

City of Maple Ridge

COUNCIL MEETING AGENDA

November 25, 2014

7:00 p.m.

Council Chamber

MEETING DECORUM

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

Note: This Agenda is also posted on the City's Web Site at www.mapleridge.ca

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

100 ***CALL TO ORDER***

200 ***MOMENT OF REFLECTION***

300 ***INTRODUCTION OF ADDITIONAL AGENDA ITEMS***

400 ***APPROVAL OF THE AGENDA***

500 ***ADOPTION AND RECEIPT OF MINUTES***

501 Minutes of the Regular Council Meeting of October 28 and November 4, 2014

502 Minutes to the Public Hearing of November 18, 2014

503 Minutes of the Development Agreements Committee Meetings of October 29 and 30, November 3, 4, 6, and 7, 2014

600 ***PRESENTATIONS AT THE REQUEST OF COUNCIL***

700 ***DELEGATIONS***

701 **2014 BC Export Awards in International Business Studies presented to Rohith Manhas**

- Sandy Blue - Manager Strategic Economic Initiatives

702 **Agricultural Advisory Committee Presentation**

- Margaret Daskis – Agricultural Advisory Committee Chair

703 **Homelessness Issue**

- Danik Daniels

800 ***UNFINISHED BUSINESS***

900 ***CORRESPONDENCE***

1000 ***BYLAWS***

Note: Items 1001 to 1008 are from the November 18, 2014 Public Hearing

Bylaws for Third Reading

1001 **2014-023-RZ, 21434 121 Avenue**

1001.1 **Maple Ridge Zone Amending Bylaw No. 7074-2014**

To rezone from RS-1b (One Family Urban [Medium Density] Residential) to R-1 (Residential District) to permit future subdivision into two single family lots

Third reading

1002 **2011-095-RZ, 11219 243 Street**

1002.1 **Maple Ridge Community Plan Amending Bylaw No. 6850-2011**

To amend land use designations to dedicate park for conservation purposes

Third Reading

1002.2 **Maple Ridge Zone Amending Bylaw No. 6851-2011**

To rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban [Medium Density] Residential) to allow for approximately 16 single family lots

Third Reading

1003 2014-012-RZ, 24263 and 24295 112 Avenue

1003.1 Maple Ridge Official Community Plan Amending Bylaw No. 7067-2014

To amend land use designation to allow for dedication of park for conservation purposes
Third reading

1003.2 Maple Ridge Zone Amending Bylaw No. 7065-2014

To rezone from RS-2 (One Family Suburban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to allow for approximately 12 single family lots
Third reading

1004 2014-043-RZ, 13065 Katonien Street

Maple Ridge Zone Amending Bylaw No. 7090-2014

To permit a site-specific text amendment to the M-2 (General Industrial) zone allowing for an “Indoor Mountain and BMX Biking Facility”
Third reading

1005 2014-024-RZ, 24990 110 Avenue

1005.1 Maple Ridge Official Community Plan Amending Bylaw No. 7114-2014

To designate from Suburban Residential to Low/Medium Density Residential and to amend the Urban Area Boundary
Third reading

1005.2 Maple Ridge Zone Amending Bylaw No. 7081-2014

To rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit subdivision into five R-1 (Residential District) sized lots utilizing the Albion Area Density Bonus option with one large remnant lot.
Third reading

1006 2011-130-RZ, 12240 228 Street

Maple Ridge Zone Amending Bylaw No. 6891-2011

To rezone from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District) to permit future subdivision into four single family lots
Third reading

- 1007 **2013-042-RZ, 24325 126 Avenue**
 Maple Ridge Zone Amending Bylaw No. 7009-2013
 To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit a future subdivision into two single family lots no less than 0.3 ha (1 acre)
 Third reading

- 1008 **2012-119-RZ, 24108 104 Avenue and 10336 240A Street**
 Maple Ridge Zone Amending Bylaw No. 6969-2013
 To rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit future development of 97 townhouse units
 Third reading

Bylaws for Final Reading

- 1009 **Maple Ridge Economic Advisory Commission Amending Bylaw No. 7117-2014**
 To reflect the current composition of the Maple Ridge Economic Advisory Commission and to include a new member
 Final reading
- 1010 **2011-015-RZ, 11959 203 Street**
 Staff report dated November 25, 2014 recommending final reading
- 1010.1 **Maple Ridge Zone Amending Bylaw No. 6933-2012**
 To rezone from CS-1 (Service Commercial) to C-2 (Community Commercial) to permit the construction of a two-storey commercial and residential building
 Final reading
- 1010.2 **Maple Ridge Zone Amending Bylaw no. 6801-2011**
 To permit apartment use
 Final reading
- 1011 **2011-015-RZ, 11959 203 Street**
 11959 203 Street Housing Agreement Bylaw No. 6953-2012
 Staff report dated November 25, 2014 recommending final reading
 To ensure that proposed six residential dwelling units are maintained as rental units in perpetuity
 Final reading

- 1012 **2013-105-RZ, 12162 240 Street**
Staff report dated November 25, 2014 recommending final reading
- 1012.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7073-2014**
To designate from Estate Suburban Residential to Institutional
Final reading
- 1012.2 **Maple Ridge Zone Amending Bylaw No. 7047-2013**
To rezone from RS-3 (One Family Rural Residential) to P-1 (Park and School) to facilitate the expansion of the existing Meadowridge School by rezoning and amalgamating the site into the existing school site at 12224 240 Street.
Final reading

COMMITTEE REPORTS AND RECOMMENDATIONS

- 1100 ***COMMITTEE OF THE WHOLE***
- 1100 ***Minutes*** – November 3 and 17, 2014

The following issues were presented at an earlier Committee of the Whole meeting with the recommendations being brought to this meeting for City Council consideration and final approval. The Committee of the Whole meeting is open to the public and is held in the Council Chamber at 1:00 p.m. on the Monday the week prior to this meeting.

Public Works and Development Services

- 1101 **2013-019-RZ, 22576 and 22588 Brown Avenue, C-3 and RS-1 to CD-2-13**
- Staff reported dated November 17, 2014 recommending that Maple Ridge Zone Amending Bylaw No. 6991-2013 to permit future development of 132 dwelling units, consisting of 126 apartment units in an 18 storey high rise structure, with six (6) townhouse units in 3-storey structures and 146 parking spaces in a underground and podium structure be given second reading and forwarded to Public Hearing.

1102 2013-041-RZ, 20738 123 Avenue, RS-3 to R-1

Staff report dated November 17, 2014 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7087-2014 to adjust the Conservation boundary be given first and second reading and forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7007-2013 to rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit future subdivision into 21 single family lots be given second reading and forwarded to Public Hearing.

1103 2013-039-RZ, 20208 McIvor Avenue, RS-3 to RS-1b

Staff report dated November 17, 2014 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7121-2014 to designate from Agricultural to Urban Residential and Conservation and to include in the Urban Area Boundary be given first and second reading and forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7002-2013 to rezone from RS-3 (One Family Rural Residential) to RS-1B (One Family Urban (Medium Density) Residential, to permit subdivision into approximately 13 single-family lots be given second reading and forwarded to Public Hearing.

1104 2012-017-RZ, 11750 and 11736 Burnett Street, One Year Extension

Staff report dated November 17, 2014 recommending that pursuant to Maple Ridge Development Procedures Bylaw No. 5879-1999 a one year extension be granted for rezoning application 2012-017-RZ.

1105 2011-015-DP, 2011-015-DVP, 11959 203 Street

Staff report dated November 17, 2014 recommending that the Corporate Officer be authorized to sign and seal permits to increase the floor area of the second floor and to permit construction of a two storey commercial and residential building.

1106 2013-105-DVP, 12162 240 Street

Staff report dated November 17, 2014 recommending that the Corporate Officer be authorized to sign and seal the permit to reduce the southern interior side yard setback for the existing home.

1107 **2012-049-DVP, 12420 269 Street**

Staff report dated November 17, 2014 recommending that the Corporate Officer be authorized to sign and seal the permit to reduce the lot width for two proposed lots.

Financial and Corporate Services (including Fire and Police)

1131 **Disbursements for the month ended October 31, 2014**

Staff report dated November 17, 2014 recommending that the disbursements for the month ended October 31, 2014 be approved.

Community Development and Recreation Service

1151

Correspondence

1171

Other Committee Issues

1181

1200 **STAFF REPORTS**

1201 **Proposed Sign Control Bylaw No. 7008-2013**

Staff report dated November 25, 2014 recommending that Maple Ridge Sign Control Bylaw No. 7008-2013 be given first, second and third readings.

1202 Draft Maple Ridge Parks and Recreation Facilities Regulation Bylaw No. 7085-2014

Staff report dated November 25, 2014 recommending that the first, second and third readings of Maple Ridge Parks and Recreation Facilities Regulation Bylaw No. 7085-2014 be rescinded and that Maple Ridge Parks and Recreation Facilities Bylaw No. 7085-2014 as amended be given first, second and third readings.

1300 *RELEASE OF ITEMS FROM CLOSED COUNCIL*

1301 From the Closed Council Meeting of November 3, 2014

04.01 Lease – Ridge Meadows Youth & Justice Advocacy Association
04.02 Foreshore License Agreement for Best Street Outfall

From the Closed Council Meeting of November 17, 2014

04.02 Maple Ridge/Pitt Meadows Parks and Leisure Services Commission
Appointments 2015

1400 *MAYOR'S REPORT*

1500 *COUNCILLORS' REPORTS*

1600 *OTHER MATTERS DEEMED EXPEDIENT*

1700 *NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING*

1800 *QUESTIONS FROM THE PUBLIC*

1900 ***ADJOURNMENT***

QUESTION PERIOD

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

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

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

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

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

For more information on these opportunities contact:

Clerk's Department at **604-463-5221** or clerks@mapleridge.ca.

Mayor and Council at mayorandcouncil@mapleridge.ca.

Checked by: _____
Date: _____

City of Maple Ridge

COUNCIL MEETING

October 28, 2014

The Minutes of the City Council Meeting held on October 28, 2014 at 7:00 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor E. Daykin
Councillor C. Ashlie
Councillor C. Bell
Councillor J. Dueck
Councillor A. Hogarth
Councillor B. Masse
Councillor M. Morden

Appointed Staff

J. Rule, Chief Administrative Officer
K. Swift, General Manager of Community Development,
Parks and Recreation Services
P. Gill, General Manager Corporate and Financial Services
C. Marlo, Manager of Legislative Services
C. Carter, Director of Planning

Other Staff

S. Schiller, Acting Confidential Secretary
L. Zosiak, Planner II
D. Pollock, Municipal Engineer

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca

The meeting was filmed by Shaw Communications Inc. and recorded by the City of Maple Ridge

100 ***CALL TO ORDER***

200 ***MOMENT OF REFLECTION***

300 ***INTRODUCTION OF ADDITIONAL AGENDA ITEMS***

400 ***APPROVAL OF THE AGENDA***

The agenda was approved.

500 ***ADOPTION AND RECEIPT OF MINUTES***

501 Minutes of the Regular Council Meeting of October 14, 2014

R/2014-457 501
Minutes

Regular Council It was moved and seconded
October 14, 2014

**That the minutes of the Regular Council Meeting of October
14, 2014 be adopted as circulated.**

CARRIED

502 Minutes of the Public Hearing of October 21, 2014

R/2014-458 502
Minutes

Public Hearing It was moved and seconded
October 21, 2014

**That the minutes of the Public Hearing of October 21, 2014 be
adopted as circulated.**

CARRIED

503 Minutes of the Development Agreements Committee Meeting of October 14
and 21, 2014

R/2014-459 503
Minutes

Development Agmt It was moved and seconded
Committee
October 14, 2014
October 21, 2014

**That the minutes of the Development Agreements Committee
Meeting of October 14 and 21, 2014 be received.**

CARRIED

600 ***PRESENTATIONS AT THE REQUEST OF COUNCIL***

700 ***DELEGATIONS***

701 **Ridge Meadows Recycling Presentation**

- Carol Botting, President
Ms. Botting gave an overview of the history and work of the Ridge Meadows Recycling Society, including a recent partnership with Multi-Material BC. Representatives from local Scout and Girl Guides troops made presentations on recycling. Mayor and Council received Ridge Meadows Recycling Society Waste Reduction Challenge badges.

702 **Maple Ridge Community Heritage Commission Update**

- Brenda Smith, Chair
Ms. Smith provided an update on the implementation of the Heritage Plan by the Community Heritage Commission.

800 ***UNFINISHED BUSINESS***

Note: Item 801 was forwarded from the October 20, 2014 Council Workshop Meeting

801 **Development Service Resources**

Staff report dated October 20, 2014 amended resolution forwarded from Council is:

That staff be directed to implement the addition of 4 new positions in Development Processing as detailed in the staff report dated October 20, 2014; and further

That funds be utilized from the Building Inspections Reserve account for 2015 and 2016 to implement the addition of the 4 new positions in Development Processing and that Council review and approve the source of funding for subsequent years during 2015.

The Director of Planning made a PowerPoint presentation providing an overview of the municipal development process, including statistics on applications and resources.

Note: Councillor Hogarth entered the meeting at 8:23 pm.

R/2014-460
Development
Services Resources

It was moved and seconded

That staff be directed to implement the addition of 4 new positions in Development Processing as detailed in the staff report dated October 20, 2014; and further

That funds be utilized from the Building Inspections Reserve account for 2015 and 2016 to implement the addition of the 4 new positions in Development Processing and that Council review and approve the source of funding for subsequent years during 2015.

CARRIED

Councillors Morden and Bell OPPOSED

900 ***CORRESPONDENCE***

1000 ***BYLAWS***

Note: Items 1001 to 1002 are from the October 21, 2014 Public Hearing

Bylaws for Third Reading

Note: Councillor Masse excused himself at 9:18 pm as he lives close by.

1001 **2013-103-RZ, 12366 Laity Street
Maple Ridge Zone Amending Bylaw No. 7042-2013**
To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit subdivision of 4 lots in the first phase and 2 lots in a second phase
Third reading

R/2014-461
2013-103-RZ
BL No. 7042-2013
Third Reading

It was moved and seconded

That Bylaw No. 7042-2013 be given third reading.

CARRIED

Note: Councillor Masse returned to the meeting at 9:21 pm

Bylaws for Final Reading

1002 2012-036-CP, Wildfire Development Permit Guidelines

1002.1 Maple Ridge Official Community Plan Amending Bylaw No. 7101-2014

To add Wildfire Development Permit Guidelines

Third and final reading

The Planner II, Lisa Zosiak, gave a PowerPoint presentation on the Wildlife Development Permit Guidelines.

R/2014-462

BL No. 7101-2014 It was moved and seconded

Third / Final Reading

That Bylaw No. 7101-2014 be amended in section 3(b), 4d to replace "On lands where a farm use, as defined by the Agricultural Land Commission, is being practiced..." with "On lands where a farm use, as defined in the Agricultural Land Reserve Use, Subdivision and Procedure Regulation B.C. Reg. 171/2002 or its successor, is being practiced..." and be given third and final reading as amended.

CARRIED

Councillors Morden, Hogarth and Bell OPPOSED

1002.2 Maple Ridge Development Procedures Amending Bylaw No. 7102-2014

To add a Wildfire Development Permit application

Final reading

R/2014-463

BL No. 7102-2014

Final Reading

It was moved and seconded

That Bylaw No. 7102-2014 be given final reading.

It was moved and seconded

That the matter be deferred until the Environmentally Sensitive Areas plan has been looked at in conjunction with the Wildfire DP Guidelines.

DEFEATED

Mayor Daykin, Councillors Dueck, Masse, Ashlie OPPOSED

ORIGINAL MOTION CARRIED

Councillors Morden, Bell and Hogarth OPPOSED

Note: The meeting recessed at 10:14 pm and resume at 10:19 pm.

**1003 Capital Improvement Program Update, 2014-2018 Financial Plan
Amending Bylaw No. 7106-2014**

To reflect changes to the Capital Improvement Program and operating cost
updates

Final Reading

R/2014-464

BL No. 7106-2014 It was moved and seconded

Final Reading

That Bylaw No. 7106-2014 be given final reading.

CARRIED

**1004 Employment Land Incentive Program and Town Centre Investment Program
Extension**

**1004.1 Maple Ridge Revitalization Tax Exemption Employment Land Investment
Incentive Program Bylaw No. 7112-2014**

To establish a revitalization program to encourage accelerated private
sector investment on employment lands

Final Reading

R/2014-465

BL No. 7112-2014 It was moved and seconded

Final Reading

That Bylaw No. 7112-2014 be given final reading.

CARRIED

1004.2 Maple Ridge Revitalization Tax Exemption Program Amending Bylaw No. 7109-2014

To extend the Town Centre Investment Incentive Program for two years
Final Reading

R/2014-466

BL No. 7109-2014 It was moved and seconded

Final Reading

That Bylaw No. 7109-2014 be given final reading.

CARRIED

1004.3 Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 7110-2014

To extend the reduced parking standards in Sub Area 1 as shown on
Schedule D of the Bylaw
Final Reading

R/2014-467

BL No. 7110-2014 It was moved and seconded

Final Reading

That Bylaw No. 7110-2014 be given final reading.

CARRIED

Councillor Bell OPPOSED

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 COMMITTEE OF THE WHOLE

Minutes – October 20, 2014

R/2014-468

Minutes

COW

October 20, 2014

It was moved and seconded

**That the minutes of the Committee of the Whole Meeting of
October 20, 2014 be received.**

CARRIED

Public Works and Development Services

1101 Application to Exclude Land from the Agricultural Land Reserve, 25638 and 25676 112 Avenue

Staff report dated October 20, 2014 providing resolutions for Council's consideration and recommending that Application 2014-060-AL be forwarded to the Agricultural Land Commission.

R/2014-469
2014-060-AL

It was moved and seconded

That application 2014-060-AL be forwarded to the Agricultural Land Commission.

CARRIED

1102 2014-074-CU, 22245 Lougheed Highway

Note: Mayor Daykin and Councillor Masse excused themselves at 10:28 p.m. as Mayor Daykin has office space in this building and Councillor Masse has an office right next to this building.

Staff report dated October 20, 2014 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7108-2014 to temporarily allow CS-1 (Service Commercial) uses in an existing building on a C-3 (Town Centre Commercial) zoned property.

R/2014-470
Amendment
BL No. 7108-2014

It was moved and seconded

- 1. In respect of Section 879 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. School District Boards, greater boards and improvements district boards; and
 - vi. The Provincial and Federal Governments and their agencies.
 - vii. and in that regard it is recommended that no additional consultation be required in respect of this matter beyond the early posting of the proposed Official Community Plan amendments on the City's website, together with an invitation to the public to comment;
2. That Official Community Plan Amending Bylaw No. 7108-2014 be given first reading; and
3. That the applicant provide further information as described on Schedule H of the Development Procedures Bylaw No. 5879-1999.

CARRIED

Note: Mayor Daykin and Councillor Masse returned to the meeting at 10:31 pm.

1103 2012-004-RZ, 23791 112 Avenue, RS-3 to R-1

Staff report dated October 20, 2014 recommending that Maple Ridge Zone Amending Bylaw No. 7111-2014 to rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit approximately 16 single family residents lots be given first reading and that the applicant provide further information as described on Schedules A, B, F and G of the Development Procedures Bylaw No. 5879-1999, along with a Subdivision application.

R/2014-471

BL No. 7111-2014

First Reading

It was moved and seconded

In respect of Section 879 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. School District Boards, greater boards and improvements district boards; and
- vi. The Provincial and Federal Governments and their agencies.

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

That Zone Amending Bylaw No. 7111-2014 be given first reading; and further

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

CARRIED

1104 2014-091-RZ, 12420 Ansell Street, RS-3 to RS-2

Staff report dated October 20, 2014 recommending that Maple Ridge Zone Amending Bylaw No. 7115-2014 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to allow for a two lot subdivision 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 information required for a Subdivision application.

R/2014-472
2014-091-RZ
BL No. 7115-2014
First Reading

It was moved and seconded

That Zone Amending Bylaw No. 7115-2014 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.

CARRIED

**1105 2012-119-RZ, 24108 104 Avenue and 10336 240A Street,
RS-3 and RS-2 to RM-1**

Staff report dated October 20, 2014 recommending that Maple Ridge Zone Amending Bylaw No. 6969-2013 to rezone from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit future development of 97 townhouse units be given second reading and be forwarded to Public Hearing.

R/2014-473
2012-119-RZ
BL No. 6969-2013
Second Reading

It was moved and seconded

- 1. That That Maple Ridge Zone Amending Bylaw No. 6969 - 2013 be given second reading, and be forwarded to Public Hearing; and**
- 2. That the following terms and conditions be met prior to final reading:**
 - i. Approval from the Ministry of Transportation and Infrastructure;**
 - ii. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;**
 - iii. Consolidation of the development site;**
 - iv. Registration of a geotechnical report as a Restrictive Covenant at the Land Title Office which addresses the suitability of the site for the proposed development;**
 - v. Registration of a Cross Access Easement Agreement at the Land Title Office;**
 - vi. Registration of a Restrictive Covenant at the Land**

- Title Office protecting the Visitor
Parking;
- vii. Removal of the existing buildings; and
 - viii. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks.

CARRIED

1106 2014-023-RZ, 21434 121 Avenue, RS-1b to R-1

Staff report dated October 20, 2014 recommending that Maple Ridge Zone Amending Bylaw No. 7074-2014 to rezone from RS-1b (One Family Urban [Medium Density] Residential) to R-1 (Residential District) to permit future subdivision into two single family lots be given second reading and be forwarded to Public Hearing.

R/2014-474
2014-023-RZ
BL No. 7074-2014
Second Reading

It was moved and seconded

1. That Maple Ridge Zone Amending Bylaw No. 7074-2014 be given second reading, and be forwarded to Public Hearing; and
2. That the following terms and conditions be met prior to final reading:
 - i. Approval from the Ministry of Transportation and Infrastructure;
 - ii. Road dedication as required;
 - iii. Removal of the existing building;
 - iv. Registration of a geotechnical report as a Restrictive Covenant which addresses the suitability of the subject property for the proposed development;
 - v. In addition to the Site Profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation report is required to ensure that the subject property is not a contaminated site.

CARRIED

1107 2014-043-RZ, 13065 Katonien Street, Text Amendment

Staff report dated October 20, 2014 recommending that Maple Ridge Zone Amending Bylaw No. 7090-2014 to permit a site-specific text amendment to the M-2 (General Industrial) zone to permit an "Indoor Mountain and BMX Biking Facility" be given second reading and be forwarded to Public Hearing and that a parking study be submitted prior to final reading.

R/2014-475
2014-043-RZ
Second Reading

It was moved and seconded

1. That Bylaw No. 7090-2014 be given second reading and be forwarded to Public Hearing; and
2. That the following be met prior to final reading:
 - i. Submission of a parking study.

CARRIED

1108 RZ/021/04, 20870 Lougheed Highway, Final One Year Extension

Staff report dated October 20, 2014 recommending that rezoning application RZ/021/04 to rezone from RS-1 (One Family Urban Residential) to CS-1 (Service Commercial) to permit mobile equipment storage and improve internal circulation for the existing equipment rental business be granted a final one year extension.

R/2014-476
RZ/021/04
Final One Year
Extension

It was moved and seconded

That a one year extension be granted for rezoning application RZ/021/04 and that the following conditions be addressed prior to consideration of final reading:

- i. Approval from the Ministry of Transportation;
- ii. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of security as outlined in the Agreement;
- iii. Amendment to Schedule "B" of the Official Community Plan;
- iv. Consolidation of the development site (Lots 5, 6, and 7);
- v. A landscape plan prepared by a Landscape Architect must be submitted including the security to do the works; and

- vi. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks. If there is evidence, a site profile pursuant to the Waste Management Act must be provided in accordance with the regulations.

CARRIED

Note: Councillor Hogarth excused himself at 10:30 p.m. as he represents one of the property owners.

1109 2011-089-RZ, 22309, 22319 and 22331 St. Anne Avenue, Final One Year Extension

Staff report dated October 20, 2014 recommending that rezoning application 2011-089-RZ to permit the relocation, restoration and adaptive re-use of an existing heritage house into a duplex and construction of a 66 unit four-storey multi-family apartment complex be granted a final one year extension.

R/2014-477
2011-089-RZ
Final 1 Year
Extension

It was moved and seconded

That pursuant to Maple Ridge Development Procedures Bylaw No. 5879-1999, a one year extension be granted for rezoning application 2011-089-RZ (site located at 22309 St Anne Avenue, 22319 St Anne Avenue and 22331 St Anne Avenue).

- i. Approval from the Ministry of Transportation and Infrastructure;
- ii. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
- iii. Road dedication as required;
- iv. Consolidation of the development site;
- v. Removal of buildings other than the Turnock/Morse residence;
- vi. Registration of a geotechnical report as a Restrictive Covenant at the Land Title Office which addresses the suitability of the site for the proposed development;
- vii. Registration of a Restrictive Covenant at the Land Title Office protecting the Visitor Parking;
- viii. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks. If there is

evidence, a site profile pursuant to the Waste Management Act must be provided in accordance with the regulations;

CARRIED

Note: Councillor Hogarth returned to the meeting at 10:45 pm

1110 2012-038-SD, 12116 and 12170 204B Street, Money in Lieu of Parkland Dedication

Staff report dated October 20, 2014 recommending that the owner of land proposed for subdivision at 12116 and 12170 204B Street pay an amount that is not less than \$26,500.00.

R/2014-478
2012-038-SD

It was moved and seconded
That pursuant to *Local Government Act*, Section 941, regarding 5% Parkland Dedication or payment in lieu, be it resolved that the owner of land proposed for subdivision at 12116 and 12170 204B Street, under application 2012-038-SD, shall pay to the City of Maple Ridge an amount that is not less than \$26,500.00.

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 Maple Ridge Development Cost Charge Reserve Fund Expenditure Amending Bylaw No. 7116-2014

Staff report dated October 20, 2014 recommending that Maple Ridge Development Cost Charge ("DCC") Reserve Fund Expenditure Amending Bylaw No. 7116-2014 to authorize the expenditure of funds from the DCC Reserve Fund be given first, second and third readings.

R/2014-479
BL No. 7116-2014
First, Second and
Third Readings

It was moved and seconded

That Bylaw No. 7116-2014 be given first, second and third readings.

CARRIED

1132 Revitalization Tax Exemption Agreements

Staff report dated October 20, 2014 recommending that the Corporate Officer be authorized to execute Revitalization Tax Exemption Agreements with the qualified property owners as listed in Appendix A of the report.

Note: Councillor Hogarth excused himself at 10:47 pm as a family member works for one of the companies in question.

R/2014-480

Revitalization Tax
Exemption
Agreements

It was moved and seconded

That the Corporate Officer be authorized to execute agreements with the qualified property owners listed in Schedule A, as attached to the staff report "Revitalization Tax Exemption Agreements" dated October 20, 2014.

CARRIED

Note: Councillor Hogarth returned at 10:48 pm

1133 Disbursements for the month ended September 30, 2014

Staff report dated October 20, 2014 recommending that the disbursements for the month ended September 30, 2014 be approved.

R/2014-481

Disbursements
For the month
Ended September
30, 2014

It was moved and seconded

That the disbursements as listed below for the month ended September 30, 2014 now be approved.

GENERAL	\$10,184,488
PAYROLL	1,684,156
PURCHASE CARD	<u>79,083</u>
	<u>\$11,947,727</u>

CARRIED

1134 2014 Council Expenses

Staff report dated October 20, 2014 providing Council expenses for 2014 updated to the end of September 2014.

Community Development and Recreation Service

1151 Joint Leisure Services Review

Staff report dated October 20, 2014 recommending that the recommendations in the Joint Parks and Leisure Services Model Review report dated July 31, 2014 prepared by Professional Environmental Recreation Consultants Ltd. and the implementation approach described in the staff report be endorsed.

R/2014-482

Joint Leisure
Services Review

It was moved and seconded

That the recommendations in the Joint Parks and Leisure Services Model Review report dated July 31, 2014 prepared by Professional Environmental Recreation Consultants Ltd. and the implementation approach described in this report dated October 20, 2014 be endorsed.

CARRIED

Correspondence

Other Committee Issues

1200 ***STAFF REPORTS***

1201 **October 2014 Final Report - Strategic Transportation Plan**

Staff report dated October 28, 2014 recommending that the October 2014 Final Report – Strategic Transportation Plan be endorsed and that staff be directed to complete an implementation plan prioritizing the strategies identified in the plan.

The Municipal Engineer, Mr. David Pollock, provided additional information on the Plan.

R/2014-483
Strategic
Transportation Plan
Endorsement

It was moved and seconded

That the “October 2014 Final Report – Strategic Transportation Plan” be endorsed; and

That staff be directed to complete an Implementation Plan prioritizing the strategies identified within the Final Strategic Transportation Plan.

CARRIED

1202 2015 UBCM Age Friendly Community Planning and Projects Grant Application

Staff report dated October 28, 2014 recommending that the 2015 Union of B.C. Municipalities’ Age-Friendly Community Planning and Project Grant application be endorsed.

R/2014-484
UBCM Age-
Friendly Grant

It was moved and seconded

That the City of Maple Ridge is committed to working towards becoming a recognized BC Age-Friendly community; and

That the 2015 Union of B.C. Municipalities’ Age-Friendly Community Planning and Project Grant application be endorsed; including a commitment that City staff will provide overall grant management of the proposed project.

CARRIED

1300 *RELEASE OF ITEMS FROM CLOSED COUNCIL*

1301 October 20, 2014 Closed Council

- Social Planning Advisory Committee – Term Appointment
 - Rajinder Kalra, Community at Large Member, 2 year term
- Economic Advisory Commission Appointment
 - Josef Lara and Karoline deVries, Members at Large, 3 year term
- Downtown District Lands – 119 Avenue

1400 ***MAYOR'S REPORT***

Mayor Daykin reported that he recently attended, with Councillors Masse and Hogarth, the retirement of Dr. Asante. Dr. Asante is the founder of the Asante Centre, an organization providing services related to Fetal Alcohol Spectrum Disorder (FASD). Dr. Asante has made an incredible contribution to the understanding of FASD and has had a global impact.

1500 ***COUNCILLORS' REPORTS***

Councillor Bell

Councillor Bell reported that she recently attended the Metro Vancouver Budget 2015 presentation and found it very informative.

Councillor Hogarth

Councillor Hogarth spoke about the work done by Dr. Asante and the contribution he has made to Maple Ridge and the global community.

Councillor Morden

Councillor Morden reported on recent local events he had attended, including the retirement lunch for Supt Walsh.

Councillor Ashlie

Councillor Ashlie reported she had the opportunity to attend a talk given by the Dalai Lama and enjoyed his talk. Councillor Ashlie reported that Lorraine Bates recently received the BC Association of Agricultural Affairs community involvement award and praised Ms. Bates for her contributions to the community.

Councillor Dueck

Councillor Dueck recently attended a Westview Secondary Grade 11 Social Studies class and gave a presentation on her involvement in local politics and also heard presentations from the class.

Councillor Masse

Councillor Masse attended the Hospital Gala, the Golden Harvest and Dr. Asante's retirement.

1600 ***OTHER MATTERS DEEMED EXPEDIENT***

1700 ***NOTICES OF MOTION AND MATTERS FOR FUTURE MEETINGS***

1800 *QUESTIONS FROM THE PUBLIC*

1900 *ADJOURNMENT* – 11:43 pm

Certified Correct

E. Daykin, Mayor

C. Marlo, Corporate Officer

City of Maple Ridge

COUNCIL MEETING

November 4, 2014

The Minutes of the City Council Meeting held on November 4, 2014 at 7:00 p.m. in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor E. Daykin
Councillor C. Ashlie
Councillor C. Bell
Councillor J. Dueck
Councillor A. Hogarth
Councillor B. Masse
Councillor M. Morden

Appointed Staff

J. Rule, Chief Administrative Officer
P. Gill, General Manager Corporate and Financial Services
F. Quinn, General Manager, Public Works & Development Services
C. Marlo, Manager of Legislative Services
C. Carter, Director of Planning

Other Staff

C. Goddard, Manager of Development and Environmental Services
S. Schiller, Acting Confidential Secretary

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca

The meeting was recorded by the City of Maple Ridge.

100 ***CALL TO ORDER***

200 ***MOMENT OF REFLECTION***

300 ***INTRODUCTION OF ADDITIONAL AGENDA ITEMS***

400 ***APPROVAL OF THE AGENDA***

The agenda was approved as circulated.

500 ***ADOPTION AND RECEIPT OF MINUTES***

501 Minutes of the Development Agreements Committee Meeting of October 16, 2014

R/2014-490

Minutes

Development

Agreements

Committee

It was moved and seconded

That the minutes of the Development Agreements Committee Meeting of October 16, 2014 be received.

CARRIED

1000 ***BYLAWS***

Bylaws for Final Reading

1001 **2011-019-RZ, 10515 and 10595 240 Street and 23950 Zeron Avenue**

1001.1 **2011-019-RZ, 10515 and 10595 240 Street and 23950 Zeron Avenue
Maple Ridge Zone Amending Bylaw No. 6871-2011**

To amend the conservation boundary around the watercourse

R/2014-491

2011-019-RZ

BL No. 6871-2011 It was moved and seconded

Final reading

That Bylaw No. 6871-2011 be adopted.

CARRIED

1001.2 **2011-019-RZ, 10515 and 10595 240 Street and 23950 Zeron Avenue
Maple Ridge Zone Amending Bylaw No. 6864-2011**

One Family Rural Residential) to RM-1 (Townhouse Residential) to permit development of 52 townhouse units

R/2014-492

2011-019-RZ

BL No. 6871-2011 It was moved and seconded

Final reading

That Bylaw No. 6864-2011 be adopted.

CARRIED

1002 **2011-134-RZ, 24891 104 Avenue, 10640 and 10480 248 Street, 24860 106 Avenue**

1002.1 **Maple Ridge Official Community Plan Amending Bylaw No. 6886-2011**
To amend the conservation boundary amending Maple Ridge Official Community Plan

R/2014-493

2011-134-RZ

BL No. 6886-2011 It was moved and seconded

Final reading

That Bylaw No. 6886-2011 be adopted.

CARRIED

1002.2 **Maple Ridge Amending Bylaw No. 6887-2011**
To rezone from RM-1 (Townhouse Residential) and A-2 (Upland Agricultural) to R-1 (Residential District) and RM-1 (Townhouse Residential) to permit construction of 36 townhomes and 36 R-1 lots.

R/2014-494

2011-134-RZ

BL No. 6887-2011 It was moved and seconded

Final reading

That Bylaw No. 6887-2011 be adopted.

CARRIED

1003 **2013-016-RZ, 20178 Chatwin Avenue**

1003.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7069-2014**
To include the lands into the Urban Area Boundary and designate from Agricultural to Urban Residential and to designate the boundaries between Park and Conservation
Final Reading

R/2014-495

2013-016-RZ

BL No. 7069-2014 It was moved and seconded

Final reading

That Bylaw No. 7069-2014 be adopted.

CARRIED

1003.2 Maple Ridge Zone Amending Bylaw No. 6978-2013

To rezone from RS-3 (One Family Rural Residential) and RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit subdivision into 14 lots.

R/2014-496

2013-016-RZ

BL No. 6978-2013 It was moved and seconded

Final reading

That Bylaw No. 6978-2013 be adopted.

CARRIED

1004 2013-101-RZ, 20758 Lougheed Highway

Maple Ridge Zone Amending Bylaw No. 7048-2013

To rezone from CS-1 (Service Commercial) to C-2 (Community Commercial) to permit construction of a new commercial retail building

R/2014-497

2013-101-RZ

BL No. 7048-2013 It was moved and seconded

Final reading

That Bylaw No. 7048-2013 be adopted.

CARRIED

COMMITTEE REPORTS AND RECOMMENDATIONS

1100 COMMITTEE OF THE WHOLE

1100 Minutes – Nil

1101 2014-024-RZ, 24990 110 Avenue, RS-3 to RS-1b

Staff report dated November 3, 2014 recommending that Official Community Plan Amending Bylaw No. 7114-2014 designate from Suburban Residential to Low/Medium Density Residential and to amend the Urban Area Boundary be given first and second readings and be forwarded to Public Hearing and that Zone Amending Bylaw No. 7081-2014 to permit 5 RS-1b lots under the Albion Density Bonus be amended as identified in the staff report, be given second reading as amended and forwarded to Public Hearing.

R/2014-498

2014-024-RZ

BL No. 7114-2014 It was moved and seconded

First and Second
Reading

1. That Official Community Plan Amending Bylaw No. 7114-2014 be given first and second readings and be forwarded to Public Hearing;
2. That, in accordance with Section 879 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7114-2014 on the municipal website, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
3. That Official Community Plan Amending Bylaw No. 7114-2014 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
4. That it be confirmed that Official Community Plan Amending Bylaw No. 7114-2014 is consistent with the Capital Expenditure Plan and Waste Management Plan;
5. That Zone Amending Bylaw No. 7081-2014 be amended as identified in the staff report dated November 3, 2014, be given second reading, and be forwarded to Public Hearing;
6. That Council require, as a condition of subdivision approval, the developer to pay to the City an amount that equals 5% of the market value of the land, as determined by an independent appraisal, in lieu of parkland dedication in accordance with Section 941 of the *Local Government Act*; and,
7. That the following terms and conditions be met prior to final reading:
 - i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii. Amendment to Official Community Plan Schedule "B";
 - iii. Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, and Figure 1: Northeast Albion.
 - iv. Registration of a geotechnical report as a Restrictive Covenant at the Land Title Office which addresses the suitability of the site for the proposed development;
 - v. Removal of the existing buildings within the area to be rezoned;

- vi. In addition to a Site Profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.

CARRIED

1102 2014-076-RZ, 22173 Cliff Avenue, RS-1 to RT-1

Staff report dated November 3, 2014 recommending that Zone Amending Bylaw No. 7113-2014 to rezone from RS-1 (One Family Urban Residential) to RT-1 (Two Family Urban Residential) to permit development of a duplex be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999.

R/2014-499

2014-076-RZ

BL No. 7113-2014 It was moved and seconded

First Reading

That Bylaw No. 7113-2014 be given first reading; and

That the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999.

CARRIED

1103 2014-059-RZ, 11403 240 Street, RS-3 to RM-1

Staff report dated November 3, 2014 recommending that Zone Amending Bylaw No. 7107 – 2014 to rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) for future development of approximately 18 townhouse units be given first reading and that the applicant provide further information as described on Schedules A,C, D & F of the Development Procedures Bylaw No. 5879-1999.

R/2014-500

2014-059-RZ

BL No. 7107-2014 It was moved and seconded

First Reading

In respect of Section 879 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. School District Boards, greater boards and improvements district boards; and
- vi. The Provincial and Federal Governments and their agencies.

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

That Bylaw No. 7107 - 2014 be given first reading; and further

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

CARRIED

1104 2013-029-RZ, 22305 and 22315 122 Avenue

Staff report dated November 3, 2014 recommending Bylaw No. 6987-2013 be deferred until demolition of the existing building and outbuilding at 22315 122 Avenue be completed and payment of outstanding charges be made.

R/2014-501
2014-029-RZ

BL No. 6987-2013 It was moved and seconded

1. That consideration of second reading of Maple Ridge Zone Amending Bylaw No. 6987-2013 be deferred for the lesser of 60 days, or until the following terms and conditions are completed:
 - a. Demolition of the existing house and outbuildings at 22315 122 Avenue within 60 days;
 - b. Payment of \$2,666.00 in outstanding charges for Unsightly and Insecure Premise Infractions within 30 days; and
 - c. Installation of secure temporary fencing around the building within 30 days.
2. That staff be directed to report back to Council on the status of the conditions noted in the report dated November 3, 2014 for file 2013-029-RZ by January 13, 2015.

CARRIED

Councillor Hogarth, Councillor Morden - OPPOSED

1105 **RZ/033/08, 10366 240 Street, Final One Year Extension**

Staff report dated November 3, 2014 recommending that rezoning application RZ/033/08 to rezone from RS-2 (One Family Suburban) to R-3 (Special Amenity Residential District) to allow for a future 13 lot subdivision be granted final one year extension.

R/2014-502
RZ/033/08

BL No. 5879-1999 It was moved and seconded
Final One Year Ext

That pursuant to Maple Ridge Development Procedures Bylaw No. 5879-1999, a one year extension be granted for rezoning application RZ/033/08 (property located at 10366 240 Street).

CARRIED

1106 2011-019-DVP, 10515 and 10595 240 Street and 23950 Zeron Avenue

Staff report dated November 3, 2014 recommending that the Corporate Officer be authorized to sign and seal 2011-019-DVP for variances to the front, rear and interior yard setbacks and to increase the maximum building height and retaining wall height to permit a townhouse development of 52 units.

R/2014-503
2011-019-DVP
Sign and seal

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2011-019-DVP respecting property located at 10515 and 10595 240 Street and 23950 Zeron Avenue.

CARRIED

1107 2011-019-DP, 10515 and 10595 240 Street and 23950 Zeron Avenue

Staff report dated November 3, 2014 recommending that the Corporate Officer be authorized to sign and seal 2011-019-DP to permit a townhouse development of 52 units.

R/2014-504
2011-019-DP
Sign and seal

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2011-019-DP respecting property located at 10515 and 10595 240 Street and 23950 Zeron Avenue.

CARRIED

1108 2014-058-DP, 100 – 22805 Lougheed Highway

Staff report dated November 3, 2014 recommending that the Corporate Officer be authorized to sign and seal 2014-058-DP to allow for external renovations to the building under the Town Center Incentive Program.

R/2014-505
2011-058-DP
Sign and seal

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2014-058-DP respecting property located at 100 - 22805 Lougheed Highway.

CARRIED

1109 2013-101-DVP, 20758 Lougheed Highway

Staff report dated November 3, 2014 recommending that the Corporate Officer be authorized to sign and seal 2013-101-DVP to reduce the rear setback, to increase the maximum building height, to decrease the amount of parking stalls, to increase the amount of small car spaces and to reduce servicing upgrades to Owen Street to permit construction of a new Mark's Work Warehouse.

R/2014-506
2013-101-DVP
Sign and seal

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2013-101-DVP respecting property located at 20758 Lougheed Highway.

CARRIED

1110 2013-101-DP, 20758 Lougheed Highway

Staff report dated November 3, 2014 recommending that the Corporate Officer be authorized to sign and seal 2013-101-DP to permit construction of a new Mark's Work Warehouse.

R/2014-
2013-101-DP
Sign and seal

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2013-101-DVP respecting property located at 20758 Lougheed Highway.

CARRIED

1111 2011-134-DP, 2011-134-DVP, 24891 104 Avenue, 10480 240 Street and 24860 106 Avenue

Staff report dated November 3, 2014 recommending that the Corporate Officer be authorized to sign and seal 2011-134-DVP to vary some setbacks and height variances to buildings and landscape retaining walls and that the Corporate Officer be authorized to sign and seal 2011-134-DP to regulate the form and character of the 64 townhouse units.

R/2014-508
2011-134-DP
Sign and seal

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2011-134-DVP and 2011-134-DP respecting properties located at 24891 104 Avenue, 10480 240th Street and 24860 106 Avenue.

CARRIED

1112 2013-013-DVP, 24286 102 Avenue

Staff report dated November 3, 2014 recommending that the Corporate Officer be authorized to sign and seal 2013-013-DVP to reduce the right-of-way width on 101A Avenue, 243 Street, and the three proposed lanes, and to reduce the constructed road width on 243 Street, and three proposed lanes to permit subdivision of 18 lots and two remainder lots.

R/2014-509
2013-013-DVP
Sign and seal

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2013-013-DVP respecting property located at 24286 102 Avenue.

CARRIED

1113 2013-013-DP, 24286 102 Avenue, Intensive Residential Development

Staff report dated November 3, 2014 recommending that the Corporate Officer be authorized to sign and seal 2013-013-DP to permit 18 lots and two remainder lots.

R/2014-510
2013-013-DP
Sign and seal

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2013-013-DP respecting property located at 24286 102 Avenue.

CARRIED

1114 5% Money in Lieu of Parkland Dedication, 12130 and 12122 203 Street

Staff report dated November 3, 2014 recommending that the owner of land proposed for subdivision at 12130 203 Street, under application 2012-037-SD, pay an amount that is not less than 62,592.00 and that the owner of land proposed for subdivision at 12122 203 Street, under application 2011-099-SD, pay an amount that is not less than \$48,683.00.

R/2014-511
2012-037-SD
5% Money in Lieu

It was moved and seconded

That pursuant to Local Government Act, Section 941, regarding 5% Parkland Dedication or payment in lieu, be it resolved that the owner of land proposed for subdivision at 12130 203 Street, under application 2012-037-SD, shall pay to the City of Maple Ridge an amount that is not less than \$62,592.00.

That pursuant to Local Government Act, Section 941, regarding 5% Parkland Dedication or payment in lieu, be it resolved that the owner of land proposed for subdivision at 12122 203 Street, under application 2011-099-SD, shall pay to the City of Maple

CARRIED

Financial and Corporate Services (including Fire and Police)

1131 Economic Advisory Commission Amending Bylaw

Staff report dated November 3, 2014 recommending that Bylaw No. 7117-2014 to reflect the current composition of the EAC and to include a new member be given first, second and third readings.

R/2014-512

BL No. 7117-2014 It was moved and seconded
Three readings

That Bylaw No. 7117-2014 be given first, second, and third readings.

CARRIED

1132 Health and Safety Program

Staff report dated November 3, 2014 recommending that 50% of the WorkSafe rebate be re-invested into health and safety programs and that the financial plan be amended.

R/2014-513

Health and It was moved and seconded
Safety

That the City re-invest 50% of the WorkSafe BC rebate into health and safety programs and that the financial plan be amended accordingly.

CARRIED

1151 Award of Janitorial Services Contract

Staff report dated November 3, 2014 recommending that the contract for Janitorial Services be awarded to Hallmark Facility Service Inc. for an annual contract price of \$314,400.00 (excluding taxes) noting that the contract is for a twelve-month period with options to renew yearly, for three (3) additional twelve-month terms.

R/2014-514

Award of Contract
Janitorial Services

It was moved and seconded

That the contract for Janitorial Services be awarded to Hallmark Facility Service Inc. for an annual contract price of \$314,400.00 (excluding taxes) noting that the contract is for a twelve-month period with options to renew yearly, for three (3) additional twelve-month terms; and further

That a contingency of 5% be authorized for any additional sites that may be added during the term of the agreement, plus a contingency of 5% for incremental costs for each of the additional twelve month terms.

CARRIED

1400 ***MAYOR'S REPORT***

Mayor Daykin reported that Community Living recently held a great barbeque at the Greg Moore Youth Centre for those in the community with special abilities. He advised that Operation Red Nose is being organized by Maple Ridge Towing to provide safe rides for the upcoming holiday season. Mayor Daykin also reported that he has had the opportunity to discuss many issues with community youth in recent weeks.

1500 ***COUNCILLORS' REPORTS***

Councillor Morden

Councillor Morden attended a retirement party for RCMP Superintendent Dave Walsh.

Councillor Masse

Councillor Masse attended a small business lunch.

Councillor Hogarth

Councillor Hogarth attended a Maple Ridge Pitt Meadows Parks and Leisure Services Commission business planning meeting. He encouraged all to take a moment to remember and thank a veteran on Remembrance Day.

Councillor Dueck

Councillor Dueck provided reminders for the Remembrance Day events and the upcoming local election.

Councillor Bell

Councillor Bell advised on a fundraiser on December 6 for an organization called Help Portrait which provides portrait taking services for those that might not otherwise have access.

Councillor Ashlie

Councillor Ashlie attended a Maple Ridge Agriculture Advisory Committee meeting and a Business Excellence Awards Nominees Luncheon hosted by the Maple Ridge-Pitt Meadows Chamber of Commerce.

1800 ***QUESTIONS FROM THE PUBLIC***

Teresa McLean

Ms. McLean provided statistics on Maple Ridge and surrounding communities and questioned the need to hire additional city planners. The Director of Planning will provide a copy of the staff report recommending the additional staff to Ms. McLean for review.

1900 ***ADJOURNMENT*** – 8:32 pm

E. Daykin, Mayor

Certified Correct

C. Marlo, Corporate Officer

City of Maple Ridge

PUBLIC HEARING

November 18, 2014

The Minutes of the Public Hearing held in the Council Chamber of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on April 15, 2014 at 7:00 p.m.

PRESENT

Elected Officials

Mayor E. Daykin
Councillor C. Ashlie
Councillor C. Bell
Councillor J. Dueck
Councillor A. Hogarth
Councillor B. Masse
Councillor M. Morden

Appointed Staff

J. Rule, Chief Administrative Officer
C. Marlo, Manager of Legislative Services
C. Carter, Director of Planning
C. Goddard, Manager of Development and Environmental Services

Mayor Daykin called the meeting to order. The Manager of Legislative Services explained the procedure and rules of order of the Public Hearing and advised that the bylaws will be considered further at the next Council Meeting on November 25, 2014.

The Mayor then called upon the Manager of Development and Environmental Services to present the following items on the agenda:

**1) 2014-023-RZ
Maple Ridge Zone Amending Bylaw No. 7074-2014**

Legal:	Lot "F", District Lot 245, Group 1, New Westminster District, Plan 21461
Location:	21434 121 Avenue
From:	RS-1b (One Family Urban [Medium Density] Residential)
To:	R-1 (Residential District)
Purpose.	To permit a future subdivision into two single family lots

The Manager of Legislative Services advised that correspondence was received only for item 4.

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

- Application Information
- Neighbourhood Context
- OCP Context
- Site Characteristics
- Development Proposal
- Proposed Subdivision Plan
- Terms & Conditions

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

Note: Councillor Hogarth excused himself at 7:05 p.m. from discussion of items 2 and 3 as he previously was the realtor involved in the sale of the properties.

**2a) 2011-095-RZ
Maple Ridge Official Community Plan Amending Bylaw No. 6850-2011**

Legal: Lot 18, Section 15, Township 12, New Westminster District, Plan 50696

Location: 11219 243 Street

Purpose: To amend Schedule “A” Section 10.2, Albion Area Plan “Schedule 1” of the Official Community Plan

From: Low/Medium Density Residential

To: Conservation

and

Purpose: To amend Schedule “C” of the Official Community Plan to add to Conservation

**2b) 2011-095-RZ
Maple Ridge Zone Amending Bylaw No. 6851-2011**

Legal: Lot 18, Section 15, Township 12, New Westminster District, Plan 50696

Location: 11219 243 Street

From: RS-3 (One Family Rural Residential)

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

Purpose: To permit the future subdivision into approximately 16 single family lots.

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

- Application Information
- OCP Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Proposed Subdivision Plan
- Terms & Conditions

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

**3a) 2014-012-RZ
Maple Ridge Official Community Plan Amending Bylaw No. 7067-2014**

Legal: Lot 2, Section 15, Township 12, New Westminster District, Plan 68166

Location: 24295 112 Avenue

Purpose: To amend Schedule “A”, Section 10.2, Albion Area Plan “Schedule 1”

From: Low/Medium Density Residential

To: Conservation

and

Purpose: To amend Schedule “C” of the Official Community Plan to add to Conservation

**3b) 2014-012-RZ
Maple Ridge Zone Amending Bylaw No. 7065-2014**

Legal: Lots 1 and 2, both of Section 15, Township 12, New Westminster District, Plan 68166

Location: 24263 and 24295 112 Avenue

From: RS-2 (One Family Suburban Residential)

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

Purpose. To permit the future subdivision into approximately 12 single family lots

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

- Application Information
- OCP Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Proposed Subdivision Plan
- Terms & Conditions

David Laird, Damax Consultants

Mr. Laird expressed his appreciation of the assistance of Council in the past.

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

Note: Councillor Hogarth returned to the meeting at 7:15 p.m.

**4) 2014-043-RZ
Maple Ridge Zone Amending Bylaw No. 7090-2014**

Legal: Lot 14, Section 25, Township 12, New Westminster District, Plan BCP42202

Location: 13065 Katonien Street

Purpose. A site-specific text amendment to the M-2 (General Industrial) zone to permit "Indoor Commercial Recreation"

The Manager of Legislative Services advised that correspondence expressing support for the application was received from Eric Van Maren, President, Kanaka Business Park Development.

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

- Application Information
- OCP Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Proposed Subdivision Plan
- Preliminary Elevations
- Example of Interior
- Terms & Conditions

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

**5a) 2014-024-RZ
Maple Ridge Official Community Plan Amending Bylaw No. 7114-2014**

Legal: Lot 2, Section 11, Township 12, New Westminster District, Plan 84254

Location: 24990 110 Avenue

Purpose: To amend Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, and Figure 1: Northeast Albion, of the Official Community Plan

From: Suburban Residential

To: Low/Medium Density Residential

and

Purpose: To amend Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, and Figure 1: Northeast Albion to relocate the Urban Area Boundary

and

Purpose: To amend Schedule "B" of the Official Community Plan

From: Suburban Residential

To: Low/Medium Density Residential

and

Purpose: To amend Schedule “B” of the Official Community Plan to relocate the Urban Area Boundary

5b) 2014-024-RZ
Maple Ridge Zone Amending Bylaw No. 7081-2014

Legal: Lot 2, Section 11, Township 12, New Westminster District, Plan 84254

Location: 24990 110 Avenue

From: RS-3 (One Family Rural Residential)

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

Purpose: To permit the future subdivision of 5 single family lots.

- Application Information
- OCP Context
- Neighbourhood Context
- Development Proposal
- Site Characteristics
- Proposed Subdivision Plan
- Terms & Conditions

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

6) 2011-130-RZ
Maple Ridge Zone Amending Bylaw No. 6891-2011

Legal: Lot 3, Section 20, Township 12, New Westminster District, Plan 13667

Location: 12240 228 Street

From: RS-1 (One Family Urban Residential)

To: R-3 (Special Amenity Residential District)

Purpose: To permit a future subdivision into four single family lots.

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

- Application Information
- OCP Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Revised Site Plan
- Elevations
- Landscaping Plan
- Terms & Conditions

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

**7) 2013-042-RZ
Maple Ridge Zone Amending Bylaw No. 7009-2013**

Legal: Lot 68, Section 22, Township 12, New Westminster District, Plan 43885

Location: 24325 126 Avenue

From: RS-3 (One Family Rural Residential)

To: RS-2 (One Family Suburban Residential)

Purpose. To permit a future subdivision into two single family lots

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

- Application Information
- OCP Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Proposed Subdivision Plan
- Planting Plan
- Terms & Conditions

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

**8) 2012-119-RZ
Maple Ridge Zone Amending Bylaw No. 6969-2013**

Legal: Lot 4, Section 3, Township 12, New Westminster District, Plan 9393
Lot 19, Section 3, Township 12, New Westminster District, Plan
BCP36407

Location: 24108 104 Avenue and 10336 240A Street

From: RS-2 (One Family Suburban Residential) and
RS-3 (One Family Rural Residential)

To: RM-1 (Townhouse Residential)

Purpose. To permit the future development of 97 townhouse units

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

- Application Information
- OCP Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Development Proposal Update
- 104 Avenue Perspective
- Secondary Perspective
- Revised Site Plan
- Revised Double Car Garage Floor Plan
- Garage Configurations
- Elevations
- Landscape Plan
- Terms & Conditions

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

Having given all those persons whose interests were deemed affected by the matters contained herein a chance to be heard, the Mayor terminated the Public Hearing at 7:39 p.m.

E. Daykin, Mayor

Certified Correct

C. Marlo, Corporate Officer

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE
MINUTES**

October 29, 2014
Mayor's Office

PRESENT:

Ernie Daykin, Mayor
Chairman

J.L. (Jim) Rule, Chief Administrative Officer
Member

Jill Holgate, Recording Secretary

1. BARRY, Christopher G.

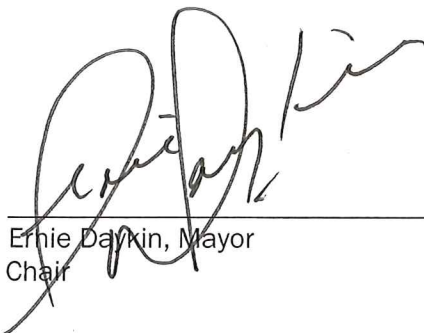
LEGAL: Parcel "A" (being a consolidation of Lots "A" and "B", see CA3416688), District Lot 405, Group 1, New Westminster District, Plan 7339

LOCATION: 23672 River Rd

OWNER: Christopher G. Barry

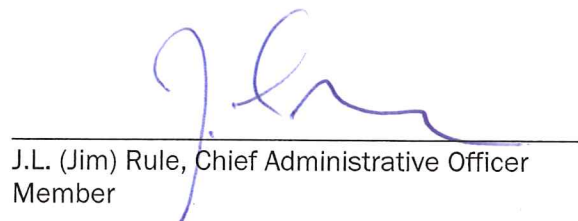
REQUIRED AGREEMENTS: Section 219 Covenant (Floodplain Control)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO BARRY, CHRISTOPHER G.

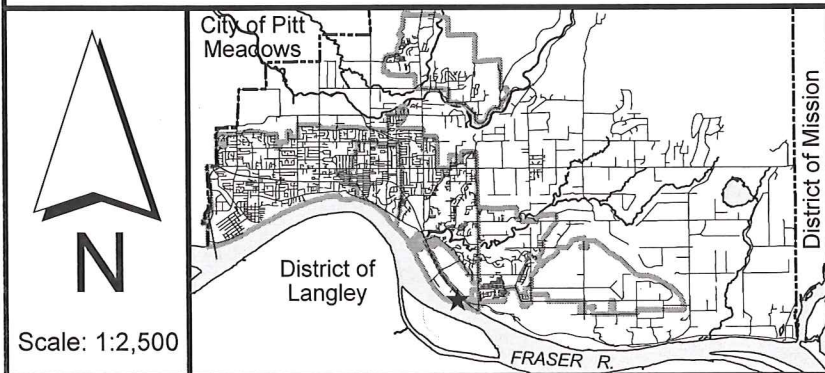
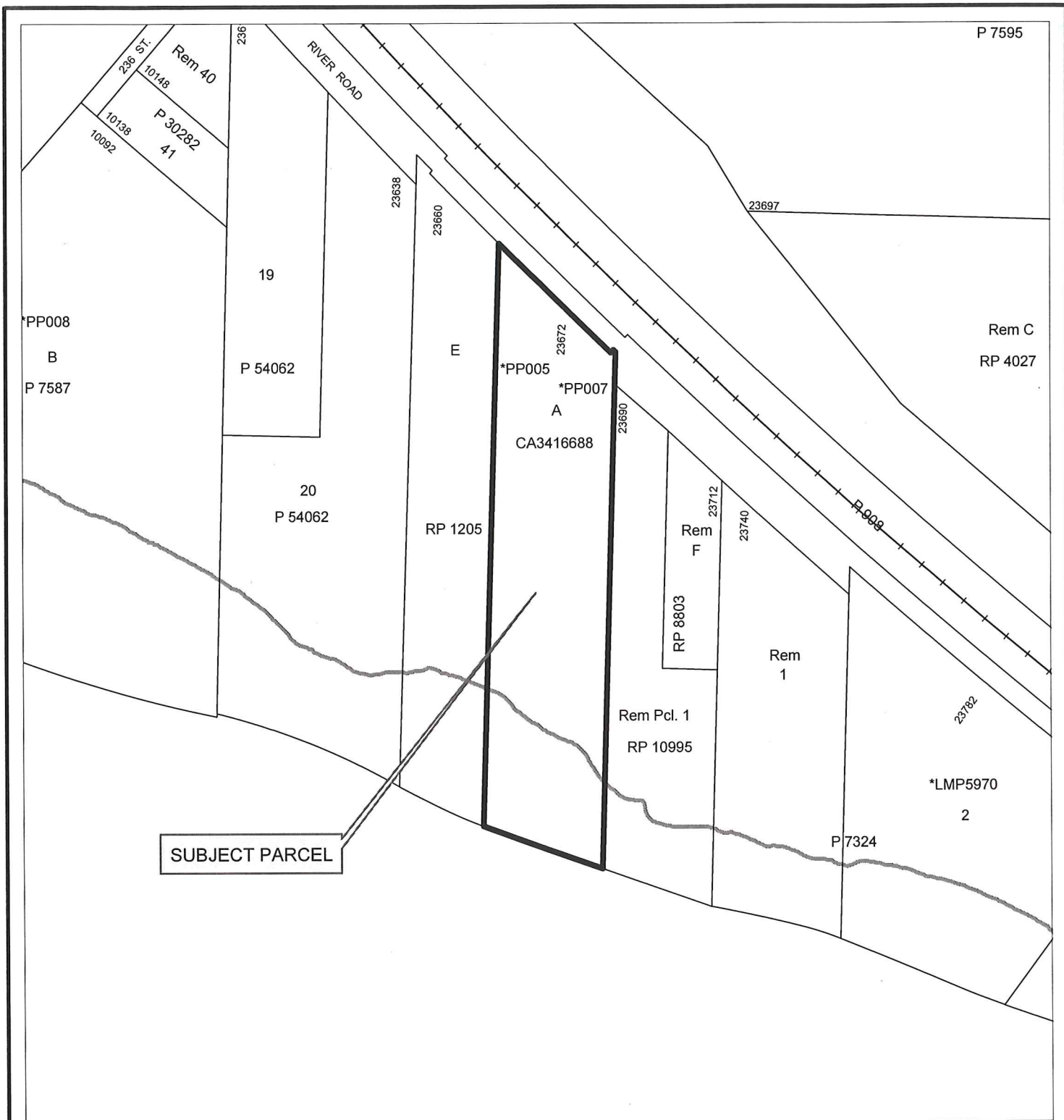


Ernie Daykin, Mayor
Chair

CARRIED



J.L. (Jim) Rule, Chief Administrative Officer
Member



Section 219 Floodplain Covenant 23672 River Road



CITY OF MAPLE RIDGE

LICENSES, PERMITS & BYLAWS DEPT.

DATE: Oct 23, 2014

FILE: Untitled

BY: JS

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE
MINUTES**

October 29, 2014
Mayor's Office

PRESENT:

Ernie Daykin, Mayor
Chairman

J.L. (Jim) Rule, Chief Administrative Officer
Member

Jill Holgate, Recording Secretary

1. 2013-101-RZ

LEGAL:	Lot "A" (T4973), District Lot 250, Group 1, New Westminster District, Plan 8735, Except Plan EPP44650
LOCATION:	20758 Lougheed Highway
OWNER:	Dynamic Blasting Ltd., Inc. No. BC0304815
REQUIRED AGREEMENTS:	Rezoning Servicing Agreement Covenant Stormwater Management Plan Covenant Geotechnical Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2013-101-RZ.

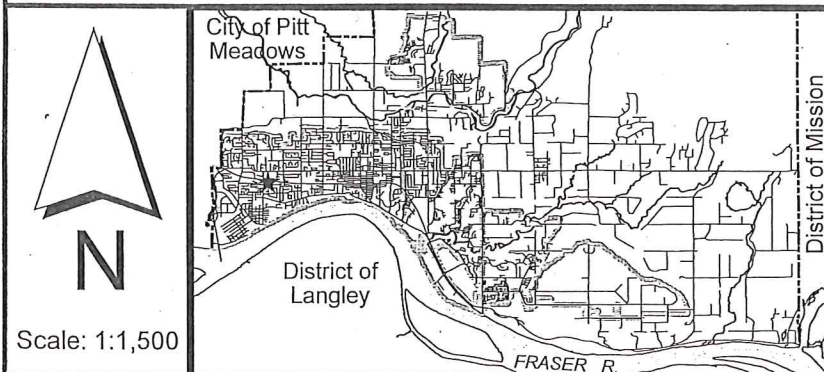
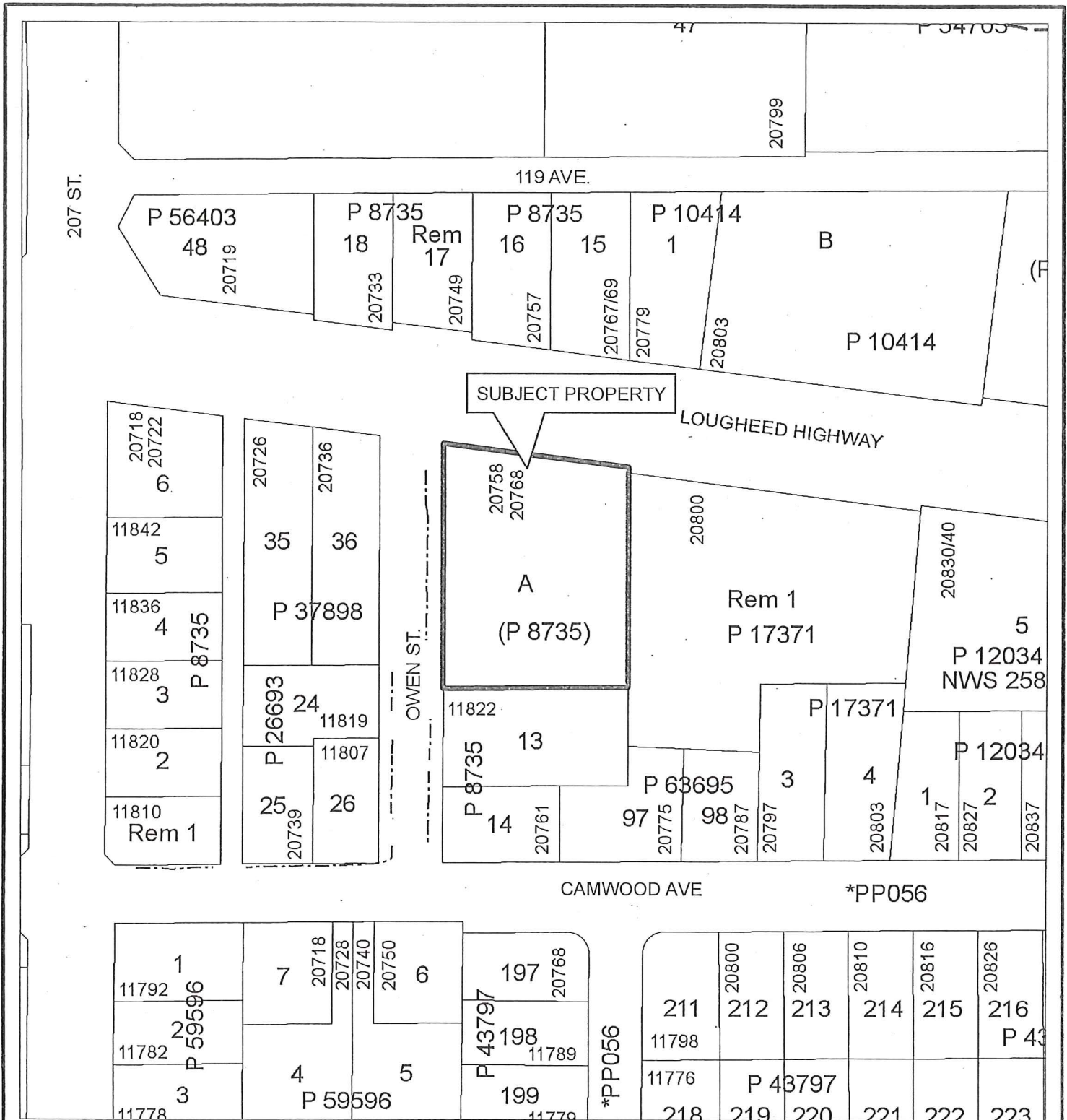
CARRIED



Ernie Daykin, Mayor
Chair



J.L. (Jim) Rule, Chief Administrative Officer
Member



20758 LOUGHEED HWY



CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE
FINANCE DEPARTMENT

DATE: Oct 23, 2013

FILE: 2013-101-RZ

BY: PC

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE
MINUTES**

October 30, 2014
Mayor's Office

PRESENT:

Ernie Daykin, Mayor
Chairman

J.L. (Jim) Rule, Chief Administrative Officer
Member

Jill Holgate, Recording Secretary

1. COOPER, Jennette Faye McDonald and Brandon Rene and SCOTIA MORTGAGE CORP.

LEGAL: Lot 22, Section 8, Township 15, New Westminster District,
Plan 7730

LOCATION: 27588 112 Ave

OWNER: Jennette Faye McDonald Cooper
Brandon Rene Cooper
Scotia Mortgage Corporation

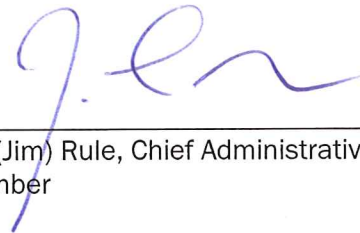
REQUIRED AGREEMENTS: Habitat Protection Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO JENNETTE FAYE MCDONALD COOPER and BRANDON RENE COOPER and SCOTIA MORTGAGE CORP.

