City of Maple Ridge

COMMITTEE OF THE WHOLE
AGENDA
May 19, 2020
1:30 p.m.
Virtual Online Meeting

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

For virtual public participation during Community Forum register by clicking on the date above or by going to www.mapleridge.ca/640/Council-Meeting and clicking on the meeting date.

Chair: Acting Mayor

1. CALL TO ORDER

2. ADOPTION AND RECEIPT OF MINUTES

2.1 Minutes of the Committee of the Whole Meeting of May 5, 2020

3. DELEGATIONS / STAFF PRESENTATIONS (10 minutes each)

4. PUBLIC WORKS & 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 2020-017-AL, 12224 240 Street, Non-Farm Use Application

Staff report dated May 19, 2020 recommending that Application 2020-017-AL to permit a temporary structure to allow for a covered outdoor play space on the existing Meadowridge School site be forwarded to the Agricultural Land Commission.

1102 **2020-035-AL, 25309 Hilland Avenue, Non-Adhering Residential Use in the Agricultural Land Reserve**

Staff report dated May 19, 2020 recommending that Application 2020-035-AL to construct a new house on property at 25309 Hilland Avenue while living in an existing house on the same property be forwarded to the Agricultural Land Commission.

1103 **2020-054-AL, 12406 254 Street, Non-Farm Use Application**

Staff report dated May 19, 2020 recommending that Non-Farm Use Application No. 2020-054-AL to allow a wedding/small event venue on property located at 12406 254 Street not be authorized to proceed to the Agricultural Land Commission.

1104 **2019-421-RZ, 21197 Cook Avenue, RS-1 to RS-1b**

Staff report dated May 19, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7641-2020 to rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit a future subdivision of 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.

1105 **2020-065-RZ, 22323, 22335 and 22345 Callaghan Avenue, RS-1 to CD-3-20**

Staff report dated May 19, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7645-2020 to rezone from RS-1 (One Family Urban Residential) to CD-3-20 (Comprehensive Development) to permit future construction of a six-storey, market-oriented apartment building with residential units and ground floor commercial space be given first reading and that the applicant provide further information as described on Schedules A, C and D of the Development Procedures Bylaw No. 5879–1999.

1106 **2018-301-DVP, 12294 Laity Street**

Staff report dated May 19, 2020 recommending that the Corporate Officer be authorized to sign and seal 2018-301-DVP to reduce the minimum required lot width and to reduce the road right-of-way width for a Collector Road standard with a bike lane.

1107 **2016-219-DP, 12258 228 Street**

Staff report dated May 19, 2020 recommending that the Corporate Officer be authorized to sign and seal 2016-219-DP to permit a subdivision of three single family lots and dedication of a lane.

5. ENGINEERING SERVICES

6. CORPORATE SERVICES

7. PARKS, RECREATION & CULTURE

8. ADMINISTRATION

9. OTHER COMMITTEE ISSUES

10. ADJOURNMENT

11. COMMUNITY FORUM

COMMUNITY FORUM

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

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

Using Webex, input from the public during Community Forum is being facilitated via email to clerks@mapleridge.ca and/or via the chat (*whisper to the host)* function through the Webex meeting. For virtual public participation during Community Forum please register in advance.

For assistance, please refer to http://mapleridge.ca/2427/WEBEX-Participation.

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: [signature]

DATE: May 13, 2020

CHECKED BY: K. S.

DATE: May 13/2020

CHECKED BY: [signature]

DATE: 2020-05-13

City of Maple Ridge

COMMITTEE OF THE WHOLE MEETING MINUTES

May 5, 2020

The Minutes of the Committee of the Whole Meeting held on May 5, 2020 at 1:32 p.m. in the Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT	*Appointed Staff*
Elected Officials	A. Horsman, Chief Administrative Officer
Mayor M. Morden	D. Boag, General Manager Parks, Recreation & Culture
Councillor J. Dueck	C. Carter, General Manager Planning & Development Services
Councillor K. Duncan	D. Pollock, General Manager Engineering Services
Councillor C. Meadus	C. Crabtree, Acting General Manager Corporate Services
Councillor G. Robson	S. Nichols, Corporate Officer
Councillor R. Svendsen	T. Thompson, Chief Financial Officer
Councillor A. Yousef	*Other Staff as Required*
	C. Goddard, Director of Planning
	M. McMullen, Manager of Development & Environmental Services
	W. Cooper, Planner 1, Development & Environmental Services
	C. Lee, Manager of Revenue & Collections

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

Note: Due to the COVID-19 pandemic, Council members and staff participated electronically.

1. *CALL TO ORDER*

2. *ADOPTION AND RECEIPT OF MINUTES*

2.1 Minutes of the Committee of the Whole Meeting of April 21, 2020

It was moved and seconded

That the minutes of the April 21, 2020 Committee of the Whole Meeting be adopted as amended by reflecting that Councillor Duncan was absent at the start of the meeting due to technical difficulties.

CARRIED

3. *DELEGATIONS/STAFF PRESENTATIONS* – Nil

4. *PUBLIC WORKS AND DEVELOPMENT SERVICES*

1101 2018-335-RZ, 12010 232 Street & 23223 Dewdney Trunk Road, C-1 and RS-1 to C-2

Staff report dated May 5, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7638-2020 to re-designate portions of the subject properties from Urban Residential to Commercial be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7501-2018 to rezone from C-1 (Neighbourhood Commercial) and RS-1 (One Family Urban Residential) to C-2 (Community Commercial) to permit future construction of a two storey mixed use commercial development be given second reading and be forwarded to Public Hearing.

The Planner provided a summary presentation and staff answered Council questions.

The General Manager Engineering Services provided clarification on traffic improvements planned for the intersection of Dewdney Trunk Road and 232 Street as well as street lighting improvements.

It was moved and seconded
That the staff report dated May 5, 2020 titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7638-2020; Second Reading, Zone Amending Bylaw No. 7501-2018; 12010 232 Street and 23223 Dewdney Trunk Road" be forwarded to the Council Meeting of May 12, 2020.

CARRIED

1102 2017-553-RZ, 12848 240 Street, RS-3 and RS-2 to R-2

Staff report dated May 5, 2020 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7636-2020 to revise the Conservation designation boundaries to fit site conditions be given first and second readings and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7424-2018 to rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to R-2 (Urban Residential District) to permit subdivision of approximately 11 single family residential lots be given second reading and be forwarded to Public Hearing.

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

It was moved and seconded
That the staff report dated May 5, 2020 titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7636-2020; Second Reading, Zone Amending Bylaw No. 7424-2018; 12848 240 Street" be forwarded to the Council Meeting of May 12, 2020.

CARRIED

1103 **2018-319-DVP, 11920 228 Street**

Staff report dated May 5, 2020 recommending that the Corporate Officer be authorized to sign and seal 2018-319-DVP for a variance to increase front yard setbacks and reduce short term bicycle parking requirements.

The Director of Planning provided a summary presentation and staff answered Council questions.

It was moved and seconded
That the staff report dated May 5, 2020 titled "Development Variance Permit, 11920 228 Street" be forwarded to the Council Meeting of May 12, 2020.

CARRIED

1104 **2018-319-DP, 11920 228 Street**

Staff report dated May 5, 2020 recommending that the Corporate Officer be authorized to sign and seal 2018-319-DP to permit construction of a 13 storey apartment building, with 13 townhouse units at the base, 75 apartment units and 4 penthouse units for a total of 92 units.

The Director of Planning provided a summary presentation and staff answered Council questions.

It was moved and seconded
That the staff report dated May 5, 2020 titled "Development Permit, 11920 228 Street" be forwarded to the Council Meeting of May 12, 2020.

CARRIED

1105 **2019-065-DP, 20390 Dewdney Trunk Road**

Staff report dated May 5, 2020 recommending that the Corporate Officer be authorized to sign and seal 2019-065-DP to allow for renovations on an existing McDonald's restaurant to upgrade to their new corporate image.

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

It was moved and seconded
That the staff report dated May 5, 2020 titled "Development Permit, 20390 Dewdney Trunk Road" be forwarded to the Council Meeting of May 12, 2020.

CARRIED

5. ENGINEERING SERVICES – Nil

6. CORPORATE SERVICES

1151 2020 Tax Rates Bylaws - Albion and Maple Ridge Road 13 Dyking Districts

Staff report dated May 5, 2020 recommending that Albion Dyking District Tax Rates Bylaw No. 7643-2020 and Maple Ridge Road 13 Dyking District Bylaw No. 7644-2020 be given first, second and third readings.

The Manager of Revenue and Collections provided a summary presentation and staff answered Council questions.

It was moved and seconded
That the staff report dated May 5, 2020 titled "2020 Tax Rate Bylaws - Albion and Maple Ridge Road 13 Dyking Districts" be forwarded to the Council Meeting of May 12, 2020.

CARRIED

Councillor Robson – OPPOSED

7. PARKS, RECREATION & CULTURE – Nil

8. ADMINISTRATION – Nil

9. OTHER COMMITTEE ISSUES – Nil

10. ADJOURNMENT – 2:52 p.m.

11. COMMUNITY FORUM

M. Morden, Chair
Presiding Member of the Committee

MAPLE RIDGE
British Columbia

mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	May 19, 2020
		FILE NO:	2020-017-AL
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Non-Farm Use Application**
12224 240 Street

EXECUTIVE SUMMARY:

This Non-Farm Use Application (ALC ID 60220) is to permit a temporary structure to be located on the existing Meadowridge School site, to allow for a covered outdoor play space until funds can be raised to construct a permanent gymnasium. The school site is 89% within the Agricultural Land Reserve. As the proposed structure is not included in the Master Plan previously approved by the Agricultural Land Commission (under ALC Resolution #262/2013), the Non-Farm Use Application is required.

RECOMMENDATION:

That Application 2020-017-AL be forwarded to the Agricultural Land Commission for their review and consideration.

DISCUSSION:

a) Background Context:

Applicant:		Meadowridge School Society
Legal Description:		Parcel A, Section 22, Township 12, New Westminster District Plan EPP46410
OCP :		
Existing:		89% Agricultural and 11% Institutional
Zoning:		
Existing:		P-1 (Park and School)
Surrounding Uses:		
North:	Use:	Farm and Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
South:	Use:	Single Family Residential and Public Utility
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural and Estate Suburban Residential
East:	Use:	Farm and Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
West	Use:	240 Street and Single Family Residential

	Zone:	RS-3 (One Family Rural Residential) and RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential
Existing Use of Property:		Meadowridge School
Proposed Use of Property:		Meadowridge School
Site Area:		7 ha (17.3 acres)
Access:		240 Street
Servicing:		Municipal Water and Sewer

b) Project Description:

The Meadowridge School site, located at 12224 240 Street (see Appendices A and B), has experienced significant incremental growth since it originated and has been the subject of several previous applications for Non-Farm Use to the Agricultural Land Commission (see Appendix C).

This proposal is to construct a temporary structure, approximately 24 m (80 ft.) by 43 m (140 ft.), on the south-east portion of the property to allow for a covered outdoor play space until funds can be raised to construct a permanent gymnasium.

c) Planning Analysis:

Meadowridge School has been supported in its previous proposals for incremental growth by both the Agricultural Land Commission and by Council. However, the staff report in application AL/106/05 stated the following:

> *the applicant should also be given a clear message that future intentions to expand the School beyond the scope of this application, if any, may require more detailed analysis of community impacts, especially with regards to traffic effects and agricultural potential.*

The temporary structure is not expected to have a significant community impact or traffic impacts, as it would serve the existing school population for recreational activities and not increase the capacity of the school. The structure will have a pervious asphalt playing surface, which will be removed once the structure is no longer required.

d) Interdepartmental Implications:

The Engineering Department has indicated that the structure would not trigger any frontage improvements along 240 Street. Services to the building will need to be underground and a Stormwater Management Plan will need to be submitted with the Building Permit application to indicate how the Stormwater Management 3-tier requirements from the Design Criteria Manual within the *Subdivision and Development Servicing Bylaw No. 4800 – 1993* will be achieved. This will be confirmed at the Building Permit stage.

The Fire Department has indicated that if the temporary structure is constructed with a rated material that would limit flame spread, then a sprinklering system is not required.

e) Alternative:

The recommendation is to forward the application to the Agricultural Land Commission for consideration. Should Council not support the temporary structure, Council may elect to deny

forwarding this application to the Agricultural Land Commission, in which case it will be considered closed and the application will not proceed further. In this case, the Building Department will not accept the Building Permit application.

CONCLUSION:

The temporary structure is not expected to have a significant community impact or traffic impacts, as it would serve the existing school population for recreational activities and not increase the capacity of the school. Based on these considerations, the recommendation is to forward this application to the Agricultural Land Commission.

"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

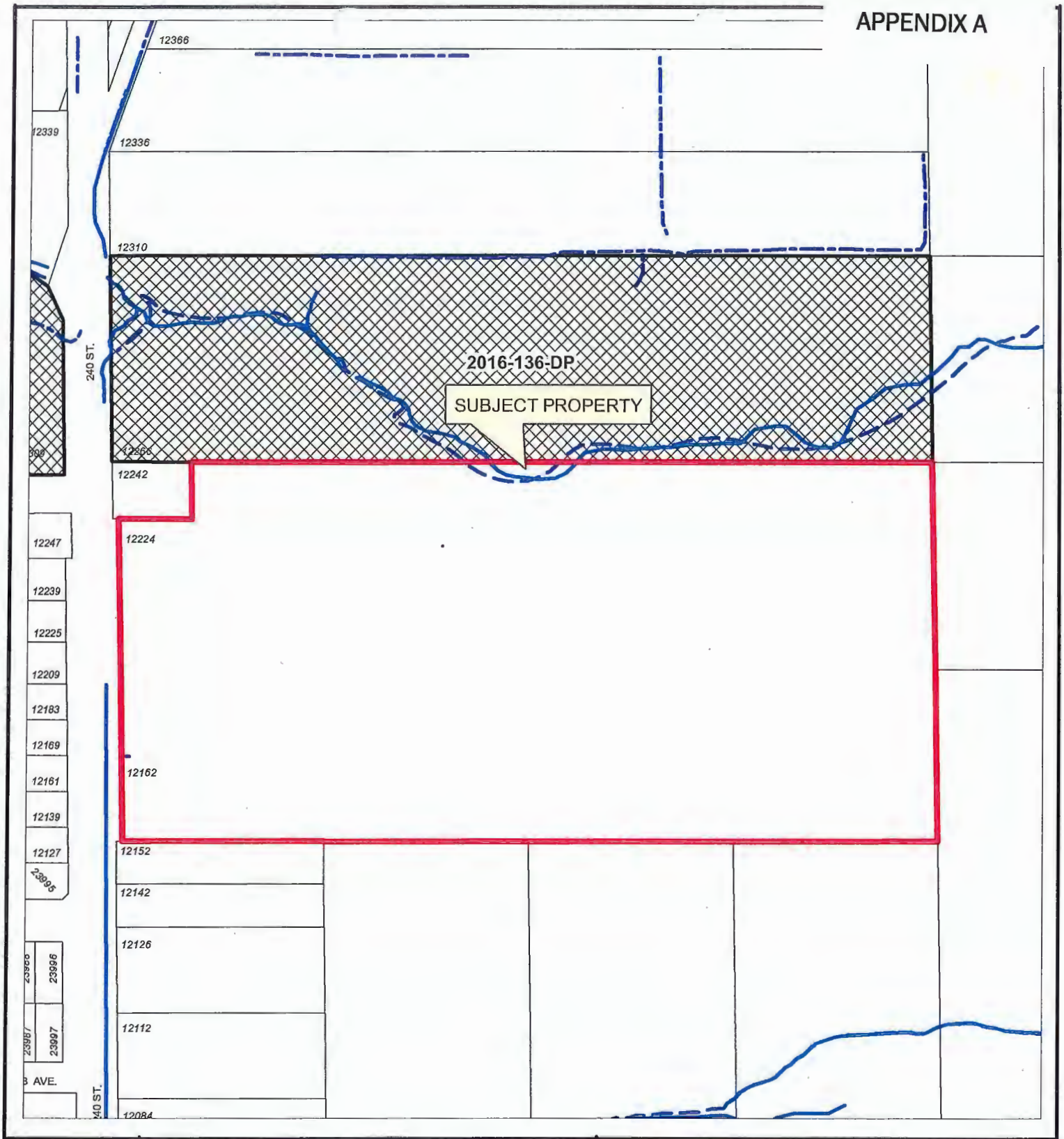
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Previous Non-Farm Use Application Report dated January 7, 2013
Appendix D – Proposed Site Plan with Temporary Structure Location and Details

APPENDIX A



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Legend

- Stream
- Ditch Centreline
- Indefinite Creek

12224 240 STREET
PID: 029-508-053

PLANNING DEPARTMENT

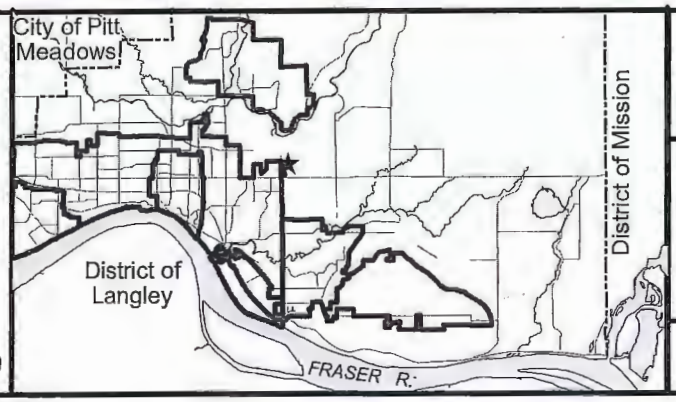
MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-017-AL
DATE: Jan 27, 2020

BY: AC

APPENDIX B



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12224 240 STREET
PID: 029-508-053

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2020-017-AL
DATE: Jan 27, 2020

BY: AC

APPENDIX C

MAPLE RIDGE
British Columbia
Deep Roots
Greater Heights

District of Maple Ridge

TO:	His Worship Mayor Ernie Daykin and Members of Council	MEETING DATE:	January 7, 2013
		FILE NO:	2012-085-AL
FROM:	Chief Administrative Officer	MEETING:	C of W
SUBJECT:	Non Farm Use Application 12224 240 Street		

EXECUTIVE SUMMARY:

This non-farm use application is to expand the existing Meadowridge School. The school site is situated on a 6.6 hectare (16.3 acres) site that is 94% within the Agricultural Land Reserve. The proposal is to increase enrollment to 800 students and to construct new buildings on the existing P-1 (Park and School) Zoned site. The facility has been limited by a restrictive covenant which caps enrollment at 600 students and establishes a development plan that cannot be altered without the Commission's consent. If this application is successful, Council will be subsequently requested to consent to amending the covenant in order to allow for this expansion proposal to increase the maximum permitted enrollment to 800 students.

This facility has a history of applications and successive growth. Should the application be forwarded to and subsequently approved by the Agricultural Land Commission then the impacts of additional growth need to be determined and addressed. Prior to realizing this expansion proposal, professional assurances from qualified specialists must be provided, such as:

- A traffic study
- stormwater management plan
- agricultural impact assessment

In addition, previous conditions established by the Commission, such as the installation and maintenance of an agricultural buffer to their specifications, must be either upheld or amended with the consent of the Commission. With these considerations, the recommendation is to forward the application to the Agricultural Land Commission.

RECOMMENDATION:

That Application 2012-085-AL be forwarded to the Agricultural Land Commission; and

That Agricultural Land Commission approval, if any, include a review of the existing Restrictive Covenant including the agricultural buffer requirements.

DISCUSSION:

a) **Background Context:**

Applicant: Meadowridge School Society

Owner:		Meadowridge School Society
Legal Description:		Lot 1, Section 22, Township 12, Plan BCP29123
OCP :		
Existing:		94 % Agricultural & 6% Institutional
Zoning:		
Existing:		P-1 (Park and School)
Surrounding Uses:		
North:	Use:	Farm and Rural Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation	Agricultural, 100 % within the Agricultural Land Reserve
South:	Use:	Suburban Residential, Rural residential and Public Utility (BC Hydro)
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
East:	Use:	2 properties, rural residential use
	Zone:	RS-3 (Rural Residential)
	Designation:	Agricultural, 100 % within the Agricultural Land Reserve
West	Use:	(Across 240th Street) 6 properties, urban residential use.
	Zone:	RS-1b (One Family Urban Residential)
	Designation:	Urban Residential.
Existing Use of Property:		School (ALC approved non-farm use)
Proposed Use of Property:		School
Site Area:		6.6 hectares (16.3 acres)
Access:		240th Street
Servicing:		Municipal Water and Sewer

Previous Applications:

The Meadowridge School site has experienced significant incremental growth since it originated and has been the subject of several previous applications for non-farm use to the Agricultural Land Commission. The original school site was approved under application AL/005/89. The school has since made 3 applications for non farm use and consolidation of adjacent properties (also within the Agricultural Land Reserve):

- Non-farm use application AL/052/00 was approved by the Commission for school use and site consolidation of 1.6 hectares (4 acres) from portions of the two properties to the south of the original school site.

- Application AL/012/05 was also approved by the Commission for non-farm use and consolidation of a 0.8 hectare (2 acre) portion of the property at 24169 Dewdney Trunk Road with the original school site. This application proposed a revised development plan that placed structures where playing fields had been indicated earlier. This plan included a cafeteria, theatre, science labs, 4 classrooms, and administrative offices. The Commission approved the lot consolidation, which allowed the applicant to acquire the 0.8 hectare (2

acre) portion from the property at 24169 Dewdney Trunk Road. However, the Commission did not approve the revised development plan.

- Application AL/106/05 proposed a development plan that was consistent with the plan shown in application AL/012/05. Under Resolution #39/2006 the Commission approved Application AL/106/05 subject to the following conditions:
  - maximum enrollment of 600 students
  - adherence to submitted development plan
  - construction of fence and vegetative buffer adjacent to ALR lands based on ALC landscape buffer guidelines
  - compliance with local authority with respect to zoning and other bylaws

To meet local government requirements, the newly acquired 0.8 hectare (2 acre) property was rezoned from RS-3 One Family Rural Residential to P-1 Park and School to allow this use. The conditions of Rezoning Application RZ/106/05 included the following:

i) Registration of a Rezoning Development Agreement including the deposit of security as outlined in the Agreement;

ii) Registration of a Section 219 Covenant limiting the enrollment to no more than 600 students and adhering to the site plan as approved by the Agricultural Land Commission;

iii) Consolidation of the development site;

iv) A landscape plan prepared by a Landscape Architect including the security to do the works.

The requirement for a landscape buffer was included in the restrictive covenant registered as part of this application. Further discussion of the landscape buffer is included further in this report.

b) Project Description:

This proposal is to expand the enrollment and the development plan of an existing private school facility. The property is within the Agricultural Land Reserve and has been given a non-farm use approval limited to 600 students with a prescribed development plan. This application is to increase enrollment to 800 students. Additional school buildings are also proposed within the existing development site on portions of the site that currently accommodate parking.

If this application is approved by the Commission, the applicant proposes to replace this lost parking by extending parking onto the adjacent site at 12162 240th Street, a property that is owned by the Meadowridge School Society, but is not within the Agricultural Land Reserve. The use of this property would therefore not require Commission approval. However, to meet municipal requirements, the use of the property for parking would require consolidation with the parent parcel, rezoning to an institutional use, and an Official Community Plan amendment to Institutional (this property is currently designated Estate Suburban Residential). This application does not propose further incursions into the Agricultural Land Reserve as part of their development plan.

As noted, the previous conditions of approval as set out by the Commission have resulted in the registration of a restrictive covenant on title, naming the District of Maple Ridge as a party. The

covenant limits student enrolment to 600 students, and requires the installation of an agricultural buffer in accordance with Commission specifications.

Should this application be successful, each aspect of this covenant will require consideration by the Commission and by Council. Expanding enrollment will require an amendment of the existing covenant beyond the current limit of 600 students. In addition, if the Commission reviews and finds the existing landscape provision to be sufficient, then the buffer requirements as set out in the covenant must be amended to reflect this lesser standard. If the Commission finds the existing buffer provisions to be deficient, then the applicant will be responsible for redress, and the existing language of the covenant for the landscape provision will remain intact.

c) Planning Analysis:

Meadowridge School has been supported in its previous proposals for incremental growth by both the Commission and by Council. However, the staff report in application AL/106/05 stated the following:

> *the applicant should also be given a clear message that future intentions to expand the School beyond the scope of this application, if any, may require more detailed analysis of community impacts, especially with regards to traffic effects and agricultural potential.*

The referral to the Engineering Department in support of Rezoning Application RZ/106/05 noted the following potential servicing deficiencies:

- The development is occurring in an area designated as Agricultural within the Official Community Plan.
- An increase in impermeable surface on the subject site could have storm water impacts that would necessitate the construction of an on-site drainage detention system.
- The ditch on the east side of 240th Street is noted in the District's stream inventory information.
- A recreational trail is indicated along 240th Street on Figure 5 of the Official Community Plan.

It is not clear at this time that the Engineering Requirements established under Rezoning Application RZ/106/05 anticipated further expansion of this school facility.

Required Landscape Buffer: Figure 1 is an excerpt from the Agricultural Land Commission publication "Landscape Buffer Specifications". The 3 metre buffer as indicated represents the minimum specifications that would generally be approved by the Commission.

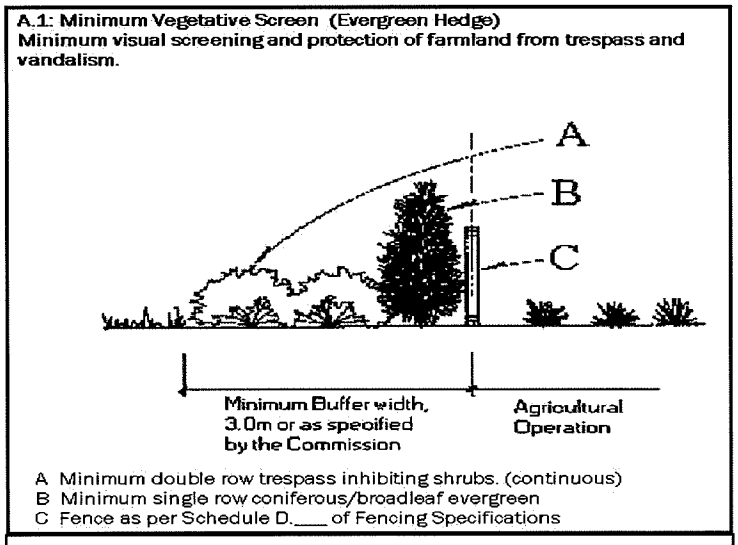


Figure 1 Minimum Buffer Requirements

Figure 2 indicates the actual landscape treatment that was provided by the applicant. Although a chain link fence has been installed, the low density of this planting does not meet the minimum specifications as indicated in Figure 1. However, correspondence from the Commission to the applicant dated September 10, 2009 suggests that in this context, this reduced planting is acceptable to the Commission.

Figure 2 (Picture taken Nov 8, 2012)

The planting at Meadowridge School is a row of red Maples that are planted about 7 meters apart along the south and east sides of the property. In addition, a chain link fence has been installed on the property line.

If this application is forwarded, the Commission will be given an opportunity to again comment on the buffer planting. If it is acceptable to the Commission, the covenant should be amended accordingly.

Development Considerations:

The incremental nature of the development of this school site within a rural area requires review. This higher density of use, with greater impermeable surfaces is occurring at a site that has not been planned to a standard of full urban services. A rezoning application could provide a legal mechanism for requiring redress of servicing deficiencies through a rezoning servicing agreement. As noted earlier in this report, the revised development plan includes the use of the subject property at 12162 240th Street for parking. In order to allow this use, this property would have to be consolidated with the parent parcel, and rezoned. This process would provide the opportunity for redress of any outstanding servicing requirements.

This process is also consistent with the anticipated direction of the Agricultural Land Commission. Typically, the Commission reviews the development proposal and site plan as provided by the applicant. Any approvals are typically made conditional. In this case, it is expected that the Commission will require substantial compliance with the development proposal as submitted. If this is the case, the applicant will be required to undertake a rezoning and lot consolidation as described. However, there is no guarantee that the Commission will set such a condition in any approval.

If no such condition is established, it is important to consider that the proposed development plan could possibly be revised to be contained within the existing site, and no rezoning would be

necessary. Viewed in this light, any decision to amend the existing covenant (which currently limits development) should be considered in light of the potential implications of an expanded facility.

Amending the Covenant:

The registration of the covenant was conducted as a condition of rezoning. The amendment process will therefore require a formal request from the applicant, and the request will be processed as a regular application. The first step would be a review at Committee of the Whole, followed by a Council decision to forward to a Public Hearing, and approval at a regular Council meeting. The implications and potential impacts of an expanded facility have been noted in this report. From the District's perspective, it would be preferable if a request to amend the terms of the restrictive covenant was accompanied by a rezoning application that would provide an opportunity to review and require that deficiencies are addressed.

However, as noted, there is potential for an amendment to occur without rezoning, if the applicant is able to adjust the development plan to fit within the boundaries of the existing property. In order to assist Council with their decision, the application for amending the covenant must by supported with reports from qualified professionals. Required reports could include a traffic study, stormwater management assessment, agricultural impact assessment, and environmental assessment report.

d) Interdepartmental Implications:

Engineering Department

The request to amend the covenant along with pertinent reports will be referred to the Engineering Department for their review, as would a rezoning application. It should be noted that the property north of the school site may be considered as a possible link to an east west connector to improve access to 256 Street. This property is also owned by the Meadowridge School Society. The actual alignment of this required access has not yet been established, but the applicant should be made aware that this location may be considered.

