	\$ 26.10
3 Months	\$ 69.60
6 Months	\$ 130.50
1 Year	\$ 261.00

Youth/Senior	
Single	\$ 3.90
10 Pass	\$ 35.10
20 Pass	\$ 62.40
1 Month	\$ 35.10
3 Months	\$ 93.60
6 Months	\$ 175.50
1 Year	\$ 351.00

Adult	
Single	\$ 5.70
10 Pass	\$ 51.30
20 Pass	\$ 91.20
1 Month	\$ 51.30
3 Months	\$ 136.80
6 Months	\$ 256.50
1 Year	\$ 513.00

Family	
Single	\$ 10.44
10 Pass	\$ 98.46
20 Pass	\$ 167.04
1 Month	\$ 98.46
3 Months	\$ 262.56
6 Months	\$ 492.30
1 Year	\$ 984.60

Drop-In Skating - Single	Single
Child	\$ 2.60
Youth/Senior	\$ 3.50
Adult/Parent & Tot	\$ 4.73
Family	\$ 8.33

Outdoor Pool Admission	Single	Season Pass
Child	\$ 1.76	\$ 31.68
Youth/Senior	\$ 2.37	\$ 42.66
Adult	\$ 3.03	\$ 54.54
Family	\$ 6.68	\$ 120.24

Arenas (Hourly)	
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Ice - Prime Time	
Youth/Senior Non-Profit	\$ 110.34
Adult Non-Profit	\$ 165.50
Private	\$ 275.84
Commercial	\$ 304.99
Non-Resident	\$ 295.04

Ice - Non-Prime Time	
Youth/Senior Non-Profit	\$ 82.76
Adult Non-Profit	\$ 124.13
Private	\$ 206.88
Commercial	\$ 228.74
Non-Resident	\$ 221.28

Dry Floor - Prime Time	
Youth/Senior Non-Profit	\$ 44.03
Adult Non-Profit	\$ 66.05
Private	\$ 110.08
Commercial	\$ 139.61
Non-Resident	\$ 131.85

Fairgrounds (Hourly)

Stage included at no-charge when booking grounds
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Barns Beef, Exhibition, Commercial	
Youth/Senior Non-Profit	\$ 8.16
Adult Non-Profit	\$ 12.24
Private	\$ 20.40
Commercial	\$ 22.44
Non-Resident	\$ 24.48

Grounds & Show Rings	
Youth/Senior Non-Profit	\$ 7.14
Adult Non-Profit	\$ 10.71
Private	\$ 17.85
Commercial	\$ 19.64
Non-Resident	\$ 21.42

Sports Fields (Hourly)			
	CLASS A	CLASS B	CLASS C
Youth/ Senior Non-Profit			
Commercial Use	\$ 22.07	\$ 16.44	\$ 5.49
Fundraising	\$ 11.04	\$ 8.22	\$ 2.75
Special Event	\$ 5.52	\$ 4.11	\$ 1.37
Regular Use	\$ 0.00	\$ 0.00	\$ 0.00
Adult Non Profit			
Commercial Use	\$ 22.07	\$ 16.44	\$ 5.49
Fundraising	\$ 22.07	\$ 16.44	\$ 5.49
Special Event	\$ 17.07	\$ 11.44	\$ 2.75
Regular Use	\$ 12.70	\$ 6.65	\$ 0.00
Local, Private or Political Groups			
Fundraising	\$ 33.11	\$ 24.66	\$ 8.24
Special Event	\$ 27.59	\$ 20.55	\$ 6.86
Regular Use	\$ 22.07	\$ 16.44	\$ 5.49
Local Commercial			
Fundraising	\$ 35.31	\$ 26.30	\$ 8.78
Special Event	\$ 29.79	\$ 22.19	\$ 7.41
Regular Use	\$ 24.28	\$ 18.08	\$ 6.04
Non Resident Group			
Fundraising	\$ 37.52	\$ 27.95	\$ 9.33
Special Event	\$ 32.00	\$ 23.84	\$ 7.96
Regular Use	\$ 26.48	\$ 19.73	\$ 6.59
Sports Field User Annual Contribution			
Fall/Winter Clubs	\$30 per registration		
Spring/Summer Clubs	\$15 per registration		

Class A
Synthetic Fields at Samuel Robertson Secondary, Westview Secondary, Golden Ears, Karina LeBlanc, Telosky; Hammond Stadium; Merkley Grass Throw Area; Albion Sports Complex (grass); Cliff Park, Upper Albion