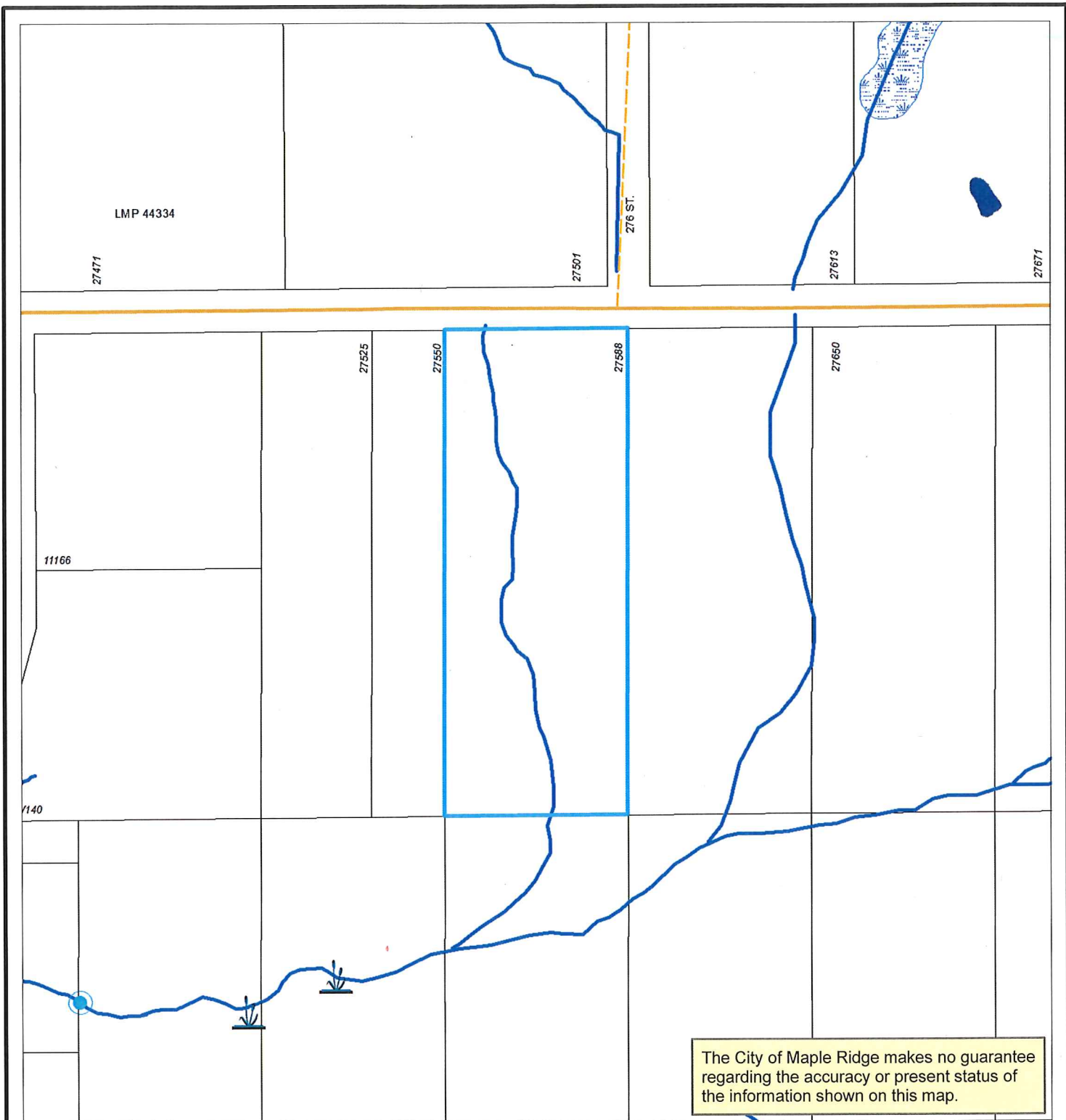
CARRIED



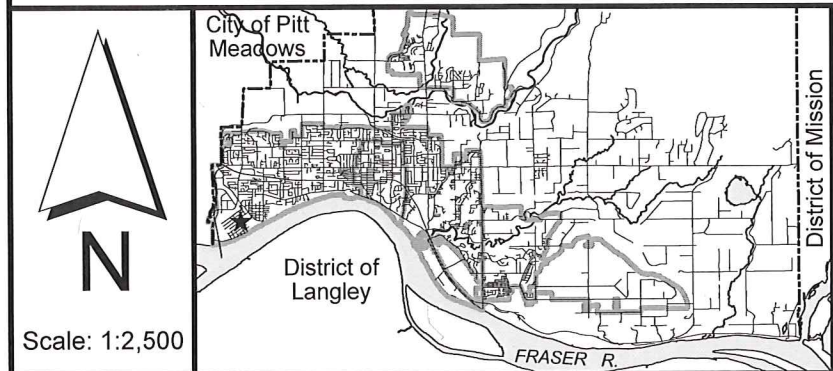
Ernie Daykin, Mayor
Chair



J.L. (Jim) Rule, Chief Administrative Officer
Member



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



Scale: 1:2,500

27588 112 Avenue
Maple Ridge, BC

CITY OF MAPLE RIDGE
PLANNING DEPARTMENT

DATE: Oct 30, 2014 FILE: Untitled BY: GS

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE
MINUTES**

October 30, 2014
Mayor's Office

PRESENT:

Ernie Daykin, Mayor
Chairman

J.L. (Jim) Rule, Chief Administrative Officer
Member

Jill Holgate, Recording Secretary

1. 2011-019-RZ

LEGAL:

Lot 3, Except: Parcel "A" (Explanatory Plan 16557),
District Lots 406 and 408, Group 1, New Westminster
District, Plan 3825; and
Lot 9, District Lots 406 and 408, Group 1, New
Westminster District, Plan 29456; and
Parcel "A", (Explanatory Plan 16557), Lot 3, District Lots
406 and 408, Group 1, New Westminster District, Plan
3825

LOCATION:

10515 and 10595 240 Street
23950 Zeron Avenue

OWNER:

Spencer Creek Ventures Inc.

REQUIRED AGREEMENTS:


Geotech Covenant
Slope Protection Covenant
Visitor Parking Covenant
Rezoning Servicing Agreement
Tree Protection Covenant
Stormwater Management Covenant
Enhancement and Maintenance Agreement

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENTS AS THEY RELATE TO 2011-019-RZ.**

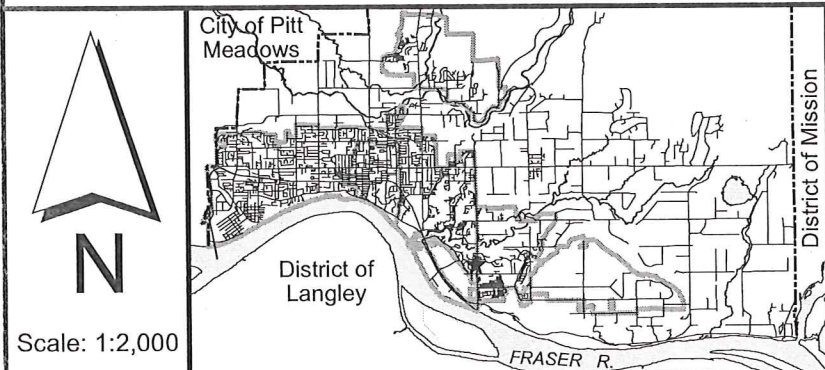
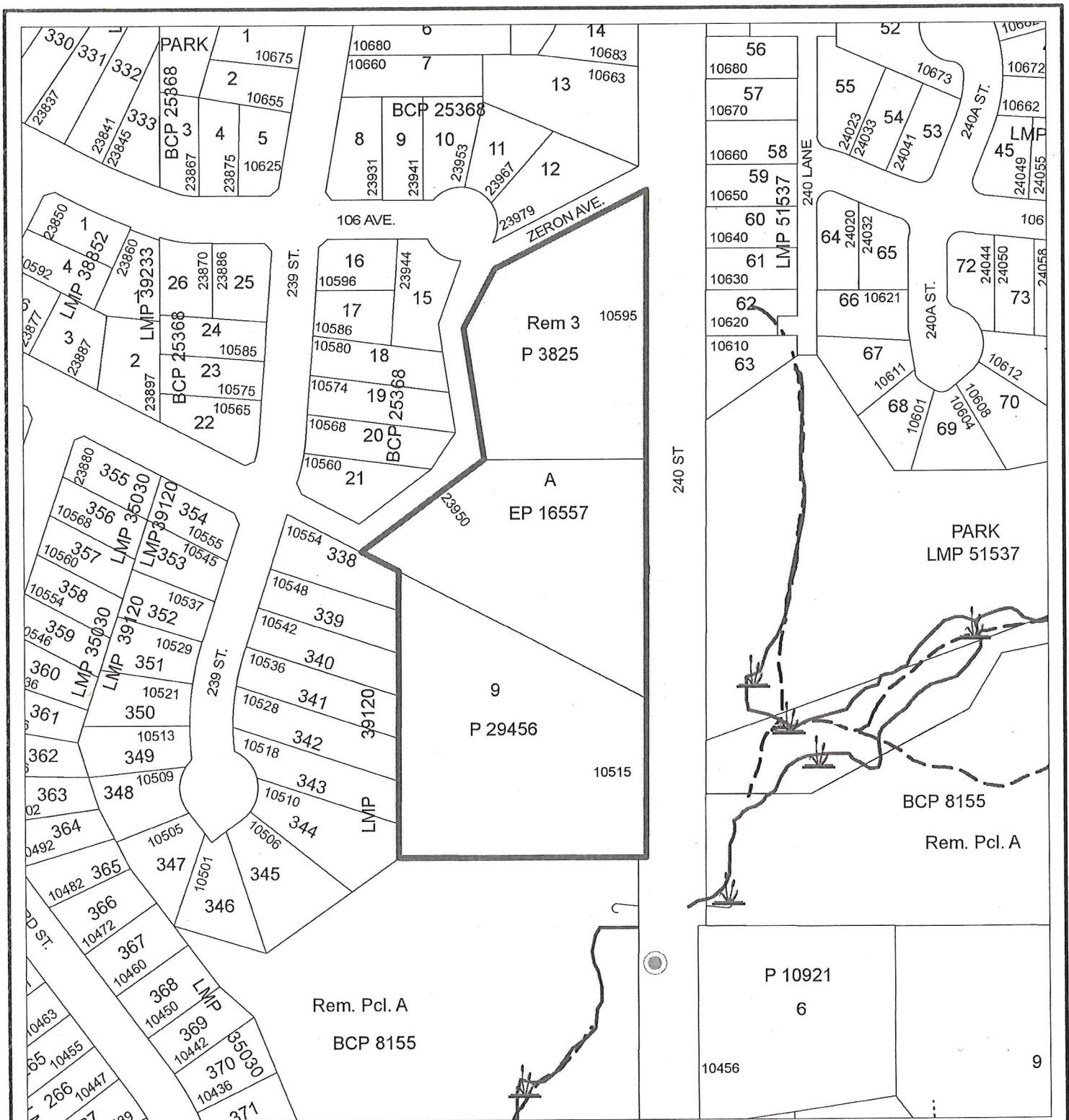
CARRIED



Ernie Daykin, Mayor
Chair



J.L. (Jim) Rule, Chief Administrative Officer
Member



10515/95 240 STREET & 23950 ZERON AVENUE

MAPLE RIDGE
British Columbia

**CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE**

PLANNING DEPARTMENT

DATE: Apr 10, 2014
FILE: 2011-019-RZ
BY: PC

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE
MINUTES**

October 31, 2014
Mayor's Office

PRESENT:

Ernie Daykin, Mayor
Chairman

J.L. (Jim) Rule, Chief Administrative Officer
Member

Jill Holgate, Recording Secretary

1. 2013-016-SD

LEGAL: Lot 2, Except Portions in: (1) Plan 16202; (2) Parcel "A"
(Explanatory Plan 14836); (3) Parcel A (Plan BCP24879);
Group 1, District Lot 263, Group 1, New Westminster
District, Plan 13328

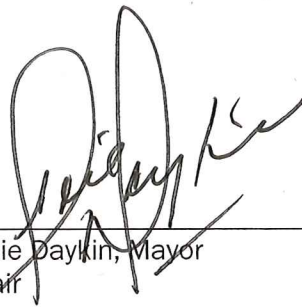
LOCATION: 20178 Chatwin Ave

OWNER: Jacqueline T. Amato (current owner)
Janis M Foerster (current owner)
Jent Construction (new owner - once transferred)

REQUIRED AGREEMENTS: Geotechnical Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENT AS IT RELATES TO 2013-016-SD .**

CARRIED



Ernie Daykin, Mayor
Chair

J.L. (Jim) Rule, Chief Administrative Officer
Member

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE
MINUTES**

November 3, 2014
Mayor's Office

PRESENT:

Ernie Daykin, Mayor
Chairman

J.L. (Jim) Rule, Chief Administrative Officer
Member

Jill Holgate, Recording Secretary

1. DUGDALE, Ian Peter and Kimberley Paulette

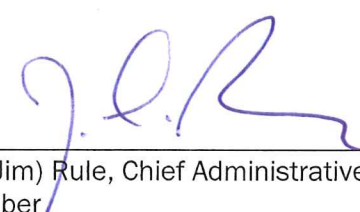
LEGAL:	Lot 2, Section 6, Township 15, New Westminster District, Plan LMP14053
LOCATION:	26465 103 Ave
OWNER:	Ian Peter Dugdale and Kimberley Paulette Dugdale
REQUIRED AGREEMENTS:	Sani-sump Pump Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO DUGDALE, IAN PETER AND KIMBERLEY PAULETTE.

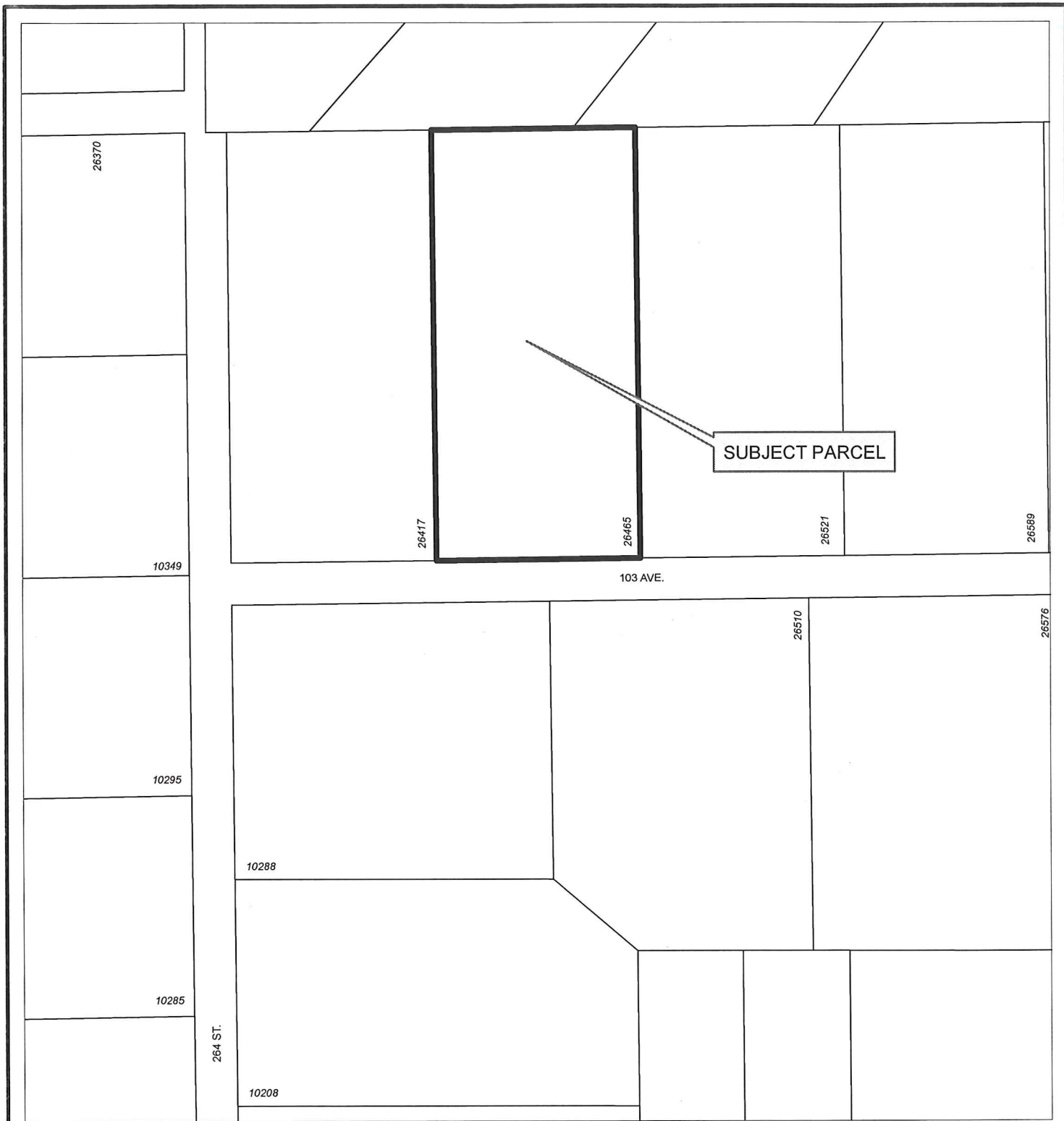
CARRIED



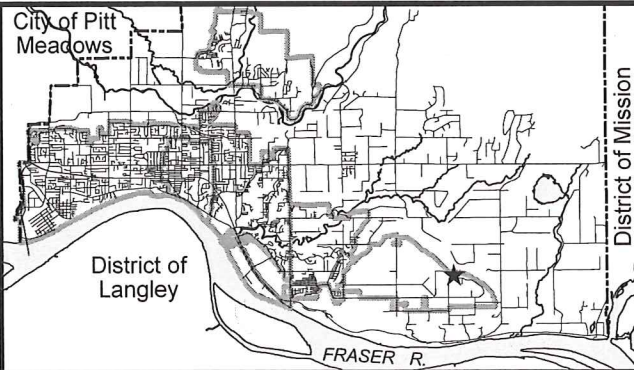
Ernie Daykin, Mayor
Chair



J.L. (Jim) Rule, Chief Administrative Officer
Member



Scale: 1:2,500



SANI-SUMP PUMP COVENANT 26465 103 AVENUE



CITY OF MAPLE RIDGE

LICENCES, PERMITS & BYLAWS DEPT.

DATE: Nov 3, 2014

FILE: Untitled

BY: JS

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE
MINUTES**

November 4, 2014

Mayor's Office

PRESENT:

Ernie Daykin, Mayor
Chairman

J.L. (Jim) Rule, Chief Administrative Officer
Member

Jill Holgate, Recording Secretary

1. 14-111180

LEGAL: Lot 1, District Lot 247, New Westminster District, Plan
BCP15387

LOCATION: 21544 Donovan Avenue

OWNER: Mihai Capota

REQUIRED AGREEMENTS: Building Development Agreement

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENT AS IT RELATES TO 14-111180.**

CARRIED



Ernie Daykin, Mayor
Chair

J.L. (Jim) Rule, Chief Administrative Officer
Member

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE
MINUTES**

November 4, 2014
Mayor's Office

PRESENT:

Ernie Daykin, Mayor
Chairman

J.L. (Jim) Rule, Chief Administrative Officer
Member

Jill Holgate, Recording Secretary

1. DP/087/08

LEGAL: Lot 10, Section 32, Township 12, New Westminster
District, Plan 38408, except Plan BCP48908 and
EPP27588 and EPP44846

LOCATION: 23103 136 Ave

OWNER: Campton Services Corp

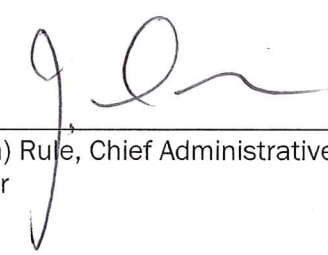
REQUIRED AGREEMENTS: Enhancement and Maintenance Agreement

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENT AS IT RELATES TO DP/087/08**

CARRIED



Ernie Daykin, Mayor
Chair



J.L. (Jim) Rule, Chief Administrative Officer
Member

**CORPORATION OF THE DISTRICT OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE
MINUTES**

November 6, 2014
Mayor's Office

PRESENT:

Ernie Daykin, Mayor
Chairman

J.L. (Jim) Rule, Chief Administrative Officer
Member

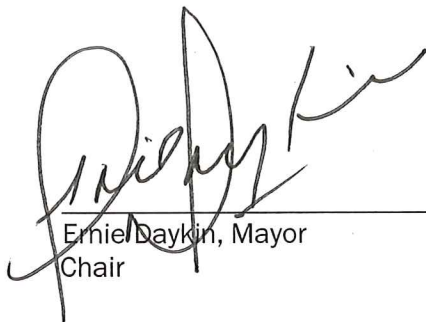
Jill Holgate, Recording Secretary

1. 2011-015-RZ

LEGAL:	Lot 2, District Lot 222, New Westminster District, Plan BCP16317
LOCATION:	11959 203 Street
OWNER:	Mica Properties Ltd.
REQUIRED AGREEMENTS:	Statutory Right of Way (Storm Water Management) Visitor, Resident and Commercial Parking Covenant Housing Agreement Restrictive Covenant Release BL006997

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2011-015-RZ.

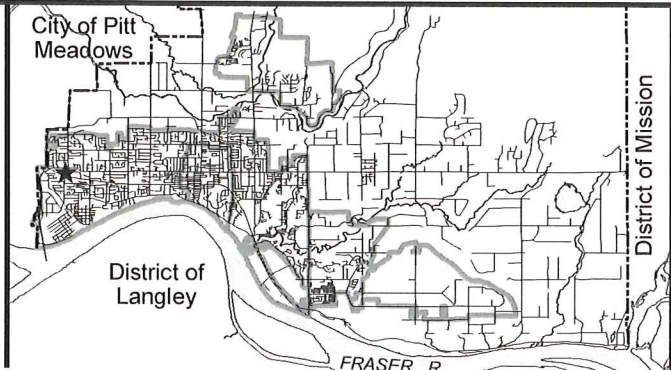
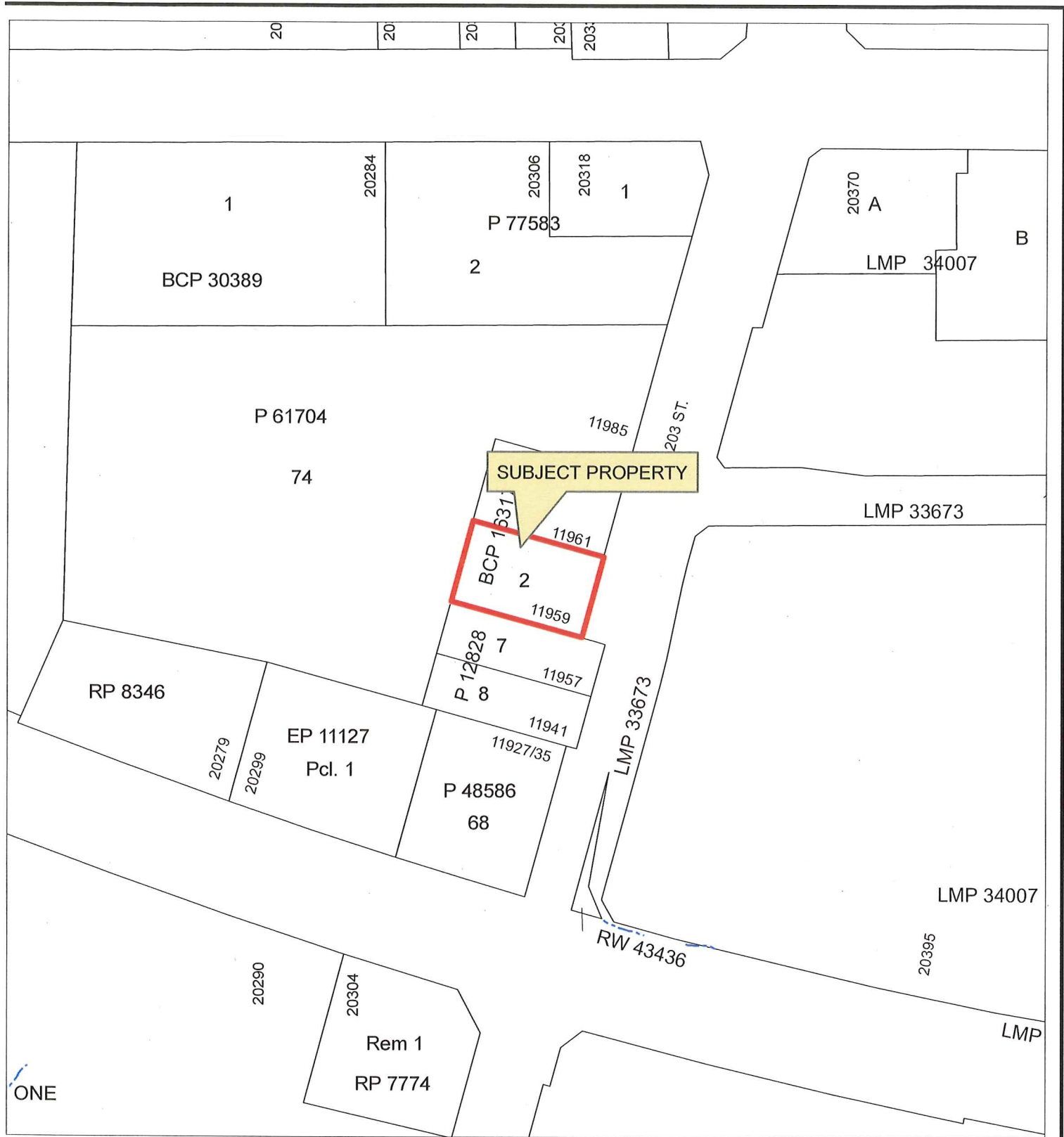
CARRIED



Ernie Daykin, Mayor
Chair



J.L. (Jim) Rule, Chief Administrative Officer
Member



11959 203 STREET

MAPLE RIDGE
British Columbia

**CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE**

PLANNING DEPARTMENT

DATE: May 31, 2012 FILE: 2011-015-RZ

BY: PC

CORPORATION OF THE DISTRICT OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE
MINUTES

November 7, 2014
Mayor's Office

PRESENT:

Ernie Daykin, Mayor
Chairman

J.L. (Jim) Rule, Chief Administrative Officer
Member

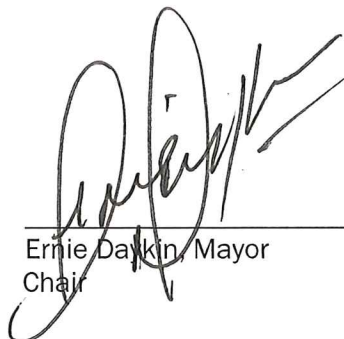
Jill Holgate, Recording Secretary

1. KAPLANCHUK, Dana Metro

LEGAL:	Lot 2, District Lot 249, Group 1, New Westminster District, Plan 73040
LOCATION:	11633 212 Street
OWNER:	Dana Metro Kaplanchuk
REQUIRED AGREEMENTS:	Fraser River Escarpment (Floodplain Control)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO DANA METRO KAPLANCHUK.

CARRIED



Ernie Daykin, Mayor
Chair



J.L. (Jim) Rule, Chief Administrative Officer
Member

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BYLAW NO. 7074-2014

**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 Corporation of the District of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7074-2014."

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

Lot "F" District Lot 245 Group 1 New Westminster District Plan 21461

and outlined in heavy black line on Map No. 1616 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Residential District).

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

READ a first time the 13th day of May, 2014.

READ a second time the 28th day of October, 2014.

PUBLIC HEARING held the 18th day of November, 2014.

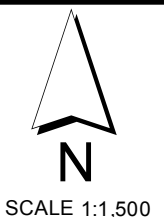
READ a third time the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



CITY OF MAPLE RIDGE
BYLAW NO. 6850 – 2011

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

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

AND WHEREAS it is deemed desirable to amend Schedules "1" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 6850 – 2011".

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

Lot 18 Section 15 Township 12 New Westminster District Plan 50696

and outlined in heavy black line on Map No. 812, a copy of which is attached hereto and forms part of this Bylaw, are hereby re-designated to Conservation.

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

Lot 18 Section 15 Township 12 New Westminster District Plan 50696

and outlined in heavy black line on Map No. 887, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

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

READ A FIRST TIME the 14th day of October, 2014.

READ A SECOND TIME the 14th day of October, 2014.

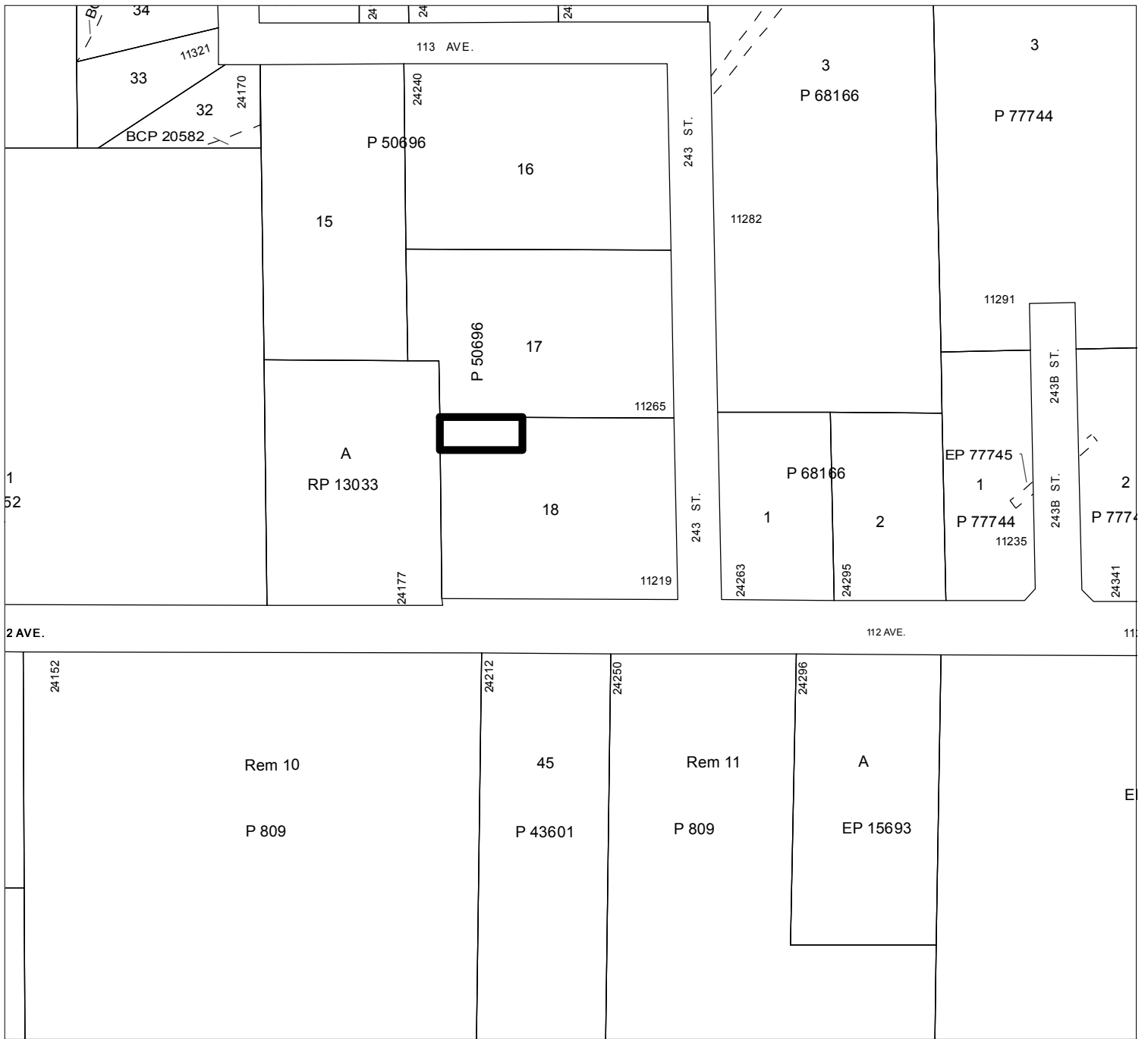
PUBLIC HEARING HELD the 18th day of November, 2014.

READ A THIRD TIME the day of , 20 .

ADOPTED, the day of , 20 .

PRESIDING MEMBER

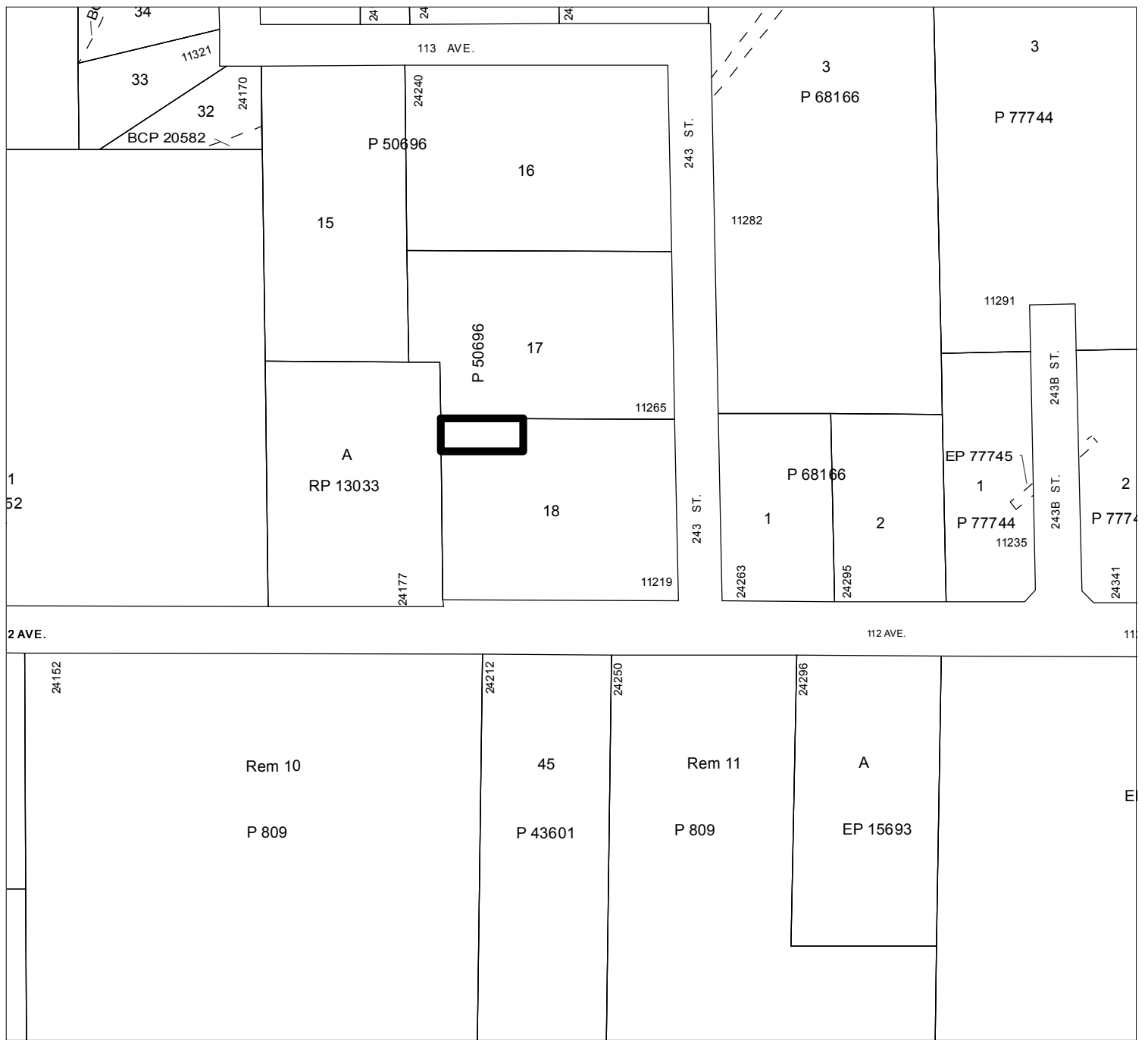
CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 6850-2011
 Map No. 812
 From: Low/Medium Density Residential
 To: Conservation





MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 6850-2011

Map No. 887

Purpose: To Add to Conservation on Schedule C



1:2,500

CITY OF MAPLE RIDGE

BYLAW NO. 6851 – 2011

**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. 6851 – 2011."

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

Lot 18 Section 15 Township 12 New Westminster District Plan 50696

and outlined in heavy black line on Map No. 1537 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 26th day of November, 2013.

READ a second time the 14th day of October, 2014.

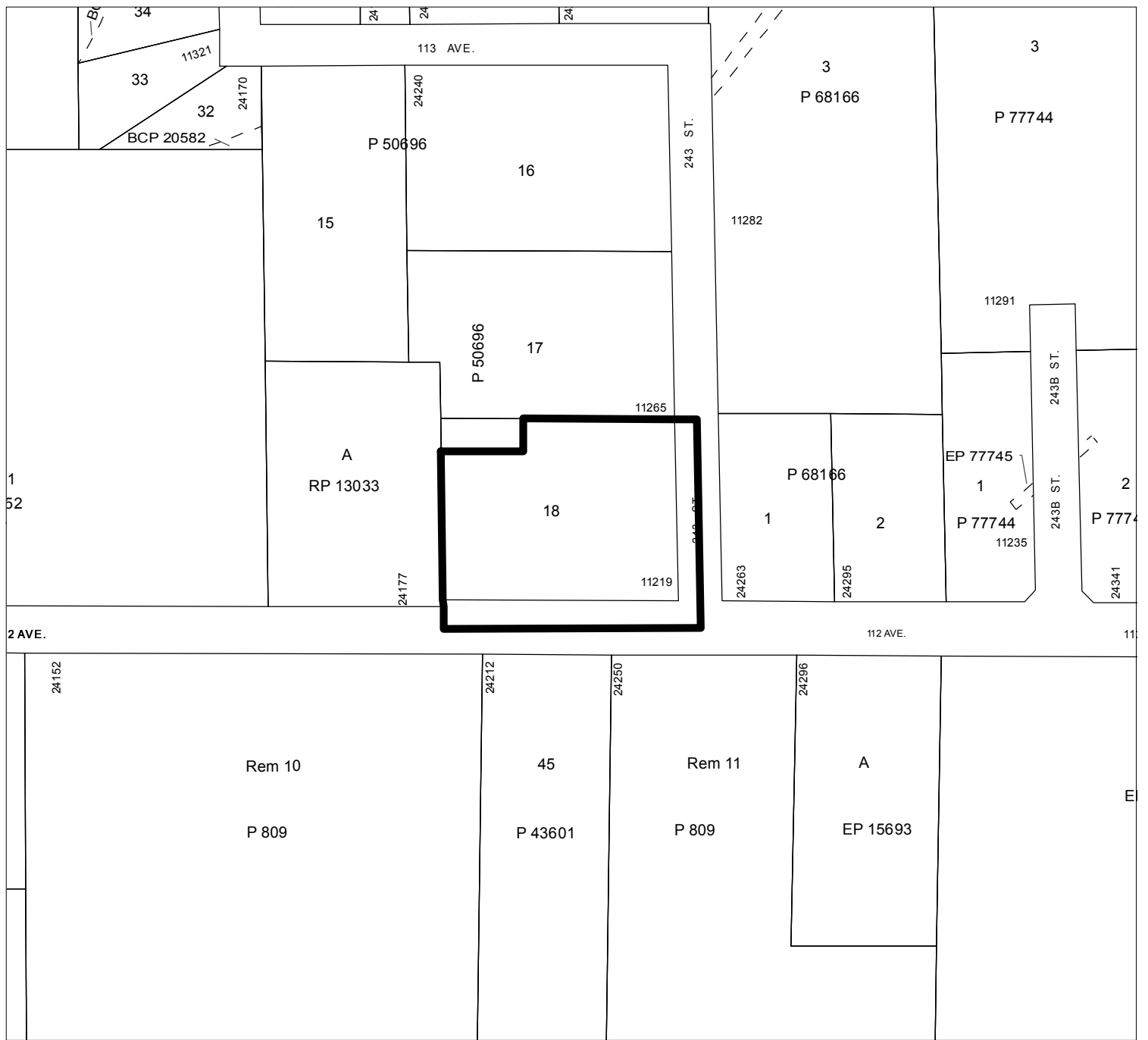
PUBLIC HEARING held the 18th day of November, 2014.

READ a third time the day of , 20.

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 6851-2011

Map No. 1537

From: RS-3 (One Family Rural Residential)

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



SCALE 1:2,500

CITY OF MAPLE RIDGE
BYLAW NO. 7067 – 2014

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

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

AND WHEREAS it is deemed desirable to amend Schedules "1" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7067 – 2014".
2. Schedule "A", Section 10.2, Albion Area Plan "Schedule 1" is hereby amended for those parcels or tracts of land and premises known and described as:

Lot 2 Section 15 Township 12 New Westminster District Plan 68166

and outlined in heavy black line on Map No. 878, a copy of which is attached hereto and forms part of this Bylaw, are hereby re-designated to Conservation.
3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 2 Section 15 Township 12 New Westminster District Plan 68166

and outlined in heavy black line on Map No. 888, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.
4. Maple Ridge Official Community Plan Bylaw No. 7060 – 2014 is hereby amended accordingly.

READ A FIRST TIME the 14th day of October, 2014.

READ A SECOND TIME the 14th day of October, 2014.

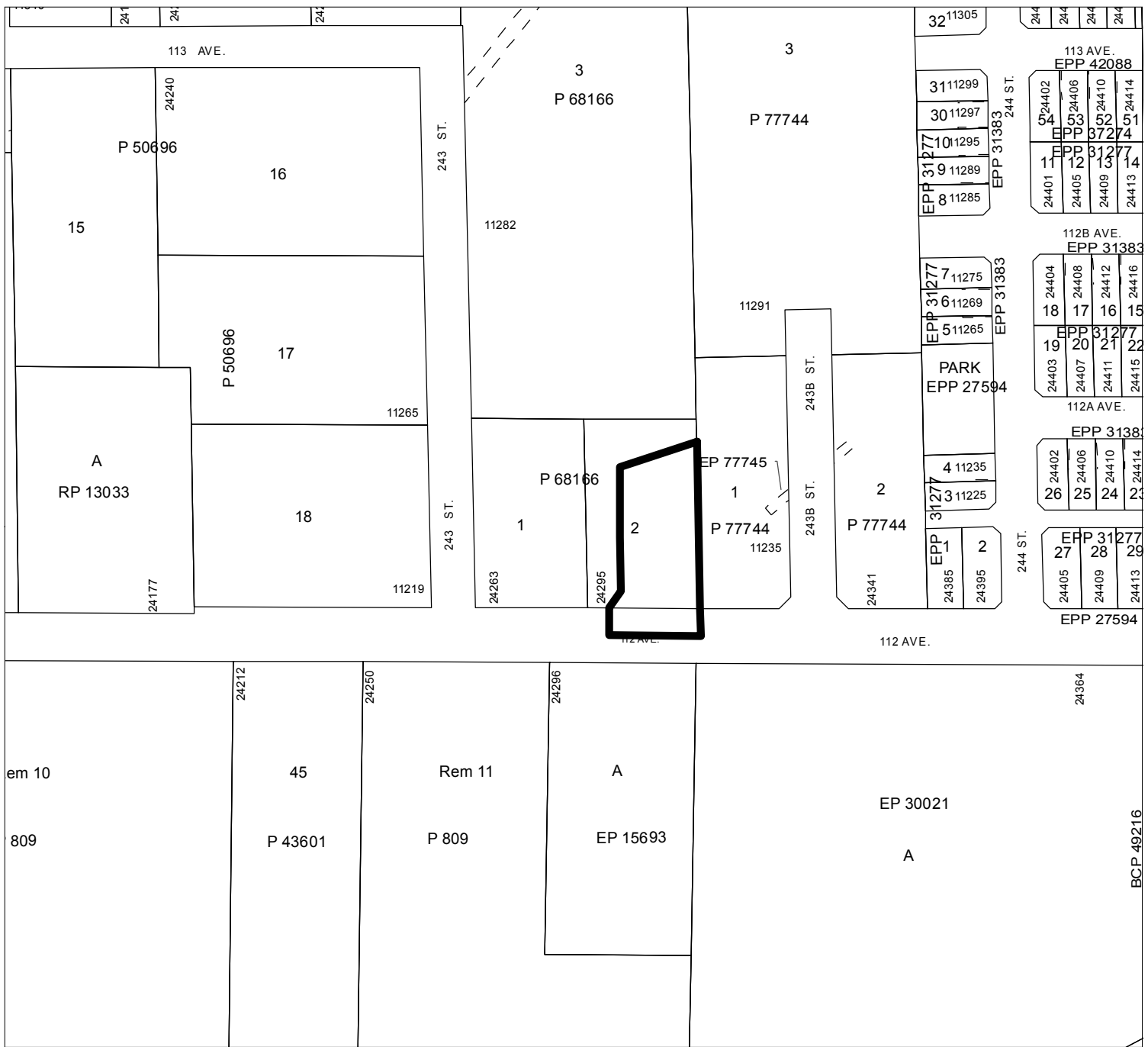
PUBLIC HEARING HELD the 18th day of November, 2014.

READ A THIRD TIME the day of , 20 .

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7067-2014
 Map No. 878
 From: Low/Medium Density Residential
 To: Conservation





Map No. 888

Purpose: To Add to Conservation on Schedule C



N
1:2,500

CITY OF MAPLE RIDGE

BYLAW NO. 7065 – 2014

**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. 7065 – 2014."

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

Lot 1 Section 15 Township 12 New Westminster District Plan 68166

Lot 2 Section 15 Township 12 New Westminster District Plan 68166

and outlined in heavy black line on Map No. 1612 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RS-1b (One Family Urban (Medium Density) Residential).

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

READ a first time the 25th day of March, 2014.

READ a second time the 14th day of October, 2014.

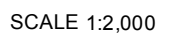
PUBLIC HEARING held the 18th day of November, 2014.

READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



CITY OF MAPLE RIDGE

BYLAW NO. 7090-2014

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7090-2014."
2. That PART 8 – INDUSTRIAL ZONES, SECTION 802, GENERAL INDUSTRIAL (M-2), SUBSECTION 1) PRINCIPAL USES is amended by the addition of g) as stated below:
 - g) Indoor Commercial Recreation use shall be permitted at 13065 Katonien Street (Lot 14 Section 25 Township 12 New Westminster District Plan BCP42202).
3. Maple Ridge Zoning Bylaw No. 3510-1985 as amended is hereby amended, applicable to lands none other than described above, accordingly.

READ a first time the 22nd day of July, 2014.

READ a second time the 28th day of October, 2014.

PUBLIC HEARING held the 18th day of November, 2014.

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO. 7114-2014

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

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

AND WHEREAS it is deemed desirable to amend Schedules "A" & "B" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7114-2014."

2. Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, and Figure 1: Northeast Albion are hereby amended for that parcel or tract of land and premises known and described as:

Lot 2, Section 11, Township 12, New Westminster District Plan 84254

and outlined in heavy black line on Map No. 890, a copy of which is attached hereto and forms part of this Bylaw, is hereby redesignated to Low/Medium Density Residential.

3. Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan, and Figure 1: Northeast Albion are hereby amended to relocate the Urban Area Boundary, as shown on Map No. 891, a copy of which is attached hereto and forms part of this Bylaw.

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

Lot 2 Section 11 Township 12 New Westminster District Plan 84254

and outlined in heavy black line on Map No. 890, a copy of which is attached hereto and forms part of this Bylaw, is hereby redesignated to Low/Medium Density Residential.

5. Schedule "B" is hereby amended to relocate the Urban Area Boundary, as shown on Map No. 891, a copy of which is attached hereto and forms part of this Bylaw.

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

READ A FIRST TIME the 4th day of November, 2014.

READ A SECOND TIME the 4th day of November, 2014.

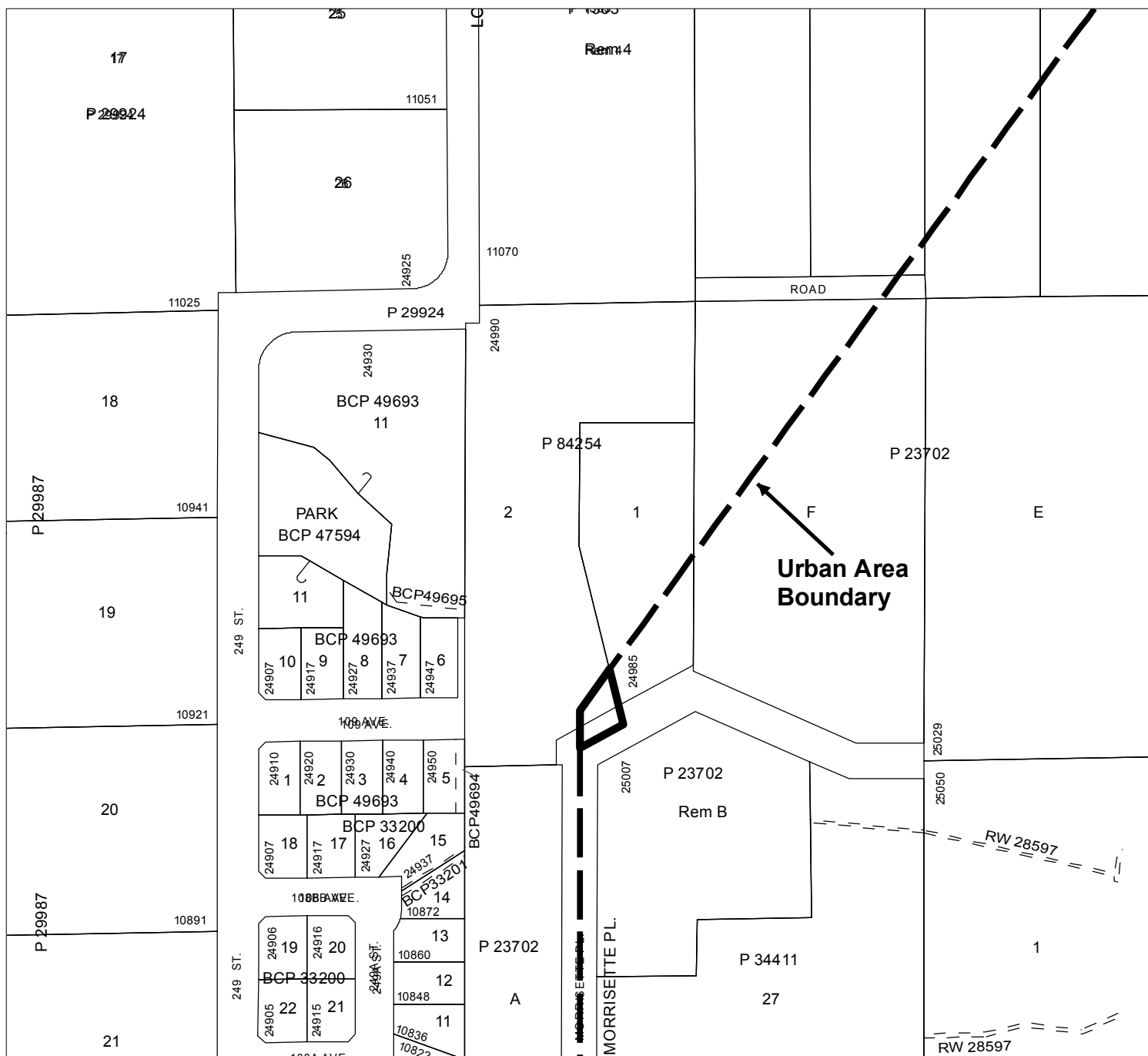
PUBLIC HEARING HELD the 18th day of November, 2014.

READ A THIRD TIME the day of , 20 .

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7114-2014

Map No. 890

Purpose: To Amend Schedule A, Chapter 10.2, Albion Area Plan, Schedule 1 and Figure 1
To Amend Schedule B

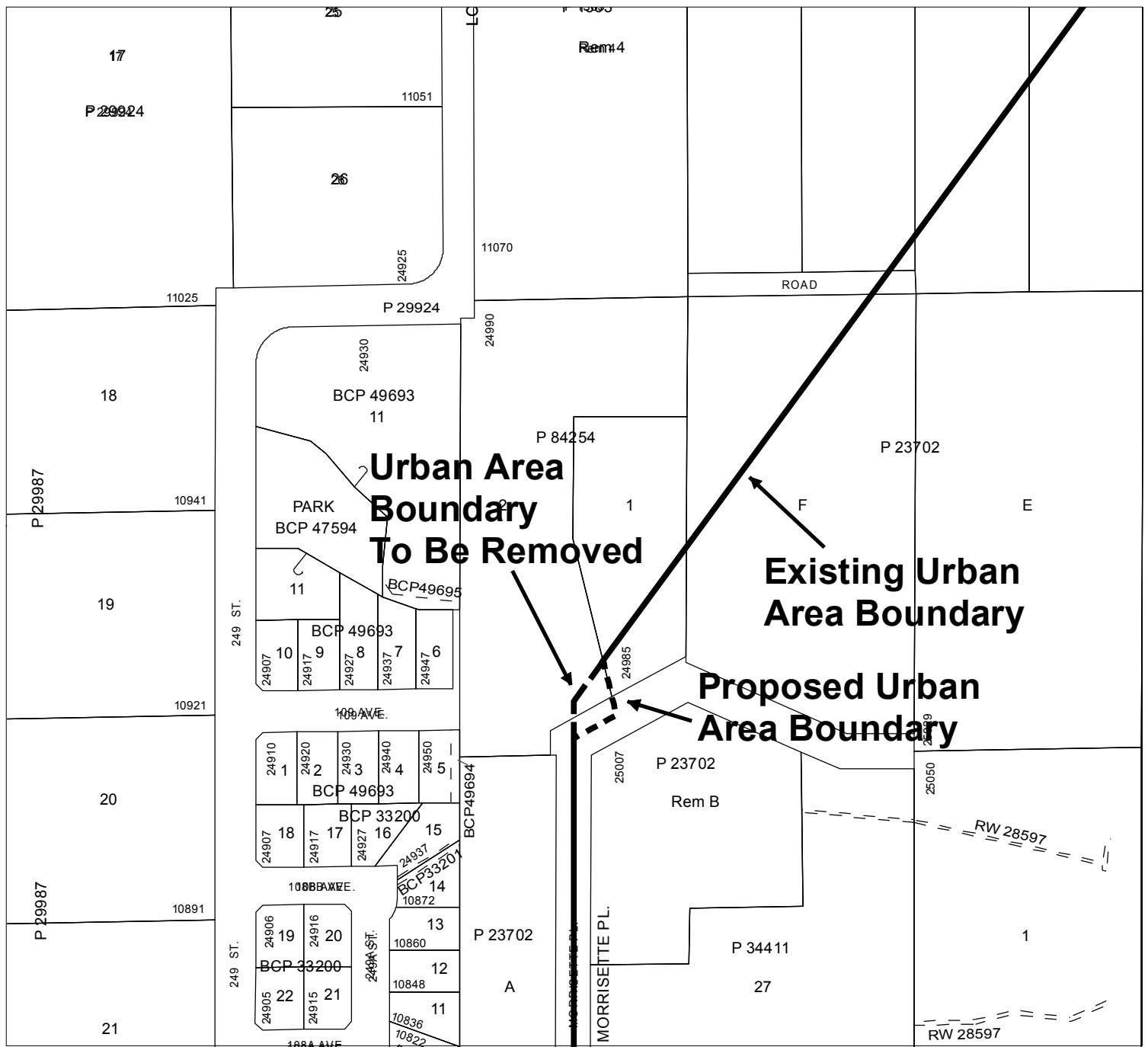
From: Suburban Residential

To:  Low/Medium Density Residential



— — Urban Area Boundary





MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7114-2014

Map No. 891

Purpose: To Amend the Urban Area Boundary as shown



1:2,500

CITY OF MAPLE RIDGE

BYLAW NO. 7081-2014

**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. 7081-2014."

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

Lot 2 Section 11 Township 12 New Westminster District Plan 84254

and outlined in heavy black line on Map No. 1617 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. That the Albion Area Plan Boundary of Schedule "I" be amended as shown on Map No. 1629, a copy of which is attached hereto and forms part of this Bylaw.

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

READ a first time the 10th day of June, 2014.

READ a second time the 4th day of November, 2014.

PUBLIC HEARING held the 18th day of November, 2014.

READ a third time the day of , 20

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

SCALE 1:2,500

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BYLAW NO. 6891-2011

**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. 6891-2011."

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

Lot 3 Section 20 Township 12 New Westminster District Plan 13667

and outlined in heavy black line on Map No. 1556, a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-3 (Special Amenity Residential District).

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

READ a first time the 14th day of February, 2012.

READ a second time the 14th day of October, 2014.

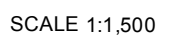
PUBLIC HEARING held the 18th day of November, 2014.

READ a third time the day of , 20 .

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BYLAW NO. 7009-2013

**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 Corporation of the District of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7009-2013."

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

Lot 68 Section 22 Township 12 New Westminster District Plan 43885

and outlined in heavy black line on Map No. 1592 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-2 (One Family Suburban Residential).

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

READ a first time the 8th day of October, 2013.

READ a second time the 14th day of October, 2014.

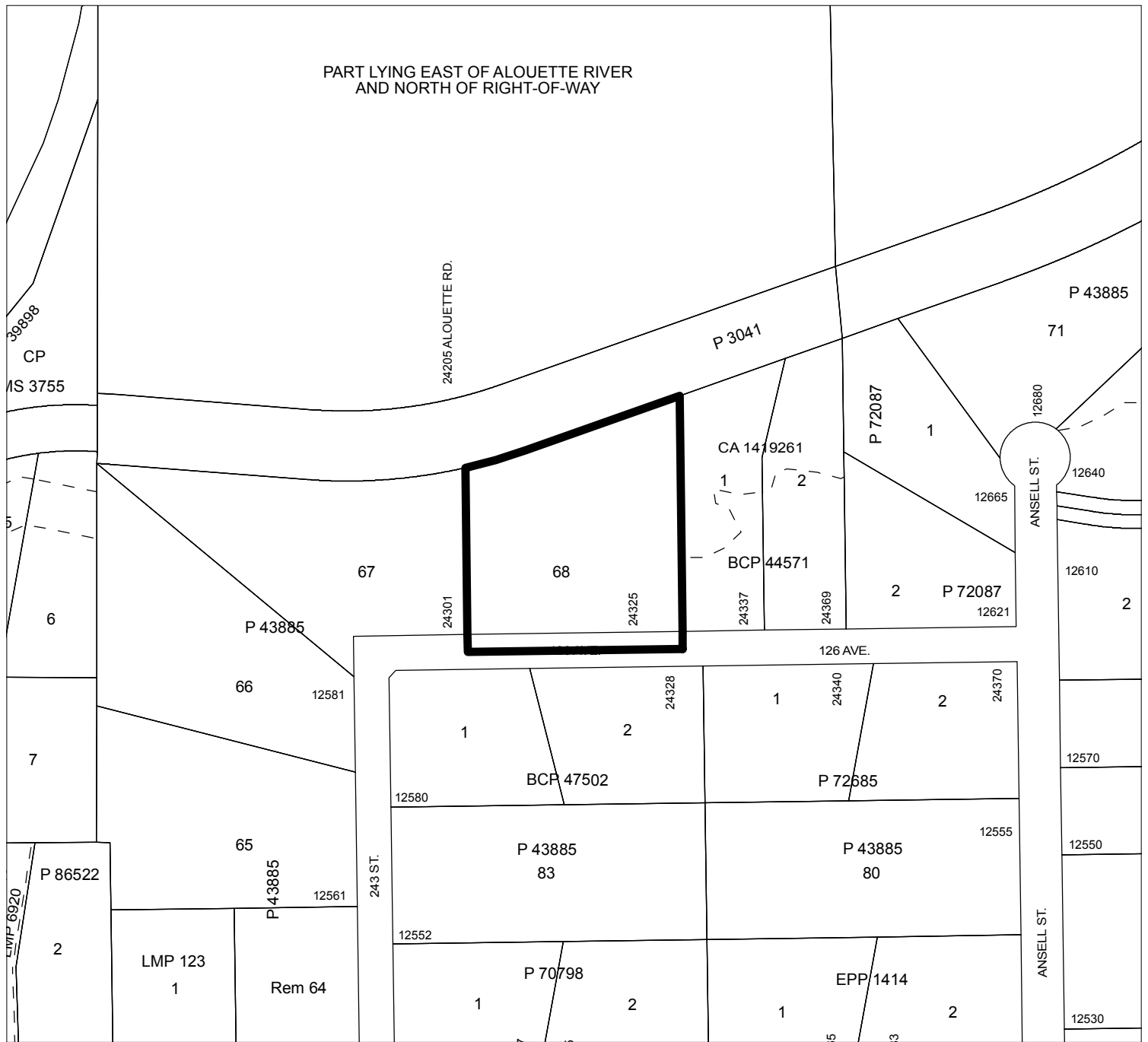
PUBLIC HEARING held the 18th day of November, 2014.

READ a third time the day of , 20

RECONSIDERED AND FINALLY ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7009-2013

Map No. 1592

From: RS-3 (One Family Rural Residential)

To: RS-2 (One Family Suburban Residential)



SCALE 1:2,500

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BYLAW NO. 6969-2013

**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 Corporation of the District of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 6969-2013."

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

Lot 4 Section 3 Township 12 New Westminster District Plan 9393
Lot 19 Section 3 Township 12 New Westminster District Plan BCP36407

and outlined in heavy black line on Map No. 1581 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-1 (Townhouse Residential).

3. Maple Ridge Zoning Bylaw No. 3510 – 1985 as amended and Map “A” attached thereto are hereby amended accordingly:

READ a first time the 12th day of February, A.D. 2013.

READ a second time the 28th day of October, 2014.

PUBLIC HEARING held the 18th day of November, 2014.

READ a third time the day of , 20 .

APPROVED by the Minister of Transportation this day of , 20 .

RECONSIDERED AND FINALLY ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO. 7117-2014

A Bylaw to Amend Maple Ridge Economic Advisory Commission Bylaw No. 6179-2003

WHEREAS, it is deemed expedient to further amend Maple Ridge Economic Advisory Commission Bylaw No. 6179-2003, as amended;

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

1. This Bylaw may be cited as the "Maple Ridge Economic Advisory Commission Amending Bylaw No. 7117-2014".
2. That Maple Ridge Economic Advisory Commission Bylaw No. 6179-2003 be further amended by:
 - (a) Replacing all instances of "District of Maple Ridge" or "District" with "City of Maple Ridge" or "City" respectively
 - (b) Deleting Section 4 in its entirety and replacing it with the following:

The Economic Advisory Commission (EAC) is comprised of sixteen Commissioners.
 - (c) Deleting Section 6 f) in its entirety and replacing it with the following:

Six Community Members preferably representatives of each priority sector identified in the Economic Strategy.
 - (d) Adding the following voting member to Section 6:

j) A Director of the Seyem' Qwantlen Business Group
 - (e) Deleting the following in section 7, as it is covered in the Committees of Council Policy:

Advertisements will be placed in the local paper requesting applications from District Residents, business owners or those who conduct business in the community for the six community member positions.
 - (f) Deleting Section 13 in its entirety and replacing it with the following:

Quorum is nine (9) Commissioners.
 - (g) Deleting section 14 in its entirety, as it is covered in the Committees of Council Policy.

READ a first time the 4th day of November, 2014.

READ a second time the 4th day of November, 2014.

READ a third time the 4th day of November, 2014.

ADOPTED on the day of , 20 .



City of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Final Reading
Zone Amending Bylaw No. 6801 – 2011
Zone Amending Bylaw No. 6933 – 2012
11959 203 Street

MEETING DATE: November 25, 2014
FILE NO: 2011-015-RZ
MEETING: COUNCIL

EXECUTIVE SUMMARY:

Zone Amending Bylaws No. 6801 – 2011 and 6933 - 2012 have been considered by Council and at Public Hearing and subsequently were granted third reading for the subject property, located at 11959 203 Street. The applicant has requested that final reading be granted. The purpose of the rezoning is to permit the construction of a two-storey commercial and residential building. A Housing Agreement Bylaw is concurrently being considered by Council under the authority of Section 905 of the *Local Government Act, R.S.B.C 1996, c. 323*.

This application received first reading for Zone Amending Bylaw No. 6801 – 2011 on April 26, 2011. Council granted first and second reading to Zone Amending Bylaw No. 6933 – 2012 and second reading for Zone Amending Bylaw No. 6801 – 2011 on June 12, 2012. This application was presented at Public Hearing on July 17, 2012, and Council granted third reading to both bylaws on July 24, 2012. A one-year extension was granted by Council on July 9, 2013 and a final one-year extension was granted on July 8, 2014.

RECOMMENDATION:

That Maple Ridge Zone Amending Bylaw No. 6933 - 2012 be adopted; and

That Maple Ridge Zone Amending Bylaw No. 6801 - 2011 be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on July 17, 2012. On July 24, 2012 Council granted third reading to Zone Amending Bylaw No. 6933 – 2012 and Zone Amending Bylaw No. 6801 – 2011 with the stipulation that the following conditions be addressed:

- i. Approval from the Ministry of Transportation and Infrastructure;
- ii. A Statutory Right-of-Way plan and agreement must be registered at the Land Title Office for storm sewer;

- iii. A Reciprocal Cross Access plan and agreement must be registered at the Land Title Office;
- iv. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks. If there is evidence, a site profile pursuant to the Waste Management Act must be provided in accordance with the regulations;
- v. Registration of a Restrictive Covenant protecting the Visitor Parking;
- vi. Registration of a Restrictive Covenant protecting the Resident Parking;
- vii. Registration of a Restrictive Covenant securing four (4) parking spots on the adjacent property; and
- viii. Registration of a Housing Agreement as a Restrictive Covenant to ensure residential units remain as rental units.

The following applies to the above:

- 1. Approval from the Ministry of Transportation and Infrastructure was granted on August 16, 2012.
- 2. The applicant has registered a Statutory Right-of-Way plan and agreement at the Land Title Office for storm sewer.
- 3. The applicant has registered an easement plan and agreement for both properties at the Land Title Office.
- 4. The applicant has provided a disclosure statement from their Professional Engineer stating there is no evidence of underground fuel storage tanks on the subject property.
- 5. The applicant has registered a Restrictive Covenant at the Land Title Office to designate two (2) parking spaces for residential visitor parking on the subject property.
- 6. The applicant has registered a Restrictive Covenant at the Land Title Office designating six (6) parking spaces for residents on the subject property.
- 7. The applicant has registered a Restrictive Covenant at the Land Title Office securing four (4) parking spots on the adjacent property for the commercial use.
- 8. The applicant has entered into a Housing Agreement with the City of Maple Ridge ensure that the proposed residential units remain as rental units in perpetuity. This agreement will be registered at the Land Title Office following approval of 11959 203 Street Housing Agreement Bylaw No. 6953-2012.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to Zone Amending Bylaw No. 6801 – 2011 and Zone Amending Bylaw No. 6933 – 2012, to permit the construction of a two-storey commercial and residential building.

“Original signed by Amelia Bowden”

Prepared by: Amelia Bowden
Planning Technician

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

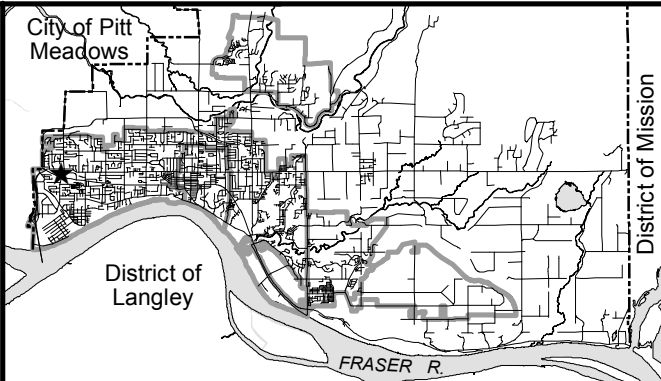
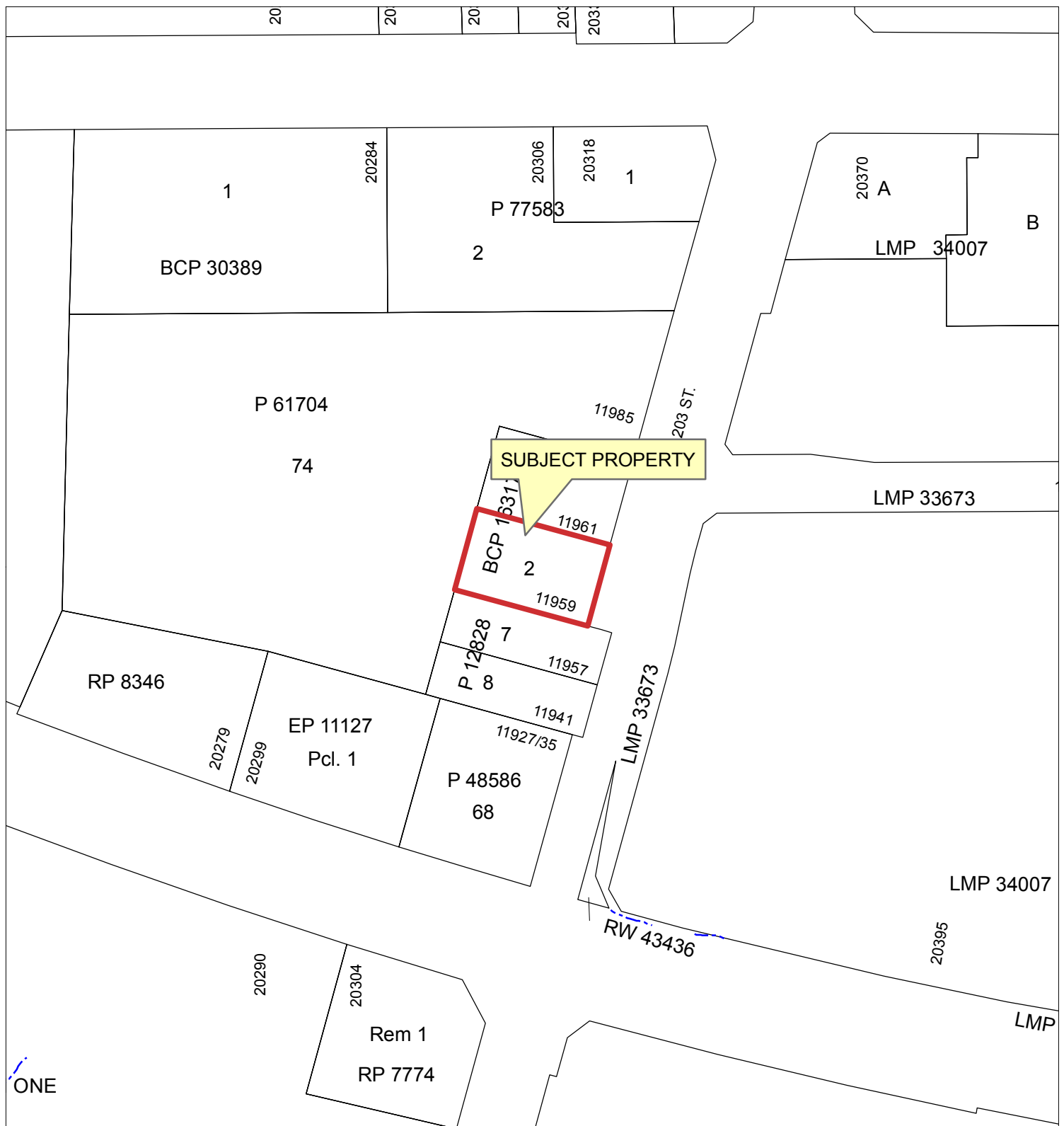
Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services

“Original signed by J.L. (Jim) Rule”

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

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Zone Amending Bylaw No. 6801 – 2011
Appendix C – Zone Amending Bylaw No. 6933 – 2012
Appendix D – Site Plan



11959 203 STREET



CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE
PLANNING DEPARTMENT

DATE: May 31, 2012 FILE: 2011-015-RZ

BY: PC

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BYLAW NO. 6801 - 2011

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 Corporation of the District of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 6801 - 2011."

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

Lot 2 District Lot 222 Group 1 New Westminster District Plan BCP16317

and outlined in heavy black line on Map No. 1512 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to C-2 (Community Commercial).

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

READ a first time the 26th day of April, A.D. 2011.

READ a second time the 12th day of June, A.D. 2012.

PUBLIC HEARING held the 17th day of July, A.D. 2012.