Parks and Leisure Services

An equestrian trail is indicated along 240th Street in Figure 5 of the Official Community Plan. The impacts of this proposal and other developments should be considered for the future of the 240 corridor as an equestrian trail. A rezoning application could trigger a requirement for additional improvements along this corridor for a boulevard trail, if required.

e) Alternatives:

The current approach taken with this proposal seems to be desirable, as further incursions into the Agricultural Land Reserve are not requested, and as a legal mechanism for redress of possible servicing deficiencies will be provided through the required rezoning application. Other options Council may wish to consider include:

- Deny forwarding this application to the Agricultural Land Commission, in which case it will be considered denied.
- Recommend that the applicant revise the proposal to fit within the existing development site.

If Council denies this application, it will be considered closed and will not proceed further. If the applicant is required to revise their proposal to remain within the existing development site, the opportunity for redress of servicing deficiencies will be more limited.

CONCLUSION:

This non-farm use application for Meadow Ridge School pertains to a proposal to expand the existing facility from a current maximum of 600 students to 800, and the construction of additional buildings on the existing school site. No further incursions into the Agricultural Land Reserve are proposed at this time. The implications of this application, if successful, are that Council will be asked to amend the covenant that has been registered in support of the Commission's earlier conditions of approval. The physical capability of the site and surrounding infrastructure will need further review to determine whether the proposed expansion is supportable. In addition, a property fronting 240 Street is proposed to be used for parking, which would requirement consolidation with the parent parcel, rezoning, and an Official Community Plan amendment.

Based on these considerations, the recommendation is to forward this application to the Commission.

"Original signed by Diana Hall"

Prepared by: **Diana Hall**
Planner

"Original signed by Chuck Goddard" for

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

"Original signed by Frank Quinn"

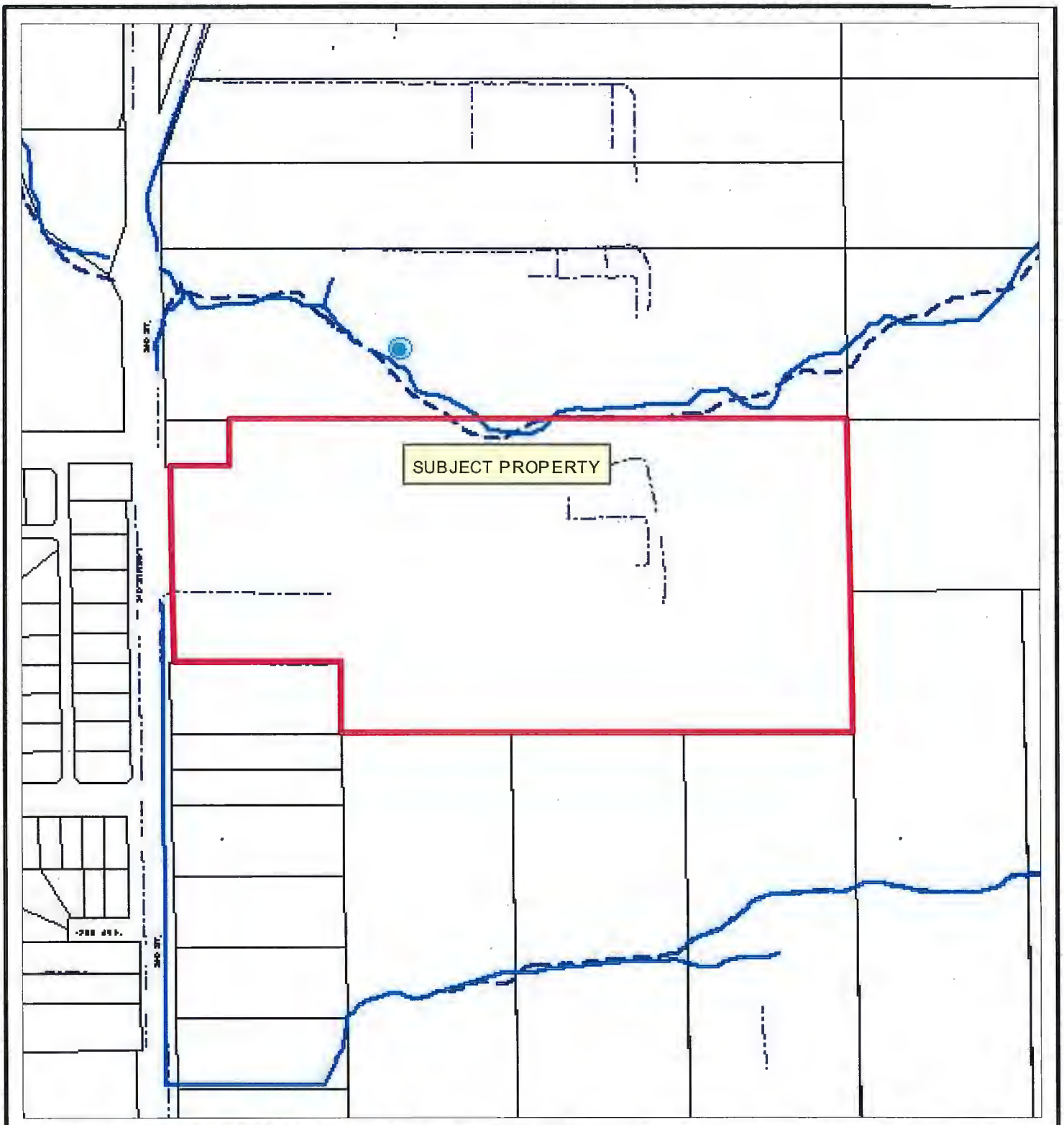
Approved by: **Frank Quinn, MBA, P. Eng**
GM: Public Works & Development Services

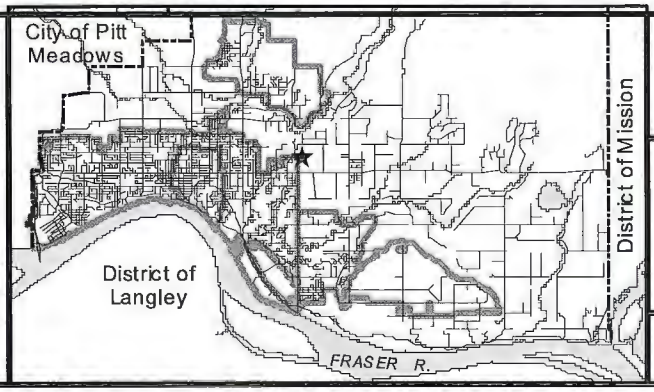
"Original signed by Jim Rule"

Concurrence: **J. L. (Jim) Rule**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A - Subject Map
Appendix B - Approved Development Plan (2005)
Appendix C - Proposed Development Plan
Appendix D - Excerpts from Restrictive Covenant.





N

SCALE 1:3,000

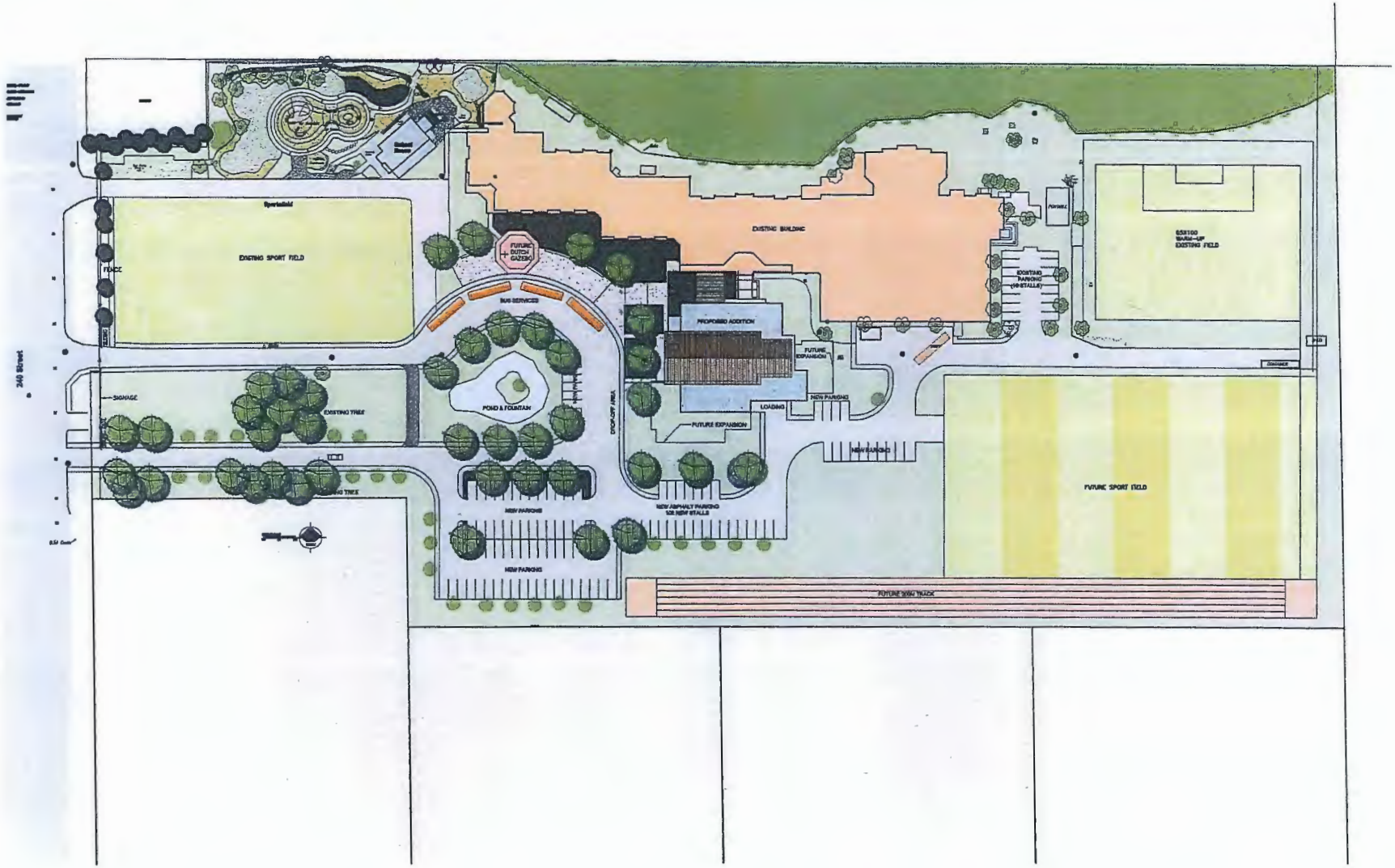
12224 240 STREET

MAPLE RIDGE
British Columbia

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

PLANNING DEPARTMENT

DATE: Aug 14, 2012 FILE: 2012-085-AL BY: PC



MEADOWRIDGE INDEPENDENT SCHOOL
MAPLE RIDGE, B.C.
AUGUST 2005

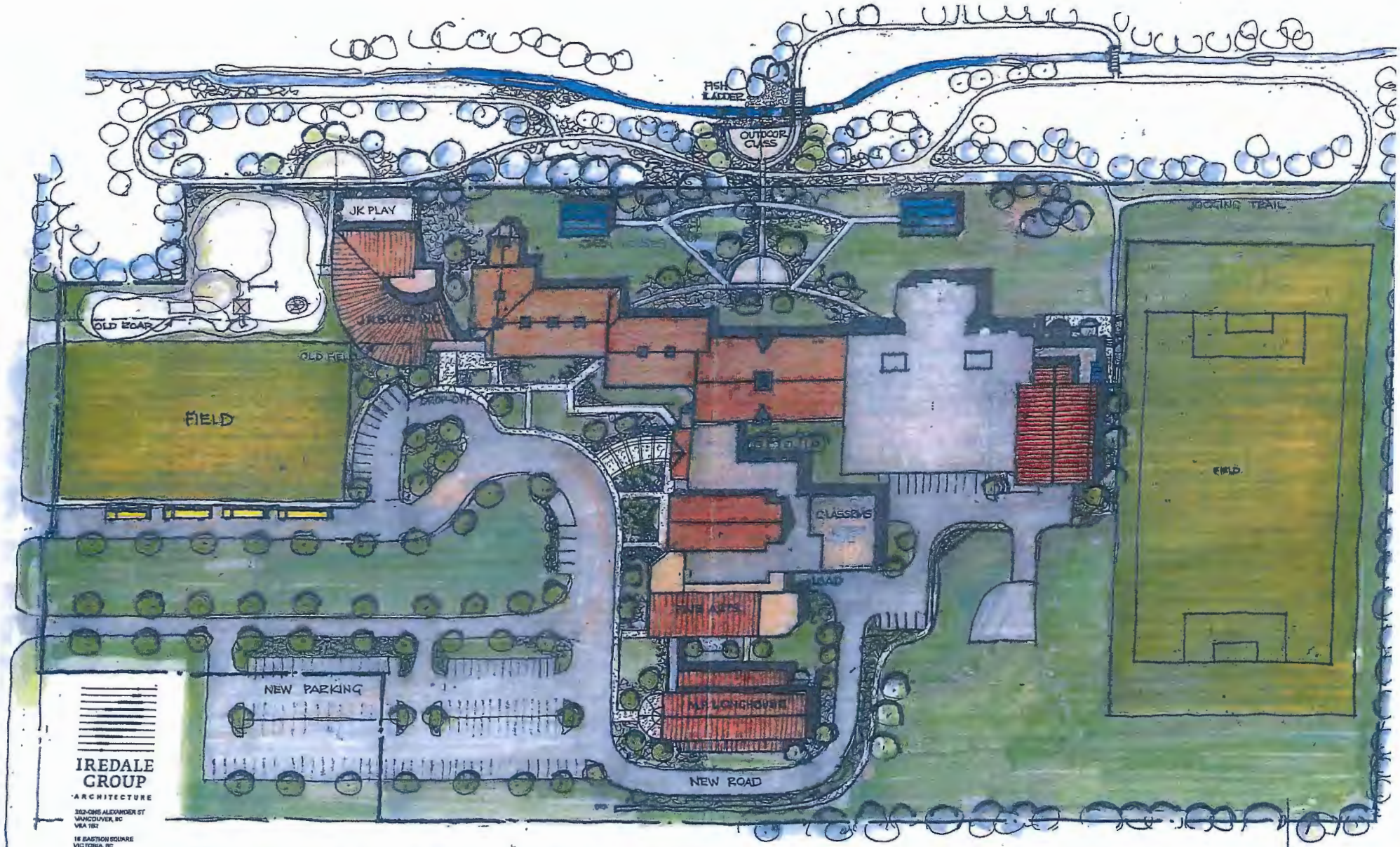
PROPOSED SITE PLAN

Scale: 1:500

PLANS ISSUED SEPT. 6, 2005
FOR FACILITIES COMMITTEE
REVIEW

NORTH

CJP



IREDALE GROUP
ARCHITECTURE

Meadowridge Independent School

Site Plan
1:1000

Province of British Columbia
GENERAL INSTRUMENT - PART 1 (This area for Land Title Office Use)

1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)
ANDERSON & THOMPSON, Barristers and Solicitors, 22311 - 119th Avenue, Maple Ridge, BC V2X 2Z2
(604) 463-6281

Janice Bolton, Signature of Applicant

2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND:*

(PID)	(LEGAL DESCRIPTION)
Not Available	Lot 1 Sec 22 Tp 12 NWD Plan BCP 29123

3.

NATURE OF INTEREST: DESCRIPTION	DOCUMENT REFERENCE (page and paragraph)	PERSON ENTITLED TO INTEREST
Section 219 Covenant (Amenity)	Page 3 to 8	Transferee
Priority Agreement granting Covenant B 637424 priority over Mortgage BW402087and Assignment of Rents BW402088	Page 8, para. 21	Transferee

4. TERMS: Part 2 of this instrument consists of (select one only)

(a)	Filed Standard charge Terms	[ ]	D.F. No.
(b)	Express Charge Terms	[X]	Annexed as Part 2
(c)	Release	[ ]	There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in item 7 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

5. TRANSFEROR(S): * **(Covenantor)**
MEADOWRIDGE SCHOOL SOCIETY, Inc. No. S20191, and **VANCOUVER CITY SAVINGS CREDIT UNION**

6. TRANSFEREE(S): * **(District)** (including postal address(es) and postal code(s))
THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE, a Municipal Corporation, of 11995 Haney Place, Maple Ridge, BC, V2X 6A9

7. ADDITIONAL OR MODIFIED TERMS: * N/A

8. EXECUTION(S):** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in Item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

Officer Signature(s)	Execution Date Y	M	D	Party(ies) Signature(s)
ALAN C. THOMPSON 22311 - 119th Avenue Maple Ridge, BC V2X 2Z2 Phone: 604.463.6281 SOLICITOR AS TO BOTH SIGNATURES	06	12	08	MEADOWRIDGE SCHOOL SOCIETY by its authorized signatories: Name: Michael Osborne Name: Hugh BURKE.

EXECUTIONS CONTINUED

Officer Signature(s)	Execution Date			Transferor/Borrower/Party Signature(s)
	Y	M	D	
RONALD DAVID RIACH Commissioner for taking Affidavits in the Province of B.C. 11995 Haney Place Maple Ridge, B.C. V2X 6A9 Phone: 463-5221 (as to both signatures)	07	03	14	**THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE** by its authorized signatories Mayor **GORDON W. ROBSON** **MAYOR** Clerk **CERI E. MARLO** **CORPORATE OFFICER**
Claire P. Richter A Commissioner for Taking Affidavits for British Columbia Vancouver City Savings Credit Union 810 - 815 West Hastings Street Vancouver, B.C. V6C 1B4 Tel: 604-877-6568 (as to both signatures)	06	12	14	**VANCOUVER CITY SAVINGS CREDIT UNION** by its authorized signatories Name Felicity Ronaghan Senior Risk Manager Business Credit Departm Name Bruce Richter Risk Manager Business Credit and Administratio

OFFICER CERTIFICATION:
Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the Evidence Act, R.S.B.C. 1996, c 124 to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

TERMS OF INSTRUMENT - PART 2

BETWEEN:

MEADOWRIDGE SCHOOL SOCIETY, a society incorporated under the laws of British Columbia and having an office at, of 12224 240th Street, in the Municipality of Maple Ridge, in the Province of British Columbia, V4R 1N1 (Incorporation No. S-20191)

(hereinafter called the "Covenantor")

OF THE FIRST PART

AND:

THE CORPORATION OF THE DISTRICT OF MAPLE RIDGE, a Municipal Corporation under the "Local Government Act", and having offices at 11995 Haney Place, Maple Ridge, British Columbia V2X 6A9

(hereinafter called the "District")

OF THE SECOND PART

AND:

VANCOUVER CITY SAVINGS CREDIT UNION

(hereinafter called the "Lender")

OF THE THIRD PART

WHEREAS:

A. The Covenantor is the registered owner in fee simple of the following lands and premises situate in the District of Maple Ridge and described as:

PID: Not Available Lot 1 Sec 22 Tp 12 NWD Plan BCP 29123

(the "Lands");

B. The Lands or certain portions of the lands are within the Agricultural Land Reserve and have received approval from the Agricultural Land Commission by Resolution #39/2006 for a non-farm use for school

(i) by limiting student enrollment to 600 students; and

(ii) the Covenant adhering to the site plan as approved by the Agricultural Land Commission and attached as Schedule "A" (the "Amenity Survey") to this Covenant.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the sum of Ten Dollars ($10.00) of lawful money of Canada now by the District to the Covenantor (the receipt and sufficiency whereof is hereby by the Covenantor acknowledged) the Covenantor covenants and agrees as follows:

Restrictions

1. The Covenantor covenants and agrees that:

(a) student enrolment on the Lands shall be limited to not more than 600 students;

(b) it shall adhere to the Amenity Survey in accordance with recommendations approved by the Agricultural Land Commission in its letter dated February 23, 2006, which letter is attached hereto as Schedule "B".

District Approvals

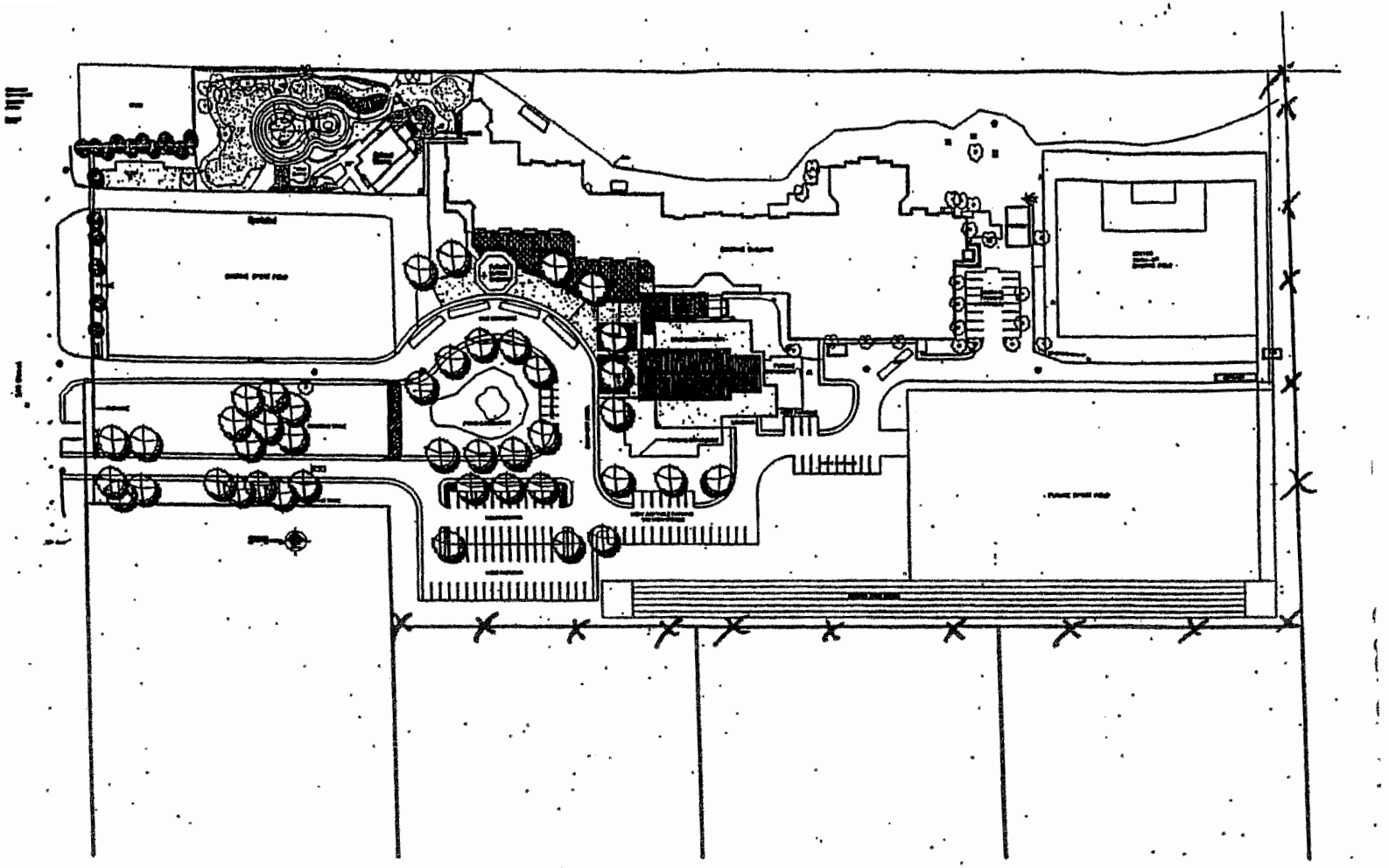
2. Wherever in this Covenant the approval of the District is required such approval shall be at the sole discretion of the Council of the District and the District shall not be required to consider any request for approval until such plans, specifications, and information as are satisfactory to the Director of Planning are provided to the District detailing the nature, scope and timing of all things desired to be done by the Covenantor and requiring the approval of the District. In granting any approval the District may grant the same subject to terms and conditions.

Construction and Maintenance of Works

3. Wherever in this Covenant the Covenantor is required to, or receives the District's approval to construct or maintain works to protect or conserve an amenity or is required to construct or maintain works as a condition of any approval of the District granted pursuant to this Covenant, such works shall be constructed at the Covenantor's sole expense strictly in accordance with plans and specifications approved by the District, and shall be diligently and continuously maintained in good repair and efficient operating condition by the Covenantor at the Covenantor's sole expense in accordance with good engineering practice.

No Public Law Duty

4. Wherever in this Covenant the District is required or entitled by the terms hereof to exercise any discretion in the granting of consent or approval, or is entitled to make any determination, take any action or exercise any contractual right or remedy, including without limitation the termination of this Agreement, the District may do so in accordance with the provisions of this Covenant and no public law duty whether arising from the principles of



EADOWRIDGE INDEPENDENT SCHOOL
PLE RIDGE, B.C.

PROPOSED SITE PLAN

PLANS READY SEPT. 6, 2006 FOR FACILITIES COMMITTEE REVIEW

NORTH

CJP ARCHITECTS LTD.

Provincial Agricultural Land Commission

Application: O-36437
Resolution # 39/2006

Approved development plan

Location of buffer vegetation and fencing

February 23, 2006

Reply to the attention of Gordon Bednard

Schedule "B"

Meadow Ridge School Society
12224 - 240th Street
Maple Ridge, BC V4R 1N1

Dear Sir/Madam:

Re: **Application # O-36437**
Lot A, Section 22, Township 12, New Westminster District, Plan BCP580

The Provincial Agricultural Land Commission (the "Commission") has now concluded its review of your application to use the subject property, and other properties owned by the school, for expansion of the existing school by the addition of a high school (grades 11 and 12), with new classrooms, parking, driveways and a sports field. The application was submitted pursuant to section 20(3) of the *Agricultural Land Commission Act* (the "ALCA").

The Commission wishes to thank Hugh Burke and other school representatives for taking the time to meet with the Commission on February 1, 2006 at the property. The Commission found the meeting and site visit informative.

The Commission writes to advise that it approved your application and would allow the expansion of school facilities as presented for enrollment of up to 600 students subject to:

- the use being restricted to the development plan as attached;
- the construction of a fence, and the planting of a vegetative buffer, along the boundaries of the school properties where they abut other ALR lands. This construction must be prior or concurrent with construction of the school expansion and the form and design of the fence and vegetative buffer must be approved by the Commission prior to the commencement of construction. Please access the Commission's website under the heading "publications" for suggested landscape buffer guidelines.
- a clear understanding by the school that any expansion or change in use beyond what has been approved would require review and approval by the Commission by way of a new application;
- compliance with applicable Acts, regulations, bylaws of the local government, and decisions and orders of any person or body having jurisdiction over the land under an enactment. The Commission suggests you contact the District of Maple Ridge at your earliest convenience.

...2

The decision noted above is recorded as Resolution # [illegible]. Please quote your application number in any future correspondence.