Class B
Jordan Park; Selvey Park; Tolmie Park

Class C
Ruskin; All weather fields at Albion Sports Complex

Halls

Non-Prime time rates will be a 50% reduction of the regular rates.
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Hammond Hall (Hourly)	
Youth/Senior Non-Profit	\$ 25.46
Adult Non-Profit	\$ 38.20
Private	\$ 63.66
Commercial	\$ 83.17
Non-Resident	\$ 78.12

Whonnock Lake Centre (Hourly)	
Youth/Senior Non-Profit	\$ 83.18
Adult Non-Profit	\$ 124.77
Private	\$ 207.95
Commercial	\$ 232.68
Non-Resident	\$ 232.68

Kitchen (Daily)	
Youth/Senior Non-Profit	\$ 34.16
Adult Non-Profit	\$ 51.25
Private	\$ 85.41
Commercial	\$ 120.30
Non-Resident	\$ 120.30
<ul style="list-style-type: none"> • Fairgrounds • Hammond Hall • Whonnock Lake Centre • Greg Moore Youth Centre 	

Pools (Hourly)

Competition and Teach Pool (Per Lane)	
Swim Club	
Competition Pool	\$ 5.96
Teach Pool	\$ 5.07
Youth/Senior Non-Profit	\$ 9.88
Adult Non-Profit	\$ 14.82
Private	\$ 24.70
Commercial	\$ 31.38
Non-Resident	\$ 29.28

Hammond Pool (Whole Pool)	
Youth/Senior Non-Profit	\$ 26.75
Adult Non-Profit	\$ 40.13
Private	\$ 66.88
Commercial	\$ 70.54
Non-Resident	\$ 68.14

Rooms (Hourly)

Non-Prime time rates will be a 50% reduction of the regular rates.
--

Multi-Purpose Room (capacity 1-15)	
Youth/Senior Non-Profit	\$ 4.51
Adult Non-Profit	\$ 6.76
Private	\$ 11.27
Commercial	\$ 13.84
Non-Resident	\$ 13.84
<ul style="list-style-type: none"> • Whonnock Lake Centre – Meeting Room 	

Multi-Purpose Room (capacity 15-30)	
Youth/Senior Non-Profit	\$ 9.01
Adult Non-Profit	\$ 13.52
Private	\$ 22.53
Commercial	\$ 27.67
Non-Resident	\$ 27.67
<ul style="list-style-type: none"> • Leisure Centre - Training Studio • Hammond Hall – Preschool • Library - Alouette Room • Planet Ice - Meeting Room • Whonnock Lake Centre – Preschool 	

Multi-Purpose Room (capacity 40-60)	
Youth/Senior Non-Profit	\$ 11.83
Adult Non-Profit	\$ 17.75
Private	\$ 29.58
Commercial	\$ 35.57
Non-Resident	\$ 32.62
<ul style="list-style-type: none"> • Leisure Centre - Preschool. 	

Multi-Purpose Room (capacity 60-80)	
Youth/Senior Non-Profit	\$ 13.94
Adult Non-Profit	\$ 20.91
Private	\$ 34.85
Commercial	\$ 48.36
Non-Resident	\$ 45.36
<ul style="list-style-type: none"> • Leisure Centre - Multipurpose Room • Greg Moore Youth Centre - Lounge & Multipurpose Room • Library - Fraser Room 	

Gymnasium	
Youth/Senior Non-Profit	\$ 49.35
Adult Non-Profit	\$ 74.02
Private	\$ 123.37
Commercial	\$ 154.31
Non-Resident	\$ 132.64
<ul style="list-style-type: none"> • Leisure Centre – Gymnasium • Greg Moore Youth Centre - Active Area 	

Miscellaneous

Miscellaneous Fees	
Park Shelter (up to a full day)	\$ 70.00
Event Trailer (day rate)	\$ 147.31
Tennis/Sport Court (Commercial use only)	\$ 15.00

Schedule "C" – Planning Fees

Note:

1. All fees are exclusive of tax, which will be added, if applicable.
2. Rate increases come into effect April 1 of each year.
3. Notwithstanding anything in the bylaw contained, where an applicant has paid to the Corporation of the City of Maple Ridge a Subdivision or Rezoning fee contained within this schedule and thereafter:
 - a. the applicant withdraws the application; or
 - b. the Council of the City determines not to proceed with the application or with any proposed bylaw resulting therefrom;
 then in either case above (hereinafter referred to as a "refund event") the applicant shall be entitled to a refund of the fee actually paid determined as follows:
 - c. where a refund even occurs prior to fourteen (14) days after submission 90% of fees paid shall be refunded;
 - d. where a refund event occurs after fourteen (14) days has lapsed since the submission date and prior to statutory notice pursuant to the Municipal Act having been given the amount refunded shall be no greater than the Public Hearing fee;
 - e. where a refund event occurs after an application has been given statutory notice pursuant to the Municipal Act, advertised to proceed to Public Hearing, there shall be no refund of fees paid;
4. There shall be no refund event permitted for a development application that does not require public hearing (subdivision, development variance permit, development permit, temporary commercial or industrial permits, soil permits and tree cutting permits).

Subdivision	2021	2022	2023	2024
Subdivision Base:	\$ 2,500	\$ 2,550	\$ 2,601	\$ 2,653
Per Lot	\$ 100	\$ 102	\$ 104	\$ 106
Subdivision Review (Lot-line adjustment & consolidation)	\$ 1,270	\$ 1,295	\$ 1,321	\$ 1,348
Phased Strata Plan Approval	\$ 1,000	\$ 1,020	\$ 1,040	\$ 1,061
Each Phase Review	\$ 500	\$ 510	\$ 520	\$ 531
Phased Strata Plan Amendments	\$ 500	\$ 510	\$ 520	\$ 531
Form P Approval	\$ 500	\$ 510	\$ 520	\$ 531
Strata Title Conversions	\$ 2,400	\$ 2,448	\$ 2,497	\$ 2,547
Phased Strata Plan Amendments	\$ 500	\$ 510	\$ 520	\$ 531
Subdivision Extension Fee	50% of Subdivision Application Fee			
PRL Extension Fee	\$ 250	\$ 255	\$ 260	\$ 265
Subdivision Plan Stale Dated Approval	\$ 250	\$ 255	\$ 260	\$ 265

Rezoning	2021	2022	2023	2024
Single Family - plus:	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184
Per Lot	\$ 100	\$ 102	\$ 104	\$ 106
Multi-Family - plus:	\$ 3,800	\$ 3,876	\$ 3,954	\$ 4,033
Per Lot	\$ 80	\$ 82	\$ 83	\$ 85
Commercial - plus:	\$ 3,500	\$ 3,570	\$ 3,641	\$ 3,714
Per 100 sq. m.	\$ 100	\$ 102	\$ 104	\$ 106
Industrial - plus:	\$ 3,500	\$ 3,570	\$ 3,641	\$ 3,714
Per 100 sq. m.	\$ 50	\$ 51	\$ 52	\$ 53
Comprehensive Development - plus:	\$ 5,000	\$ 5,100	\$ 5,202	\$ 5,306
Residential - Per Unit:	\$ 100	\$ 102	\$ 104	\$ 106
Industrial - Per 100 sq. m.:	\$ 100	\$ 102	\$ 104	\$ 106
Commercial - Per 100 sq. m.:	\$ 100	\$ 102	\$ 104	\$ 106
Rezoning Extension Fee at 1st and 3rd Reading	50% of Rezoning Application Fee			
Zoning Bylaw Text Amendment Fee	\$ 3,500	\$ 3,570	\$ 3,641	\$ 3,714
OCP Amendment Fee	\$ 4,000	\$ 4,080	\$ 4,162	\$ 4,245
OCP Extension at 1st or 3rd Reading Fee	\$ 4,000	\$ 4,080	\$ 4,162	\$ 4,245
OCP Text Amendment Fee	\$ 2,500	\$ 2,550	\$ 2,601	\$ 2,653

Other Fees	2021	2022	2023	2024
Temporary Use Permit	\$ 2,500	\$ 2,550	\$ 2,601	\$ 2,653
Temporary Use Permit extension	\$ 2,500	\$ 2,550	\$ 2,601	\$ 2,653
Development Information Meeting Fee	\$ 500	\$ 510	\$ 520	\$ 531
Board of Variance Fee	\$ 500	\$ 510	\$ 520	\$ 531
Illegal Work Penalty	\$ 250	\$ 255	\$ 260	\$ 265
Legal Document Registration, Discharge or Modification	\$ 200	\$ 204	\$ 208	\$ 212
With Council Approval	\$ 400	\$ 408	\$ 416	\$ 424
Legal Document Review	Reimbursement of City Costs			
Advisory Design Panel Submission	\$ 150	\$ 153	\$ 156	\$ 159
Landscape Inspection Request	\$ 150	\$ 153	\$ 156	\$ 159
Landscape Design Review and Inspection				
Minimum	\$ 300	\$ 306	\$ 312	\$ 318
Maximum	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184
Pre-Application Meeting	\$ 350	\$ 357	\$ 364	\$ 371
With Engineering Participation	\$ 500	\$ 510	\$ 520	\$ 531
Telecommunication Tower/Antennae Report	\$ 3,000	\$ 3,060	\$ 3,121	\$ 3,184