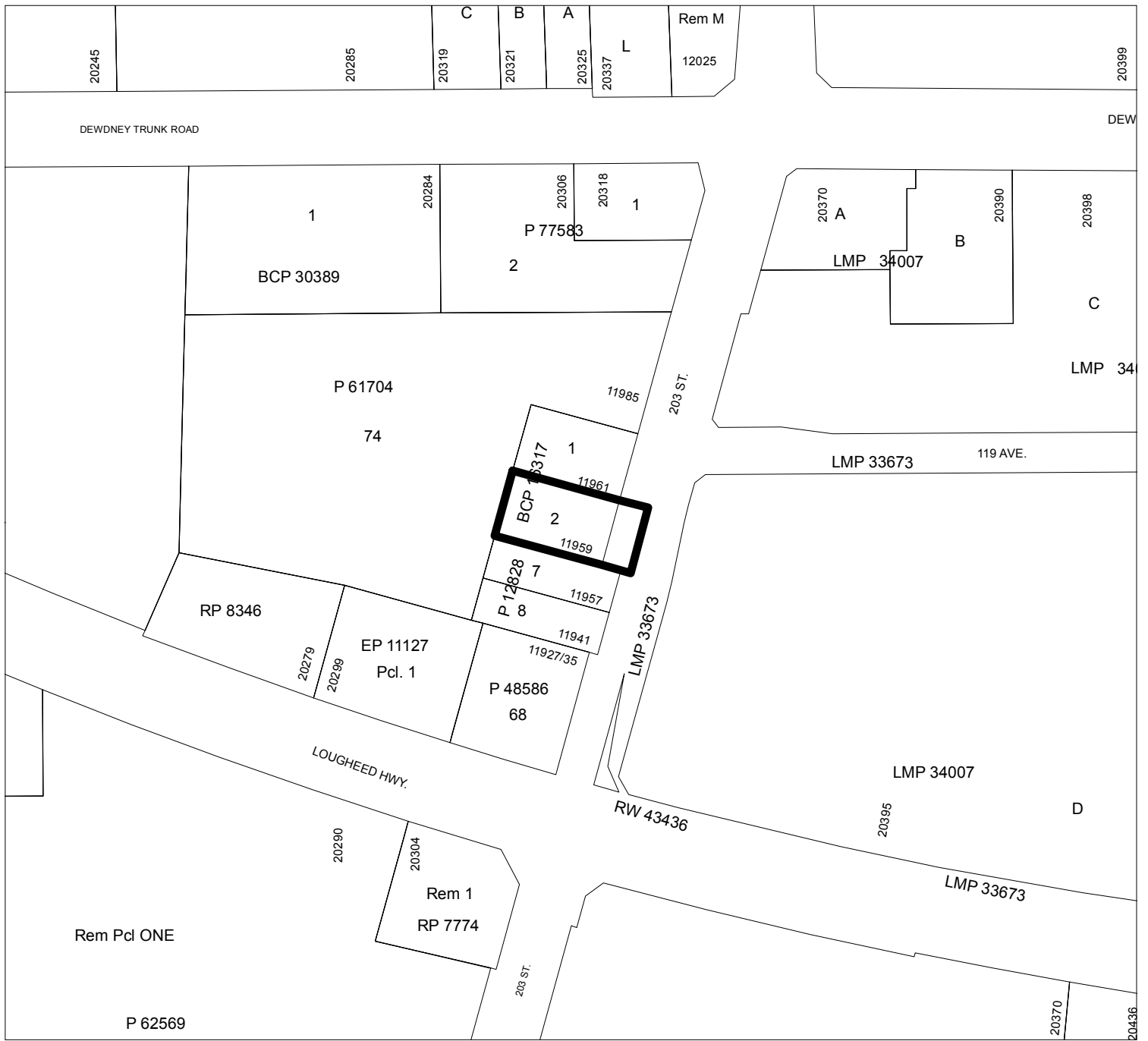
READ a third time the 24th day of July, A.D. 2012.

APPROVED by the Minister of Transportation the 16th day of August, A.D. 2012.

RECONSIDERED AND FINALLY ADOPTED, the day of , A.D. 20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 6801-2011
 Map No. 1512
 From: CS-1 (Service Commercial)
 To: C-2 (Community Commercial)



SCALE 1:2,000

DISTRICT OF MAPLE RIDGE BYLAW NO. 6933-2012

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 6933-2012."
2. PART 7, COMMERCIAL ZONES, SECTION 702, COMMUNITY COMMERCIAL: C-2 is amended as follows:
 - i. SECTION 1, PERMITTED PRINCIPAL USES, is amended by the addition of the following:
 - o) Apartment is permitted in the following location:
11959 203 Street
 - ii. SECTION 8, OTHER REGULATIONS, SUBSECTION (a) is amended by deleting the first sentence in its entirety and replacing it with the following:
 - a) A principal or accessory apartment use shall:
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended is hereby amended accordingly.

READ a first time the 12th day of June, A.D. 2012.

READ a second time the 12th day of June , A.D. 2012.

PUBLIC HEARING held the 17th day of July, A.D. 2012.

READ a third time the 24th day of July, A.D. 2012.

APPROVED by the Minister of Transportation and Highways the 16th day of August, A.D.2012.

RECONSIDERED AND FINALLY ADOPTED, the day of , A.D. 200 .

PRESIDING MEMBER

CORPORATE OFFICER

RECONCILIATION:

PROPOSED SITE RECONCILIATION:

CIVIC ADDRESS: 11959- 203 STREET, MAPLE RIDGE, BC V2X 4V2
 LEGAL DESCRIPTION: LOT 2, D.L. 222, PLAN LMP31395
 ZONE EXISTING: C-1
 ZONE PROPOSED: C-2

LOT AREA: 909.98 M²
 BUILDING AREA: 423.93 M²

SITE COVERAGE ALLOWED: 70%
 SITE COVERAGE PROVIDED: 46.9%

FLOOR AREA: COMMERCIAL MAIN LEVEL: 301.29 M²
 RESIDENTIAL UPPER LEVEL: 414.23 M²
 TOTAL: 715.52 M²

PARKING: COMMERCIAL: 301.29 M² = 1 CAR/30 M² = 10.04 SPACES
 RESIDENTIAL: 6 UNITS X 1.2 CARS/UNIT = 7.2 SPACES
 TOTAL: = 17.24 SPACES

REQUIRED: = 18 SPACES
 PROVIDED: 2 SMALL SPACES
 12 REG. SPACES
 = 14 SPACES TOTAL

EXISTING SITE RECONCILIATION:

CIVIC ADDRESS: 11961- 203 STREET, MAPLE RIDGE, BC V2X 4V2
 LEGAL DESCRIPTION: C-2
 LOT AREA: 928.88 M²
 BUILDING AREA: 296.30 M²

SITE COVERAGE ALLOWED: 70%
 SITE COVERAGE PROVIDED: 31.5%

FLOOR AREA: COMMERCIAL MAIN LEVEL: 296.30 M²
 RESIDENTIAL UPPER LEVEL: M²
 TOTAL: M²

PARKING: COMMERCIAL: 296.30 M² = 1 CAR/30 M² = 9.9 SPACES
 RESIDENTIAL: 1 UNIT X 1.2 CARS/UNIT = 1.2 SPACES
 TOTAL: = 11.1 SPACES

REQUIRED: = 12 SPACES
 PROVIDED: 1 SMALL SPACE
 1 HC SPACE
 16 REG. SPACES
 = 17 SPACES TOTAL

PROPOSED TOTAL PARKING RECONCILIATION:

TOTAL PARKING REQUIRED TWO SITES = 18 + 12 = 30 SPACES
 TOTAL PARKING PROVIDED TWO SITES = 14 + 17 = 31 SPACES

NOTE: THIS SITE PLAN IS DRAWN FROM INFORMATION PROVIDED BY SURVEY BY Wards & Associates BC Land Surveyors - FILE NUMBER: H0406-01, DATED . ELEVATIONS ARE GEODETIC SHOWN IN METERS. LOT DIMENSIONS ARE BASED ON GROUND SURVEY. BEARINGS ARE ASTRONOMIC AND DERIVED FROM TOPOGRAPHIC PLAN OF LOT 2 D.L. 222 GP-1 N.W.D. PLAN BCP18317 B.C.G.S. 925.028. WHILE A REASONABLE EFFORT HAS BEEN MADE TO VERIFY THIS INFORMATION WE DO NOT CERTIFY IT TO BE CORRECT. ALL RECONCILIATION AREAS AND INFORMATION SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

PROPOSED BUILDING RECONCILIATION:

LOT AREA: 909.98 M²
 BUILDING AREA: 423.93 M²

MAIN LEVEL COMMERCIAL OCCUPANCY
 SERVICE AREA: 14.91 M² (160.48 SQ. FT.)
 CIRCULATION AREA: 33.15 M² (356.82 SQ. FT.)
 CRU 101 AREA: 80.60 M² (867.57 SQ. FT.)
 CRU 102 AREA: 84.85 M² (913.31 SQ. FT.)
 CRU 103 AREA: 86.63 M² (932.47 SQ. FT.)
 FLOOR AREA: 301.29 M² (3,243.06 SQ. FT.)

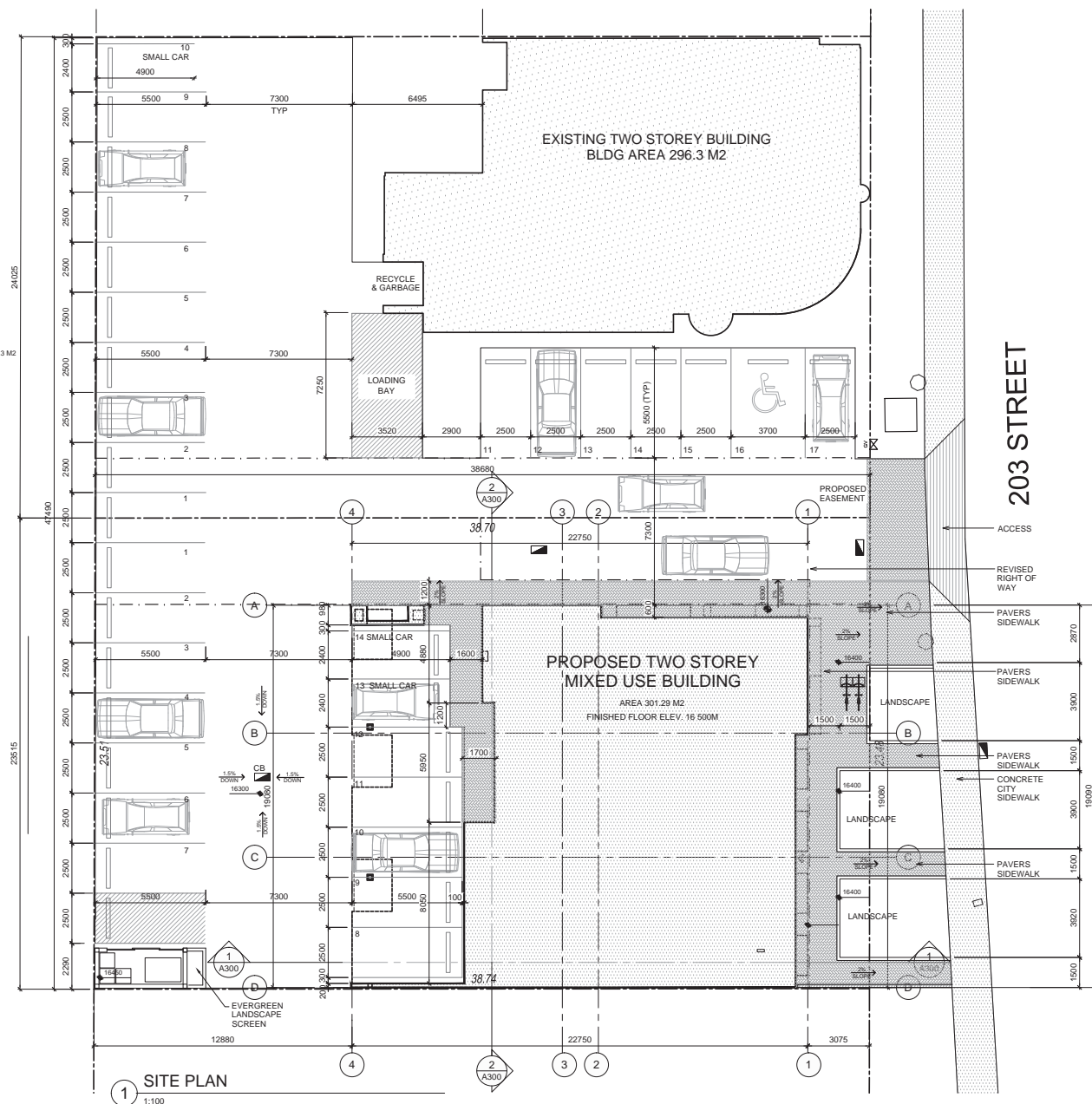
SECOND LEVEL RESIDENTIAL OCCUPANCY
 CIRCULATION AREA: 44.51 M² (479.1 SQ. FT.)
 UNIT 201 AREA: 63.81 M² (686.8 SQ. FT.)
 UNIT 202 AREA: 60.18 M² (647.8 SQ. FT.)
 UNIT 203 AREA: 61.80 M² (665.3 SQ. FT.)
 UNIT 204 AREA: 59.90 M² (644.7 SQ. FT.)
 UNIT 205 AREA: 59.82 M² (641.7 SQ. FT.)
 UNIT 206 AREA: 63.33 M² (681.7 SQ. FT.)
 FLOOR AREA: 413.15 M² (4,447.1 SQ. FT.)

EXISTING BUILDING RECONCILIATION:

LOT AREA: 928.88 M²
 BUILDING AREA: 296.3 M² (3189.0 SQ. FT.)

MAIN LEVEL COMMERCIAL OCCUPANCY (VETERINARY HOSPITAL) 296.3 M²

SECOND LEVEL RESIDENTIAL OCCUPANCY (ONCARETAKER SUITE)





City of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Final Reading
Housing Agreement Bylaw No. 6953-2012
11959 203 Street

MEETING DATE: November 25, 2014
FILE NO: 2011-015-RZ
MEETING: COUNCIL

EXECUTIVE SUMMARY:

11959 203 Street Housing Agreement Bylaw No. 6953-2012 has been considered by Council and was subsequently granted first, second, and third reading on November 27, 2012. The applicant has requested that final reading be granted. The purpose of the Housing Agreement Bylaw is to ensure that the proposed six residential dwelling units are maintained as rental units in perpetuity.

Council granted first, second, and third reading for 11959 203 Street Housing Agreement Bylaw No. 6953-2012 on November 27, 2012. The Housing Agreement Bylaw was not subject to a Public Hearing and did not have any requirements to be met prior to granting final reading.

RECOMMENDATION:

That 11959 203 Street Housing Agreement Bylaw No. 6953-2012 be adopted.

DISCUSSION:

a) Background Context:

The subject property, located at 11959 203 Street (see Appendix A), is subject to a rezoning application to the C-2 (Community Commercial) zone, under application 2011-015-RZ. The rezoning application is for a two-storey residential and commercial building. A site specific text amendment is being proposed to accommodate a second floor that is greater than 50% of the ground floor, which will be comprised of six residential units. A condition of the zoning application is that these dwelling units would be rental units in perpetuity in exchange for the additional floor space.

To authorize the City to enter into a Housing Agreement, the attached authorizing Bylaw (see Appendix B) was brought forward to Council for first, second and third reading on November 27, 2012. A Public Hearing was not required. As the other terms and conditions of application 2011-015-RZ are fulfilled, this Housing Agreement bylaw is being brought forward for final reading.

CONCLUSION:

As the applicant has met Council's conditions for Zone Amending Bylaw No. 6801-2011, which will be presented for final reading on November 25, 2014, it is recommended that final reading be given to 11959 203 Street Housing Agreement Bylaw No. 6953-2012.

"Original signed by Amelia Bowden"

Prepared by: Amelia Bowden
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

"Original signed by J.L. (Jim) Rule"

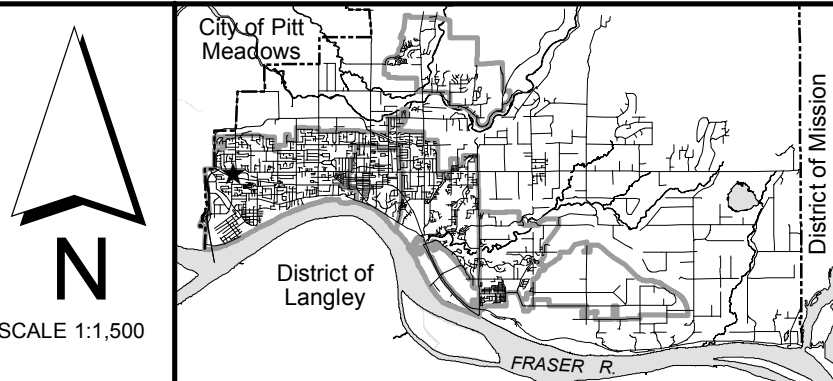
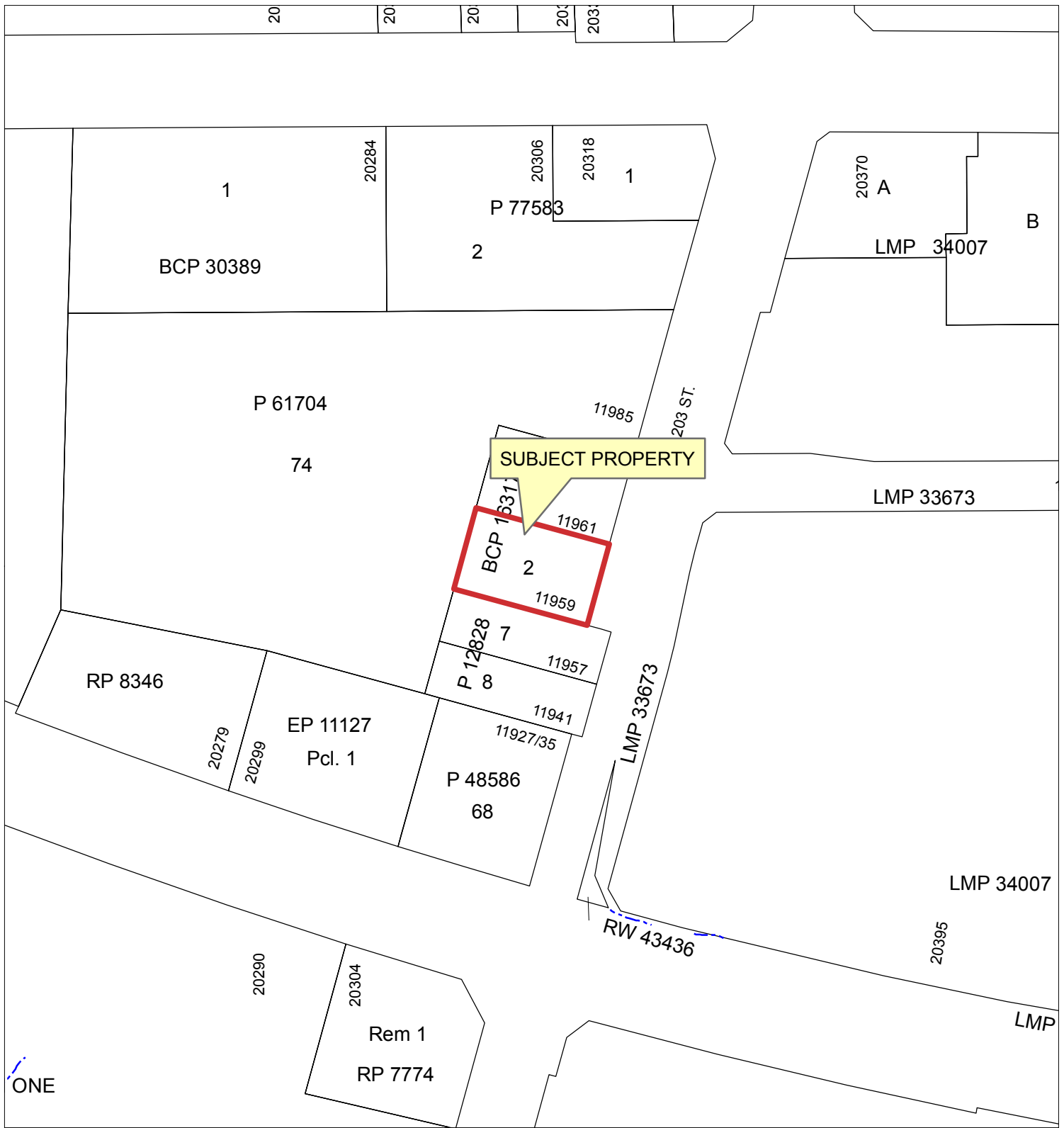
Concurrence: J. L. (Jim) Rule
Chief Administrative Officer

The following appendices are attached hereto:


Appendix A – Subject Map

Appendix B – 11959 203 Street Housing Agreement Bylaw No. 6953-2012

APPENDIX A



11959 203 STREET



MAPLE RIDGE
British Columbia

**CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE**

PLANNING DEPARTMENT

DATE: May 31, 2012 FILE: 2011-015-RZ

BY: PC

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

Bylaw No. 6953-2012

A Bylaw to authorize the District of Maple Ridge to enter into a Housing Agreement for 11959 203 Street

WHEREAS pursuant to Section 905 of the Local Government Act, R.S.B.C 1996, c. 323, as amended, Council may, by bylaw, enter into a housing agreement under that Section;

AND WHEREAS Council and MICA Properties Ltd wishes to enter into a housing agreement for the subject property at 11959 203 Street;

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

1. This Bylaw may be cited as “11959 203 Street Housing Agreement Bylaw No. 6953-2012”.
2. By this Bylaw Council authorizes the District to enter into a housing agreement with MICA Properties Ltd, in respect to the following land:

Lot 2 District Lot 222 New Westminster District Plan BCP16317
3. The Mayor and Corporate Officer are authorized to execute the housing agreement and all incidental instruments on behalf of the District of Maple Ridge.
4. Schedule A, attached to this Bylaw, is incorporated into and forms part of this Bylaw.
5. This bylaw shall take effect as of the date of adoption hereof.

READ a first time the 27th day of November, A.D. 2012.

READ a second time the 27th day of November, A.D. 2012.

READ a third time the 27th day of November, A.D. 2012.

RECONSIDERED AND FINALLY ADOPTED, the day of A.D. 20 .

PRESIDING MEMBER

CORPORATE OFFICER

SECTION 219 COVENANT AND HOUSING AGREEMENT
(2011-015-RZ)

BETWEEN:

MICA PROPERTIES LTD., (Inc. No. 512738)
of 11961 203rd Street, Maple Ridge, BC V2X 4V2

(hereinafter called the "Covenantor")

OF THE FIRST PART

AND:

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

(hereinafter called the "District")

OF THE SECOND PART

AND:

CANADIAN IMPERIAL BANK OF COMMERCE

(hereinafter called the "Lender")

OF THE THIRD PART

WHEREAS:

- A. The Covenantor is the registered owner of or has an equity of redemption in certain lands situate in the Municipality of Maple Ridge in the Province of British Columbia, and more particularly known and described as:

PID: 026-219-271 Lot 2 DL 222 Gp 1 NWD Plan BCP16317

(hereinafter called the "Lands").

- B. The District is prepared to allow construction of a second storey for rental housing with a floor space greater than 50% of the ground floor as permitted in the applicable zone.
- C. The Covenantor and the District wish to enter into this Agreement to restrict the use of housing units to be constructed on the Lands, on the terms and conditions of this

Agreement, to have effect as both a covenant under section 219 of the *Land Title Act* and a housing agreement under section 905 of the *Local Government Act*.

- D. The District has adopted a bylaw under Section 905 of the *Local Government Act* to authorize this Agreement as a housing agreement.

NOW THEREFORE in consideration of the premises and the covenants herein contained, the payment of the sum of One Dollar (\$1.00) paid by the District to the Covenantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties covenant and agree, pursuant to section 905 of the *Local Government Act* and section 219 of the *Land Title Act* (British Columbia) as follows:

Definitions

1. In this Agreement:
 - (a) "Dwelling Units" means all residential dwelling units located or to be located on the Lands whether those dwelling units are lots or parcels, or parts or portions thereof, into which ownership or right of possession or occupation of the Lands may be subdivided (hereinafter defined) and includes single family detached dwellings, duplexes, townhouses, auxiliary residential dwelling units, rental apartments and strata lots in a building strata plan;
 - (b) "Lands" means the land described in Item 2 of the General Instrument, including any buildings now or hereafter located on the aforementioned land, and any part or a portion of such land or building into which said land or building is or may at any time be subdivided;
 - (c) "Subdivide" means to divide, apportion, consolidate or subdivide the Lands, or the ownership or right to possession or occupation of the Lands into two or more lots, parcels, parts, portions or shares, whether by plan, descriptive words or otherwise, under the *Land Title Act* or the *Strata Property Act*, or otherwise, and includes the creation, conversion, organization or development of "cooperative interest" or "shared interest in land" as defined in the *Real Development Marketing Act*.

Use, Occupancy, Subdivision and No Separate Sale Restrictions

2. All Dwelling Units shall only be used to provide rental accommodation and shall remain as rental accommodation in perpetuity.

3. All Dwelling Units shall be rented only on a month to month basis or under a residential tenancy agreement having a fixed term not exceeding three years, including any rights of renewal.
4. No Dwelling Unit may be occupied except by an individual who occupies pursuant to a rental agreement that meets the requirements of section 3.
5. The Lands shall not be Subdivided, except by means of a strata plan under the *Strata Property Act* that includes all of the Dwelling Units within a single strata lot.

Specific Performance

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

Notice of Housing Agreement

7. For clarity, the Covenantor acknowledges and agrees that:
 - (a) this Agreement constitutes both a covenant under section 219 of the *Land Title Act* and a housing agreement entered into under section 905 of the *Local Government Act*;
 - (b) the District is required to file a notice of housing agreement in the Land Title Office against title to the Lands; and
 - (c) once such a notice is filed, this Agreement binds all persons who acquire an interest in the Lands as a housing agreement under section 905 of the *Local Government Act*.

No Obligation to Enforce

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

No Effect on Laws or Powers

9. This Agreement does not:
- (a) affect or limit the discretion, rights duties or powers of the District or the approving officer for the District under the common law or any statute, bylaw or other enactment nor does this Agreement date or give rise to, nor do the parties intend this Agreement to create, any implied obligations concerning such discretionary rights, duties or powers;
 - (b) affect or limit the common law or any statute, bylaw or other enactment applying to the Lands; or
 - (c) relieve the owner from complying with any common law or any statute, regulation, bylaw or other enactment.

Indemnity

10. The Covenantor hereby releases the District, and indemnifies and saves the District harmless, from and against any and all actions, causes of actions, suits, claims (including claims for injurious affection), cost (including legal fees and disbursements), expenses, debts, demands, losses (including economic loss) and liabilities of whatsoever kind arising out of or in any way due or relating to the granting or existence of this Agreement, the restrictions or obligations contained in this Agreement or the performance or non-performance by the Covenantor of this Agreement that the District is or may become liable for, incur or suffer.

Priority

11. The Covenantor will do everything necessary, at the Covenantor's expense, to ensure that this Agreement is registered against title to the Lands in priority to all liens, charges and encumbrances registered or pending registration against title to the Lands, save and except those specifically approved in writing by the District and those in favour of the District.

Waiver

12. An alleged waiver of any breach of this Agreement is effective only if it is an express waiver in writing of the breach. A waiver of a breach of this Agreement does not operate as a wavier of any other breach of this Agreement.

Interpretation

13. In this Agreement:

- (a) reference to the singular includes a reference to the plural, and vice versa, unless the context requires otherwise;
- (b) reference to a particular numbered section or article, or to a particular lettered Schedule, is a reference to the correspondingly numbered or lettered article, section or Schedule of this Agreement;
- (c) article and section headings have been inserted for ease of reference only and are not to be used in interpreting this Agreement;
- (d) the word "enactment" has the meaning given to it in the *Interpretation Act* (British Columbia) on the reference date of this Agreement;
- (e) reference to any enactment is a reference to that enactment as consolidated, revised, amended, re-enacted or replaced, unless otherwise expressly provided;
- (f) reference to "party" or the "parties" is a reference to a party, or the parties, to this Agreement and their respective successors, assigns, trustees, administrators and receivers;
- (g) time is of the essence; and
- (h) reference to a "day", "month" or "year" is a reference to a calendar day, calendar month, or calendar year unless otherwise expressly provided.

Further Acts

- 14.** The Covenantor will do everything reasonably necessary to give effect to the intent of this Agreement, including execution of further instruments.

Severance

- 15.** If any part of this Agreement is held to be invalid, illegal or unenforceable by a court having the jurisdiction to do so, that part is to be considered to have been severed from the rest of this Agreement and the rest of this Agreement remains in force unaffected by that holding or by the severance of that part.

No Other Agreements

16. This Agreement is the entire agreement between the parties regarding its subject and it terminates and supersedes all other agreements and arrangements regarding its subject.

Enurement

17. This Agreement binds the parties to it and their respective successors, heirs, executors and administrators.

Deed and Contract

18. By executing and delivering this Agreement each of the parties intends to create both a contract and a deed executed and delivered under seal.

As evidence of their agreement to be bound by this Agreement, the Covenantor and the District have executed the *Land Title Act* Form C or D, as the case may be, attached to and forming part of this Agreement.

CONSENT & PRIORITY

The Lender in consideration of the payment of ONE DOLLAR (\$1.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged) hereby consents to the registration of the Covenant herein granted under Section 219 of the *Land Title Act*, running with the said lands and against the said lands and the Lender hereby postpones all of its rights under the Mortgage and Assignment of Rents registered respectively under No. BP66626 and BP66627 (the "Lender Documents") to those rights of the District under the Covenant herein in the same manner and to the same extent and effect as if the Covenant herein had been dated, granted and registered prior to the Lender Documents.



City of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Final Reading
Official Community Plan Amending Bylaw No. 7073-2014
Zone Amending Bylaw No. 7047-2013
12162 240 Street

MEETING DATE: November 25, 2014
FILE NO: 2013-105-RZ
MEETING: COUNCIL

EXECUTIVE SUMMARY:

Official Community Plan Amending Bylaw No. 7073-2014 and Zone Amending Bylaw No. 7047-2013 have been considered by Council and at Public Hearing and subsequently were granted third reading for the subject property, located at 12162 240 Street (see Appendix A). The applicant has requested that final reading be granted. The purpose of the rezoning is to permit the existing home to be used for school purposes and for consolidation with the existing Meadowridge School, located at 12224 240 Street (see Appendix B).

Council granted first reading for Zone Amending Bylaw No. 7047-2013 on January 14, 2014. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7073-2014 (see Appendix C) and second reading for Zone Amending Bylaw No. 7047-2013 (see Appendix D) on June 10, 2014. This application was presented at Public Hearing on July 15, 2014, and Council granted third reading on July 22, 2014.

RECOMMENDATION:

That Official Community Plan Amending Bylaw No. 7073-2014 be adopted; and

That Zone Amending Bylaw No. 7047-2013 be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on July 15, 2014. On July 22, 2014 Council granted third reading to Official Community Plan Amending Bylaw No. 7073-2014 and Zone Amending Bylaw No. 7047-2013 with the stipulation that the following conditions be addressed:

- i. Amendment to Official Community Plan Schedule "B";
- ii. Road dedication as required;
- iii. Registration of a Geotechnical Report as a Restrictive Covenant at the Land Title Office which addresses the suitability of the site for the proposed development;
- iv. Release of the Restrictive Covenant which caps school enrollment at 600 students;
- v. An Engineer's certification that adequate water quantity for domestic and fire protection purposes can be provided;

- vi. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks. If there is evidence, a site profile pursuant to the Waste Management Act must be provided in accordance with the regulations; and
- vii. Pursuant to the *Contaminated Site Regulations of the Environmental Management Act*, the property owner will provide a Site Profile for the subject land.

The following applies to the above:

- i. The Official Community Plan Schedule "B"; will be amended once the Official Community Plan amending Bylaw No. 7073-2014 gets adopted.
- ii. Road dedication has been provided.
- iii. A Geotechnical Report and Restrictive Covenant have been prepared and will be registered.
- iv. The Restrictive Covenant capping school enrollment to 600 students has been removed.
- v. The certification for providing adequate water quantity for domestic and fire protection purposes has been deferred until such a time that a new construction is built on the property.
- vi. A letter has been provided by a Professional Engineer that there is no evidence of underground fuel storage tanks at the subject property.
- vii. A site profile has been submitted for the subject property.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to Official Community Plan Amending Bylaw No. 7073-2014 and Zone Amending Bylaw No. 7047-2013.

"Original signed by Michelle Baski"

**Prepared by: Michelle Baski, ASCT
Planning Technician**

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

"Original signed by J.L. (Jim) Rule"

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

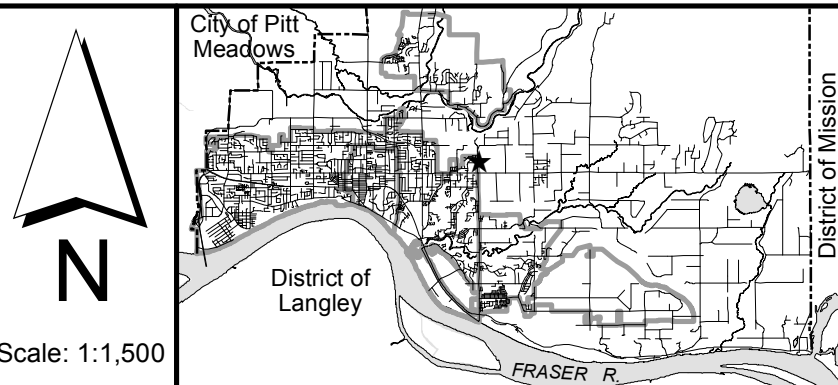
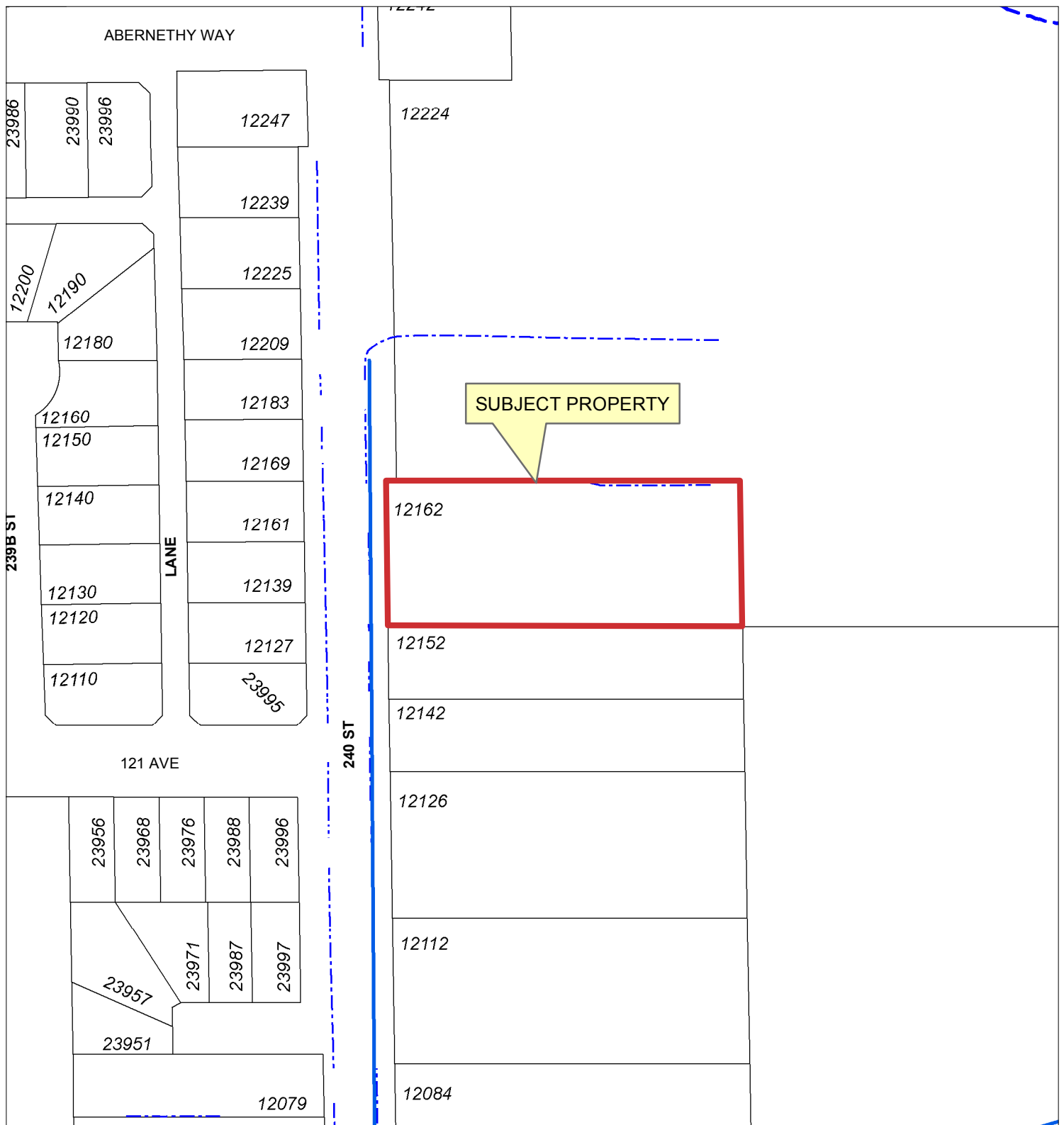
The following appendices are attached hereto:

Appendix A – Subject Map


Appendix B – Lot Consolidation Plan

Appendix C – Official Community Plan Amending Bylaw No. 7073-2014

Appendix D – Zone Amending Bylaw No. 7047-2013



12224 240 STREET



CITY OF MAPLE RIDGE

PLANNING DEPARTMENT

DATE: Nov 6, 2014
FILE: 2013-105-RZ
BY: PC

REFERENCE PLAN OF LOT 1 PLAN BCP29123 AND OF SOUTH HALF LOT 8 PLAN 5317 EXCEPT: ROAD DEDICATED ON PLAN EPP42636; SECTION 22 TOWNSHIP 12 NEW WESTMINSTER DISTRICT

PLAN EPP46410

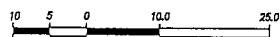
Pursuant to Section 100(1)(b) L.T.A.
Consolidation

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

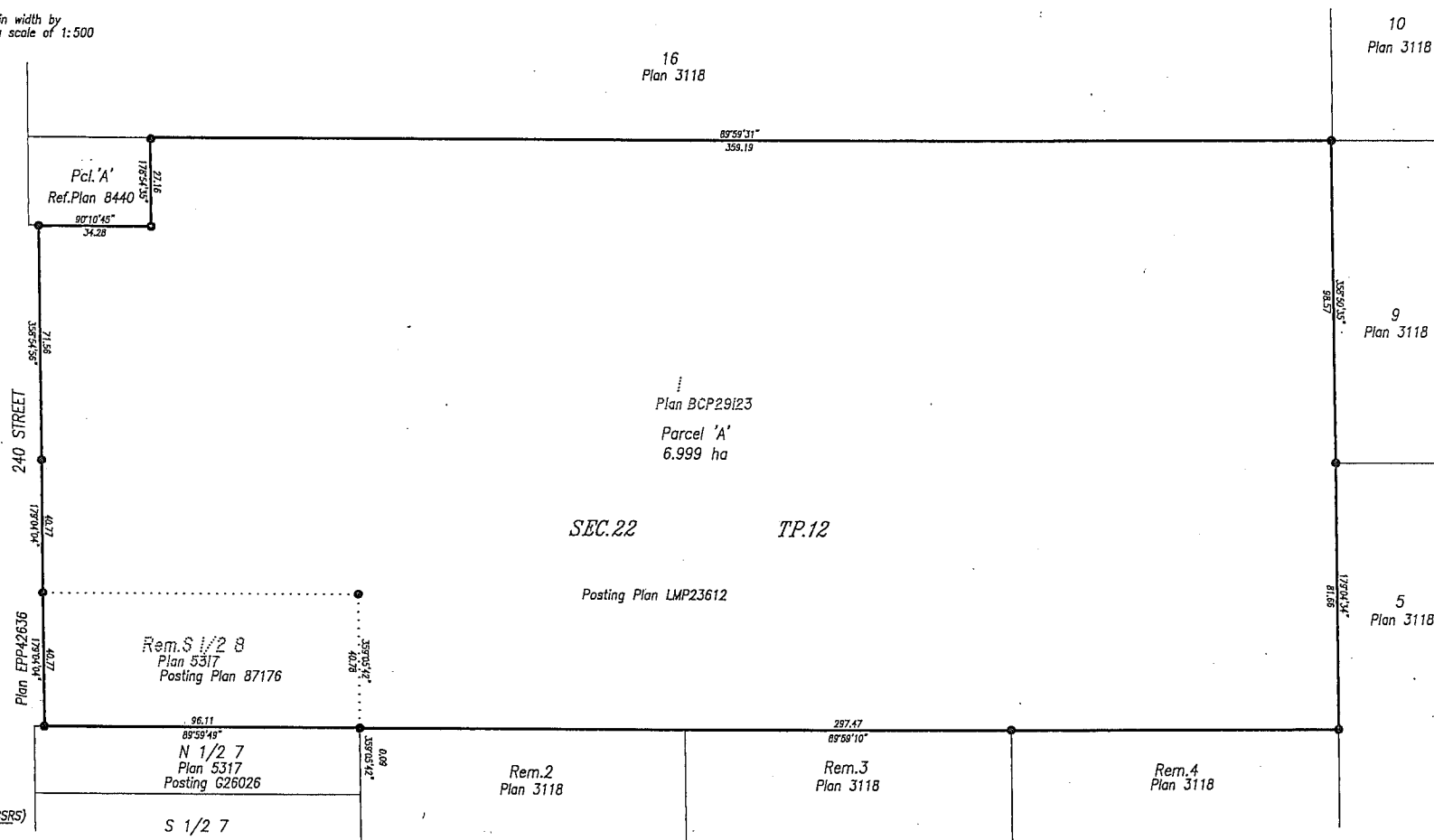
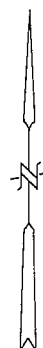
This plan lies within the
jurisdiction of the Approving Officer for the City of Maple Ridge

Scale 1:500

All distances are in metres



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



LEGEND

Symbols	Description
Found	Placed
Standard Iron Post	Control Monument

INTEGRATED AREA NO. 36-MAPLE RIDGE NAD83 (CSRS)

Grid bearings are derived from observations
between geodetic control monuments 84H0031 and 85H0718

This plan shows horizontal ground-level
distances unless otherwise specified.

To compute grid distances, multiply
ground-level distances by the average
combined factor of 0.9996061

which has been derived from 84H0031 and 85H0718

Wade and Associates Land Surveying Ltd.
B.C. Land Surveyors
Mission and Maple Ridge
File H2590-13 Phone 604-463-4753

This plan lies within the Greater Vancouver Regional District

The field survey represented by this plan was completed
on the ddth of mmmmm, yyyy
S.P. Wade, BCLS 649

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BYLAW NO. 7073-2014

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

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7073-2014"
2. That parcel or tract of land and premises known and described as:

South Half Lot 8 Section 22 Township 12 New Westminster District Plan 5317

and outlined in heavy black line on Map No. 874, a copy of which is attached hereto and forms part of this Bylaw, is hereby re-designated to "Institutional".
3. Maple Ridge Official Community Plan Bylaw No. 7060-2014 hereby amended accordingly.

READ A FIRST TIME the 10th day of June, 2014.

READ A SECOND TIME the 10th day of June, 2014.

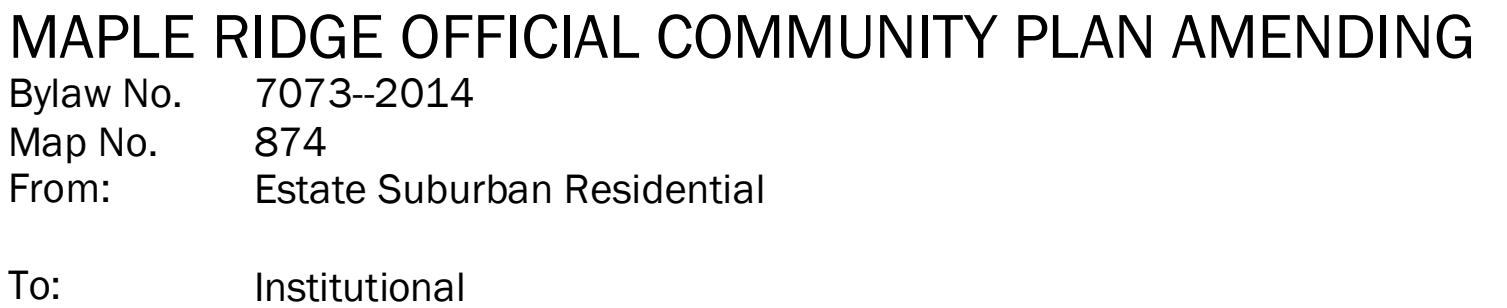
PUBLIC HEARING HELD the 15th day of July, 2014.

READ A THIRD TIME the 22nd day of July, 2014.

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BYLAW NO. 7047-2013

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 Corporation of the District of Maple Ridge, enacts as follows:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7047-2013."
2. That parcel or tract of land and premises known and described as:

South Half Lot 8 Section 22 Township 12 New Westminster District Plan 5317

and outlined in heavy black line on Map No. 1602 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to P-1 (Park and School).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 14th day of January, 2014.

READ a second time the 10th day of June, 2014

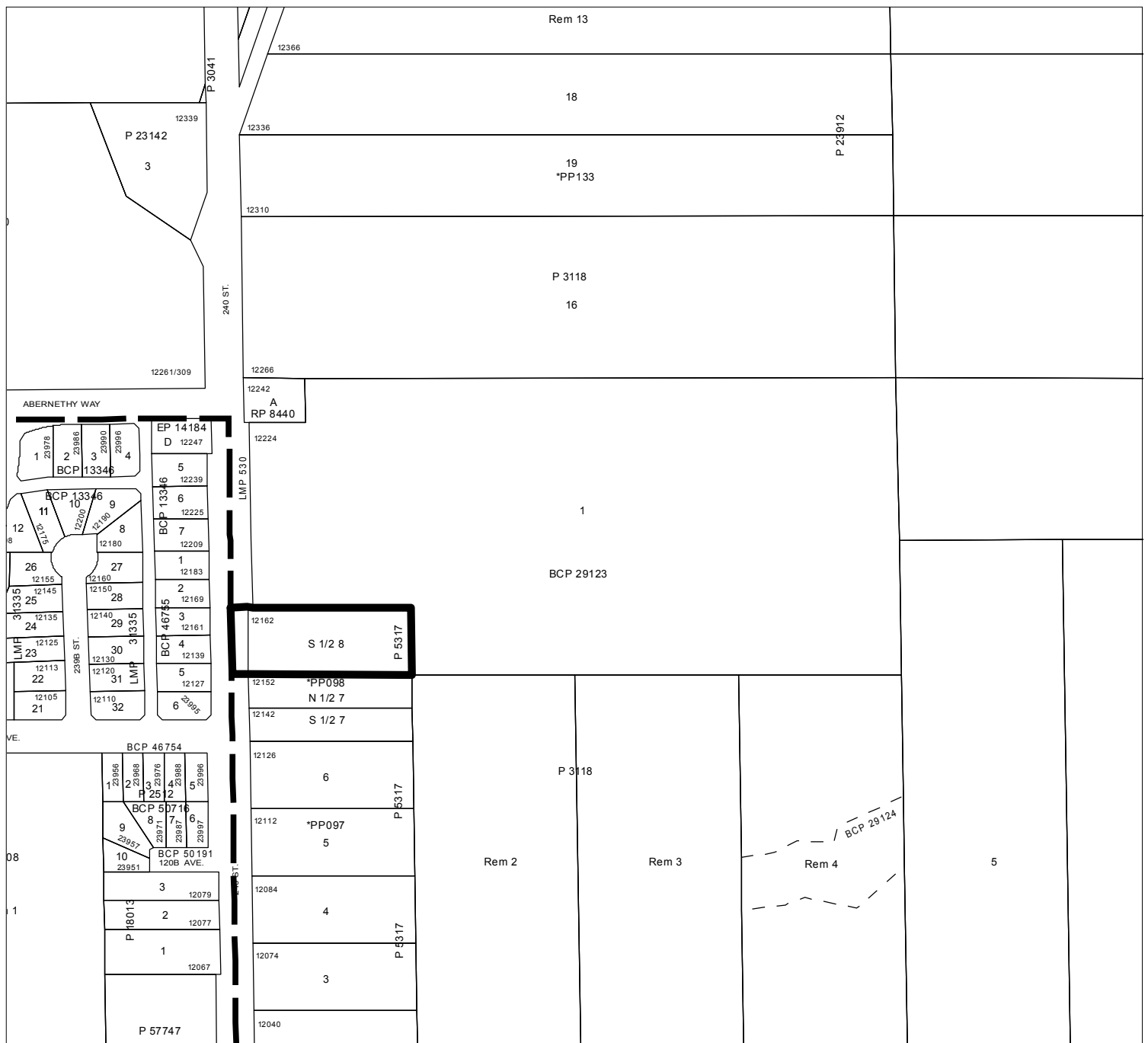
PUBLIC HEARING held the 15th day of July, 2014

READ a third time the 22nd day of July, 2014

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7047-2013

Map No. 1602

From: RS-3 (One Family Rural Residential)

To: P-1 (Park and School)



— — Urban Area Boundary



SCALE 1:3,500

COMMITTEE OF THE WHOLE MEETING

MINUTES

November 3, 2014
1:00 p.m.
Council Chamber

PRESENT

Elected Officials

Mayor E. Daykin
Councillor C. Ashlie
Councillor C. Bell
Councillor J. Dueck
Councillor A. Hogarth
Councillor B. Masse
Councillor M. Morden

Appointed Staff

J. Rule, Chief Administrative Officer
K. Swift, General Manager of Community Development,
Parks and Recreation Services
P. Gill, General Manager Corporate and Financial Services
F. Quinn, General Manager Public Works and Development
Services
C. Carter, Director of Planning
C. Marlo, Manager of Legislative Services

Other Staff as Required

C. Goddard, Manager of Development & Environmental
Services
A. Kopystynski, Planner 2
D. Hall, Planner 2
A. Bhandari, Manager of Health, Safety & Employee
Development
D. Spence, Fire Chief
M. Millward, Manager of Facilities

1. *DELEGATIONS/STAFF PRESENTATIONS*

1.1 Rachel Woloshyn, 2014-059-RZ, 11403 240th Street

Ms. Woloshyn spoke in opposition to item 1103 and gave a Power Point presentation outlining her concerns.

2. *PUBLIC WORKS AND DEVELOPMENT SERVICES*

Note: The following items have been numbered to correspond with the Council Agenda:

1101 2014-024-RZ, 24990 110 Avenue, RS-3 to RS-1b

Staff report dated November 3, 2014 recommending that Official Community Plan Amending Bylaw No. 7114-2014 designate from Suburban Residential to Low/Medium Density Residential and to amend the Urban Area Boundary be given first and second readings and be forwarded to Public Hearing and that Zone Amending Bylaw No. 7081-2014 to permit 5 RS-1b lots under the Albion Density Bonus be amended as identified in the staff report, be given second reading as amended and forwarded to Public Hearing.

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

- Application Information
- OCP Context
- Neighbourhood Context
- Development Proposal
- Site Characteristics
- Proposed Subdivision Plan
- Recommendation

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 4, 2013.

1102 2014-076-RZ, 22173 Cliff Avenue, RS-1 to RT-1

Staff report dated November 3, 2014 recommending that Zone Amending Bylaw No. 7113-2014 to rezone from RS-1 (One Family Urban Residential) to RT-1 (Two Family Urban Residential) to permit development of a duplex be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999.

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

- Application Information

- OCP Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Recommendation

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 4, 2013.

1103 2014-059-RZ, 11403 240 Street, RS-3 to RM-1

Staff report dated November 3, 2014 recommending that Zone Amending Bylaw No. 7107 – 2014 to rezone from RS-3 (One family Rural Residential) to RM-1 (Townhouse Residential) for future development of approximately 18 townhouse units be given first reading and that the applicant provide further information as described on Schedules A,C, D & F of the Development Procedures Bylaw No. 5879-1999.

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

- Application Information
- OCP Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Site Context Map
- Proposed Site Plan
- Recommendation

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 4, 2013.

1104 2013-029-RZ, 22305 and 22315 122 Avenue

Staff report dated November 3, 2014 recommending Bylaw No. 6987-2013 be deferred until demolition of the exiting building and outbuilding at 22315 122 Avenue be completed and payment of outstanding charges be made.

Note: Councillor Hogarth excused himself from discussion of Item 1104 at 1:43 p.m. due to a past perceived conflict of interest as he had previously sold the property to the current owner.

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

- Application Information
- OCP Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- History
- Recommendation
- Exterior & Interior Photos
- Proposed Building Plan
- Proposed Site Plan
- Proposed Elevations
- Proposed Landscape Plan

Chief Spence provided clarification of the enforcement of the vacant property bylaw at this location.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 4, 2013.

Note: Councillor Hogarth returned to the meeting at 1:59 p.m.

1105 RZ/033/08, 10366 240 Street, Final One Year Extension

Staff report dated November 3, 2014 recommending that rezoning application RZ/033/08 to rezone from RS-2 (One Family Suburban) to R-3 (Special Amenity Residential District) to allow for a future 13 lot subdivision be granted final one year extension.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 4, 2013.

1106 2011-019-DVP, 10515 and 10595 240 Street and 23950 Zeron Avenue

Staff report dated November 3, 2014 recommending that the Corporate Officer be authorized to sign and seal 2011-019-DVP for variances to the front, rear and interior yard setbacks and to increase the maximum building height and retaining wall height to permit a townhouse development of 52 units.

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

- Application Information
- OCP Context
- Neighbourhood Context
- Development Proposal
- Proposed Variances
- Recommendation

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 4, 2013.

1107 2011-019-DP, 10515 and 10595 240 Street and 23950 Zeron Avenue

Staff report dated November 3, 2014 recommending that the Corporate Officer be authorized to sign and seal 2011-019-DP to permit a townhouse development of 52 units.

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

- Landscape Plan

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 4, 2013.

1108 2014-058-DP, 100 – 22805 Lougheed Highway

Staff report dated November 3, 2014 recommending that the Corporate Officer be authorized to sign and seal 2014-058-DP to allow for external renovations to the building under the Town Center Incentive Program.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 4, 2013.

1109 2013-101-DVP, 20758 Lougheed Highway

Staff report dated November 3, 2014 recommending that the Corporate Officer be authorized to sign and seal 2013-101-DVP to reduce the rear setback, to increase the maximum building height, to decrease the amount of parking stalls, to increase the amount of small car spaces and to reduce servicing upgrades to Owen Street to permit construction of a new Mark's Work Warehouse.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 4, 2013.

1110 2013-101-DP, 20758 Lougheed Highway

Staff report dated November 3, 2014 recommending that the Corporate Officer be authorized to sign and seal 2013-101-DP to permit construction of a new Mark's Work Warehouse.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 4, 2013.

1111 2011-134-DP, 2011-134-DVP, 24891 104 Avenue, 10480 240 Street and 24860 106 Avenue

Staff report dated November 3, 2014 recommending that the Corporate Officer be authorized to sign and seal 2011-134-DVP to vary some setbacks and height variances to buildings and landscape retaining walls and that the Corporate Officer be authorized to sign and seal 2011-134-DP to regulate the form and character of the 64 townhouse units.

The Manager of Development and Environmental Services gave a Power Point presentation providing the following information

- Elevations
- Landscape Tree Plan

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 4, 2013.

1112 2013-013-DVP, 24286 102 Avenue

Staff report dated November 3, 2014 recommending that the Corporate Officer be authorized to sign and seal 2013-013-DVP to reduce the right-of-way width on 101A Avenue, 243 Street, and the three proposed lanes, and to reduce the constructed road width on 243 Street, and three proposed lanes to permit subdivision of 18 lots and two remainder lots.

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

- OCP Context

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 4, 2013.

1113 2013-013-DP, 24286 102 Avenue, Intensive Residential Development Permit

Staff report dated November 3, 2014 recommending that the Corporate Officer be authorized to sign and seal 2013-013-DP to permit 18 lots and two remainder lots.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 4, 2013.

1114 5% Money in Lieu of Parkland Dedication, 12130 and 12122 203 Street

Staff report dated November 3, 2014 recommending that the owner of land proposed for subdivision at 12130 203 Street, under application 2012-037-SD, pay an amount that is not less than 62,592.00 and that the owner of land proposed for subdivision at 12122 203 Street, under application 2011-099-SD, pay an amount that is not less than \$48,683.00.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 4, 2013.

3. *FINANCIAL AND CORPORATE SERVICES (including Fire and Police)*

1131 Economic Advisory Commission Amending Bylaw

Staff report dated November 3, 2014 recommending that Bylaw No. 7117-2014 to reflect the current composition of the EAC and to include a new member be given first, second and third readings.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 4, 2013.

1132 Health & Safety Program

Staff report dated November 3, 2014 recommending that 50% of the WorkSafe rebate be re-invested into health and safety programs and that the financial plan be amended.

The Manager of Health, Safety and Employee Development gave a Power Point presentation providing an overview of the report.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 4, 2013.

4. ***COMMUNITY DEVELOPMENT AND RECREATION SERVICES***

1151 **Award of Janitorial Services Contract**

Staff report dated November 3, 2014 recommending that the contract for Janitorial Services be awarded to Hallmark Facility Service Inc. for an annual contract price of \$314,400.00 (excluding taxes) noting that the contract is for a twelve-month period with options to renew yearly, for three (3) additional twelve-month terms.

The Manager of Facilities provided further details of the bids submitted for the contract, the price of the previous contract and the facilities included in the contract.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 4, 2013.

5. ***CORRESPONDENCE*** – Nil

6. ***OTHER ISSUES*** – Nil

7. ***ADJOURNMENT*** – 2:29 p.m.

8. ***COMMUNITY FORUM***

Keith Fuller, speaking to Item 1103

Mr. Fuller indicated that contractors trespassed on his property to access the property under application. He felt that the Department of Fisheries should be providing the surveys rather than the applicant. He indicated that his property will abut many townhouses in the future and he felt the design does not fit the Official Community Plan.

Rachel Woloshyn, speaking to Item 1103

Ms. Woloshyn asked why a previous application did not go through.

The Manager of Development and Environmental Services advised that the previous owner had spoken with staff but had not submitted a rezoning application. He spoke to the easements and watercourse requirements that would be forthcoming through the process.

Joan Marr, speaking to Item 1103

Ms. Marr was advised years ago by the Department of Fisheries that she could not purchase the property adjacent to Rainbow Creek. She expressed her concern with development over the creek and with a driveway that is intended only for City vehicles.

The Manager of Development and Environmental Services indicated that the driveway is not part of this application. Use of that right of way will not be encouraged.

Keith Fuller, speaking to Item 1103

Mr. Fuller felt that shared driveways could be an option for this application.

Judy Dueck, Acting Mayor
Presiding Member of the Committee

COMMITTEE OF THE WHOLE MEETING

MINUTES

November 17, 2014
1:00 p.m.
Council Chamber

PRESENT

Elected Officials

Mayor E. Daykin
Councillor C. Ashlie
Councillor C. Bell
Councillor J. Dueck
Councillor A. Hogarth
Councillor B. Masse
Councillor M. Morden

Appointed Staff

J. Rule, Chief Administrative Officer
K. Swift, General Manager of Community Development,
Parks and Recreation Services
P. Gill, General Manager Corporate and Financial Services
F. Quinn, General Manager Public Works and Development
Services
C. Carter, Director of Planning
C. Marlo, Manager of Legislative Services

ABSENT

Councillor A. Hogarth

Other Staff as Required

A. Kopystynski, Planner 2
C. Goddard, Manager of Development and Environmental
Services

1. *DELEGATIONS/STAFF PRESENTATIONS*

1.1 Tree Protection Bylaw

- **Allen Lees and Jessie Joy Lees**

Mr. Lees and Ms. Lees submitted a draft tree bylaw for Council's consideration by the current Council and asked for information on the process.

Councillor Dueck explained that the bylaw would have to be reviewed by staff and legal counsel and a report prepared with a bylaw for Council's consideration. The General Manager of Public Works and Development Services advised that a bylaw of this nature would also be subject to a public consultation process. Staff will review the bylaw and bring the matter back to Council as quickly as possible.

2. *PUBLIC WORKS AND DEVELOPMENT SERVICES*

Note: The following items have been numbered to correspond with the Council Agenda:

1101 2013-019-RZ, 22576 and 22588 Brown Avenue, C-3 and RS-1 to CD-2-13

Staff reported dated November 17, 2014 recommending that Maple Ridge Zone Amending Bylaw No. 6991-2013 to permit future development of 132 dwelling units, consisting of 126 apartment units in an 18 storey high rise structure, with six (6) townhouse units in 3-storey structures and 146 parking spaces in a underground and podium structure be given second reading and forwarded to Public Hearing.

The Planner gave a Power Point presentation providing the following information:

- Application Information
- OCP Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Bylaw changes
- Landscaping
- Recommendation

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 25, 2014.

1102 2013-041-RZ, 20738 123 Avenue, RS-3 to R-1

Staff report dated November 17, 2014 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7087-2014 to adjust the Conservation boundary be given first and second reading and forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7007-2013 to rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit future subdivision into 21 single family lots be given second reading and forwarded to Public Hearing.

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

- Application Information
- OCP Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Environmental Setbacks
- Recommendation

David Laird, Applicant's Representative

Mr. Laird provided clarification of the traffic study. The analysis indicates that while there will be an increase in traffic, it will not be a major detriment to the neighbourhood and the plan has always been to put 207A Street through to 123 Avenue.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 25, 2014.

1103 2013-039-RZ, 20208 McIvor Avenue, RS-3 to RS-1b

Staff report dated November 17, 2014 recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7121-2014 to designate from Agricultural to Urban Residential and Conservation and to include in the Urban Area Boundary be given first and second reading and forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7002-2013 to rezone from RS-3 (One Family Rural Residential) to RS-1B (One Family Urban (Medium Density) Residential, to permit subdivision into approximately 13 single-family lots be given second reading and forwarded to Public Hearing.

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

- Application Information
- OCP Context
- Neighbourhood Context
- Site Characteristics
- Development Proposal
- Proposed Subdivision
- Recommendation

Note: Councillor Hogarth joined the meeting at 1:38 p.m.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 25, 2014.

1104 2012-017-RZ, 11750 and 11736 Burnett Street, One Year Extension

Staff report dated November 17, 2014 recommending that pursuant to Maple Ridge Development Procedures Bylaw No. 5879-1999 a one year extension be granted for rezoning application 2012-017-RZ.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 25, 2014.

1105 2011-015-DP, 2011-015-DVP, 11959 203 Street

Staff report dated November 17, 2014 recommending that the Corporate Officer be authorized to sign and seal permits to increase the floor area of the second floor and to permit construction of a two storey commercial and residential building.

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

- Application Information
- OCP Context
- Neighbourhood Context
- Development Proposal
- Proposed Site Plan
- Proposed Elevations
- Planting Plan
- Recommendation

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 25, 2014.

Note: Councillor Bell excused herself at 1:43 p.m. as her child attends Meadowridge School

1106 2013-105-DVP, 12162 240 Street

Staff report dated November 17, 2014 recommending that the Corporate Officer be authorized to sign and seal the permit to reduce the southern interior side yard setback for the existing home.

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

- Application Information
- OCP Context
- Neighbourhood Context
- Development Proposal

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 25, 2014.

Note: Councillor Bell returned to the meeting at 1:46 p.m.

1107 2012-049-DVP, 12420 269 Street

Staff report dated November 17, 2014 recommending that the Corporate Officer be authorized to sign and seal the permit to reduce the lot width for two proposed lots.

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

- Application Information
- OCP Context
- Neighbourhood Context
- Development Proposal
- Proposed Lot Width Variances
- Proposed Subdivision Plan

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 25, 2014.

3. ***FINANCIAL AND CORPORATE SERVICES (including Fire and Police)***

1131 **Disbursements for the month ended October 31, 2014**

Staff report dated November 17, 2014 recommending that the disbursements for the month ended October 31, 2014 be approved.

RECOMMENDATION

That the staff report be forwarded to the Council Meeting of November 25, 2014.

4. ***COMMUNITY DEVELOPMENT AND RECREATION SERVICES*** – Nil

5. ***CORRESPONDENCE*** – Nil

6. ***OTHER ISSUES*** – Nil

7. ***ADJOURNMENT*** – 1:50 p.m.

8. ***COMMUNITY FORUM*** - Nil

J. Dueck, Acting Mayor
Presiding Member of the Committee



City of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Maple Ridge Zone Amending Bylaw No. 6991-2013
22576 and 22588 Brown Avenue

MEETING DATE: November 17, 2014
FILE NO: 2013-019-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from C-3 (Town Centre Commercial), and RS-1 (One Family Urban Residential) to CD-2-13 (Comprehensive Development), to permit a future development with a total of 132 dwelling units, consisting of 126 apartment units in an 18 storey high rise structure, with six (6) townhouse units in 3-storey structures along Brown Avenue and 146 parking spaces in a underground and podium structure.

Maple Ridge Zone Amending Bylaw No. 6991-2013 both created the CD-2-13 (Comprehensive Development) and rezones the subject site to this new zone. The proposed CD-2-13 (Comprehensive Development) zoning complies with the Official Community Plan. This application received first reading for Zone Amending Bylaw No. 6991-2013 on July 9, 2013.

RECOMMENDATIONS:

1. That Maple Ridge Zone Amending Bylaw No. 6991-2013 be amended, as identified in the staff report dated November 17, 2014, be given second reading, and be forwarded to Public Hearing; and
2. That the following terms and conditions be met prior to Final Reading:
 - i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant at the Land Title Office and receipt of the deposit of a security, as outlined in the Agreement;
 - ii. Registration of a Master Development Agreement as a Restrictive Covenant at the Land Title Office for the proposed bonus elements and receipt of the deposit of a security, as outlined in the Agreement;
 - iii. Entering into a Housing Agreement for the rental and adaptive housing and its registration as a Restrictive Covenant at the Land Title Office;
 - iv. Receipt of voluntary contribution of \$50,000 for public art;

- v. Road dedication as required;
- vi. Submission of an updated traffic study;
- vii. Purchase of the City property located at 22576 Brown Avenue;
- viii. Consolidation of the development site;
- ix. Registration of a geotechnical report as a Restrictive Covenant at the Land Title Office which addresses the suitability of the site for the proposed development;
- x. Registration of a Reciprocal Access Agreement at the Land Title Office for vehicle and pedestrian passage to and from the parking structure, between levels of the parking building and to the lane driveway with the development to the west (2012-115-RZ) for the parking on the subject site;
- xi. Registration of a Restrictive Covenant at the Land Title Office to restrict the construction of this project after or at the same time as the construction of Building 1 (2012-115-RZ) to insure vehicular access to required parking is coordinated;
- xii. Registration of a Restrictive Covenant at the Land Title Office protecting the Visitor Parking spaces;
- xiii. Registration of a Statutory Right-of-Way at the Land Title Office for the relocated water and sewer mains and utility company services;
- xiv. Submission of an urban realm plan to assess proposed open spaces interconnections;
- xv. Provide a Stormwater Management Plan that meets applicable City bylaws and standards (e.g. the Watercourse Protection Bylaw, Metro Vancouver three tier design standards, Engineering Department standards for detention, etc.), Town Centre Area Plan objectives and policies, Town Centre Area Development Permit Guidelines and related best practices, and registration of a Restrictive Covenant at the Land Title Office providing “How To” guidelines for operation and maintenance;
- xvi. Removal of the existing buildings; and
- xvii. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks. If there is evidence, a site profile pursuant to the Waste Management Act must be provided in accordance with the regulations.

DISCUSSION:

a) Background Context:

Applicant:	Bissky Architecture and Urban Design Inc. (Wayne Bissky)
Owner:	City of Maple Ridge and 0910609 BC Ltd.
Legal Description:	Lot A, Section 20, Township 12, New Westminster District Plan 9687 Lot 5, Section 20, Township 12, New Westminster District Plan 9687
OCP:	
Existing:	Medium and High-Rise Apartment
Proposed:	Medium and High-Rise Apartment
Zoning:	
Existing:	C-3 (Town Centre Commercial) & RS-1 (One Family Urban Residential)
Proposed:	CD-2-13 (Comprehensive Development)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: One Family Urban Residential (RS-1) Designation: Medium and High Density Apartment
South:	Use: Commercial Zone: Service Commercial (CS-1) Designation: Town Centre Commercial
East:	Use: Single Family Residential Zone: One Family Urban Residential (RS-1) Designation: Medium and High Density Apartment
West:	Use: Single Family Residential proposed for a Mixed-use development of 240 dwelling units in 3-towers and 4,380m ² of commercial space (2012-115-RZ). Zone: One Family Urban Residential (RS-1) proposed Comprehensive Development Zone (CD-1-13) Designation: Town Centre Commercial and Low-Rise Apartment proposed Town Centre Commercial
Existing Use of Properties:	Vacant Single Family Residential, Utility Easement, and Municipal Parking Lot
Proposed Use of Properties:	Multiple Residential and Utility Easement
Site Area:	0.18 hectares (0.44 acres)
Access:	Lane between Brown Avenue and Dewdney Trunk Road and by way of registered easement through the parking structure to the west (2012-115-RZ)
Servicing requirement:	Urban Standard
Companion Applications:	2013-019-DP

b) Site Characteristics:

The site consists of two lots fronting on Brown Avenue and having access to a lane that is parallel to Brown Avenue (Appendix A). The site is flat and has a total area of 0.18 hectares (0.44 acres). The eastern lot (22588 Brown Avenue) is vacant and owned by the developer (0910609 BC Ltd.). The western lot (22576 Brown Avenue) is owned by the City and currently used as a downtown parking lot.

c) Project Description:

This proposal is for an 18 storey multiple residential development with 126 apartment units and 6 three-storey street-facing townhouse units; in total 132 dwelling units. The total gross floor area is proposed to be about 9,680 sq. m. (104,197 sq. ft.). There will be 146 parking spaces provided within a 2 storey underground and 3 storey above ground podium parking structure. This podium will be shared with the proposed six townhouse units (Appendix C & D).

Zoning Bylaw:

Background:

This site is proposed to be rezoned to the CD-2-13 Zone, a new Comprehensive Development Zone based on the RM-6 Regional Town Centre High Density Apartment Residential Zone and tailored for this project. Bylaw No. 6991-2013 (Appendix B) granted first reading on July 9, 2013, is to create this new zone and to rezone the subject property from C-3 (Town Centre Commercial) and RS-1 (One Family Urban Residential) to CD-2-13 (Comprehensive Development).

Changes to Zone Regulations:

Since first reading was granted, more information, detailed design plans and further discussions have taken place about the density and amenities the applicant intends to provide. In addition, the project will no longer accommodate the 40 public parking spaces currently located on the City owned property within the design of the future parking structure associated with this project. However, off street parking will remain as a permitted use in the CD-2-13 Zone, thus permitting the existing City parking to remain until building construction commences.

Therefore, Bylaw No. 6991-2013 needs to be amended before being granted second reading and forwarded to Public Hearing. The main change to the text of CD-2-13 Zone regulations includes the following:

- To encompass the agreed to amenities, a provision for having a Master Development Agreement is included. This separate document will be registered as a Restrictive Covenant on title and will describe the amenities and voluntary contributions necessary for the amount of floor area to be constructed and Floor Space Ratio (FSR) to be achieved on the subject property;
- To reflect the consolidated site area after road dedication, the minimum site area originally quoted needs to be reduced from 2,000 sq. m. to 1,750 sq. m.;
- Given most of the open space is being located on top of the parking podium covering nearly the entire site, the portion of required open space on roof tops is to be increased from 15% to 70%;

- A cross reference is added to clarify that the parking requirement for the RM-6 Regional Town Centre High Density Apartment Residential Zone applies to the calculation of parking and bicycle storage; and
- Incidental housekeeping changes and correcting some typographical errors.

Changes to Density Regulation:

There are changes necessary to the Density and the Floor Space Ratio Section in the original Bylaw No. 6991-2013 granted first reading. The developer is seeking a floor space of about 9,680 sq. m. (104,197 sq. ft.) or a FSR of 5.5. This is more than can be obtained under the RM-6 Regional Town Centre High Density Apartment Residential Zone density provision.