Yours truly,

PROVINCIAL AGRICULTURAL LAND COMMISSION

Per:

Erik Karlsen, Chair

cc: District of Maple Ridge - Attn: Diana Hall (# 3060-20/ALRA-1)

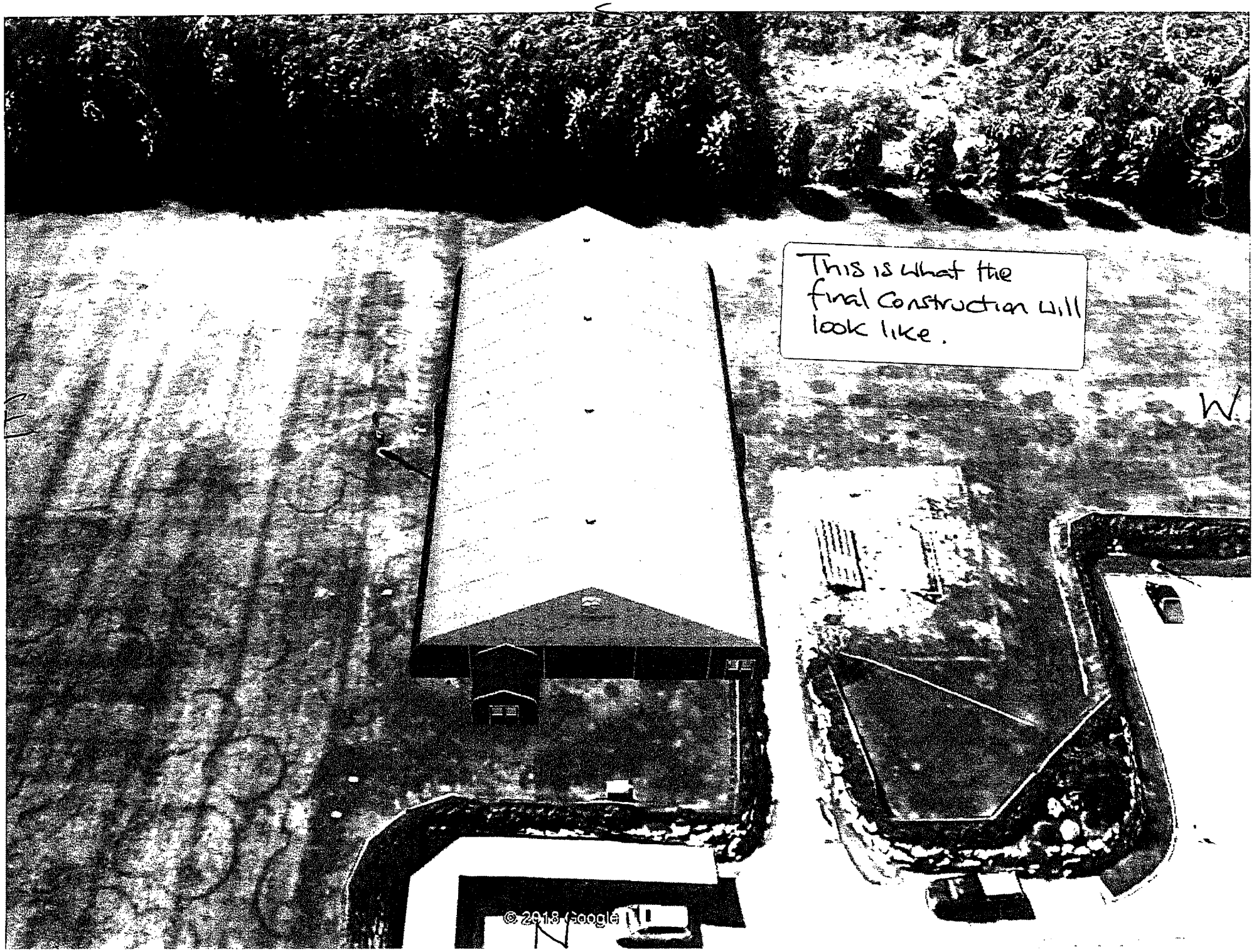
GB/lv/Encl.
36437d1

E

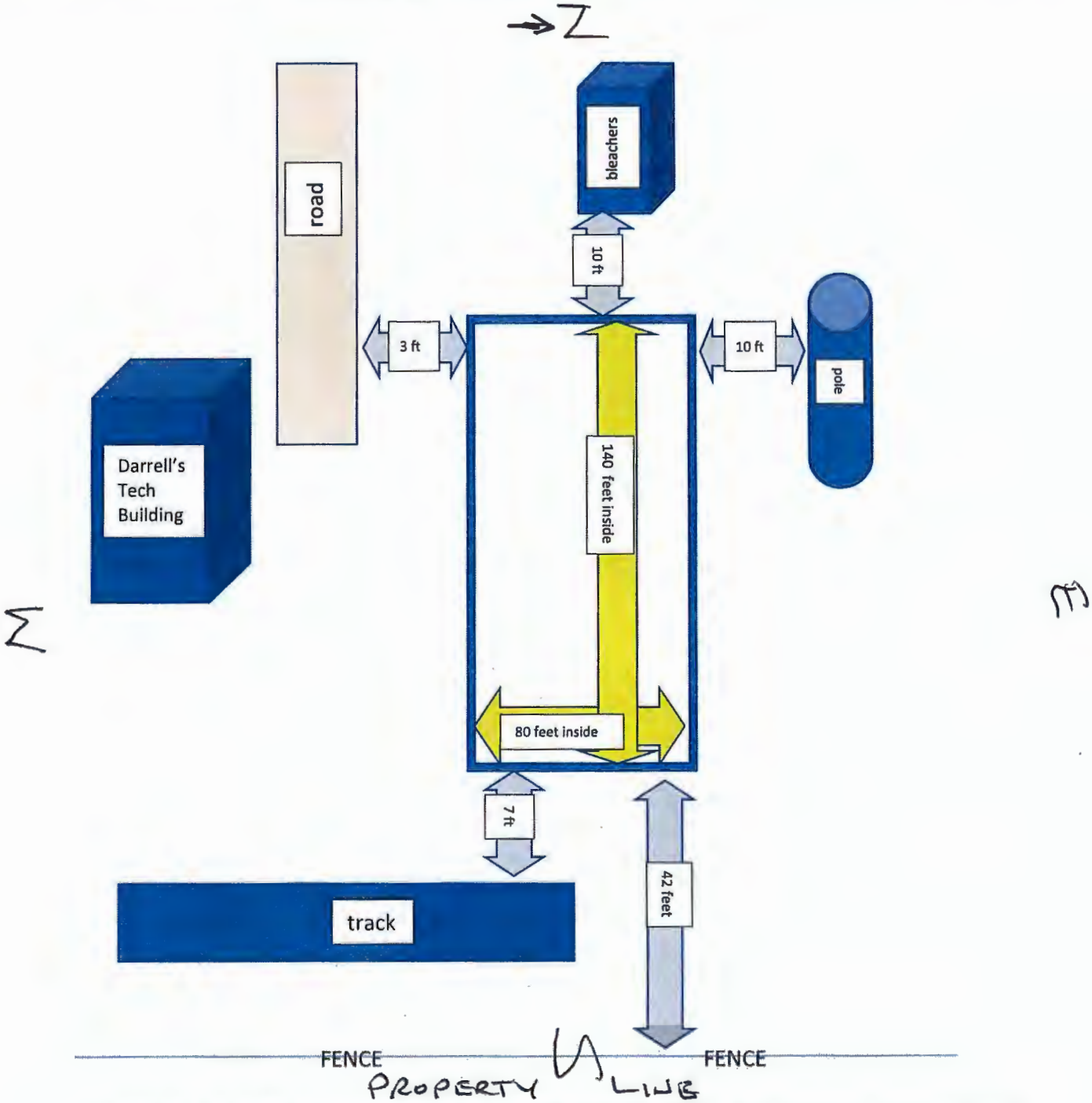
Sprung Structure

W

APPENDIX D


This is what the final construction will look like.
S
E
W
N
© 2018 Google

Details of Location of Structure



There is a bit of room on the outside to play with as far as space. At a minimum of 13 feet east and west and 17 feet on the north south. Charles and Scott measured this together on Dec.10th as a double check on dimensions.

MAPLE RIDGE
British Columbia

mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	May 19, 2020
		FILE NO:	2020-035-AL
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Non-Adhering Residential Use in the Agricultural Land Reserve**
25309 Hilland Avenue

EXECUTIVE SUMMARY:

An application has been received for a Non-Adhering Residential Use in the Agricultural Land Reserve (ALC Application 60406), for the property located at 25309 Hilland Avenue, to construct a new house on the property while living in an existing house on the same property. The applicant will need to demolish the existing house prior to receiving an Occupancy Permit for the new house.

This application is in compliance with revised regulations of the Agricultural Land Commission. Previously, the retention of an existing dwelling for the period of construction was permitted conditionally, with a Temporary Second Dwelling Agreement and the posting of securities with the City to cover the cost of demolition through the Building Department. These recent changes require that formal permission from the Agricultural Land Commission is received prior to issuance of a Building Permit. For this reason, the recommendation is that this application be forwarded to the Agricultural Land Commission for their review and approval.

RECOMMENDATION:

That Application 2020-035-AL, respecting property located at 25309 Hilland Avenue, be forwarded to the Agricultural Land Commission for their review and consideration.

DISCUSSION:

a) Background Context:

Applicant:		S. Pirs
Legal Description:		Lot 17, Section 23, Township 12, New Westminster District Plan 28321
OCP :		
Existing:		Agricultural
Zoning:		
Existing:		RS-3 (One Family Rural Residential)
Surrounding Uses		
North:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural

1102

West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential) and RS-3 (One Family Rural Residential)
	Designation:	Agricultural
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Single Family Residential
Site Area:		0.81 ha (2 acres)
Access:		Hilland Avenue

b) Project Description:

The subject property is located at 25309 Hilland Avenue (see Appendices A and B). This Non-Adhering Residential Use application is to replace an existing house but to retain it as a residence for the period of construction (see Appendix C). This process follows the new regulations of the Agricultural Land Commission (ALC) under Bill 52, which has placed greater limits on residential development within the Agricultural Land Reserve (ALR).

The size of the subject property is 0.81 hectares (2 acres). The existing house is in dire disrepair and will be replaced with a new home. The owner would like to reside in the existing home until the new home is constructed.

c) Planning Analysis:

The proposed residential use is permitted on the subject property and will comply with Zoning Bylaw regulations for Gross Floor Area and Farm Home Plate. The new home will also comply with the ALC regulations for Total Floor Area. Under these circumstances, the requirement for a Non-Adhering Residential Use application to the ALC is recent, resulting from the new regulations under Bill 52.

d) Intergovernmental Issues:

Under Bill 52, the Ministry of Agriculture has recently increased restrictions within the ALR for residential uses and for the placement of fill. The previous regulations restricted the placement of fill for residential purposes to 2,000 m^2 and did not regulate the placement of fill for farm structures. In addition, ALC provisions for replacing existing dwellings were consistent with the Maple Ridge practice of requiring a Second Dwelling Agreement and securities to cover the cost of demolition. These provisions allowed a second dwelling for the period of construction with the understanding that demolition would occur prior to issuance of an Occupancy Permit for the new dwelling.

Under Bill 52, an application is now required if the property owner wishes to keep the existing residence during the period of construction. A Notice of Intent is also required if the fill placement for the residential construction, including driveways, lawns, and landscaping, exceeds 1,000 m^2 in area. The Non-Adhering Residential Use application to the ALC takes precedence over the Notice of Intent, and covers the fill component. For this application, therefore, only the Non-Adhering Residential Use application is required, and it will also address the amount of fill proposed with this development proposal.

e) Interdepartmental Implications:

The applicant has not submitted a Building Permit application at this time. ALC approval for the proposed building must be obtained prior to submission for the Building Permit. The Building Department has indicated that a Second Dwelling Agreement and $10,000.00 security posted with

the City will be required as a condition of the Building Permit to ensure the existing house is demolished once the new house has occupancy.
The Environment Section has indicated that a Watercourse Protection Development Permit review will be conducted with the Building Permit application review.

The Engineering Department has indicated that, as the property is outside of the Official Community Plan's Urban Area Boundary, it is therefore exempt from providing frontage upgrades. The secondary access can be retained for the proposed home, as the access complied with the regulation at the time it was installed, and the owner paid to have it installed by the City. Should a second dwelling unit be requested in the future, the secondary access will need to be removed. The existing water connections will need to be disconnected and a new 38mm water service connection and water meter will need to be installed by the City at the applicant's cost. The existing storm drainage system onsite will need to address the three-tier stormwater management requirements from the Design Criteria Manual within the *Subdivision and Development Servicing Bylaw No. 4800 – 1993*, which will be confirmed at the Building Permit stage.

f) Alternative:

The recommendation is to forward the application to the Agricultural Land Commission for consideration. Should Council not support the temporary retention of the second dwelling unit, Council may elect to deny forwarding this application to the Agricultural Land Commission, in which case it will be considered closed and the application will not proceed further. In this case, the Building Department will not be able to issue the Building Permit for the new home until the existing home is demolished.

CONCLUSION:

This application for a Non-Adhering Residential Use is to live in an existing house while a new house is constructed. This process follows the new requirements of the ALC. The recommendation is to forward this application to the ALC for their approval.

"Original signed by Michelle Baski"
Prepared by: **Michelle Baski, AScT, MA**
Planner

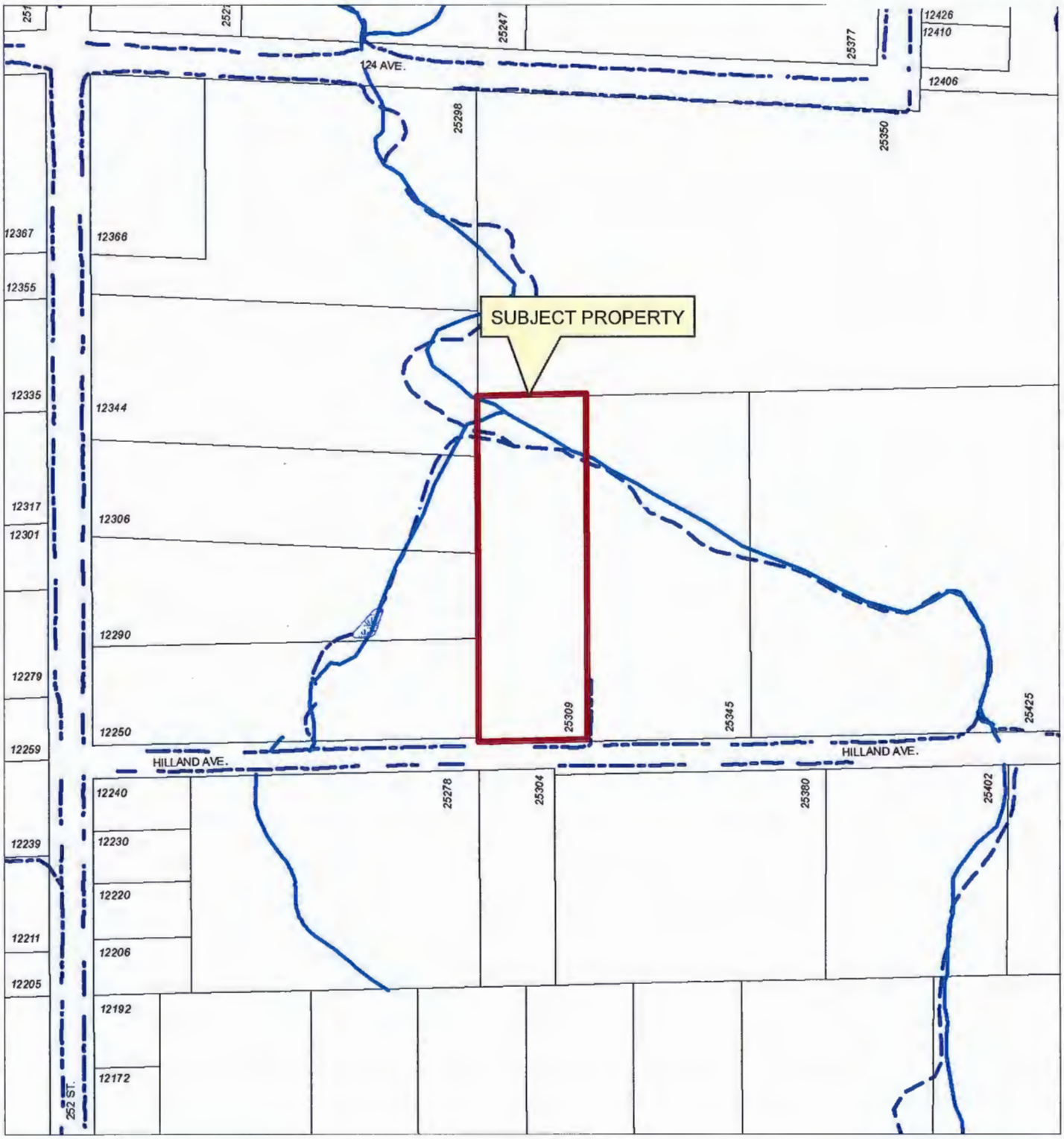
"Original signed by Chuck Goddard"
Reviewed by: **Charles R. Goddard, BA, MA**
Director of Planning

"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 Photo
Appendix C – Proposed Site Plan

APPENDIX A



N

Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Edge of Marsh
- Indefinite Creek
- Marsh

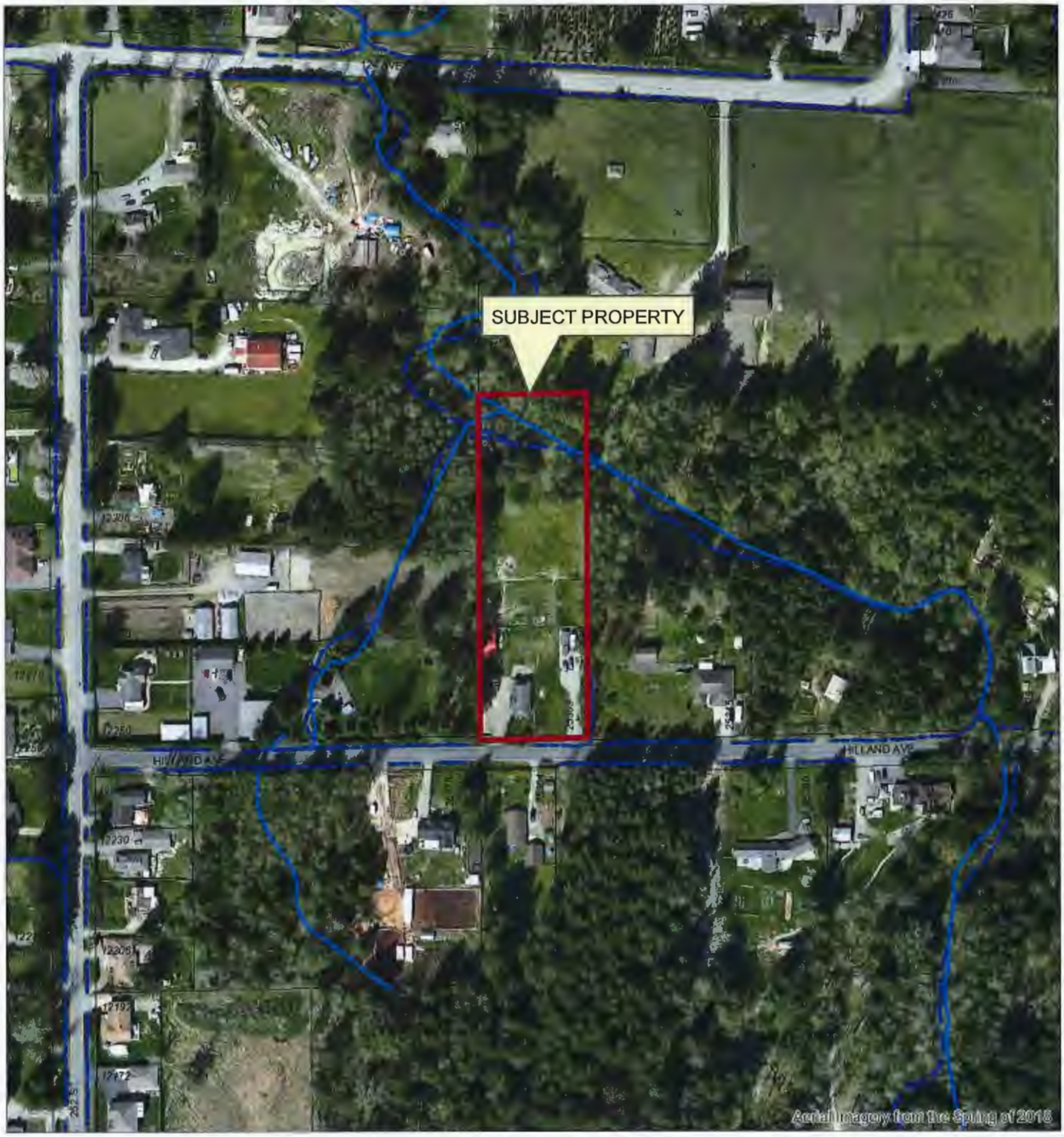
25309 HILLAND AVENUE
PID: 000-630-748

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2020-035-AL
DATE: Feb 13, 2020
BY: PC

APPENDIX B



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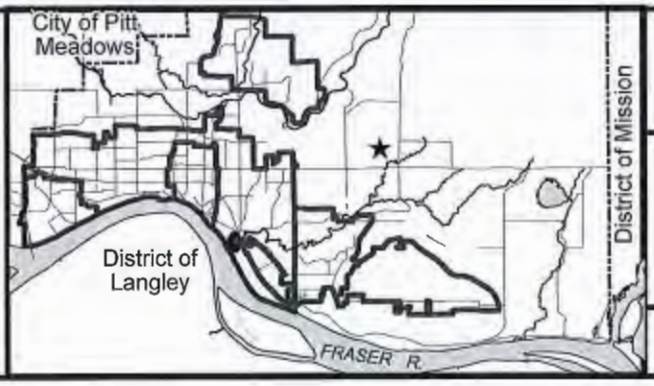
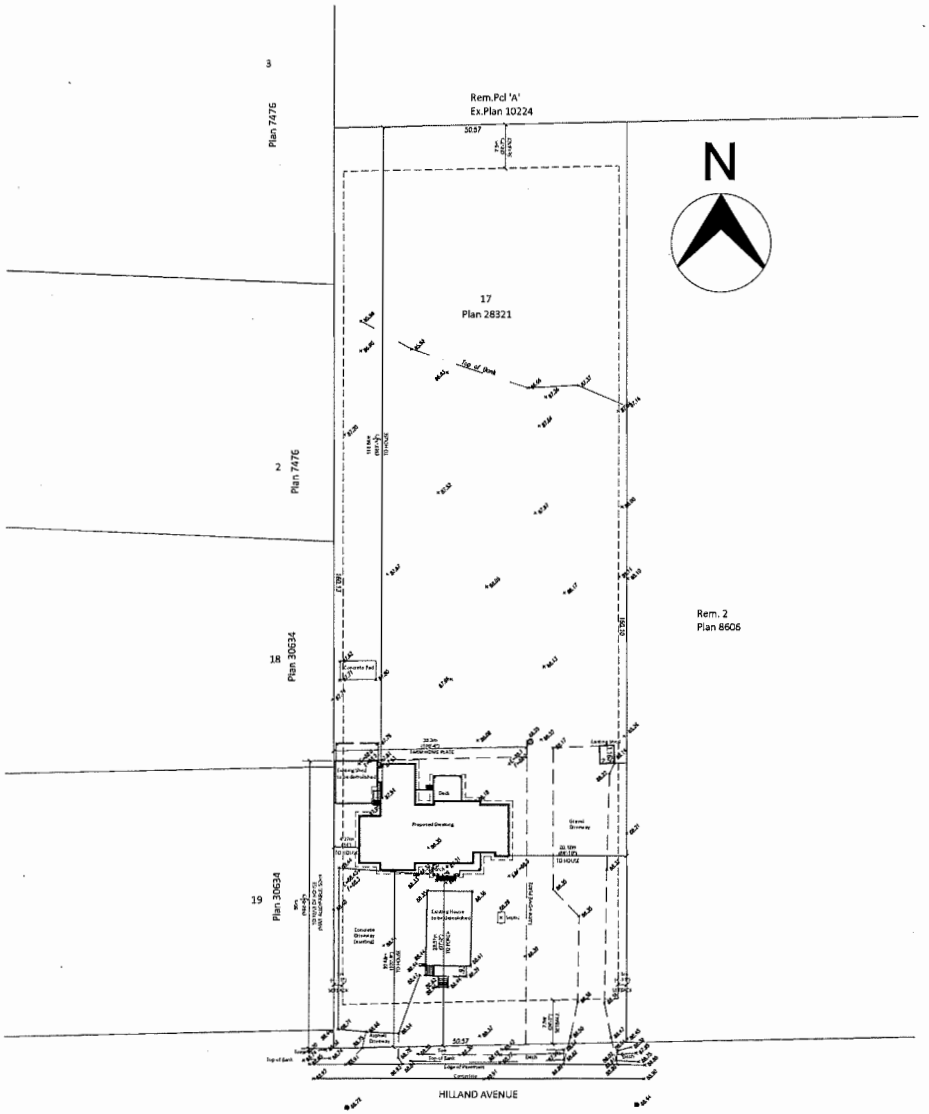


25309 HILLAND AVENUE
PID: 000-630-748

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2020-035-AL
DATE: Feb 13, 2020
BY: PC



SITE PLAN INFORMATION

SCALE: 1/32" = 1'-0"

LEGAL DESCRIPTION:

LOT 17, SECTION 23, TOWNSHIP 12,
NWD PLAN 28321
P.I.D.: 000-630-748

CIVIC ADDRESS:

25309 HILLAND AVE.,
MAPLE RIDGE, B.C.
LOT SIZE: .812 ha, (8120 sq m), (286753.5 sq ft)
ZONING: RS-3

LOT COVERAGE:

LOT COVERAGE ALLOWED:
ALL BUILDINGS & STRUCTURES: 3248 sq m, (34962.3 sq ft)
DETACHED PARKING/ACCESSORY STRUCTURES: Lesser of 279 sq m, or 15%
LOT COVERAGE PROPOSED:
ALL BUILDING & STRUCTURES: 355.3 sq m, (3827.04 sq ft), (11%)
EXISTING DETACHED PARKING/ACCESSORY STRUCTURES: 7.9 sq m, (85 sqft), (0.24%)

PROPOSED ELEVATIONS:

CRAWL SPACE SLAB: 87.48m (287.0')
GARAGE SLAB @ O/H DOOR: 88.3m (289.7')
MAIN FLOOR: 88.86m (291.53')
MAIN FLOOR & T.R.U. CEILING: 91.63m (300.6')
RAISED CEILING FOYER THRU GREAT ROOM: 92.2m (302.53')
HIGHEST RIDGE ELEVATION PROPOSED: 94.82m (311.1')
HIGHEST RIDGE ELEVATION ALLOWED: 99.2m (325.45')

MAXIMUM BUILDING HEIGHT:

PROPOSED: 6.62m (21.7')
ALLOWED: 11.0m (36.0')
FRONT DATUM DETERMINATION POINT: 88.3m (289.7')
REAR DATUM DETERMINATION POINT:88.05m (288.9')
AVERAGE BUILDING GRADE: 88.2m (289.3')

HIGHEST BUILDING FACE:

PROPOSED: 3.9m (12.8')
ALLOWED: 7.0m (22.9')

FLOOR AREAS:

MAIN HOUSE FLOOR: 1820 sq.ft.
T.R.U. FLOOR: 709 sq.ft.
GARAGE: 790 sq.ft.
COVERED PORCHES & DECKS: 422 sq.ft.

WEST COAST DREAM HOMES	
PROPOSED RESIDENCE: 25309 HILLAND AVE, MAPLE RIDGE B.C. SCALE: 1/32" = 1'-0" DRAWN BY: MICHELLE HENRY DATE: MARCH 26, 2020 WEST COAST DREAM HOMES 102-20220 113B AVE, MAPLE RIDGE B.C. 604-459-6050	SITE PLAN

APPENDIX C

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	May 19, 2020
		FILE NO:	2020-054-AL
FROM:	Chief Administrative Officer	MEETING:	C o W
SUBJECT:	Non-Farm Use Application 12406 254 Street		

EXECUTIVE SUMMARY:

A Non-Farm Use Application (ALC Application 59464) has been received to allow a wedding/small event venue on the subject property, located at 12406 254 Street. The proposed frequency of activities does not comply with the Agricultural Land Commission's Policy L-22 on *Gatherings for an Event in the Agricultural Land Reserve*, therefore the Non-Farm Use Application is required. The policy also requires that the property have Farm status in order to allow gatherings for events, which the property does not have.

The subject property is zoned RS-3 (One Family Rural Residential) and is designated *Agricultural* in the Official Community Plan (OCP). The RS-3 (One Family Rural Residential) zone does not allow for an Assembly Use, which includes the assembly of persons for charitable, philanthropic, cultural, or entertainment uses. Because this property is within the Agricultural Land Reserve (ALR), the Agricultural Land Commission (ALC) has authority over permitted uses, therefore the Non-Farm Use Application would need to be approved by the ALC prior to considering a Rezoning Application to allow for the Assembly Use. Should the ALC approve the Non-Farm Use Application, a Rezoning Application would be required to allow the Assembly Use under the City's Zoning Bylaw. Should Council forward this application to the ALC, there would be an implicit assumption that they will also support a future Rezoning Application.

RECOMMENDATION:

That the Non-Farm Use Application 2020-054-AL, respecting the property located at 12406 254 Street, not be authorized to proceed to the Agricultural Land Commission.

DISCUSSION:

a) Background Context:

Applicant:	Zi Hong Zhu Ge
Legal Description:	Lot "1", Except: Firstly: Part Subdivided by Plan 21509; Secondly: Part Subdivided by Plan 28864; Section 23, Township 12, New Westminster District Plan 3029
OCP :	
Existing:	Agricultural
Zoning:	
Existing:	RS-3 (One Family Rural Residential)

Surrounding Uses

North:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential and Small Event Venue
Site Area:	1.65 ha (4.0 acres)
Access:	254 Street

b) Project Description:

The applicant is proposing to operate the subject property, located at 12406 254 Street, as a small event venue, to accommodate small groups of 10 to 50 people per event, for weddings, corporate events, art shows, or other small social gatherings. The applicant is also proposing to have a pottery studio as an entertainment component to the venue use. The subject property is a panhandle in shape and approximately 4.0 acres in size, and is fairly covered in trees (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-22 on *Gatherings for an Event in the ALR* (see Appendix C) allows for gatherings of no more than 150 people, for less than 24 hours, with a maximum of 10 events per year. The applicant would like to host two to four events per month (or 24 to 48 events per year) (see Appendix D), therefore a Non-Farm Use Application is required. In addition, in order for ALC Policy L-22 to apply, the property would need to have Farm Status, which it currently does not have.

The applicant's proposal also includes a Pottery Studio as part of their application. This use could be considered a Home Occupation Use and does not require Farm Status to be allowed. The Home Occupation use must be accessory to the residential use and is limited to a maximum area of 100 m^2 (1,076 ft^2), as per ALC policy. This maximum area is consistent with the City's Type 3 Home Occupation requirements. Limitations to the number of client visits and group sessions for the homecraft use would apply. Although the Pottery Studio component could be supported under the ALC Policy L-07 for *Home Occupation Use in the ALR*, and the City's Zoning Bylaw, the applicant would not proceed with this use if the venue use is not approved.

c) **Planning Analysis:**

Official Community Plan:

The subject property is within the ALR and therefore is designated *Agricultural*. Appendix C of the Official Community Plan (OCP) allows for any zone in this designation, provided it is accompanied by a Non-Farm Use approval by the ALC. Therefore, should this Non-Farm Use Application be forwarded to, and subsequently approved by the ALC, a Rezoning Application would be required, as discussed below; however, an amendment to the OCP would not be required.

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).