Tree Cutting Permit (see Bylaw 7133-2015)	2021	2022	2023	2024
Trees in Urban Area and Urban Reserve and Rural parcels less than 0.5 ha	\$75 for first tree + \$35 each additional tree			
Per tree in Urban area and Urban Reserve and Rural parcels greater than .5 ha	\$75 for 11th tree + \$35 each additional tree			
Development & Large Scale Clearing	\$250 base fee + \$35 per tree			
Tree Replacement	\$ 425	\$ 425	\$ 425	\$ 425
Parcels With Active Farm Use	\$ -	\$ -	\$ -	\$ -

CITY OF MAPLE RIDGE
BYLAW NO. 7756-2021

A Bylaw to amend Maple Ridge Building Bylaw No. 6925-2012

WHEREAS it is deemed expedient to amend Maple Ridge Building Bylaw No. 6925-2012;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Building Amending Bylaw No. 7756-2021".
2. Maple Ridge Building Bylaw No. 6925-2012 be amended as follows:
 - (a) By deleting "Schedule A - Building Permit Fees" in its entirety and replacing with a new "Schedule A - Building Permit Fees" to be effective September 1, 2021, as attached hereto and forming part of this bylaw;
 - (b) By deleting "Schedule D - Plumbing Permit Fees" in its entirety and replacing with a new "Schedule D - Plumbing Permit Fees" to be effective September 1, 2021, as attached hereto and forming part of this bylaw;
 - (c) By deleting "Schedule E - Gas Permit Fees" in its entirety and replacing with a new "Schedule E - Gas Permit Fees" to be effective September 1, 2021, as attached hereto and forming part of this bylaw; and
 - (d) By deleting "Schedule F - Electrical Permit Fees" in its entirety and replacing with a new "Schedule F - Electrical Permit Fees" to be effective September 1, 2021, as attached hereto and forming part of this bylaw.
3. Maple Ridge Building Bylaw No. 6925-2012 as amended, be amended accordingly.

READ a first time the day of , 2021

READ a second time the day of , 2021

READ a third time the day of , 2021

ADOPTED, the day of , 2021

PRESIDING MEMBER

CORPORATE OFFICER

SCHEDULE "A" – Building Permit Fees

Effective September 1, 2021

The following fees shall be paid by the applicant for a *Permit* to construct a Building or a *Pool plus taxes where applicable*:

BASE FEES

For market value of Building or *Pool* or *Construction* to be done thereon of up to \$5000.00 - \$150.00

For market value of *Building* or *Pool* or *Construction* to be done thereon of \$150.00 plus:

\$13.75	for each additional \$1000.00 or part thereof up to \$25,000.00, plus
\$13.10	for each additional \$1000.00 or part thereof up to \$50,000.00, plus
\$10.50	for each additional \$1000.00 or part thereof up to \$75,000.00, plus
\$10.00	for each additional \$1000.00 or part thereof up to \$100,000.00, plus
\$9.75	for each additional \$1000.00 or part thereof up to infinite.

NOTE: Building Values shall be based upon current estimated *Construction* costs. The current edition of the Marshall Valuation Service, the Marshall and Swift Residential Cost Handbook or other valuation tables may be used by the *Chief Building Official* to determine the market value for the purpose of assessing *Permit* fees.

OTHER FEES

Where an application is made for a Building *Permit* for other than Single Family Detached Dwellings, there will be an additional fee of \$100.00 per dwelling unit.