Two changes to the wording of the density provisions in the bylaw given first reading are proposed:

- The parking bonus language, currently stating the bonus is for only underground parking, will include structured parking within the podium portion of the parking structure, since in either case the parking would be enclosed.
- The RM-6 Regional Town Centre High Density Apartment Residential Zone bonus provision for non-market housing is being moved into the Master Development Agreement bonus provision, to include both affordable rental housing (minimum 15 units) and housing designed to allow aging in place (minimum 15 units). The developer will receive a larger bonus for the provision of these units than under the usual RM-6 regulation.

Therefore, to achieve the desired density of FSR 5.5, the RM-6 Regional Town Centre High Density Apartment Residential Zone base (outright) density and Bonus FSR has to be increased through additional FSR. This additional FSR consists of Town Centre-types of amenities and voluntary contributions, to be stipulated in a Master Development Agreement between the City and the applicant. The Base, RM-6 Bonus plus Agreement Bonus Elements (described individually in more detail in the next section) would achieve the desired 5.5 FSR as calculated below:

• Base (or outright) density for RM-6	1.6
• Bonus density for RM-6 (non-market housing provision deleted)	1.4
• Bonus density through Master Development Agreement	2.5
MAXIMUM TOTAL FSR	5.5

Bonus Elements:

The developer has agreed to enter a Master Development Agreement and to provide bonus elements to gain the 2.5 FSR to bridge the difference between the RM-6 maximum density and the higher density being requested for the project by the applicant. These bonus elements are as follows:

- **Public Art & Contribution:** Incorporating public art features into the development project (Appendix F) and a voluntary contribution of \$50,000 to public art in the Town Centre;

- **Built Amenities & Features:** Incorporating a number of pedestrian amenities and design elements along Brown Avenue, within the right-of-way to the east of the subject site, the rear lane and on the roof tops (Appendix E), including:
 - a. Special pedestrian surface treatment to highlight the pedestrian zone and make accessibility easier;
 - b. Street furniture and planting;
 - c. Green screen wall;
 - d. Roof-top amenity area; and
 - e. To provide a significant roof-top visual and lighting landmark, such as a marquee roof element, to be a prominent Town Centre skyline feature;
- **Rental Housing:** Not less than 15 units to be designed for affordable rental and subject to a Housing Agreement. The manner of their administration will be contained in the Agreement;
- **Adaptive Housing:** Not less than 15 units to be designed for aging in place under the Building Code and (SAFER Housing Standards) and subject to a Housing Agreement;
- **Car Charging Station(s):** At least one Electric Vehicle Charging Station being provided within the underground parking structure or at grade;
- **Storm Water Management:** A bio swale is being provided adjacent to the lane and to the east of the building in the right-of-way and a feature to be determined on the podium roof top will be part of the rain water management system (shown on Landscaping Plans Appendix E). This is to exceed the City's 3-Tier approach by implementing site source controls with the coordination and assistance from the landscape and mechanical consultant. To assist future residents and strata councils to understand how this works and the ongoing and long term maintenance requirements, "How To" guidelines will be developed; and
- **Performance Securities:** Will be stipulated and collected as necessary.

A separate report will be sent to Council outlining the final terms and to obtain readings for authorization bylaw necessary for the housing agreement. The authorization bylaw would be considered for final reading together with the final adoption of the zone amending bylaw for the proposed CD Zone to govern this development proposal.

The Master Development Agreement will also include the following supporting information:

- **Pedestrian Context:** An "Urban Realm Plan" (Appendix G) to provide better context for streetscape elements for the fronting streets, lane and right of way along the east side;
- **Design Coordination:** The 3-Tower development to the west (2012-115-RZ) is subject to a set of Supplementary Development Permit Area Guidelines contained in the Master Development Agreement associated with that project. There will be reference to those Guidelines to insure the form and character of the subject development will be complementary and coordinated designs associated with the 3-Tower project;
- **Aging in Place Design Guidelines:** Appending the SAFER Housing Standards (Appendix H); and
- **Storm Water Management "How To" Guide:** A guide for future strata councils indicating proper maintenance requirements for the bio swales and other rain / storm water management components.

Proposed Variances:

There are no variance being requested by the applicant, given the proposed comprehensive development has been customized for this project. However, if variances are necessary, they will be identified and forwarded to Council in a separate future report.

Off-Street Parking and Loading Bylaw:

Parking for this project will be located on five levels. Two levels will be entirely underground and three levels will be in a podium structure. There will be three level townhouses and an entrance lobby to the apartment tower sharing the northern portion of the podium and facing Brown Street. This will conceal the appearance of parked cars in the above ground portion of the building from the street.

A total of 146 parking spaces will be provided. This will be 11 more spaces than required by the Off-Street Parking and Loading Bylaw. The parking requirement is 137 parking spaces calculated as follows: 122 parking spaces for the apartments and townhouses, plus 13 visitor spaces and 2 spaces for the disabled. The visitor and disabled parking are located on the main parking level with vehicle access directly to the lane. For the remaining levels, vehicle access is through the neighboring parking structure to the west (Building 1 of 2012-115-RZ) and a joint driveway to the lane, secured by way of access easement. There will be an internal ramp for vehicle access between parking levels four and five.

Given vehicle access is contingent on Building 1 (2012-115-RZ) being fully constructed, a Restrictive Covenant (and a term in the Master Development Agreement) will be registered on title restricting construction of this project to be either concurrent with or after Building 1 is constructed.

The parking count by level is as follows:

• Underground (2 levels)	88 spaces	} 146 spaces
• Podium Main level	24 spaces	
• Podium 2 upper levels	34 spaces	

A loading space will be incorporated into the landscaped area and pedestrian corridor on the east side of the building. This area also serves which also serves as a right-of-way for services.

A total of 73 bicycle parking spaces are required. A portion will be accommodated in a storage room on the main parking level and another portion will be at grade as shown in the landscaping plan.

Development Permits:

A Town Centre Development Permit is required for all new developments on lands designated properties within the Town Centre as identified on Schedule B of the Official Community Plan. Based on the information submitted by the Architect, the following Key Guideline Concepts for the Civic Core Area of the Town Centre Development Permit Area apply:

1. *Promote the Civic Core as the “heart” of the Town Centre.*

Staff Comment: This is a major development in terms of its scope, scale and density. It will, with its neighbor to the west, set the tone and standard for future developments respecting high quality tower projects in the Town Centre. It will feed into the already established Civic Core, City Hall and the adjacent public plaza. The subject site is within convenient walking distance to these main draws in the Town Centre. Residents of the tower will have access to businesses within walking distance, including about 4,350 sq. m. (47,000 sq. ft.) of commercial floor space being proposed in the three tower site to the west.

In terms of materials, this development will be consistent with using the same high quality materials as the project to the west, and thus continues with that project’s precedent of exceeding the types of materials currently in use in the Town Centre. A rich, high quality exterior metal cladding system is proposed. The colours, in particular at the lower pedestrian level, have been selected to respect the soft tans, metal and rust-red colours prevalent in the Civic Core (See Appendix D).

2. *Create a pedestrian-oriented, boutique-style shopping district*

Staff Comment: A strong pedestrian experience is anticipated, with ground oriented townhouses along Brown Avenue, introduction of a pedestrian corridor at the east side of the building and a lane with some friendly pedestrian characteristics. The buildings climb vertically from the street not only in response to the site constraints, but also to capture panoramic views and reinforcing the identity of the downtown.

3. *Reference traditional architectural styles.*

Staff Comment: The proposal does not necessarily draw or take clues from the existing architectural styles, and is intentionally different from predominantly low scale existing buildings in the Town Centre. The project draws more on contemporary and international styles using steel, concrete and glass to make its architectural statement. This is a departure from the small scale, less durable wood frame buildings typically seen in the Town Centre. This will create a strong urban and downtown environment in the northeast quadrant of the Town Centre and to serve as a model for other locations.

As with the project to the west (2012-115-RZ), this project will reflect new developments of similar use and scale in larger cities and established or emerging downtowns in the region like Vancouver, Burnaby, Richmond and Surrey City Centre. The emphasis here is on the pedestrian and not the car. The building is placed close to the street to create a street edge and to allow users to interact with the street life.

4. *Capitalize on important views.*

Staff Comment: From the 4th floor and above, there will be views of the Golden Ears to the north, Mount Baker and the Coastal Mountain range to the east, the Fraser River to the south and west towards Vancouver with the ocean. As well, the site is situated to allow an appreciation of important views within the Town Centre towards the Civic Centre as well as significant buildings, architectural features and civic facilities to be built in the future. Once built, this development will add to the developing downtown skyline, and will have a roof top

feature that will be an identifiable landmark for those coming into the Town Centre. It demarks the location of the Town Centre. Views from lower levels will be of a vibrant street life.

5. *Enhance existing cultural activities and public open space.*

Staff Comment: This development will encourage social interaction. All amenity spaces will be universally accessible. The pedestrian spaces will be part of an interconnecting network of sidewalks and pedestrian corridors. The site will be well lit and the residential floors above will assure eyes on the street to discourage vandalism and to increase safety.

6. *Provide climate appropriate landscaping and green features.*

Staff Comment: The landscaping is designed to reflect the urban setting and character of the development. It can generally be described as clean, geometric and ordered with a slight Asian design to reflect the owner's heritage. It will not only provide ease of movement, but also incorporates places to socialize indoors and outdoors, including a roof top space, as well spaces for quiet reflection. A bio-swale is designed along the lane at grade. Low flow toilets and other green technology may be used and other feasible green technology explored.

7. *Maintain street interconnectivity*

Staff Comment: The urban townhouses fronting Brown Avenue connect the interior spaces on grade to the sidewalk and street. The lane will act as a service street with parking access and loading, refuse and recycling areas located here. The area to the east of the building within a statutory right-of-way for services will double as a north-south pedestrian corridor in conjunction with an urban realm plan to be undertaken by the applicant as suggested by the Advisory Design Panel.

Advisory Design Panel:

This project was forwarded to the Advisory Design Panel on October 14, 2014. This meeting did not have a quorum; however the absent members did provided comments in writing. Rather than delaying the application for another month, the meeting proceeded with the architect making a presentation and the members present provided their comments. The other members concurred with the comments when circulated the following day by email. They will be formally considered as a motion at the next ADP meeting. This flexibility fulfilled the Council requirement of having a full ADP review.

These are the comments regarding this application:

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

- *Prepare an urban realm plan to provide better context for street scape elements for the fronting streets, lane and right of way along the east side.*

Architect's Response: A sheet was added to the plan package showing the urban realm plan (Appendix G),

- *Consider incorporating additional façade treatment to the wall facing the lane as an interim design measure before the vegetation matures.*
Architect's Response: A decorative draping "fishnet" on the exterior walls was provided.
- *Consider incorporating a stronger pedestrian element along the lane connecting westward to the "port cochere" leading to Edge Street and eastward to the right of way at the east of the building.*
Architect's Response: The pedestrian experience has been enhanced.
- *Consider the treatment of the exterior wall facing the right of way to the east of the building (such as recessing the exit door, adding windows, etc.) and strengthening this space as a pedestrian walkway.*
Architect's Response: Additional exterior treatment similar to that being done for the west elevation of building 1 on application 2012-115-RZ.
- *Consider emphasizing the roof treatment on this building to be a significant visual landmark, such as a marquee roof element, lighting and /or program element such as amenity space.*
Architect's Response: A vertical transparent lighted roof element which stylistically represents the developers company "Ascent 1" that will be seen from a great distance.
- *Consider providing weather protection from both rain and wind for the open roof top amenity areas.*
Architect's Response: Protection has been provided around the core.
- *Consideration be given to have a better treatment of the entrance area.*
Architect's Response: A transparent triangular entry canopy extending north to offer pedestrians protection has been provided. It will be lit at night for added emphasis and drama and mirrors the new rooftop element noted above. The glass will be blue-green colour with a very subtle pattern "underwater" effect. Then, inside this canopy, will be public art with LED lights representing the lifespan of salmon and continuing the theme, albeit in a different fashion, as that proposed for the project (2012-115-RZ) to the west.
- *Consider reducing the appearance of repetition in the tower by incorporating the varied elevation elements (double storey windows, etc.).*
Architect's Response: Window heights have been varied on the penthouse floor.
- *Modify the balcony for the units at the south east corner of the building.*
Architect's Response: Done.
- *Provide better detail such as a cross section with respect to the rain water swales.*
Architect's Response: Provided on landscaping plan.

Development Information Meeting:

The applicant held a Development Information Meeting for this development project on Thursday, October 16, 2014, between the hours of 7:00pm and 9:00pm. A total of 8 (eight) people attended, with 6 (six) signing in. The applicant reported that no negative comments were heard related to the design of the proposed development, while some positive remarks were offered. The only dissenting concerns were related to the loss of the City parking lot and the development's potential negative impact on Brown Avenue parking.

Staff Comment: There will still be other City parking available, including on street parking. The Engineering Department is requiring that the currently submitted Traffic Study be updated to consider circulation and parking for the 3-Tower (2012-115-RZ) and 1-Tower sites together.

d) Interdepartmental Implications:

Engineering Department:

The Engineering Department has prepared comments indicating a Rezoning Servicing Agreement is required to overcome a number of servicing deficiencies. These deficiencies include: road, sidewalk and lane upgrades to meet City standards; Street lighting consistent with the standards for the Town Centre, planting of street trees and the undergrounding of wiring; Upgrading of the storm sewer and water mains; and road dedication for the widening of Brown Avenue. The traffic study prepared for the adjacent three tower application (2012-115-RZ) needs to be updated to include the additional traffic generated on this project.

Building Department:

The Building Department provided some preliminary BC Building Code-related comments to the applicant to be addressed as part of the Building Permit application process.

Fire Department:

The Fire Department provided comments about site requirements and infrastructure be incorporated into the construction of the building as required by the Fire Code. The majority of these are reviewed as part of the Building Permit application process.

CONCLUSION:

This tower forms part of a comprehensively planned project in the heart of the Town Centre. It has been carefully coordinated with and compliments the development of 3 tower project to the west (2012-115-RZ) in design and function. It will extend the friendly pedestrian streetscape, have a contemporary and international style and contribute to an emerging skyline (Appendix I). Amenity features being provided boost the density to an FSR of 5.5.

Therefore, it is recommended that Maple Ridge Zone Amending Bylaw No. 6991-2013 be amended as identified in the staff report dated November 17, 2014, be given second reading and that the application for a 132 unit 18 tower project be forwarded to Public Hearing.

"Original signed by Adrian Kopystynski"

**Prepared by: Adrian Kopystynski, MCIP, RPP, MCAHP
Planner**

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

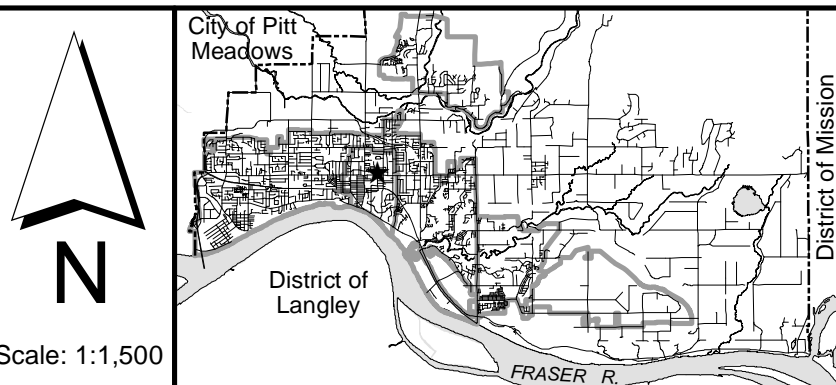
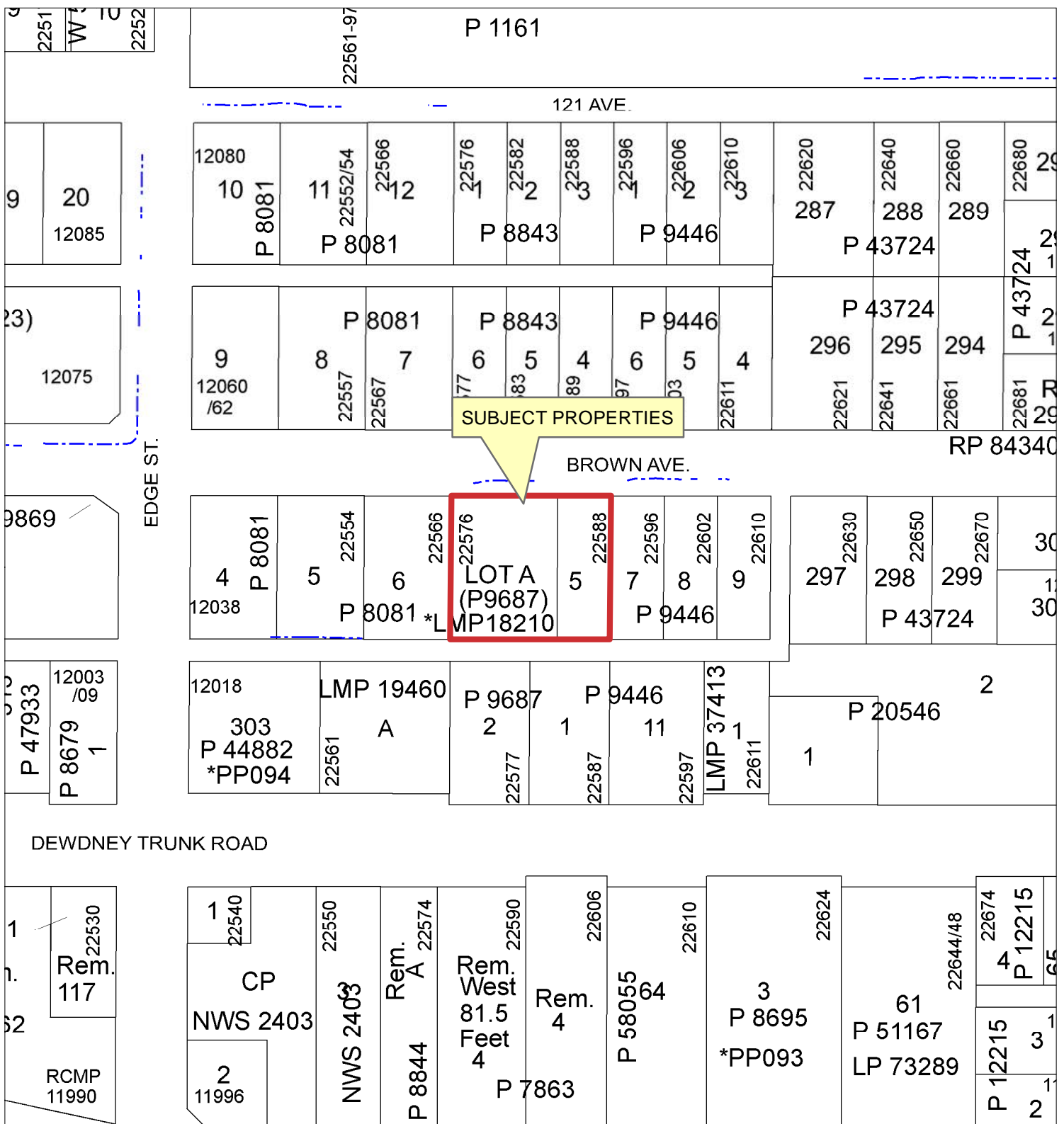
"Original signed by J.L. (Jim) Rule"

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

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B - Zone Amending Bylaw No. 6991-2013
Appendix C – Site Plan, Floor plates and Roof plans
Appendix D – Building Elevation Plans
Appendix E – Landscaping Plans and pedestrian amenities
Appendix F – Public Art
Appendix G – Urban Realm Plan
Appendix H – SAFERhousing Guidelines
Appendix I – Renderings

APPENDIX A



22576/88 BROWN AVENUE



CITY OF MAPLE RIDGE
PLANNING DEPARTMENT

DATE: Sep 15, 2014 FILE: 2013-019-RZ BY: PC

Scale: 1:1,500

CITY OF MAPLE RIDGE

BYLAW No. 6991-2013

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, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 6991-2013"
2. Those parcels or tracts of land and premises known and described as:

Lot A, Section 20, Township 12, New Westminster District Plan 9687
Lot 5, Section 20, Township 12, New Westminster District Plan 9687

and outlined in heavy black line on Map No. 1589 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to CD-2-13 (Comprehensive Development).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.
4. PART 10, COMPREHENSIVE DEVELOPMENT ZONES, is amended by adding the following section in the correct numerical order:

SECTION 1044 CD-2-13

A. PURPOSE

1. This zone is intended to provide multi family residential dwellings at a high density within the Town Centre Area. The form of the development is to incorporate a three-storey building element at the base of the building, street-facing townhouses along Brown Avenue and a residential tower above.

B. PRINCIPAL USES

1. The following principal uses are permitted:
 - (a) apartment.
 - (b) townhouse.
 - (c) off street parking.

C. ACCESSORY USES

1. The following accessory uses are permitted:
 - (a) Accessory boarding use.
 - (b) Accessory home occupation.
 - (c) Accessory off street parking.

D. LOT AREA AND DIMENSIONS

1. Minimum lot area and dimensions shall not be less than:
 - (a) in lot area 2,000 square metres.
 - (b) in width 30 metres.
 - (c) in depth 27 metres.

E. DENSITY

1. Floor space ratio shall not exceed a base density of 1.6 times the lot area.
2. Additional density, up to a maximum of 3.9 times the lot area, may be obtained with the following provisions:
 - (a) an amount equal to 0.2 times the lot area may be added for each storey above the eighth, to a maximum of 1.0 times the lot area;
 - (b) an amount equal to 0.1 times the lot area may be added for providing a minimum of 90% of the required parking spaces in a structure or in an underground structure. An additional 0.1 times the lot area may be added for providing all required parking spaces, excluding visitor spaces, in a structure or in an underground structure;
 - (c) an amount not to exceed 0.35 times the lot area for Leadership in Energy and Environmental Design – Green Building Rating System certification level based on the following scale:
 1. an additional 0.2 times the lot area may be added for including elements that meet the Certification credit level;
 2. an additional 0.05 times the lot area may be added for including elements that meet the Silver credit level;
 3. an additional 0.05 times the lot area may be added for including elements that meet the Gold credit level;
 4. an additional 0.05 times the lot area may be added for including elements that meet the Platinum credit level.
 - (d) An amount *not* more than 2.5 times the lot area for the provision of amenities as specified in the master development agreement, including but not limited to the provision of public art, public amenities, green walls, green roofs, non-market housing units, adaptive housing units, energy conservation measures incorporated into the construction and electric vehicle charging stations.

F. LOT COVERAGE

1. A lot coverage of all buildings and structures shall not exceed 90%, provided that lot coverage may be 100% where required parking is provided in accordance with Section 3.6 of Maple Ridge Off Street Parking and Loading Bylaw No. 4350 – 1990, as amended.

G. SETBACKS

1. The minimum setback for all principal buildings and structures shall be not less than:
 - (a) from a front lot line: 0.0 metres.
 - (b) from a rear lot line: 0.0 metres.
 - (c) from a side lot line: 0.0 metres.
 - (d) from an exterior side lot line or a lane: 0.0 metres.

H. HEIGHT

1. Minimum building height shall be eight (8) storeys.
2. Maximum building height is not restricted.

I. OTHER REGULATIONS

1. An Apartment Use shall:
 - (a) be permitted only where all parking for such use is concealed parking.
2. A Townhouse Use shall:
 - (a) only be permitted on a lot containing an Apartment Use;
 - (b) not exceed 6 (six) dwelling units in total;
 - (c) have direct pedestrian access to grade (Brown Avenue) for each unit; and
 - (d) be permitted only where all parking for such use is concealed parking.
3. A minimum of 30% of the lot area shall be provided as useable open space. Up to 70% of this required open space may be provided on a roof.
4. A minimum of 1.0 sq. m. of common indoor amenity space shall be provided for each dwelling unit on the lot or by an agreement acceptable to the City on a separate lot.
5. An off street parking use shall be sited inside a building or underground, shall be separated from resident parking, and shall be accessible to the public.
6. The parking requirement is to be the same requirement as listed under the RM-6 Zone standard set out in Maple Ridge Off-Street Parking and Loading Bylaw No. 4350-1990.
7. A home occupation use shall comply with the regulations of Section 402 (4).

READ a first time the 9th day of July, A.D. 2013.

READ a second time the day of , A.D. 20 .

PUBLIC HEARING held the day of , A.D. 20 .

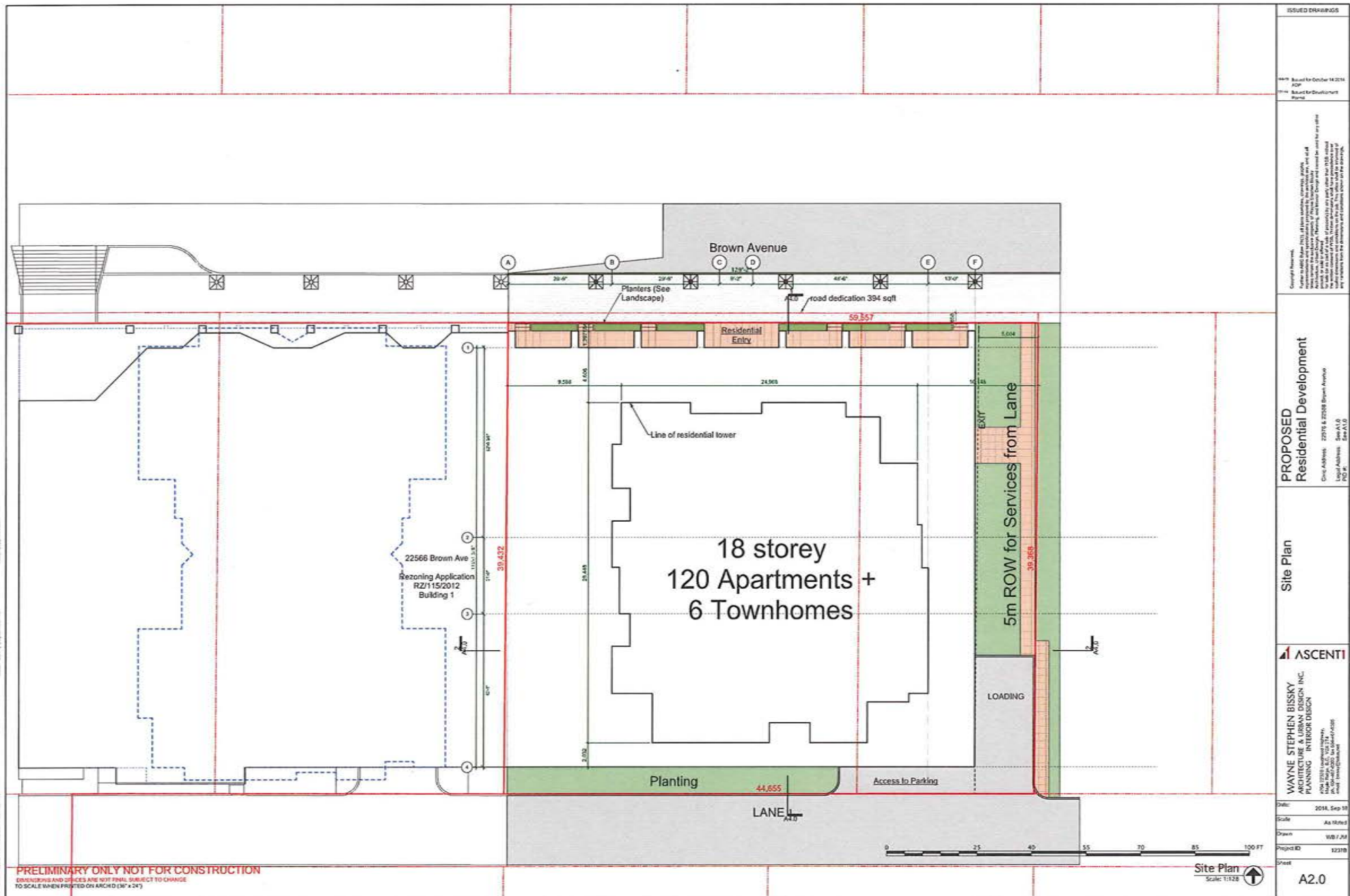
READ a third time the day of , A.D. 20 .

APPROVED by the Minister of Transportation this day of , A.D. 20 .

RECONSIDERED AND FINALLY ADOPTED, the day of , A.D. 20 .

PRESIDING MEMBER

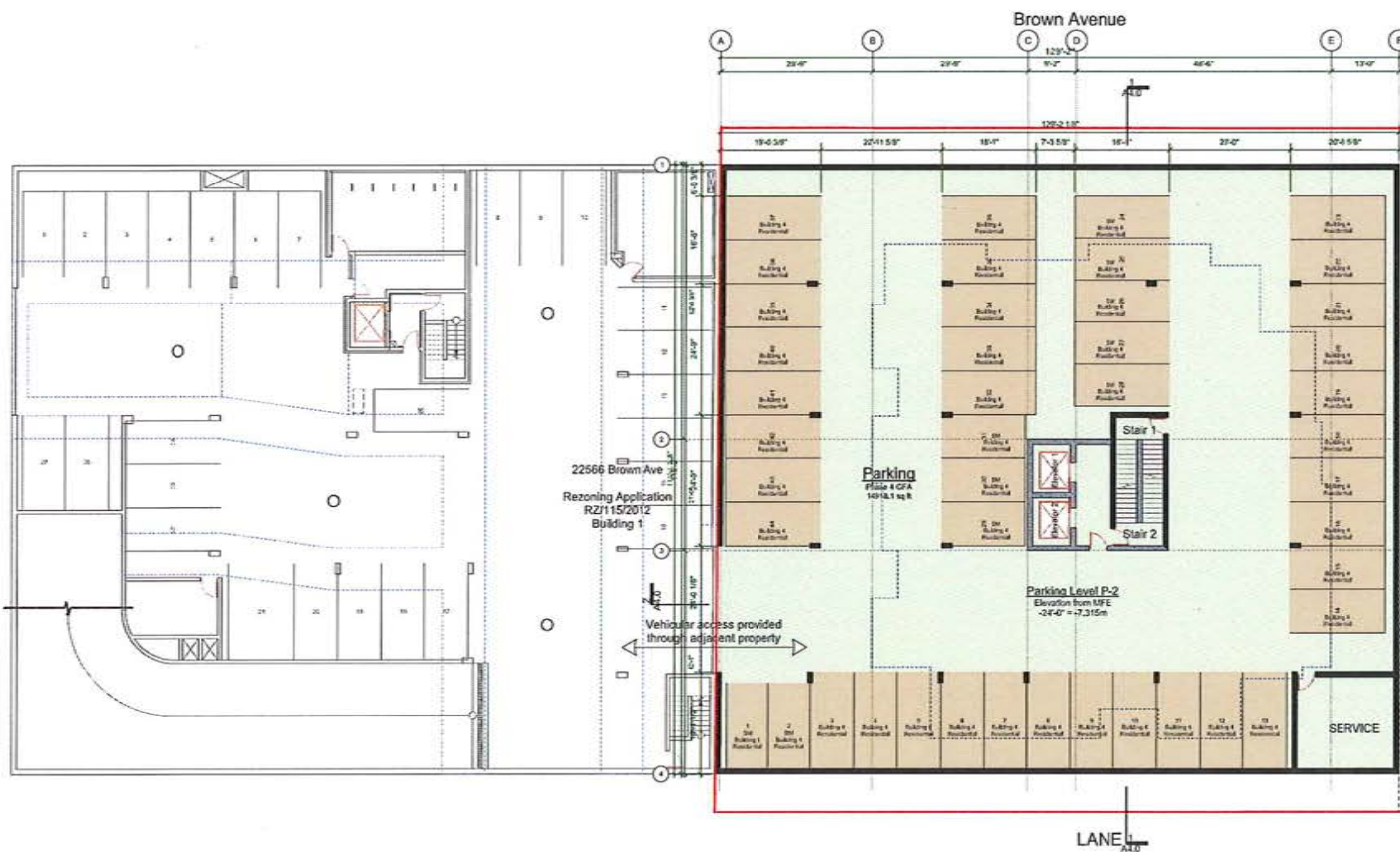
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0 25 40 55 70 85 100 FT

Level P-2 Underground Parking Plan

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

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10/19 Issued for October 14, 2014
 10/19 Board for Development
 Permit

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**PROPOSED
 Residential Development**

Civil Address: 22566 Brown Avenue
 Legal Address: See A1.0
 PG 41

Underground Parking

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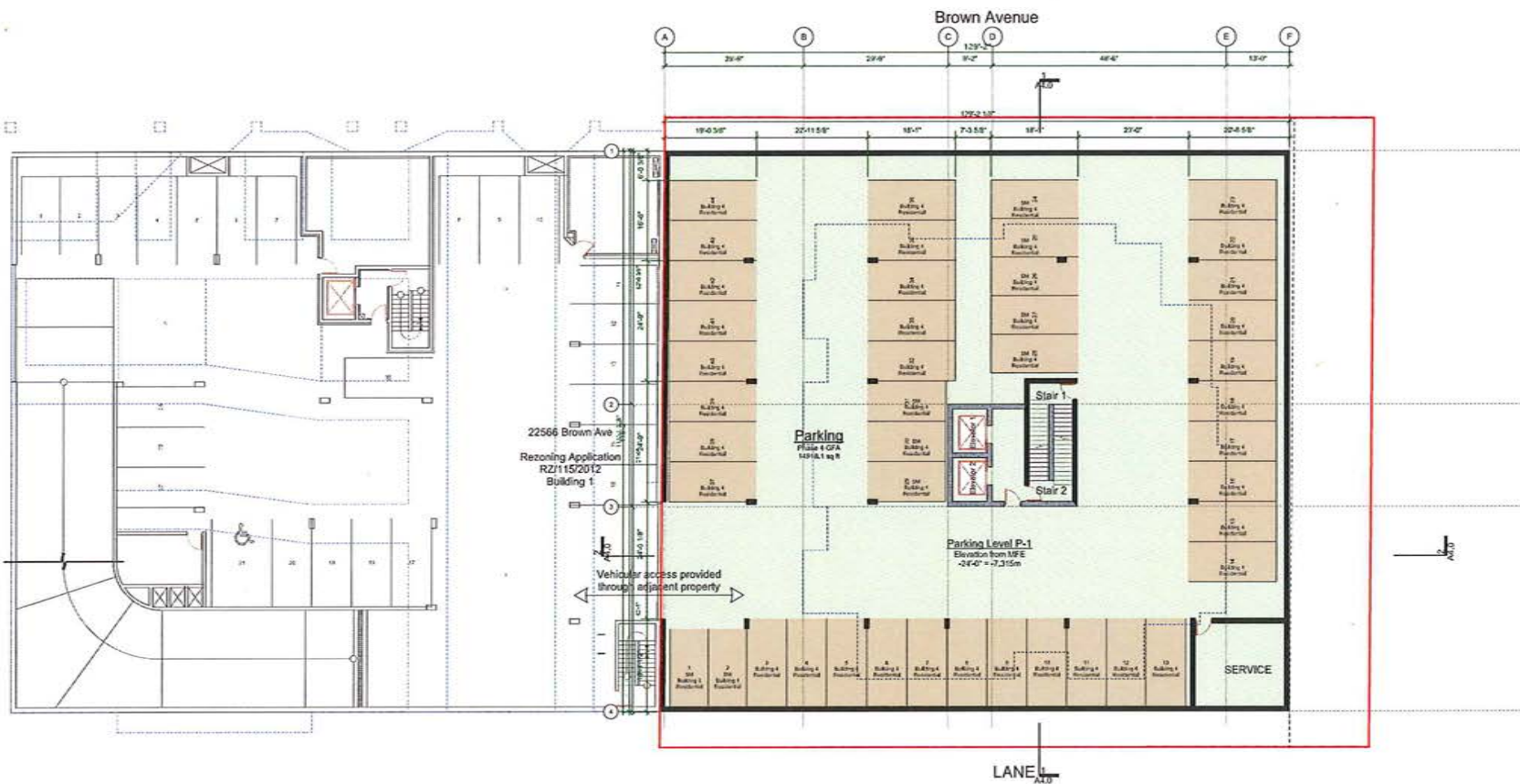
**WAYNE STEPHEN BISSKY
 ARCHITECTURE & URBAN DESIGN INC.
 PLANNING INTERIOR DESIGN**
 22566 Brown Avenue, Suite 100
 Brownsville, TX 77801
 Tel: 281.225.1111 Fax: 281.225.1112
 www.ascendinc.com

DATE: 2014, Sep 18
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Level P-1 Underground Parking Plan
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**PROPOSED
Residential Development**

City Address: 22575 & 22588 Brown Avenue
Legal Address: Same A10
PID #1

Underground Parking

ASCENTI

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4400 225th Street, Suite 100
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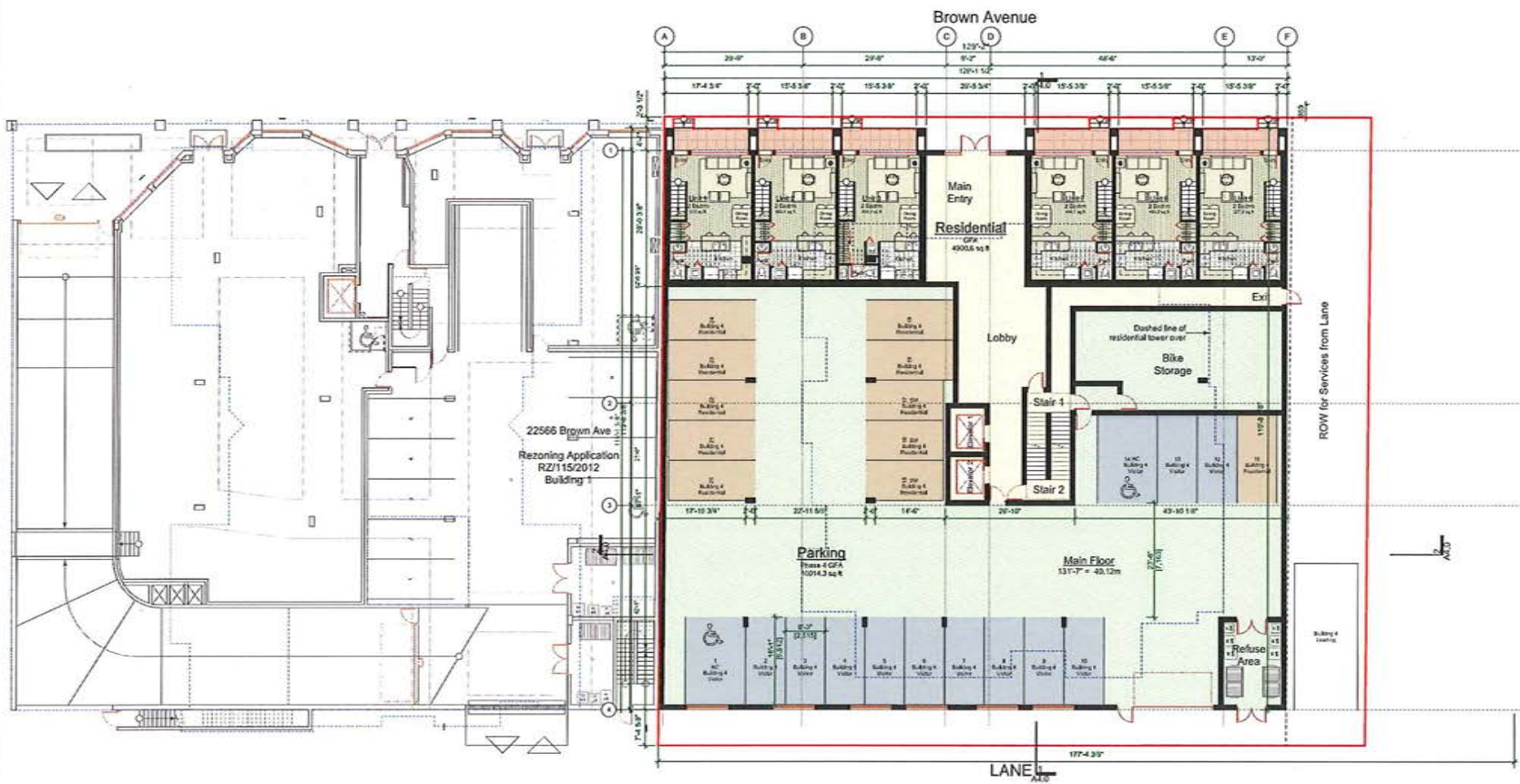
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Main Floor Plan
Scale: 1/128

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Main Floor Plan

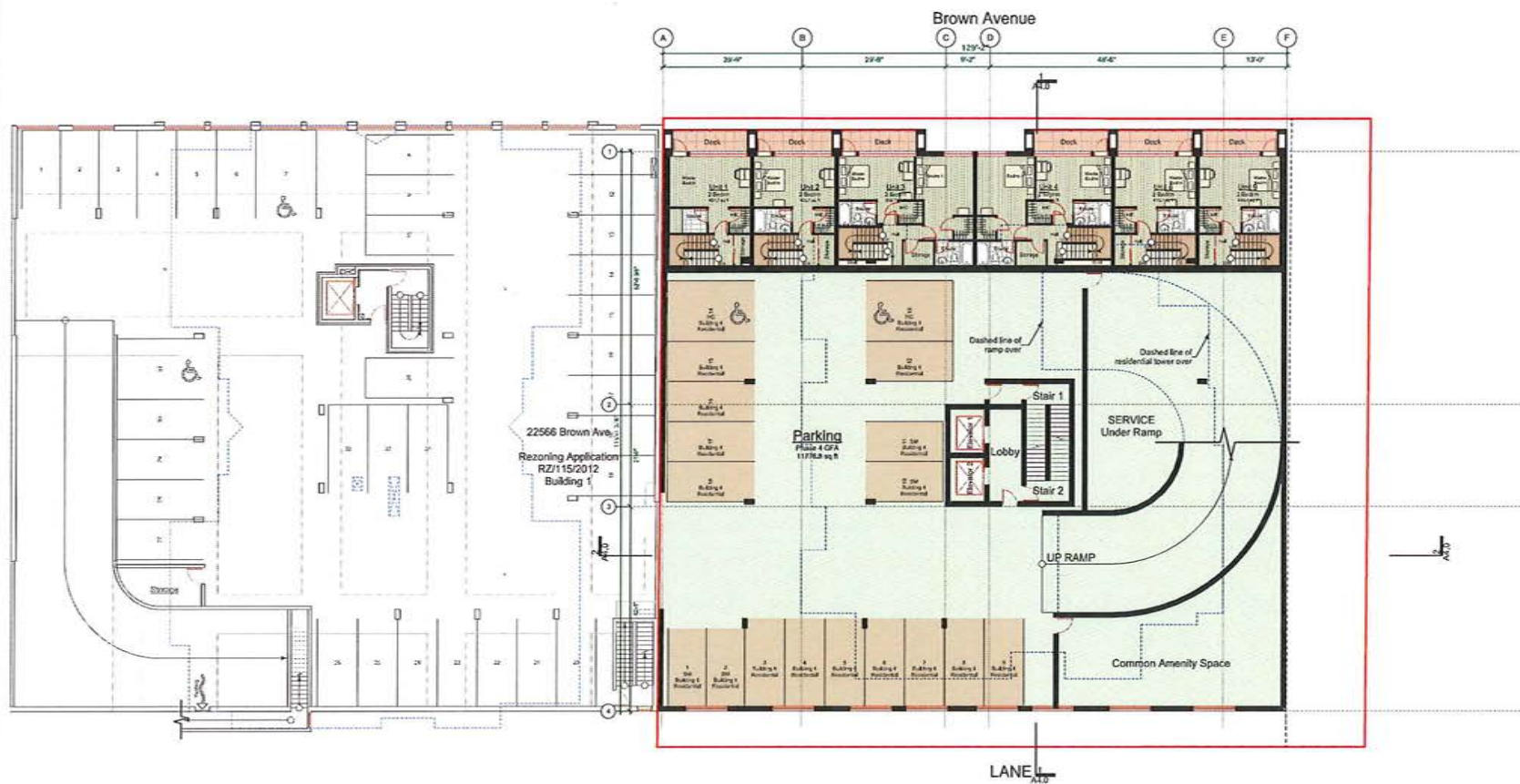
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Brown Avenue, Suite 100
Brown Avenue, Suite 100

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Project ID: 12778
Sheet:

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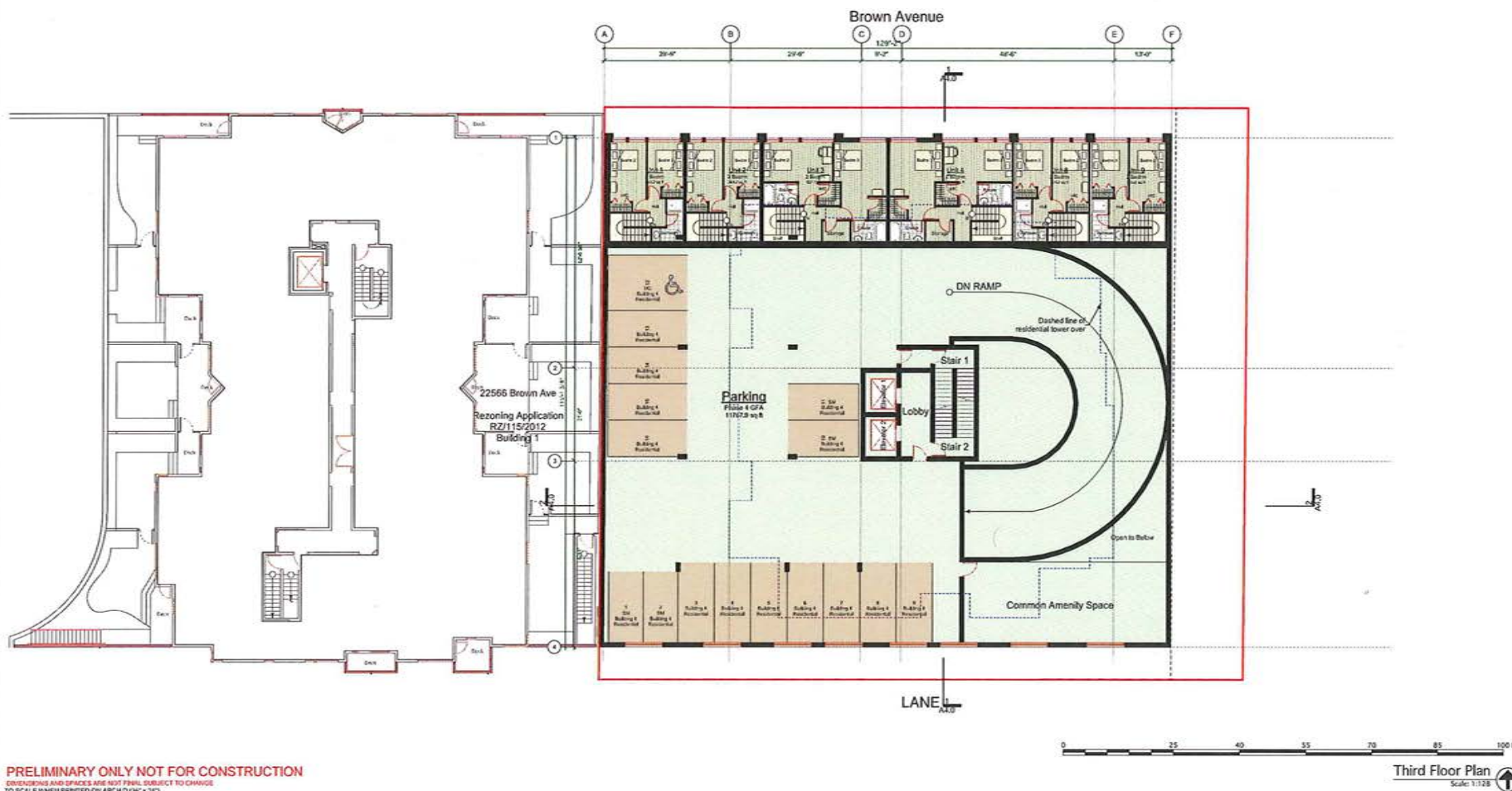
Second Floor Plan

1 ASCENT
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ARCHITECTURE & URBAN DESIGN INC.
PLANNING INTERIOR DESIGN
2504 22300 1 southwest highway,
Suite 200, A.C. 125 214
Ph: 404-417-5200 fax: 404-417-4300
and: 1202/2120400

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#204 27209 (Southwest) Highway,
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Tel: 404-488-8000 Fax: 404-488-4009

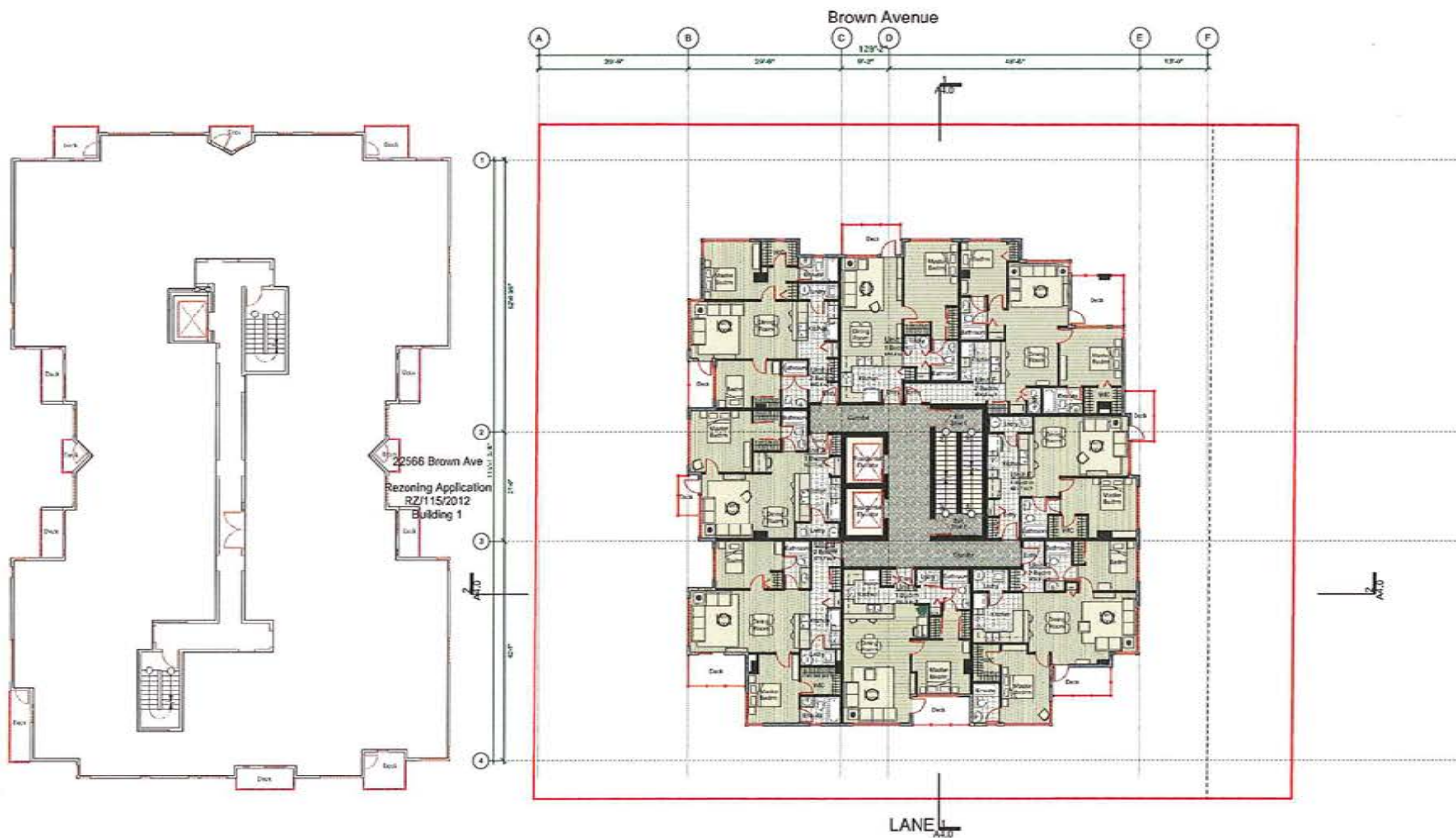
Fourth Floor Plan &
Terrace Slab Plan

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Residential Development**

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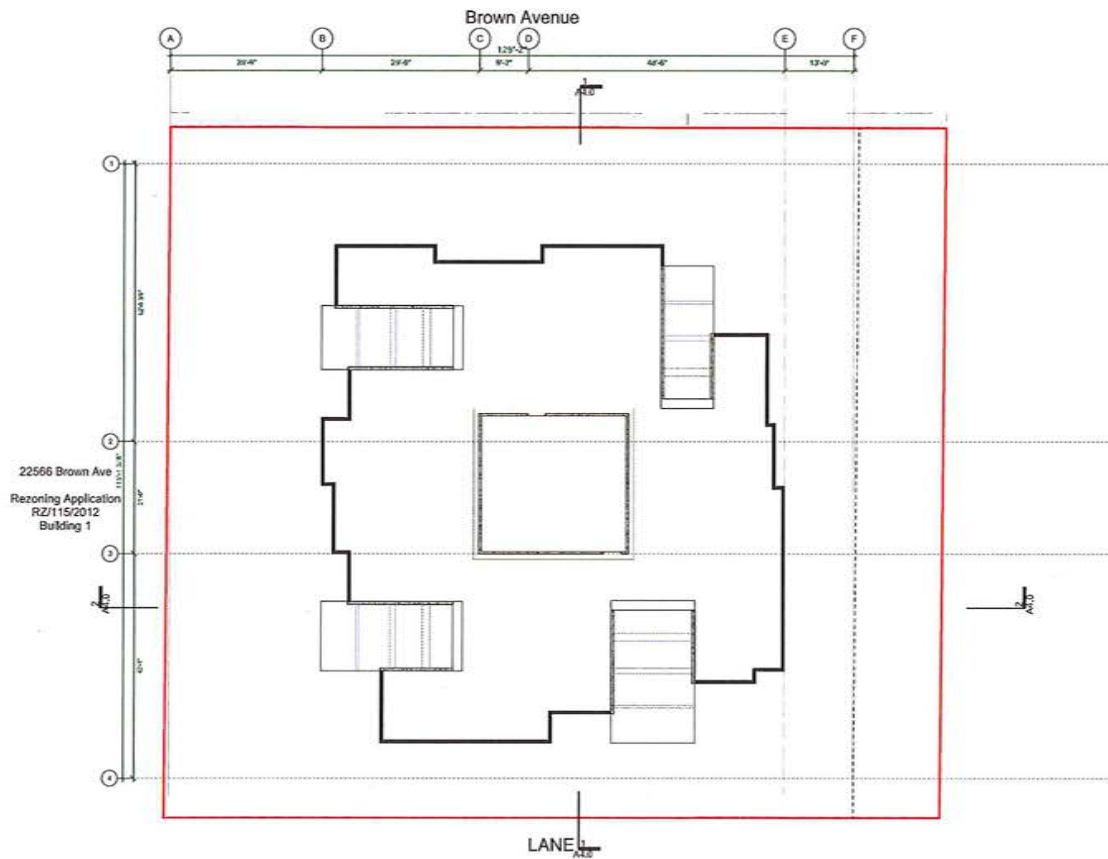
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Fifth Floor Plan
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<p>PROPOSED Residential Development</p> <p>Civic Address: 22578 & 22588 Brown Avenue Legal Address: See A1.0 PG 41 See A1.0</p>	<p>Fifth Floor Plan & Typical Plan</p>
<p>ASCENTI</p> <p>WAYNE STEPHEN BISSKY ARCHITECTURE & URBAN DESIGN INC. PLANNING INTERIOR DESIGN 4400 16th Ave S, Suite 100 Golden, CO 80401 Phone: 303.440.1000 Fax: 303.440.1001 Email: wsb@ascenti.com</p>	<p>Date: 2014, Sep 18 Scale: As Noted Drawn: WSB/JS Project ID: 125781 Sheet: A2.7</p>



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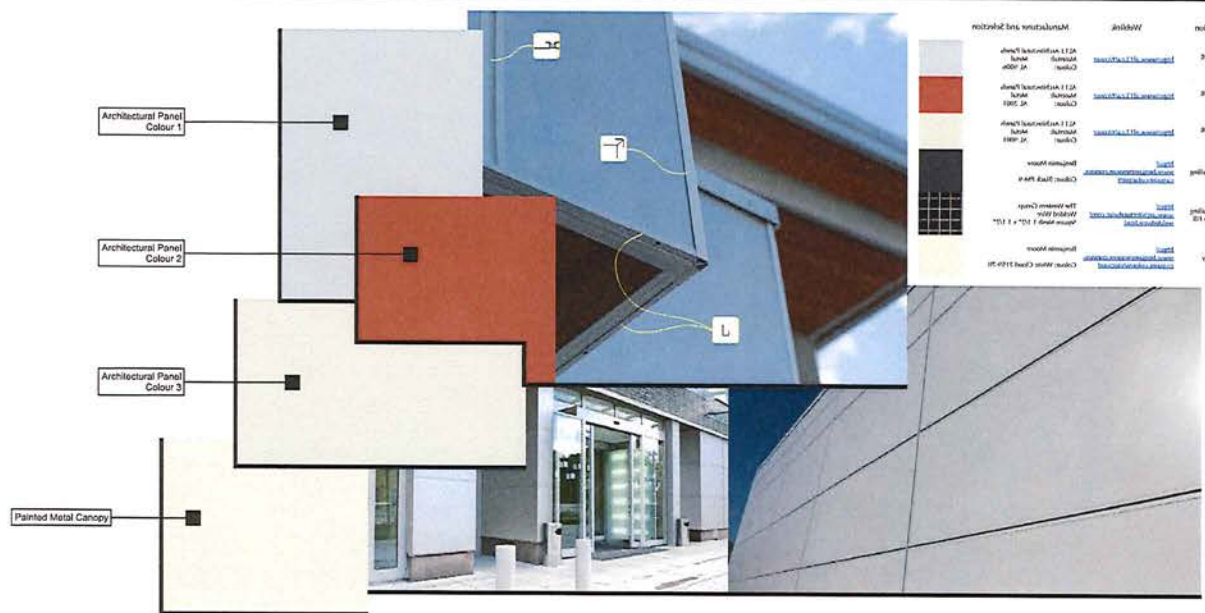
Roof Plan
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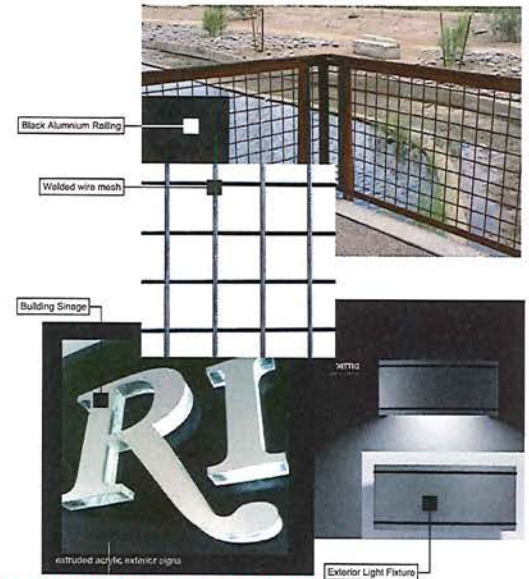
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Date: 2014, September 18

File name: 12338 & Revit: 2014-09-18.rvt

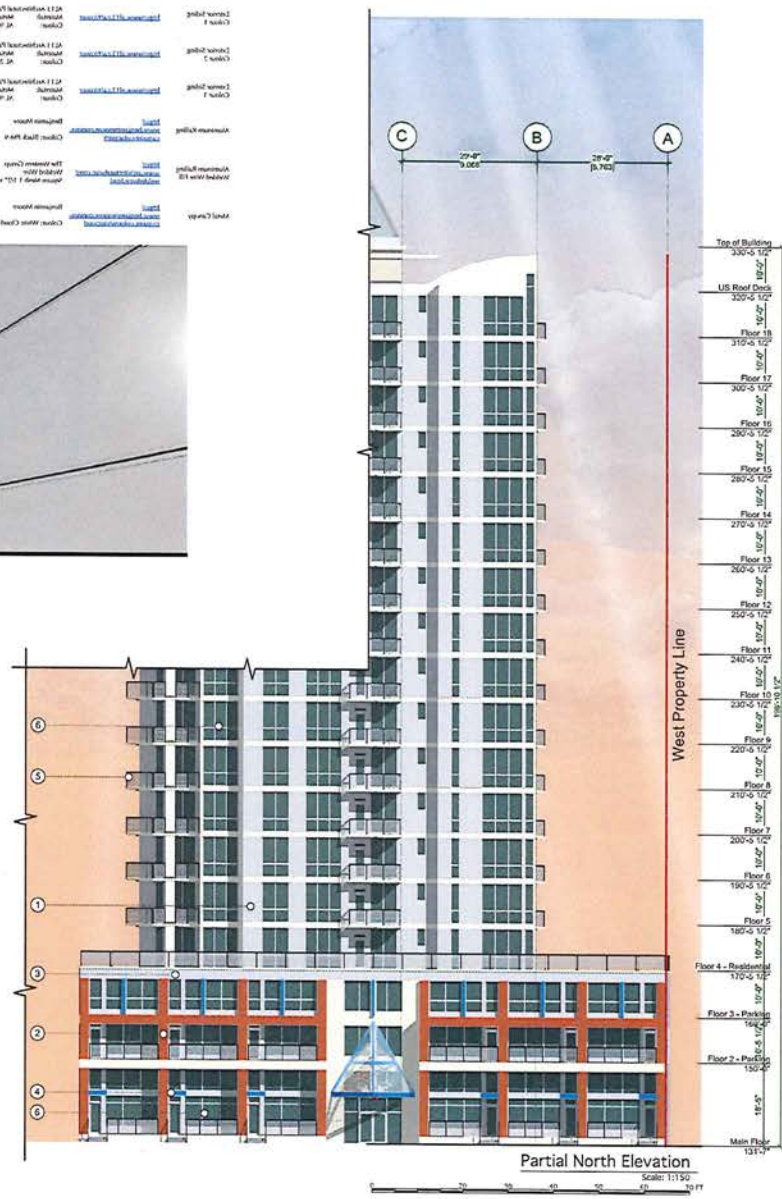


- Exterior Materials
- 1 AL13 Architectural Panels Colour 1
 - 2 AL13 Architectural Panels Colour 2
 - 3 AL13 Architectural Panels Colour 3
 - 4 Metal Canopy - Painted
 - 5 Black Aluminum Railing
 - 6 Windows Aluminum Storefront



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Material	Manufacturer	Product Name	Product Description
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Architectural Panel Colour 2	AL13	Architectural Panel Colour 2	Architectural Panel Colour 2
Architectural Panel Colour 3	AL13	Architectural Panel Colour 3	Architectural Panel Colour 3
Painted Metal Canopy	Painted Metal Canopy	Painted Metal Canopy	Painted Metal Canopy
Black Aluminum Railing	Black Aluminum Railing	Black Aluminum Railing	Black Aluminum Railing
Welded wire mesh	Welded wire mesh	Welded wire mesh	Welded wire mesh
Building Sillings	Building Sillings	Building Sillings	Building Sillings
Exterior Light Fixture	Exterior Light Fixture	Exterior Light Fixture	Exterior Light Fixture

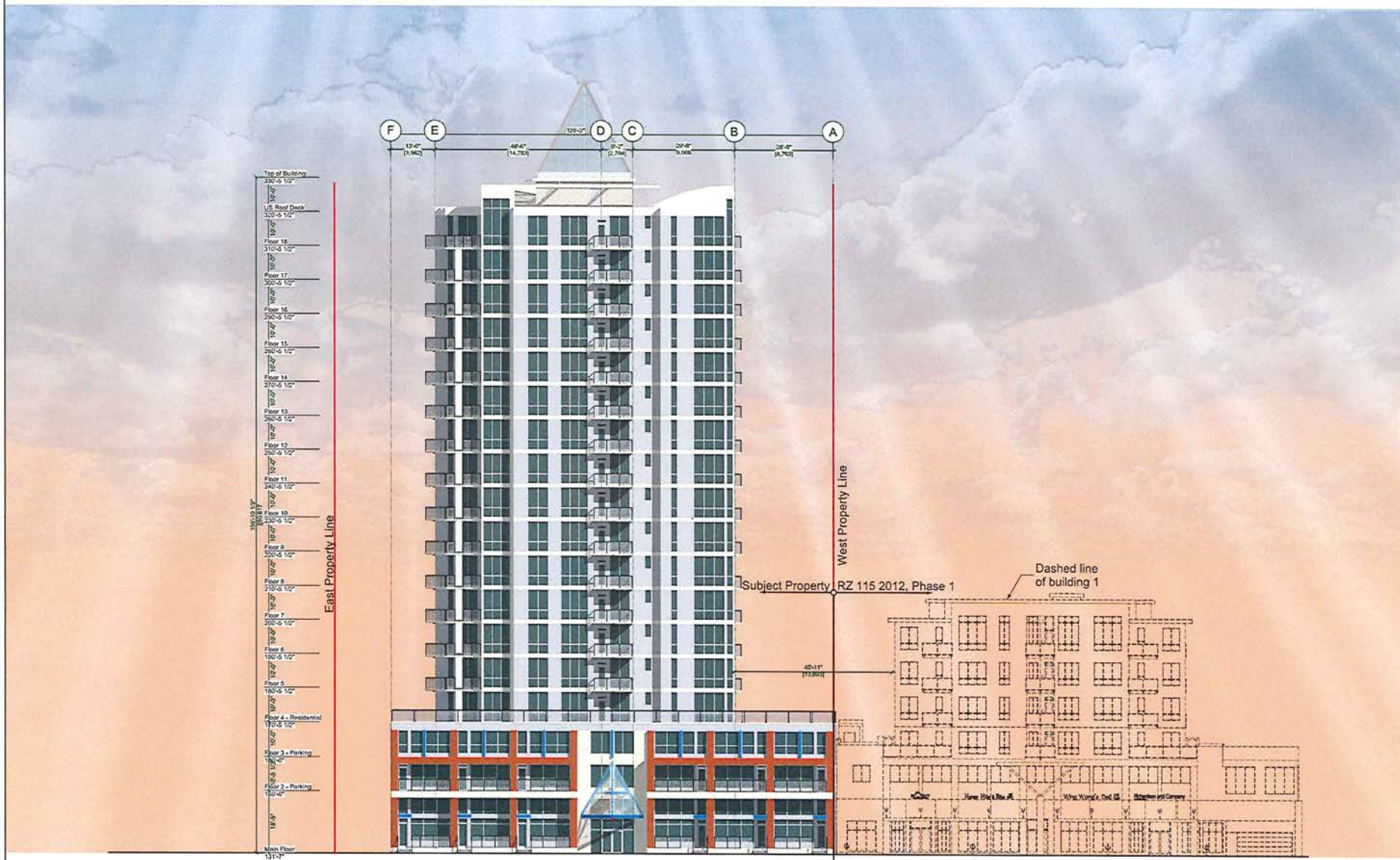


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City Address: 3333 & 2020 Street, Suite 101 Legal Address: 3333 & 2020 Street, Suite 101 Project ID: 12338	City Address: 3333 & 2020 Street, Suite 101 Legal Address: 3333 & 2020 Street, Suite 101 Project ID: 12338
Material & Colour Selection	
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WAYNE STEPHEN BISSKY ARCHITECTURE & URBAN DESIGN INC. PLANNING INTERIOR DESIGN	
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Date: 2014, September 18

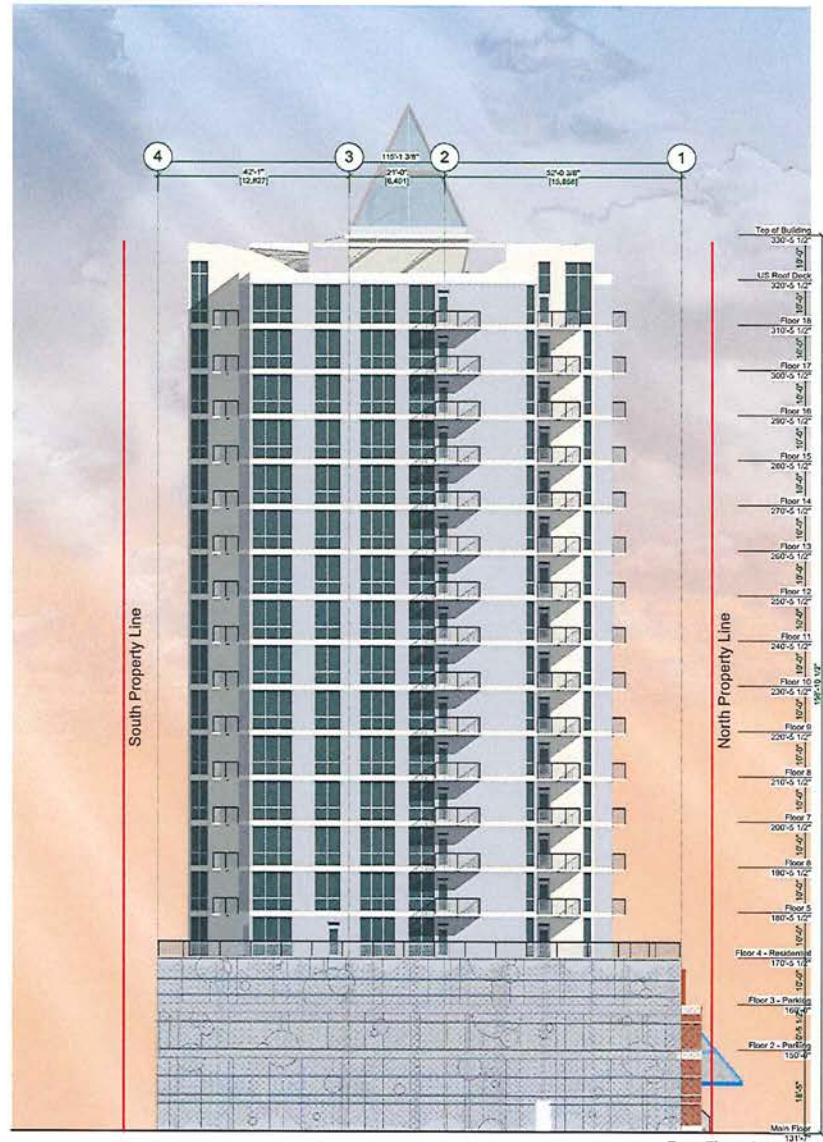
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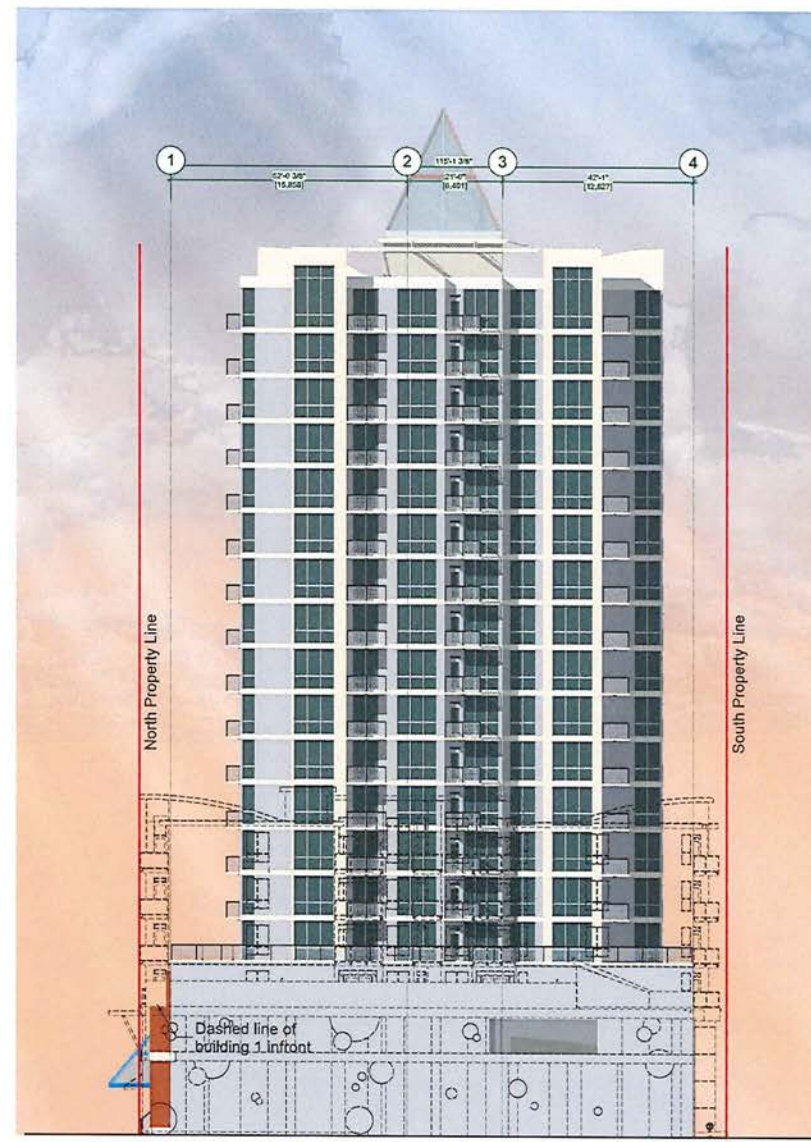
North Elevation
 Scale: 1/150
 0 25 50 75 100 125 150 175 200 FT