One of the priorities of Maple Ridge's Five-Year Tourism Strategy is to support and promote festivals, special events and cultural activities, and developing natural and outdoor amenities. The Economic Development Department has indicated that expanding the depth of agri-tourism offerings in Maple Ridge and promoting all agri-tourism experiences with specific initiatives could include supporting ALR events (promoting the use of ALR land for farm-to-table events, such as farm weddings or socials, farm tour cycle events, barn dances, etc.). There has been a growing need for more creative outdoor wedding and event locations over recent years, which drove the creation and evolvement of the ALC's policy L-22 on *Gatherings for an Event in the ALR*. These events increase visitors to the community and as such have a positive economic impact.

Although there may be a need for meeting and gathering spaces, this application does not support farm use in any way and thus does not provide a demonstration of positive benefit to agriculture. On this basis, it is concluded that this proposal is not supportable based on the policies of the OCP. The applicant is encouraged to connect with our Economic Development and Tourism Department to help them explore other land options or existing premises that may be open, which may be able support the type of operations proposed.

Zoning Bylaw:

The subject property is zoned RS-3 (One Family Rural Residential) and is designated *Agricultural* in the Official Community Plan (OCP). The RS-3 (One Family Rural Residential) zone does not allow for an Assembly Use, which includes the assembly of persons for charitable, philanthropic, cultural, or entertainment uses. Typically, an Assembly Use is permitted within Commercial or Institutional zones. Because this property is within the ALR, the ALC has authority over permitted uses, therefore the Non-Farm Use Application would need to be approved by the ALC prior to considering a Rezoning Application to allow for the Assembly Use. Should the ALC approve the Non-Farm Use Application, a

Rezoning Application would be required to allow the Assembly Use under the City's Zoning Bylaw. A Rezoning Application would go through the Public Hearing process and Council would have the authority to approve the Rezoning application or not. However, should Council forward this application to the ALC, there would be an implicit assumption that they will also support a future Rezoning Application.

d) Interdepartmental Implications:

The Business Licensing Department has outlined several concerns with the proposed use. Firstly, the existing single family dwelling is currently rented out and there are concerns with absentee land owners and commercial activity on a property. The owner has indicated that they are flexible and have a good relationship with their tenant and should the Assembly Use be approved by the ALC, they will ask the tenant if they want to continue to live there or not.

There are at least four neighbours that would be impacted by the proposed commercial activity. The *Noise Control Bylaw No. 5122-1994* stipulates that you cannot disturb the peace rest and enjoyment of the neighborhood at any time. There are no curfews in place for this type of activity, meaning noise disturbance at any time is a Bylaw violation.

The applicant has not provided their proposal for the intended catering requirements, which will need to meet Fraser Health requirements in order to obtain a Business License. Additionally, the property appears to have a swimming pool. If the pool is for public use and is associated with an approved business, the pool may need to meet the standards of a Public Pool. The City would need to verify their intentions for the pool and the Public Health requirements that may apply.

The Building Department has indicated that the building must meet BC Building Code requirements for Assembly occupancy. The ALC Policy L-22 states that permanent facilities must not be constructed for any event activity, and that conversion of existing buildings and the construction associated with bringing them up to public assembly Building Code requirements is also deemed as the construction or erection of a permanent facility.

The Engineering Department has indicated that if fire suppression sprinklers are required, then the existing water service connection will need to be either replaced with a new water service connection or a have a water tank installed for the existing building. The property is located outside of Metro Vancouver's Urban Containment Boundary, therefore the property will be serviced by a private septic system. The applicant will need to demonstrate that the septic system has the capacity for the proposed Assembly Use. Additionally, the existing storm drainage system onsite will need to address the three-tier stormwater management requirements from the Design Criteria Manual within the *Subdivision and Development Servicing Bylaw No. 4800 – 1993*, which will be confirmed at the Rezoning stage.

The Environmental Section has indicated that a tributary to Zirk Brook is located on the western portion of the property and an appropriate setback needs to be identified and protected (see Appendix E). A future Rezoning Application would also require a Watercourse Protection Development Permit.

e) Alternative:

The recommendation is not to forward the application to the ALC for consideration. Should Council support the proposed Assembly Use, Council may elect to forward this application to the ALC with a summary of Council's comments and the staff report. Council should be aware that by forwarding the application to the ALC, there would be the implicit assumption that Council will also support the future Rezoning Application. However, Council would reserve the right to consider all feedback received during a Public Hearing.

CONCLUSION:

This Non-Farm Use application is the first step in number of steps required in order to change the use of this property. The recommendation is not to forward this application to the ALC. Should Council allow the application to proceed to the ALC for consideration, and the ALC approves the use, then a Rezoning Application would be required, along with Building Permits to upgrade the buildings for the Assembly Use, and Business Licensing requirements, including meeting Fraser Health's requirements.

"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

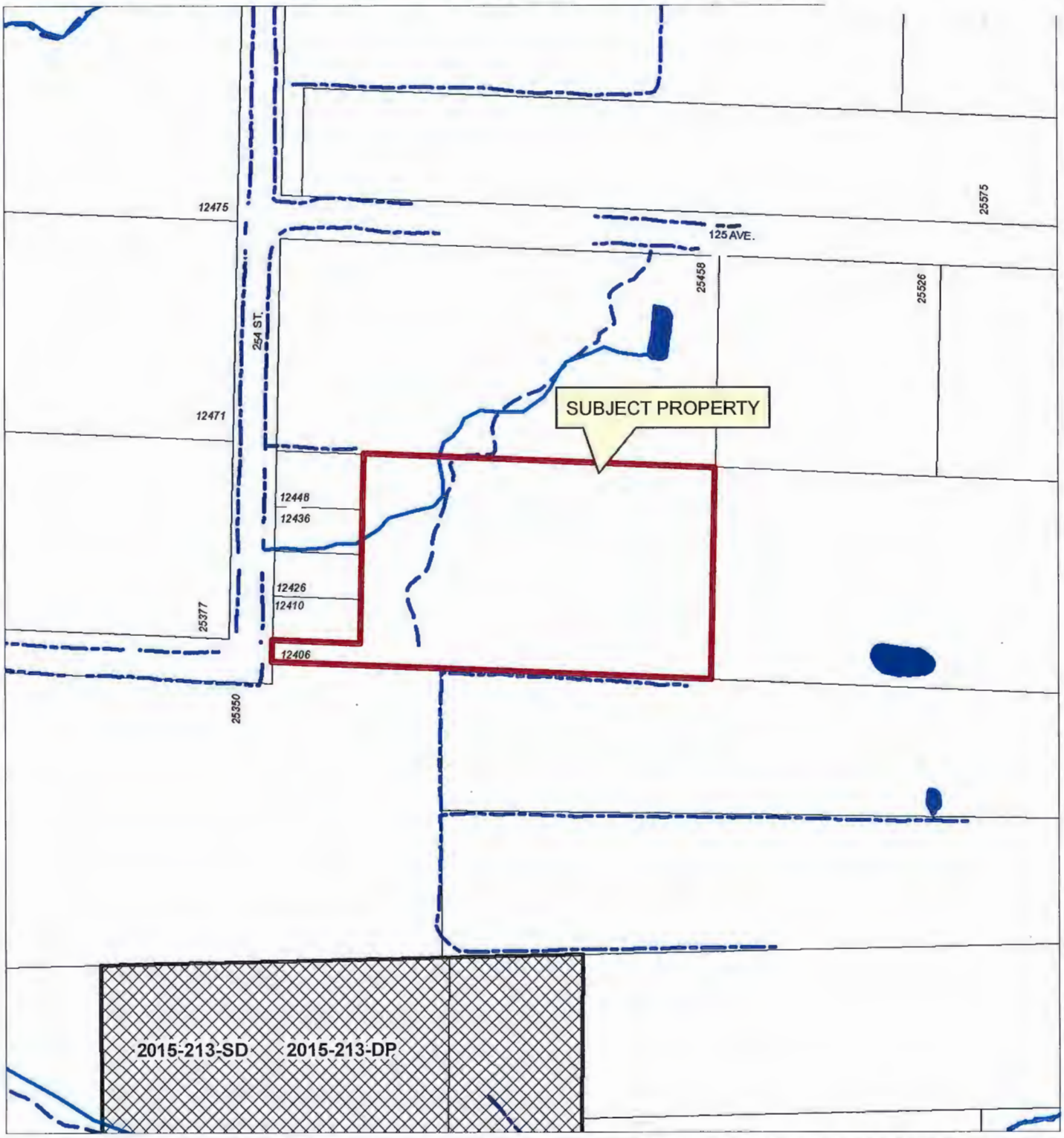
"Original signed by Al Horsman"

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-22 on Gatherings for an Event in the ALR
Appendix D – Proposed Business Plan and Site Plan
Appendix E – Environmental Context Map

APPENDIX A



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Legend

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

12406 254 STREET
PID: 002-401-819

PLANNING DEPARTMENT

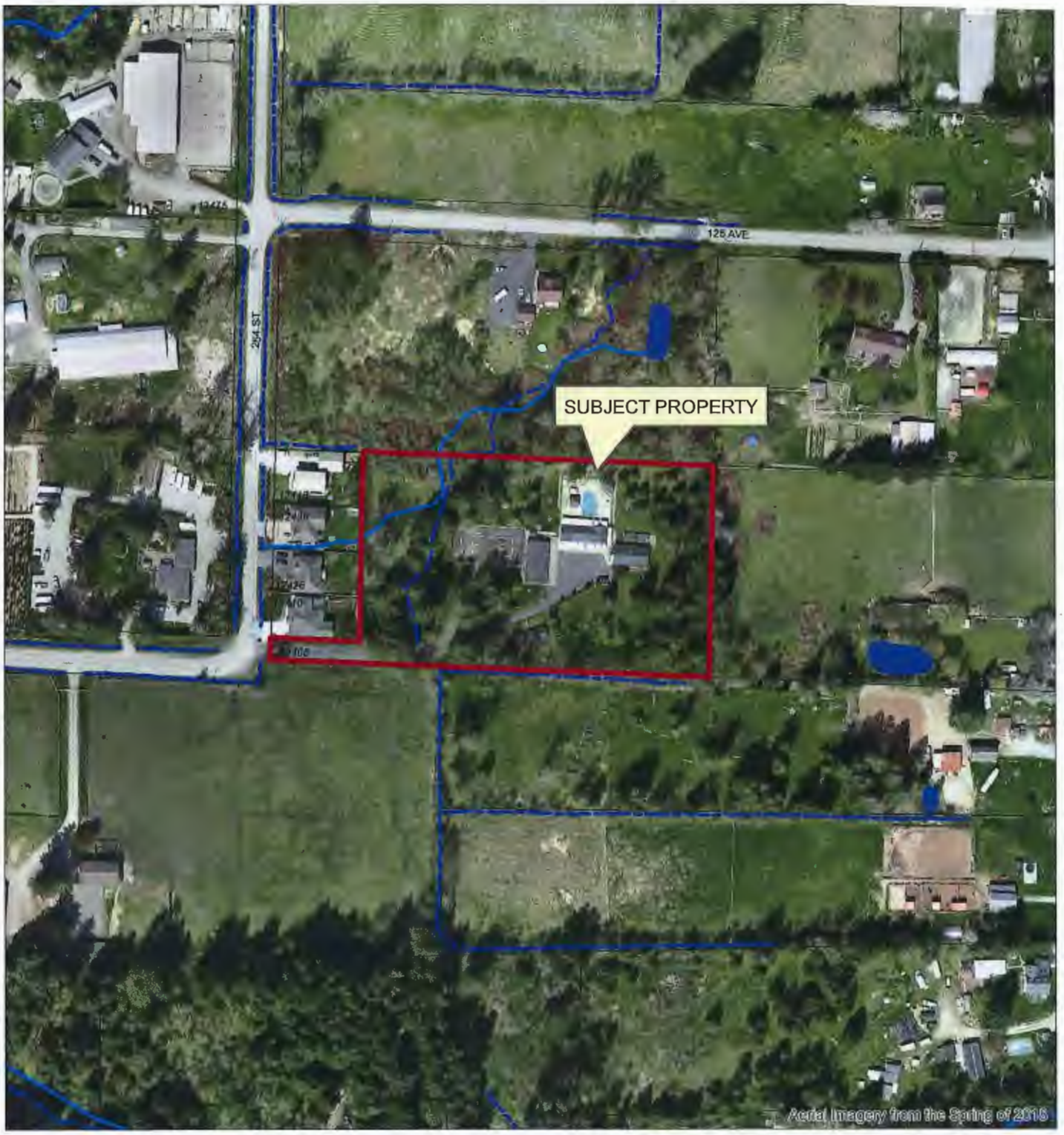
MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-054-AL
DATE: Feb 25, 2020

BY: PC

APPENDIX B



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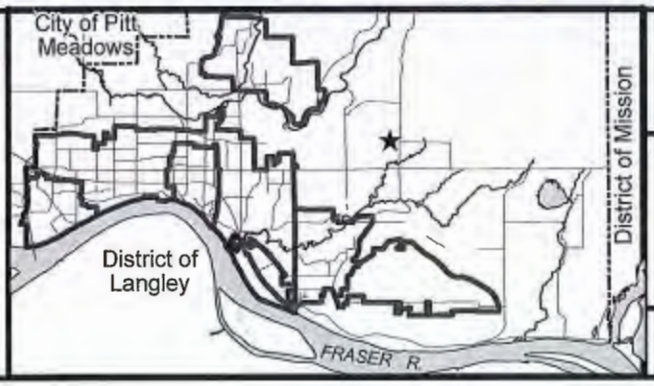


12406 254 STREET
PID: 002-401-819

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-054-AL
DATE: Feb 25, 2020

BY: PC

ALC *Agricultural Land Commission Act*	**ACTIVITIES DESIGNATED AS A PERMITTED NON-FARM USE:** **GATHERING FOR AN EVENT IN THE AGRICULTURAL LAND RESERVE**	**POLICY L-22** **Amended April 2019** **October 2016**

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:

Gathering for an event is a permitted non-farm use in the Agricultural Land Reserve (ALR) and must not be prohibited by a local government bylaw as long as the event meets the conditions set out in the Use Regulation.

No more than 150 people may be in attendance and the event must be less than 24 hours in duration.

A maximum of 10 events of any type are permitted within a calendar year on a farm. For example, 5 weddings, 2 music concerts and 3 art shows. Where more than one farm business is being operated from a farm, the maximum 10 events applies. It is recommended that a record of events be maintained by the farmer including the type of event, date and number of attendees.

There is no requirement for these events to directly market or promote agricultural products grown on the farm and therefore are not considered agri-tourism events.

People hosting events must make every effort to avoid negative impacts to the use of agricultural land including but not limited to, damage to agricultural land and structures, noise that disturbs animals and livestock, trespass, vandalism, theft and blocking access to adjacent farm businesses.

Events may include weddings, private parties, corporate retreats, music concerts and concert series, music festivals, film and theatrical presentations, art shows, dance recitals, charitable and political fundraising events, dances, and sports events, so long as otherwise compliant with the Use Regulation. Any event that is not an agri-tourism event falls into this category.

The Use Regulation allows gathering for events 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.

Permanent facilities must not be constructed or erected for any event activity. Permanent facilities include, but are not limited to: buildings or permanent structures, hard surface parking areas, concrete pads, structural foundations, retaining walls, permanent tents (erected for more than 90 days) and permanent alteration to the landscape (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 deemed as the construction or erection of 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 event 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.

Personal family celebrations hosted by the farm owner where no fee is charged continue to be allowed.

This policy does not apply to agri-tourism activities. See Related Policies.

As per subsection 13(1)(e) of the Use Regulation, these conditions do not apply to alcohol production facilities (e.g. wineries, cideries, meaderies, breweries and distilleries) if the event(s) is held only in the ancillary food and beverage service lounge that has been developed in compliance with section 13(1)(b) of the Use Regulation or within the special event area under a special event area endorsement described in section 13(1)(c)(ii) of the Use Regulation. Section 17 of the Use Regulation and associated restrictions apply if the event(s) are held outside the lounge area or special event area. This means alcohol production facilities may host an unlimited number of events in their lounge area and special event area and an additional 10 events as per section 17 of the Use Regulation held outside the lounge area or special event area.

Local governments have the authority to regulate events 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. Local governments have the authority to require permits for events.

Events in excess of what is permitted under section 17 of the Use Regulation require an application pursuant to section 20(3) of the ALCA and approval of the Commission.

TERMS:

family event means an event attended by

(a) family members, and

(b) close personal friends or close business associates of family members

family member with respect to a person means

(a) parents, grandparents and great grandparents,
(b) spouse, parents of spouse and stepparents of spouse,
(c) brothers and sisters,
(d) children or stepchildren, grandchildren and great grandchildren, and
(e) aunts, uncles, cousins, nephews and nieces

fee or other charge includes a gift in lieu of a fee or charge given in connection with the event

wedding means the ceremony of marriage or a marriage-like ceremony and/or the reception celebration

music festival means concert or concert series no more than 24 hours in duration

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

RELATED POLICY:

ALC Policy L-03 *Activities Designated as Farm Use: Alcohol Production Facilities in the ALR*

ALC Policy L-04 *Activities Designated as a Farm Use: Agri-Tourism Activities in the ALR*

REFERENCE:

Agricultural Land Reserve Use Regulation (BC Reg. 30/2019), Sections 1, 13, 14 and 17.

Definitions

Section 1 in this regulation:

*"**gathering for an event**" means a gathering of people on agricultural land for the purpose of attending*

(a) a wedding, other than a wedding to which paragraph (c) (ii) applies,

(b) a music festival, or

(c) an event, other than

(i) an event held for the purpose of agri-tourism activity, or

(ii) the celebration, by residents of the agricultural land and those persons whom they invite, of a family event for which no fee or other charge is payable in connection with the event by invitees;

Alcohol Production

Section 13(1) In this section:

(e) gathering for an event, if the event is held only in the lounge referred to in paragraph (b) or the special event area under a special event area endorsement referred to in paragraph (c), and, for this purpose, section 17 [gathering for an event] does not apply;

Non-farm uses that may not be prohibited

Section 14 The non-farm uses referred under this Division may not be prohibited

(a) by a local government enactment, or

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

Gathering for an event

Section 17 The use of agricultural land for the purpose of gathering for an event is permitted and may not be prohibited as described in section 14 if all of the following conditions are met:

(a) the event is conducted on agricultural land that is classified as a farm under the Assessment Act*;*
(b) no permanent facilities are constructed or erected in connection with the event;
(c) parking for those attending the event
  i. is available on that agricultural land,
  ii. occurs only in connection with that event, and
  iii. does not interfere with the productivity of that agricultural land;
(d) no more than 150 people, excluding residents of the agricultural land and employees of the farm operation conducted on that agricultural land, are gathered on that agricultural land at one time for the purpose of attending the event;
(e) the event is of no more than 24 hours in duration;
(f) no more than 10 gatherings for an event of any type occur on that agricultural land within a single calendar year.

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 of from an agricultural land reserve under a former Act;

PERIDOT GARDEN

Business Plan

APPENDIX D

TABLE OF CONTENTS

About the property

Proposed Business Plan

Event Type

Number of Attendants and Frequency of Events

The reason for our application

ABOUT
THE PROPERTY

Our farm is located at 12406 254 Street, Maple Ridge, the property is surrounded by trees providing both privacy and beautiful landscape.

Proposed Business Plan

We are proposing to operate the following non-farm use businesses

- Boutique Event Venues
- Pottery Studio

Proposed Event Types

The event type will be weddings, company gatherings, art shows, and other small social gatherings etc.

Proposed Number of Attendants and Frequency of Events

As a small boutique event venue, we are proposing to accept

- **10 to 50 people per event**, and

- **2 to 4 events per month**

Why we apply

No farming land currently

Our property is more like a hobby farm instead of a real farm, the soil is not very suitable for growing vegetables or fruits

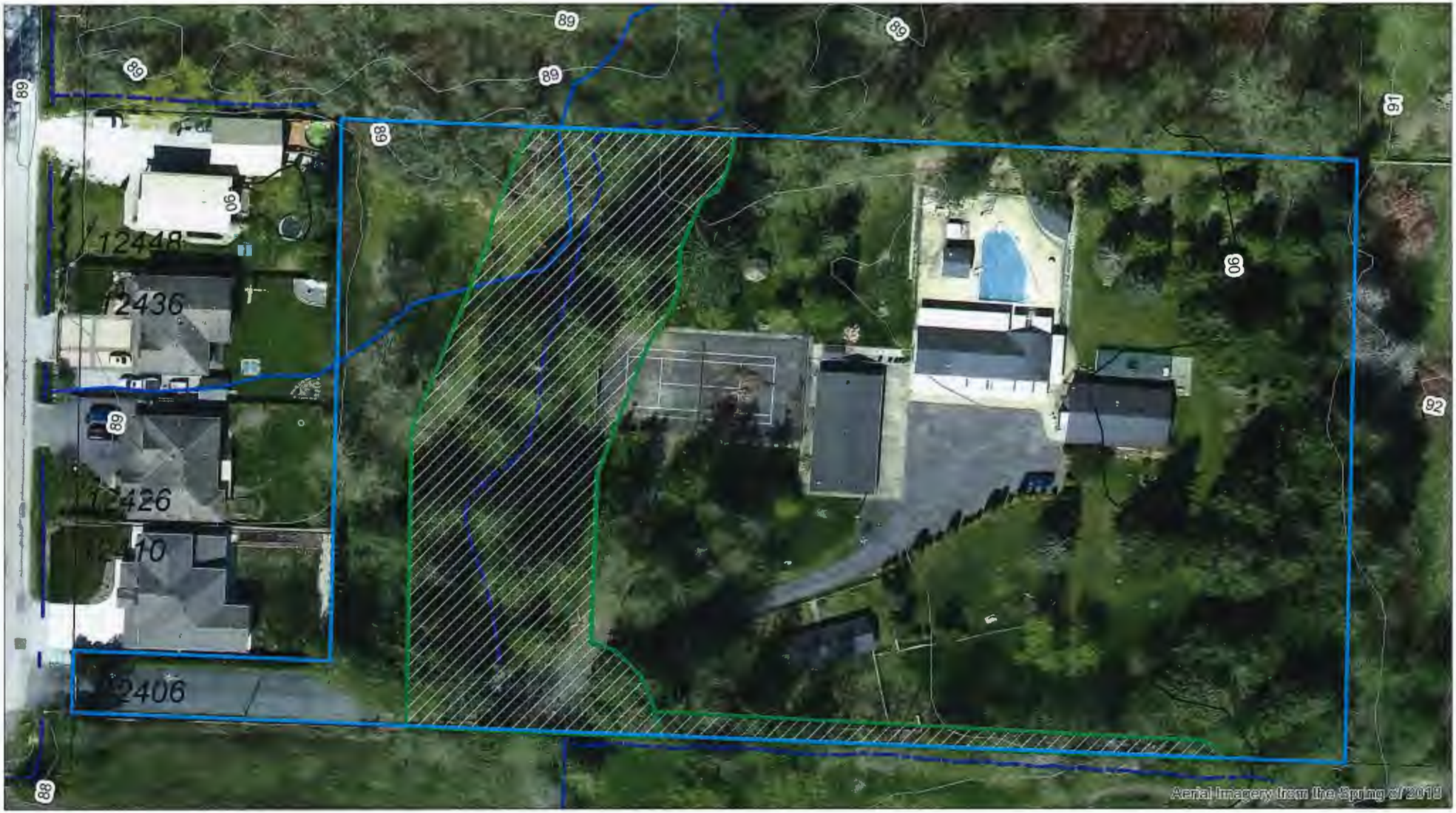
Private and away from neighbors

Our property is very private, surrounded by trees and away from neighbors' dwellings

Not so many small venue in our city

We don't really have any small venues in our city which can accommodate a tight event budget, we would like to create a cozy and comfort but also professional environment for small gatherings

254 St
254 St
254 St
12406 254 Street
Proposed Parking space
Proposed Operating Office
Proposed Indoor and outdoor event venue



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Scale: 1:900

Preliminary Env. Context view of 12406 254 St.

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

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: Subject Map 2018
DATE: Mar 31, 2020
BY: MP

APPENDIX E

MAPLE RIDGE
British Columbia

mapleridge.ca **City of Maple Ridge**

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	May 19, 2020
		FILE NO:	2019-421-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First Reading**
Zone Amending Bylaw No. 7641-2020;
21197 Cook Avenue

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 21197 Cook Avenue, from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit a future subdivision of two lots of approximately 624.6m² in area. To proceed further with this application additional information is required as outlined below.

Pursuant to the Community Amenity Contribution (CAC) Program policy, this application is subject to contributing to the program in the amount of $5,100.00 for the additional lot, as the original lot is exempt when a subdivision is proposing fewer than three lots.

RECOMMENDATIONS:

1. **That Zone Amending Bylaw No. 7641-2020 be given first reading; and**

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

DISCUSSION:

a) Background Context:

Applicant:	Hatef Amoli
Owner:	Morteza Amoli
Legal Description:	Lot 383, District Lot 249, Group 1, New Westminster District Plan 55642
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RS-1b (One Family Urban (Medium Density) Residential)

Surrounding Uses:

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

Existing Use of Property:	One Family Residential use
Proposed Use of Property:	One Family Residential use
Site Area:	1250 m^2 (0.3 acres)
Access:	Cook Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property is located on Cook Avenue, an infill location which is generally flat and approximately 1250 m^2 (0.3 acres) in size. The subject property is bounded by single family residential lots close to Laity Street and Dewdney Trunk Road. There are no other development applications in the vicinity. The subject property is landscaped with shrubs in the front yard and trees in the back yard.

c) Project Description:

The applicant has requested to rezone the subject property from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit a future subdivision of two lots of approximately 624.6m^2 in area (See Appendices A and B).

Pursuant to the Community Amenity Contribution (CAC) Program policy, this application is subject to contributing to the program in the amount of $5,100.00 for the additional lot, as the original lot is exempt when a proposed subdivision is fewer than three lots.

At this time, the current application has been assessed to determine its compliance with the Official Community Plan (OCP) and requires only a land use assessment. Detailed review and comments will be sought 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 also require application for further development permits.

d) Planning Analysis:

<u>Official Community Plan</u>:

The development site is currently designated *Urban Residential,* and an OCP amendment will not be required to allow the proposed RS-1b (One Family Urban (Medium Density) Residential) zoning.

Zoning Bylaw:

The current application proposes to rezone the property located at 21197 Cook Avenue from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential) (see Appendix C) to permit a future subdivision into two residential lots (see Appendix D). The current lot size is 1250 m^2, and the minimum lot size for the proposed RS-1b (One Family Urban (Medium Density) Residential) zone is 557 m^2. Any variations from the requirements of the proposed zone will require a Development Variance Permit application, although none is anticipated at this time.

The existing RS-1 (One Family Urban Residential) zoning in the area and the proposed RS-1b (One Family Urban (Medium Density) Residential) zoning both have a maximum building height of 11.0 m 36.0 ft.). However, the existing homes on the surrounding lots are typically under 9.5 m (31.2 ft.) in height. Thus, Council may wish to consider imposing a height restriction of 9.5 m (31.2 ft.) on the subject site through regisration of a restrictive covenant as a condition of zoning adoption.

Development Permits:

No Development Permits are required for the subject proposal.

Advisory Design Panel:

The Advisory Design Panel is not required to review the subject proposal prior to second reading.

Development Information Meeting:

Due to the number of proposed single family residential lots, a Development Information Meeting is not required for this application.

e) Interdepartmental Implications:

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

a) Engineering Department;
b) Operations Department;
c) Fire Department;
d) Building Department;
e) Ministry of Transportation and Infrastructure; and
f) Canada Post.

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

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing and site access requirements has not been undertaken. It is anticipated 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.

It is recommended that Council not require any further additional OCP consultation.