In addition to the above, the following fees shall be paid by the applicant for a *Permit* pursuant to this Bylaw:

1. *Permit* application fee of:
 - a. \$585.00 per *permit* for other than single family & duplex
 - b. \$175.00 per *permit* for other than single family & duplex
2. *Permit* to erect a retaining wall - first 20m or portion thereof \$117.00
for each additional 10m or portion thereof - \$53.00
3. *Permit* to install a fireplace, stove or chimney - \$117.00 for each fireplace, stove or flue.
4. *Permit* to install a Dry Chemical Fire Extinguishing System - \$117.00

SCHEDULE "A" – Building Permit Fees

Effective September 1, 2021

5. Building Demolition *Permit* - \$175.00 per building
6. *Temporary* Building *Permit* \$175.00 (see bylaw for additional securities)
7. *Temporary* Second Dwelling *Permit* - \$175.00 (see bylaw for additional securities)
8. Provisional Occupancy *Permit* -
 - (a) SINGLE FAMILY DWELLING
 - (i) \$250.00 (90 day maximum period)
 - (ii) \$125.00 renewal (90 day maximum period)
 - (b) MULTI FAMILY DWELLING
 - (i) \$120.00 per unit (120 day maximum period)
 - (ii) \$60.00 renewal per unit (60 day maximum)
 - (c) OTHER THAN RESIDENTIAL
 - (i) \$585.00 per unit (60 day maximum period)
 - (ii) \$250.00 renewal per unit (60 day maximum)
9. For Change of Occupancy or use where a Building *Permit* is not required - \$175.00
10. *Permit* Assignment or Transfer Fee - \$150.00
11. *Permit* Renewal Fee - \$150.00
12. Re-inspection Fee where more than 1 re-inspection is required due to the fault of the holder of a Building *Permit* - \$150.00 for each extra re-inspection required.
13. Address Changes and Additional Unit Numbers:
 - (i) If *Permit* has been issued but no occupancy *Permit* issued - \$175.00 per unit;
 - (ii) *Permit* application in process but *Permit* not issued - \$87.50 per unit
 - (iii) Occupancy *Permit* issued or existing buildings, follow fee schedule in accordance with Maple Ridge Building Numbering Bylaw
14. Additional fee for any inspection performed outside the boundaries of the **Municipality** \$0.58 per total km traveled, measured from the Municipal Hall to the site of the inspection along the shortest available highway route and return travel back to municipal hall.
15. Miscellaneous, House Move and Special Inspections:
 - (a) during normal working hours - \$105.00 per hour;
 - (b) outside normal working hours - \$140.00 per hour;
 - (c) minimum charge - 1 hour or as determined by collective agreement

SCHEDULE "A" – Building Permit Fees

Effective September 1, 2021

16. A fee of **\$5.85** per page, for plans for micro film charge or digitization of data over and above the Building *Permit* Fee. 50 page minimum for single family and duplexes and 300 page minimum for multi residential, commercial, industrial and institutional.
17. Charges as shown below will be applicable for examination of alternate solutions, plans and specifications:
 - (a) Plan Check Fee - **\$175.00** including up to two hours and **\$87.50** per hour thereafter
 - (b) Single or Two Family - minimum **\$175.00** per unit
 - (c) Other than Single or Two Family - minimum **\$175.00** per Building
 - (d) Initial review of each alternate solution - **\$468.00** and **\$235.00** per revision thereof
18. For each written Building record search, for legal purposes a fee of **\$200.00** per parcel or file is applicable plus a fee of **\$12.00** per page for supporting documentation.
19. Business License Inspection Fee - minimum **\$87.50** per inspection, maximum **\$175.00** per inspection.
20. Where *Construction* is started prior to obtaining a *Permit*, the applicable *Permit* fee shall be doubled but in no case shall the penalty amount doubled, exceed **\$2,500.00** per Building.
21. If the applicant makes an erroneous declaration on the *Permit* application to obtain a lesser *Permit* fee, the *Permit* shall be revoked and a new *Permit* issued using the corrected value. The new *Permit* shall be calculated according to the corrected *Permit* value and a 50% administrative fee shall be added to the calculated fee.
22. A fee of **\$87.50** for environmental inspection shall be paid for each residential unit with a value in excess of **\$20,000.00**. For each non residential unit a fee of **\$87.50** per unit shall be paid where the value exceeds **\$40,000.00**.
23. A fee of **\$150.00** is required for each submission for minor revisions being requested to plans issued in support of a building permit. Any major revisions or revisions requiring structural modifications will be assessed and additional plan check fee as specified in item 16 of schedule "A".
24. Notwithstanding the permit fees set out in Schedule "A", a building permit fee may be reduced or waived should the application for the works be made under a City initiated revitalization program. The amount or percentage of reduction applicable will be that value as expressed within the most current revitalization report endorsed by the council of the City. Should a dispute as to the amount of reduction arise the form as retained by the City's Clerks Department will be the enforceable copy.