<p>ISSUED DRAWINGS</p>	<p>10/14/14 Issued for October 14, 2014 10/14/14 Issued for Development Permit</p>
<p>PROPOSED Residential Development</p>	<p>City Address: 2318 & 2328 Brown Street Legal Address: See A3.0 1318</p>
<p>North Elevation</p>	<p>WAYNE STEPHEN BISSKY ARCHITECTURE & URBAN DESIGN INC. PLANNING INTERIOR DESIGN 4000 202nd Avenue SW, Suite 200 Everett, WA 98201 Tel: 425.336.1000 Fax: 425.336.1001</p>
<p>ASCENTI</p>	<p>Date: 2014, Sep 18 Scale: As Noted Drawn: WB / JH Project ID: 1318 Sheet: A3.0</p>



PRELIMINARY ONLY NOT FOR CONSTRUCTION
DIMENSIONS AND SPACES ARE NOT FINAL. SUBJECT TO CHANGE
TO SCALE WHEN PRINTED ON ARCH D (36" x 48")

Scale: 1/150
0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'



Dashed line of
building 1. In front

Scale: 1/150
0' 10' 20' 30' 40' 50' 60' 70' 80' 90' 100'

ISSUED DRAWINGS

Sheet: 10/14/14 10:14 AM
Date: 2014, September 18
Project: 10/14/14 10:14 AM

Client: 10/14/14 10:14 AM
Project: 10/14/14 10:14 AM
Location: 10/14/14 10:14 AM
Scale: 1/150
Date: 2014, September 18

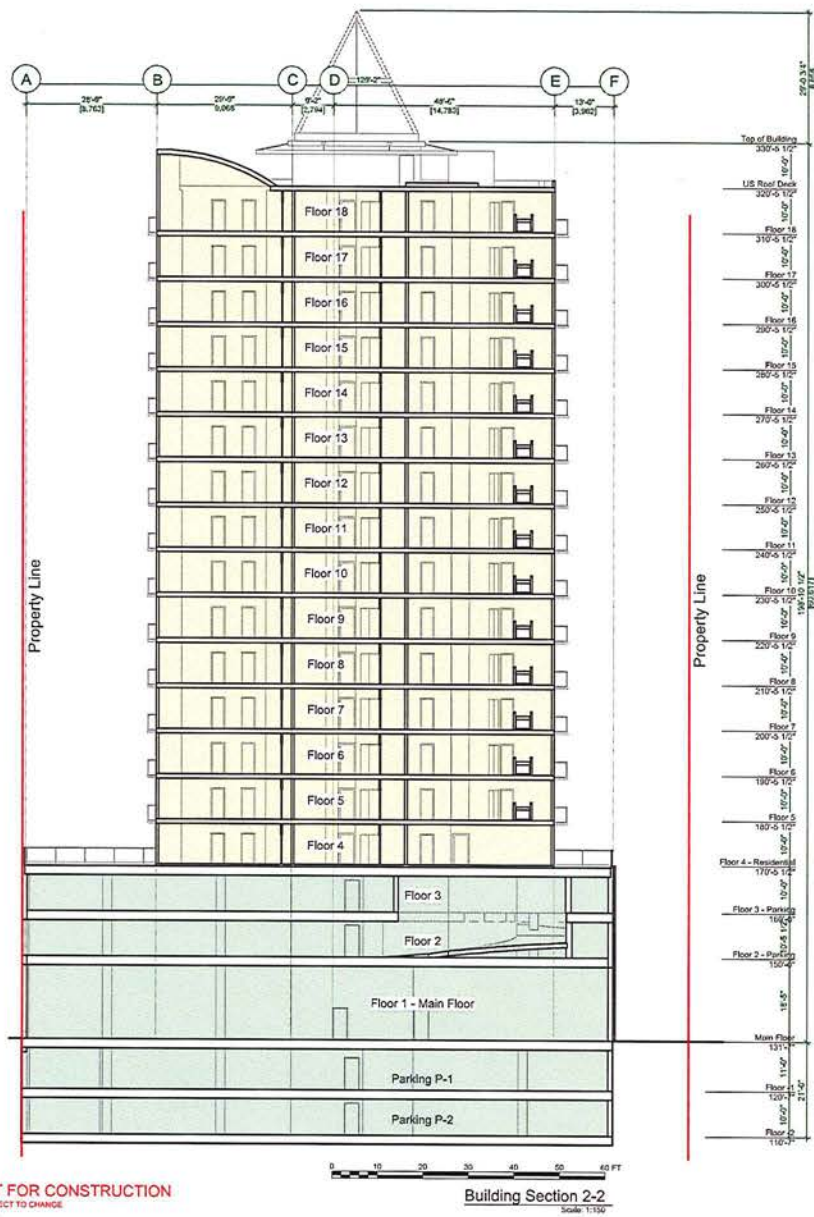
**PROPOSED
Residential Development**

East & West Elevation

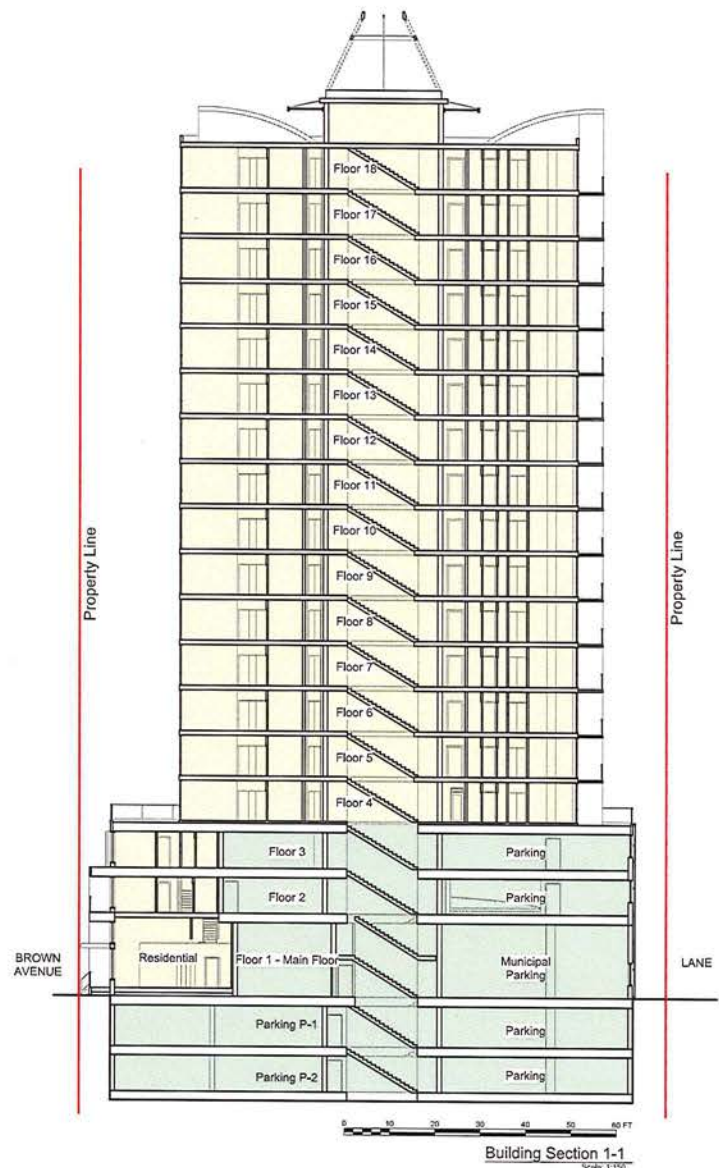
ASCENTI

**WAYNE STEPHEN BISSKY
ARCHITECTURE & INTERIOR DESIGN**
PLANNING INTERIOR DESIGN
1000 20th Street, Suite 1000
San Francisco, CA 94107
Tel: 415.774.1000
Fax: 415.774.1001
Email: info@wbbsky.com

Date: 2014, Sep 18
Scale: As Noted
Drawn: WB / JH
Project ID: 1227B
Sheet: A3.1



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 DIMENSIONS AND SPACES ARE NOT FINAL, SUBJECT TO CHANGE
 TO SCALE WHEN PRINTED ON ARCH D (36" x 24")



ISSUED DRAWINGS

Issue: Request for October 14, 2014
 RFP
 Issue: Request for Development
 Permit

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PROPOSED Residential Development

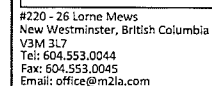
Building Section

ASCENTI

WAYNE STEPHEN BISSKY
 ARCHITECTURE & INTERIOR DESIGN
 PLANNING INTERIOR DESIGN
 1000 10th Street, Suite 100
 New York, NY 10011
 Tel: 212 512 1000
 Fax: 212 512 1001
 Email: wsb@wbssky.com

Date: 2014, Sep 18
 Scale: As Noted
 Drawn: WB / JAT
 Project ID: 12378

A4.0



PLANT SCHEDULE - GROUND FLOOR			MS JOIN NUMBER: 14-0009
PLANT QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / HEIGHT
0	OPUNTIA DUMOSA (PALE FLOWER)	CREOSOTE	40H CAL 24 INCH DB
0	PERGOLIA TREXEDOLUS "MOUNTAIN SWEET"	THREE-LEAF ALFALFA	40H CAL 24 INCH DB
00	1	CELANDESTRIS VULGARIS	STOCK ROSE
00	2	GERANIUM SPERGERI	RED CRANE DOWNWOOD
00	3	IRIS PALLASIANA	RED PALLASIAN IRIS
00	4	BALIS FLAVESCENTIS "MOUNTAIN PINK"	ROSEBERRY HILLION
00	5	VACCINIUM OVATUM	WINTERHEATH BUSH
00	6	DIWIDY VERNONIA	DAWNEY VERNONIA
00	7	ACELINUS SPECIOSA	ROSE HILBERT
00	8	CAESALPINIA DANCE	SHEDD VILLENATED BEAN
00	9	PERNETTIA ALPESINENSIS	ROSE HILBERT
00	10	PERNETTIA ALPESINENSIS TWIG	ROSE HILBERT
00	11	PERNETTIA ALPESINENSIS TWIG	ROSE HILBERT
00	12	PERNETTIA ALPESINENSIS TWIG	ROSE HILBERT
00	13	PERNETTIA ALPESINENSIS TWIG	ROSE HILBERT
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00	100	PERNETTIA ALPESINENSIS TWIG	ROSE HILBERT

NOTES: * PLANT BIDS IN THIS LIST ARE SPECIFIED ACCORDING TO THE BLS LANDSCAPE STANDARD (LATEST EDITION). GARDENERS MUST SPECIFY AN ADJUSTED QUANTITY OF PLANT BIDS TO BE ORDERED FOR THE PROJECT. * PLANT BIDS IN THIS LIST ARE SPECIFIED ACCORDING TO THE BLS LANDSCAPE STANDARD (LATEST EDITION). GARDENERS MUST SPECIFY AN ADJUSTED QUANTITY OF PLANT BIDS TO BE ORDERED FOR THE PROJECT. * PLANT BIDS IN THIS LIST ARE SPECIFIED ACCORDING TO THE BLS LANDSCAPE STANDARD (LATEST EDITION). GARDENERS MUST SPECIFY AN ADJUSTED QUANTITY OF PLANT BIDS TO BE ORDERED FOR THE PROJECT. * PLANT BIDS IN THIS LIST ARE SPECIFIED ACCORDING TO THE BLS LANDSCAPE STANDARD (LATEST EDITION). GARDENERS MUST SPECIFY AN ADJUSTED QUANTITY OF PLANT BIDS TO BE ORDERED FOR THE PROJECT. * PLANT BIDS IN THIS LIST ARE SPECIFIED ACCORDING TO THE BLS LANDSCAPE STANDARD (LATEST EDITION). 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PLANT SCHEDULE - 4TH FLOOR				NO. OF PLANTS	NO. OF PLANTS
PLANT CITY	BOTANICAL NAME	COMMON NAME		PLANTED SEAS / REMARKS	
6	ACER PALMATH	JAPANESE MAPLE		80N 24.31 82.1 81B	
10	LEUCOPHYLLA ARABIS	LEUCOTIA		82 POT 600N	
11	LEUCOPHYLLA ARABIS	LEUCOTIA		82 POT 600N	
12	LEUCOPHYLLA ARABIS	LEUCOTIA		82 POT 600N	
13	LEUCOPHYLLA ARABIS	LEUCOTIA		82 POT 600N	
14	LEUCOPHYLLA ARABIS	LEUCOTIA		82 POT 600N	
15	LEUCOPHYLLA ARABIS	LEUCOTIA		82 POT 600N	
16	LEUCOPHYLLA ARABIS	LEUCOTIA		82 POT 600N	
17	LEUCOPHYLLA ARABIS	LEUCOTIA		82 POT 600N	
18	LEUCOPHYLLA ARABIS	LEUCOTIA		82 POT 600N	
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49	LEUCOPHYLLA ARABIS	LEUCOTIA		82 POT 600N	
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ASCENT - BUILDING 4
22554 & 22556 BROWN AVE.
MAPLE RIDGE, B.C.

DRAWING TITLE:

**1ST & 4TH LEVEL
LANDSCAPE PLAN**

DATE: MAR 00	DRAWING NUMBER:
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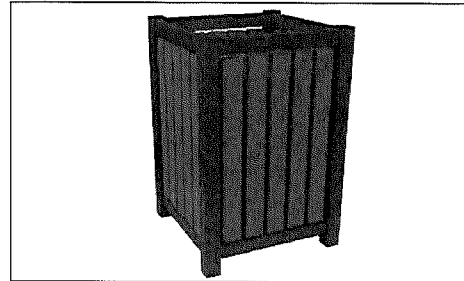
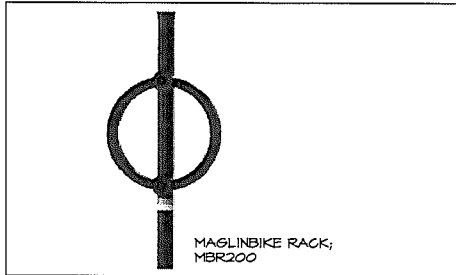
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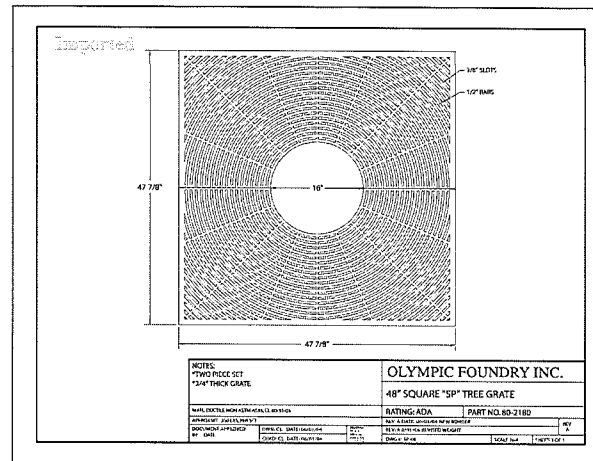
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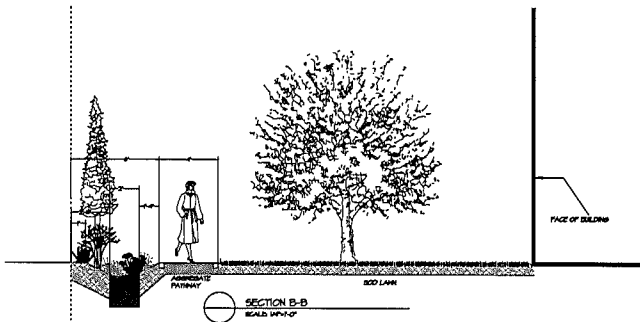
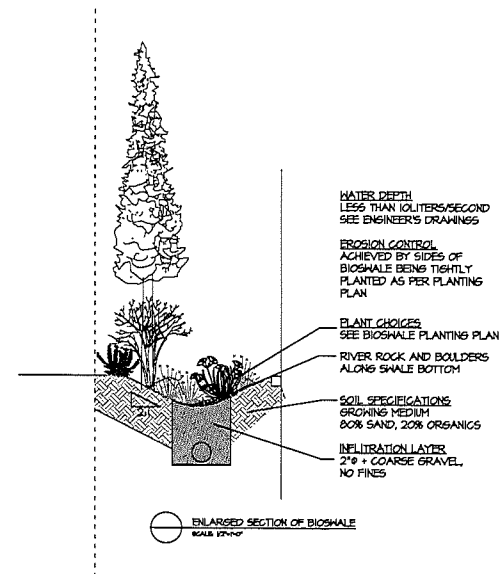
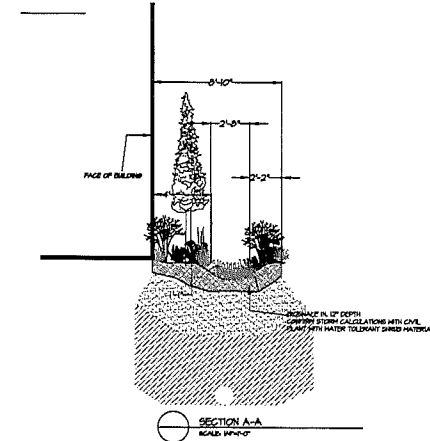
M2LA PROJECT NUMBER: 14-01



MAGLIN BENCH MLB200BW



FAIRWEATHER SP 48 GRATE



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NO.	DATE	REVISION DESCRIPTION	DR.
1	10/10/00	REVISED AS PER ACP COMMENTS	INC.
2	10/10/00	REVISED FOR UP	INC.
3	10/10/00	REV. PER NEW SCOPE OF WORK	CL.

PROJECT:
ASCENT - BUILDING 4
22554 & 22566 BROWN AVE.
MAPLE RIDGE, B.C.

DRAWING TITLE:

LANDSCAPE DETAILS

DATE:	10/10/00	DRAWING NUMBER:	
SCALE:			
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DESIGN:	CL		
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M2LA PROJECT NUMBER: 14-005

14-005

File name: 12278 & 22528.dwg Plot date: 2014, October 31 Time: 9:33:22 AM

Plot name: 12278 & 22528.dwg Plot date: 2014, October 31

PRELIMINARY ONLY NOT FOR CONSTRUCTION
DIMENSIONS AND SPACES ARE NOT FINAL SUBJECT TO CHANGE
TO SCALE WHEN PRINTED ON ARCH D (36" x 24")



ISSUED DRAWINGS

12278 & 22528 Issued For
Architectural Review
10/31/2014

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PROPOSED Residential Development

Site Address: 2074 & 22528 Brown Avenue
Legal Address: See A1.0
12278

Perspective View



WAYNE STEPHEN BISSKY
ARCHITECTURAL INTERIOR DESIGN INC.
PLANNING INTERIOR DESIGN
4000 20300 Highway
P.O. Box 100, 12278 & 22528
Email: info@ascinti.com

Date: 2014, Oct 31

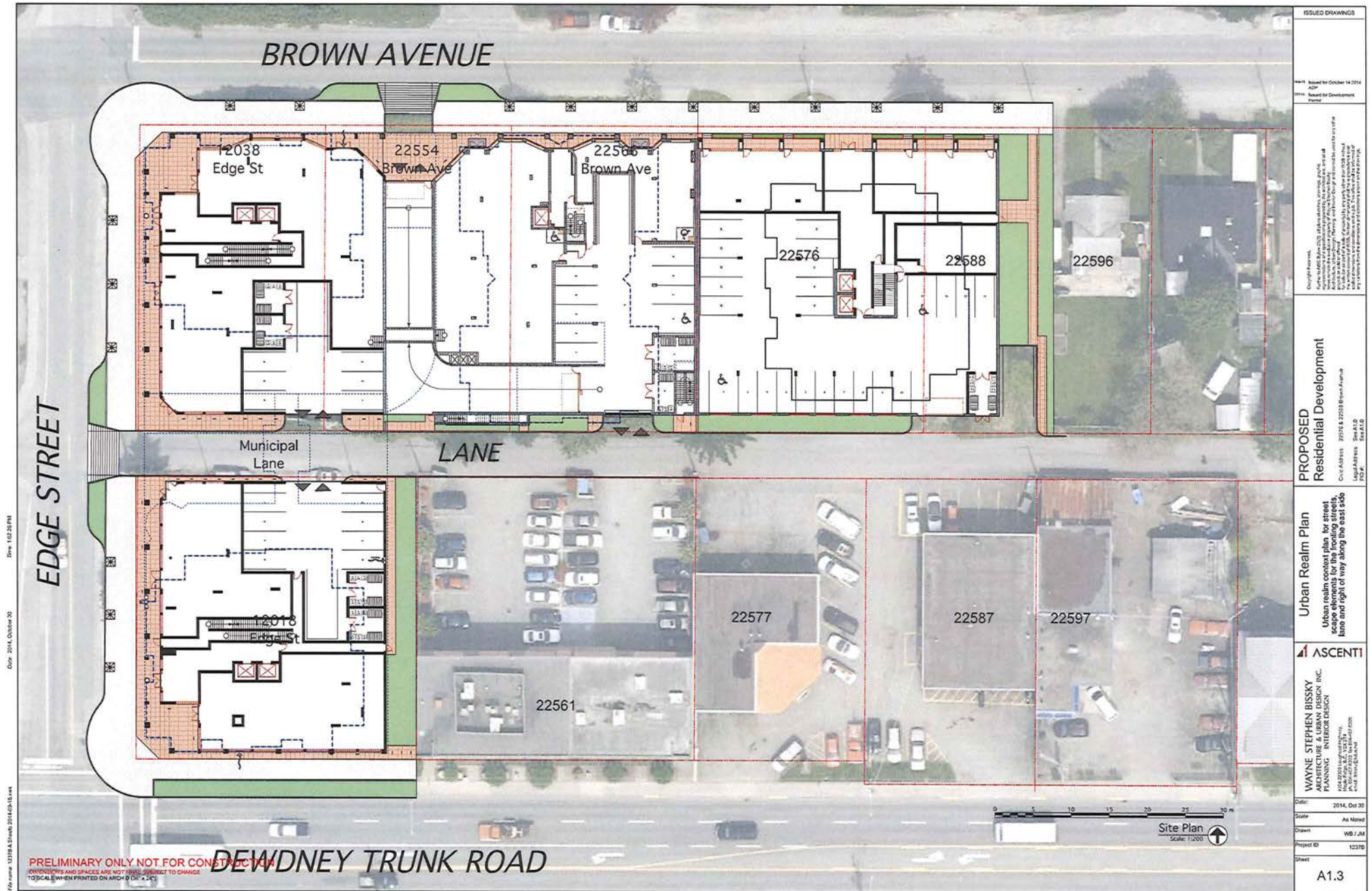
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Project ID: 12278

Sheet:

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The 19 point SAFERhome Standards Overview

(for Single/Multi-Family Family, Multi-Unit Residential Buildings and Multi-Story Residential Towers)

- Criteria 1 Exterior Thresholds**
All exterior thresholds are flush.
- Criteria 2 Interior Thresholds**
All interior thresholds meet minimal code constraints (eg. shower entrance).
- Criteria 3 Bath and Shower Control Positioning**
All controls are offset from centre, roughly 1/2 way between the historic centre location and the outside edge of the shower or tub enclosure.
- Criteria 4 Pressure/Temperature Control Valves** (Canada for renovations only)
Control valves are installed on all shower faucets.
- Criteria 5 Washroom Wall Reinforcements**
Reinforced with 2"x12" solid lumber in all washroom tub, shower, and toilet locations.
- Criteria 6 Waste Pipes**
All pipes are brought in no higher than 14" to the centre of the pipe from floor level.
- Criteria 7 Sink Cabinets**
Cabinets underneath each sink are easily removed.
- Criteria 8 Doors (pinch points)**
All doors and pinch points are a minimum of 34" but ideally 36" wide.
- Criteria 9 Hallways**
All hallways are a minimum of 40" but ideally 42" wide.
- Criteria 10 Light Switch Positioning**
All switches positioned at 42" to the centre of the electrical box from the finished floor.
- Criteria 11 Electrical Outlet Positioning**
All outlets positioned at 18" to the centre of the electrical box from the finished floor.
- Criteria 12 Electrical Outlet Placement Locations**
 - Beside windows, especially where draperies or blinds may be installed;
 - Bottom of staircases;
 - Beside the toilet;
 - Above external doors (outside and inside);
 - On front face of kitchen counter;
 - At Node Zero Location (the communications control centre for smart home options) where all the house wiring meets in one place.
- Criteria 13 Electrical Boxes**
All light switches and A/C outlets use Smart electrical boxes.
- Criteria 14 Four-Plex Outlet Locations**
Placed in master bedroom, home office, garage, and recreation room.
- Criteria 15 Telephone Pre-Wiring**
CAT 5E (4 pair) homerun to all areas and return to one central area. (Node Zero)

Criteria 16 RG-6 Coaxial Cable Runs

All homeruns return to one central area. (Node Zero)

Criteria 17 Low-Voltage Runs

All other low-voltage homeruns (eg. door bells, security systems, etc.) return to one central area. (Node Zero)

Criteria 18 Wall Reinforcements (Top of the Stairs)

At the top of all stairs, walls are reinforced with 2"x12" solid lumber at 36" to centre.

Criteria 19 Multi-storey Connection Provision

Either an allowance for an elevator options in stacked closets or build all staircase(s) with to a minimum width of 42".



File: 1015_1015.dwg

Date: 2014, October 8

Planner: 1015 & 1015.dwg 2014-10-15

ISSUED DRAWINGS

Sheet: Issued for October 14, 2014
 Title: Issued for Development

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PROPOSED Residential Development

City Address: 2015 & 2015 Brown Avenue
 Legal Address: 2015 & 2015 Brown Avenue
 Zoning: R-10

Perspective View Towards East Along Brown Ave.

ASCENTI

WAYNE STEPHEN BISSEY
 ARCHITECTURE INC.
 PLANNING INTERIOR DESIGN
 4000 2015 Brown Avenue
 Suite 100, A.C. 1015 & 2015 Brown Avenue
 Email: wsb@ascenti.com

Date: 2014, Oct 9

Scale: As Noted

Drawn: WB / JH

Project ID: 12278

Sheet: A7.0

File name: 12178A_Sheets/2014/06/15.dwg

Plot: 2014, October 9

Plot: 2014, October 9



ISSUED DRAWINGS

2014 Building 1, 2, 3 & 4 Issued For
ASD 10/14/2014

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PROPOSED Residential Development

City Address: 2014 & 2015 Brown Avenue
Apartment 1000
1000

Perspective View Towards West Along Brown Ave.



WAYNE STEPHEN BISSKY
ARCHITECTURE & URBAN DESIGN INC.
PLANNING INTERIOR DESIGN
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Houston, TX 77055
Phone: 713.555.1234
Email: info@ascendi.com

Date: 2014, Oct 9
Scale: As Noted
Sign: WB / JAL
Project ID: 12178A
Sheet:

A7.2

A7.7



City of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7087-2014 and
Second Reading
Zone Amending Bylaw No. 7007-2013
20738 123 Avenue

MEETING DATE: November 17, 2014
FILE NO: 2013-041-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from RS-3 (One Family Rural Residential) to R-1 (Residential District), to permit a future subdivision of 21 single family lots no less than 371 m² (3993 ft²) in area. The proposed R-1 (Residential District) zoning complies with the Official Community Plan; however, an Official Community Plan amendment is required to adjust the area designated *Conservation* around two watercourses located on the subject property. This application received first reading for Zone Amending Bylaw No. 7007-2013 on July 23, 2013.

RECOMMENDATIONS:

1. That in accordance with Section 879 of the Local Government Act opportunity for early and on- going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7087-2014 on the municipal website and requiring that the applicant host a Development Information Meeting, and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
2. That Maple Ridge Official Community Plan Amending Bylaw No. 7087-2014 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
3. That it be confirmed that Maple Ridge Official Community Plan Amending Bylaw No. 7087-2014 is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That Maple Ridge Official Community Plan Amending Bylaw No. 7087-2014 be given first and second readings and be forwarded to Public Hearing;
5. That Maple Ridge Zone Amending Bylaw No. 7007-2013 be given second reading, and be forwarded to Public Hearing; and

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

- i. Approval from the Ministry of Transportation and Infrastructure;
- ii. Amendment to Official Community Plan Schedules "B" and "C";
- iii. Road dedication as required;
- iv. Park dedication as required;
- v. Registration of a geotechnical report as a Restrictive Covenant at the Land Title Office which addresses the suitability of the site for the proposed development;
- vi. Registration of the Archeological Report, prepared by Antiquus Archeological Consultants Ltd., dated October 17, 2014, with the Ministry of Forests, Lands and Natural Resource Operations, Archeological Branch;
- vii. Removal of the existing buildings; and
- viii. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks.

DISCUSSION:

a) Background Context:

Applicant: DAMAX Consultants Ltd.

Owner: Marian Mussallem

Legal Description: Lot 5 Except: Firstly: The East 100 feet; Secondly: Part Subdivided by Plan 17056; Thirdly: Part Subdivided by Plan 26346; District Lot 241 Group 1 New Westminster District Plan 1750

OCP:

Existing: Urban Residential and Conservation

Zoning:

Existing: RS-3 (One Family Rural Residential)
Proposed: R-1 (Residential District)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Urban Residential, Conservation
South:	Use:	Single Family Residential
	Zone:	RS-1b (One Family (Medium Density) Residential)
	Designation:	Urban Residential
East:	Use:	Conservation
	Zone:	RS-3 (One Family Rural Residential), RS-1 (One Family Urban Residential)
	Designation:	Conservation
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Urban Residential, Conservation

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	3.03 hectares (7.4 acres)
Access:	207A Street
Servicing requirement:	Urban Standard
Companion Applications:	2013-041-SD, 2013-041-DP, 2013-041-VP

b) Project Description:

The applicant proposes to rezone the subject property to allow for future subdivision into 21 single family lots. The lots will be accessed from an extension of 207A Street, which currently terminates at the site's southern property line. The two areas of McKenney Creek riparian setbacks are proposed to be dedicated through the rezoning process for conservation purposes, and will expand the existing municipally owned conservation land on the east side of the site.

As part of the environmental compensation works to offset the reduction in watercourse setbacks, the applicant has proposed to create an enhanced bioswale and rain garden feature on the west side of 207A Street in a dedicated park area. Bioswales will also be located with the 207A Street road right of way to provide biofiltration of road run-off. Due to the watercourse setbacks on both the east and west side of the subject property, the applicant has requested development variances to the road right-of-way width, and the lot depth and building setbacks for some lots. 123 Avenue is not anticipated to be widened with this application. The Engineering Department is in support of keeping the 123 Avenue right-of-way at its current width so that there is no further impact to the two branches of McKenney Creek.

c) **Planning Analysis:**

Official Community Plan:

The development site is located within the Urban Area Boundary and is currently designated *Urban Residential* and *Conservation*. For the proposed development, an OCP amendment will be required to adjust the *Conservation* area boundary.

The subject property fronts 123 Avenue, identified as a Major Corridor in Figure 4, Appendix E of the OCP. There are a range of development options that comply with Major Corridor Residential Infill policies subject to neighbourhood compatibility and context. Major Corridor residential infill options are described in Policy 3-20, as follows:

- 3 - 20 *Major Corridor Residential Infill developments must be designed to be compatible with the surrounding neighbourhood and will be evaluated against the following criteria:*
- a) *building forms such as single detached dwellings, duplexes, triplexes, fourplexes, townhouses, apartments, and small lot intensive residential developments subject to Policy 3-21;*
 - b) *a maximum height of two and one-half storeys with an emphasis on ground oriented units for all developments except for apartments;*
 - c) *a maximum height of four storeys for apartments; and*
 - d) *adherence to Development Permit Guidelines for multi-family and intensive residential developments as outlined in Chapter 8 of the Official Community Plan.*

The subject property is bounded to its north by 123 Avenue. The designated conservation lands effectively buffer the established large lot single family developments to the east and west of the subject property. The proposed development is immediately adjacent to the existing residential developments to its south, and therefore compatibility with this development pattern is the most critical.

The existing development immediately south of the subject site consists of both RM-1 (Townhouse Residential) and RS-1b (One Family Urban (Medium Density) Residential) zoned land. The densities of the proposed R-1 (Residential District) zone will therefore bridge this gap, providing higher density than the RS-1b (One Family Urban (Medium Density) Residential) zoned properties, but significantly lower density than the RM-1 (Townhouse Residential) zoned site. In addition, the applicant has proposed a variety of lot widths throughout the site ranging from 12 m to 20 m (39 to 66 ft). This mix of lot widths will help provide variety in the streetscape, as 207A Street is extended further north. Additionally, the proposed lot configuration mimics the subdivision layout to the south to fit with the existing pattern of development in the area.

Based on these considerations as outlined above, the proposed development is consistent with the Major Corridor Residential Infill policies of the *Urban Residential* designation.

Zoning Bylaw:

The current application proposes to rezone the property located at 20738 123 Avenue from RS-3 (One Family Rural Residential) to R-1 (Residential District) to permit future subdivision into approximately 21 single family lots. The applicant is seeking development variances to the zoning bylaw, as outlined in the subsequent section.

Proposed Variances:

The applicant has requested the following variances to the *Subdivision and Development Servicing Bylaw No. 4800-1993*, and the *Maple Ridge Zoning Bylaw No. 3510 -1985*:

1. *Subdivision and Development Servicing Bylaw No. 4800-1993*, Schedule B, to reduce the 123 Avenue collector road right-of-way from 20 m (66 ft) to 16 m (52.5 ft);
2. *Subdivision and Development Servicing Bylaw No. 4800-1993*, Schedule B, to reduce the 207A Street local road right-of-way from 18 m (59 ft) to 16.5 m (54 ft);
3. *Maple Ridge Zoning Bylaw No. 3510-1985*, Part 6, Section 601, 11 (b) to increase the maximum permitted height from 9 m (29.5 ft) to 11 m (36 ft);
4. *Maple Ridge Zoning Bylaw No. 3510-1985*, Schedule 'D', to reduce the lot width from 24 m (78.7 ft) to 22 m (72 ft) for lots 1-3 and 17-21;
5. *Maple Ridge Zoning Bylaw No. 3510-1985*, Part 6, Section 601, C. 11 (c) (i), to reduce the front yard setback from 5.5 m (18 ft) to 3 m (10 ft) for lots 1-5 and 17-21;
6. *Maple Ridge Zoning Bylaw No. 3510 -1985*, Part 6, Section 601, C. 11 (c) (ii), to reduce the rear yard setback from 8 m (26 ft) to 6 m (19.7 ft).

The requested variances will be the subject of a future report to Council.

Development Permits:

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

Development Information Meeting:

A Development Information Meeting was held on December 11, 2013 at Laity View Elementary School. Approximately 30 residents attended the meeting. A summary of the comments and discussions with the attendees was provided by the applicant and include the following:

1. Increase in parking demand and traffic volume as a result of the new lots.
2. Impact of 207A Street connecting to 123 Avenue (increase in traffic and shortcutting on 207A Street)
3. The existing 123 Avenue is narrow along the development site, which results in speeding and is a concern for cyclists.
4. Preservation of environmentally sensitive areas on the development site (ie: watercourses).
5. Impact of development on wildlife corridors and wildlife that use or inhabit area.
6. Impact of tree removal on remaining surrounding trees (ie: blowdown and windfirm concerns).

The following are provided in response to the issues raised by the public:

1. The applicant has provided a traffic impact assessment indicating the anticipated increase in traffic volume as a result of the proposed development is 25 vehicles.
2. The increase in traffic and the estimated number of short cut trips is approximated to fall within the 60-100 vehicle per hour (vph) capacity for a local residential street.
3. The Engineering Department is in support of maintaining the existing road right-of-way width on 123 Avenue although it is less than the standard for a collector road. A Development Variance Permit is required. The narrower road right-of-way is to reduce the impact on McKenney Creek, which has two tributaries that cross 123 Avenue in this location.
4. The eastern and western portions of the subject property will be dedicated as park for conservation purposes, including the McKenney Creek tributaries and their adjacent riparian setback areas.
5. The linear park dedication will allow for wildlife corridors.
6. Numerous trees will be preserved due to the park dedication. An arborist report will identify hazard trees that need to be removed prior to subdivision approval.

d) Environmental Implications:

The applicant has submitted an Environmental Assessment and an Environmental Impact Assessment prepared by Letts Environmental Consultants Ltd. The Environmental Assessment report explains that two branches of McKenney Creek are located on or adjacent to the subject property. Fish are known to utilize the east branch only.

A review of the Environmental Assessment Report has determined that a 30 metre (98 ft) setback would severely limit development potential on the subject property. Additionally, the land use history of the surrounding properties, and their lack of riparian corridor width continuity due to earlier developments have decreased the environmental sensitivity. Therefore, the applicant has proposed a variance to the setback requirement from 30 metres (98 ft) to a variable setback of 12 to 15 metres (39 -49 ft) on the west side watercourse and a variable setback of 15 to 22.5 metres (49- 73.8 ft) on the east side watercourse.

In exchange for the watercourse setback relaxations, the applicant has submitted an Environmental Impact Assessment outlining additional compensation measures to off-set the setback variances from both a qualitative and quantitative perspective. From a qualitative perspective, Letts Environmental Consultants Ltd. has noted that all setback areas currently void of trees or shrubs will be re-vegetated in order to improve and enhance the functional role of riparian zones and diversify plant species. From a quantitative perspective, the subdivision layout has been designed to provide additional park dedication areas over and above 15 metres (49 ft) from the top of bank on the west side and 18.75 metres (61.5 ft) from the top of bank on the east side (the average of a 15 to 22.5 metre (49-73.8 ft) setback). In total, 18,578 m² (4.6 acres) of land will be dedicated for conservation purposes from the subject property. Based on a quantitative assessment of environmentally sensitive areas gained and lost for park dedication and land development respectively, Letts Environmental Consultants has determined that there is a net gain of 611 m² (2004 ft²) in area for environmentally protected land.

A Local Area Service Bylaw is required prior to subdivision approval to ensure an ongoing maintenance budget is established for stormwater management bioswales and rain gardens both within the road right-of-way and along a portion of the park boundary.

e) Traffic Impact:

As the subject sites are located within 800 metres (2,624 ft²) of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure. Ministry approval of the Maple Ridge Zone Amending Bylaw No. 7007-2013 will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application.

Additionally, the applicant has submitted a Traffic Impact Assessment prepared by BWW Consulting. The report responded to the impact of the 207A Street extension north to 123 Avenue. The report states that the existing two-way traffic volume for the evening peak hour in the vicinity of 207A Street and 120B Avenue is currently 30 vehicles per hour. The proposed development traffic, combined with anticipated through-traffic which results from the 207A Street connection, is 70 vehicles per hour at the evening peak time. This is the busiest volume expected along 207A Street, due to the multi-family land uses and the proximity to Dewdney Trunk Road. North of 120B Avenue, where land use is single family in nature and vehicles are less likely to use Dewdney Trunk Road, traffic volume may be as low as 35 vehicles per hour during the evening peak hour. The peak evening traffic volume after the proposed development falls within the typical volume range for local residential streets, which is 60-100 vehicles per hour.

f) Interdepartmental Implications:

Engineering Department:

The Engineering Department has reviewed the development application and has advised that all required off-site services exist; therefore, a Rezoning Servicing Agreement is not necessary. The existing 123 Avenue road right-of-way is less than the collector road standard. However, the road has been fully constructed with concrete curb, gutter, and sidewalk within a narrow right-of-way to

minimize the impact on McKenney Creek. As a result, the Engineering Department is in support of a Development Variance Permit to keep the right-of-way as it is.

g) Intergovernmental Issues:

Local Government Act:

An amendment to the Official Community Plan requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 882 of the Act. The amendment required for this application, to adjust the *Conservation* boundary, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

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

Archaeological Issues:

The District of Maple Ridge received a letter from Susan Miller, Katzie First Nation Chief, in December 2013. The Katzie First Nation has identified that the development of the subject property is of concern to them because the property is located approximately 700 metres from a previously recorded archaeological site (DhRp-52). Furthermore, the subject property is located on the same landform and is adjacent to McKenney Creek, which flows through archaeological site DhRp-52.

The Katzie Chief and Council requested the following measures in the December 2013 letter:

1. *A summary of upcoming plans for the property;*
2. *A meeting with the District of Maple Ridge to address Katzie First Nations' concerns;*
3. *That a professional archaeologist is hired to determine whether a site is present; and*
4. *That the professional archaeologist contact Katzie First Nation directly.*

As a result of this correspondence, the District of Maple Ridge has provided development plans of the subject property, and has met with representatives from the Katzie First Nation. The applicant has hired Antiquus Archaeological Consultants Ltd., a professional archaeology firm, to review the subject property. Discussions have subsequently taken place between Antiquus Archaeological Consultants Ltd. and the Katzie First Nation, as requested in the December 2013 letter. Site work was conducted between September 22 and 26 under Archaeology Branch Permit No. 2014-0267. A total of 294 shovel tests were conducted at 5 to 10 metre (16-32.8 ft) intervals throughout the central portion that is proposed to be developed with single family homes and a connecting road. The Archaeological Impact Assessment concluded that *no buried pre-contact period archaeological cultural deposits or features were identified within the proposed subdivision impact zone.*

CONCLUSION:

It is recommended that first and second reading be given to Maple Ridge Official Community Plan Amending Bylaw No. 7087-2014, that second reading be given to Maple Ridge Zone Amending Bylaw No. 7007-2013 and that application 2013-041-RZ be forwarded to Public Hearing.

"Original signed by Amelia Bowden"

Prepared by: Amelia Bowden
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

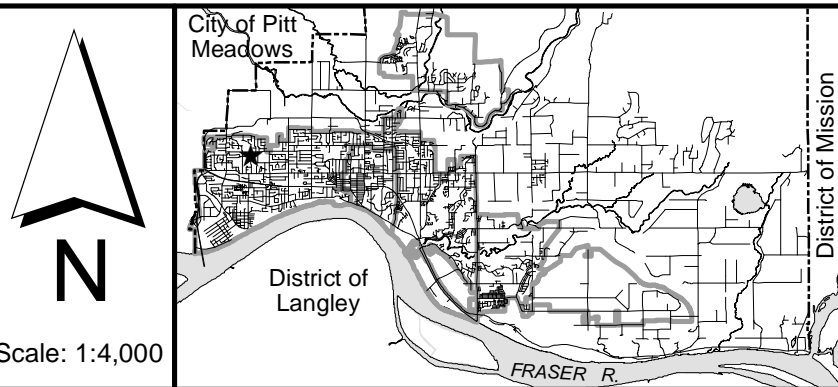
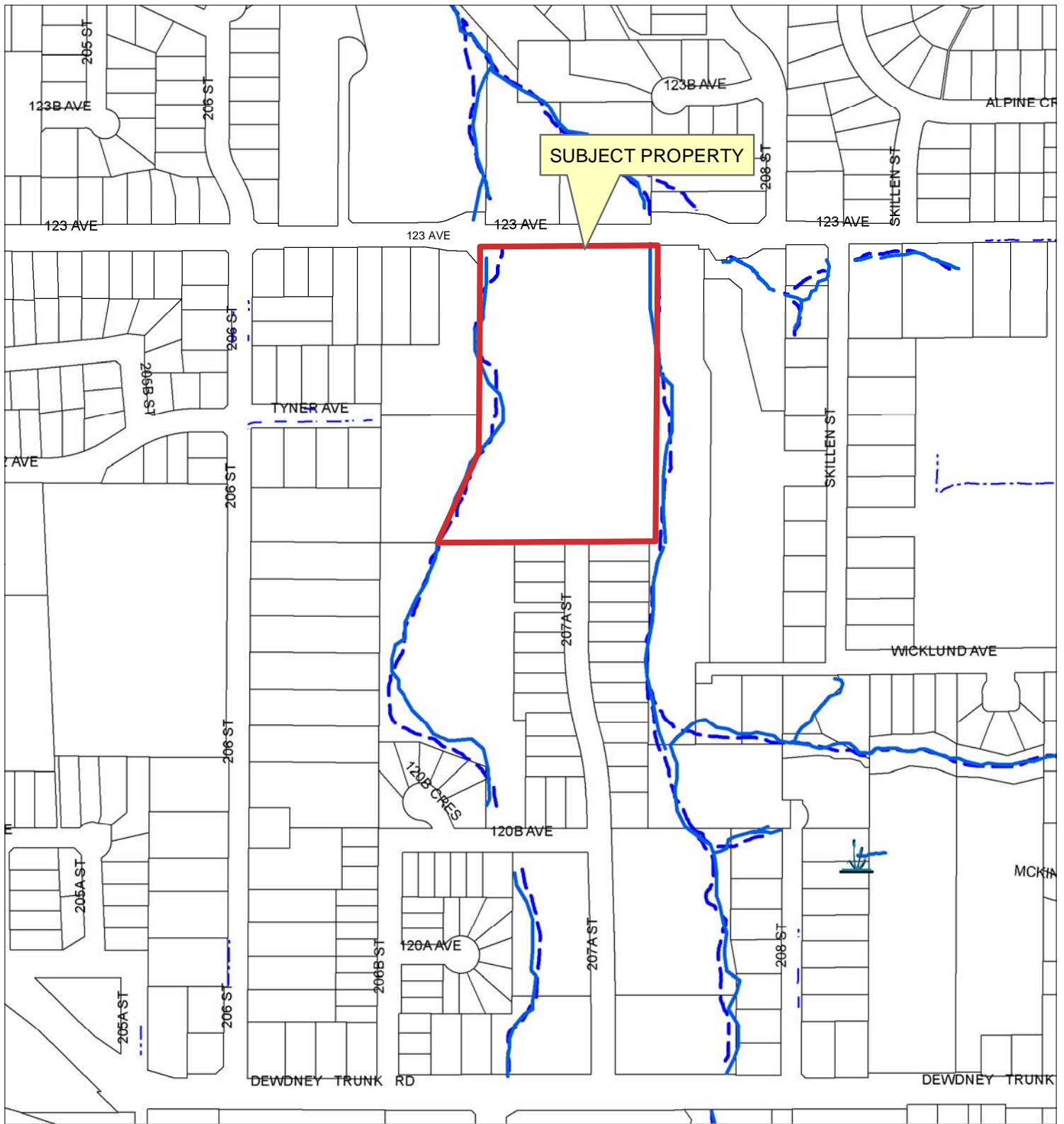
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services


"Original signed by J.L. (Jim) Rule"

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

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – OCP Amending Bylaw No. 7087-2014
Appendix C – Zone Amending Bylaw No. 7007-2013
Appendix D – Subdivision Plan



20738 123 AVENUE		
 CITY OF MAPLE RIDGE PLANNING DEPARTMENT		
DATE: Nov 13, 2014	FILE: 2013-041-RZ	BY: PC

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BYLAW NO. 7087-2014

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

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

AND WHEREAS it is deemed desirable to amend Schedules "B" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7087-2014

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

Lot 5 EXCEPT: FIRSTLY: The East 100 Feet; SECONDLY: Part Subdivided by Plan 17056; THIRDLY: Part Subdivided by Plan 26346; District Lot 241 Group 1 New Westminster District Plan 1750

and outlined in heavy black line on Map No. 882, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended as shown.

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

Lot 5 EXCEPT: FIRSTLY: The East 100 Feet; SECONDLY: Part Subdivided by Plan 17056; THIRDLY: Part Subdivided by Plan 26346; District Lot 241 Group 1 New Westminster District Plan 1750

and outlined in heavy black line on Map No. 884, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

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

READ A FIRST TIME the day of , 20 .

READ A SECOND TIME the day of , 20 .

PUBLIC HEARING HELD the day of , 20 .

READ A THIRD TIME the day of , 20 .

ADOPTED, the day of ,20 .

PRESIDING MEMBER

CORPORATE OFFICER

1:2,500

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BYLAW NO. 7007-2013

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 Corporation of the District of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7007-2013."

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

Lot 5 Except: Firstly: The East 100 feet; Secondly: Part Subdivided by Plan 17056; Thirdly: Part Subdivided by Plan 26346; District Lot 241 Group 1 New Westminster District Plan 1750

and outlined in heavy black line on Map No. 1591 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Residential District).

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

READ a first time the 23rd day of July, 2013.

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

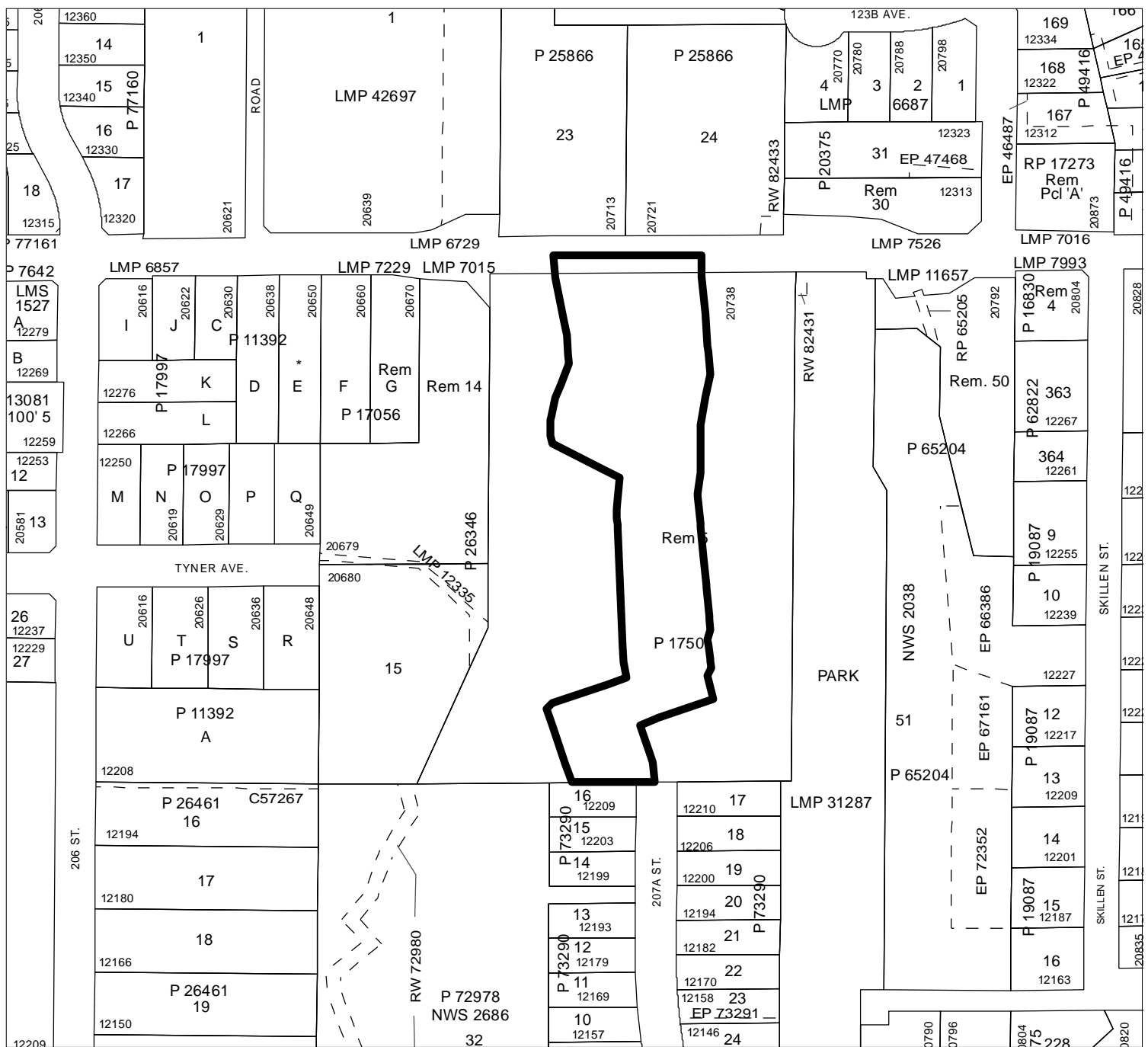
READ a third time the day of , 20

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

RECONSIDERED AND FINALLY ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7007-2013

Map No. 1591

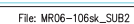
From: RS-3 (One Family Rural Residential)

To: R-1 (Residential District)

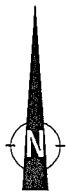


SCALE 1:2,500




123rd Avenue

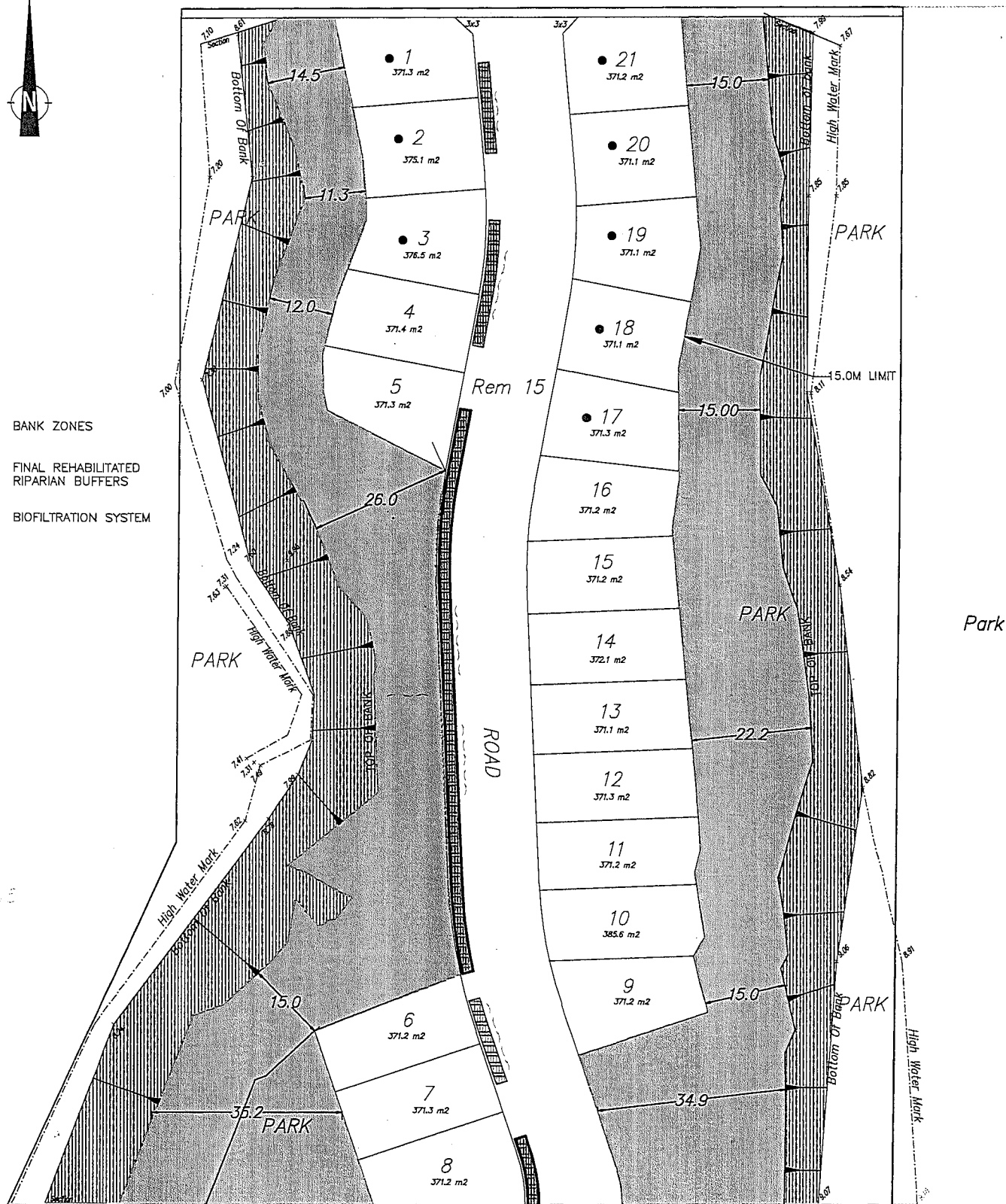


SCALE 1:1000



123rd Avenue

-  BANK ZONES
-  FINAL REHABILITATED RIPARIAN BUFFERS
-  BIOFILTRATION SYSTEM





City of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7121-2014
Second Reading
Zone Amending Bylaw No. 7022-2013
20208 McIvor Avenue

MEETING DATE: November 17, 2014
FILE NO: 2013-039-RZ
MEETING: C of W

A) EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 20208 McIvor Avenue, from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit a future subdivision of approximately 13 single family lots. An Official Community Plan (OCP) amendment is required to change the designation from *Agricultural* to *Urban Residential* and *Conservation*; to include the subject property in the Urban Area Boundary on Schedule B; and to amend Schedule C to designate lands around a tributary to Katzie Slough as *Conservation*. Council granted first reading to Zone Amending Bylaw No. 7022-2013 and considered the early consultation requirements for the OCP amendment on September 24, 2013.

B) RECOMMENDATIONS:

1. That Official Community Plan Amending Bylaw No. 7121-2014 be given first and second readings and be forwarded to Public Hearing;
2. That, in accordance with Section 879 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7121-2014 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
3. That Official Community Plan Amending Bylaw No. 7121-2014 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
4. That it be confirmed that Official Community Plan Amending Bylaw No. 7121-2014 is consistent with the Capital Expenditure Plan and Waste Management Plan;
5. That Zone Amending Bylaw No. 7022-2013 be given second reading, and be forwarded to Public Hearing;

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

- i. Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
- ii. Approval from the Ministry of Transportation and Infrastructure;
- iii. Amendment to Official Community Plan Schedules "B" and "C";
- iv. Park dedication as required;
- v. Registration of a Restrictive Covenant for the geotechnical report, which addresses the suitability of the subject property for the proposed development;
- vi. Registration of a Statutory Right-of-Way plan and agreement for sanitary sewer;
- vii. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
- viii. Registration of Archaeological Report, prepared by Antiquus Archaeological Consultants Ltd., dated September 6, 2013, with the Ministry of Forests, Lands and Natural Resource Operations, Archaeological Branch.

C) DISCUSSION:

1) Background Context:

Applicant:	DAMAX Consultants Ltd.
Owner:	Ignacio Chua
Legal Description:	Lot 1 District Lots 263 and 246 Group 1 New Westminster District Plan 21483
OCP:	
Existing:	Agricultural
Proposed:	Urban Residential; Conservation
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-1b (One Family Urban (Medium Density Residential)

Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential
	Designation:	Urban Residential
South:	Use:	Single Family Residential (recently approved 2013-016-RZ)
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential, Neighborhood Park, Conservation
East:	Use:	Single Family Residential
	Zone	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Golf Course (City of Pitt Meadows)
	Zone:	Unknown
	Designation:	Unknown
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Single Family Residential and Conservation
Site Area:		1.865 ha (4.6 acres)
Access:		Allison Street, 201 Street, Davenport Drive
Servicing:		Urban Standard

2) Project Description:

The subject property (Appendix A) is located in west Maple Ridge, adjacent to Golden Ears Way on the border of Pitt Meadows. The applicant proposes to rezone the subject property to allow for future subdivision into 13 single family lots. The existing single family house on site will be retained at this time, and may be the subject of a future subdivision application. The existing single family house will continue to be accessed from a driveway off McIvor Avenue. The new lots will be accessed from extensions to Allison Street, 201 Street, and Davenport Drive. Allison Street will be extended south to end in a cul-de-sac giving access to lots 10, 11 and 12 (Appendix C). Davenport Drive and 201 Street are proposed to be extended south to loop and merge into one, giving access to lots 1 - 9 (Appendix C).

The subject property is considered suitable for urban development, as the surrounding context of the site is designated *Urban Residential* in the OCP. The property to the south is a single family residential lot that was granted final reading on November 4, 2014, to be rezoned from RS-3 (One Family Rural Residential) and RS-1 (One Family Urban Residential) to RS-1b (One Family Urban (Medium Density) Residential) to permit future subdivision into 13 lots. A tributary to Katzie Slough is located on the southern property boundary, running in an east-west direction, for which a 15 metre (50 feet) environmental dedication is recommended for conservation purposes.

Agricultural Land Reserve:

In April 2013, the property owner applied to exclude the subject property from the Agricultural Land Reserve (ALR), as it was deemed not suitable for farming. The Agricultural Land Commission had previously identified and recommended the subject property for exclusion from the ALR.

3) Planning Analysis:

Metro Vancouver Regional Growth Strategy:

During the Regional Growth Strategy review, the subject property was designated *General Urban* and included within the Region's Urban Containment Boundary.

i) Official Community Plan:

The subject property is currently designated *Agricultural*. The proposed development will require an OCP amendment to: (a) include the subject property within the Urban Area Boundary, aligning Schedule "B" of the OCP with the Regional Urban Containment Boundary identified on the Regional Context Statement Regional Land Use Development Map; (b) change the designation from *Agricultural* to *Urban Residential and Conservation* allowing the subject property to become consistent with the existing designations within the neighbourhood and; (c) to amend Schedule "C" to designate conservation lands around a tributary to Katzie Slough.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property, located at 20208 McIvor Avenue, from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential), to permit subdivision of approximately 13 lots. The proposed development lots meet the minimum zoning provisions for the RS-1b (One Family Urban (Medium Density) Residential) zone; however, the applicant is seeking a development variance to the Zoning Bylaw for building height, as outlined in the subsequent section.

iii) Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following relaxations (see Appendix D):

- *Maple Ridge Zoning Bylaw No. 3510 -1985, Part 6, Section 601, 11 (b)* to increase the maximum permitted height from 9.5 to 11 metres (31-36 feet).

The requested variances to the RS-1b (One Family Urban (Medium Density) Residential) zone will be the subject of a future Council report.

iv) Development Permits:

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

Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

v) Development Information Meeting:

A Development Information Meeting was held at Laity View Elementary School on June 17, 2014. Approximately 12 people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

1. Concern for noise, dust and vibrations from placement and compaction of fill.
2. Concern regarding drainage problems after development.
3. Concern regarding an increase in traffic due to the proposal to connect 201 Street to the south, as well as suggestions of traffic calming measures.

vi) Parkland Requirement:

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 941 of the *Local Government Act* prior to subdivision approval.

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

4) Environmental Implications:

The applicant has submitted an Environmental Assessment prepared by Letts Environmental Consultants Ltd. The Environmental Assessment report explains that a tributary to Katzie Slough, with an average width of 1-2 metres (3-6.5 feet), and is located on the southern property boundary and flows west under Golden Ears Way. A 15 metre (50 feet) environmental dedication is recommended for conservation purposes around the tributary. A Watercourse Protection Development Permit is being processed in support of this proposal which will include enhancement, restoration and re-vegetation work within the setback areas. An "Enhancement and Protection Agreement" outlining refundable securities to complete the works and maintenance for 5 years including a Storm Water Management Restrictive Covenant will be required prior to approval of the Watercourse Protection Development Permit.

5) Traffic Impact:

As the subject property is located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure.

Ministry approval of the Zone Amending Bylaw will be required as a condition of final reading. On May 14, 2014 the Ministry granted preliminary approval of the development application.

6) Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has reviewed the proposal and confirms that all the deficient off-site services, including the required road dedication, are being provided through the Subdivision Servicing Agreement. The Engineering Department has no concerns with the proposed land use.

7) School District Comments:

Pursuant to Section 881 of the Local Government Act, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 on May 5, 2014 and identified that the proposed development would affect the student population for the catchment areas currently served by Fairview Elementary and Westview Secondary. The 2013-14 school year at Fairview Elementary had a student enrolment rate of 65% utilization; Westview Secondary had a student enrolment rate of 75% utilization.

8) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 879 of the *Local Government Act*. The amendment required for this application, to change the designation from *Agricultural* to *Urban Residential and Conservation*; to include the subject property in the Urban Area Boundary (Schedule B); and to amend Schedule C to designate conservation lands around the tributary of Katzie Slough, is considered to be minor in nature as these amendments are to bring the OCP land uses into alignment with the Metro Vancouver Regional Growth Strategy. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

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

ii) Archaeological Issues:

The subject property is located on a known archeological site (DhRp 52), as initially identified with the recently approved development to the south, located at 20178 Chatwin Avenue (2013-016-RZ). The applicant has hired Antiquus Archaeological Consultants Ltd., a professional archeological firm, to review the subject property. Site work was conducted during the fall of 2012 and spring of 2013, under the Archaeological Branch Permit No. 2012-0305. As part of the archaeological fieldwork, the subject property was divided into three management areas and classified based on the amount of artifacts recovered during the initial assessment. One area in particular, zone B, was classified as having significant heritage value, with recommendations made for each zone to be carried out prior to development.

D) CONCLUSION:

The development proposal fits with the surrounding neighborhoods, designated *Urban Residential*, to the north, east, and recently approved application (2013-016-RZ) to the south. An environmental dedication of 15 metres (50 feet) and enhancement of a tributary to the Katzie Slough will be included as conservation land on the southern boundary of the subject property. The site has an identified archaeological sensitive area; therefore, a final archaeological report will be registered with the Ministry of Forests, Lands and Natural Resource Operations. Official Community Plan amendments are required as described in this report and justification has been provided in support of these amendments.

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7121-2014, that second reading be given to Zone Amending Bylaw No. 7021-2013, and that application 2013-039-RZ be forwarded to Public Hearing.

"Original signed by Adam Rieu"

Prepared by: Adam Rieu
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

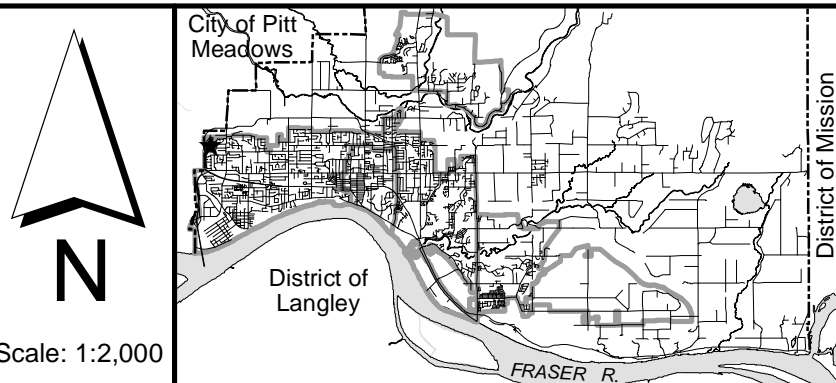
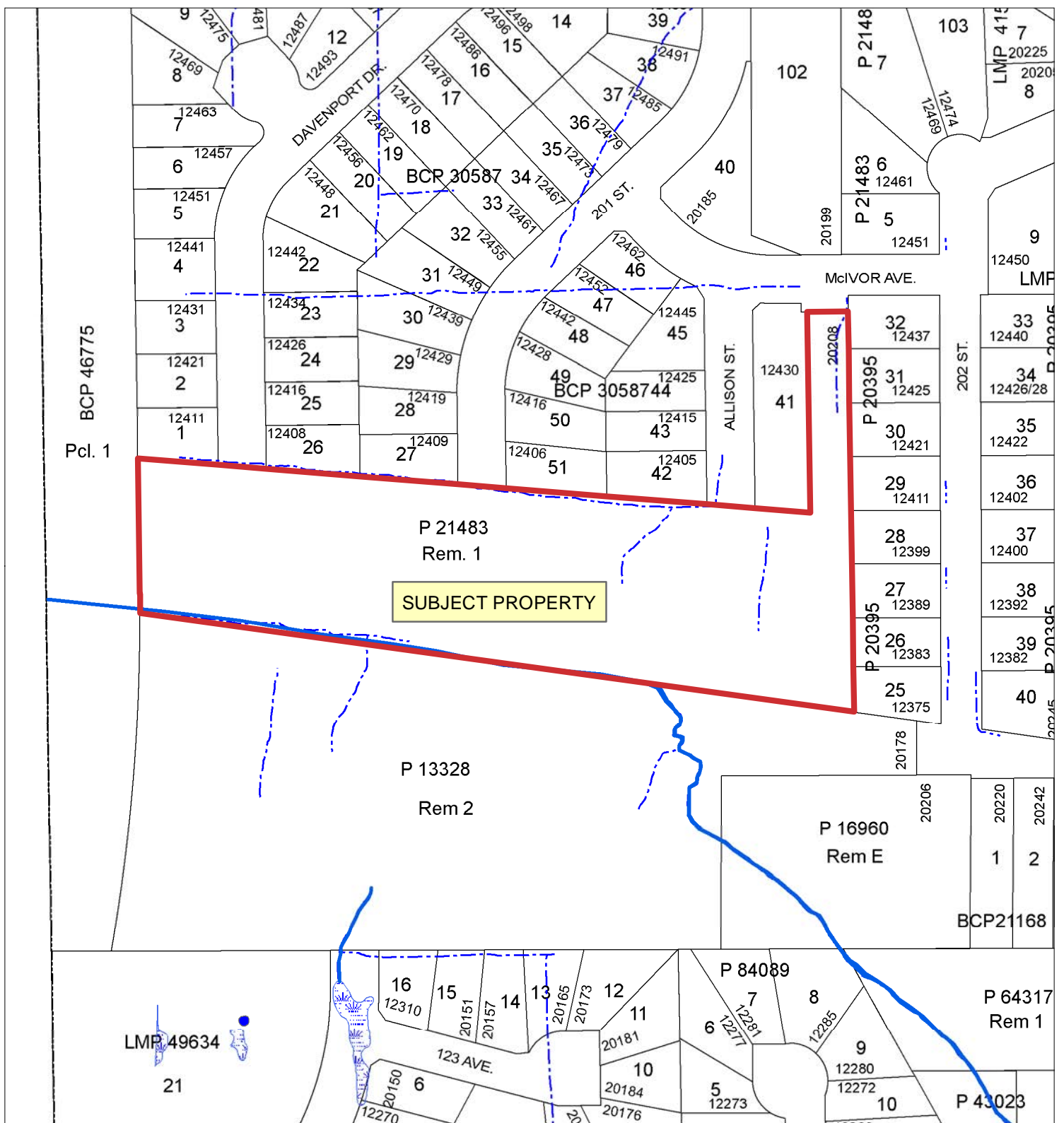
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

"Original signed by J.L. (Jim) Rule"


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

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – OCP Amending Bylaw No. 7121-2014
Appendix C – Zone Amending Bylaw No. 7022-2013
Appendix D – Subdivision Plan



20208 MCIVOR AVENUE



MAPLE RIDGE
British Columbia

**CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE**

FINANCE DEPARTMENT

DATE: Aug 27, 2013
FILE: 2013-039-RZ
BY: PC

CITY OF MAPLE RIDGE

BYLAW NO. 7121-2014

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

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

AND WHEREAS it is deemed desirable to amend Schedules "B" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7121-2014"
2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 1 District Lots 263 and 246 Group 1 New Westminster District Plan 21483

and outlined in heavy black line on Map No. 897, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended to include the land within the Urban Area Boundary; and

and outlined in heavy black line on Map No. 898, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by re-designating to "Urban Residential" and "Conservation".