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 Mark McMullen" for

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

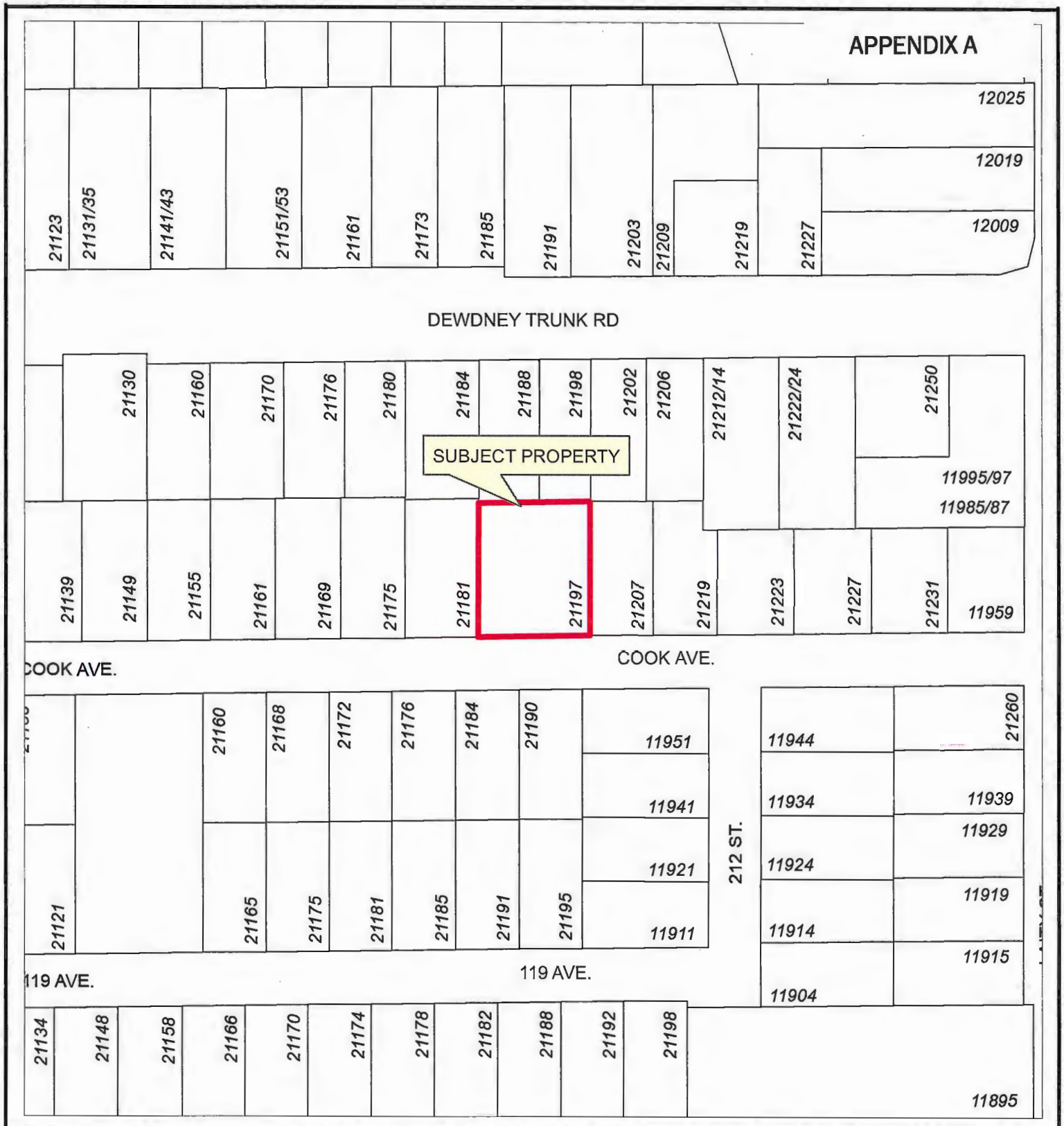
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7641-2020
Appendix D – Proposed Site Plan



N

Scale: 1:1,500

21197 COOK AVENUE
PID: 004-802-951

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

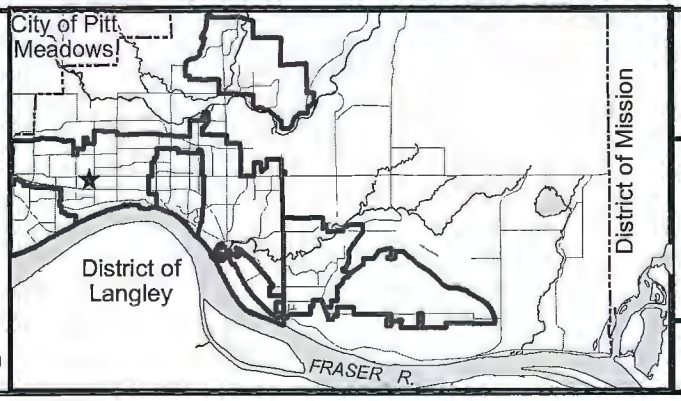
FILE: 2019-421-RZ
DATE: Dec 18, 2019

BY: AC

APPENDIX B

N

Scale: 1:1,500



21197 COOK AVENUE
PID: 004-802-951

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

FILE: 2019-421-RZ
DATE: Dec 18, 2019

BY: AC

APPENDIX C

CITY OF MAPLE RIDGE
BYLAW NO. 7641-2020

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7641-2020."

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

   Lot 383 District Lot 249 Group 1 New Westminster District Plan 55642

   and outlined in heavy black line on Map No. 1836 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1b (One Family Urban (Medium Density) Residential).

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

READ a first time the day of , 20

READ a second time the day of , 20

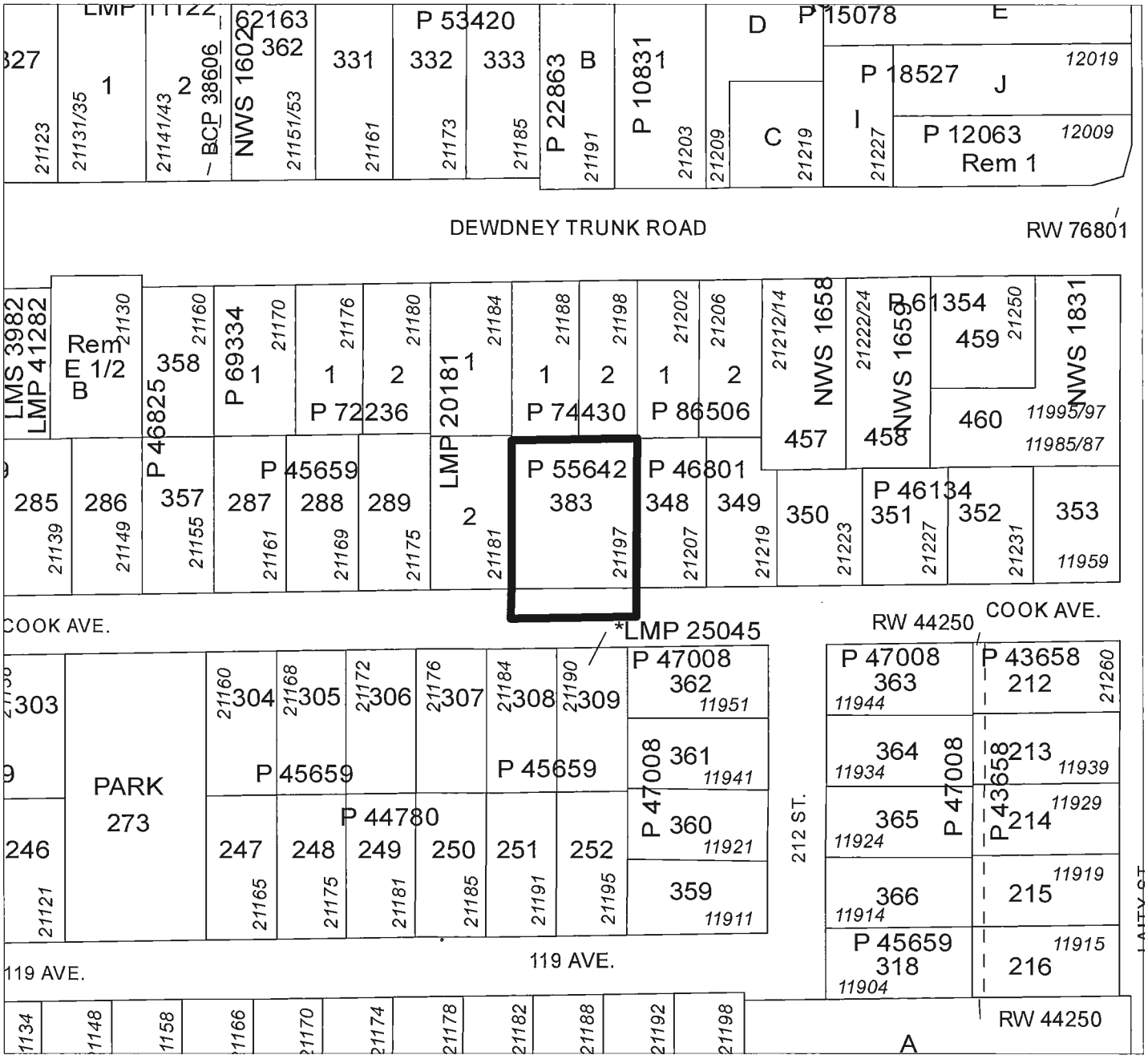
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7641-2020

Map No. 1836

From: RS-1 (One Family Urban Residential)

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

MAPLE RIDGE
British Columbia

N

SCALE 1:1,500

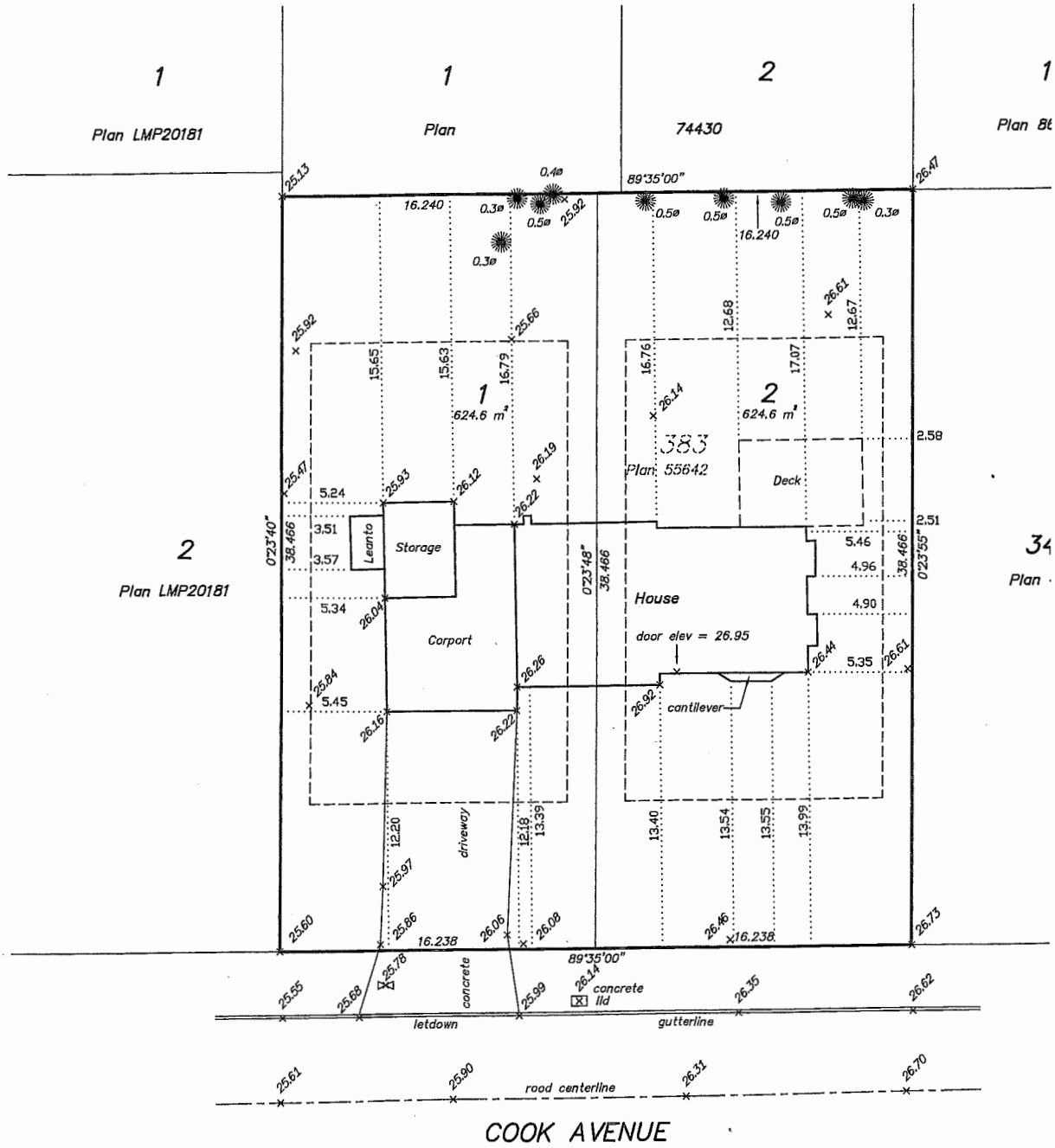
APPENDIX D

TOPOGRAPHICAL AND PROPOSED SUBDIVISION PLAN OF LOT 383, DISTRICT LOT 249, GROUP 1, NEW WESTMINSTER DISTRICT, PLAN 55642

PARCEL ID:
CIVIC ADDR

SCALE:1:200

All distances are in metres



307	308	309	362
Plan		45659	Plan 47008

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	May 19, 2020
		FILE NO:	2020-065-RZ
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **First Reading**
Zone Amending Bylaw No. 7645-2020
22323, 22335, and 22345 Callaghan Avenue

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 22323, 22335, and 22345 Callaghan Avenue, from RS-1 (One Family Urban Residential) to CD-3-20 (Comprehensive Development), to permit the future construction of a six-storey, market-oriented, apartment building with approximately 59 residential units and approximately 651 m² (7,008 ft²) of ground floor commercial space. The subject application is proposing a six-storey structure, which exceeds the height policy for the *Port Haney Multi-Family, Commercial and Mixed-Use* designation within the *Town Centre Area Plan* in the Official Community Plan and as such, the applicant is requesting a text amendment to the OCP for the increase in height.

The three subject properties are identified on the 2018 Heritage Inventory (see Appendix F) wherein it is noted that together these properties comprise "a group of contiguous houses on Callaghan Avenue that recall the early appearance of the residential areas of Port Haney". The applicant is proposing to remove the three heritage houses (move or demolish) to accommodate the six-storey structure and underground parking and is offering compensation to the City in the amount of $500,000 towards restoration work on a City-owned heritage site.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of $3,100.00 per apartment dwelling unit, for an estimated amount of $182,900.00. The cash contribution total for the additional density, from 1.8 FSR to 3.15 FSR, which equates to 3,570 m² (38,427 ft²) of added floor area, would be approximately $576,412.00. To proceed further with this application additional information is required as outlined below.

RECOMMENDATIONS:

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

   i. **The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;**
   ii. **The Board of any Regional District that is adjacent to the area covered by the plan;**
   iii. **The Council of any municipality that is adjacent to the area covered by the plan;**
   iv. **First Nations;**
   v. **Boards of Education, Greater Boards and Improvements District Boards; and**
   vi. **The Provincial and Federal Governments and their agencies.**

1105

and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment, and;

2. That Zone Amending Bylaw No. 7645-2020 be given first reading; and

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

DISCUSSION:

a) Background Context:

Applicant:		Studio One Architecture Inc.
Legal Descriptions:		Lot 11 Block 6 District Lot 398 Group 1 New Westminster District Plan 155 Lot 12 Block 6 District Lot 398 Group 1 New Westminster District Plan 155 Parcel A District Lot 398 Group 1 New Westminster District Plan 82887 Except Part in Plan EPP85876
OCP:		
Existing:		Port Haney Multi-Family, Commercial and Mixed-Use
Proposed:		Port Haney Multi-Family, Commercial and Mixed-Use
Zoning:		
Existing:		RS-1 (One Family Urban Residential)
Proposed:		CD-3-20 (Comprehensive Development)
Surrounding Uses:		
North:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential); currently under application 2019-268-RZ to rezone to RM-2 for an Apartment and Commercial use
	Designation:	Port Haney Multi-Family, Commercial and Mixed-Use
South:	Use:	Vacant
	Zone:	CRM (Commercial/Residential)
	Designation:	Port Haney Multi-Family, Commercial and Mixed-Use
East:	Use:	Callaghan Park
	Zone:	P-1 (Park and School)
	Designation:	Park
West:	Use:	Haney Bypass and Treatment Centre
	Zone:	P-2 (Special Institutional)
	Designation:	Low-Rise Apartment
Existing Use of Properties:		Single Family Residential
Proposed Use of Properties:		Multi-Family Residential and Commercial
Site Area:		2,629 m² (0.65 acres)
Access:		Callaghan Street and rear lane
Servicing requirement:		Urban Standard

b) Site Characteristics:

The three subject properties are located on the north side of Callaghan Avenue, east of the Haney Bypass and west of Callaghan Park. The subject properties are relatively flat and have some trees located along the perimeter of each lot. There are currently single family houses located on each property that are listed on the 2018 Heritage Inventory (see Appendix F) and are proposed for removal as a condition of final reading (see Appendices A and B).

c) Project Description:

The application proposes to rezone the subject properties from RS-1 (One Family Urban Residential) to a new CD-3-20 (Comprehensive Development) zone to permit the future construction of a six-storey apartment building, with approximately 59 residential units and approximately 651 m^2 (7,008 ft^2) of ground-floor commercial space. The proposed residential portion of the building will consist of a mix of one, two, and three bedroom units, providing different options for varying family sizes. The proposed development will contain one level of underground parking for the residential component, with access to the underground parking located from Callaghan Avenue. Surface parking is provided for the ground-floor commercial uses and residential visitor parking to the rear of the site

The proposed building will consist of wood-frame construction on top of a concrete podium. The ground-floor of the building will provide the commercial uses, including retail stores, creating a pedestrian-orientated environment. These storefronts will be recessed from the building face with a continuous canopy overhead as protection from the elements. The podium will consist of textured siding, glass, steel, and wood accents; while upper floors will utilize vertical elements clad in brick. The sixth floor of the building will be recessed slightly to scale down the height. The building also steps down in the southeast corner as a transition to the adjacent Callaghan Park.

The three subject properties are identified on the 2018 Heritage Inventory; however, the structures are proposed for removal (move or demolish) as part of this development application, with compensation to be provided by the developer, in the amount of $500,000. This compensation amount will be put towards the long-term maintenance and upkeep of other heritage properties owned by the City, and located in the Port Haney area. Through discussions with the Parks, Recreation and Culture Department, it was determined the City has no further financial capacity to maintain additional heritage structures. The contribution provided by the developer will assist the City in maintaining current heritage structures. Alternatively, the developer could offer the structures to the larger community as a Detached Garden Suite or as an accessory residential structure, at no cost.

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

d) Planning Analysis:

Official Community Plan:

The subject properties are located in the *Port Haney and Waterfront Precinct* of the *Town Centre Area Plan*. The OCP identifies this precinct as *"a vital walkable link to key destinations including the Fraser River waterfront and the West Coast Express train station"*. The OCP also states that *"Port Haney's*

historic roots, heritage character, waterfront access, green space and river and mountain views should be maintained and enhanced with any new development".

The subject properties are designated *Port Haney Multi-Family, Commercial and Mixed-Use*. Policy 3-38, within the *Town Centre Area Plan*, states that the height of structures in this designation should be in the range of three (3) to four (4) storeys, with the requirement that at least 90% of parking is to be located underground. The subject application generally complies with the *Port Haney Multi-Family, Commercial and Mixed-Use* policy requirements; however, the proposal for a six-storey building will require a text amendment to the OCP to allow the additional two storeys above the maximum four storeys permitted. Six-storey structures with ground-floor commercial uses are becoming increasingly common in the Town Centre, and have been preferred by both Council and the development community, where possible.

Amending the OCP Policy 3-38 to allow up to six-storeys would then permit all sites designated *Port Haney Multi-Family, Commercial and Mixed-Use* to build to the increased height. An increase in height could be supported if an applicant demonstrates a community benefit can be achieved, and that adverse impacts due to: shadowing, change in neighbourhood character, view obstruction, and other negative impacts, are sufficiently mitigated.

Therefore, the following text amendment (see underlined text) is proposed to Policy 3-38 in the *Town Centre Area Plan*:

> *3-38 Low-rise Multi-Family Apartment, Commercial, and Mixed-Use in Port Haney should be a minimum of three (3) storeys and a maximum of four (4) storeys in height, with at least 90% of required parking provided underground. <u>In instances where it is demonstrated that shadowing, neighbourhood character, view obstruction and other negitive impacts are sufficiently mitigated, the height may be increased up to six (6) storeys</u>.*

If the applicant can demonstrate, through detailed plans and review by the Advisory Design Panel, that the conditions outlined above can be achieved, Council could entertain a six-storey structure when the Development Permit application is considered later in the process. The proposed application would be recognized as a 'gateway development', which may lead to future development applications in the area.

The necessary OCP text amending bylaw will be brought forward for first and second reading with the second reading report for this rezoning application. It should be noted there is a rezoning application located directly north of the subject application, 2019-268-RZ, that is proposing the same text amendment to the OCP to allow an increase in height to six -storeys within the *Port Haney Multi-Family, Commercial and Mixed-Use* designation. Application 2019-268-RZ was granted first reading at the March 31, 2020 Council meeting. If the OCP amendment is supported in either application, it will be implemented with whichever application receives final reading first.

The following *Town Centre Area Plan* policies also apply to this proposal:

> *Policy 3-1 An increase in residential and commercial density is encouraged in the Town Centre [...] Land-use should include a mix of housing types catering to various demographics, including affordable and special needs housing, within walking distance to a broad mixture of uses, including shops, services, cultural facilities, and recreation.*

Policy 3-11 Viewscape studies may be required for proposed buildings greater than three (3) storeys in height, where views may be impacted towards Golden Ears peaks to the north and the Fraser River to the south...

Policy 3-12 High density development that is four or more storeys in height may be required to include a shadow study in consideration of adjacent sites to address potential impacts on available daylight. Consideration should also be given to the privacy of residents in existing buildings.

Policy 3-16 Principles of CPTED (Crime Prevention through Environmental Design) should be applied, particularly to the internal spaces and finishing of all parking garage structures.

Policy 3-34 Maple Ridge will continue to encourage the conservation and designation of heritage properties recognized as having heritage value.

Policy 3-35 Adaptive re-use of heritage properties is encouraged to enable the longevity of use and ongoing conservation of historical resources.

Policy 3-40 Within a Mixed-Use development, retail, service, and entertainment uses shall be encouraged at grade with office and residential uses encouraged above-grade.

In addition to these policies, a range of environmentally sustainable policies in the *Town Centre Area Plan* would also apply to this application:

Policy 2-5 Incorporating Rainwater Management practices into on-site and off-site development will be encouraged [...]. Some examples of Rainwater Management practices include:

- *bioretention areas;*
- *rainwater gardens;*
- *bioswales;*
- *andscaped curb bulges on street right-of-ways;*
- *rainwater harvest for irrigation; and*
- *green roofs.*

Policy 2-9 The use of plant and tree species that are suited for Maple Ridge climate and that will attract local songbirds and pollinating insects species [...] will be encouraged in public and private development;

The applicant will be required to provide some of these measures as part of the development.

<u>Affordable, Rental and Special Needs Housing</u>

Chapter 3 of the OCP for Neighbourhoods and Housing identifies several matters related to housing affordability. Housing affordability is of particular interest for both homeowners and renters living in the community. In order to address housing affordability, rental and special needs housing, the OCP encourages provisions through the policy:

Policy 3-33 *Maple Ridge will encourage housing that incorporates "age-in-place" concepts and seniors housing designed to accommodate special needs.*

As this project is market-oriented, no rental units are proposed at this time. However, some units are likely to be used as rental units by owners.

Heritage Inventory:
The Heritage Inventory is a document that provides a consolidated list of the City's heritage resources. This Heritage Inventory helps to identify candidates for more formal listings, protection and recognition. It should be noted that the Heritage Inventory does not provide any legal protection for the heritage resource.

The subject properties are listed on the 2018 Heritage Inventory, where it is noted that they comprise "a group of contiguous houses on Callaghan Avenue that recall the early appearance of the residential areas of Port Haney". A draft 'Statement of Significance' (SOS) was provided for the three subject properties (see Appendix G), which has identified the heritage value and character-defining elements of each property. Some of the key heritage aspects from the SOS are listed below:

- 22323 Callaghan Avenue, Ridd Residence: built in 1912, an example of early residential development in Port Haney and early Vernacular architecture.
- 22335 Callaghan Avenue, Beckett Residence: built in 1922 with representation of interwar development of Port Haney and late Craftsman architecture.
- 22345 Callaghan Avenue, Storey Residence: built in 1932 with representation of interwar development of Port Haney and Romantic Period Revival architecture.

The proposed high density commercial mixed-use is supported at this location within the *Port Haney, Multi-Family, Commercial and Mixed-Use* designation, as it closely aligns with the existing Area Plan policies. With respect to the heritage value that has been identified on all three properties, none of them have any level of heritage protection that could be enforced (such as a Heritage Designation Bylaw) or leveraged through this development application (such as a listing on the Community Heritage Register), and the applicant is not looking for a use that is not currently permitted or a density that is not already being considered in Port Haney (wherein a Heritage Revitalization Agreement might have been negotiated). As such, in order to achieve the proposed level of density for the site, the existing heritage structures would require removal, as the total site area cannot accommodate the proposed building and the existing structures.

Housing Action Plan:
The City's Housing Action Plan (HAP) was endorsed by Council in 2014. It seeks to increase access to *"safe, affordable, and appropriate housing that meets the diverse and changing needs of the community"*. The HAP also speaks of the need to provide a range of non-market, affordable and special needs housing. This was reaffirmed with the endorsement of the Housing Action Plan Implementation Framework in September, 2015.

Adaptable Housing:
Adaptable housing units will be provided through the subject application. The construction cost of these units is slightly higher and permits the unit to be modified to higher standards of accessibility based on the changing needs of the occupant. The developer has identified that approximately four units will be constructed as adaptable.

Citywide Community Amenity Program:
The City-wide Community Amenity (CAC) Program approved by Council on March 14, 2016 and amended on December 14, 2017, applies to this project over and above any proposed density bonus. A voluntary contribution of $3,100 per apartment unit, totaling $182,900.00, is required for this project as a condition of final reading.

Zoning Bylaw:

The current application proposes to rezone the subject properties from RS-1 (One Family Urban Residential) to CD-3-20 (Comprehensive Development) (see Appendix C) to permit a mixed-use development consisting of ground-floor commercial and approximately 59 residential units above (see Appendices D and E).

Although the application will be utilizing a Comprehensive Development zone (CD-3-20), density numbers have been based on the RM-2 (Medium Density Apartment Residential District) zone, with a maximum Floor Space Ratio of 1.8. The current application is proposing an FSR of 3.15, which exceeds the maximum allowable density by 1.35 FSR, or approximately 3,570 m^2 (38,428 ft^2). Based on the density bonus regulations, whereby bonus floor space can be achieved in exchange for the provision of $161.46 per m^2 ($15 per ft^2), the proposed additional density for the apartment use would yield approximately $576,412.00.

Any variations from the requirements of the proposed zone will require a Development Variance Permit application, and will be the subject of a future report to Council.

Development Permits:

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

The proposal is subject to the following Key Guideline concepts of the *Port Haney and Waterfront Precinct.*

1. *Promote Port Haney and Waterfront as an important heritage, tourism-oriented area.*
2. *Provide a pedestrian-oriented, mixed-use commercial and residential environment.*
3. *Enhance the heritage quality, character and vibrancy of Port Haney and the Waterfront.*
4. *Capitalize on important views.*
5. *Provide outdoor space.*
6. *Provide climate appropriate landscaping and green infrastructure.*
7. *Maintain street interconnectivity.*

Advisory Design Panel:

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

Development Information Meeting:

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

e) Interdepartmental Implications:

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

a) Engineering Department;
b) Operations Department;
c) Fire Department;
d) Building Department;
e) Parks Department;
f) School District;

g) Ministry of Transportation and Infrastructure; and
h) Canada Post.

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

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

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

1. An OCP Amendment Application (Schedule A);
2. A complete Rezoning Application (Schedule C); and
3. A Town Centre Development Permit Application (Schedule D).