SCHEDULE "D" – Plumbing Permit Fees

Effective September 1, 2021

The following fees shall be paid by the applicant for a *Permit* to install, alter or repair *Plumbing plus taxes where applicable*:

1. Minimum fee for any *Plumbing Permit* or inspections - **\$100.00**
2. For *Plumbing Construction* which involves the installation of fixtures:
 - \$23.00** for the first fixture plus
 - \$22.00** for each additional fixture
 - \$12.00** for each roughed in fixture location

For the purpose of this Bylaw, "fixtures" shall include *Pools*, interceptors, hot water storage tanks, automatic washers, roof drains, rainwater leaders, floor drains, radiant heating loops, solar panels, geothermal and built-in dishwashers.

Where an application is made for a *Plumbing Permit* for other than single family detached dwellings, there will be an additional fee of **\$47.00** per dwelling unit.

Permit fees for finishing *Plumbing* only (installation of fixtures where rough-in *Plumbing* exists) shall be 50% of the above fees.

3. For *Plumbing Construction* which involves the connection of hydraulic equipment or the installation of vacuum breakers, backflow prevention devices or similar equipment - **\$47.00** per item connected or installed.
4. For *Plumbing Construction* which involves the installation of lawn irrigation systems - **\$75.00**
5. For *Plumbing Construction* which involves the installation of fire sprinkler systems:
 - (a) for up to fifteen (15) sprinkler heads - **\$150.00**
 - (b) for each additional sprinkler head - **\$ 1.20**
6. For *Plumbing Construction* which involves the installation of standpipes, Fire Department connections, fire hose connections and fire hydrants - **\$41.00** for each hydrant or hose connection.
7. For *Plumbing Construction* which involves the replacement of a buildings water piping system or portion thereof:
 - (a) in multi-family residential buildings, hotels and motels - **\$28.00** per unit
 - (b) in all other buildings;
 - (i) first 30 metres or part thereof - **\$70.00** each
 - (ii) each additional 30 metres or part thereof - **\$35.00** each

SCHEDULE "D" – Plumbing Permit Fees

Effective September 1, 2021

8. For **Plumbing Construction** which involves the installation of storm sewers, perimeter foundation drains, sanitary sewers or water service lines:
 - (a) for single or two-family dwellings - **\$70.00** each
 - (b) for other than single or two-family dwellings:
 - (i) first 30 metres or part thereof - **\$70.00** each
 - (ii) each additional 30 metres or part thereof - **\$70.00** each
 - (iii) each sump, catch basin, rock pit, dry well or manhole - **\$35.00**
9. Re-inspection fee where more than 1 re-inspection is required due to the fault of the **Permit** holder - **\$175.00** for each extra re-inspection required.
10. **Permit** assignment or transfer fee - **\$150.00**
11. **Permit** renewal - **\$75.00**
12. Miscellaneous and special inspections:
 - (a) During normal working hours - **\$105.00** per hour;
 - (b) Outside normal working hours - **\$140.00** per hour;
 - (c) Minimum Charge - 1 Hour or as determined by collective agreement.
13. Charges as shown below will be applicable for examination of plans and specifications:
 - (a) Plan Check Fee - **\$175.00** including up to two hours and **\$87.50** per hour thereafter
 - (b) Single or Two Family Dwellings - minimum **\$175.00** per unit.
 - (c) Other than Single or Two Family Dwellings - minimum **\$175.00** per Building.
14. Additional fee for any inspection performed outside the boundaries of the **Municipality** **\$0.58** per total km traveled, measured from the Municipal Hall to the site of the inspection along the shortest available highway route and return travel back to municipal hall.
15. Business License Inspection Fee - minimum **\$87.50** per inspection, maximum **\$175.00** per inspection.
16. Where **Construction** is started prior to obtaining a **Permit**, the applicable **Permit** fee shall be doubled, but in no case shall the penalty amount doubled, exceed **\$2,500.00** per Building.
17. If the applicant makes an erroneous declaration on the **Permit** application to obtain a lesser **Permit** fee, the **Permit** shall be revoked and a new **Permit** issued using the corrected information. The new **Permit** shall be calculated according to the corrected **Permit** value and a 50% administrative fee shall be added to the calculated fee.