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

Lot 1 District Lots 263 and 246 Group 1 New Westminster District Plan 21483

and outlined in heavy black line on Map No. 899, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation.

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

READ A FIRST TIME the day of , 20 .

READ A SECOND TIME the day of , 20 .

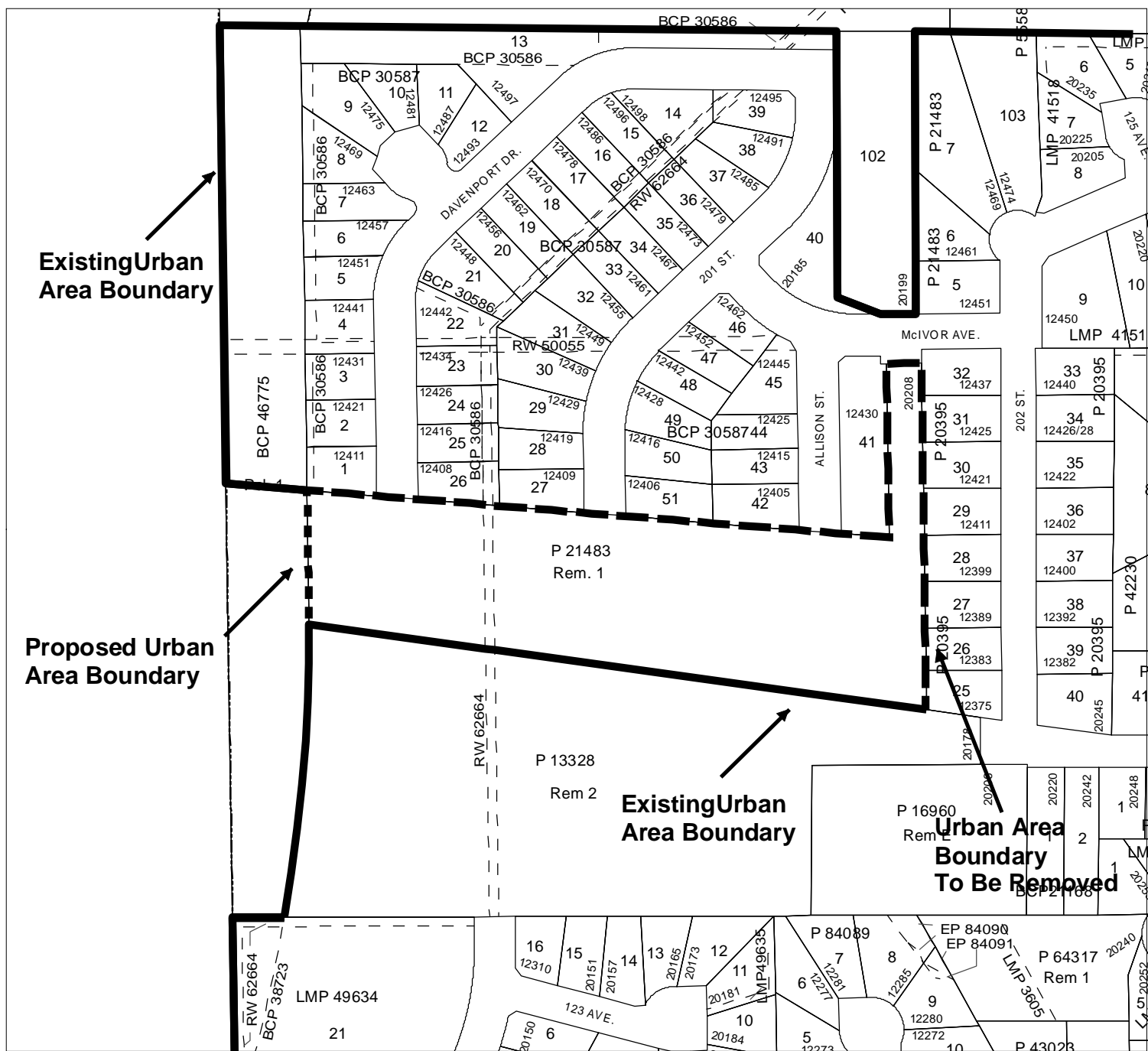
PUBLIC HEARING HELD the day of , 20 .

READ A THIRD TIME the day of , 20 .

ADOPTED, the day of ,20 .

PRESIDING MEMBER

CORPORATE OFFICER

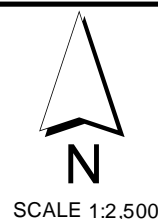


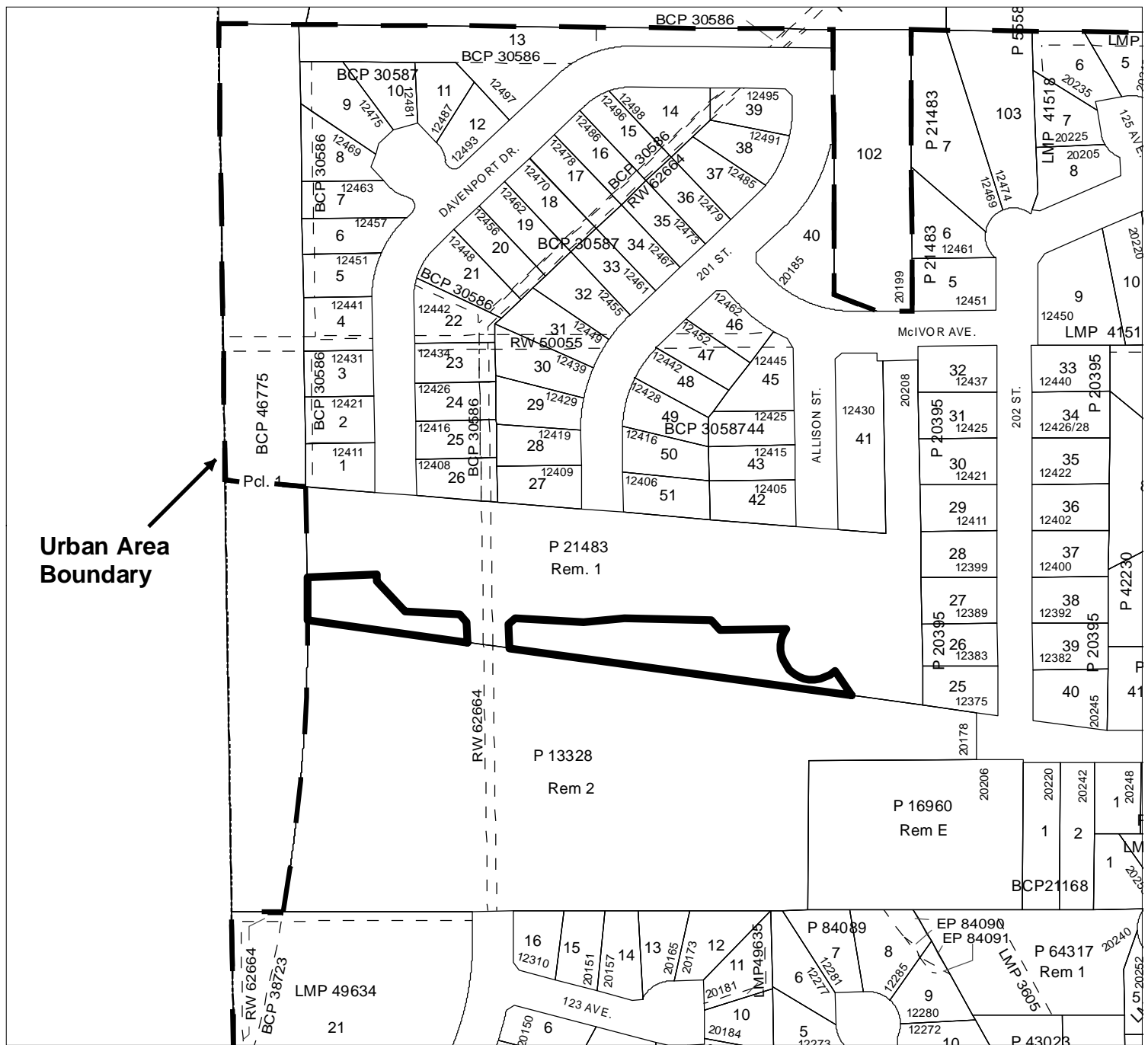
MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7121-2014

Map No. 897

Purpose: To Amend the Urban Area Boundary As Shown





MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7121-2014

Map No. 899

Purpose: To Add To Conservation on Schedule C



--- Urban Area Boundary



SCALE 1:2,500

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BYLAW NO. 7022-2013

**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 Corporation of the District of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7022-2013."

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

Lot 1 District Lots 263 and 246 Group 1 New Westminster District Plan 21483

and outlined in heavy black line on Map No. 1594 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 24th day of September, 2013.

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

RECONSIDERED AND FINALLY ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



Bylaw No. 7022-2013
Map No. 1594
From: RS-3 (One Family Rural Residential)

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



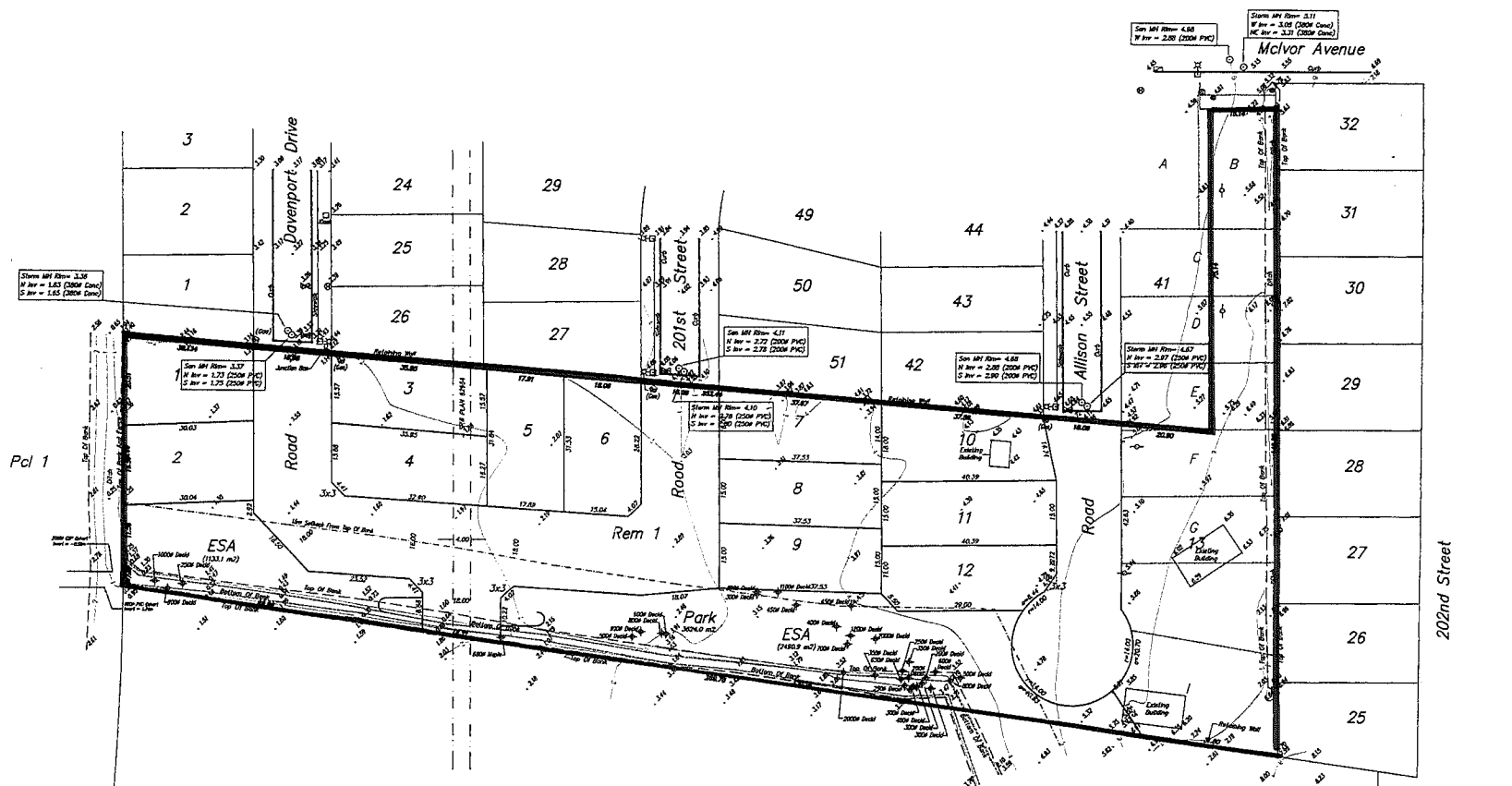
SCALE 1:2,500

Project:
 20208 McIvor Avenue
 Maple Ridge, BC

Client:
 Pivotal Developments

Legend:

- Ground Elevation
- Catch Basin
- Fire Hydrant
- Gas Valve
- Low Drain
- Lamp Standard
- Manhole
- Power Pole
- Water Valve
- Sign

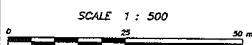


All Dimensions Are in Meters
 Lot Dimensions Are Based On Plan 21483
 Elevations Are From Monument 8449588
 Elev = 11.435M

Date: September 20, 2013
 Revised: March 10, 2014

Certified Correct
 Date: 20th Day of September, 2013

After Amendment: 0625



Terra Pacific Land Surveying Ltd.

2271 St. John Avenue, Maple Ridge, BC

Tel: 604-463-2200

Fax: 604-463-2201

PROPOSED
 SUBDIVISION
 2013.039.P2
 29.10.14

Rem E



City of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: November 17, 2014
FILE NO: 2012-017-RZ
MEETING: C of W
SUBJECT: Final One Year Extension Application
11750 and 11736 Burnett Street

EXECUTIVE SUMMARY:

Council granted a one year extension to the above noted application on May 13, 2014. The applicant has now applied for a final one year extension under Maple Ridge Development Procedures Bylaw No. 5879-1999. The purpose of this application is to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) to allow for future subdivision into 5 single family lots not less than 371 m² (3994 ft²) in area.

RECOMMENDATION:

That pursuant to Maple Ridge Development Procedures Bylaw No. 5879-1999, a one year extension be granted for rezoning application 2012-017-RZ, and that the following conditions be addressed prior to consideration of final reading:

- i. Road dedication, as required;
- ii. A No-Build Restrictive Covenant for proposed Lot 5 be registered at the Land Title Office;
- iii. Removal of the existing buildings; and
- iv. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks. If there is evidence, a site profile pursuant to the Waste Management Act must be provided in accordance with the regulations.

DISCUSSION:

a) Background Context:

Applicant: Aplin & Martin Consultants Ltd.
Owner: Affinity Projects Ltd.

Legal Description: North Half of Lot 5 Except; Part Dedicated Road on Plan LMP 2414, Section 17, Township 12, New Westminster District Plan 8881
Parcel "A" (Explanatory Plan 51052) Lots 107 and 108, Section 17, Township 12, New Westminster District Plan 42061

OCP:
Existing: 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: 0.15 ha (0.37 acres)
Access: Burnett Street
Servicing: Urban Residential

The following dates outline Council's consideration of the application and Bylaw 6909-2012:

- First reading was granted April 10, 2012
- Second reading report (Appendix B) was considered and granted October 23, 2012;
- Public Hearing was held November 20, 2012
- Third reading was held November 27, 2012
- A one year extension was granted May 13, 2014

Application Progress:

At this time, the applicant has yet to complete any of the terms and conditions for final reading. The applicant intends to pursue final reading within the one year extension period.

Alternatives:

Council may choose one of the following alternatives:

1. Grant the request for extension;
2. Deny the request for extension; or
3. Repeal third reading of the bylaw and refer the bylaw to Public Hearing.

CONCLUSION:

The applicant will be pursuing the completion of this rezoning application and has applied for a final one year extension. It is anticipated that the additional year will provide sufficient time for the applicant to satisfy the terms and conditions required for final reading. It is therefore recommended that a final one year extension be granted to application 2012-017-RZ under Maple Ridge Development Procedure Bylaw No. 5879-1999.

"Original signed by Adam Rieu"

Prepared by: Adam Rieu
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

Approved by: Frank Quinn
GM: Public Works & Development Services

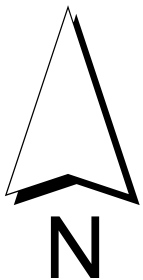
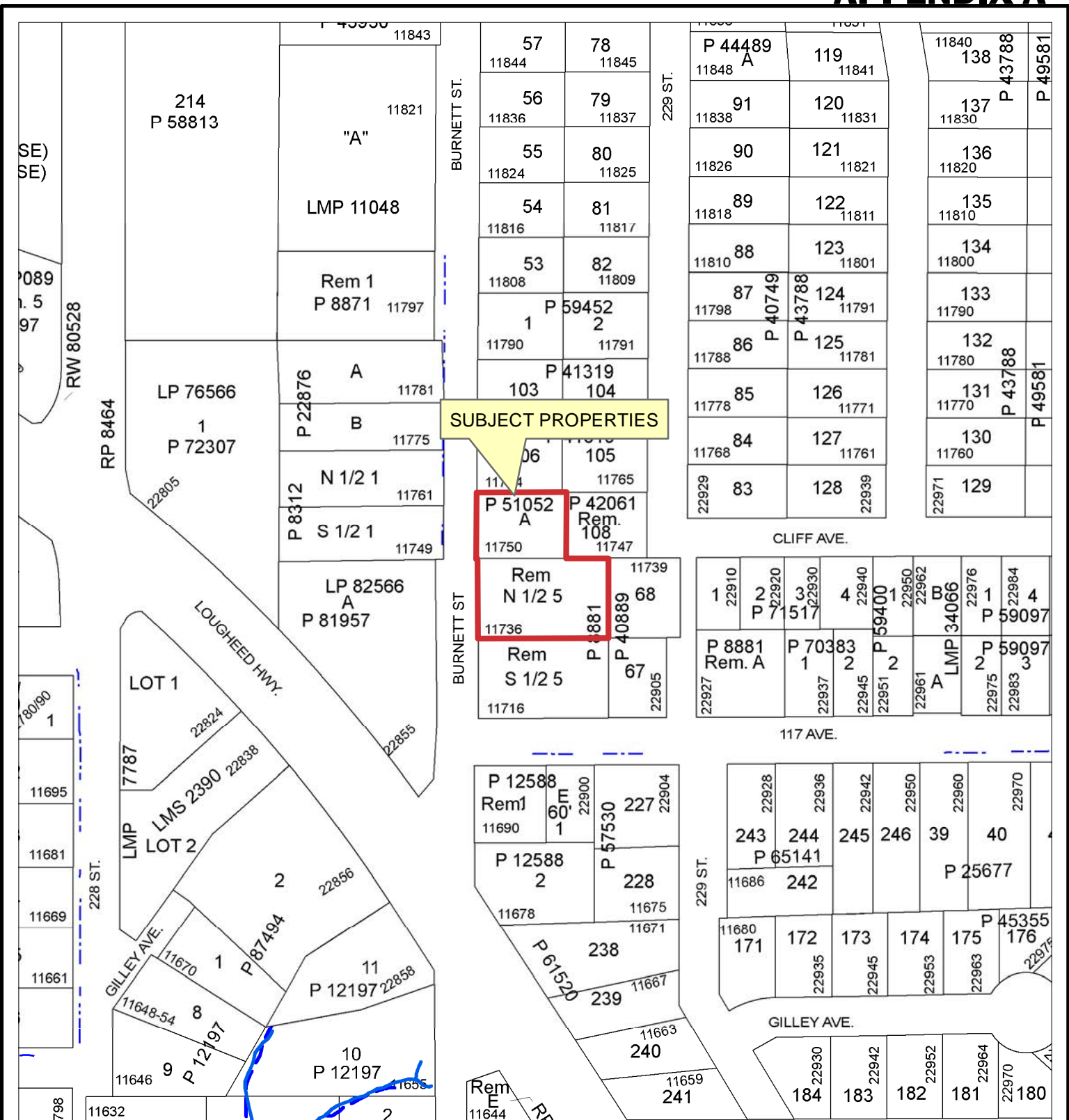
"Original signed by J.L. (Jim) Rule"

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

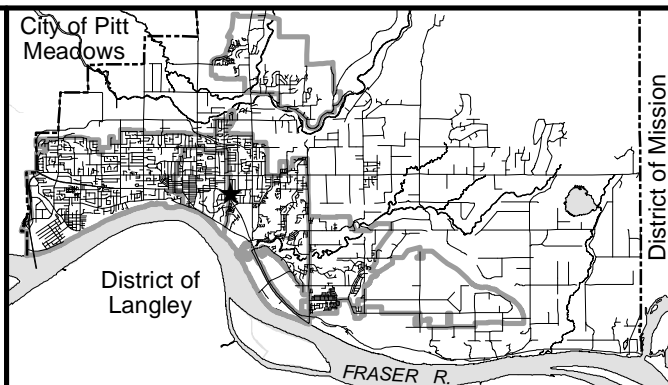
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Second Reading Report



Scale: 1:2,000



11736/50 BURNETT STREET



CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE
PLANNING DEPARTMENT

DATE: Apr 30, 2014

FILE: 2012-017-RZ

BY: PC



District of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: **Second Reading**
Maple Ridge Zone Amending Bylaw No.6909-2012
11750 Burnett Street and 11736 Burnett Street

MEETING DATE: October 15, 2012
FILE NO: 2012-017-RZ
MEETING: C of W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District). This application is in compliance with the Official Community Plan.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 6909-2012 be given Second Reading and be forwarded to Public Hearing; and
2. That the following term(s) and condition(s) be met prior to Final Reading.
 - i. Road dedication as required;
 - ii. Registration on proposed lot 5 of a No-Build covenant at the Land Title Office;
 - iii. Removal of the existing building/s;
 - iv. A disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks. If there is evidence, a site profile pursuant to the Waste Management Act must be provided in accordance with the regulations.

DISCUSSION:

a) Background Context:

Applicant: Aplin & Martin Consultants Ltd

Owner: Affinity Projects Ltd

Legal Descriptions: North Half Lot 5 Except; Part Dedicated Road on Plan LMP2414, Section 17, Township 12, NWD Plan 8881;

Parcel "A" (Explanatory Plan 51052), Lots 107 and 108, Section 17, Township 12, NWD Plan 42061.

OCP:

Existing: 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), but under rezoning and subdivision applications for three R-1 (Residential District) lots with 16.07 metre frontages.
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: 0.151 ha (0.37 acres)

Access: Burnett Street

Servicing requirement: Urban Standard

b) Project Description:

The subject lots are located just outside the eastern edge of the Town Centre. The two properties are flat lying, with some trees located along existing property lines. Each property is currently occupied by a single family home.

This application proposes to rezone the subject site to allow for subdivision into approximately five (5) single family lots. The proposed R-1 (Residential District) zone is supportable as the land to the south (11716 Burnett Street) is the subject of another application which has been given Third Reading proposing three R-1 (Residential District) lots with widths of 16 metres. The subdivision concept plan accompanying this application proposes five lots with reduced widths. This plan assumes a variance will be allowed to reduce the lot widths by 0.3 metres on two lots and nearly 1.35 metres on the other three proposed lots. Thus, the intended lots will be 11.7 and 10.7 metres respectively, rather than the minimum lot width of 12 metres. A reduction of over one metre in lot width is significant and generally not supported. However, staff has reviewed a broad range of options that would not require a variance permit such as duplexes, detached Garden Suites, and other zones, and have concluded that the lot width variance to the R-1 zone is most appropriate.

c) Planning Analysis:

Official Community Plan:

The subject properties are designated Urban Residential in the Official Community Plan and are subject to the conditions of the Major Corridor Residential Infill policies. This proposal complies with Major Corridor Residential Infill policy 3-21, as follows:

- 3 - 21 *All Neighbourhood and Major Corridor Residential infill developments will respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention to:*
- a) *the ability of the existing infrastructure to support the new development;*
 - b) *the compatibility of the site design, setbacks, and lot configuration with the existing pattern of development in the area;*
 - c) *the compatibility between building massing and the type of dwelling units in the proposed development and the surrounding residential properties;*

To the west, the adjacent lands are within the Town Centre Area Plan (these adjacent properties are designated Low-Rise Apartment and Town Centre Commercial). The property designated for apartment is vacant, while the other commercially designated parcel fronts Lougheed Highway with a Highway Commercial use. To the east, an established single family neighbourhood exists that is predominantly zoned RS-1 (One Family Urban Residential), which has relatively large lots (a minimum parcel size of 668 m²). It is anticipated that the vacant Town Centre property will eventually develop into multi-family in accordance with the Area Plan. As this occurs, a sharp contrast will become apparent with the residential properties to the east. The subject properties will bridge these two areas, with a proposed single family form that is compatible with the properties to the east, but at much higher densities, providing a transition with potential development of the properties to the west.

Zoning Bylaw:

The current application proposes to rezone the property located at 11750 and 11736 Burnett Street from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit future subdivision into five (5) single family lots. A similar zoning proposal for R-1 (Residential District) lots is occurring on the lot to the south; the difference being these lots are planned to be significantly larger.

Proposed Variances:

The subdivision concept plan accompanying this application proposes five lots with reduced widths. This plan assumes a variance will be allowed to reduce the lot widths by 0.3 metres on two lots and 1.35 metres on the other three proposed lots. Thus, the intended lots will be 11.7 and 10.7 metres respectively, rather than the minimum lot width of 12 metres.

d) Interdepartmental Implications:

Engineering Department:

The Engineering Department has reviewed the proposed project and has noted that there are no services required in support of this rezoning application. Therefore, no rezoning servicing agreement is required. Additionally, a No-Build restrictive covenant will be required at the zoning stage for the rear portion of proposed lot 5 to ensure the land will be set aside and available for consolidation with the adjacent property to the east. This will allow for the eventual dedication of a road extension of 229 Street south of Cliff Avenue. The Engineering Department has also identified that road dedication will be required at the subdivision stage across the Burnett Street frontage of both lots.

Parks & Leisure Services Department:

The Parks & Leisure Services Department have identified that after the subdivision is completed they will be responsible for maintaining the street trees. In the case of this project it is estimated that there will be an additional 5 trees which is based on one tree per lot. The final subdivision design will provide exact numbers. The Manager of Parks & Open Space has advised that the maintenance requirement of \$25.00 per new tree will increase their budget requirements by \$125.00.

CONCLUSION:

It is recommended that Second Reading be given to Maple Ridge Zone Amending Bylaw No. 6909-2012, and that application 2012-017-RZ be forwarded to Public Hearing.

"Original signed by Siobhan Murphy"

Prepared by: Siobhan Murphy, MA, MCIP, RPP
Planning Technician

"Original signed by Charles R. Goddard"

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

"Original signed by Frank Quinn"

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

"Original signed by J.L. (Jim) Rule"

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

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Maple Ridge Zone Amending Bylaw 6909-2012

Appendix C – Draft Subdivision Plan

CORPORATION OF THE DISTRICT OF MAPLE RIDGE

BYLAW NO. 6909-2012

**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 Corporation of the District of Maple Ridge, in open meeting assembled, **ENACTS AS FOLLOWS**:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 6909-2012."

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

Parcel "A" (Explanatory Plan 51052) Lots 107 and 108 Section 17 Township 12
New Westminster District Plan 42061

North Half Lot 5 Except: Part Dedicated Road on Plan LMP2414, Section 17
Township 12 New Westminster District Plan 8881

and outlined in heavy black line on Map No. 1562 a copy of which is attached hereto
and forms part of this Bylaw, are hereby rezoned to R-1 (Residential District).

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

READ a first time the 10th day of April, A.D. 2012.

READ a second time the 23rd day of October, A.D. 2012.

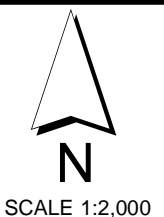
PUBLIC HEARING held the 20th day of November, A.D. 2012.

READ a third time the 27th day of November, A.D. 2012.

RECONSIDERED AND FINALLY ADOPTED, the day of , A.D. 20 .

PRESIDING MEMBER

CORPORATE OFFICER



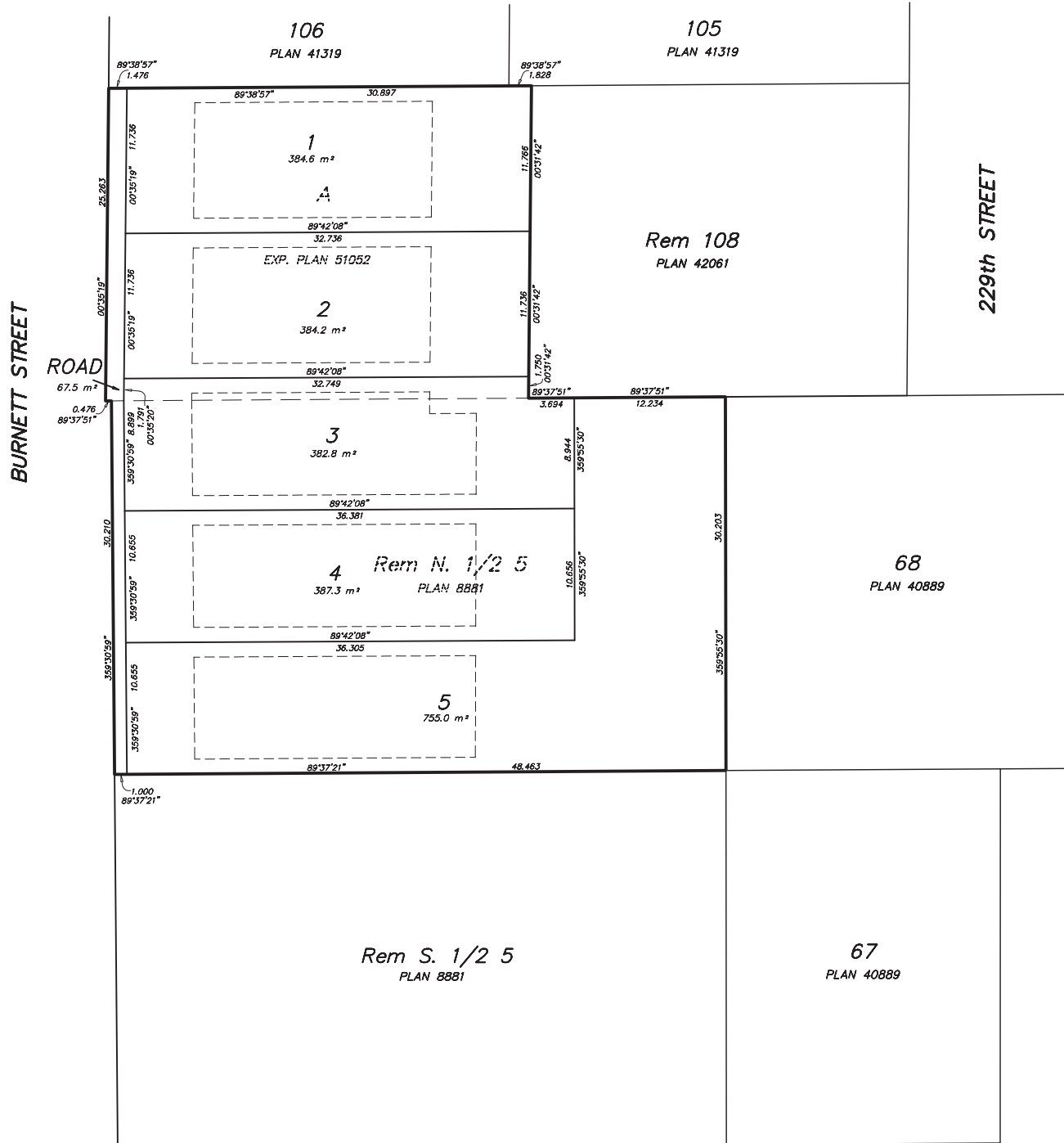
PROPOSED SUBDIVISION PLAN OF
NORTH HALF LOT 5 EXCEPT; PART DEDICATED ROAD ON PLAN LMP2414, PLAN 8881,
AND
PARCEL "A" (EXPLANATORY PLAN 51052) LOTS 107 AND 108, PLAN 42061,
BOTH OF
SECTION 17, TOWNSHIP 12,
NEW WESTMINSTER DISTRICT.

BCGS 92G.028



DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 560mm IN HEIGHT
(C SIZE) WHEN PLOTTED AT A SCALE OF 1:250



117th AVENUE

MURRAY & ASSOCIATES
201-1244B 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 27th DAY OF SEPTEMBER, 2012.

B. C. L. S.

FILE 9832-01



City of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: November 17, 2014
FILE NO: 2011-015-DP, 2011-015-DVP
MEETING: C of W
**SUBJECT: Development Permit and Development Variance Permit
11959 203 Street**

EXECUTIVE SUMMARY:

Commercial Development Permit and Development Variance Permit applications have been received for the above noted property to permit the construction of a two storey commercial and residential building. The requested variance is to increase the floor area of the second floor from a maximum of 50% to 137% of the ground floor area. This application is subject to the Commercial Development Permit Area Guidelines as outlined in the Official Community Plan.

This application received first reading for Zone Amending Bylaw No. 6933 – 2012 on April 26, 2011. Council granted first reading to Zone Amending Bylaw No. 6933 – 2012 and second reading for Zone Amending Bylaw No. 6933 – 2012 on June 12, 2012. This application was presented at Public Hearing on July 17, 2012, and Council granted third reading on July 24, 2012. A one year extension was granted by Council on July 9, 2013 and again on July 8, 2014. Council will be considering final reading on November 25, 2014.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2011-015-DVP and 2011-015-DP respecting property located at 11959 203 Street.

DISCUSSION:

a) Background Context:

Applicant:	Roger Kocheff
Owner:	MICA Properties Ltd
Legal Description:	Lot 2, D.L. 222, GP 1, NWD Plan BCP16317
OCP:	Existing: Commercial
Zoning:	Existing: CS-1 (Service Commercial) Proposed: C-2 (Community Commercial)
Surrounding Uses:	
North:	Use: Commercial Zone: CS-1 (Service Commercial) Designation: Commercial

South:	Use:	Vacant
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Commercial
East:	Use:	Commercial
	Zone:	C-2 (Community Commercial)
	Designation:	Commercial
West:	Use:	Industrial
	Zone:	M-1 (Service Industrial)
	Designation:	Commercial
Existing Use of Property:		Vacant
Proposed Use of Property:		2 Storey Commercial/Residential building
Site Area:		910 m ²
Access:		203 Street
Servicing requirement:		Urban
Concurrent Applications:		2011-015-RZ

b) Requested Variance:

1. *Maple Ridge Zoning Bylaw No. 3510-1985, Part 7, Section 702 COMMUNITY COMMERCIAL C-2, 6. SIZE OF BUILDINGS AND STRUCTURES (b):* To increase the area of the second storey from 50% to 137% of the ground floor area.

A Development Variance Permit is required to permit a second storey that is greater than 50% of the ground floor. This variance is justified as the six proposed residential units will be rental units and the applicant will enter into a Housing Agreement that will be registered on title. As a result, a site specific text amendment is included in the rezoning application 2011-015-RZ to allow for apartment as a principal use in the C-2 (Community Commercial) zone.

c) Project Description:

The project consists of a two-storey mixed use commercial and residential building. The proposed development will contain three commercial units on the ground floor and six residential units on the second floor. The site will share vehicular access from the adjacent property to the north and parking spaces would be provided at the rear of the building.

d) Planning Analysis:

In accordance with the Official Community Plan Section 8.5, a Commercial Development Permit is required for all new commercial development. The guidelines for a Commercial Development Permit as outlined in the OCP are as follows;

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

Conflict with adjacent uses and buildings is minimized by using an existing shared access driveway with the building on the north side of the subject site. The building massing and height is consistent with surrounding commercial buildings.

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

Parking for the proposed development is provided at the rear of the building to minimize the visual impact of the parking area. A bench and landscaping are provided at the front of the building to create a pedestrian scale of development and an attractive streetscape for pedestrians.

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

A bike rack is provided in a convenient and visible location at the front of the proposed building to serve cyclists and the building siting supports pedestrian circulation.

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

The ground floor commercial units are distinguished from the residential units above by using different types of entrance doors for each use and locating the main residential entrance to the rear of the building away from the commercial entrances. The subject site is located in a commercial area, and therefore there is no impact to adjacent residential areas.

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

The building materials reflect a similar style and use similar materials to surrounding commercial buildings while maintaining an attractive design for a mixed use building in a predominantly service commercial area.

e) Zoning Bylaw:

The application proposes to rezone the property located at 11959 203 Street from CS-1 (Service Commercial) to C-2 (Community Commercial) to permit a two-storey mixed use commercial and residential building. The applicant has requested one variance, as outlined below.

1. *Maple Ridge Zoning Bylaw No. 3510-1985, Part 7, Section 702 COMMUNITY COMMERCIAL C-2, 6. SIZE OF BUILDINGS AND STRUCTURES (b): To increase the area of the second storey from 50% to 137% of the ground floor area.*

This variance is justified as the six proposed residential units will be rental units and the applicant will enter into a Housing Agreement that will be registered on title. As a result, a site specific text amendment is included in the rezoning application 2011-015-RZ to allow for apartment as a principal use in the C-2 (Community Commercial) zone.

f) Advisory Design Panel:

The Advisory Design Panel reviewed the form and character of the proposed commercial and residential development and the landscaping plans at a meeting held December 13, 2011. Following presentations by the project Architect and Landscape Architect, the Advisory Design Panel made the following resolution, and the project Architect has provided the coinciding comments on how each item has been addressed:

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

- ***Consider adding trim and joint details on the stucco walls.***

Window trims have been added and stucco control joints have been emphasized.

- ***Alignment size of windows at residential levels to suit function and look at the fenestration of the openings.***

Window sizes and shapes have been designed to provide as much light as possible to the suites, while keeping within the building's exterior design. Windows to the residential units are proposed to be vinyl nail on flange windows consistent with a residential character.

- ***Clarify exit path to north drive aisle from west residential exit and reconsider relocation of exit door to west elevation.***

To clarify the route between the commercial units and parking and second floor residential entry, a 1.2 metre wide path of accent paving has been added in the east-west direction. The second floor residential entry door faces west as per the Advisory Design Panel recommendations.

- ***Consider deletion of up-stand at punched opening adjacent to small car parking space at grid A4.***

The upstand adjacent to small car parking space at Grid A4 has been revised to provide an alcove for the gas meters.

- ***Indicate rough-ins for commercial unit washrooms.***

The proposed layout for rough-in plumbing of commercial units has been indicated in the revised plans.

- ***Clarify sign band for corner unit.***

The signage for the corner unit is proposed to be channel lit letters on metal canopy facing both directions.

- ***Relocate bike rack closer to east property line to allow pedestrian circulation in front of corner unit.***

The bike rack provided has been moved as close to the east property line as possible.

- ***Identify residential entrance indicate interphone and mailboxes residential entry to have distinct entrance from commercial units.***

A bay window has been added above an enlarged entrance archway to emphasize the second level residential access. The bay windows on the north elevation are to be clad with metal in contrast with the split face masonry on the north elevation between baylines 3 to 4. Central Mailboxes have been provided for all suites.

- ***Consider changing the residential door so it doesn't match the commercial doors.***

Residential entry doors are glazed store front to allow for better visibility and security.

- ***Consider shifting the northeast bay one module to west to accentuate corner element.***

Second floor bay window on North Elevation between Baylines 1 and 2 has been moved West as suggested by the Advisory Design Panel.

- ***Consider street trees.***

The Landscape Plan has been revised to include street trees.

- ***Consider the addition of balconies to the west elevations residential units.***

Balconies have been added to the units facing west (unit numbers 202, 204 and 206).

- ***Consider a cap or cornice detail at stucco walls.***

Rather than add a cornice to the stucco walls, a wide metal cap flashing has been added to accentuate the top of the stucco rain screen walls.

- ***Consider wrapping the canopy around the northeast corner.***

The metal and glass canopy has been modified and wrapped around the north east corner as suggested.

- ***Coordinate the location of gas meter.***

An alcove in masonry wall at intersection of Grid A4 has been revised to provide for the gas meters.

The Advisory Design Panel has reviewed the revised plans and is satisfied with the changes made.

g) Financial Implications:

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost of \$5,846.00, the security will be \$5,846.00.

CONCLUSION:

As the development proposal complies with the Commercial Development Permit Area Guidelines of the Official Community Plan for form and character, it is recommended that 2011-015-DP be given favourable consideration.

Furthermore, the applicant has agreed to enter into a Housing Agreement with the District to ensure that the residential units are maintained as rental units in perpetuity. In return, staff are in support of a variance to increase the area of the second floor. It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2011-015-DVP.

"Original signed by Amelia Bowden"

Prepared by: Amelia Bowden
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

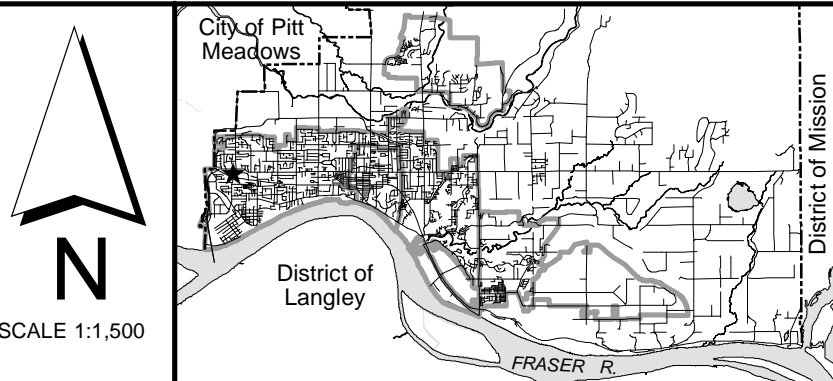
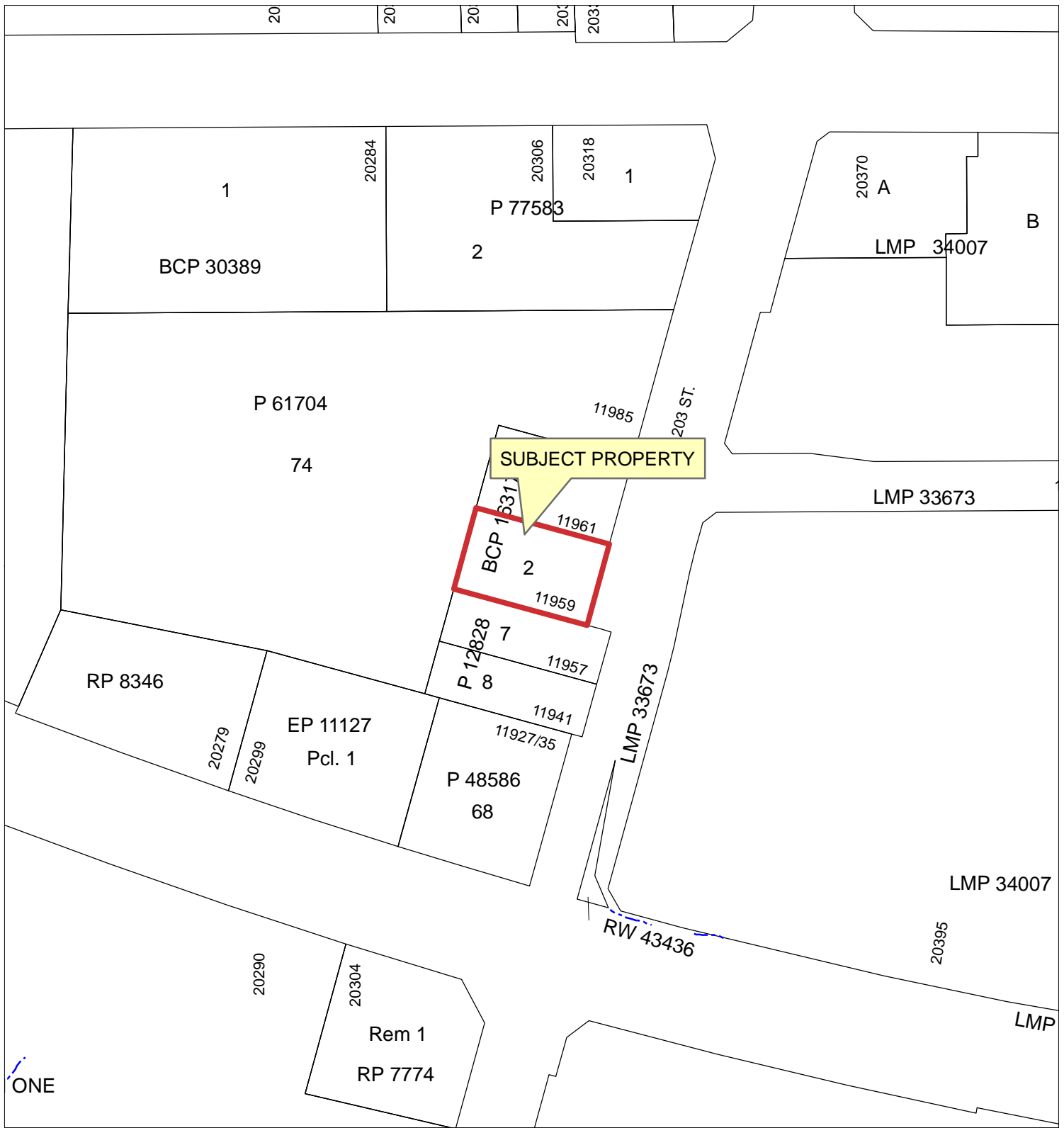
Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services

"Original signed by J.L. (Jim) Rule"

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

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Site Plan
Appendix C – Building Elevations
Appendix D – Landscape Plan



11959 203 STREET

CORPORATION OF THE DISTRICT OF MAPLE RIDGE
PLANNING DEPARTMENT

DATE: May 31, 2012 FILE: 2011-015-RZ BY: PC

RECONCILIATION:

PROPOSED SITE RECONCILIATION:

CIVIC ADDRESS: 11959- 203 STREET, MAPLE RIDGE, BC V2X 4V2
 LEGAL DESCRIPTION: LOT 2, D.L. 222, PLAN LMP31395
 ZONE EXISTING: C-1
 ZONE PROPOSED: C-2

LOT AREA: 909.98 M²
 BUILDING AREA: 423.93 M²

SITE COVERAGE ALLOWED: 70%
 SITE COVERAGE PROVIDED: 46.9%

FLOOR AREA: COMMERCIAL MAIN LEVEL: 301.29 M²
 RESIDENTIAL UPPER LEVEL: 414.23 M²
 TOTAL: 715.52 M²

PARKING: COMMERCIAL: 301.29 M² + 1 CAR/30 M² = 10.04 SPACES
 RESIDENTIAL: 6 UNITS X 1.2 CARS/UNIT = 7.2 SPACES
 TOTAL: = 17.24 SPACES

REQUIRED: = 18 SPACES
 PROVIDED: 2 SMALL SPACES
 12 REG. SPACES
 = 14 SPACES TOTAL

EXISTING SITE RECONCILIATION:

CIVIC ADDRESS: 11961- 203 STREET, MAPLE RIDGE, BC V2X 4V2
 LEGAL DESCRIPTION: C-2
 LOT AREA: 928.88 M²
 BUILDING AREA: 296.30 M²

SITE COVERAGE ALLOWED: 70%
 SITE COVERAGE PROVIDED: 31.9%

FLOOR AREA: COMMERCIAL MAIN LEVEL: 296.30 M²
 RESIDENTIAL UPPER LEVEL: M²
 TOTAL: M²

PARKING: COMMERCIAL: 296.30 M² + 1 CAR/30 M² = 9.9 SPACES
 RESIDENTIAL: 1 UNIT X 1.2 CARS/UNIT = 1.2 SPACES
 TOTAL: = 11.1 SPACES

REQUIRED: = 12 SPACES
 PROVIDED: 1 SMALL SPACE
 1 HC SPACE
 15 REG. SPACES
 = 17 SPACES TOTAL

PROPOSED TOTAL PARKING RECONCILIATION:

TOTAL PARKING REQUIRED TWO SITES = 18 + 12 = 30 SPACES
 TOTAL PARKING PROVIDED TWO SITES = 14 + 17 = 31 SPACES

NOTE: THIS SITE PLAN IS DRAWN FROM INFORMATION PROVIDED BY SURVEY BY Wade & Associates BC Land Surveyors - FILE NUMBER: H0406-01, DATED . ELEVATIONS ARE GEODETIC SHOWN IN METERS. LOT DIMENSIONS ARE BASED ON GROUND SURVEY. BEARINGS ARE ASTRONOMIC AND DERIVED FROM TOPOGRAPHIC PLAN OF LOT 2 D.L. 222 GP.1 N.W.D. PLAN BCP18317 B.C.G.S. 925.028. WHILE A REASONABLE EFFORT HAS BEEN MADE TO VERIFY THIS INFORMATION WE DO NOT CERTIFY IT TO BE CORRECT. ALL RECONCILIATION AREAS AND INFORMATION SHOULD BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.

PROPOSED BUILDING RECONCILIATION:

LOT AREA: 909.98 M²
 BUILDING AREA: 423.93 M²

MAIN LEVEL COMMERCIAL OCCUPANCY
 SERVICE AREA: 14.91 M² (160.48 SQ. FT.)
 CIRCULATION AREA: 33.15 M² (356.82 SQ. FT.)
 CRU 101 AREA: 80.60 M² (867.57 SQ. FT.)
 CRU 102 AREA: 84.85 M² (913.31 SQ. FT.)
 CRU 103 AREA: 86.63 M² (932.47 SQ. FT.)
 FLOOR AREA: 301.29 M² (3,243.05 SQ. FT.)

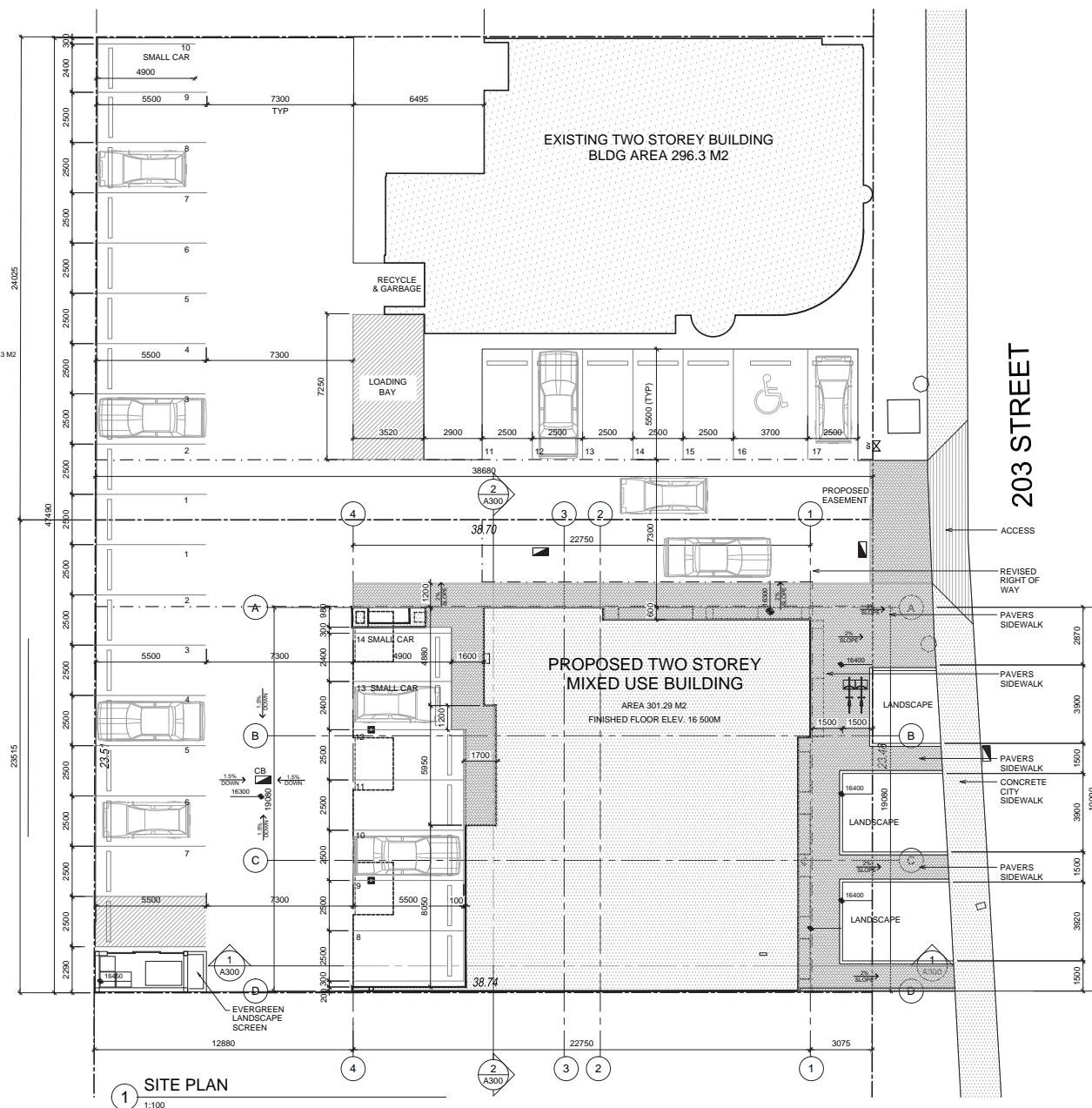
SECOND LEVEL RESIDENTIAL OCCUPANCY
 CIRCULATION AREA: 44.51 M² (479.1 SQ. FT.)
 UNIT 201 AREA: 63.81 M² (686.8 SQ. FT.)
 UNIT 202 AREA: 60.18 M² (647.8 SQ. FT.)
 UNIT 203 AREA: 61.80 M² (665.3 SQ. FT.)
 UNIT 204 AREA: 59.90 M² (644.7 SQ. FT.)
 UNIT 205 AREA: 59.82 M² (641.7 SQ. FT.)
 UNIT 206 AREA: 63.33 M² (681.7 SQ. FT.)
 FLOOR AREA: 413.15 M² (4,447.1 SQ. FT.)

EXISTING BUILDING RECONCILIATION:

LOT AREA: 928.88 M²
 BUILDING AREA: 296.3 M² (3189.0 SQ. FT.)

MAIN LEVEL COMMERCIAL OCCUPANCY (VETERINARY HOSPITAL) 296.3 M²

SECOND LEVEL RESIDENTIAL OCCUPANCY (ONCARETAKER SUITE)



1 SITE PLAN
 1:100

MICA CENTRE
 SECOND READING
 SUBMIT MAY 17, 2012



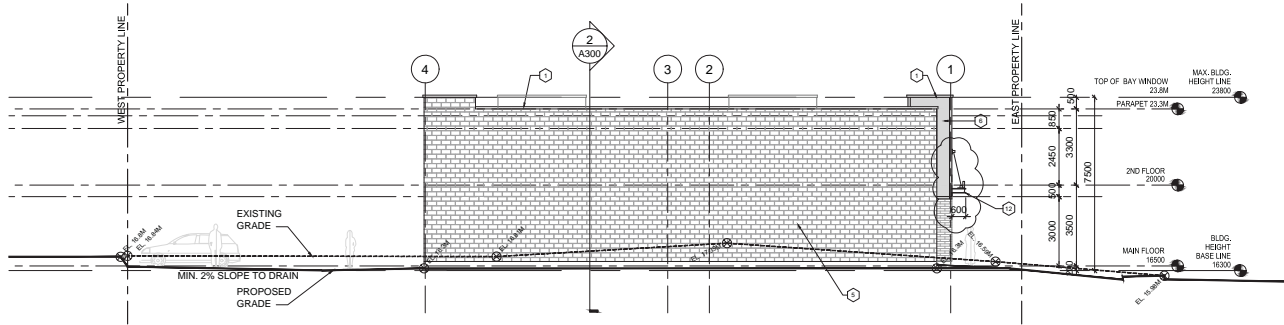
OWNER: MICA PROPERTIES
 CIVIC: 11959- 203 STREET, MAPLE RIDGE, BC V2X 4V2
 LEGAL: LOT 2, D.L. 222, PLAN LMP31395

04 131

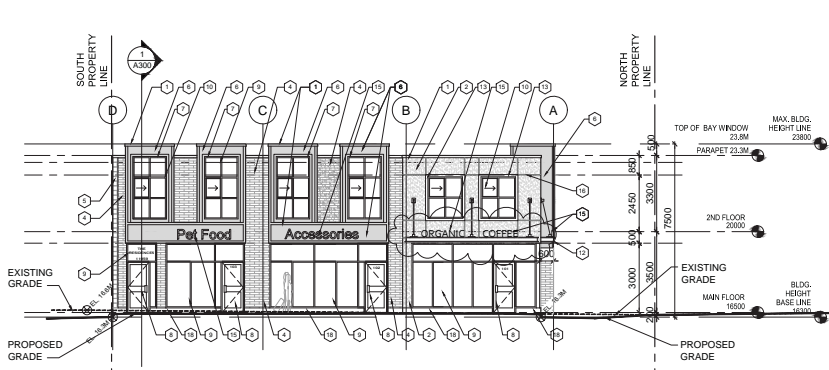
SITE PLAN
 A005



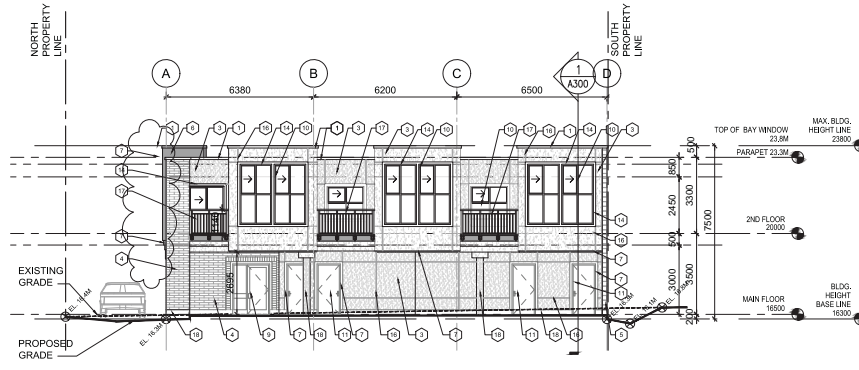
Suite 300
 10190 152a Street
 Surrey, B.C. V3R 1J7
 Tel. (604) 581.8128
 Fax (604) 581.8148



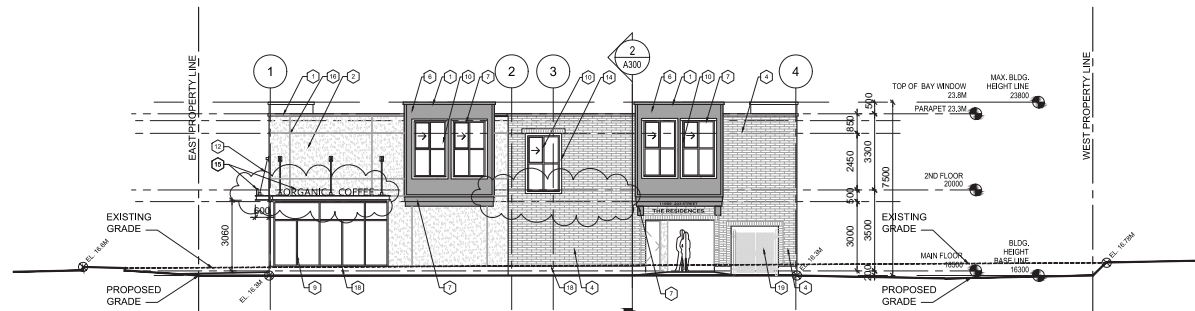
① South Elevation
1 : 100



② East Elevation
1 : 100



③ West Elevation
1 : 100



④ North Elevation
1 : 100

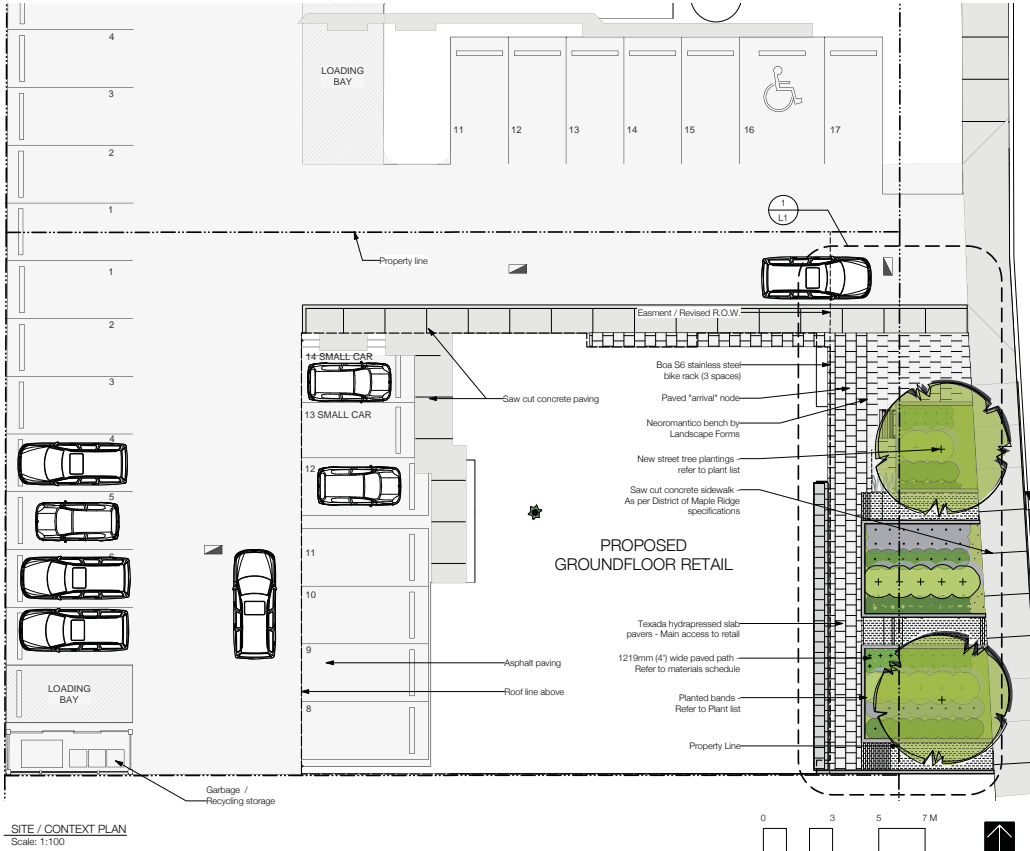
BUILDING FINISHES

- ① PREFINISHED METAL FLASHING
COLOR TO MATCH ADJACENT FINISH
- ② PAINTED STUCCO CLADDING
COLOR NUMBER 1
- ③ PAINTED STUCCO CLADDING
COLOR NUMBER 3
- ④ PAINTED SPLIT FACE CONCRETE BLOCK
COLOR NUMBER 3
- ⑤ PAINTED CONCRETE BLOCK
COLOR NUMBER 5
- ⑥ PREFINISHED METAL PANEL CLADDING
COLOR NUMBER 7
- ⑦ PREFINISHED METAL TRIM COLOR
TO MATCH ADJACENT FINISH
- ⑧ PREFINISHED ALUMINUM THERMALLY BROKEN
GLAZED DOOR COLOR NUMBER 8
- ⑨ PREFINISHED ALUMINUM THERMALLY BROKEN
GLAZED WINDOW COLOR NUMBER 8
- ⑩ PREFINISHED VINYL THERMALLY BROKEN
GLAZED WINDOW COLOR NUMBER 8
- ⑪ PAINTED FLAT PANEL INSULATED
METAL DOOR COLOR NUMBER 6
- ⑫ PREFINISHED METAL CANOPY
COLOR NUMBER 7
- ⑬ TRIM
COLOR NUMBER 2
- ⑭ TRIM
COLOR NUMBER 4
- ⑮ FRONT/BACK LIT CHANNEL LETTER
- ⑯ CONTROL JOINT
STUCCO
- ⑰ PREFINISHED ALUMINUM GUARD RAIL
COLOR NUMBER 10
- ⑱ CONCRETE
- ⑲ CHAIN LINK GATE
- ⑳ PREFINISHED LOUVERS
COLOR TO MATCH ADJACENT FINISH
- ㉑ PAINTED SCREEN (ROOF TOP UNITS)
COLOR NUMBER 5

COLORS

- COLOR NUMBER 1
GENERAL PAINT CL 1936A (FERN FROND)
- COLOR NUMBER 2
GENERAL PAINT CL 1937N (PICKLE)
- COLOR NUMBER 3
GENERAL PAINT CL 2745D (MAGIC EYE)
- COLOR NUMBER 4
GENERAL PAINT CL 2746A (TURKEY CREEK)
- COLOR NUMBER 5
GENERAL PAINT CL 3225D (ROCK BOTTOM)
- COLOR NUMBER 6
GENERAL PAINT CL 3236A (ESTATE)
- COLOR NUMBER 7
VICWEST CHARCOAL
- COLOR NUMBER 8
CLEAR ALUMINUM
- COLOR NUMBER 9
GENERAL PAINT CLV 1010W (SNOW VALLEY)
- COLOR NUMBER 10
POWDER COAT RAL 9011 (MAINLAND
ALUMINUM CO. LTD.)

APPENDIX D



SITE / CONTEXT PLAN
Scale: 1:100

Plant List					
Trees					
ID	Qty	Botanical Name	Common Name	Scheduled Size	Remarks
Ah	2	Aesculus hippocastanum	Horse Chestnut	6cm B&B	
Shrubs & Groundcovers					
Cif	12	Cornus sericea "Flaviramea"	yellow twig dogwood	#3 cont.	full, bushy plants
Mis	19	Miscanthus sinensis "Little Zebra"	Dwarf Zebra Grass	#3 cont.	full, bushy plants
Np	25	Nepeta racemosa "Walker's Low"	Blue Catmint	#2 cont.	full, bushy plants
Pb	30	Pennisetum alpecuroides "Little Bunny"	Fountain Grass "Little Bunny"	#2 cont.	full, bushy plants
Pa	30	Stachys byzantina "Big Ears"	French Lamb's ears	#2 cont.	full, bushy plants

SITE FURNISHINGS						
DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
BENCH	1753	Neoromantic	Landscape Forms		To be spec'd	
BIKE RACK		Box 56	Dubra	Stainless		
MATERIALS						
DESCRIPTION	SIZE	MODEL	MANUFACTURER	HIGHLIGHT	COLOUR	QTY
SAW CUT CONCRETE					NATURAL	
PAVERS	457 x 457 x 40mm	Texada Hydrapressed Slab	Abbotsford Concrete		To be spec'd	
PAVERS	457 x 457 x 40mm	Texada Hydrapressed Slab	Abbotsford Concrete		To be spec'd	
PAVERS	250 x 112.5 x 60mm	Standard	Abbotsford Concrete		To be spec'd	



1 ENLARGEMENT: PLANTING & MATERIALS PLAN
Scale: 1:50

Revision		
No.	Date	Revision Notes
1	2/23/12	Revised per ADP comments

Issue		
No.	Date	Issue Notes
A	11/29/11	Issued for ADP

Professional Seal

eta
eckford tyacke + associates
landscape architecture

1690 West 2nd Avenue
Vancouver, BC, Canada V6J 1H4

t | 603-1456
f | 603-1459
w | www.stila.ca

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Project
MICA CENTER

11959-203 Street
Maple Ridge, BC

Drawing Title

Landscape Layout & Planting Plan

Legal
Lot 2 D.L. 222
Plan LMP31395

Project Manager	Project ID
GE	21137
Drawn By	Scale
DF	As Shown
Reviewed By	Drawing No.
GE	L1
Date	— at —
10/07/11	1

Plot Date:
2/23/12
21137 Landscape Plan 02.09.2012.vxxx



City of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer

MEETING DATE: November 17, 2014
FILE NO: 2013-105-DVP
MEETING: CoW

SUBJECT: Development Variance Permit
12162 240 Street

EXECUTIVE SUMMARY:

A Development Variance Permit application has been received for the subject property, located at 12162 240 Street, in conjunction with a rezoning and subdivision application to consolidate the subject property with the existing Meadowridge School property, located at 12224 240 Street. The requested variance is to reduce the southern interior side yard setback from 7.5m (24.6 ft) to 1.5m (4.9 ft) for the existing home. It is recommended that Development Variance Permit 2013-105-DVP be approved.

Council granted first reading for Zone Amending Bylaw No. 7047-2013 on January 14, 2014. Council granted first and second reading for Official Community Plan Amending Bylaw No. 7073-2014 and second reading for Zone Amending Bylaw No. 7047-2013 on June 10, 2014. This application was presented at Public Hearing on July 15, 2014, and Council granted third reading on July 22, 2014. Council will be considering final reading for rezoning application 2013-105-RZ on November 25, 2014.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2013-105-DVP respecting property located at 12162 240 Street.