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; however an OCP amendment is proposed and supported to allow for a six-storey structure in the *Port Haney Multi-Family, Commercial and Mixed-Use* designation. Therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

"Original signed by Mark McMullen" for

Prepared by: **Adam Rieu**
Planner 1

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

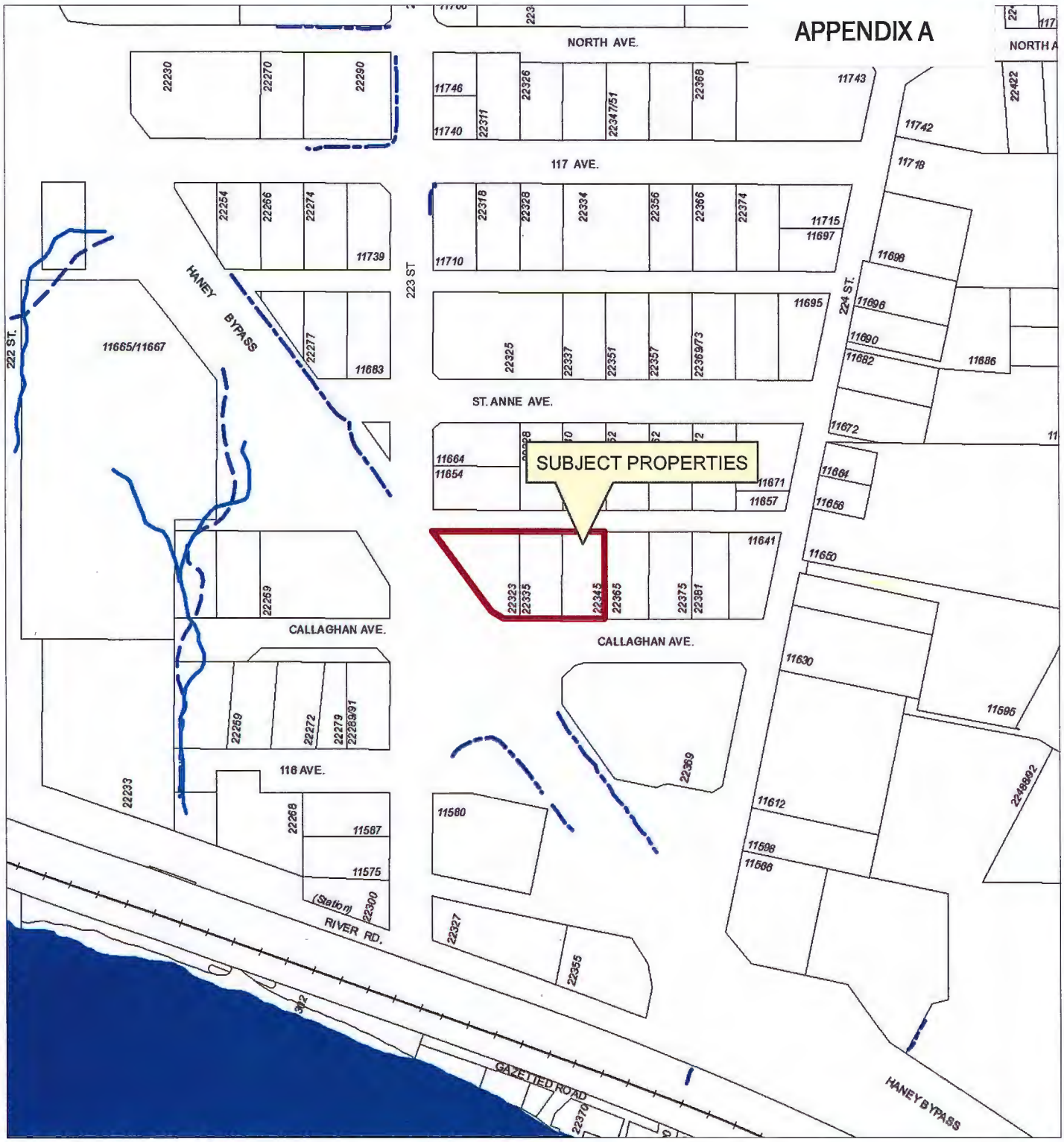
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:
Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7645-2020
Appendix D – Proposed Site Plan
Appendix E – Renderings
Appendix F – Heritage Inventory Listings
Appendix G – Draft Statement of Significance

APPENDIX A



N Scale: 1:2,500	**Legend** Stream Ditch Centreline Edge of River Indefinite Creek River	22323/35/45 CALLAGHAN AVENUE PID'S: 014-957-876, 010-977-325 & 001-743-937 PLANNING DEPARTMENT MAPLE RIDGE British Columbia mapleridge.ca FILE: 2020-065-RZ DATE: Mar 5, 2020 BY: PC

APPENDIX B

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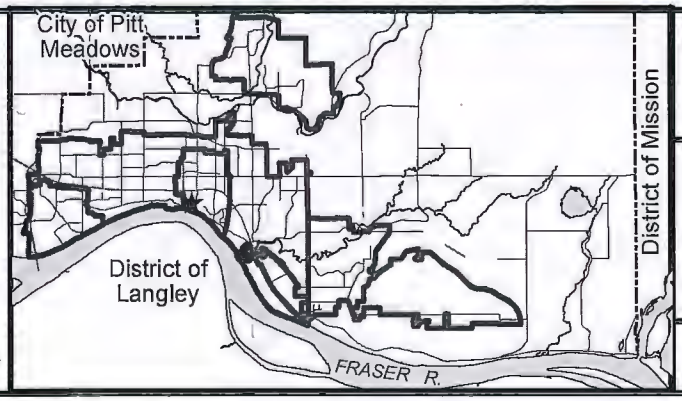
Scale: 1:2,500



22323/35/45 CALLAGHAN AVENUE
PID'S: 014-957-876, 010-977-325 & 001-743-937

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2020-065-RZ
DATE: Mar 5, 2020

BY: PC

APPENDIX C

CITY OF MAPLE RIDGE
BYLAW NO. 7645-2020

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7645-2020."

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

   Parcel A District Lot 398 Group 1 New Westminster District Reference Plan 82887
   Except Part In Plan EPP85876
   Lot 11 Block 6 District Lot 398 Group 1 New Westminster District Plan 155
   Lot 12 Block 6 District Lot 398 Group 1 New Westminster District Plan 155

   and outlined in heavy black line on Map No. 1837 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to CD-3-20 (Comprehensive Development).

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

READ a first time the day of , 20

READ a second time the day of , 20

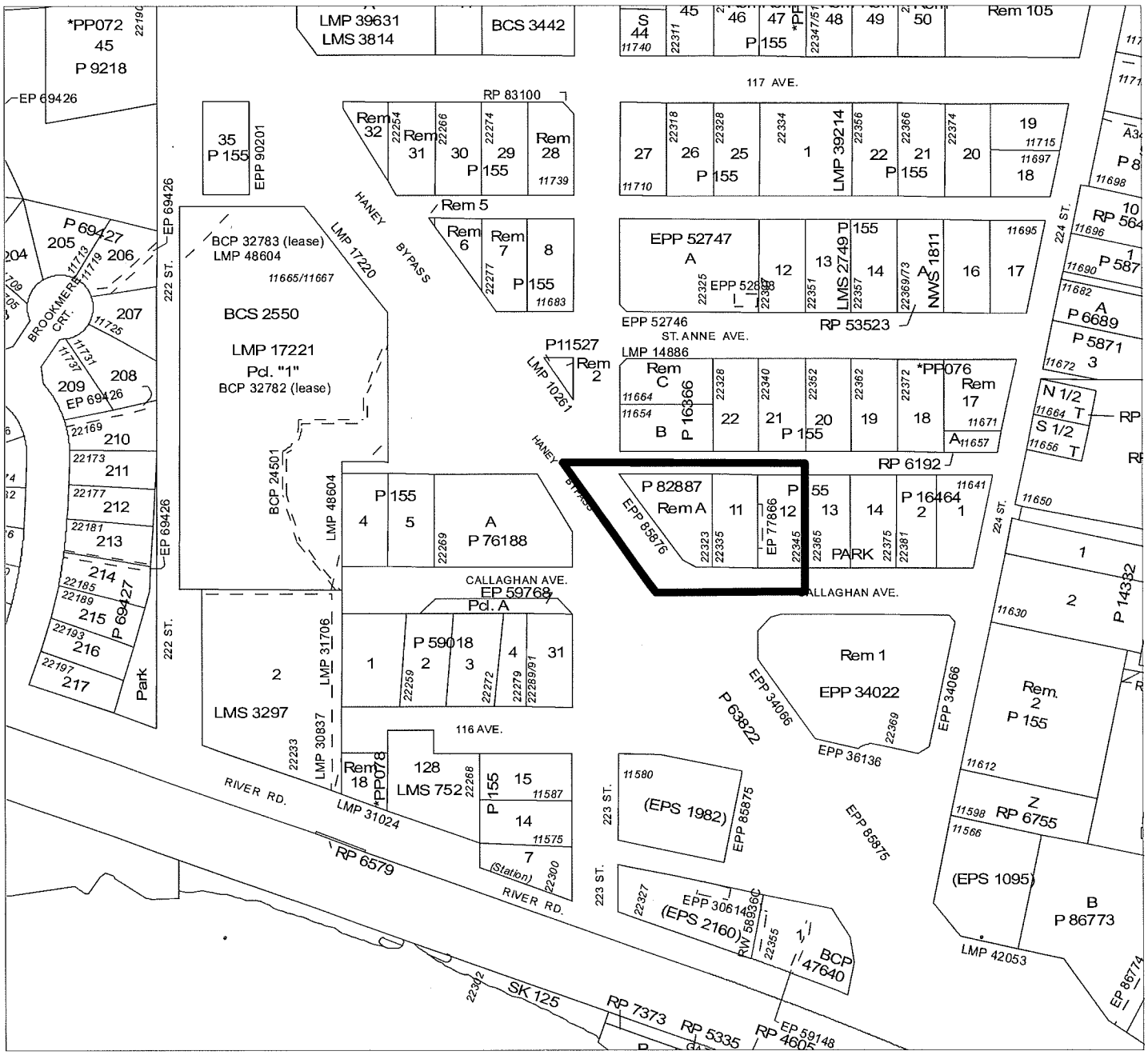
PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER **CORPORATE OFFICER**



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7645-2020

Map No. 1837

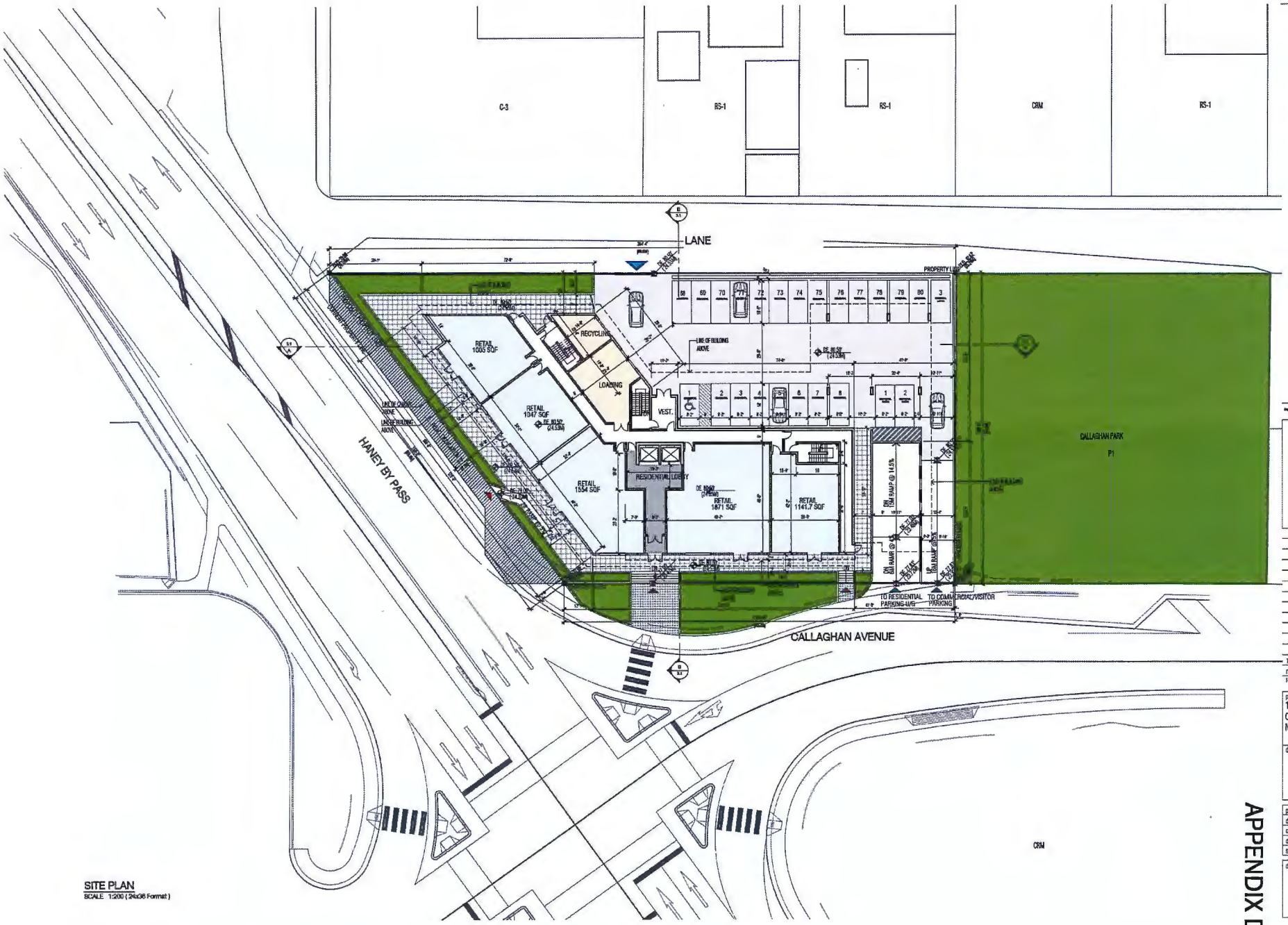
From: RS-1 (One Family Urban Residential)

To: CD-3-20 (Comprehensive Development)

MAPLE RIDGE
British Columbia

N

SCALE 1:2,500



SITE PLAN
SCALE 1:200 (24x36 Format)

240 - 368 West 8th Ave.
Vancouver, B.C. V5Y 3X2
Tel: 604 - 731 - 3966
Fax: 604 - 734 - 1121
studioonearchitecture.ca

studioone architecture inc.

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REGISTERED ARCHITECT
DAVID TOTLAND
BRITISH COLUMBIA

2020-03-04

no.:	date:	description:
1.	MARCH 5th, 2020	Issued for Rezoning

revisions

project title:
17025-22323,22335,22345
CALLAGHAN AVE.
Maple Ridge, BC

drawing title:
SITE PLAN

project no.:	17025
drawn by:	SOA
checked by:	ST
date:	
scale:	1:200

N

drawing no.:
A1.1

APPENDIX D

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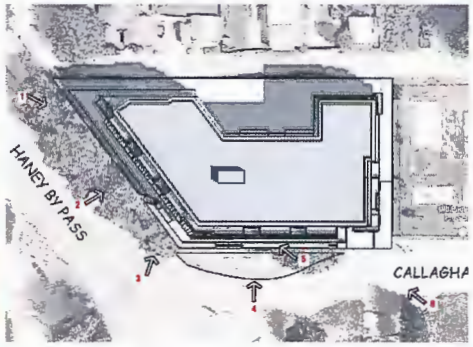

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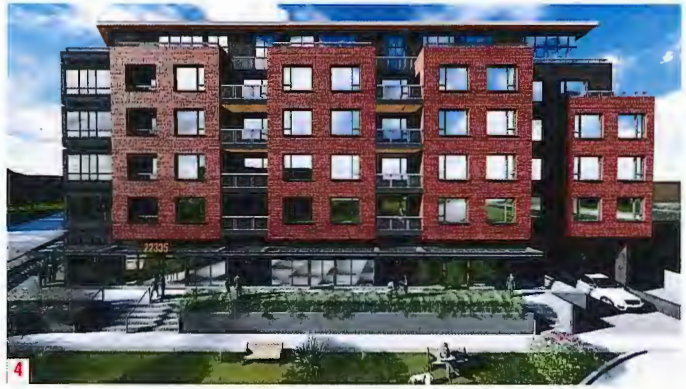

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APPENDIX E

240 - 388 West 8th Ave.
Vancouver, B.C. V5Y 3X2
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studio one architecture inc.

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2020-03-04

no.:	date:	description.
1.	MARCH 5th, 2020	Issued for Rezoning

revisions

project title:
17025-22323,22335,22345
CALLAGHAN AVE.
Maple Ridge, BC

drawing title:
3D VIEWS

project no.:	17025
drawn by:	
checked by:	ST
date:	
scale:	

N

drawing no.:
A4.1

RIDD RESIDENCE
22323 Callaghan Avenue
1912

This prominent house was built for Mrs. Mary Ridd (1866-1960), widowed in 1906 when her husband, Edwin, was killed in a logging accident in Atlin. Mary Ridd lived here until she moved to Vancouver in 1942. Simple in its styling, the house when built was a simple front gable structure with an open front verandah. Over time, the house has been altered, with a projecting bay added to the east side, and the verandah wrapped around the west side. An elaborate front door with sidelights has a curved top and bevelled glass, and a stained glass panel have also been added. Vinyl siding was later applied over the original lapped wood, and the second floor front windows have been replaced. Despite these alterations, the Ridd Residence retains much of its historic character, and marks the edge of a group of contiguous houses on Callaghan Avenue that recall the early appearance of the residential areas of Port Haney.

Original appearance of the Ridd Residence. [MRMA P00017]

BECKETT RESIDENCE
22335 Callaghan Avenue
1922

The original house on this lot was built in 1897 by Émile Derdinger, a local blacksmith, who lived here until about 1903, when the property is listed as being owned by his estate. It was then acquired briefly by John Miller, but in 1907 the owner was Mary Pearl Miller, who either made improvements or built a small new house. The property was later owned by Thomas Bosomworth, and was sold by 1922 to Ernest William Beckett, who built this simple Craftsman style bungalow. E.W. Beckett was the son of Henry Robert Beckett; the Becketts were producing bricks in Port Haney by 1886. Beckett was Recording Secretary and Municipal Clerk for the District from 1888 to 1912. After his death in 1935 his daughter and her husband, Marjorie and Burn Brooks, occupied the house. It has been very well maintained to the present day.

STOREY RESIDENCE
22345 Callaghan Avenue
1932

Alfred Charlton had his store and post office on the riverfront south of the Port Haney railway station. In 1907, after Charlton drowned while skating across the Fraser River to Fort Langley, his wife, Mary Berry Charlton, carried on the business with the help of William Storey, her husband's cousin from England. Mrs. Charlton was an excellent businesswoman, and continued for many years as the Port Haney Postmistress. About ten years after her first husband's death, she married Mr. Storey. This later house was built for her in 1932 by local contractor Ernie Adair, in a location that was presumably convenient to the Post Office on River Road. The lot to the east is now Callaghan Park, but was at the time the location of Municipal Hall. This was later the home of W.B. Piers, Manager of the Bank of Montreal; after the Piers family moved, Mr. Pringle, the first bus driver in Haney, lived here. The Storey Residence has been beautifully maintained in its original condition.

APPENDIX G

22323, 22335 & 22345
CALLAGHAN AVENUE, MAPLE RIDGE
STATEMENTS OF SIGNIFICANCE

DECEMBER 2018

DONALD LUXTON
AND ASSOCIATES INC

22323, 22335 & 22345 CALLAGHAN AVENUE STATEMENTS OF SIGNIFICANCE

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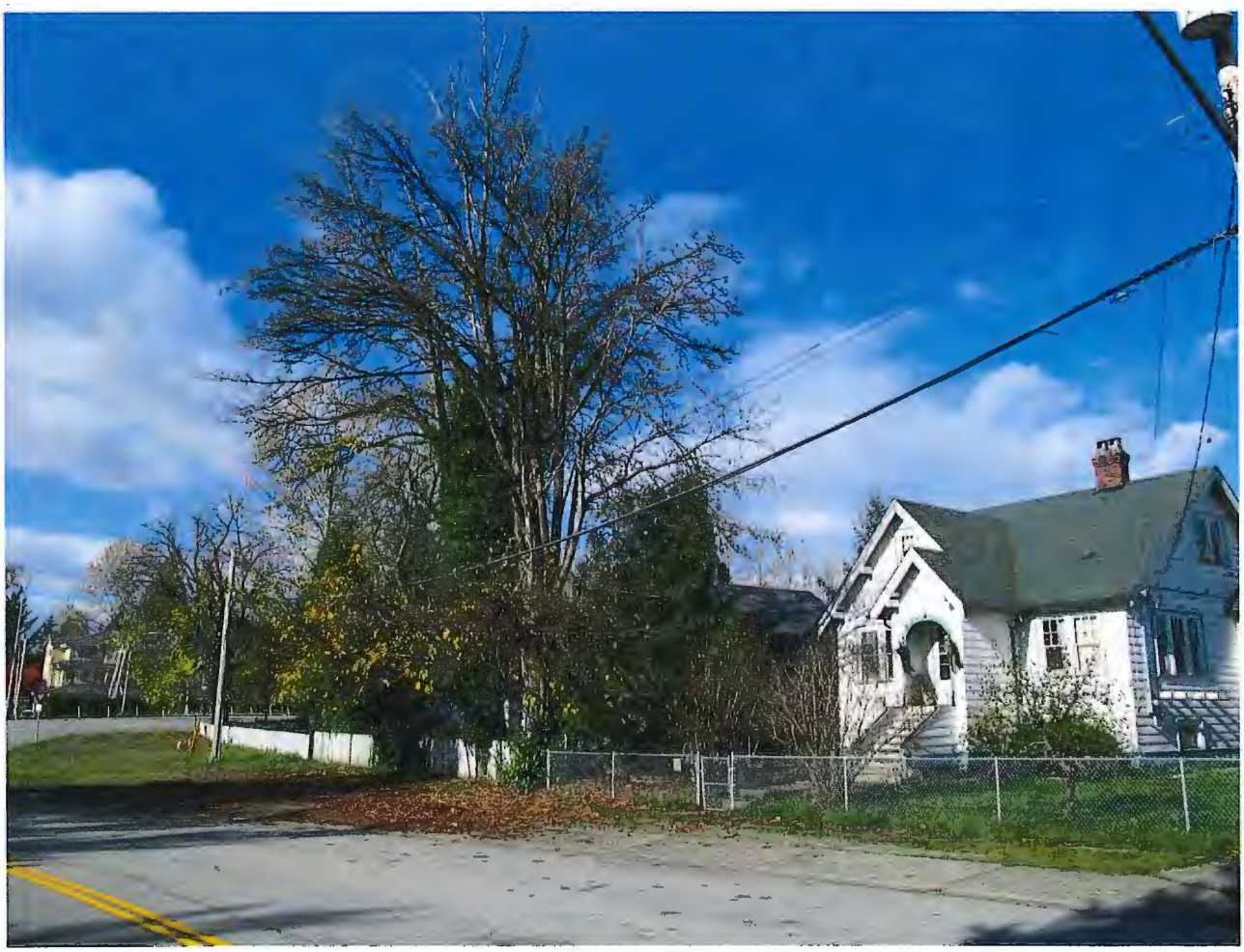


RIDD RESIDENCE, 22323 CALLAGHAN AVENUE

Community: Haney
Site Inclusion: Added 1986
Heritage Status: Inventory
Type of Resource: Building: Residential: Single Family Dwelling
Historic Name: Ridd Residence
Source: Assessments
Original Owner: Mrs. Mary Ridd
Source: Assessments
Date of Construction: 1912
Source: Assessments
Architect: Unknown
Builder: Unknown

22323, 22335 & 22345 CALLAGHAN AVENUE STATEMENTS OF SIGNIFICANCE

This prominent house was built for Mrs. Mary Ridd (1866-1960), widowed in 1906 when her husband, Edwin, was killed in a logging accident in Atlin. Mary Ridd lived here until she moved to Vancouver in 1942. Simple in its styling, the house when built was a simple front gable structure with an open front verandah. Over time, the house has been altered, with a projecting bay added to the east side, and the verandah wrapped around the west side. An elaborate front door with sidelights has a curved top and bevelled glass, and a stained glass panel have also been added. Vinyl siding was later applied over the original lapped wood, and the second floor front windows have been replaced. Despite these alterations, the Ridd Residence retains its historic front-gabled form.

Left: Original appearance of the Ridd Residence. [MRMA P00017]. Right: Members of the Kendrick, Burnet & Ridd families posed in station garden, circa 1919. Back: station master's wife, station master, Mary Ridd, Florence Burnet. Front: Janet [Kendrick] Daly, Agnes Kendrick, Helen Kendrick. [MRMA P03291]

STATEMENT OF SIGNIFICANCE: 22323 CALLAGHAN AVENUE

DESCRIPTION OF HISTORIC PLACE

The Ridd Residence a one and one-half storey, front-gabled wood-frame house located on a corner lot within the historic Port Haney neighbourhood of Maple Ridge. It marks the western edge of a group of three contiguous houses on Callaghan Avenue that recall the early appearance of the residential areas of Port Haney.

HERITAGE VALUE OF HISTORIC PLACE

Constructed in 1912, the Ridd Residence is significant for its association with the Ridd family, its representation of the early residential development of Port Haney, and its early vernacular architecture.

The Ridd family were long-term residents in Port Haney. This home was built for Mary Ridd (1866-1960), widowed in 1906 when her husband, Edwin, was killed in a logging accident in Atlin. The construction of this large home allowed her to raise her family, as well as take in boarders. Mary Ridd lived here until she moved to Vancouver in 1942.

Port Haney is a reminder of the early history of the City of Maple Ridge and the development of its original small town centres. The early settlement of Port Haney was centred on the Fraser River, which provided the earliest access before the development of roads through the area. After the arrival of the CPR, significant commercial and residential development occurred and Port Haney became a major historic transportation hub in the region. During the Edwardian era, the booming economy drove substantial growth throughout the Fraser Valley, which was readily accessible by rail and water transportation. The Ridd Residence is typical of the type of modest, vernacular wood-frame houses constructed to accommodate the growing population. Although the house has been expanded and altered over time, its original vernacular form is still evident.

HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Ridd Residence include its:

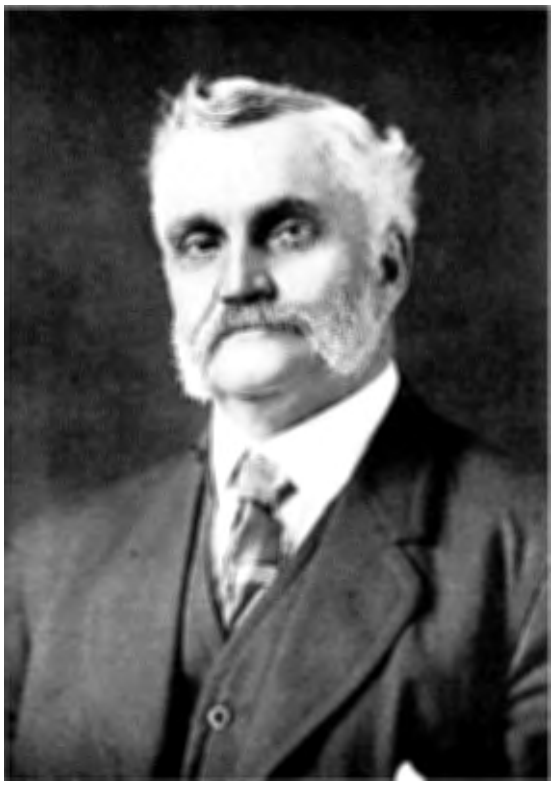
- location in the historic Port Haney neighbourhood;
- continuous residential use;
- residential form, scale and massing as expressed by its one and one-half storey height, front-gabled roof, rectangular floor plan and hipped front verandah roof; and
- wood-frame construction, including any surviving original lapped wooden siding.

BECKETT RESIDENCE, 22335 CALLAGHAN AVENUE

Community: Haney
Site Inclusion: Added 1986
Heritage Status: Inventory
Type of Resource: Building: Residential: Single Family Dwelling
Historic Name: Beckett / Brooks Residence
Source: Assessments
Original Owner: Ernest William Beckett
Source: Assessments
Date of Construction: 1922
Source: Assessments
Architect: Unknown
Builder: Ernie Adair
Source: Research

22323, 22335 & 22345 CALLAGHAN AVENUE STATEMENTS OF SIGNIFICANCE

The original house on this lot was built in 1897 by Émile Derdinger, a local blacksmith, who lived here until about 1903, when the property is listed as being owned by his estate. John Miller then acquired it briefly, but in 1907 the owner was Mary Pearl Miller, who either made improvements or built a small new house. The property was later owned by Thomas Bosomworth, and was sold by 1922 to Ernest William Beckett (1857-1935), who built this simple Late Craftsman style bungalow. E.W. Beckett was the son of Henry Robert Beckett; the Becketts were producing bricks in Port Haney by 1885. Beckett was Recording Secretary and Municipal Clerk for the District from 1888 to 1912. After his death in 1935 his daughter and her husband, Marjorie and Burn Brooks, occupied the house. It has been very well maintained to the present day.



Ernest William Beckett. [Howay, F.W. & E.O.S. Schofield. British Columbia: From the Earliest Times to the Present. Vol. IV, pages 497]

From 1886 onward, the demand for bricks for the building of the new city of Vancouver soared, and overnight brick making became a lucrative business. In 1885, Henry Robert Beckett (a contractor from Quebec) and his son, Ernest William Beckett, were already producing bricks in Port Haney and others quickly followed their example. 'Messrs. Beckett & Son, of Port Hammond, have made over 700,000 bricks at their yard this season. They have made a bid for the new C.P.R. hotel at Vancouver, which will take 1,000,000 bricks.' [*British Columbian*, September 4, 1886]. These small seasonal operations soon became more sophisticated, employing a number of mainly Chinese workers, and the bricks were soon being mechanically shaped.

Here [Port Haney] are situated three large brick yards, owned respectively by Messrs. Becket & Co., Sinclair, and Purdy. About 150 men (principally Chinamen) are employed here. Large sheds have been erected, under which brick are manufactured, burned and stored... These bricks are all made by machinery, some being pressed and cut our by wire, other being machine moulded.
William's B.C. Directory, 1891.

In 1888, E.W. Beckett was appointed clerk of the District of Maple Ridge, subsequently acting as assessor and collector and serving for a total of twenty-four years. He was appointed Crown Timber Agent in 1912 and moved at that time to New Westminster. He built this house as a wedding gift for his daughhter Flora Marjorie, who married D'Arcy Burnard Brooks on April 9, 1924. Their daughter, Dorothy Arnett, recalled: "It was built by the late Mr. Adair in 1922. The lumber was brought up the Fraser River from New Westminster by barge to the Haney Wharf. Below the front steps to the left was the first well around the area. On the other side of the porch was a lovely eating apple tree enjoyed by all in the neighbours. At the gate way were two purple lilac trees. There was a vine that grew up over the front porch and in the summertime me and my sister Bernice slept out there. Between my parent's home and Mrs. Ridd's home was a tennis court everyone enjoyed. My parents celebrated their 50th anniversary in this above home." Marjorie Brooks was known as the first night telephone operator at the Haney Exchange.

Early images of the Beckett / Brooks Residence [MRMA]

STATEMENT OF SIGNIFICANCE: 22335 CALLAGHAN AVENUE

DESCRIPTION OF HISTORIC PLACE

The Beckett / Brooks Residence a one storey, wood-frame, Late Craftsman-style house located within the historic Port Haney neighbourhood of Maple Ridge. It features a front-gabled roofline and a projecting open gabled front verandah. It marks the edge of a group of three contiguous houses on Callaghan Avenue that recall the early appearance of the residential areas of Port Haney.

HERITAGE VALUE OF HISTORIC PLACE

Constructed in 1922, the Beckett / Brooks Residence is significant for its association with the Beckett and Brooks families, its representation of the continuing interwar development of Port Haney, and as a representation of Late Craftsman architecture.