SCHEDULE "E" – Gas Permit Fees

Effective September 1, 2021

The following fees shall be paid by the applicant for a *Permit* to install or alter gas *Construction* plus taxes where applicable:

1. For gas *Construction* which involves the replacement of an appliance or the installation of a new gas appliance.

(a) for Single or Multi-Family Dwellings:

- (i) \$47.00 per appliance, \$100.00 minimum

(b) for other than Single or Multi-Family Dwellings:

- (i) up to 102,000 BTU/hr \$70.00 per appliance, \$150.00 minimum
- (ii) 102,001 - 409,000 BTU/hr \$82.00 per appliance, \$150.00 minimum

NOTE: Fees for additional appliances are calculated on BTU rating.

2. Where an application is made for a *Permit* for other than single family detached dwellings, there will be an additional fee of \$47.00 per dwelling unit.

3. Gas Heated Buildings - Building heat loss calculation review

- (i) \$87.50 per Single Family Dwelling.
- (ii) \$18.00 per unit for Multi Family Use - not less than \$87.50 per Building/cluster
- (iii) \$175.00 per Building for other than Residential.

4. For gas *Construction* which involves the installation of vents or furnace plenums only - \$87.50 each

5. For gas *Construction* which involves the installation of house piping:

(a) for single or two family dwellings - \$87.50 per unit

(b) for other than single or two family dwellings:

- (i) first 30 metres or part thereof - \$70.00 per unit plus
- (ii) each additional 30 metres or part thereof - \$35.00 per unit

6. Re-inspection fee where more than one (1) inspection is required due to faulty workmanship or materials - \$175.00 for each extra re-inspection required.

7. *Permit* Renewal - \$75.00

8. *Permit* Transfer - \$150.00

SCHEDULE "E" – Gas Permit Fees

Effective September 1, 2021

9. Miscellaneous and special inspections:
 - (a) During normal working hours - **\$105.00** per hour;
 - (b) Outside normal working hours - **\$140.00** per hour;
 - (c) Minimum charge - 1 hour or as determined by collective agreement
10. Charges as shown below will be applicable for examination of plans and specifications on application of Gas *Permit*.
 - (a) Plan Check Fee - **\$175.00** per hour including up to two hours and **\$87.50** per hour thereafter
 - (b) Single or Two Family Dwellings - minimum **\$150.00** per unit
 - (c) Other than Single or Two Family Dwellings - minimum **\$150.00** per Building.
11. Additional fee for any inspection performed outside the boundaries of the *Municipality* **\$0.58** per total km traveled, measured from the Municipal Hall to the site of the inspection along the shortest available highway route and return travel back to municipal hall.
12. Oil and Propane Fee Schedule would follow the Gas Fee Schedule "E" in its entirety.
13. Business Licence Inspection Fee - minimum **\$87.50** per inspection, maximum **\$175.00** per inspection.
14. Where *Construction* is started prior to obtaining a *Permit*, the applicable *Permit* fee shall be doubled, but in no case shall the penalty amount doubled, exceed **\$2,500.00** per Building.
15. If the applicant makes an erroneous declaration on the *Permit* application to obtain a lesser *Permit* fee, the *Permit* shall be revoked and a new *Permit* issued using the corrected information. The new *Permit* shall be calculated according to the corrected *Permit* value and a 50% administrative fee shall be added to the calculated fee.

SCHEDULE "F" – Electrical Permit Fees

Effective September 1, 2021

The following fees shall be paid by the applicant for a *Permit* to install *Electrical Equipment plus taxes where applicable*:

For one and two Family Dwellings including additions, the *Permit* fee shall be 15% of the building *Permit* fee or the minimum electrical *Permit* fee, which ever is greater.

The following additional charges are applicable to one and two family dwelling when the electrical *Permit* is taken out in conjunction with a building permit:

- | | | |
|----|--|------------------|
| 1. | a) Each hot tub or spa | \$18.00 |
| | b) Each hydro massage tub bath | \$18.00 |
| | c) Electrical Heating or based on the value
of electrical heating contract, which ever is greater | \$87.50 minimum |
| | d) Air Conditioning/Heat Pumps | \$18.00 per unit |
| | e) Each sub panel | \$18.00 |

Fees for all other work not included above

For market value of *Electrical Equipment*, including costs of installation of \$0.00 - \$1000.00 - \$150.00 plus:

- | | |
|----------|--|
| \$ 27.00 | for each additional \$1000.00 or part thereof up to \$10,000.00 plus |
| \$ 12.00 | for each additional \$1000.00 or part thereof up to \$100,000.00 plus |
| \$ 8.00 | for each additional \$1000.00 or part thereof up to \$250,000.00 plus |
| \$ 6.00 | for each additional \$1000.00 or part thereof up to \$300,000.00 plus |
| \$ 5.00 | for each additional \$1000.00 or part thereof over \$300,000.00 to infinite. |

NOTE: Market values shall be based upon current estimated electrical installation costs.