DISCUSSION:

a) Background Context

Applicant:	Don Hincks, Meadowridge School Society
Owner:	Meadowridge School Society
Legal Description:	South Half Lot 8, Section 22, Township 12, New Westminster District Plan 5317
OCP :	
Existing:	Estate Suburban Residential
Proposed:	Institutional
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	P-1 (Park and School)

Surrounding Uses:

North:	Use:	Meadowridge School
	Zone:	P-1 (Park and School)
	Designation:	Agricultural and Institutional
South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Estate Suburban Residential
East:	Use:	Meadowridge School
	Zone:	P-1 (Park and School)
	Designation:	Agricultural and Institutional
West:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential
Existing Use of Property:		Single Family Residential
Proposed Use of Property:		Institutional
Site Area:		0.4 ha (1 acre)
Access:		240 Street
Servicing:		Urban
Concurrent Applications:		2013-105-RZ, 2013-105-SD, and 2013-105-DP

b) Requested Variance:

1. *Maple Ridge Zoning Bylaw No 3510 -1985*, Part 9, Section 903, REGULATIONS IN ADDITION TO THOSE IN SECTION 403 FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES IN INSTITUTIONAL ZONES, (9) (b): To reduce the southern interior side lot setback from 7.5m (24.6 ft) to 1.5m (4.9 ft) for the existing home.

c) Project Description:

The subject property is located on the east side of 240 Street, and has a vacant, single family home, which is used as a storage facility by the existing Meadowridge School (see Appendix A). The accompanying rezoning application proposes to rezone the subject property to the P-1 (Park and School) zone in order to facilitate future expansion of the school, by providing additional accessory parking and to use the existing single family home as a uniform shop for the school. The subject property will be consolidated with the existing Meadowridge School, located at 12224 240 Street.

d) Planning Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for development. A Development Variance Permit allows Council some flexibility in the approval process. The applicant has requested a variance to the Maple Ridge Zoning Bylaw (see Appendix B) and the following rationale for support is provided:

1. *Maple Ridge Zoning Bylaw No 3510 -1985*, Part 9, Section 903, REGULATIONS IN ADDITION TO THOSE IN SECTION 403 FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES IN INSTITUTIONAL ZONES, (9) (b): To reduce the southern interior side lot setback from 7.5m (24.6 ft) to 1.5m (4.9 ft) for the existing home.

The reduced southern interior side lot setback is supportable as the applicant is proposing to maintain the existing home as a uniform shop for Meadowridge School. The P-1 (Park and School) zone requires a 7.5m (24.6 ft) setback from all lot lines. As the home already exists, it is not expected that this variance will have a negative impact on the neighbour to the south.

CONCLUSION:

The proposed variance to reduce the interior southern side lot setback is supported as the home already exists. It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2013-105-DVP.

"Original signed by Michelle Baski"

Prepared by: Michelle Baski, ASCT
Planning Technician

"Original signed by Christine Carter"

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

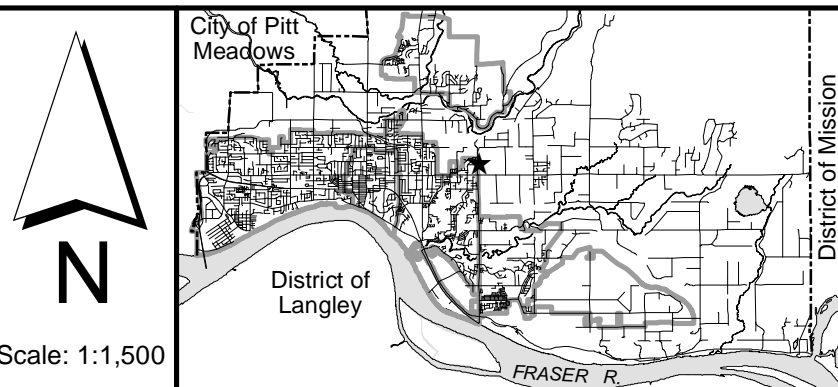
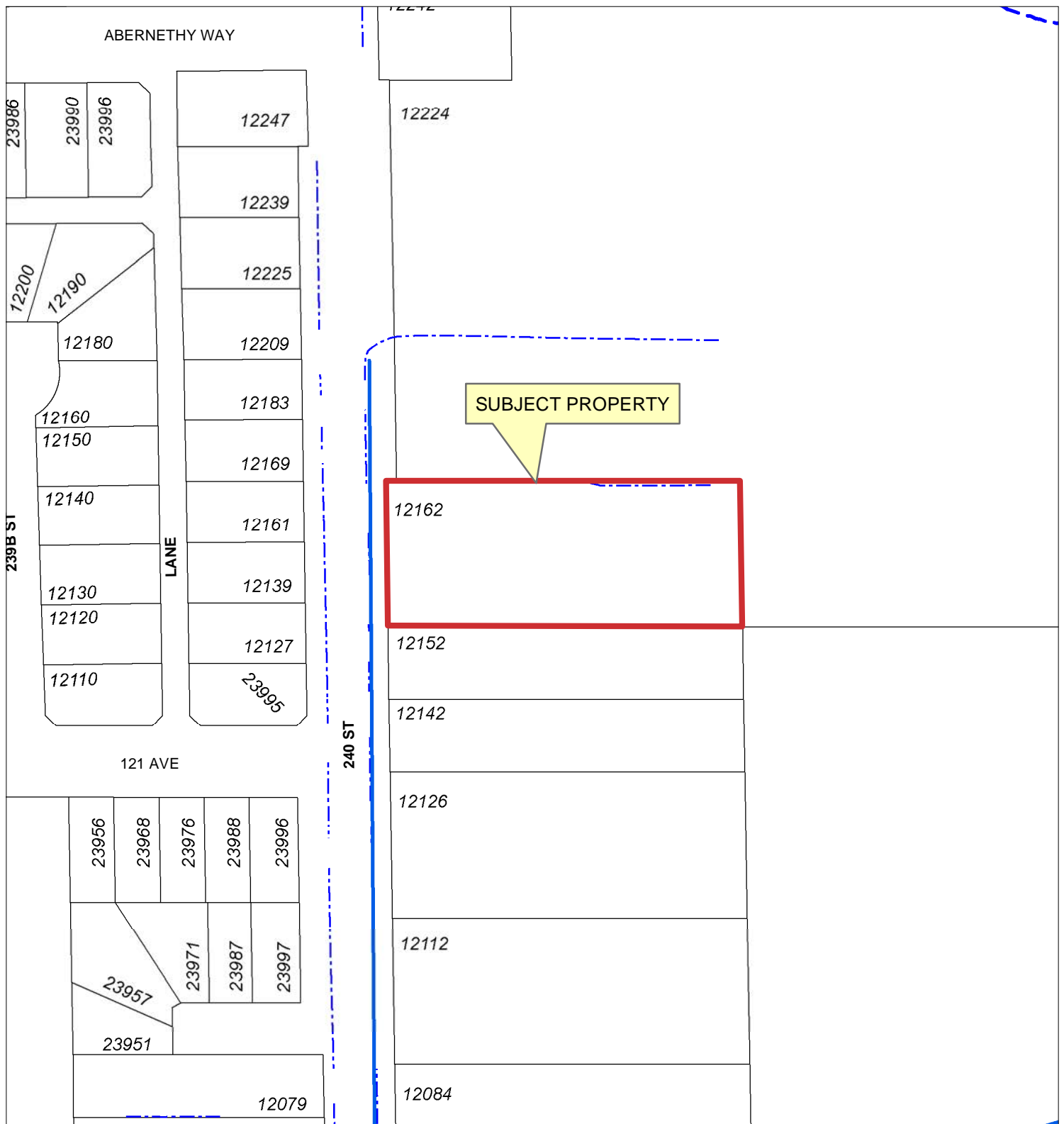
"Original signed by Frank Quinn"

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


"Original signed by J.L. (Jim) Rule"

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

The following appendices are attached hereto:
Appendix A – Subject Map
Appendix B – Proposed Variance



12224 240 STREET



CITY OF MAPLE RIDGE
PLANNING DEPARTMENT

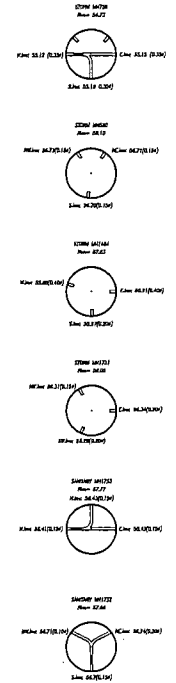
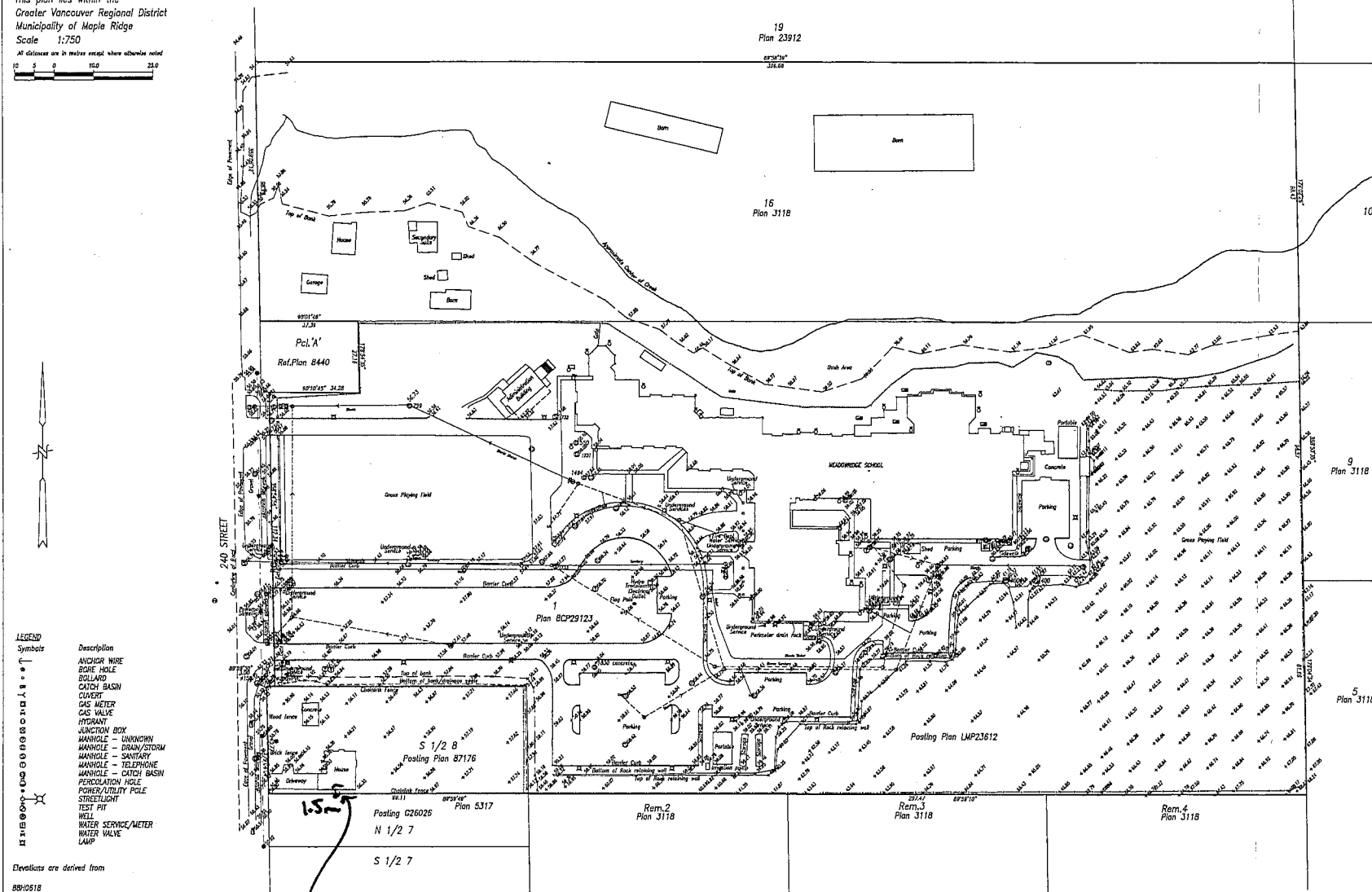
DATE: Nov 6, 2014
FILE: 2013-105-RZ
BY: PC

TOPOGRAPHIC PLAN OF
LOT 1 PLAN BCP29123; SOUTH HALF LOT 8 PLAN 5317; LOT 16 PLAN 3118;
SECTION 22 TOWNSHIP 12 NEW WESTMINSTER DISTRICT

B.C.C.S. 92 G028
This plan lies within the
Greater Vancouver Regional District
Municipality of Maple Ridge
Scale 1:750
All distances are in metres except where otherwise noted

10 5 0 10.0 25.0

APPENDIX B



LEGEND
Description
Symbol
ANCHOR WIRE
BORE HOLE
BOLLARD
CATCH BASIN
CULVERT
GAS METER
GAS VALVE
HYDRANT
JUNCTION BOX
MANHOLE - GROUND
MANHOLE - DRAIN/STORM
MANHOLE - SANITARY
MANHOLE - TELEPHONE
MANHOLE - CATCH BASIN
PERCOLATION HOLE
POWER/UTILITY POLE
STREETLIGHT
TEST PIT
WELL
WATER SERVICE/METER
WATER VALVE
LAMP

Elevations are derived from
88/0618
SS.24
240 Street

Wade & Associates Land Surveying Ltd.
B.C. Land Surveyors
Maple Ridge and Mission
File H2590-C88 Phone 463-4753

Dated this 18th day of March, 2013

NOTE: UNDERGROUND SERVICES LOCATED WHERE VISIBLE
SERVICING PIPES AND CONDUITS NOT LOCATED
Blaine Engineering sheet information overlaid
and field inspected February 2013. Services outlined
with a circle show no visible evidence in the field,
and are suspected to be non-existing.

Variance for existing house



City of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Development Variance Permit
12420 269 Street

MEETING DATE: November 17, 2014
FILE NO: 2012-049-DVP
MEETING: CoW

EXECUTIVE SUMMARY:

Development Variance Permit application 2012-049-DVP has been received in conjunction with rezoning and subdivision applications 2012-049-RZ and 2012-049-SD, to permit subdivision of the subject property, located at 12420 269 Street, into 91 single family lots not less than 4000m² (1 acre) in area. The requested variances are to reduce the lot width for two proposed lots from 36 m (118 ft.) to 28.9 m (94.8 ft.) and 19.9m (65.3 ft.), respectively. It is recommended that Development Variance Permit 2012-049-DVP be approved.

Council granted first reading for Zone Amending Bylaw No. 6930-2012 on June 12, 2012. Council granted first and second reading for Official Community Plan Amending Bylaw No. 6979-2013 and second reading for Zone Amending Bylaw No. 6930-2012 on April 23, 2013. This application was presented at Public Hearing on May 21, 2013, and Council granted third reading on May 28, 2013. Council granted a one year extension on May 27, 2014. Council will be considering final reading for rezoning application 2012-049-RZ on November 25, 2014.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2012-049-DVP respecting property located at 12420 269 Street.

DISCUSSION:

a) Background Context:

Applicant: Creus Engineering Ltd.
Owner: Maple Benchlands Holdings Inc.

Legal Description: District Lot 7890, Group 1, New Westminster District

OCP:

Zoning:

Existing:	Suburban Residential
Proposed:	Suburban Residential and Conservation
Existing:	A-2 (Upland Agricultural)
Proposed:	RS-2 (One Family Suburban Residential)

Surrounding Uses:

North:

Use:	Forest (Blue Mountain)
Zone:	not applicable (Crown Land)
Designation:	Forest

South:	Use:	Single-Family Residential
	Zone:	RS-2 (One Family Suburban Residential)
	Designation:	Suburban Residential
East:	Use:	Single-Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Suburban Residential
West:	Use:	Vacant
	Zone:	A-2 (Upland Agricultural)
	Designation:	Suburban Residential

Existing Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential
Site Area:	65.7 hectares (162 acres)
Access:	269 and 271 Streets
Servicing requirement:	Suburban

b) Requested Variance:

1. *Maple Ridge Zoning Bylaw No. 3510 -1985, Schedule D:* To reduce the minimum lot width for proposed lot 35 from 36 m (118 ft.) to 28.9 m (94.8 ft.), and for proposed lot 40 (Rem DL 7890) from 36 m (118 ft.) to 19.9 m (65.3 ft.).

c) Project Description:

The subject property is 65.7 ha (162 acres) directly south of the Blue Mountain Provincial Forest. The property is comprised of historically logged forest, and is currently covered by conifer forest vegetation on the north portion of the site and mixed forest vegetation on the south portion of the site.

There are seven watercourses located on the subject property. The main branches of Cooper and McFadden Creek have been identified by Sartori Environment Services as fish bearing (Class 'A'). In addition to these main branches, five tributaries of the McFadden Creek and a human-made drainage system have also been identified. The subject site is located on the Blue Mountain Aquifer and adjacent to properties serviced by well water.

The applicant proposes to rezone the subject property to permit future subdivision into 91 one acre parcels. Consideration for environmentally sensitive areas is proposed to be addressed through a combination of park dedication and habitat protection covenants. The central portion of the site containing riparian setback areas for McFadden Creek and three tributaries is proposed to be dedicated for conservation purposes. Riparian areas in the northwest, southwest and southeast areas of the site are also proposed to be dedicated for a total of 22.3 hectares (55 acres) of dedicated land. A further 2.75 hectares (6.8 acres) is proposed to be protected by habitat protection covenant to achieve a suitable subdivision design and protect environmentally sensitive land. The proposed lots will be serviced by private septic systems and municipal water.

The proposed road pattern involves extension of 269 and 271 Streets northwards, which then join together to create a loop at the northern portion of the site. In addition to the extension of these streets, two additional roads are proposed and future road connections are provided to undeveloped lands to the north and west of the site. The proposed road pattern requires creek crossings at three locations. The applicant will be proceeding with the subdivision over two phases. The first phase includes 39 lots accessed via an extension to 271 Street. The western portion of the subject property will be subdivided in a future phase.

d) Planning Analysis:

The Zoning Bylaw establishes general minimum and maximum regulations for single family development. A Development Variance Permit allows Council some flexibility in the approval process. The applicant has requested a variance to the minimum lot width prescribed in the Maple Ridge Zoning Bylaw for two lots. The following rationale is provided:

1. *Maple Ridge Zoning Bylaw No. 3510 -1985, Schedule D:* To reduce the minimum lot width for proposed lot 35 from 36 m (118 ft) to 28.9 m (94.8 ft), and for proposed lot 40 (Rem DL 7890) from 36 m (118 ft) to 19.9 m (65.3 ft).

The first lot width variance is required for proposed lot 35 at the end of a cul-de-sac. While the lot width is 7.1 m (23.2 ft) smaller than the required 36 m (118 ft), the lot width widens to 37 m (121.4 ft) through the middle of the property. The reduction at the front will therefore not impact the building envelope. The second lot width variance is to proposed lot 40, a remnant parcel that will be subdivided into 52 single family lots in a second phase of development (see Appendix C). As further subdivision of proposed lot 40 (Rem DL 7890) will occur in the future, the lot width variance from 36 m (118 ft) to 19.9 m (65.3 ft) is an interim variance.

CONCLUSION:

The requested variances to reduce the lot widths for two proposed lots are acceptable, as the lot width variance to proposed lot 35 is minor in nature and the variance to proposed lot 40 is an interim requirement that will no longer be required when the parcel further subdivides in 52 single family lots. It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2012-049-DVP.

"Original signed by Amelia Bowden"

Prepared by: Amelia Bowden
Planning Technician

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

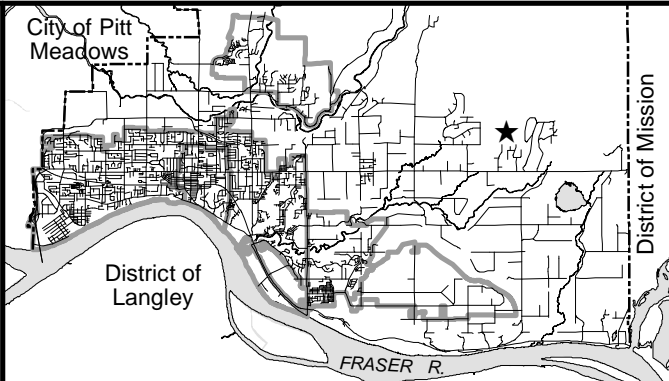
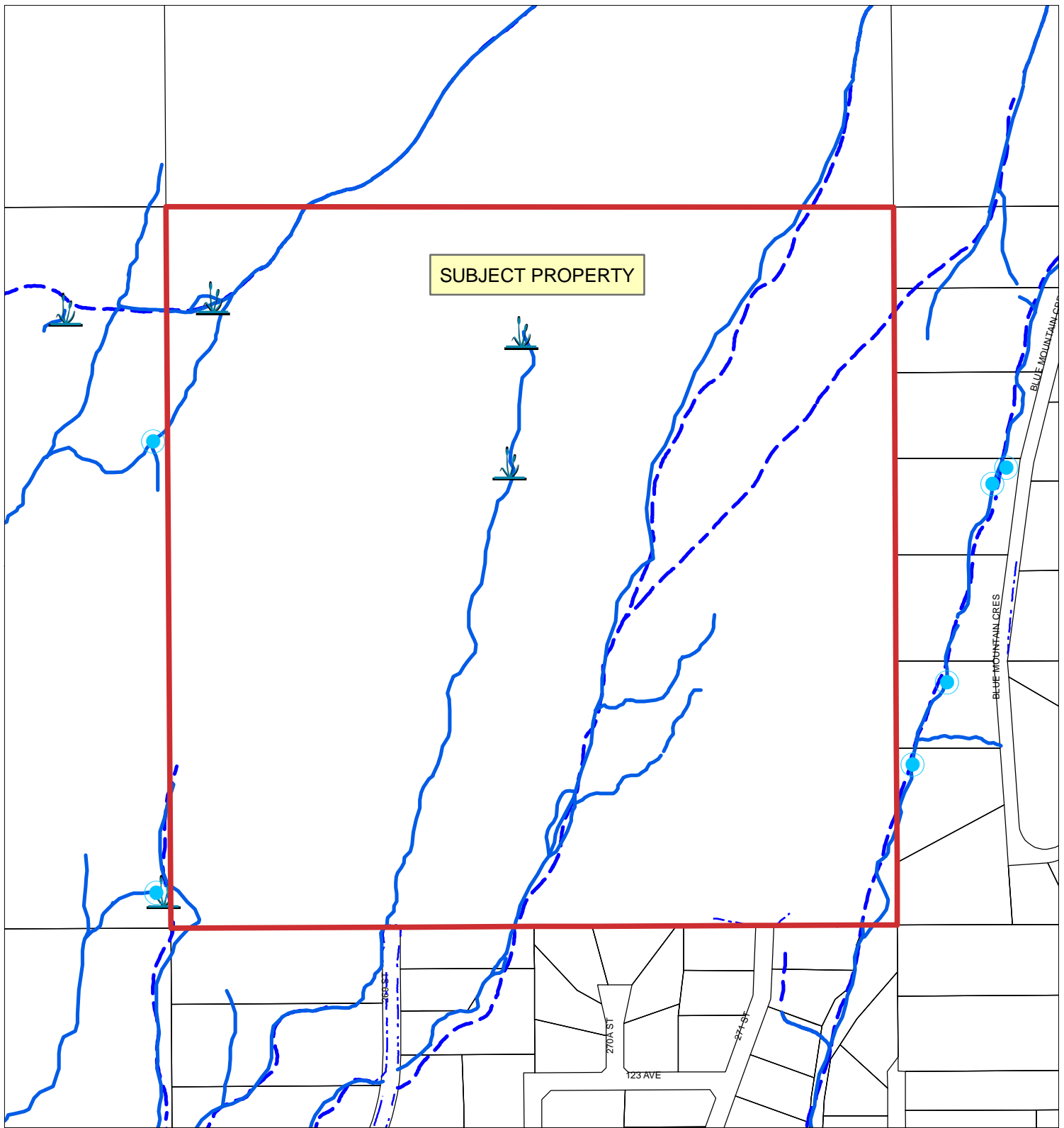
"Original signed by J.L. (Jim) Rule"

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

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Subdivision Plan Showing Variances
Appendix C – Future Phase 2 Subdivision Plan

APPENDIX A

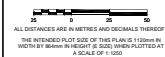


ROLL #05374-0000-0



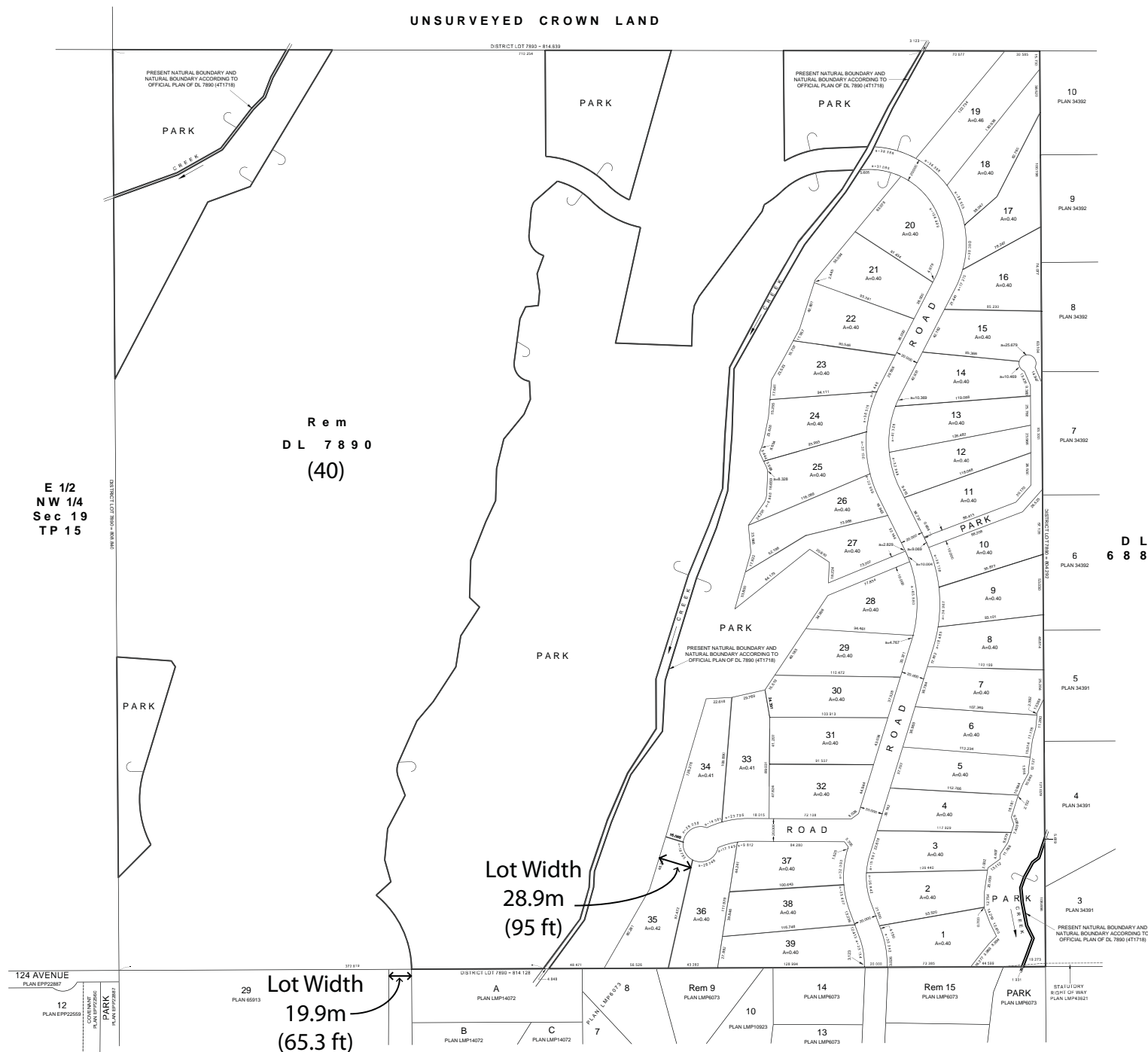
**CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE**
PLANNING DEPARTMENT


DATE: Apr 23, 2012 FILE: 2012-049-RZ BY: PC

MUNICIPALITY OF MAPLE RIDGE
BCGS 92G.028

NOTE:
DISTRICT LOT 7890 DIMENSIONS SHOWN ARE DERIVED FROM
FIELD SURVEY.
REFER TO CURRENT CERTIFICATE(S) OF TITLE FOR
ADDITIONAL, EXISTING OR PENDING CHARGES.
THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

UNSURVEYED CROWN LAND



DATE:	NOV-29-2012 - PRELIMINARY SUBMISSION	BY:	DGM
	JAN-22-13 - COMPLETE LOT GEOMETRY REVISION		DGM
	MAR-22-13 - SW CORNER SCENERY		DGM
	APR-12-13 - LOTS 4 & 41-43 GEOMETRY REVISED		DGM
	OCT-08-13 - PHASE 1 AND REMAINDER		DGM
	NOV-20-13 - REMAINDER & PARK DEDICATION		DGM
REVISION:			

BENNETT LAND SURVEYING LTD.
B.C. LAND SURVEYORS
#201 - 275 FELL AVENUE
NORTH VANCOUVER, B.C.
V7P 3R5
PH. 604-960-4362
FX. 604-960-5556
www.bennettlandsurveying.com

APPENDIX C

APPENDIX C

BENNETT LAND SURVEYING A.T.O.
 R.S. LAMAR SURVEY F.O.B.
 8401 - 279 FILL AUSTIN, TX
 NORTHVIEW COMM., INC.
 VPP 265
 TEL. 409-685-1816
 FAX 409-685-1816
 www.bennettlandsurvey.com



City of Maple Ridge

TO: His Worship Mayor Ernie Daykin and Members of Council **DATE:** November 17, 2014
FROM: Chief Administrative Officer Committee of the Whole
SUBJECT: Disbursements for the month ended October 31, 2014

EXECUTIVE SUMMARY:

The disbursements summary for the past period is attached for information. All voucher payments are approved by the Mayor or Acting Mayor and a Finance Manager. Council authorizes the disbursements listing through Council resolution. Expenditure details are available by request through the Finance Department.

RECOMMENDATION:

That the disbursements as listed below for the month ended October 31, 2014 now be approved.

GENERAL	\$ 9,591,125
PAYROLL	\$ 2,633,207
PURCHASE CARD	\$ <u>100,463</u>
	<u>\$12,324,795</u>

DISCUSSION:

a) Background Context:

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

The disbursements are for expenditures that are provided in the financial plan.

b) Community Communications:

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

c) Business Plan / Financial Implications:

Highlights of larger items included in Financial Plan or Council Resolution

• Arsalan Construction - Downtown road improvements - Edge Street	\$	268,765
• Emergency Communications – Dispatch levy – 4 th quarter	\$	245,293
• G.V. Regional District – Debt payment	\$	2,202,073
• G.V. Water District – Barnston pump station	\$	702,563
• Jakes Construction Ltd. – 240 St road & drainage improvements	\$	527,964
• King Hoe Excavating Ltd. – 104 Ave road & drainage improvements	\$	389,360
• Machinex Recycling Service Inc. – Recycling baler system	\$	309,403
• Pro Sound & Stage Lighting – Multi-media equipment upgrade	\$	196,560
• Ridge Meadows Recycling Society – Monthly contract for recycling	\$	197,846

d) Policy Implications:

Approval of the disbursements by Council is in keeping with corporate governance practice.

CONCLUSIONS:

The disbursements for the month ended October 31, 2014 have been reviewed and are in order.

Prepared by: **G'Ann Rygg**
Accounting Clerk II

Approved by: **Trevor Thompson, BBA, CGA**
Manager of Financial Planning

Approved by: **Paul Gill, BBA, CGA**
GM – Corporate & Financial Services

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

gmr

CITY OF MAPLE RIDGE
MONTHLY DISBURSEMENTS - OCTOBER 2014

<u>VENDOR NAME</u>	<u>DESCRIPTION OF PAYMENT</u>	<u>AMOUNT</u>
0906112 BC Ltd	Security refund	67,383
0946235 BC Ltd	Roadside mowing	21,767
A W Fire Guard & Supplies Ltd	Fire protection:	
	Firehall annual inspection	983
	Firehall cylinder refills	867
	Greg Moore Youth Centre repairs	548
	Leisure Centre sprinkler head replacement	14,694
	PM Family Rec. Centre - semi-annual inspection	222
	RCMP repairs	1,477
		<hr/> 18,791
Aecom Canada Ltd	National benchmarking initiative	19,656
	Sanitary sewer model & master plant	18,792
	Seismic upgrade Rothsay reservoir	854
		<hr/> 39,302
Alliance Painting & Decorating	Leisure Centre painting	12,600
	Golden Ears Winter Club painting	5,507
		<hr/> 18,107
Anderson & Thompson "In Trust"	Security refund	62,408
Andrew Sheret Ltd	Inventory plumbing supplies	530
	Watermain replacement	19,140
		<hr/> 19,670
Ansan Industries Ltd	Traffic control	26,794
Arsalan Construction Ltd	Downtown road improvements - Edge Street	268,765
BC Hydro	Electricity	129,263
BC SPCA	Contract payment	27,925
Boileau Electric & Pole Ltd	Maintenance: Albion Sports Park	2,073
	Banners	1,005
	City Hall	861
	Firehalls	146
	Grant Hill	17,097
	Greg Moore Youth Centre	298
	Haney House	196
	Haney Wharf	280
	Leisure Centre	4,671
	Maple Meadows Way @ CPR crossing	6,217
	Maple Ridge Lawn Bowling Club	132
	Maple Ridge Park	118
	Maple Ridge Tennis Courts	152
	MVA repairs	10,544
	Pitt Meadows Athletic Park	163
	Pump kiosk replacement @ 207A	5,403
	Randy Herman Building	458
	RCMP	393
	Rental property	240
	Street lights	4,315
	Traffic signals	10,743
		<hr/> 65,505
CUPE Local 622	Dues - pay periods 14/20 & 14/21	25,150
Chevron Canada Ltd	Gasoline & diesel fuel	89,422
Commercial Aquatic Supplies	Leisure Centre pool filter replacement	48,051
	Leisure Centre pool strainer replacement	4,016
	Leisure Centre pool supplies	2,382
		<hr/> 54,449
Co-Pilot Industries Ltd	Gravel & dump fees	18,151
Corix Water Products	Waterworks supplies	16,914
Directional Mining & Drilling	Culvert replacement program - 216 St north of Abernethy Way	76,493
Emergency Communications	Dispatch levy - 4th quarter	245,293
Falcon Homes Ltd	Security refund	100,000
Fitness Edge	Fitness classes & programs	16,963
Fort Fabrication & Welding Ltd	Modify/refurbish recycling truck	35,512

Fred Surridge Ltd	Waterworks supplies		16,045
Genesis Janitorial Service Ltd	Janitorial services & supplies:		
	Firehalls	3,220	
	Library	4,809	
	City Hall	2,371	
	Operations	2,754	
	Randy Herman Building	3,341	
	RCMP	2,480	
	South Bonson Community Centre	3,959	22,934
Greater Vanc Water District	Barnston pump station		702,563
Greater Vancouver Regional Dis	Debt payment	2,202,073	
	Mosquito control program	2,149	2,204,222
Green Landscape Experts Ltd	Lougheed Hwy multi-use cycle lane		43,839
Hanks Trucking And Bulldozing	Culvert replacement	1,289	
	Ditch clean out	24,084	
	Hauling material	1,070	
	Sewer system rehabilitation	5,694	32,137
Hu, Ming Hua	Tax sale refund		88,957
Jacks Automotive & Welding	Fire Dept equipment repairs		16,565
Jakes Construction Ltd	240 St road & drainage improvements - Lougheed to 120 Ave		527,964
Jaymar Enterprises Inc	Security refund		179,522
King Hoe Excavating Ltd	104 Ave road & drainage improvements - 224 St to 245 St		389,360
Lafarge Canada Inc	Roadworks material		39,388
Machinex Recycling Service Inc	Recycling baler system		309,403
Manulife Financial	Employer/employee remittance		149,143
Maple Ridge & PM Arts Council	Arts Centre contract payment	50,867	
	Parking pass refund	54	
	Program revenue Aug	22,017	
	Theatre rental	3,327	76,265
Maple Ridge Museum & Archives	Quarterly contract payment		34,898
Maridge Properties Ltd	Security refund		35,970
MDT Technical Services Inc.	Grant Hill reservior - water security improvements		18,480
Medical Services Plan	Employee medical & health premiums		39,808
Metro Motors Ltd	2014 Ford F150 truck		31,259
Municipal Pension Plan BC	Employer/employee remittance		665,295
Newlands Lawn & Garden Mainten	Grass cutting		22,685
North Of 49 Enterprises Ltd	Skating lesson programs		19,913
Pro Sound & Stage Lighting Ltd	Multi-media equipment upgrades in Blaney Room	196,560	
	Leisure Centre equipment replacement	6,520	203,080
Province Of BC - 21312	School tax remittance		67,936
Receiver General For Canada	Employer/Employee remittance PP14/20 & 14/21		583,665
RG Arenas (Maple Ridge) Ltd	Ice rental Sept		65,474
Ricoh Canada Inc	Photocopier quarterly contract	13,778	
	Planning - microfiche readers	17,304	31,082
Ridge Meadows Seniors Society	Quarterly operating grant		57,594
Ridge Meadows Recycling Society	Monthly contract for recycling	197,846	
	Weekly recycling	469	
	Litter pickup contract	1,848	
	Recycling station pickup	330	
	Roadside waste removal	150	200,643
Total Power Ltd	City generator inspections & maintenance		18,158
Trans Western Electric Ltd	Hammond Stadium playfield lighting		48,931
Unicorn Ltd	Flood abatement N. Alouette		38,193
VMware International Ltd	Software support/subscription		23,822
Warrington PCI Management	Advance for Tower common costs less expenses		50,316
Workers Compensation Board BC	2014 3rd quarter remittance		114,572
Xylem Canada Company	225 Street pump station upgrade		18,944
Young, Anderson - Barristers	Professional fees		27,866

Disbursements In Excess \$15,000		8,660,919
Disbursements Under \$15,000		<u>930,206</u>
Total Payee Disbursements		<u>9,591,125</u>
Payroll	PP14/20, PP14/21 & PP14/22	<u>2,633,207</u>
Purchase Cards - Payment		<u>100,463</u>
Total Disbursements October 2014		<u><u>12,324,795</u></u>



City of Maple Ridge

TO: His Worship Mayor Ernie Daykin
and Members of Council

DATE: November 25, 2014

FROM: Chief Administrative Officer

ATTN: Council

SUBJECT: Proposed Sign Control Bylaw No. 7008-2013

EXECUTIVE SUMMARY:

The purpose of this report is to provide Council with proposed amendments on Sign Bylaw No. 7008 - 2013. A report on this Bylaw was presented to Council Workshop on July 7, 2014 and it was decided by Council to not proceed with the Bylaw at that time. Staff have now been asked to bring the Bylaw forward for consideration of three readings.

As a reminder on the content of the proposed Bylaw it includes updates to the election signs section of the bylaw. The proposed changes do not reference developer or builder signs. Based on meetings held in June 2014 with the development community there remains issues with the development signs that warrant further discussions. The current Sign Bylaw was adopted in 1992, over twenty years ago, and Maple Ridge has gone through many changes in that time particularly in the downtown core. Signs play a major role for businesses and other community activities for advertising purposes and to assist the public in locating a business. There are times when additional temporary signage is necessary to draw attention to specific sales, a new business location or other similar short term changes in operation.

The proposed new Bylaw is intended to improve and simplify the issuance of sign permits and deals more with process and providing the correct authorities necessary for compliance and less on changing the design, types and size of existing signage in the District. There are no changes to the size of fascia, free-standing, canopy or projecting signs would create a number of existing non-conforming signs. This would be challenging for business and sign companies to repair or replace their sign coverage.

RECOMMENDATION(S):

THAT Maple Ridge Sign Control Bylaw No. 7008-2013 be given first, second and third readings.

DISCUSSION:

a) Background Context:

Council has reviewed the proposed bylaw over the past year, most recently on July 7. In June of 2014, staff held two Public Information Meetings, the first on June 12, 2014 for members of the public interested in discussing possible changes to the Sign Bylaw. This meeting was advertised on our website as well as through our local newspaper. The second meeting was held on June 13, 2014 and was attended primarily by developers who have a vested interest in any potential changes to the Bylaw. The invitations to this particular meeting was based on a list of 80 emails that the Licences, Permits and Bylaws Department use to invite Developers and Builders to the two Builders Forums held each year by our Building Department. Based on these two meetings, it is apparent that there are varying and opposing opinions on developer's signs. The members of the public were concerned with the number, placement and size of the signs. The developers' concerns were centered around bringing potential buyers to their sites with the use of large directional signs at major intersections. Currently the Proposed Bylaw does not reference Developer/Builders signs however the rest of the Bylaw is ready to move forward for consideration and possible adoption. Based on the meetings held in June there remains

outstanding issues with development signs that warrant further discussions. There is also a need to encourage more developers and builders to participate in these discussions.

The main focus has been to make the Bylaw more user friendly and easier to read and interpret. The proposed Bylaw corrects a number of significant problems with the current Bylaw; the key areas are as follows:

1. Significant improvements and additions to the Definition Section of the Bylaw to provide clarity of terms and positions.
2. Identifying and separating those sign types that either wholly or partially encroach onto municipal property, whether they are on the roadway, sidewalk, boulevard, or overhang any of these areas. Liability issues must be dealt with for these encroachments by way of third party liability insurance to protect the District against potential liability claims.
3. Sandwich Board or Pedestal Signs to be dealt with as an encroachment agreement between the Engineering and Bylaw Departments with specific requirements for placement, size and liability insurance. Encroachments where permitted, must be incorporated into the streetscape in a safe manner or they must be prohibited completed.
4. Where applications are made for sign types that are not addressed in the Sign Bylaw the applicant has the option of using the Development Permit process. The appropriate changes have been made to the Bylaw to clarify this process.
5. Incorporate into the Bylaw, the current process on requests for the placement of private and public sector information signs on public rights of ways for specific short periods of time.
6. Incorporate into the Bylaw requirements for signage for the True North Fraser Signage Program as well as the Heritage Commission sign program.
7. Updating the requirements for elections signs
8. Clearly defined time frame for the municipality to remove signs that no longer apply to the property they advertise.
9. The use of "banner" type signs as temporary portable signs instead of the free standing read-o-graph signs.
10. An increase in sign application fees. The last fee increase was approved by Council in 1990 by Bylaw Amendment 4373-1990. The increases in the proposed Bylaw bring them in line with the actual cost of provided the service.

The work completed on the proposed new Sign Bylaw is to create an integrated sign permit system that involves the Permits and Bylaws Department along with Engineering and at times the Planning Department. The intent of proposed Bylaw is to provide for more clarity in the application process and clearly differentiate between signs on private and public property. The proposed Bylaw sets out the process for applying for each type of sign where applicable.

Additional amendments provided for in the proposed Bylaw include changes to the definitions that have been made to clarify the terms and to reflect current staff titles. In addition, the appropriate amendments were made to provide for imperial conversions to metric measurements in the Bylaw. This equivalency has been requested by the public on a consistent basis. The metric measurement is the legal measurement in Canada while the imperial conversion is for convenience and readability only.

A specific section has been created for Temporary Service Event signs. This type of sign permit is for Health and Welfare and community organizations such as schools, service clubs, churches, and municipal sponsored events and only events held in Maple Ridge. The signs themselves are displayed on public property such as rights of ways and boulevards and other times on private property.

Election Signs:

Election signs fall under the following categories:

- Federal
- Provincial
- Municipal
- School Trustee

The Canada Elections Act, Elections Act, Local Government Act and the Community Charter provide broad regulations pertaining to elections signs. In essence however, they defer to municipalities to regulate the size and placement of election signs. An exception to this is that the Elections Act prohibits the placement of election signs within one hundred (100) meters of a voting place. The Ministry of Transportation also has a policy with regard to election signs on Provincial roads.

A review of the following municipalities regulations with regard to election signs shows a range of how election signs are regulated:

- Richmond
- Surrey
- Port Coquitlam
- Port Moody
- Coquitlam
- Delta
- Pitt Meadows
- Township of Langley
- The District of North Vancouver
- West Vancouver

The majority of the above municipalities regulate election signs through their sign bylaws. Some municipalities regulate election signs through their Election Procedures Bylaws. Richmond has a specific Election Signs Bylaw.

Within those bylaws are a wide range of regulations. The majority of the bylaws are straight forward and simply regulate the timing of the placement and removal of the signs, the size of the signs and the requirement for the signs not to be placed in a potential hazard causing location.

Timing of the Placement of Election Signs

Most municipalities differentiate between the timing of the placement of Federal/Provincial signs and municipal/school trustee signs. The range of times is as follows:

Federal/Provincial	Time of writ to 30 days before the election
Municipal/School Trustee	10 to 21 days before the election

Timing for Removal of Election Signs

Federal/Provincial	4 to 14 days after the election
Municipal/School Trustee	4 to 14 days after the election

Size of Signs

The review of other municipalities bylaws shows a range of permitted sizes and a range of allowable maximum heights.

Maximum

Size Range	1.48 square metres (16 square feet) to 2.97 square metres (32 square feet)
Height Above Ground	1.829 metres (6 feet) to 3.048 metres (10 feet)

The draft bylaw includes the following which represent the most common clauses among the bylaws reviewed.

- In the case of provincial or federal elections, the signs are not erected more than thirty (30) days prior to the election or event and are removed within four (4) days after the election;
- In the case of municipal and school trustee elections, the signs are not erected more than twenty (20) days prior to the general local election or event and are removed within four (4) days after the election;
- The sign size does not exceed 1.48 square metres (16 square feet);
- The maximum height of the election sign, above ground, does not exceed 0.305 metres (1 foot) to 2.438 metres (8 feet);
- The placement of the sign does not interfere with traffic sightlines at street intersections or with the safety of pedestrians;
- Elections signs are not permitted on any vehicles or trailers attached to vehicles or any roof top or any existing sign, with the exception of magnetic vehicle signs;
- The placement of election signs are permitted on private property with the consent of the owner or occupant of the property;
- Regulations regarding the size, placement and permitted dates for posting Election Signs apply to those posted on private property as well as public;
- The Bylaw Officer or any person acting under their direction, may remove any election sign that the Bylaw Officer, has reasonable grounds to believe is erected or in place in contravention of municipal Bylaws;
- Election signs that have been removed in accordance with the section above will be stored for a period of four (4) days and the candidate or their agent may claim the sign(s) during that period, following which the material may be destroyed or otherwise disposed by the Bylaw Officer or his delegate. The candidate or his Agent will be notified of problem with the sign and where the sign can be claimed;
- \$100 deposit from each candidate (used to offset the costs of sign removal); and
- Other than as authorized in writing by the District, no person shall display on any election sign or other election advertising a logo, trademark or official mark, in whole or in part, owned or licensed by the District.

Some municipalities have unique specific requirements. These include:

- A limit of one sign per location
- Designating specific locations where signs can only be placed
- Identifying specific street and roadways where signs cannot be placed
- Prohibiting signs on fee simple property owned or leased by the municipality

These requirements were discussed at the April 7 Workshop. Based on these discussions none of these requirements are included in this update of the bylaw. As stated above the proposed bylaw includes regulations common to some of the municipalities and at this juncture none of the above

4 regulations have been included in the draft bylaw pending discussion with Council. Council may wish staff to pursue some of these items further.

b) Desired Outcome(s):

That Council adopts proposed Sign Bylaw 7008-2013.

c) Citizen/Customer Implications:

The proposed Sign Bylaw has the potential to provide a significant improvement to the sign permit application process and to clean the street scape of a number of unauthorized signs.

d) Interdepartmental Implications:

The Licences, Permits and Bylaws Department has coordinated the review process and solicited input from the public, other municipal departments and the municipal solicitor.

e) Financial Implications:

The current sign permit fees are \$50.00 for permanent signs and \$20.00 for temporary signs. Staff have conducted a survey of sign permit fees in other jurisdictions in the lower mainland and are recommending the fee structure that will actually cover the majority of the costs for plan checking and inspections for permanent costs. The fees are based on the size of the proposed sign as the degree of complexity in the plan review and necessary documentation to be checked becomes more difficult and takes more time the larger the proposed sign becomes. With respect to temporary signs staff are recommending a modest increase in the cost from \$20.00 for a thirty (30) day period to \$30.00 for a thirty (30) day period. The proposed sign fee schedule is set out in Schedule A of this Bylaw.

f) Alternatives

That Council not give the proposed Bylaw three readings and provide staff with further direction on this Bylaw.

CONCLUSIONS:

The proposed Bylaw is the culmination of considerable discussion and consultation. Based on the input from the two Public Information meetings this proposed Sign Bylaw may need to be amended in the future to address the concerns around developer signs.

“Original signed by E.S. (Liz) Holitzki”

Prepared by: E.S. (Liz) Holitzki

Director: Licences, Permits and Bylaws

“Original signed by Frank Quinn”

Approved by: Frank Quinn, MBA, P.Eng

General Manager: Public Works and Development Services

“Original signed by J.L. (Jim) Rule”

Concurrence: J.L. (Jim) Rule

Chief Administrative Office



City of Maple Ridge

Sign Control Bylaw No. 7008 - 2013

Effective Date:

City of Maple Ridge
Sign Control Bylaw No. 7008 – 2013

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City of Maple Ridge

Sign Control Bylaw No. 7008 -2013

A bylaw to regulate signs within the City of Maple Ridge.

WHEREAS Pursuant to section 908 of the *Local Government Act*, R.S.B.C. 1996, c. 323 but subject to the provisions of the Motor Vehicle Act R.S.B.C. 1996, C318 and the Transportation Act, S.B.C., 2004 c. 44 Council may, by bylaw regulate the number, size, type, form, appearance and locations of signs in the City, and the bylaw may contain different provisions for different zones, different uses within a zone, and different classes of highways;

AND WHEREAS Pursuant to sections 8(4) and 65 of the *Community Charter*, S.B.C., C. 26 Council may, by bylaw regulate and impose requirements in relation to signs and advertising in the City and regulate or prohibit the erection, placing, alteration, maintenance, demolition and removal of a sign, sign board, advertisement, advertising device or structure;

AND WHEREAS Council wishes to allow for signs in the City, while simultaneously preserving and enhancing Maple Ridge's character, and ensuring that signs are designed, constructed, installed and maintained so that energy consumption is minimized, and public safety and traffic safety are not compromised.

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

Part 1 Citation

- 1.1 This bylaw may be cited as Sign Control Bylaw No. 7008-2013.

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsequent, paragraph, subparagraph, clause or phrase.

Part 3 Previous Bylaw Repeal

- 3.1 Sign Bylaw No. 4653 – 1992 (adopted on August 10, 1992) is hereby repealed and the following amendment bylaw I hereby repealed:

Maple Ridge Sign Amending Bylaw No.4762-1992.

Part 4 Definitions

For words not defined in this Bylaw, the definitions contained in the Maple Ridge Zoning Bylaw and the Maple Ridge Highway and Traffic Bylaw as amended from time to time shall apply. Where the same words are defined in more than one bylaw, the definition in this Bylaw shall apply for purposes of administering this Bylaw.

“Abandoned Sign” means any **sign** which no longer directs persons to or advertises a business, lessor, owner, product or activity conducted or product in existence or available on the parcel where the **sign** is displayed or which is not identifying the owner, occupant, occupancy, user or use of the lot of a building or structure on the lot, on which such **sign** is situated.

“Awning” means a detachable system of fabric or other material which is supported entirely from the exterior wall of a building by a fixed or retractable frame.

“Awning Sign” means a non-illuminated **sign** on an awning which shall only be painted on, affixed to by means of a decal, or form part of the fabric of an awning which does not extend vertically or horizontally beyond the limits of such awning.

“Balcony Sign” means a **sign** supported on, against or suspended from a balcony.

“Balloon Sign” means an inflated three-dimensional device which is affixed or anchored to the ground or a structure and which contains information and where the intent is to attract the attention of persons for the express purpose of the communication of that information.

“Banner Sign” means a flexible plastic or fabric **sign**, excluding an awning, affixed to a building that is used as a temporary sign but excludes a flag.

“Building” means any structure used or intended for supporting or sheltering any use or occupancy.

“Bench Sign” means a **sign** affixed to, painted or placed upon part of a bench located on public property at a bus stop, rest area or park.

“Billboard” means an exterior structure displaying advertising material of a non-accessory nature pasted or otherwise affixed flat to the face of such structure and which exceeds 28m² (301 sq. ft) .

“Bus Shelter” a covered structure intended to shelter bus patrons within or above public property which is approved by the City located at a bus stop in ordinary use by buses operated by a public transit authority.

“Business” means the carrying on of a commercial or industrial undertaking of any kind or nature or the providing of professional, personal or other services for the purpose of gain or profit.

“Building Official” includes the Chief Building Official, Building Inspectors, Gas/Plumbing Inspectors, Electrical Inspectors, Trades Inspectors, Safety Officers and Plan Checkers designated by the Corporation of the City of Maple Ridge.

“Bylaw Enforcement Officer” means the person appointed from time to time by the Council to act in the capacity as the City Bylaw Enforcement Officer.

“Canopy” means a permanent non-retractable hood, shelter or cover which projects from the wall of a building but does not include a projecting roof.

“Canopy Sign” means a **sign** attached to or constructed on the face of the canopy.

“Changeable Copy Sign” means a **sign** on which copy can be changed manually through the use of attachable letters, numerals, graphics or pictorial panels.

“City” means the City of Maple Ridge.

“Clearance” means the vertical distance measured from natural grade to the underside of a **sign** or its supporting structure whichever is less or the bottom of an awning valance.

“Construction” means the erection, alteration, replacement, addition, removal, moving and demolition of Buildings, Structures and of all appurtenances thereto including without limitation, electrical and other systems, fittings appliances and accessories of every nature and kind, and includes and all site preparation, excavation, filling and grading,

“Construction Sign” means a temporary **sign** promoting a construction or real estate development project which may also be used to identify the owner, general contractor, sub-trades, architect, engineers and others associated with the design, planning, development and financing of a project under construction.

“Corner lot” means a lot at the intersection or junction of two or more highways.

“Council” means the Council of the City of Maple Ridge.

“Development Sign” means a **sign** required by the City to identify lands proposed for rezoning or a **sign** indicating that a site is being developed for any commercial or industrial purposes following Third Reading of a Zoning Amendment Bylaw for such change of zone. Electric temporary **signs** shall not be permitted for this purpose.

“Directional Sign” means a **sign** which only communicates information regarding pedestrian or vehicular movement on the lot on which the **sign** is located.

“Municipal Engineer” means the **Municipal Engineer** for the City of Maple Ridge or their designate.

“Director of Licences, Permits and Bylaws” means the Director of Licences, Permits and Bylaws for the City of Maple Ridge or their designate.

“Director of Planning” means the Director of Planning for the City of Maple Ridge or their designate.

“Directory sign” means a **sign** that identifies the occupants of a building containing more than one occupant.

“Election Sign” means a temporary **sign** promoting a political candidate, party, or cause in relation to a federal, provincial, municipal or school trustee election or public referendum.

“Electronic Message Board Sign” means a **sign** in or on which the information that is displayed can be changed automatically by means of the electronic switching of lamps or illuminated tubes.

“Erected” means attached, altered, built, constructed, reconstructed, enlarged, or moved and shall include painting of **signs** but does not include copy changes on any Changeable Copy **Sign**.

“Facade” means the exterior face of a building upon which a **sign** is to be placed.

“Fascia Sign” means a flat **sign**, whether illuminated or not, running for its whole length parallel to the face of the wall of the structure to which it is attached and not projecting more than 304.8 mm (1.0 feet) from the face of the wall to which it is attached and which does not extend beyond the horizontal width nor above the roof line of the building to which it is attached.

“Flag Sign” means a flag that represents an organization that is used as a **sign** but does not include a flag representing a country of the world or any province, Canadian territory or municipal corporation.

“Flashing Sign” means an illuminated **sign** which contains flashing lights, which includes the illusion of intermittent or flashing light, by means of animation or an externally mounted intermittent light source exhibiting pronounced changes in light intensity or exhibits rapid repetition of illumination, but does not include an automatic Changeable Copy **Sign** indicating only the time, date, or temperature, of electronically controlled messages.

“Freestanding Sign” means a permanent **sign** which is entirely self-supporting and is neither attached to nor forms part of a building or structure,

“Frontage” means the length of the common boundary shared by the front lot line of that lot and a highway adjacent to the lot excluding a lane. On a corner lot, the frontage shall be the shorter of the highway boundaries, regardless of the direction the buildings on the lot face.

“Front Lot Line” means the lot line common to a lot and an abutting highway excluding a lane.

“Government Sign” means a **sign** authorized to be erected or placed within a highway or on a lot, under the provisions of any statute, Order-in-Council, bylaw, resolution of Council or by order of the Municipal Engineer, and includes, but is not limited to, traffic **signs**, signals, and pavement markings, street name **signs**, neighborhood identifications **signs**, park identification **signs** and public notice board **signs**.

“Grade” means the average finished ground level directly underneath the **sign**. Where a **sign** is located over a street, the average finished grade shall mean the elevation established by the City for the surfacing of the public sidewalk or boulevard, excluding landscape berms and planter boxes.

“Height” of a **sign** means the vertical distance from the grade to the highest part of the **sign** which includes any portion of architectural feature of the supporting frame.

“Highway” means the area of every public right of way lying between two property lines title to which area is vested in the City and which is designated or intended for or used by the general public for the passage of vehicles or persons and means the area of every public right of way lying within any City Park title to which area is vested in the City and which is designated or intended for or used by the general public for the passage of vehicles.

“Highway Encroachment Agreement” means an agreement entered into between an individual or company and the **City** to allow **signs** on a highway.

“Home Occupation Sign” means a non-illuminated **sign** attached to the dwelling or accessory structure which indicates that a home occupation business, as permitted by Maple Ridge Zoning Bylaw, is conducted within the dwelling or accessory structure on the property where the **sign** is located provided a valid business licence for such business has been issued by the **City**.

“Identification Sign” means a **sign** which contains no advertising but is limited to the name, address and number of a building, institution or person and to the activity carried on in the building or institution or person or the occupation of the person.

“Illuminated Sign” means a **sign** designed to give forth any artificial light, either directly from a source of light incorporated in or connected with such **sign**, or indirectly from an artificial source, so shielded that no direct illumination from it is visible elsewhere than on the site itself.

“Logo” means a symbolic representation, not including any words, names or numbers unless part of a registered trademark, which is used exclusively to simplify advertising of a product, business, service or activity and which contains no additional identification, information or message.

“Lot” means “parcel” as defined under the Land Title Act, including a bare land strata lot, but excluding a lot created under the Condominium Act.

“Lot Line” means any line which forms the boundary of a **Lot**.

“Maximum Height” means the vertical distance measured from the grade as defined in this Bylaw to the highest point of such **sign**. In the case of a roof **sign**, the maximum height shall be measured from the roof or parapet level at the location which includes any and all architectural design and detailing.

“Minimum Height” means the vertical distance measured from the grade as defined in this Bylaw to the lower limit of such **sign** or sign structure.

“Mural” means a pictorial representation other than a logo or graffiti, painted on a building or structure, which is entirely decorative and does not identify or depict a land use, a business, the name of a person or place, or the sale of a product or service.

“Open House Sign” means a temporary **sign**, which advertises the location of a property for sale at which an open house is to be held.

“Permanent Sign” means a **sign** which is affixed to or constructed as part of a building structure or in the case of a free standing **sign**, mounted on a permanent base, column or pole that is attached to the ground of the property on which the business is operating.

“Portable Free Standing Sign” means a **sign**, graphic or display for business or information purposes, which can be readily moved from place to place and which is not affixed to a building, to another permanent structure, or to the ground, and may include a sandwich board **sign**.

“Portable Sign” means a **sign** not fixed to the land or to a building or structure and may include a **Banner sign** provided the maximum **sign** area does not exceed 1.2 metres by 2.4 meters (4x8 feet).

“Prohibitive Sign” means a **sign** that provides a warning, prohibition or penalty respecting the site or premises on which it is located, such as “No Entry” “Danger” “Keep Out” or similar such **signs**.

“Projecting Sign” means a **sign**, other than a canopy or fascia **sign**, which projects more than 40 cm (16 inches) from the face or wall of any building or structure.

“Pump Island Canopy” means a canopy built to shelter fuels at a gasoline bar or gasoline service station and a pump island canopy that is L-shaped or angularly-connected shall be considered to be one pump island canopy.

“Pump Island Canopy Sign” means a **sign** attached to or constructed as part of a gasoline bar or gasoline service station pump island canopy.

“Real Estate Sign” means a temporary **sign** indicating that a parcel of land or property on which the **sign** is located is available for rent, lease or sale.

“Revolving Sign” means any **sign** or portion of a **sign**, all or part of which revolves or rotates, or partly revolves or rotates, but does not include animated **signs**.

“Roof” means the top enclosure of a building and does not include a roof that is sloped more than 60° from horizontal.

“Roof line” means the horizontal line made by the intersection of the wall of the building with the roof of the building. In the case of a building with a pitched roof, the roof line shall be at the level of the eaves. Or means either the horizontal line made by the intersection of an exterior wall of the building with the roof covering or the top of a parapet wall, whichever is higher.

“Roof Sign” means any **sign** erected or placed wholly or partly above the top of the roofline or parapet of a building.

“Sandwich Board Sign” means any one or two faced non-illuminated **sign** located on a municipal sidewalk for which a valid permit has been issued by the City.

“Sign” means any structure, device, advertisement, advertising device or visual representation that is visible from any street, highway, lane or private property, used to advertise, identify, or communicate information or attract the attention of the public for any purpose and without limiting the generality of the foregoing includes any symbols, letter, figures, illustrations or painted forms, but does not include a flag, mural, traffic control device, or any element which is an integral part of the design of a building.

“Sign Area” means the total area within the outer edge of the frame or boarder of a **sign**. Where a **sign** has no frame, border or background the areas of the **sign** shall be the area contained within the shortest line surrounding the whole group of letters, figures or symbols of such **sign**. Except as hereinafter provided, each side or face of a multiface **sign** shall be counted in computing the **sign** area thereof. If a side or face of a multiface **sign** cannot be seen by a person not on the site of the **sign** it shall not be counted in computing the **sign** area thereof.

“Sign Copy” means letters, characters, numbers or graphics making up the message on a **sign**.

“Sign Owner” means the person, or his or her authorized agent in lawful control of a **sign**.

“Sign Permit” means a **sign** permit issued pursuant to this Bylaw.

“Special Event Sign” means a temporary **sign** indicating that a community event or activity is taking place, or is being carried on and excludes third party advertising.

“Temporary Sign” means a **sign** which may be moved or removed and is in place for a limited period of time.

“Third Party Advertising” means a **sign** advertising a business, merchandise, service or activity which is not sold, produced, manufactured, furnished or performed on the parcel on which the **sign** is located.

“Under Awning Sign” means a **sign** suspended from, and entirely under, an awning.

“Under Canopy sign” means a **sign** suspended from, and entirely under, a canopy.

“Vehicle Sign” means any **sign** or **signs** attached to or painted on or otherwise attached to a vehicle where the principle purpose of the vehicle is to serve as a **sign** or a **sign** support structure.

“Wall Sign” means a **sign** which is painted on or attached generally parallel to a building facade and includes permanent **signs** installed inside a window which are intended to be viewed from the outside.

“Window Sign” means a temporary **sign**, picture, symbols or combination thereof, painted on, attached to or installed on, or otherwise placed on a window, intended for viewing from outside and includes posters, placards, decals or similar representations but excludes seasonal holiday lighting and decorations, hours of business, street addresses, telephone numbers, accreditation **signs** and credit card logos.

Part 5 Interpretation

- 5.1 Metric units of measurement are used for all measurements in this Bylaw. Use of Imperial measurements in this Bylaw are for convenience purposes only and should there be a dispute the valid measurement defaults to metric.
- 5.2 The illustrations in this Bylaw are for illustrative purposes only and they shall in no way be held or deemed to define, limit, modify, amplify or add to the interpretation, construction or meaning of any section in this Bylaw or the scope or intent of this Bylaw.

Part 6 General Provisions

- 6.1 No person shall set up, exhibit, erect, place, alter, move or maintain a **sign** in the City except those permitted by and in conformance with this Bylaw. A valid **sign** or demolition permit shall be obtained prior to the set up, exhibition, erection, placing, altering, maintaining or demolition of a **sign** pursuant to this Bylaw. Read-o-graph and changeable letter **signs** and electronic message board **signs** are not considered altered by virtue only of the message being changed.
- 6.2 The design of every **sign** shall be aesthetically pleasing and shall not detract from the architectural integrity of any building or structure to which it is attached, or beside which it is located. The arrangement and grouping of **signs** on a building shall be integrated with the architecture of the said building. Structural supports, bracing and ties for **signs** shall be kept to a minimum number, consistent with structural adequacy and as much as possible shall be concealed within the body of the **sign** itself.
- 6.3 All **signs** together with their supporting structures and any electrical equipment shall be kept fully operable, in good repair and maintained in a safe and clean condition.
- 6.4 No **sign** shall be erected, rebuilt, enlarged, extended, relocated or attached to, suspended from, or supported on any structure or the lands on a lot unless the **sign** fully complies with the provisions or Maple Ridge Building Bylaw and this Bylaw.
- 6.5 No **sign** shall be erected or lit in such a manner as to interfere with the visibility or safe operation of a traffic control device or to interfere with motorist visibility at an access to or egress from a highway or so as to be unsafe to the public in the vicinity of such **sign**.
- 6.6 Any **sign** erected in contravention to this Bylaw may be removed at the expense of the

owner, applicant or lessee.

- 6.7 **Signs** not specifically permitted in this Bylaw are prohibited.
- 6.8 Nothing in this Bylaw shall be taken to relieve any persons from complying with the provisions of any other Bylaw of the City.
- 6.9 This Bylaw applies to the entire area of the **City**.
- 6.10 No **sign**, canopy or structural element for the support or protection of a **sign** shall have affixed to or contain any flashing, animated, rotating, moving or oscillating electrical components, except for electronic message boards unless expressly permitted in this Bylaw.
- 6.11 A permit will be issued for either one banner **sign** or one portable **sign** at any one time, but not both at the same time.
- 6.12 **Signs** projecting over a pedestrian area shall have a clearance to the underside of the projection of at least 2.4 m (8.0 ft) above grade or sidewalk while **signs** projecting over an area frequented by vehicular traffic shall have a clearance to the underside of the projection of at least 4.2 m (13.8 ft) above grade. No **sign** shall project over the travelled portion of a highway.
- 6.13 The illumination for any **sign** shall not create a direct glare upon any surrounding lot or premises.
- 6.14 Any **sign** unlawfully occupying a portion of a highway or public place may be removed by a **Bylaw Enforcement Officer**. The fees for recovery of the **sign** are set out in Schedule "D" of this bylaw. **Signs** not recovered within fourteen (14) days of impoundment may be disposed of by the **City**.

Part 7 Exemption

- 7.1 This Bylaw does not apply to:
- (a) notices issued by the government of Canada, the government of British Columbia, a Court, by the City or by the School Board;
 - (b) traffic control devices provided for in the Motor Vehicle Act;
 - (c) **signs** erected by the Provincial Ministry of Highways for highway purposes. These **signs** may be flashing and/or illuminated where special circumstances or safety dictates;
 - (d) **signs** on or over City highways installed or authorized by the Municipal Engineer for control of traffic and parking or for street names and direction;
 - (e) Development Signs required by the City during the processing of development applications,
 - (f) **signs** located in the interior of buildings and not visible from a highway;

- (g) murals provided that the mural does not advertise or intend to advertise a specific product or service and they are located on public use buildings or on properties where a Development Permit specifically permits such use;
- (h) non-illuminated **signs** inside a store window limited to providing the following information:
 - (i) store hours;
 - (ii) whether the store is open or closed; or
 - (iii) the existence of a sale, where the **sign** is present for not more than thirty (30) consecutive days in any one (1) six (6) month period;
- (i) display of goods inside store windows or inside store fronts;
- (j) flags and emblems of civic, or non-profit societies, educational, religious organizations;
- (k) **signs** authorized by the Municipal Engineer in connection with public conveniences including **signs** on benches, bus stop shelters, and other similar structures;
- (l) **signs** containing the building number and street name only, provided the **sign** area does not exceed 0.18 m (2 sq. ft.) and the numbers or lettering shall not exceed 20 cm (8 in) in height;
- (m) the Flag of Canada or the Flag of British Columbia;
- (n) a **sign** required by law including prohibitory **signs**;
- (o) home occupation **signs** provided they are not larger than .610 m (2 square feet) and are attached to the dwelling or building where the home occupation business is operated from;
- (p) **signs** depicting danger, hazard or other safety conditions erected by an individual authorized by a public agency in the performance of his or her duty;
- (q) memorial plaque, historical tablet and similar markers provided it does not exceed 2.2 sq. m (24 sq. ft.) in area and 2.4 m (8 ft.) in height;
- (r) neighbourhood watch or block parent **sign**;
- (s) permanent subdivision identification **sign** such as an entry gate **sign** provided the **sign** is authorized by a Development Permit or by the Approving Officer at the time of subdivision approval;
- (t) **signs** erected by the City for municipal purposes;
- (u) sponsorship **signs** (for the purpose of acknowledging sponsors but not for advertising sponsor's products) erected by the City's Parks & Recreation

Department and/or Community Groups provided the **sign** area does not exceed 3.0 sq. m (32 sq. ft.);

(v) window **sign** provided the **sign** does not cover more than 50% (fifty percent) of the window area;

(w) banner **sign** used by the City and non-profit and community organizations for special event and fund raising activities, provided the Banner is used exclusively for:

- (i) promotion of a special event for a period of no longer than thirty (30) consecutive days in a six (6) month period;
- (ii) street beautification purposes in the City's downtown core;
- (iii) the **sign** area of the banner does not exceed 2.2 sq. m (24 sq. ft) and
- (iv) the banner receives City approval prior to the erection of such **sign**.

(x) temporary **sign** advertising a special event for a community cause or charitable fund raising campaign not exceeding in area of 2.2 sq. m (24 sq. ft);

(y) temporary **sign** advertising an opening date of a place of business or a change of proprietorship provided:

- (i) the **sign** area does not exceed 2.2 sq. m (24 sq. ft.) and;
- (ii) the display of the **sign** is limited to no more than 30 (thirty) consecutive days;
- (iii) City of Maple Ridge welcome **signs** or transit information **signs**;

(z) vehicle **signs** except when the vehicle is stationary and visible from a highway for a period in excess of four (4) hours.

(aa) "Beware of Dog", "No Trespassing", "No Discharging of Firearms" and "No Dumping" **signs**, and **signs** warning the public of existence of danger provided none of the **signs** exceed 0.2 square metres in area and do not exceed four (4) feet in height.

Part 8 Prohibited Signs

8.1 **Signs** that are not expressly permitted or exempted by this bylaw are hereby prohibited.