The Beckett family were among the earliest settlers in the Port Haney, arriving in 1885, establishing the first local brick yard, and remaining here for several generations. Ernest William Beckett (1857-1935), was prominent both as a local businessman but also as clerk, assessor and collector for the municipality for twenty-four years. He built this house in 1922 as a wedding gift for his daughter Flora Marjorie Beckett, who married D'Arcy Burnard Brooks on April 9, 1924. As the economy gradually recovered after the end of World War One, the modest nature of new construction reflected the austerity of the times. Houses were generally much smaller in scale than those built just a few years earlier, as demonstrated by the one-storey scale of the Beckett / Brooks Residence. Typical of the postwar scarcity of construction materials, the lumber for the house was brought up the Fraser River from New Westminster by barge to the Haney Wharf. Its modest style also demonstrates the late persistence of the influence of the Craftsman style, popular prior to the war but rendered here in a simplified version.

HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Beckett / Brooks Residence include its:

- location in the historic Port Haney neighbourhood;
- continuous residential use;
- residential form, scale and massing as expressed by its one storey height, front-gabled roof, rectangular floor plan, projecting front semi-octagonal bay, and projecting open front-gabled verandah;
- Late Craftsman influence, represented by: a variety of cladding textures; wide bargeboards; square verandah columns; open tongue-and-groove soffits with exposed rafter ends; and glazed front door;
- wood frame construction, including lapped wooden siding with cornerboards, twin-coursed shingles in the gable ends, and dimensional wood window and door trim; and
- one internal corbelled red brick chimney.

STOREY RESIDENCE, 22345 CALLAGHAN AVENUE

Community: Haney
Site Inclusion: Added 1986
Heritage Status: Inventory
Type of Resource: Building: Residential: Single Family Dwelling
Historic Name: Storey Residence
Source: Assessments
Original Owner: Mary Berry Charlton Storey
Source: Assessments
Date of Construction: 1932
Source: Assessments
Architect: Unknown
Builder: Ernie Adair
Source: Research

22323, 22335 & 22345 CALLAGHAN AVENUE STATEMENTS OF SIGNIFICANCE

Alfred Charlton had his store and post office on the riverfront south of the Port Haney railway station. In 1907, after Charlton drowned while skating across the Fraser River to Fort Langley, his wife, Mary Berry Charlton, carried on the business with the help of William Storey, her husband's cousin from England. Mrs. Charlton was an excellent businesswoman, and continued for many years as the Port Haney Postmistress. About ten years after her first husband's death, she married Mr. Storey. This later house was built for her in 1932 by local contractor Ernie Adair, in a location that was presumably convenient to the Post Office on River Road. The lot to the east is now Callaghan Park, but was at the time the location of Municipal Hall. This was later the home of W.B. Piers, Manager of the Bank of Montreal; after the Piers family moved, Mr. Pringle, the first bus driver in Haney, later lived here. The Storey Residence has been well maintained in its original condition.

Mary and William Storey in front of the Bank of Montreal on Granville Street, downtown Vancouver, circa 1948. [MRMA P13269]

In 1931, the completion of the Lougheed Highway – a make-work project that connected the Fraser Valley communities by road – signalled a shift in the location of Haney's commercial activity. A devastating fire in late November 1932 destroyed much of the existing business centre, hastening the shift of businesses up the hill. There was initially some reluctance in relocating the post office, due to its convenient proximity to the railway station; in 1933, a new post office was built across from the station to replace the one that had been destroyed in the fire (still extant at 22355 River Road).

Public demand led to the construction of a new Haney Post Office in 1939 in the new town centre area. This building was later moved to a new location at 22375 Callaghan Avenue, and now sits to the east side of Callaghan Park.

22323, 22335 & 22345 CALLAGHAN AVENUE STATEMENTS OF SIGNIFICANCE

STATEMENT OF SIGNIFICANCE: 22345 CALLAGHAN AVENUE

DESCRIPTION OF HISTORIC PLACE

The Storey Residence a one and one-half storey, wood-frame Period Revival house located within the historic Port Haney neighbourhood of Maple Ridge. It features a gabled roofline and a variety of multi-paned window assemblies. Sited to the west of Callaghan Park, it marks the eastern edge of a group of three contiguous houses on Callaghan Avenue that recall the early appearance of the residential areas of Port Haney.

HERITAGE VALUE OF HISTORIC PLACE

Constructed in 1932, the Storey Residence is significant for its association with prominent local businesswoman Mary Berry Charlton Storey, its representation of the interwar development of Port Haney, and its romantic Period Revival architecture.

The Storey Residence is valued for its association with an important historic personality, Mary Berry Charlton Storey (1873-1960). Well known as an ambitious early entrepreneur, she was the wife of Alfred Charlton, a retailer and post office operator in Port Haney. After his death in 1907, she assumed his professional responsibilities, taking on the role of Post Mistress, harbour master and retailer in addition to raising her children. Additionally, she was important to the history of Port Haney for opening the first bank in the community, cementing Port Haney's prime position in the river-based life of the early twentieth century. She was remarried in 1918 to William Storey, Mr. Charlton's cousin. Mary Berry Charlton Storey, one of Haney's most determined and ambitious businesswomen, is buried between her two husbands in the Maple Ridge Cemetery.

The Storey Residence demonstrates the continuing growth of Port Haney, at a time when the area was responding to improved transportation access. The area had declined during the austerity that followed the end of World War One and the onset of the Great Depression. In 1931, the completion of the Lougheed Highway – a make-work project that connected the Fraser Valley communities by road – signalled a shift in the location of Haney's commercial activity. A devastating fire in late November 1932 destroyed much of the existing business centre, hastening the shift of businesses up the hill. The renewal of the residential areas in Port Haney demonstrated a transitional period that marked the end of the dominance of the railway industry and the emergence of road-based transportation that allowed greater flexibility in land development and heralded new development throughout the Fraser Valley. The construction of this new house in 1932, and the two post offices that Mary Storey built in in Port Haney in 1933 and 1939 demonstrate the economic renewal of the area at the time, as well as the geographic shift of the business district to the north.

The Storey Residence is superior example of an interwar bungalow that displays a variety of Period Revival references. The years following the end of World War One were a time of cozy, entrenched traditionalism in North America, which escaped the physical devastation of its cities. Historic revivals of traditional domestic architecture continued for several decades, evoking feelings of pleasant and comfortable nostalgia. This provided a powerful impetus for the re-invention of the bungalow, often clothed in historical elements, reflected here in the use of a complex gabled roofline and a variety of multi-paned windows.

22323, 22335 & 22345 CALLAGHAN AVENUE STATEMENTS OF SIGNIFICANCE

HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Storey Residence include its:

- location in the historic Port Haney neighbourhood, adjacent to Callaghan Park;
- continuous residential use;
- residential form, scale and massing as expressed by its one and one-half storey height, full basement, irregular rectangular floor plan, side-gabled roof with front and rear gabled projections, rear hipped roof extension with inset corner porch, front gabled porch and projecting side rectangular bay with hipped roof;
- Period Revival influence, including: multi-paned windows; inset arched entry; exposed purlin ends; open tongue-and-groove soffits with exposed rafter ends; and projecting window box supports;
- wood-frame construction, including wide lapped siding without cornerboards, and dimensional wood window and door trim with bullnose mouldings;
- variety of fenestration, including: 6-over-1 double-hung wooden sash windows in single, double and triple assembly; 3-paned basement windows; 8-over-1 double-hung wooden sash at rear; and glazed front and rear doors; and
- one internal corbelled red brick chimney with two concrete chimney pots.

22323, 22335 & 22345 CALLAGHAN AVENUE STATEMENTS OF SIGNIFICANCE

RESEARCH SOURCES

RIDD RESIDENCE, 22323 CALLAGHAN AVENUE

ASSESSMENT INFORMATION:

ORIGINAL LEGAL DESCRIPTION: Lots 9 & 10, Block 6.

1908: Maple Ridge Agricultural Assoc. part of fairgrounds.
1909: A.L. Ferguson. Land $400.
1910: Mrs. Mary Ridd. Land $300.
1911: Mrs. Mary Ridd. Land $400.
1912: BL #9 - Percy Burnett. Land $250.
BL #10 - Mrs. Mary Ridd. Land $200.
1913: April BL #9 - Percy Burnett. Land $300 Improvements $1250.
BL #10 - Mrs. Mary Ridd. Land $250 Improvements $750.

ADDITIONAL REFERENCES:

- *Port Haney Historic Inventory*, 1986.
- Note: Ridd not listed in directories 1910-1918.

BC VITAL EVENTS:

- Groom: Edwin Ridd; Bride: Mary Baillie; Event Type: Marriage; Registration Number: 1899-09-046163; Event Date: 1899-01-03; Event Place: Vancouver.
- Person: Mary Ridd; Event Type: Death; Registration Number: 1960-09-010531; Event Date: 1960-09-02; Event Place: Victoria; Age at Death: 94.
- Person: Edwin Ridd; Event Type: Death; Registration Number: 1906-09-217436;Event Date: 1906-12-18; Event Place: Atlin; Age at Death: 46.
- Groom: Edwin Baillie Ridd (Son); Bride: Elsie Jane Cross; Event Type: Marriage; Registration Number: 1929-09-357548; Event Date: 1929-06-26; Event Place: New Westminster.
- Person: Edwin Baillie Ridd (Son); Event Type: Death; Registration Number: 1986-09-017009; Event Date: 1986-10-10; Event Place: New Westminster; Age at Death: 82.
- Groom: Hector Joseph Tapp; Bride: Lila Estelle Ridd; Event Type: Marriage; Registration Number: 1927-09-323654; Event Date: 1927-04-19; Event Place: Unknown.
- Person: Hector Joseph Tapp; Event Type: Death; Registration Number: 1974-09-011925; Event Date: 1974-08-06; Event Place: Victoria; Age at Death: 73.
- Person: Lila Estelle Tapp; Event Type: Death; Registration Number: 1991-09-020094; Event Date: 1991-10-30; Event Place: Victoria; Age at Death: 89.

ARCHIVAL IMAGES:

- Original appearance of the Ridd Residence. [MRMA P00017]
- Members of the Kendrick, Burnet & Ridd families posed in station garden, circa 1919. Back: station master's wife, station master, Mary Ridd, Florence Burnet. Front: Janet [Kendrick] Daly, Agnes Kendrick, Helen Kendrick. [MRMA P03291]
- Ridd House, 1995. [MRMA P14295]

22323, 22335 & 22345 CALLAGHAN AVENUE STATEMENTS OF SIGNIFICANCE

BECKETT RESIDENCE, 22335 CALLAGHAN AVENUE

ASSESSMENT INFORMATION:

Lot 11, Block 6

- 1897 First appeared as Townlot Sec. 16
  E. Derdinger. Land $50. Improvements $100.
- 1898 Same.
- 1899 Emile Derdinger. Land $40. Improvements $200.
- 1900 Same
- 1901 Same.
- 1902 Derdinger. Land $25. Improvements $300.
- 1903 Derdinger Estate. Same value
- 1904 Derdinger Estate. Same value
- 1905 Derdinger Estate. Same value
- 1906 John Miller. Same value.
- 1907 Mary Pearl Miller. Land $100. Improvements $600.
- 1922 Tomas Bosomworth. Sold during year to E.W. Beckett.
  Land $250. Improvements $400.
- 1923 E.W. Beckett. Land $250. Improvements $1,000.

ADDITIONAL REFERENCES:

- Historic Port Haney Heritage Inventory, 1986
- 1898 BC Directory - E. Deranger (sic) listed as a blacksmith.
- Dorothy (Brooks) Annette has further knowledge of the house.
- Nickols, Sheila. *The Maple Ridge-Pitt Meadow News*, April 26, 1995, p 22.

BC VITAL EVENTS:

- Person: Ernest William Beckett; Event Type: Death; Registration Number: 1935-09-498194; Event Date: 1935-03-15; Event Place: Port Haney; Age at Death: 77.
- Groom: Darcy Burnard Brooks; Bride: Flora Marjorie Beckett; Event Type: Marriage; Registration Number: 1924-09-276797; Event Date: 1924-04-09; Event Place: New Westminster.
- Person: Flora Marjorie Brooks; Event Type: Death; Registration Number: 1984-09-003815; Event Date: 1984-02-23; Event Place: Maple Ridge; Age at Death: 82.

ARCHIVAL IMAGES:

- Brooks Residence, 224th and River Road. [MRMA P000002]
- Portrait of Beckett taken from a copper plate. [MRMA P01060]

PUBLISHED REFERENCES:

- Howay, F.W. & E.O.S. Schofield. *British Columbia: From the Earliest Times to the Present.* Vol. IV, pages 496-499. Vancouver: S.J. Clarke Publishing Company, 1914.

22323, 22335 & 22345 CALLAGHAN AVENUE STATEMENTS OF SIGNIFICANCE

STOREY RESIDENCE, 22345 CALLAGHAN AVENUE

ASSESSMENT INFORMATION:

Lot 12, Block 6.

- 1928 Mrs. M.B. Storey. Improvements $800. Land $250.
- 1929 Mrs. M.B. Storey. Improvements $1000. Land $250.
- 1930 Mrs. M.B. Storey. Improvements $1000. Land $250.
- 1931 Mrs. M.B. Storey. Improvements $1000. Land $250.
- 1932 Mrs. M.B. Storey. Improvements $1000. Land $250.
- 1933 (Dec. 28, 1932) Mrs. M.B. Storey. Improvements $2,500. Land $250.
  House built in December 1932.
- 1943 Mrs. M.B. Storey / David & Gerald W. Charlton. Improvements $2,500. Land $250

REFERENCES:

- *Historic Port Haney Heritage Inventory*, 1986

ARCHIVAL IMAGES:

- Mary and William Storey in Vancouver, circa 1948. [MRMA P13269]
- Local Initiatives Program, 1978. [MRMA P06935, P06936 & P06937]

BC VITAL EVENTS:

- Groom: William Storey; Bride: Mary Berry Charlton; Event Type: Marriage; Registration Number: 1917-09-088923; Event Date: 1917-07-04; Event Place: Vancouver.
- Person: William Storey; Event Type: Death; Registration Number: 1958-09-014569; Event Date: 1958-12-29; Event Place: Maple Ridge; Age at Death: 77.
- Person: Mary Storey; Event Type: Death; Registration Number: 1960-09-011426; Event Date: 1960-09-10; Event Place: Maple Ridge; Age at Death: 86.

MAPLE RIDGE CEMETERY:

- Alfred Temple Charlton; Born January 18, 1874; Died January 9, 1907.
- William Storey; Born May 15, 1881; Died December 29, 1958.
- Mary Berry Charlton Storey; Born: October 30, 1873; Died September 10, 1960.

MAPLE RIDGE
British Columbia
mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	May 19, 2020
		FILE NO:	2018-301-DVP
FROM:	Chief Administrative Officer	**MEETING:**	C o W
SUBJECT:	**Development Variance Permit 12294 Laity Street**		

EXECUTIVE SUMMARY:

Development Variance Permit application 2018-301-DVP has been received in conjunction with rezoning and subdivision applications to rezone the subject property, located at 12294 Laity Street, from RS-1 (One Family Urban Residential) to R-1 (Residential District) to allow for a two lot subdivision. The requested variances are to:

1. Reduce the minimum required lot width from 12 m (39.4 ft.) to 11.47 m (37.6 ft.) at its shortest dimension; and
2. Reduce the road right-of-way width for a Collector Road standard with a bike lane from 24 m (78.7 ft.) to 18 m (59.1 ft.).

Council will be considering final reading for the associated rezoning application 2018-301-RZ on May 26, 2020.

It is recommended that Development Variance Permit 2018-301-VP be approved.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2018-301-DVP respecting property located at 12294 Laity Street.

DISCUSSION:

a) Background Context

Applicant:	Pavan Rakhra
Legal Description:	Lot 2, District Lot 248, Group 1, New Westminster District Plan 14302
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	R-1 (Residential District)

Surrounding Uses:

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

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	887 m^2 (0.22 acres)
Access:	Laity Street
Servicing requirement:	Urban Standard
Concurrent Applications:	2018-301-RZ and 2018-301-SD

b) Project Description:

The subject property is located on the east side of Laity Street, south of 123 Avenue, and is approximately 887 m^2 (0.22 acres) in area (see Appendix A). The subject property and surrounding lots are characterized by one or two storey single family dwellings in a well-established residential neighbourhood (see Appendix B). The applicant proposes to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit future subdivision into two single family residential lots (see Appendix C).

c) Variance Analysis:

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

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

1. *Maple Ridge Zoning Bylaw No 3510 - 1985*, Schedule "D" MINIMUM LOT AREA AND DIMENSIONS: To reduce the minimum lot width for the R-1 zone from 12 m (39.4 ft.) to 11.47m (37.6 ft.) at its shortest dimension.

The requested variance to lot width is supportable as it is considered minor in nature.

2. *Subdivision and Development Services Bylaw No. 4800-1993, Schedule A – Services and Utilities and Schedule C – Required Right-of-Way Widths:* To reduce the road right-of-way width for a Collector Road standard with a bike lane from 24 m (78.7 ft.) to 18 m (59.1 ft.).

The reduction in road right-of-way width is supportable, as all the necessary services can be accommodated within the proposed 18 m (59.1 ft.) road right-of-way, as confirmed by the Engineering Department.

d) Citizen/Customer Implications:

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

CONCLUSION:

The proposed variances are supported because they are minor in nature, consistent with similar variances previously supported for the area, and will allow development in the area to occur in a consistent manner.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2018-301-DVP.

"Original signed by Adam Rieu"

Prepared by: **Adam Rieu**
Planner 1

"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

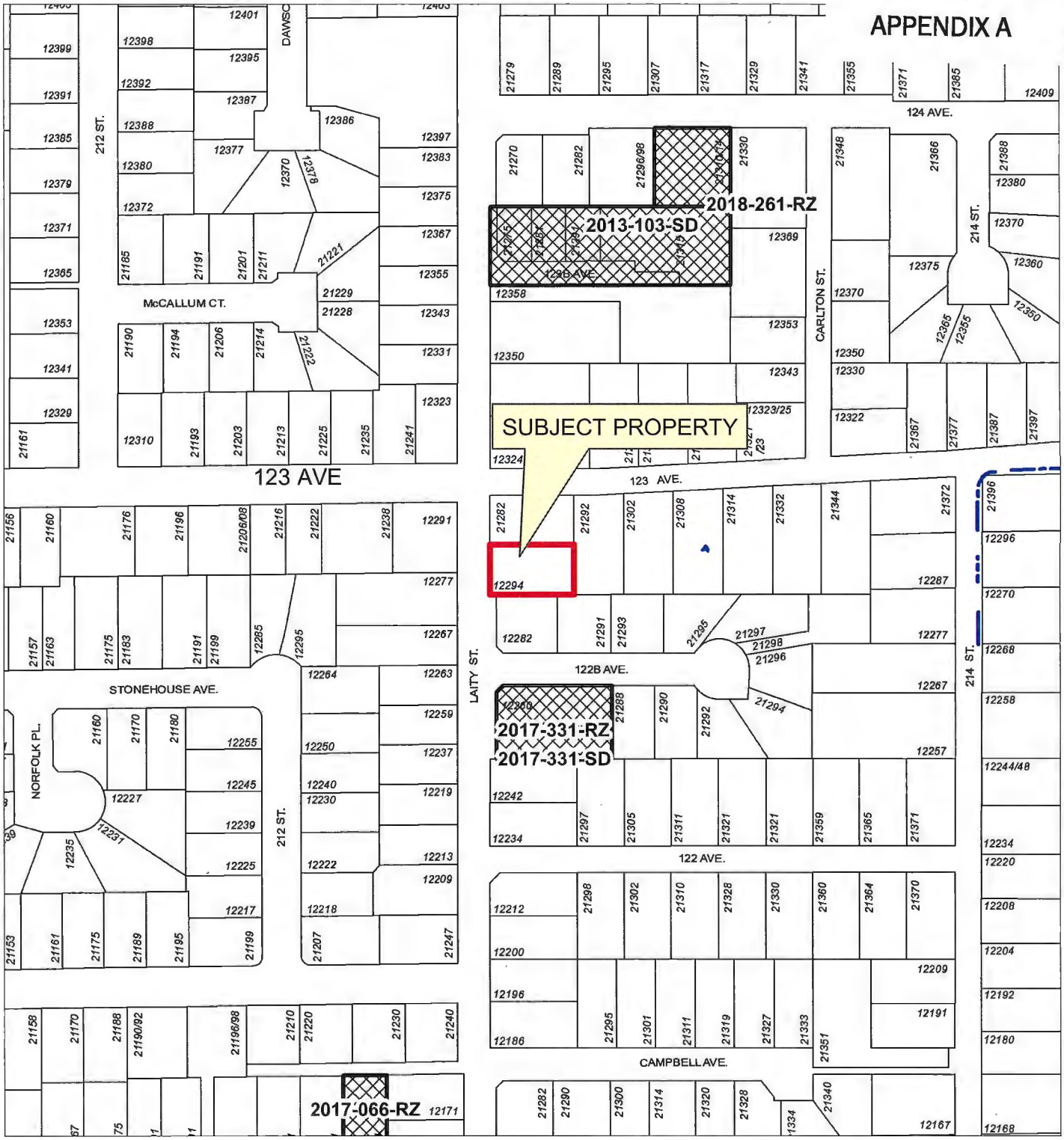
"Original signed by Al Horsman"

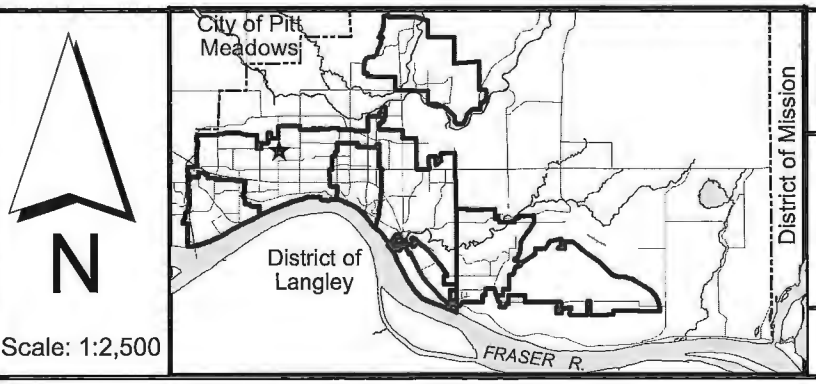
Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Subdivision Plan

APPENDIX A





12294 Laity St

PLANNING DEPARTMENT

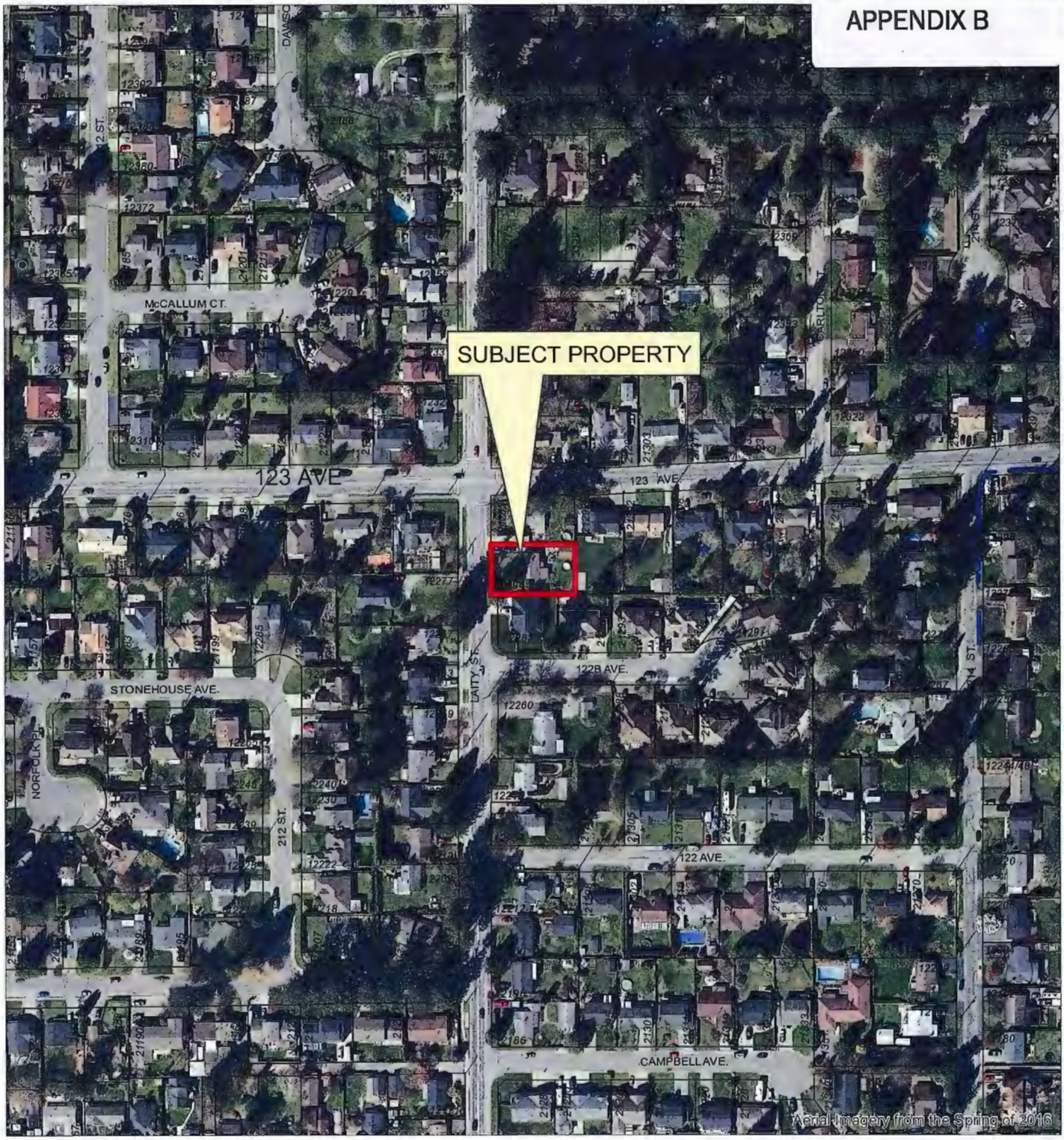
MAPLE RIDGE
British Columbia

mapleridge.ca

2018-301-RZ
DATE: Jul 20, 2018

BY: JV

APPENDIX B



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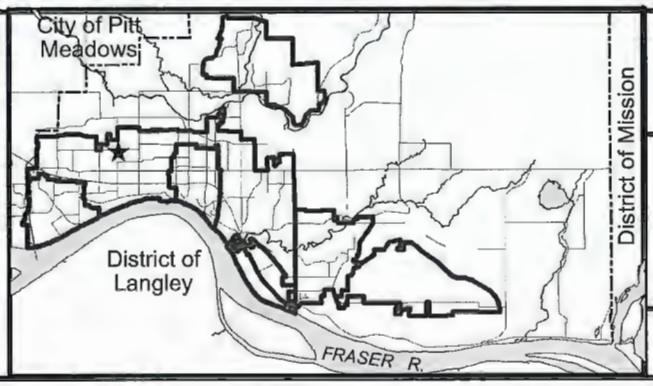


12294 Laity St

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia

mapleridge.ca

2018-301-VP
DATE: Jul 20, 2018 BY: JV

SUBDIVISION PLAN OF LOT 2 DISTRICT LOT 248 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 14302 EXCEPT PLAN EPP95853

Plan EPP95854

BCGS 92G.027

0 25 50 m

The intended plot size of this plan is 560 mm in width by 432 mm in height (C SIZE) when plotted at a scale of 1:500

Integrated Survey Area No. 36 , Maple Ridge , NAD83 (CSRS), 4.0.0.BC.1.GVRD

Grid bearings are derived from observations between geodetic control monuments 84H0110 and 84H0084 and are referred to the central meridian of UTM Zone 10N.

The UTM coordinates and estimated absolute accuracy achieved are derived from the MASCOT published coordinates and standard deviations for geodetic control monuments 84H0110 and 84H0084.