Where an application is made for an Electrical *Permit* for other than Single Family Detached Dwellings, there will be an additional fee of \$30.00 per dwelling unit.

Note: Low Voltage Electrical Permits are exempted from this unit charge.

In addition to the above, the following fees shall be paid by the applicant for a *Permit* to install *Electrical Equipment*.

- | | | |
|----|--|-----------|
| 2. | Underground Service Duct | - \$87.50 |
| 3. | Temporary: | |
| | (a) Temporary to permanent connection conversion | \$87.50 |
| | (b) Temporary Service connection | \$87.50 |

SCHEDULE "F" – Electrical Permit Fees

Effective September 1, 2021

4. **Temporary** current **Permit** for uses other than carnivals:

- (a) Initial six (6) month period - **\$200.00**
- (b) Each additional six (6) month renewal period - **\$150.00**

5. Special Event Permit Including Carnivals:

Each Location: **\$87.50** and minimum fee **\$175.00**

6. Movie Location Fee:

- (a) One location – valid for 180 days from issuance **\$175.00**
- (b) Two locations – valid for 180 days **\$245.00**
- (c) Three locations – valid for 180 days **\$315.00**
- (d) Four locations – valid for 180 days **\$350.00**
- (e) Five locations – valid for 180 days **\$420.00**
- (f) Six locations – valid for 180 days **\$490.00**
- (g) Seven locations – valid for 180 days **\$560.00**
- (h) Eight locations – valid for 180 days **\$630.00**
- (i) Nine locations – valid for 180 days **\$700.00**
- (j) Annual Permit – unlimited locations **\$770.00**
- (k) **Additional fee:** Inspections outside normal work hours **\$240.00** minimum or as determined by collective agreement

7. Annual **Permit**:

- (a) for residential, commercial or industrial facilities:

- (i) per KVA of service capacity **.25**
 - (ii) minimum fee **\$175.00**
 - (iii) maximum fee **\$2,800.00**

- (b) for educational or institutional facilities - **\$9.00** for each classroom, shop, laboratory, office, etc.

SCHEDULE "F" – Electrical Permit Fees

Effective September 1, 2021

8. Permit for the installation of rough-in low voltage or finish of a previously installed and permitted rough-in installation only for single family & duplex's
 - (a) **\$87.50** for first \$1000.00 in contract value
9. **Pool Grounding Permit - \$117.00**
10. Re-inspection fee where more than one (1) re-inspection is required due to faulty workmanship or materials - **\$175.00** for each extra re-inspection required.
11. **Permit Transfer - \$150.00**
12. **Permit Renewal - \$75.00**
13. Miscellaneous and special inspections:
 - (a) During normal working hours - **\$105.00** per hour;
 - (b) Outside normal working hours - **\$140.00** per hour;
 - (c) Minimum charge - One (1) hour or as determined by collective agreement
14. Additional fee for any inspection performed outside the boundaries of the **Municipality \$0.58** per total km traveled, measured from the Municipal Hall to the site of the inspection along the shortest available highway route and return travel back to municipal hall.
15. Charges as shown below will be applicable for examination of plans and specifications:
 - (a) Plan Check Fee - minimum **\$175.00** including up to two hours and **\$87.50** per hour thereafter
 - (b) Single or Two Family Dwellings - minimum **\$175.00** per unit.
 - (c) Other than Single or Two Family Dwellings - minimum **\$175.00** per Building.
16. Business License Inspection Fee - minimum **\$87.50** per inspection, maximum **\$175.00** per inspection.
17. Where **Construction** is started prior to obtaining a **Permit**, the applicable **Permit** fee shall be doubled, but in no case shall the penalty amount doubled, exceed **\$2,500.00** per Building.
18. If the applicant makes an erroneous declaration of the **Permit** value to obtain a lesser **Permit** fee, the **Permit** shall be revoked and a new **Permit** issued using the corrected value. The new **Permit** shall be calculated according to the corrected **Permit** value and a 50% administrative fee shall be added to the calculated fee.