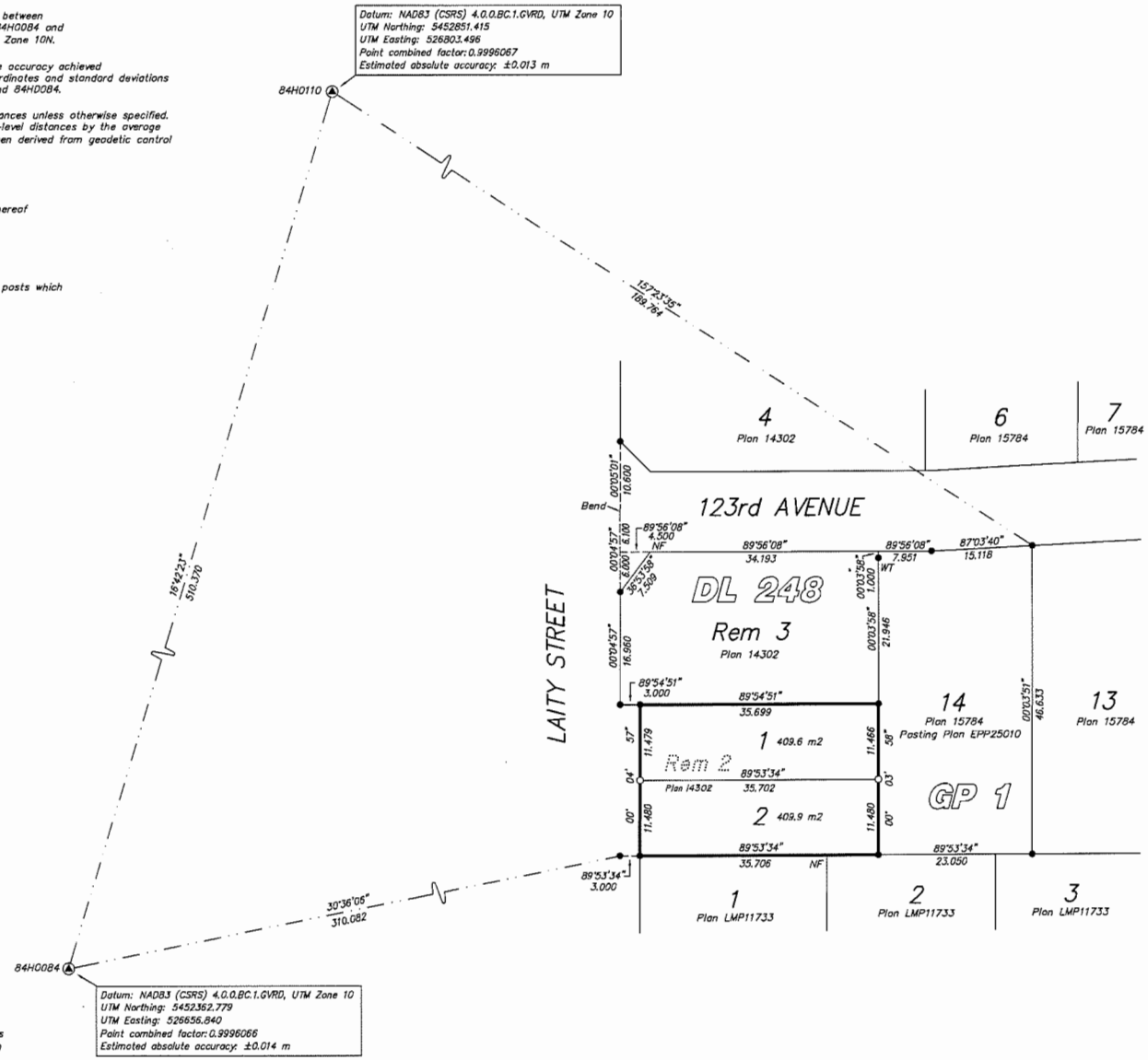
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9996067 which has been derived from geodetic control monument 84H0110.

LEGEND:

All Distances Are In Metres And Decimals Thereof

- Control Monument Found
- Standard Iron Post Found
- Standard Iron Post Set

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



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

This plan lies within the Metro Vancouver Regional District

The field survey represented by this plan was completed on the 27th Day of August, 2019

Mike Bernemann, BCLS 793

APPENDIX C

Terra Pacific Land Surveying Ltd | 22371 St. Anne Avenue, Maple Ridge, BC | Tel: 604-463-2509 | File: MR18-166SUB

MAPLE RIDGE
British Columbia

mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	**MEETING DATE:**	May 19, 2020
		FILE NO:	2016-219-DP
FROM:	Chief Administrative Officer	**MEETING:**	C o W

SUBJECT: **Development Permit**
12258 228 Street

EXECUTIVE SUMMARY:

Council considered rezoning application 2016-219-RZ and granted first reading for Zone Amending Bylaw No. 7261-2016 on July 26, 2016 and second reading on June 13, 2017. This application was presented at Public Hearing on July 18, 2017 and was granted third reading on July 25, 2017. Council granted a six month extension valid from January 25, 2019 and will be considering final reading for rezoning application 2016-219-RZ on May 26, 2020.

Intensive Residential Development Permit application 2016-219-DP has been received in conjunction with the rezoning application to permit a future subdivision into three single family lots and dedication of a lane. The design and layout of the single family homes is in compliance with the Intensive Residential Development Permit Guidelines.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2016-219-DP respecting property located at 12258 228 Sreet

DISCUSSION:

a) Background Context:

Applicant:	Don Bowins
Legal Description:	Lot 4, Section 20, Township 12, New Westminster District Plan 13667
OCP :	
Existing:	SF (Single-Family Residential)
Proposed:	Single-Family Residential
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	R-3 (Special Amenity Residential District)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single Family Residential

South:	Use:	Single Family Residential
	Zone:	R-3 (Special Amenity Residential District)
	Designation:	Single Family Residential
East:	Use:	Single Family Residential
	Zone	RS-1 (One Family Urban Residential)
	Designation:	Single Family Residential
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single Family Residential

Existing Use of Property:	Residential
Access:	Proposed lane in the back, accessing 122 Avenue
Servicing:	Urban Standard
Companion Applications:	2016-219-RZ and 2016-219-SSD

b) Project Description:

The applicant proposes to rezone from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District). The subject property is 1400m^2 (0.34 acres) in area, is generally flat, and bounded by single family residential properties within the Town Centre Area (see Appendix A). Access is proposed via the lane to the south, accessing 122 Avenue. The proposed application is to create three single family residential lots with a 7.5m wide lane. As a result of the lane alignment, a remnant land area hooked to Lot 3 will be created which will be absorbed through future subdivision with lands on Greenwell Street to the east. A "No Build' restrictive covenant will be placed on this land area as a condition of rezoning and subdivision.

c) Planning Analysis:

Official Community Plan, Town Centre Area Plan

The subject property is designated *Single Family Residential* in the Town Centre Area Plan, Section 10.4 of the OCP. This designation provides options for increasing density and choice of housing form while retaining the single family character in established neighbourhood blocks. The R-3 (Special Amenity Residential District) zone is compatible with this designation. This development will create a more compact single family development pattern along 228 Street while providing a transition in density from multi-family housing on the west side of 228 Street to the larger single family lots outside of the Town Centre Area Plan to the east. The current proposal is consistent with the following policies of the Town Centre Area Plan:

Policy 5-9
Maple Ridge will encourage the retention of laneways and the creation of new laneways should be considered, where appropriate and feasible.

Policy 5-10
Laneways should have a maximum paved width of 6 metres.

Policy 5-11
Access to both underground and surface parking areas is encouraged to be provided off a laneway.

A new lane will be constructed as part of the development and accommodate a 7.5m wide lane, which will be extended when subdivision occurs to the north.

Intensive Residential Development Permit

An Intensive Residential Development Permit is required for all residential development for densities greater than 30 units per net hectare as well as R-3 (Special Amenity Residential District) zoning. Section 8.8 Intensive Residential Development Permit Area Guidelines of the Official Community Plan aim to provide a greater emphasis on high standards in aesthetics and quality of the built environment while protecting important qualities of the natural environment. The intent to is provide an environment that is safe, attractive, people-friendly and environmentally responsive.

The key guideline concepts for the Intensive Residential Development Permit Area are as follows:

1. *Neighbourhood cohesiveness and connectivity should be maintained through the design of varied yet compatible buildings, in materials used and in architectural styles, in landscapes and in recreational areas, and by facilitating a range of transportation choices.*

   Each lot has its own house design, yet is compatible in materials used and architectural styles.

2. *A vibrant street presence is to be maintained through a variety of housing styles, by maintaining street parking and by directing garage structures and off-street parking to the rear of a property accessible by a lane.*

   Each lot in the proposed subdivision will have access to the lane fronting on 122 Avenue. Garages and parking pads will be located in the rear of each proposed lot.

d) Advisory Design Panel:

As the proposal is for three Single-Family lots, Advisory Design Panel did not review the application.

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. An Arborist Report was submitted and a Tree Cutting Permit application was deemed necessary. The security has been submitted through the Tree Cutting Permit application.

CONCLUSION:

As the development proposal complies with the Intensive Residential Development Permit Area guidelines of the Official Community Plan for form and character, it is recommended that 2016-219-DP be given favourable consideration.

"Original signed by Mark McMullen" for

Prepared by: **Therese Melser**
Planning Technician

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

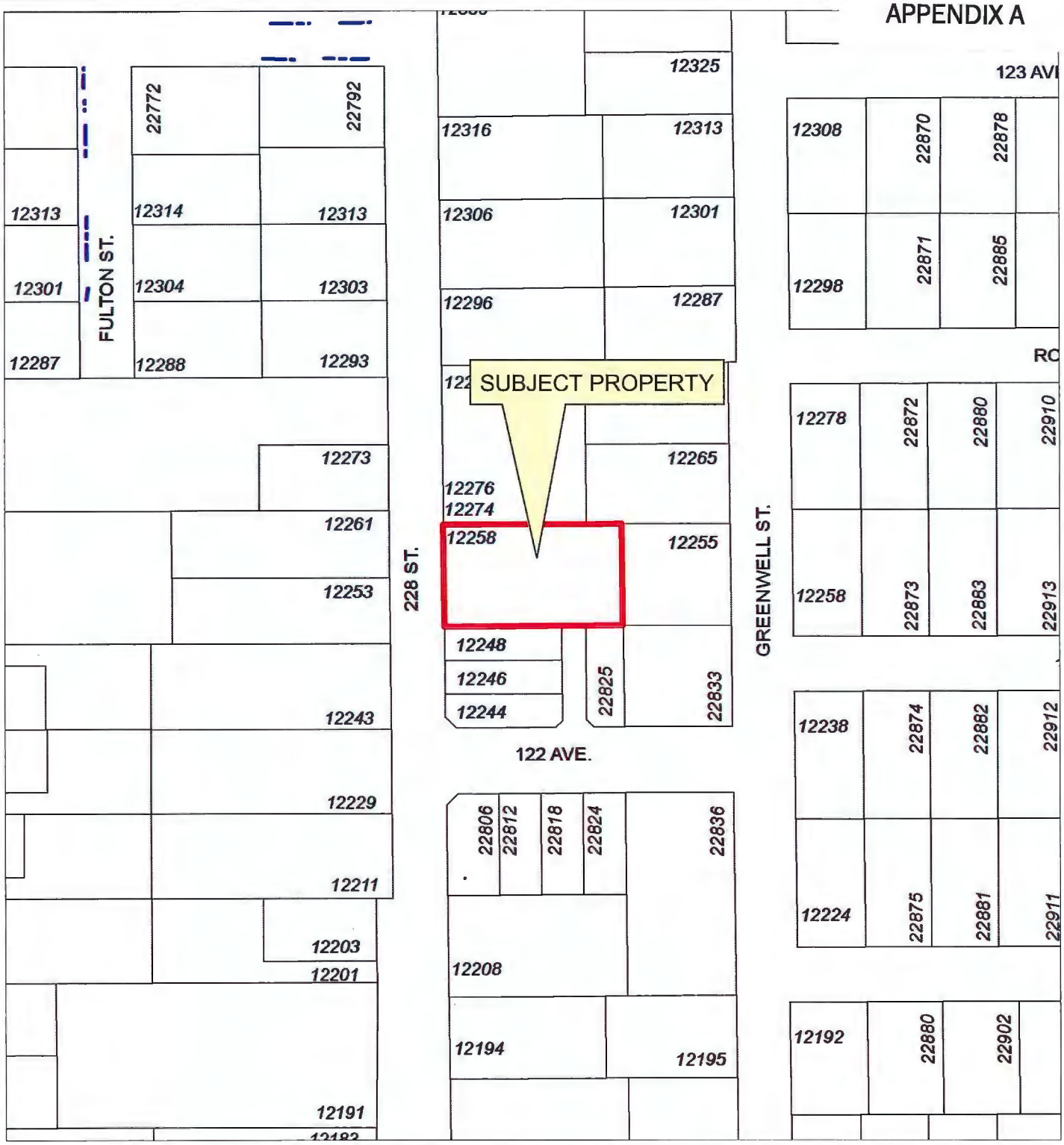
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Architectural Plans

APPENDIX A



N

Scale: 1:1,500

Legend

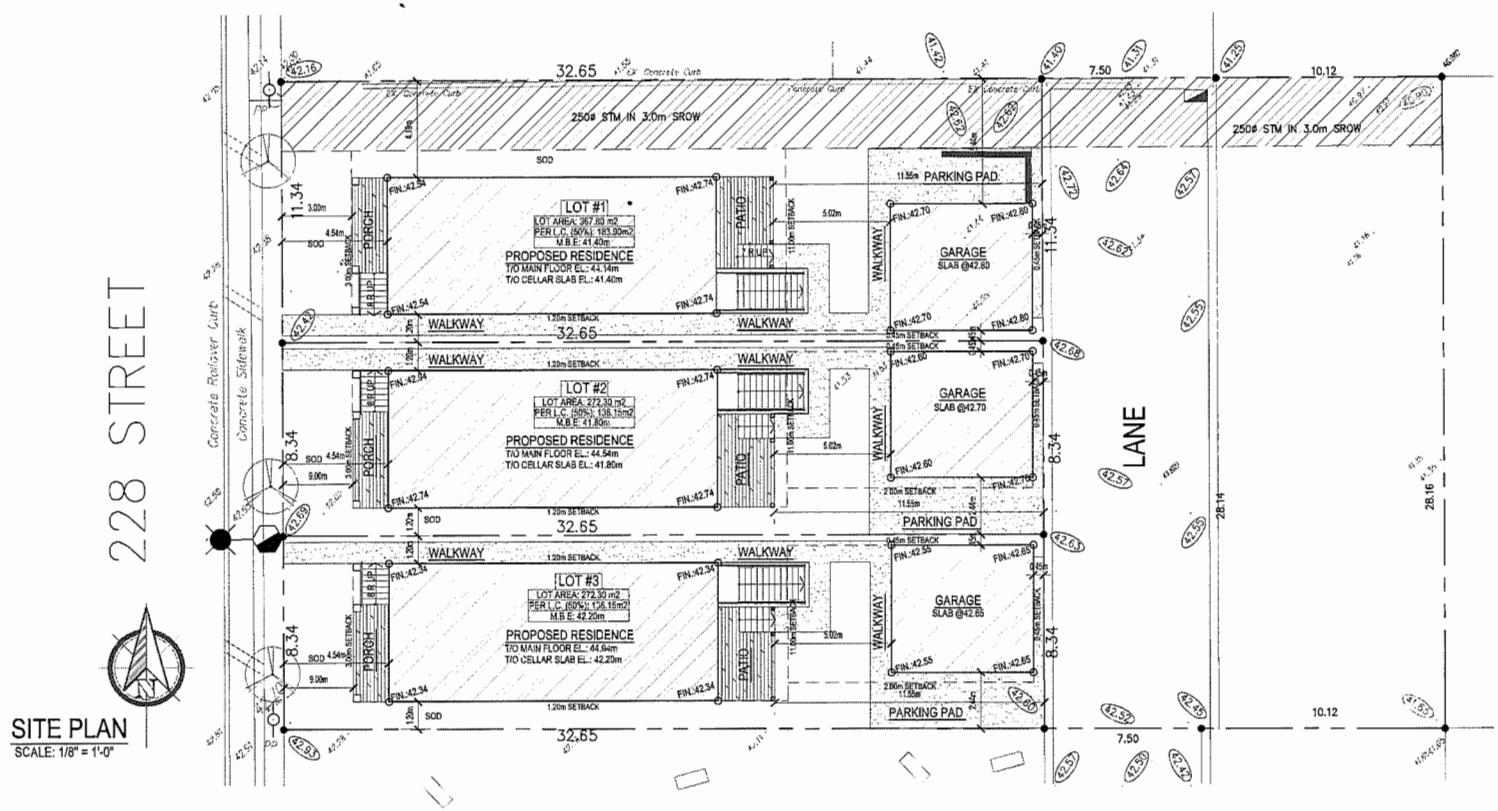
- Stream
- Indefinite Creek
- Marsh
- River
- Major Rivers & Lakes

12258 228 Street

PLANNING DEPARTMENT

MAPLE RIDGE
British Columbia
mapleridge.ca

2016-219-DP
DATE: Mar 1, 2017
BY: JV



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

APPENDIX B

D.MAND DESIGN & DRAFTING SERVICES LTD
14658 - 84 AVENUE
SURREY, BC
V3S 9K7
t: 6045971838
f: 6045971350
dmand@telus.net
www.dmanddesign.com

THESE PLANS CONFORM TO EPRC 2012

CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.

CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. IT IS THE BUILDER/OWNER RESPONSIBILITY TO REVIEW AND VERIFY ALL LEVELS, DIMENSIONS AND STRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTION

DO NOT SCALE DRAWINGS

** BUILDERS NOTES:
THE OWNER/BUYER IS AWARE THAT DOORS, WINDOWS AND BUILDING ELEVATIONS MAY VARY DUE TO SITE CONDITIONS.

SQUARE FOOTAGE SHOWN ARE APPROXIMATE

THE BUILDER RESERVES RIGHT TO MAKE ON GOING CHANGES AND ADJUSTMENTS

FINAL HOME DESIGN AND MEASUREMENTS MAY NOT MATCH AS PER PLANS

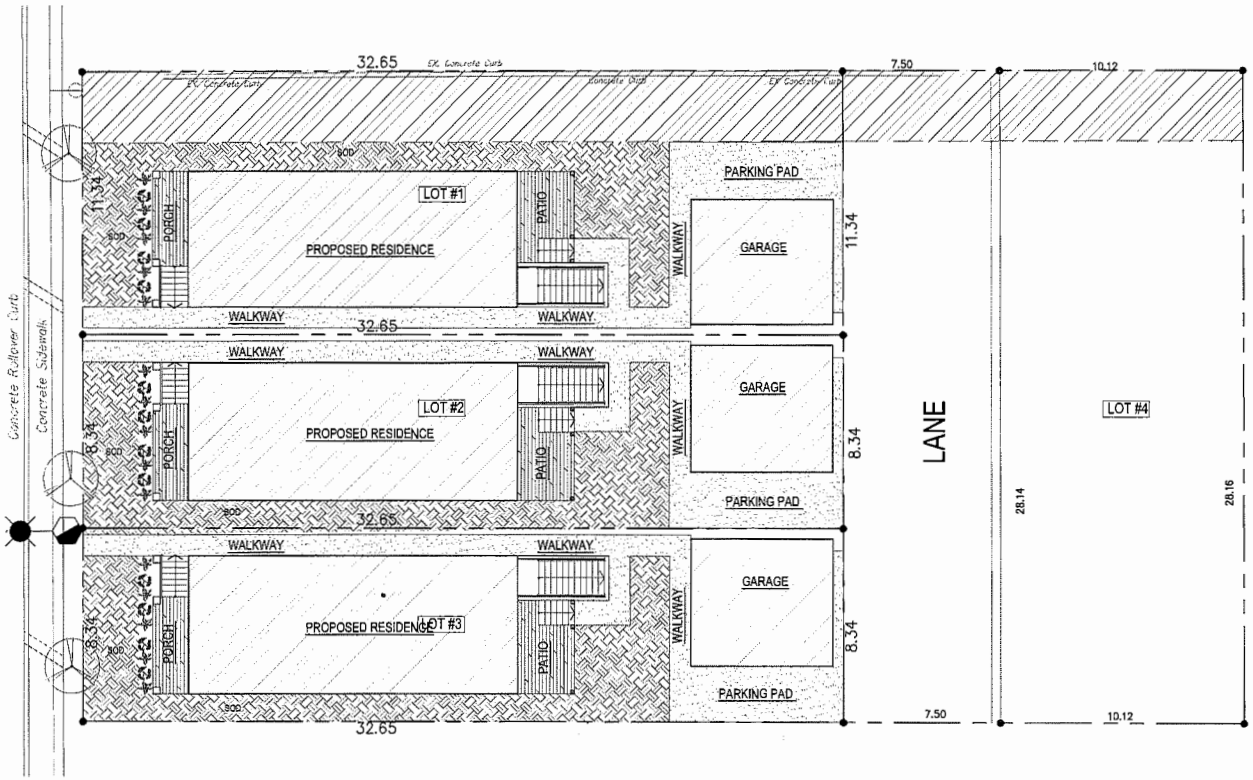
IN ORDER TO COMPLY WITH BYLAWS, BUILDING CODES AND SITE CONDITIONS THESE PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE TO CLIENT/BUILDER.

JOB DESCRIPTION:
PROPOSED SUBDIV.
-

ADDRESS:
LOT 1, 2 & 3
12258 -228 STREET
MAPLE RIDGE, B.C

CLIENT:
PCL HOMES

DATE: JAN 2019
SCALE: 1/4"=1'-0" (UNO)
DRAWN: HARP
CHECKED: D.M.



LANDSCAPING PLAN

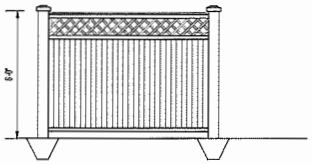
SCALE: 1/8" = 1'-0"

PLANT LIST

QTY	KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING
3		WHITE FIR	ABIES CONCOLOR	3m HIGH	
3		SUGAR MAPLE	ACER SACCHARUM	6m CALIPER	
36		BIRDS NEST SPRUCE	PICEA ABIES NIDIFORMIS	#3 POT	24" O/C
16		SNOWBRUSH	CEANOTHUS VELUTINOUS	#3 POT	24" O/C
16		FALSE AZALEA	MENZIESIA FERRUGINEA	#3 POT	24" O/C

*NOTE: ALL LANDSCAPING AND LANDSCAPING MATERIALS TO CONFORM TO THE BCNA/BCSLA STANDARDS

- SHRUB BEDS: 0.4m DEPTH
- LAWN: 0.15m DEPTH
- TREES: 0.3m DEPTH AROUND ALL ROOT BALLS



FENCE DETAIL

STAINDED CEDAR FENCING
"CLEAR STAIN" FINISH

SITE PLAN NOTES:

- ALL DIMENSION AND GRADE LEVELS SHOWN ARE TO BE APPROVED BY DESIGN CONSULTANTS AND/OR LOCAL CITY AUTHORITIES PRIOR TO CONSTRUCTION
- OWNERS/BUILDERS TO PROVIDE PERTINENT INFORMATION REQUIRED FOR SITE PLAN
- OWNERS/BUILDERS TO VERIFY LOCATIONS OF ALL SERVICES, DRIVEWAYS LOCATIONS, HYDRO POLES AND LINES, FIRE HYDRANTS, EASEMENTS, ELECTRICAL BOXES AND RIGHT-OF-WAYS, ETC., BEFORE PROCEEDING TO CONSTRUCTION
- ANY RETAINING WALL TO BE BUILT ACCORDING TO CITY CODES AND WITH DESIGN GUIDELINES PROVIDED BY DESIGN CONSULTANT
- PROPOSED FINISHED GRADE LEVEL TO SLOPE AWAY FROM BUILDING FOR SURFACE WATER RUN OFF
- BUILDERS RESPONSIBLE FOR ANY REQUIRED SWALES
- ALL GRADES, AND DIMENSIONS ON SITE PLAN TO BE APPROVED AND CHECKED ON SITE BY BUILDER PRIOR TO CONSTRUCTION AND EXCAVATION

D.MAND DESIGN & DRAFTING SERVICES LTD.

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dmand@telus.net
www.dmanddesign.com

THESE PLANS CONFORM TO BCBC 2012

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DO NOT SCALE DRAWINGS

**BUILDERS NOTES:

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SQUARE FOOTAGE SHOWN ARE APPROXIMATE

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JOB DESCRIPTION:
PROPOSED SUBDIV.
-

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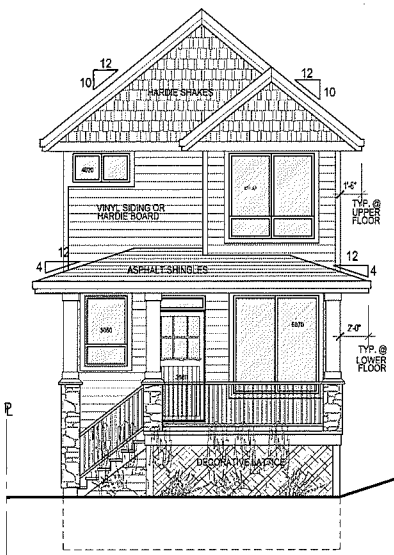
LOT 1, 2 & 3
12258 -228 STREET
MAPLE RIDGE, B.C

CLIENT:
PCL HOMES

DATE: JAN 2019

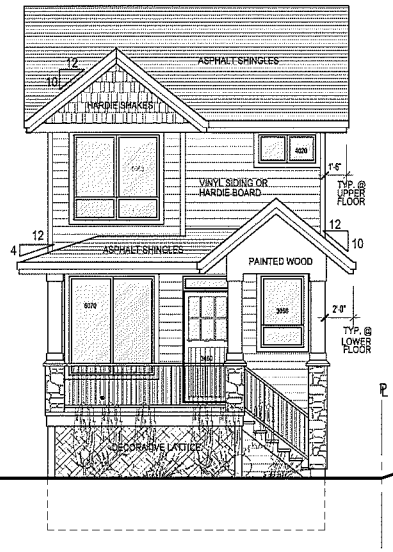
SCALE: 1/4"=1'-0" (UNO)

DRAWN: HARP | CHECKED: D.M.



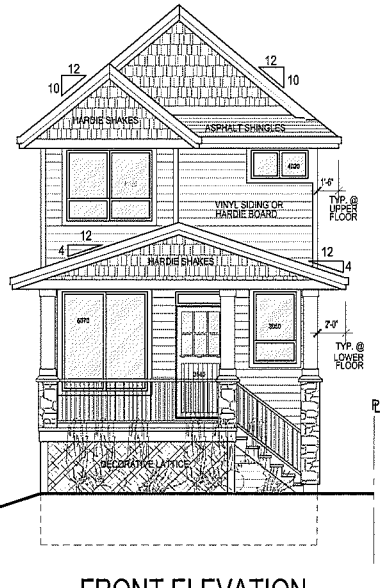
FRONT ELEVATION

LOT #1



FRONT ELEVATION

LOT #2



FRONT ELEVATION

LOT #3

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f: 6045971350
dmand@telus.net
www.dmanddesign.com

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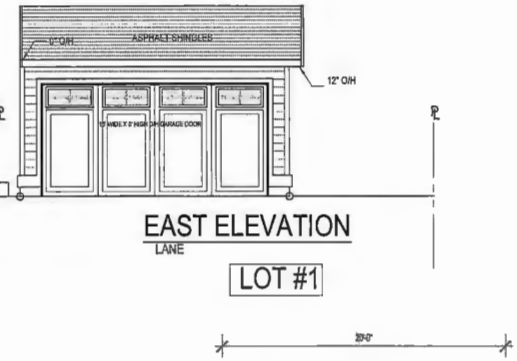
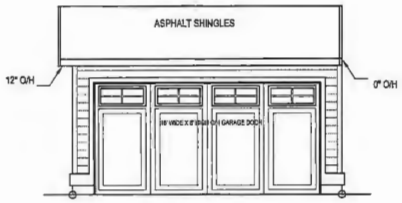
CLIENT:
PCL HOMES

DATE: JAN 2019

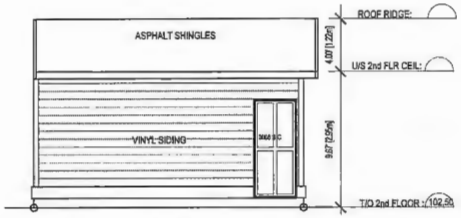
SCALE: 1/4"=1'-0" (UNO)

DRAWN: HARP | CHECKED: D.M.



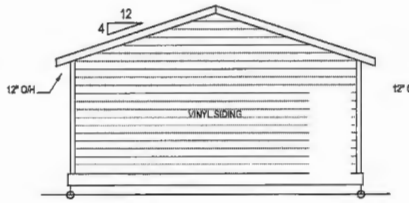


EAST ELEVATION
LANE

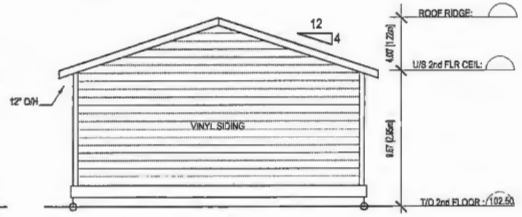


WEST ELEVATION
(DWELLING SIDE)

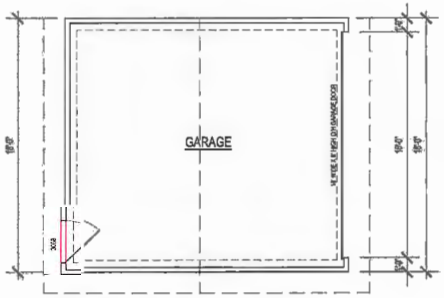
NOTE: COLORS,PITCH AND MATERIALS TO MATCH HOUSE



SOUTH ELEVATION



NORTH ELEVATION



GARAGE PLAN
GARAGE AREA: 360 sq.ft.

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CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.

CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. IT IS THE BUILDER/OWNER RESPONSIBILITY TO REVIEW AND VERIFY ALL LEVELS, DIMENSIONS AND STRUCTURAL ADEQUACIES PRIOR TO CONSTRUCTION

DO NOT SCALE DRAWINGS

**BUILDERS NOTES.

THE OWNER/BUYER IS AWARE THAT DOORS, WINDOWS AND BUILDING ELEVATIONS MAY VARY DUE TO SITE CONDITIONS.

SQUARE FOOTAGE SHOWN ARE APPROXIMATE.

THE BUILDER RESERVES RIGHT TO MAKE ON GOING CHANGES AND ADJUSTMENTS

FINAL HOME DESIGN AND MEASUREMENTS MAY NOT MATCH AS PER PLANS

IN ORDER TO COMPLY WITH BYLAWS, BUILDING CODES AND SITE CONDITIONS, THESE PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE TO CLIENT/BUILDER.

JOB DESCRIPTION:
PROPOSED SUBDIV.
-

ADDRESS:
LOT 1, 2 & 3
12258 -228 STREET
MAPLE RIDGE, B.C

CLIENT:
PCL HOMES

DATE: JAN 2019

SCALE: 1/4"=1'-0" (UNO)

DRAWN: HARP | CHECKED: D.M.