8.2 Without restricting or limiting the generality of the foregoing, the following **signs** are

specifically prohibited:

- 8.2.1 Any flashing, animated or chasing-border **signs** or moving **signs** of any kind (other than the plainly illuminated hands of a clock or temperature indication), or any **sign** in respect of which any part thereof is flashing, animated or moving. This subsection applies to any strobe light or other devices which have emissions whether emitting sound, odour or other matter;
- 8.2.2 Pennants, bunting, flags (other than patriotic flags), balloons or other inflatable devices;
- 8.2.3 Banner **signs** except as specifically permitted under this bylaw;
- 8.2.4 Roof **signs**, balcony **signs** and **signs** mounted or supported on the deck of a canopy;
- 8.2.5 Any **signs** that obstruct any part of a doorway, balcony, or a window that would otherwise be capable of opening;
- 8.2.6 Off-premise or third party **signs** except where specifically provided for elsewhere in this bylaw;
- 8.2.7 Election signs are prohibited on any municipal park land or other lands owned or leased by the municipality.
- 8.2.8 Any open tube neon **sign** except;
 - (a) those exempted pursuant this Bylaw;
 - (b) those permitted by a Development Permit;
 - (c) those permitted inside windows of a business premises pursuant to this Bylaw;
 - (d) any **sign** on the side of any fascia, awning or canopy;
 - (e) **signs** recessed in canopies or awnings above fuel dispensing facilities;
 - (f) no **signs** shall create a real or potential hazard to the safe, efficient movement of vehicular or pedestrian traffic;
 - (g) no **sign** shall be placed in a manner that may obstruct any window opening, door opening, passageway, fire escape, walkway, vehicular driveway or similar feature;
 - (h) flashing **sign**, except in special **sign** areas;
 - (i) roof **signs**;
 - (j) portable **sign**, excluding sandwich-board **signs**;

- (k) revolving **signs**, except in special **sign** areas;
- (l) billboard **sign**;
- (m) gas or other inflated **signs** supported from the ground or roof by rope or wire line;
- (n) any other **sign** not specifically permitted under this Bylaw; and
- (o) no **signs**, whether made out of paper, cardboard, cloth, canvas, plastic or similar materials, shall be tacked, posted or otherwise affixed to the walls of any structure, tree, pole, hydrant, bridge, fence or any other surface within a public place. This section shall not apply to banners, posters, placards, or notices posted by or on behalf of the City pertaining to municipal matters, or police traffic control **signs** and notices. Where a fence hoarding is erected on any street during the construction or alteration of a building, no **signs** other than those relating to the said construction or alteration shall be placed upon the said fence or hoarding.

Part 9 Non-Conforming Signs

- 9.1 Any **sign** or advertisement lawfully erected, constructed or placed prior to the adoption of this Bylaw, although such **sign** does not conform with the provisions of this Bylaw, may remain and continue to be used and maintained, provided however, that no such **sign** shall be reconstructed, altered or moved in the City unless such **sign** shall be made to conform in all respects with the provisions of this Bylaw.

Part 10 Maintenance of Signs

- 10.1 Every **sign** shall be maintained in good repair and in a neat and safe condition at all times.
- 10.2 Normal **sign** maintenance, including replacement copy, lighting and refurbishing of **signs** shall not require a **Sign Permit** but shall conform to all other requirements of this Bylaw.
- 10.3 All **signs** shall be maintained structurally sound and free from all hazards caused or resulting from decay or failure of structural members, fixtures, lighting or appurtenances. All **sign** area, background, copy and lighting shall be maintained in readable and clean condition and the site of the **sign** shall be maintained free of weeds, debris and rubbish.

Part 11 Sign Permits and Fees

- 11.1 Requirements for a Permit

Every person proposing to construct, erect, place, alter, rebuild, reconstruct, move, demolish or remove a **sign** shall obtain a **sign** permit if required by this Bylaw, and all necessary approvals as required by the Maple Ridge Building Bylaw and Maple Ridge Zoning Bylaw and Maple Ridge Highways and Parking Bylaw.

11.2 Application Requirements

11.2.1 An application for a **sign** permit shall be made to the Building Department and shall:

- (a) be made on an approved application form;
- (b) be **signed** by the property owner or his agent;
- (c) specify:
 - (i) the street address of the premise and legal description of the parcel on which the proposed **sign** will be located;
 - (ii) the name and address of the owner of the premises or parcel or the company for whose benefit the **sign** is intended and where the application is made by an agent of the owner or company, the name and address of the agent;
 - (iii) the name and address of the person or **sign** company manufacturing, erecting, placing, altering, demolishing or removing the **sign** for which the application is made;
- (d) be accompanied by 2 copies and duplicates of scaled drawings of the lot and improvements thereon specifying:
 - (i) details of all existing **signs** and buildings on the lot;
 - (ii) scaled drawings showing location, type, size, weight, construction, colour, finishing material and estimated costs of all proposed **signs**, or proposed changes to existing **signs** and supporting structures;
 - (iii) detail survey of property showing existing and proposed setbacks in accordance with the City's Zoning Bylaw of all existing and proposed structures and **signs**;
 - (iv) scaled drawings showing the dimensions, maker's name and weight of the **sign** and, where applicable, the dimensions of the wall surface and the height of the building to which it is attached;
 - (v) the dimensions and weight of the supporting structure of the **sign**;

- (vi) the maximum and minimum height of the **sign** from grade;
 - (vii) the proposed location of the **sign** in relation to the boundaries of the parcel upon which it is to be located;
 - (viii) the off-street parking area, parking lot aisles, site access points and driveways;
 - (ix) the dimensions and areas of any proposed landscaped areas, if applicable to the **sign** type;
 - (x) the description of the advertising copy of wording to be displayed, including the style, size, colours of all the letters, logos or similar copy of the **sign**;
 - (xi) for an illuminated **sign**, information on the technical means by which the illumination is to be accomplished;
 - (xii) where the **sign** is to be attached to an existing building, a current photograph of the face of the building to which the **sign** is to be attached;
 - (xiii) structural, footing details and material specifications for a proposed free-standing **sign**;
- (e) the Manager of Inspection Services will require all freestanding signs to be sealed by a structural engineer with the applicable building code schedule included as part of the submission.
 - (f) Any other information that is relevant to the issuance of the **sign** permit.

11.3 Permit Fees

As per Schedule “A” of this Bylaw.

11.4 Permit Expiry

Where application has been made for a permit and the proposed work set out in the application conforms with this and all other bylaws of the City’s and the British Columbia Building Code the Building Department shall issue a **Sign Permit** for which the application is made. The permit shall expire if active work is not commenced within a period of ninety (90) days from the date of issue of the permit.

11.5 Refusal of Permit

11.5.1 The Building Department may refuse to issue a permit if:

- (a) the information submitted for the **Sign Permit** is contrary to the provisions of the bylaw;
- (b) the information required to be submitted under this bylaw is incomplete or incorrect;
- (c) issuance is prohibited by or does not comply with the provisions of a Municipal Bylaw, the British Columbia Building Code or the specification of the “Canadian Electrical Code” adopted by the Canadian Standards Association; or
- (d) the **sign** creates a potential hazard to the safe efficient movement of vehicular or pedestrian traffic.

11.5.2 Notwithstanding any clause in this bylaw, if any work for which a permit is required by this bylaw has been commenced before the permit has been issued by the Municipality, the applicant shall pay the Municipality a permit fee that is equal to 2 (two) times the permit fee described in Schedule A – **Sign Permit Fees** of this bylaw.

Part 12 Inspections and Regulations

12.1 Inspections for Compliance

- 12.1.1 The Director of Licences, Permits and Bylaws or any other official of the City is hereby authorized to enter at all reasonable times on any property, building or premises that is subject to regulation under this bylaw to ascertain whether the regulations and provisions of the bylaw are being or have been complied with and any person employed from time to time by the City as the Manager of Inspection Services, Bylaw Enforcement Officer or Building Official is hereby **designated** to act in his place for the purpose of administering this Bylaw.
- 12.1.2 The Building Official and Bylaw Enforcement Officer and their respective **designates** have the authority to order the painting, repair, alteration, clean-up or removal of **signs** which become deteriorated, dilapidated, abandoned or which constitute a hazard to public safety.
- 12.1.3 Where necessary, the projecting cantilever system shall be used to support **signs**, and in no case shall the “A” frame system be used.
- 12.1.4 No **sign**, nor any guy, stay, or attachment thereto shall be erected, placed or maintained by any person on rocks, fences or trees, except in the case of temporary **signs** complying with the requirements of this Bylaw and decorative logo **designs** painted upon or affixed to a temporary construction fence or hoarding erected on a construction site only, for a time period not exceeding the period of construction. No **sign**, guy, stay or

attachment thereto shall interfere with any electric light, power, telephone or telegraph wires, or the supports thereof.

- 12.1.5 Every **sign** and the immediate surrounding premises shall be maintained by the owner or person in charge thereof in a clean, sanitary and inoffensive condition and free and clear of all obnoxious substances, rubbish and weeds.
- 12.1.6 The Building Official may order the correction of any work which is being or has been improperly done under a permit.
- 12.1.7 The Building Official may order the cessation of work that is proceeding in contravention of this bylaw by the placing of a "Stop Work Order" on the building, **sign** or elsewhere as appropriate on the property on which the contravening work is taking place.
- 12.1.8 It shall be unlawful for any person to continue to work once a Stop Work Order has been issued.
- 12.1.9 It shall be unlawful for any person to tamper with, deface or remove a Stop Work Order once it has been placed on the property by the Building Inspector.

12.2 Special Approvals

- 12.2.1 No **sign** except a light weight canvas awning or canopy **sign** shall be displayed upon or suspended over any public street or public place unless the owner has entered into an agreement with the City and has deposited a comprehensive general liability insurance policy for limits of not less than five million dollars (\$5,000,000) inclusive and duly endorsed to note the insured's acceptance of contractual liability under the "Hold Harmless" clause in the **sign** agreement and further endorsed to note such policy will not be lapsed or cancelled without thirty days written notice to the City as long as the named insured's **sign** remains on or over any public street. A copy of each renewal certificate shall be deposited with the City as a condition for the continued display of such **sign**. In the event that the owner shall fail or neglect to provide the insurance coverage required by this section, it shall be lawful for the City to forthwith and without prior notice, order the owner to remove such **sign** which is erected on private premises but encroaches onto or over a public street or public place and the said **sign** shall be removed forthwith, and in default thereof by such owner, it shall be lawful for the Municipal Engineer with such employees or agents of the City as he may deem requisite, to enter upon the said premises and effect such removal at the expense of the person in default, and the City shall recover the expense thereof, with interest at the rate of six (6) percentage

per annum, with costs in like manner as Municipal Taxes on the said premises.

- 12.2.2 Every such owner shall remain fully responsible for all losses, costs, damages or expenses which may arise as the result of the display of said **sign** until such time as the same has been removed.

12.3 Removal of Signs

- 12.3.1 The owner of any lot upon which an abandoned **sign** is located shall remove such **sign** within fifteen (15) days of the same becoming an abandoned **sign**.
- 12.3.2 The Director of Licences, Permits and Bylaws or their **designate** may remove from public property any **sign** installed or placed without a valid permit.
- 12.3.3 Recovery costs for impounded signs are as per Schedule D of this bylaw.

12.4 Comprehensive Sign Plan

- 12.4.1 Any development site of not less than 0.2 hectares in any Commercial or Industrial City that is comprised of a number of individual establishments forming a comprehensive development unit may make application for comprehensive **sign** plan approval. Such a plan, which shall include the location, size, height, colour, lighting and orientation of all **signs**, and shall be submitted for approval to the Director of Licences, Permits and Bylaws or their **designate**.
- 12.4.2 Such a comprehensive plan shall comply with the overall **sign** area and density regulations of the bylaw and shall result in an improved relationship between the various parts of the plan.

12.5 Development Permit Areas

On lands which have been **designated** Development Permit Areas, **sign** regulations contained in this Bylaw may be varied through the application and approval of a Development Variance Permit by Council. The erection of a new **sign** or the replacement, alteration or modification of an existing **sign** (a **sign** permitted and constructed through a Development Permit) which has been included in an existing Development Permit, shall require an amendment to the Development Permit.

12.6 Variance

Variances to the provision of this Bylaw may be granted by Council through a Development Variance Permit in accordance with the City of Maple Ridge Zoning Bylaw.

Part 13 Specific Sign Regulations

The following regulations apply specifically to the types of **signs** referred to in each section heading.

13.1 Awning signs:

- (a) shall be permitted in Commercial, Industrial and Public Service zones;
- (b) shall only be permitted where the awning is projecting more than one (1) metre (3.3 feet) from the building face;
- (c) shall not be electrified;
- (d) may be indirectly lighted;
- (e) shall have the same copy area as that permitted in Part 13; 13.3 Facia Signs of this bylaw for requirements of facia **signs**;
- (f) shall have a minimum height of 2.5 metres (8.2 feet) from the nearest finished grade of the site and shall not project below the lower edge of the canopy or awning;
- (g) shall have a maximum height of 7.62 metres (25 feet) and furthermore the **sign** shall be no higher than the top of the roof line or wall of the building to which it is affixed;

13.2 Canopy Signs

- 13.2.1 Shall be permitted in Commercial, Industrial and Public Service zones;
- 13.2.2 The minimum height of a canopy **sign** above the nearest finished grade of the site shall be 2.5 metres (8.2 feet) and shall not project below the lower edge of the canopy;
- 13.2.3 The maximum **sign** area shall be 0.6 square metres (6.5 square feet) per lineal metre of the canopy frontage to which it is affixed and a maximum of sixty (60) percent of the background of the **sign** can be copy. For theatres and cinemas, the maximum shall be 1.6 square metres (17.2 square feet) per lineal metre of the canopy frontage to which it is affixed and a maximum of sixty (60) percent of the background of the **sign** can be copy, but in no case shall the sign area exceed 60% of the canopy area to which the sign is to be placed.
- 13.2.4 No canopy **sign** shall extend or project above the upper edge of a canopy or marquee by more than 600mm (2.0 feet)
- 13.2.5 The vertical dimension of a canopy **sign** shall not exceed 600mm (2.0 feet). For theatres and cinemas the maximum

shall be 1.5 metres (4.9 feet).

- 13.2.6 The width of the base of the canopy shall not be less than the length of the projection.

13.3 Facia Signs

- 13.3.1 Only the frontage of the property on which the **sign** is located shall be used for **sign** area calculations.
- 13.3.2 A facia **sign** shall not project more than 304.8 mm (1.0 feet) beyond the building face and shall not extend above the sill of any window or above guard rails or balustrades immediately above such **sign**.
- 13.3.3 The minimum height of a facia **sign** shall be 2.5 metres (8.2 feet) from the nearest finished grade of the site on which they are situated; provided however, that this subsection does not apply to:
- (a) Facia **signs** created by printing, painting or inscribing directly upon a wall of a building or structure;
 - (b) Facia **signs** situated entirely over private property and immediately above a landscaped area **designated** to keep pedestrians away from the wall to which the **sign** is affixed;
 - (c) Facia **signs** entirely recessed into the wall to which they are affixed;
- 13.3.4 No part of a facia **sign** shall project above the wall to which it is affixed.

13.4 Freestanding Signs

- 13.4.1 The minimum height of a freestanding **sign** shall be 2.5 metres (8.2 feet) provided, however, that freestanding **signs** may be less than 2.5 metres (8.2 feet) from the nearest finished grade of the site upon which they are situated where:
- (a) they are situated on or over land other than that used from time to time as a place for the parking of automobiles or used as a driveway; and
 - (b) such **signs** do not obscure the view from a road or sidewalk or other premises in the vicinity; and
 - (c) where such **signs** are an integral part of a permanent comprehensibly **designed** landscaped area, such landscaping to be in size equal to that of the **sign**.
- 13.4.2 Where a freestanding **sign** projects over a vehicular traffic area

such as parking lot aisles or driveways, a minimum clearance of 4.2 metres (13.8 feet) shall be maintained. Where the vehicle traffic area serves as the fire department access route this height shall be increased to 5 metres (14.60 ft).

- 13.4.3 The maximum height of a freestanding **sign** shall be 10.5 metres (34.5 feet).
- 13.4.4 A freestanding **sign** may be located in a required yard provided that such **sign** is not closer than 1.5 metres (4.9 feet) to:
 - (a) the point of intersection of the intersecting property lines on a corner lot;
 - (b) any adjoining lot;
 - (c) any site access or exit points.
- 13.4.5 For each freestanding **sign**, landscaping around the base of the **sign** on the site shall be provided as follows:
 - (a) 1 square metre (10.8 square feet) of landscaping for every 1 square metre (10.8 square feet) of **sign** copy; and
 - (b) 0.2 square metres (2.2 square feet) of landscaping for every 0.1 metre (4 inches) height above 3 metres (9.8 feet).
- 13.4.6 For a freestanding **sign**, no guy wires shall be used. The support structure shall form an integral part of the **design**.
- 13.4.7 The copy area for freestanding **signs** shall not exceed sixty (60) percent of the **sign** area.

13.5 Projecting Signs

- 13.5.1 The minimum height of a projecting **sign** shall be 2.5 metres (8.2 feet) from the nearest finished grade.
- 13.5.2 The maximum area of a projecting **sign** shall be seven (7) square metres (75.4 square feet) and the copy area of the **sign** shall not exceed sixty (60) percent of the **sign** area.
- 13.5.3 No part of a projecting **sign** shall be higher than the top of the roof line or wall to which it is affixed, except that the surrounding structure may extend 300mm (1.0 foot) above the parapet or roof line of a building provided the surrounding structure is not being used to calculate allowable copy area.
- 13.5.4 The maximum height of a projecting **sign** shall be 7.5 metres (24.6 feet) from the nearest finished grade.
- 13.5.5 The maximum projection shall be 1.5 metres (4.9 feet) beyond

the building face to which it is affixed.

- 13.5.6 The **sign** may project 250mm (10 inches) from the building face for each metre that the **sign** is located from the nearest edge or corner of the business premise to which the sign pertains.

13.6 Temporary Portable Sign

- 13.6.1 One (1) portable non-flashing **sign** identifying a business may be permitted per legal lot provided that:
- (a) where a legal lot is comprised of a number of strata lots, only one **sign** is permitted for the parent legal lot;
 - (b) the **sign** is no larger than 3 square metres (32.3 square feet) in area per **sign** face;
 - (c) the **sign** shall not be located on any public right-of-way nor on any public property;
 - (d) only Banner type **signs** shall be permitted as Temporary Portable **Signs**;
 - (e) no portable **sign** shall be energized by any means other than that approved by the electrical code.
- 13.6.2 Temporary signs pertaining to community campaigns, drives or events are subject to a permit as per Schedule C of this Bylaw.
- 13.6.3 A temporary portable **sign** shall be permitted for one thirty (30) day consecutive time period in a ninety (90) day period.
- 13.6.4 Any portable **sign** up for longer than the permitted thirty (30) days may be removed at the owner's expense.
- 13.6.5 Any portable **sign** placed on public right-of-way may be removed at the owner's expense.
- 13.6.6 The conditions set out in section 13.6 do not apply to **City** sanctioned event advertising.

13.7 Electronic Message Board Sign

- 13.7.1 Changeable copy **Electronic Message Board Signs** shall be permitted to a maximum area of three (3) square metres (32.3 square feet) per **sign** face in addition to the allowable **Sign Area** for the primary **Freestanding Sign** in those zones allowed in Schedule B of this bylaw.
- 13.7.2 **Electronic Message Board Signs** are not permitted on

secondary **Freestanding Signs** on the same property. Where permanent **Electronic Message Board Signs** are installed, no temporary portable **signs** are permitted.

- 13.7.3 Any area exceeding the above mentioned three (3) square metres (32.3 square feet) shall be included in the total calculation for **sign** area.

13.8 Readograph Signs

- 13.8.1 Changeable copy readograph **signs** shall be permitted to a maximum area of three (3) square metres (32.3 square feet) per **sign** face in addition to the allowable **sign** area for the primary freestanding **sign** in those zones allowed in Schedule B of this bylaw. It is not permitted on secondary **Freestanding Signs**. Where permanent readograph **signs** are installed, no temporary portable **signs** are permitted.

- 13.8.2 Any area exceeding the above mentioned three (3) square metres (32.3 square feet) shall be included in the total calculation for **sign** area.

13.9 On Site Directional Signs

One (1) **Directional Sign** not exceeding 0.75 square metres (8.0 square feet) per side shall be permitted at each entrance and exit from a property in addition to **signs** permitted in Schedule B of this bylaw.

13.10 Menu Board Signs

One (1) exterior menu board **sign** not exceeding a total **sign** area of 3.0 square metres (32.2 square feet) shall be permitted for drive-through restaurant type businesses in addition to **signs** permitted in Schedule B of this bylaw.

13.11 Election Signs

Election Signs for federal, provincial, municipal and school trustee elections are permitted provided that:

- (a) in the case of provincial or federal elections, the **signs** are not erected more than thirty (30) days prior to the election or event and are removed within four (4) days after the election;
- (b) in the case of municipal and school trustee elections, the **signs** are not erected more than twenty (20) days prior to the general local election or event and are removed within four (4) days after the election;
- (c) the **sign** size does not exceed 1.48 square metres (16 square feet);

- (d) the maximum height of the election sign, above **grade**, does not exceed 2.438 metres (8 feet) and is not less than 0.305 metres (1 foot).
- (e) the maximum number of election signs permitted per candidate is 300 (three hundred);
- (f) the maximum number of election signs that are the size set out in section (c) per candidate is 100 (one hundred);
- (g) the **sign** is not illuminated;
- (h) a deposit is left with the **City** as per Schedule A of this bylaw;
- (i) the placement of the **sign** does not interfere with traffic sightlines at street intersections or with the safety of pedestrians.
- (j) the placement of election **signs** are permitted on private property with the consent of the owner or occupant of the property;
- (k) **Elections Signs** are not permitted on any vehicles or trailers attached to vehicles or any roof top or any existing sign, with the exception of magnetic vehicle signs;
- (l) Election signs are prohibited on any municipal park land or other lands owned or leased by the municipality;
- (m) regulations regarding the size, placement and permitted dates for posting Election **Signs** apply to those posted on private property as well as public;
- (n) the Bylaw Enforcement Officer, or his designate, may remove any election sign that the Bylaw Enforcement Officer has reasonable grounds to believe is erected or in a place in contravention of municipal Bylaws; and
- (o) Election **signs** that have been removed in accordance with the section above will be stored for a period of four (4) days and the candidate or their agent may claim the **sign(s)** during that period, following which the material may be destroyed or otherwise disposed of by the City. The Candidate or his Agent will be notified of the problem with the sign and where the sign can be claimed; and
- (p) other than as authorized in writing by the City, no person shall display on any election **sign** or other election advertising a logo, trademark or official mark, in whole or in part, owned or licensed by the City.

Part 14 Penalty and Enactment

- 14.1 Every person who violates a provision of this bylaw, or who consents, allows or permits an act or thing to be done in violation of a provision of this bylaw, or who neglects to or refrains from doing anything required to be done by a provision of this bylaw, is guilty of an offence and is liable to the penalties imposed under this bylaw, and is guilty of a separate offence each day that a violation continues to exist.
- 14.2 Every person who commits an offence is liable on summary conviction to a fine not exceeding the maximum allowed by the Offence Act.

READ A FIRST TIME on [Date]

READ A SECOND TIME on [Date]

READ A THIRD TIME on [Date]

ADOPTED by the Council on [Date]

PRESIDING MEMBER

CORPORATE OFFICER

Schedules

Schedule "A" – Sign Permit Fees

Schedule "B" – Cross Reference Table

Schedule "C" – Temporary Sign Request

Schedule "D" – Sign Impoundment Recovery Costs

Schedule “A” – Sign Permit Fees

- a) Each applicant for a **sign** permit shall submit a non-refundable processing fee of \$62.00 plus applicable taxes. If the **sign** is approved, this fee will be credited towards the appropriate permit fee as set out below.

- b) The following permit fee, plus applicable taxes, will be assessed for all new **signs** based on total **sign** area. For multi-faced **signs**, the total **sign** area shall be the aggregate of **sign** area on all faces.

Up to 3 sq. m [32 sq. ft.].....\$136.00

Larger than 3 sq. m [32 sq. ft.] up to 6 sq. m [64 sq. ft.].....\$201.00

Larger than 6 sq. m [64 sq. ft.] up to 10 sq. m [110 sq. ft.].....\$268.00

Larger than 10 sq. m [110 sq. ft.] up to 15 sq. m [160 sq. ft.].....\$337.00

Larger than 15 sq. m [160 sq. ft.] up to 18.6 sq. m [200 sq. ft.].....\$403.00

Over 18.6 sq. m [200 sq. ft.].....\$536.00

- c) If an applicant proposes to relocate or alter an existing **sign** (excluding a temporary on-site real estate development/construction **sign** or temporary off-site real estate development/construction **sign**) on the same lot without enlarging it, a relocation or alteration fee of \$126.00 plus applicable taxes will be charged under a sign permit.
- d) Enlargement, rebuilding, relocation and extension of an existing **sign** (in height, **sign** area or both) amounts to an erection of a new **sign** and requires a **sign** permit.
- e) Temporary on-site real estate development/construction **signs** and temporary off-site real estate development/construction **signs** shall be assessed the permit fee as stipulated in this bylaw and a removal deposit of \$500.00 shall be paid by the applicant. This deposit is refundable if the applicant removes the **sign** within the stipulated period. If the applicant fails to remove the **sign** to the satisfaction of the City of Maple Ridge, the removal deposit shall be forfeited and the City of Maple Ridge may use the money to offset the cost incurred by the City to remove the **sign**.
- f) **Temporary signs**, including **Election signs** are subject to a security deposit of \$100. This deposit is refundable providing that all signs are removed within the agreed time frame.

Schedule “B” – Cross Reference Table

The following cross reference indicates the type of **sign** that shall be permitted in a specific zone.

This diagram is included FOR CONVENIENCE ONLY and is not part of the **sign** bylaw.

ZONE	SIGN TYPES								
	AWNING	CANOPY	CHANGEABLE READOGRAPH	DEVELOPMENT	FACIA	FREESTANDING	HOME OCCUPATION	PROJECTING	
A-1									
A-2									
A-3									
R-1									
RS-1B									
RS-1A									
RS-1									
RS-2									
RS-3									
RM-1									
RM-2									
RM-3									
RM-4									
RM-5									
RT-1									
SRS									
RG									
RG-2									
RG-3									
RE									
RMH									
<p style="text-align: center;">√ - PERMITTED in the zone × - NOT PERMITTED in the zone ×× - PROHIBITED IN THE MUNICIPALITY</p>									
<p>×× Signs prohibited in the Municipality include: Animated; Billboards; Flashing/Oscillating; Audible/Odor; Paper/Cardboard;</p>									
<p style="text-align: center;">Roof (unless approved by a DVP); Balcony</p>									

Schedule "C" – Temporary Sign Permit Application

Pursuant to Section 13.6 of Sign Control Bylaw No. 7008-2013

Date: _____

Name of applicant: _____

Applicant's phone number: _____

Applicant's e-mail address: _____

Name of group or organization (if applicable): _____

Address of group or organization: _____

Phone number of group or organization: _____

Event start date: _____ Event end date: _____

Date signs will be erected: _____

Number of signs: _____ Size of signs: _____

Sign copy:

Location of signs (please be specific):

Schedule "C" – Temporary Sign Permit Application

Pursuant to Section 13.6 of Sign Control Bylaw No. 7008-2013

This permit shall be valid and subsisting from the _____ day of _____ and shall expire on the _____ day of _____ at _____ (pm) AND at all times during the currency thereof, shall be subject to cancellation if the holder thereof shall neglect, fail or refuse to observe and to comply with all the requirements of Maple Ridge Sign Control Bylaw No. 7008 - 2013, and is issued subject to the following conditions:

- 1) That all necessary plans and specifications of any works involved have been deposited with the Building Department and have been approved;
- 2) That the applicant shall hold and save harmless the City of Maple Ridge from and against all claims, damages and lien claims of every kind, arising out of or in any way connected with any works or other things for which this Permit is issued;
- 3) That the applicant shall replace and repair all municipal infrastructure effected by the work and such infrastructure is to be returned to an equal or better condition than that which existed prior to the work, all within 24 hours of the completed work, to the satisfaction of the City of Maple Ridge;
- 4) That the applicant will deposit with the City a sum of One Hundred Dollars (\$100.00) in cash or cheque, to guarantee the fulfillment by me of the terms and conditions set out herein within the time specified in this permit.

(Signature of applicant)

Application: Approved ☐ or Declined ☐

Authorization:

Municipal Engineer

Security Deposit (\$_____) Refundable

Receipt No.: _____

Schedule “D” – Sign Impoundment Recovery Costs

Recovery costs for impounded signs are as follows:

Sign removal requiring equipment	\$150.00
Sign removal not requiring equipment	\$50.00



CITY OF MAPLE RIDGE

TO: His Worship Mayor Ernie Daykin
and Members of Council

MEETING DATE: November 25, 2014

FROM: Chief Administrative Officer

MEETING: Council

SUBJECT: Draft Maple Ridge Parks and Recreation Facilities Regulation Bylaw No 7085-2014

EXECUTIVE SUMMARY:

On July 22, 2014 the draft Maple Ridge Parks and Recreation Facilities Regulation Bylaw No.7085-2014 was presented to regular Council and given three readings. The City of Pitt Meadows who is a partner with Maple Ridge forming Ridge Meadows Parks and Recreation, has also given a new Parks and Recreation Bylaw three readings. The intent of staff in both Cities is to have both Bylaws adopted at the same time.

Amendments to the version of the Bylaw that was given three readings on July 22, 2014 were necessary by the City's Solicitor and have now been completed and the Solicitor has given their final sign off. The Bylaw is being brought back to Council for further consideration.

RECOMMENDATION(S)

That the three readings given to the Maple Ridge Parks and Recreation Facilities Regulation Bylaw No. 7085-2014 on July 22, 2014, attached to this report as Appendix I, be rescinded and Maple Ridge Parks and Recreation Facilities Regulation Bylaw No. 7085-2014 be amended as described in the staff report dated November 25, 2014 and attached to this report as Appendix II be given first, second and third readings.

a) **Background Context:**

The existing Maple Ridge Parks Regulation By-law No. 3414-1984 is outdated as it was adopted under the authority of the *Municipal Act*. Our authority for this type of legislation is now set out in subsection 8(3) of the *Community Charter* that authorizes Council to adopt bylaws to regulate, prohibit and impose requirements in relation to municipal services and public places.

This proposed Bylaw along with a new proposed Pitt Meadows Parks and Recreation Bylaw have already been approved by the Ridge Meadows Parks and Recreation Commission. The changes that were required by the Solicitor involved including a more specific definition section in the bylaw to broaden and update the section to provide greater clarity and consistency along with wording necessary for enforcing the regulations. There is also the provision of a new section 10 dealing with the Impoundment and Disposal of chattels that are left in a park or impounded by a staff person authorized to do so. This section also provides for costs to be assessed for chattels that are impounded and a process for the disposal or release of such material.

There is also reference in the Bylaw to two other City Bylaws which are the Smoking Control Bylaw

and the Animal Control Bylaw with reference to distances that people who smoke must keep from a playing field and where dogs must be kept from a playing field. The distances listed in the Bylaw that Council dealt with on July 22, 2014 had reference to measurements other than those listed in the existing Smoking Control Bylaw and Animal Control Bylaw. These distances have now been corrected to match with the measurements set out in the parent Bylaws.

There are a few other minor format changes and the rewording of a few sections just to add clarity to the document. The intent of this Bylaw is also to be similar in a number of sections to the City of Pitt Meadows new Parks and Recreation Bylaw and this has been accomplished.

b) Desired Outcome(s):

To provide a current up to date easier to read bylaw that both the public and staff can work with to deal with permitted uses and prohibitions in our parks and other facilities.

c) Citizen/Customer Implications:

These proposed bylaw changes will provide clarity that will assist the public in understanding the proper use of our parks and recreation facilities. Also there are specific provisions for Special Event Permits that are easy to follow for those people wishing to hold a Special Event in the City.

d) Alternatives:

To not approve the recommendation contained in this report and to provide staff with direction on proposed amendments or corrections.

CONCLUSION:

The purpose of this report is to bring forward an amended draft of the Maple Ridge Parks and Recreation Facilities Regulation Bylaw No. 7085-2014 to replace the existing version of the Bylaw that was given three readings on July 22, 2014. Amendments to the version of the Bylaw that was given three readings on July 22, 2014 were necessary by the City's Solicitor and have been completed. The Solicitor has now given the Bylaw final sign off. The amended version of the Bylaw is attached to this report dated November 25, 2014 with staff's recommendation that three readings given Bylaw No. 7085-2014 on July 22, 2014 be rescinded and the new version of Bylaw 7085-2014, attached to this report as Appendix II, be given first, second and third readings.

"Original signed by E.S. (Liz) Holitzki"

Co- Prepared by: E.S.(Liz) Holitzki
Director: Licences, Permits and Bylaws

"Original signed by David Boag"

Co-Prepared by: David Boag
Director: Parks and Facilities

“Original signed by Kelly Swift”

Approved by: Kelly Swift

General Manager: Community Development, Parks & Recreation

“Original signed by Frank Quinn”

Approved by: Frank Quinn, MBA, P.Eng

General Manager: Public Works and Development Services

“Original signed by Jim Rule”

Concurrence: J.L. (Jim) Rule

Chief Administrative Office

APPENDIX I



District of Maple Ridge

Maple Ridge Parks and Recreation Facilities Regulation Bylaw No. 7085-2014

Effective Date:

District of Maple Ridge

Maple Ridge Parks and Recreation Facilities Regulation Bylaw No.7085-2014

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District of Maple Ridge

Maple Ridge Parks and Recreation Facilities Regulation Bylaw No.7085-2014

A bylaw to regulate park property and recreational facilities in the District of Maple Ridge

WHEREAS subsection 8(3) of the *Community Charter* authorizes the Council of the District of Maple Ridge to adopt bylaws to, regulate, prohibit and impose requirements in relation to municipal services and public places;

AND WHEREAS subsection 154(1) of the *Community Charter* authorizes the Council of the District of Maple Ridge to adopt bylaws to delegate its powers, duties and functions to officers or employees of the municipality;

AND WHEREAS; Council deems it necessary and desirable that it exercise these authorities to establish regulations governing the management of property intended for recreation and community uses and to delegate certain powers to staff regarding the use of Parks and Recreation Facilities conduct therein:

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

Part I Citation

- 1.1 This Bylaw may be cited as the Maple Ridge Parks and Recreation Facilities Regulations Bylaw No.7085-2014

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsequent, paragraph, subparagraph, clause or phrase.

Part 3 Previous Bylaw Repeal

- 3.1 Maple Ridge Parks and Recreation Facilities Regulations Bylaw No. 3414-1984 and the following amending bylaws are hereby repealed:
1. Maple Ridge Parks Regulation Bylaw No. 3414-1984
 2. Maple Ridge Parks Regulation Amending Bylaw No. 4868-1993
 3. Maple Ridge Parks Regulation Amending Bylaw No. 4901-1993
 4. Maple Ridge Parks Regulation Amending Bylaw No. 4979-1993
 5. Maple Ridge Parks Regulation Amending Bylaw No. 5600-1997
 6. Maple Ridge Parks Regulation Amending Bylaw No. 6357-2005
 7. Maple Ridge Parks Regulation Amending Bylaw No. 6555-2008

Part 4 Definitions

4.1 In this bylaw:

“Ancillary Activity” means any activity that is deemed, by the Director of Parks and Facilities, to complement or enhance the primary function of the Park or Recreation Facility;

“Council” means the elected members of the Municipal Council of the District of Maple Ridge.

“Contaminant” means any substance, whether gaseous, liquid or solid, whether dissolved or suspended, that;

- a) injures or is capable of injuring the health or safety of a person, or
- b) injures or is capable of injuring property or any life form, or
- c) causes or is capable of causing material physical discomfort to a person, or
- d) damages or is capable of damaging the environment.

“Director, Parks and Facilities” means a representative of the District of Maple Ridge that has been assigned responsibility for the management and operation of Corporation of Maple Ridge Parks and Recreation Facilities, or his /her designate, as appointed from time to time.

“Director, Recreation” means a representative of the District of Maple Ridge that has been assigned responsibility for the management of the Recreation Facilities, or his/her designate, as appointed from time to time.

“District” means the District of Maple Ridge.

“Drug Paraphernalia” means any goods, products, equipment, things or materials of any kind primarily used or intended to be primarily used to produce, process, package, store, inject, ingest, inhale or otherwise introduce into the human body a controlled substance as defined in Schedules I, II, or III of the *Controlled Drugs and Substances Act* (R.S.C. 1996, c. 19) as may be amended from time to time, but does not include a controlled substance that is permitted under that Act.

“Enforcement Officer” means a Bylaw Enforcement Officer, a member of the RCMP, a member of the Maple Ridge Fire Department and any other person designated as such by the Director, Parks and Facilities, or his/her designate, or the Director, Recreation, or his/her designate.

“Natural Park Feature” means a tree, shrub, herb, flower, grass, turf or plant of any kind and all soil, sand, silt, gravel, rock, mineral, wood, fallen timber or other natural material within a Park.

“On-Site Refuse” means all refuse, garbage, food remains and other waste generated by persons using a Park or Recreation Facility while they are within the Park or Recreation Facility.

“Organized Activity” means any activity which is pre-planned, involves a group larger than a single family unit and which limits general public access or use of to a portion of the Park or Recreation Facility or any activity that involves instruction or training.

“Organized Sport” means any game or sport which is played by three or more persons who play and/or practice together regularly as a team in a league or association.

"Park" means and includes any real or personal property within the Municipality used for public park and recreation purposes and includes all buildings and structures situated thereon and shall include any other parcel of land improved, maintained, developed or administered by the Parks and Leisure Services Department such as school grounds, pursuant to direction from the Municipal Council.

“Posted Notice” means a sign or written notice which has been posted or affixed to a wall, post or notice board in a Park or Recreation Facility or which has been set out in a brochure or map relating to the Park or Recreation Facility.

“Public Place” means any real or personal property or portions thereof owned by the Municipality of Maple Ridge to which the public is ordinarily invited or permitted to be in or on, and includes but is not limited to, the grounds of public facilities or buildings, public greenways and public parkade’s or parking lots.

“Recreation Facility” means a building, recreation facility or other land improvement, including, but not limited to, recreation centres, pools, arenas, sports fields, ball diamonds, gymnasium, and other recreation facilities located in a Park or on any other land which the District owns or controls by means of a lease, license or other legal instrument, that is intended for athletic, social or recreational use by members of the community.

“Special Event” means any event or activity conducted within a Park or Recreation Facility which attracts or is intended to attract participants or spectators and, without limiting that definition, includes any Organized Sport, festival, sports event, competition or tournament, group picnic, dog show or other animal event.

“Special Event Permit” means a licence issued for the use of Parks or Recreation Facilities or portion thereof.

“Trail” means any footpath, pathway, trail or pedestrian access route in a Park or on District land.

"Vehicle" means all conveyances propelled either by motor or muscular power.

“Wildlife” means any wild animal, bird, reptile, insect, fish, and marine animal or other indigenous creature.

Part 5 Duty of Administration and Enforcement

- 5.1 The intent of this bylaw is to set standards in the general public interest and not to impose a duty on the District of Maple Ridge or its employees to enforce its provisions and:
 - 5.1.1 A failure to administer or enforce its provisions or the incomplete or inadequate administration or enforcement of its provision is not to give rise to a cause of action in favour of any person: and
 - 5.1.2 The grant of any approval or permission or issuance of any permit is not a representation, warranty or statement of compliance with the Bylaw and the issuance thereof in error is not to give rise to a cause of action.

Part 6 Delegation of Powers

- 6.1 The Director, Parks and Facilities, or his/her designate, and the Director, Recreation, or his/her designate are hereby authorized to grant or refuse any request for a Special Events Permit for the conduct of any Organized Sport, Organized Activity, or Ancillary Activity which requires a Special Events Permit under the provisions of this bylaw.
- 6.2 The Director, Parks and Facilities, or his/her designate and the Director, Recreation, or his/her designate are hereby authorized to establish rules for behavior and conduct in Parks and Recreation Facilities, provided that such rules are not inconsistent with this bylaw or other regulations and to establish and enforce the consequences of violating said rules of behavior.

Part 7 Park Hours

- 7.1 Parks will be closed to the public between the hours of 10:00 pm at night and 6:00 am the next morning except to persons authorized in writing by the Director, Parks and Facilities, or his/her designate.
- 7.2 The Director, Parks and Facilities or his/her designate may at any time deemed necessary, temporarily close a Park or any portion thereof to the public use.

Part 8 General Park and Recreation Facility Prohibitions

- 8.1 Except as permitted by Maple Ridge Council, no person, when in a Park or Recreation Facility, shall:
 - 8.1.1 Deposit refuse in a Park or Recreation Facility except in waste receptacles provided for such purposes by the District;
 - 8.1.2 Carry, transport or deposit any off site refuse of any kind or deposit off site refuse into waste receptacles in a Park or Recreation Facility;
 - 8.1.3 Carry or discharge any firearm, air gun, sling shot, catapult, bows and arrows, or other weapon or dangerous toy in a Park or Recreation Facility;
 - 8.1.4 Cut, break, bend or in any way injure or deface any turf, tree, shrub, hedge, plant, flower or park ornament;

- 8.1.5 Climb upon, deface or in any way damage any building, wall fence, gate, sign, seat, bench, exhibit, cage or any ornament;
- 8.1.6 Plug, tamper with or in any way damage any plumbing, lighting, heating, or other fixture;
- 8.1.7 Start any fire, or permit any person under his control to start any fire, except:
 - 8.1.7.1 in fireplaces provided therein for that purpose; or
 - 8.1.7.2 where written permission is given by the Director, Parks and Facilities, or his/her designate;
- 8.1.8 Fail to obey any sign or signal lawfully erected for the control of pedestrian or vehicle traffic;
- 8.1.9 Distribute any handbills or circulars or post, place or display any placard, notice, paper, advertising device, or publicity matter of any kind without the written consent of the Director, Parks and Facilities, or his/her designate, or the Director, Recreation, or his/her designate.
- 8.1.10 Use or permit the use of any advertising vehicle without the written consent of the Director, Parks and Facilities, or his/her designate;
- 8.1.11 Tease, molest, or injure any mammal, bird, or fish or throw any substance at or near such creatures in such a way to cause them alarm or injury;
- 8.1.12 Possess any drug paraphernalia;
- 8.1.13 Offer for sale any article or food, drink, or merchandise or carry on any business unless such person has been licenced to do so by the Municipality and has received written approval of the Director, Parks and Facilities, or his/her designate;
- 8.1.14 Use any blasphemous, obscene or vulgar language;
- 8.1.15 Behave in a disorderly or offensive manner;
- 8.1.16 Dig in the earth of any park;
- 8.1.17 Remove any tree or any rock or any other matter that is fixed or growing from within the park;
- 8.1.18 Hold a procession, march, drill, parade, political or religious gathering or other public meeting except with the written consent of the Director, Parks and Facilities, or his/her designate;
- 8.1.19 Operate a mechanically powered boat on any lake, pond or outdoor water facility within the boundaries of any park unless the written consent of the Director, Parks and Facilities, or his/her designate, has first been obtained;
- 8.1.20 Use tobacco within 10 meters (33 feet) of any sport field, athletic surface, children's playground or water play-park;

- 8.1.21 Discharge any fireworks without a valid permit issued in strict accordance with requirements established by the District of Maple Ridge Fire Works Bylaw 6279-2004;
- 8.1.22 Plant trees or shrubs in any park without first obtaining the written permission of the Director, Parks and Facilities or his/her designate;
- 8.1.23 Possess or consume liquor or alcoholic beverages without valid and legally required permits;
- 8.1.24 Engage in activities involving high speed projectiles, including golf, war games, radio controlled aircraft or cars, unless specifically authorized by a Special Event Permit;
- 8.1.25 Camp overnight unless specifically authorized by a Special Event Permit and then only in accordance with the Special Event Permit;
- 8.1.26 Use any device which constitutes a hazard to any person using the Park or Recreation Facility;
- 8.1.27 Erect, build, or locate, or cause to be erected, built or located, any structure, trailer tent, shelter or other building of any kind in a Park or Recreation Facility unless specifically authorized in writing by the Director, Parks and Facilities or his/her designate, or the Director, Recreation or his/her designate.
- 8.1.28 Interfere with or obstruct:
 - 8.1.28.1 any employee of the District in the performance of their duty; or
 - 8.1.28.2 contractor while carrying out work authorized by the District.
- 8.1.29 Use or operate any device in such a manner as to disturb the enjoyment of the park by other persons;
- 8.1.30 Urinate or defecate except in a provided public or private toilet facility;

Part 9 Traffic in Parks

- 9.1 The Director, Parks and Facilities, or his/her designate or Enforcement Officer may impound and remove, or cause to be impounded or removed, from a Park:
 - 9.1.1 Motor vehicles, devices or machinery parked or stored in a Park contrary to the provisions of this bylaw; or
 - 9.1.2 Any thing erected, built or located contrary to section 8.1.27. of this bylaw.
- 9.2 Except as permitted by the Director, Parks and Facilities, or his/her designate, no person shall:
 - 9.2.1 Transport goods or chattels over or place or leave chattels upon any boulevard within a park unless the turf of such boulevard is first protected from damage;
 - 9.2.2 Ride or drive a horse, or other animal or drive or keep, propel or permit to be driven or propelled, any vehicle or other mode of off road conveyance on any boulevard, grass plot or other area within any park other than on the respective driveways made and provided for such purpose;
 - 9.2.3 Drive any animal on any path or other roadway allotted for pedestrian traffic;
 - 9.2.4 Drive or propel any vehicle in excess of any speed limit that may be posted within park boundaries;

Part 10 Animals in Parks

- 10.1 No person being the owner/handler of any dog or other animal shall:
 - 10.1.1 Enter a park with an unleashed dog or other animal, unless it is a designated off leash area;
 - 10.1.2 Permit a dog or other animal to enter a Park or any area of a Park where entry of that animal is prohibited;
 - 10.1.3 Permit a dog or other animal on playing fields, sport surfaces, children's play grounds, sport courts or water play parks;
 - 10.1.4 Enter a Park with a horse unless the park is designated for horses or exempted by a Special Event Permit;
 - 10.1.5 Permit a dog within 3 metres of a playing field, sport surface or playground;

Part 11 Sports Grounds

11.1 No person shall:

11.1.1 Play any game or engage in any recreation within a Park not designated for that purpose;

11.1.2 Play any game on any tennis court or bowling green unless the person is wearing rubber soled shoes with low heels and is otherwise suitably equipped with the normal equipment for such games;

11.1.3 Play on any tennis court or bowling green contrary to the rules and regulations of a municipally issued permit to another user, club or association;

11.2 Any person skating on a park lake, pond or any outdoor skating facility during winter conditions does so at their own risk;

Part 12 Loss of Access Rights

12.1 Where an Enforcement Officer is of the opinion that one or more persons within a Park or Recreation Facility are contravening any provision of this bylaw that person or persons:

12.1.1 Must provide a British Columbia driver's licence or similar photo identification upon the request of an Enforcement Officer;

12.1.2 Must leave the Park or Recreation Facility if directed to do so by an Enforcement Officer;

12.2 Must comply with any Banning Notice (Schedule A) issued by the an Enforcement Officer;

12.3 Be required to comply with conditions related to that person's or group's future use of parks and community facilities;

Part 13 Commercial Services and Activities

13.1 No person shall conduct any business or commercial activity in a Park or Recreation Facility unless:

13.1.1 A Special Event Permit has been issued that permits this activity; or

13.1.2 Written authorization from the Director, Parks and Facilities, or his/her designate, or the Director, Recreation or his/her designate to conduct the business or commercial activity has been received.

Part 14 Special Event Permit

- 14.1 No person shall use a Park or Recreation Facility, for an Organized Sport, Organized Activity, Special Event, or Ancillary Activity unless under the authority of Special Event Permit.
- 14.2 The Director, Parks and Facilities or the Director, Recreation or their designates may, upon application, issue a Special Event Permit (Schedule B) upon receipt of the applicable fee and information required and may, in the Special Event Permit:
- 14.2.1 Set out terms and conditions for the event, and
 - 14.2.2 Require the applicant to insure the event or activity in an amount and form satisfactory to the District of Maple Ridge;
- 14.3 Every person using a Park or Recreation Facility under the authority of Special Event Permit shall:
- 14.3.1 Comply with any terms and conditions set out on the Special Event Permit; and
 - 14.3.2 Acquire and maintain insurance as required by the Special Event Permit.

Part 15 Offences and Penalty

- 15.1 Every person who contravenes a provision of this bylaw is guilty of an offence and is liable on summary conviction to a fine not exceeding \$10,000.00. Each day the offence continues is considered a separate offence.

READ a first time this 22nd day of July, 2014.

READ a second time this 22nd day of July, 2014.

READ a third time this 22nd day of July, 2014.

ADOPTED by Council this _____ day of _____

PRESIDING MEMBER

CORPORATE OFFICER

Maple Ridge Parks and Recreation Facilities Regulations Bylaw No.7085-2014

Schedule A



Date Notice Served: _____

Witness Name: _____
(Please print name)

Witness Signature: _____

Date

Municipal File #

RCMP File #

ATTENTION:

Dear:

RE:

Please be advised that your recent inappropriate behaviour and unprovoked altercations with facility staff at the Maple Ridge Leisure Centre on ***DATE*** is unacceptable. ***Describe Behaviour*** against staff or patrons and as such contravenes the Maple Ridge Parks Regulation Bylaw No. 7085-2014 which regulates acceptable behaviour in all parks and public facilities.

Section 8.1.14 of the bylaw states:

"NO PERSON SHALL use any blasphemous, obscene or vulgar language nor conduct himself in a disorderly or offensive manner or molest or injure any other person or loiter or obstruct for free use and enjoyment of the park by any other person."

Paragraph 11 in Pitt Meadows Parks Regulation Bylaw No. 2651-2014 states:

"No person shall use any obscene or vulgar language nor conduct himself in a disorderly or offensive manner, or molest or injure another person, or loiter or take up a temporary abode over night on any portion of any park, or obstruct the free use and enjoyment of any park by any other person, or violate any bylaw, rule, regulation or command of the Municipality, the Director of Operations or any other person in control of or maintaining, superintending or supervising any park or other property of or under the control custody and management of the Municipality; and any person conducting himself as aforesaid may be removed or otherwise dealt with as in this bylaw provided. (Amending Bylaw No. 1593)"

The bylaw further restricts any activity which may cause damage to a park or other public facility.

Describe incidents and any attempts to redirect behaviour

Please be advised you are no longer welcome to utilize any Maple Ridge or Pitt Meadows Parks and Leisure Services or Facilities for a period of 1 year. Should there be any violations of this order we reserve the right to extend the period of expulsion for an appropriate length of time and to expand the facilities to which it applies. Before we review when you will be allowed back on municipal property we require you to complete the following list below:

- ***List any requirements before returning to facilities/programs***

The facilities and areas to which this order applies are listed below:

In the Maple Ridge Area:

• MR Municipal Tower/Library	• Municipal Hall /Memorial Peace Park	• Leisure Centre/MR Arts Centre
• Greg Moore Youth Centre	• Surrounding Parking Areas	• Haney Bus Exchange -Edge St.

In the Pitt Meadows Area:

• PM Family Recreation Centre	• PM Skateboard Park	• PM Library
• PM Municipal Hall	• Surrounding Parking Areas	• PM Recreation Hall

If you are found within the confines of these areas the Police will be notified immediately, and a ticket in the amount of \$250.00 will be issued. We would appreciate your compliance with regards to the above guidelines.

For your own reference we are willing to reconsider our position only when there is appropriate action taken on your part to deal with your behaviour. Should you have any questions or require further information, please do not hesitate to contact the undersigned at ***telephone number***.

Sincerely,

Name

Title

Maple Ridge Parks and Recreation Facilities Regulations Bylaw No.7085-2014

Schedule B



**Maple Ridge and Pitt Meadows
SPECIAL EVENTS APPLICATION**

This application is to be completed, signed **at least 60 days prior to the first day of the event** and forwarded to:

Pitt Meadows Events:

Pitt Meadows City Hall, Bylaws department
12007 Harris Road, Pitt Meadows, BC 604-465-2445
Email: lelchuk@pittmeadows.bc.ca

Maple Ridge Events:

Maple Ridge Leisure Centre, Festival and Volunteer Office
11995 Haney Place, Maple Ridge, BC 604-467-7325
Email: kbaird@mapleridge.ca

Organizers are encouraged to not advertise the event until preliminary approval is obtained from the District of Maple Ridge and/or City of Pitt Meadows.

It is the responsibility of the applicant to provide any and all permits, licenses and certificates that are required for this special event to the appropriate address provided above.

SPECIAL EVENT INFORMATION

Event Name: _____

Event Date(s): _____ Time(s): _____

Event Type: ☐ Parade ☐ Festival ☐ Athletic Event ☐ Fundraiser
☐ Beer Garden ☐ Fair or Exhibit ☐ Fireworks ☐ Music/Concert
☐ Other (please specify) _____

Event Location: _____

Event to take place in: ☐ Pitt Meadows ☐ Maple Ridge

Facilities to be used: ☐ Park ☐ Street ☐ Sidewalk ☐ Indoor Facility

Purpose of Event: _____

Event Crowd Size: Participants: _____ Spectators: _____ Volunteers/staff _____

Has the event been produced previously: Yes ☐ No ☐

Any changes from previous events? Yes ☐ (please list changes) No ☐

APPLICANT'S INFORMATION:

Organization Name: _____

Mailing Address: _____

Applicants Name: _____

Phone Number: _____ Email: _____

ACTIVITY PERMITS AND ADDITIONAL INFORMATION:**Food Service:**

If you plan on selling or serving any food or beverages to the public at your event, please contact Fraser Health Authority at 604-476-7000 for a temporary food permit.

Beer Garden:

If you plan to have a beer garden at your event, a Special Occasion License application form must be completed, reviewed and approved by the RCMP and Liquor Control. Forms are available by visiting the BC Liquor Store nearest you.

Fireworks:

Contact Maple Ridge Fire Department at 604-476-3053 and/or City of Pitt Meadows Fire Department at 604-465-2401.

Portable Washrooms:

Event organizers must make arrangements for portable washroom facilities, if required. Event organizers should not rely solely on any adjacent washroom facilities.

Electricity and Water Requirements:

Please list any activities requiring electrical power and water: _____

Public Relations:Have local neighbourhood groups/businesses approved of your event concept? Yes ☐ No ☐**Parade/March/Run/Walk/Cycle/Gathering/Festival**

Event hosted on public space (street or sidewalk), a Highway Use Permit is required. Provide a site map showing how you propose to manage the event and control the traffic. Contact the Engineering Department for a Highway Use Permit application.

[illegible]

A site map is required for event approval. Please attach a site or route map with the following indicated:

- ### Public Safety:

As a condition of being granted permission to hold a special event, applicants are required to show proof of liability insurance coverage, which meets the following requirements:

- ### Litter and Recycling Plan:

Please attach your litter and recycling plan for the event. This is to include your waste control and disposal plan during and after your event.

Admission Fee: Yes ☐ If yes, how much: _____ No ☐
 Vending Sales: Yes ☐ No ☐

Indemnification:

On behalf of the above-named event organization, I hereby agree to indemnify and save harmless the City of Pitt Meadows, the District of Maple Ridge, School District # 42 and the Maple Ridge-Pitt Meadows Parks and Leisure Services Commission from and against claims or demands arising from the event described in this application and I agree to obtain liability insurance that is satisfactory to the District of Maple Ridge and/or City of Pitt Meadows.

Applicants Signature

Print Applicant's Name

Today's Date

Pre-Approved by:

Pre-Approval Date:

Event Approved by:

Event Approval Date:

NOTICE: Personal information requested on this Special Events Application is collected under the authority of the Freedom of Information and Privacy Act, R.S.B.C. 1996, c. 165, as amended. Unless otherwise specified, the information gathered will be used by Maple Ridge and Pitt Meadows Parks and Leisure Services for processing the event approval. Questions about the collection, use, and disclosure of this information should be directed to the FOI Head, Clerks Department, District of Maple Ridge, 11995 Haney Place, Maple Ridge, BC V2X 6A9, 604-467-7482 or to the City of Pitt Meadows, 12007 Harris Road, Pitt Meadows, BC, V3Y 2B5, 604-465-2433.

APPENDIX II



City of Maple Ridge

Maple Ridge Parks and Recreation Facilities Regulation Bylaw No. 7085-2014

Effective Date:

APPENDIX II

City of Maple Ridge

Maple Ridge Parks and Recreation Facilities Regulation Bylaw No.7085-2014

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City of Maple Ridge

Maple Ridge Parks and Recreation Facilities Regulation Bylaw No.7085-2014

A By-law to regulate park property and recreational facilities in the City

WHEREAS subsection 8(3) of the *Community Charter* authorizes the Council of the City of Maple Ridge to adopt bylaws to, regulate, prohibit and impose requirements in relation to municipal services and public places;

AND WHEREAS subsection 154(1) of the *Community Charter* authorizes the Council of the City of Maple Ridge to adopt bylaws to delegate its powers, duties and functions to officers or employees of the municipality;

AND WHEREAS; Council deems it necessary and desirable that it exercise these authorities to establish regulations governing the management of property intended for recreation and community uses and to delegate certain powers to staff regarding the use of Parks and Recreation Facilities conduct therein:

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

Part I Citation

- 1.1 This Bylaw may be cited as the Maple Ridge Parks and Recreation Facilities Regulations Bylaw No.7085-2014

Part 2 Severability

- 2.1 If a portion of this bylaw is held invalid by a Court of competent jurisdiction, then the invalid portion must be severed and the remainder of this bylaw is deemed to have been adopted without the severed section, subsequent, paragraph, subparagraph, clause or phrase.

Part 3 Previous Bylaw Repeal

- 3.1 Maple Ridge Parks and Recreation Facilities Regulations Bylaw No. 3414-1984 and the following amending bylaws are hereby repealed:
1. Maple Ridge Parks Regulation By-law No. 3414-1984
 2. Maple Ridge Parks Regulation Amending By-law No. 4868-1993
 3. Maple Ridge Parks Regulation Amending By-law No. 4901-1993
 4. Maple Ridge Parks Regulation Amending By-law No. 4979-1993
 5. Maple Ridge Parks Regulation Amending By-law No. 5600-1997
 6. Maple Ridge Parks Regulation Amending By-law No. 6357-2005
 7. Maple Ridge Parks Regulation Amending By-law No. 6555-2008

Part 4 Definitions

- 4.1 In this by-law:

“Ancillary Activity” means any activity that complements or enhances the primary function of a Park or Recreation Facility.

“Chattel” means a moveable item of personal property including, without limitation, a vehicle, a leased or rented dumpster or container, merchandise, fuel, wares of any nature, or signage.

“City” means the City of Maple Ridge.

“Council” means the elected members of the Municipal Council of the **City** of Maple Ridge.

“Contaminant” means any substance, whether gaseous, liquid or solid, whether dissolved or suspended, that;

- a) injures or is capable of injuring the health or safety of a person;
- b) injures or is capable of injuring property or any life form;
- c) causes or is capable of causing material physical discomfort to a person; or
- d) damages or is capable of damaging the environment.

“Director, Parks and Facilities” means a representative of the **City** of Maple Ridge that has been assigned responsibility for the management and operation of Maple Ridge **Parks and Recreation Facilities** or his designate.

“Director, Recreation” means a representative of the **City** of Maple Ridge that has been assigned responsibility for the management of the **Recreation Facilities** or his designate.

“Drug Paraphernalia” means any goods, products, equipment, things or materials of any kind primarily used or intended to be primarily used to produce, process, package, store, inject, ingest, inhale or otherwise introduce into the human body a controlled substance as defined in Schedules I, II, or III of the *Controlled Drugs and Substances Act* as may be amended from time to time.

“Enforcement Officer” means a Bylaw Enforcement Officer, a member of the RCMP, a member of the Maple Ridge Fire Department and any other person designated to enforce the provisions of this bylaw by the **Director, Parks and Facilities** or his designate, or the **Director, Recreation**, or his designate.

“Natural Park Feature” means a tree, shrub, herb, flower, grass, turf or plant of any kind and all soil, sand, silt, gravel, rock, mineral, wood, fallen timber or other natural material within a Park.

“On-Site Refuse” means all refuse, garbage, food remains and other waste generated by persons using a **Park** or **Recreation Facility** while they are within the **Park** or **Recreation Facility**.

“Organized Activity” means any activity which is pre-planned, involves a group larger than a single family unit and which limits general public access to a portion of the **Park** or **Recreation Facility** or any activity that involves instruction or training.

“Organized Sport” means any game or sport which is played by three or more persons who play and/or practice together regularly as a team in a league or association.

"Park" means and includes any real or personal property within the Municipality used for public park and recreation purposes and includes all buildings and structures situated thereon and shall include any other parcel of land improved, maintained, developed or administered by the Parks and Leisure Services Department such as school grounds, pursuant to direction from the Municipal **Council**.

"Posted Notice" means a sign or written notice which has been posted or affixed to a wall, post or notice board in a **Park** or **Recreation Facility** or which has been set out in a brochure or map relating to the **Park** or **Recreation Facility**.

"Public Place" means any real or personal property or portions thereof owned by the Municipality of Maple Ridge to which the public is ordinarily invited or permitted to be in or on, and includes but is not limited to, the grounds of public facilities or buildings, public greenways and public parkades or parking lots.

"Recreation Facility" means a building, recreation facility or other land improvement, including, but not limited to, recreation centres, pools, arenas, sports fields, ball diamonds, gymnasium, and other recreation facilities located in a **Park** or on any other land which the **City** owns or controls by means of a lease, license or other legal instrument, that is intended for athletic, social or recreational use by members of the community.

"Special Event" means any event or activity conducted within a **Park** or **Recreation Facility** which attracts or is intended to attract participants or spectators and, without limiting that definition, includes any Organized Sport, festival, sports event, competition or tournament, group picnic, dog show or other animal event.

"Special Event Permit" means a licence issued for the use of **Parks** or **Recreation Facilities** or portion thereof.

"Trail" means any footpath, pathway, trail or pedestrian access route in a **Park** or on **City** land.

"Vehicle" means all conveyances propelled either by motor or muscular power.

"Wildlife" means any wild animal, bird, reptile, insect, fish, and marine animal or other indigenous creature.

Part 5 Duty of Administration and Enforcement

- 5.1 **The grant of any approval or permission or issuance of any permit is not a representation, warranty or statement of compliance with the Bylaw and the issuance thereof in error is not to give rise to a cause of action.**

Part 6 Delegation of Powers

- 6.1 **The Director, Parks and Facilities or his designate, and the Director, Recreation, or his designate are hereby authorized to grant or refuse any request for a Special Events Permit for the conduct of any Organized Sport, Organized Activity, or Ancillary Activity which requires a Special Events Permit under the provisions of this bylaw.**

- 6.2 The **Director, Parks and Facilities** or his designate and the **Director, Recreation**, or his designate are hereby authorized to establish rules for behaviour and conduct in **Parks and Recreation Facilities**, provided that such rules are not inconsistent with this bylaw or other regulations and to establish and enforce the consequences of violating said rules of behaviour.

Part 7 Park Hours

- 7.1 Parks will be closed to the public between the hours of 10:00 at night and 6:00 the next morning except to persons authorized in writing by the **Director, Parks and Facilities** or his designate.
- 7.2 The **Director, Parks and Facilities** or his designate may, at any time deemed necessary, temporarily close a **Park or Recreation Facility** or any portion thereof to the public use.

Part 8 General Park and Recreation Facility Prohibitions

- 8.1 No person, when in a **Park or Recreation Facility**, shall:
- 8.1.1 Enter or remain in a **Park or Recreation Facility** when it is closed to the public.
 - 8.1.2 Fail to comply with any sign or **posted notice**;
 - 8.1.3 Deposit refuse except in waste receptacles provided for such purposes by the **City**;
 - 8.1.4 Carry, transport or deposit any off site refuse of any kind or deposit off site refuse into waste receptacles;
 - 8.1.5 Carry or discharge any firearm, air gun, sling shot, catapult, bows and arrows, or other weapon or dangerous toy;
 - 8.1.6 Cut, break, bend or in any way injure or deface any turf, tree, shrub, hedge, plant, flower or park ornament;
 - 8.1.7 Climb upon, deface or in any way damage any building, wall fence, gate, sign, seat, bench, exhibit, cage or any ornament;
 - 8.1.8 Plug, tamper with or in any way damage any plumbing, lighting, heating, or other fixture;
 - 8.1.9 Start any fire or permit any person under his control to start any fire except in fireplaces provided therein for that purpose; and except where written permission is given by the **Director, Parks and Facilities** or his/her designate;
 - 8.1.10 Fail to obey any sign or signal lawfully erected for the control of pedestrian or vehicle traffic;
 - 8.1.11 Distribute any handbills or circulars or post, place or display any placard, notice, paper, advertising device, or publicity matter of any kind without the written consent of the **Director, Parks and Facilities** or his designate, or the **Director, Recreation**, or his designate.

- 8.1.12 Use or permit the use of any advertising vehicle without the written consent of the **Director, Parks and Facilities** or his designate;
- 8.1.13 Tease, molest, or injure any animal or throw any substance at or near such creatures in such a way to cause them alarm or possible injury;
- 8.1.14 Possess any **drug paraphernalia**;
- 8.1.15 Offer for sale any article or food, drink, or merchandise or carry on any business unless such person has been licenced to do so by the Municipality and has received written consent of the **Director, Parks and Facilities** or his designate;
- 8.1.16 Use any blasphemous, obscene or vulgar language;
- 8.1.17 Conduct oneself in a disorderly or offensive manner;
- 8.1.18 Expose their genitals except when:
- 18.1.18.1 in a change room or washroom in a **Park or Recreation Facility**;
 - or
 - 18.1.18.2 participating in an approved art and drawing program
- 8.1.19 Excavate in a Park;
- 8.1.20 Move any **Natural Park Feature**;
- 8.1.21 Hold a procession, march, drill, parade, political or religious gathering or other public meeting except with the written consent of the **Director, Parks and Facilities** or his designate;
- 8.1.22 Operate a mechanically powered boat on any lake, pond or outdoor water facility within the boundaries of any **park** unless the written consent of the **Director, Parks and Facilities** or his designate, has first been obtained;
- 8.1.23 Use tobacco within 7.5 meters (25 feet) of any sport field, athletic surface, children's playground or water play-park;
- 8.1.24 Discharge any fireworks without a valid permit issued in strict accordance with requirements established by the City of Maple Ridge Fire Works Bylaw 6279-2004;
- 8.1.25 Plant trees or shrubs in any **park** except with the written consent of the **Director, Parks and Facilities** or his designate;
- 8.1.26 Possess or consume liquor or alcoholic beverages without valid and legally required permits;
- 8.1.27 Use any device which constitutes a hazard to any person;
- 8.1.28 Erect, build, or locate, or cause to be erected, built or located, any structure, trailer tent, shelter or other building of any kind except with the written consent of the **Director, Parks and Facilities** or his designate, or the **Director, Recreation** or his designate;

8.1.29 Interfere with or obstruct:

8.1.29.1.1 any employee of the **City** in the performance of their duty;
or

8.1.29.1.2 contractor while carrying out work authorized by the **City**.

8.1.30 Use or operate any device in such a manner as to disturb the enjoyment of the **park** by other persons;

8.1.31 Urinate or defecate except in a provided public or private toilet facility;

8.1.32 Swim any lake, pond, stream or pool or other body of water unless expressly permitted; or

8.1.33 Skate on lake, pond, stream or pool or other body of water unless expressly permitted.

Part 9 Traffic in Parks

9.1 Except as permitted by the **Director, Parks and Facilities** or his designate, no person shall:

9.1.1 Transport goods or **chattels** over or place or leave **chattels** upon any boulevard within a **Park** unless the turf of such boulevard is first protected from damage;

9.1.2 Ride or drive a horse, or other animal or drive or keep, propel or permit to be driven or propelled, any **vehicle** or other mode of off road conveyance on any boulevard, grass plot or other area within any **Park** other than on the respective driveways made and provided for such purpose;

9.1.3 Drive any animal on any path or other roadway allotted for pedestrian traffic; or

9.1.4 Drive or propel any **vehicle** in excess of any speed limit that may be posted within **park** boundaries.

Part 10 Impoundment and Disposal

10.1 The **Director, Parks and Facilities** or his designate, or an Enforcement Officer may seize, remove and impound any **Chattel** located in a Park or Recreation Facility in contravention of this bylaw.

10.2 Where a **Chattel** is impounded that has, in the opinion of the person exercising the power set out in Section 10.1, a value of less than \$100.00, that person may dispose of the **Chattel** in a manner deemed fit by that person.

10.3 Where a **Chattel** is impounded which has, in the opinion of the person exercising the power set out in Section 10.1, a value over \$100.00 that person shall make reasonable attempts to notify the owner of the **Chattel**.

10.4 Where a **Chattel** is claimed by the owner, the **Chattel** shall be released to the owner upon:

10.4.1 the provision of proof of ownership satisfactory to the **Director, Parks and Facilities** or his designate; and

10.4.2 the payment of the costs of fees, costs, and expenses for the seizure, removal, impounding and storage of the **Chattel** as set out in Schedule B of the Maple Ridge Highway and Traffic Bylaw No. 6704-2009

- 10.5 After the expiration of 31 days from the date of seizure of a **Chattel** to which Section 10.3 applies and where no person has claimed the **Chattel**, the **Director, Parks and Facilities** or his designate, is authorized to sell the object by auction and the proceeds of the sale shall be the property of the **City**.
- 10.6 Where, in the opinion of the **Director, Parks and Facilities**, it is impractical to dispose of a **Chattel** to which section 10.3 applies by public auction, the **Director, Parks and Facilities**, or his designate, may dispose of the **Chattel** in a manner deemed fit by that person.
- 10.7 Where a **Chattel** has been disposed of pursuant to Section 10.5 where the sale of the **chattel** does not cover the fees, costs, and expenses for seizure, removal, impounding, storage and sale of the **Chattel** the **City** may recover those amounts from the owner of the **Chattel** in a court of competent jurisdiction.

Part 11 Animals in Parks

11.1 No person shall:

- 11.1.1 Enter a **Park** with an unleashed dog or other animal, unless it is a designated off leash area;
- 11.1.2 Permit a dog or other animal to enter a **Park** or any area of **Park** where such entry of that animal is prohibited;
- 11.1.3 Permit a dog or other animal on playing fields, sports surfaces, children's play grounds, sports courts or water play parks;
- 11.1.4 Enter a **Park** with a horse unless the **park** is designated for horses;
- 11.1.5 Permit a dog within 5 meters of a playing field, sport surface or playground;

Part 12 Sports Grounds

12.1 No person shall:

- 12.1.1 Play any game or engage in any recreation within a **Park** not designated for that purpose;
- 12.1.2 Play any game on any tennis court or bowling green unless the person is:
- 12.1.2.1 wearing light coloured rubber soled shoes with low heels; and
 - 12.1.2.2 is suitably equipped with the normal equipment for such game.
- 12.1.3 Play on any tennis court or bowling green in contravention of the rules and regulations for that facility.

Part 13 Loss of Access Rights

- 13.1 Where an **Enforcement Officer** has reasonable grounds to believe that a person, while in a **Park or Recreation Facility**, is in contravention of any provision of this bylaw the **Enforcement Officer** may:
- 13.1.1 Direct the person to comply with the bylaw;
 - 13.1.2 Direct the person to leave the **Park or Recreation Facility**; or,
 - 13.1.3 Issue a Banning Notice as set out in Schedule A to that person.
- 13.2 A person who is directed to leave the **Park or Recreation Facility** or to whom a Banning Notice is issued must:
- 13.2.1 Immediately leave the **Park or Recreation Facility**; and
 - 13.2.2 Refrain from entering the **Park or Recreation Facility** unless the provisions of Section 212.3 have been satisfied.
- 13.3 A Banning Notice may be rescinded by **Enforcement Officer** who made the direction or the **Director, Parks and Facilities** or his designate.

Part 14 Commercial Services and Activities

- 14.1 No person shall conduct any business or commercial activity in a **Park or Recreation Facility** without the written authorization of the **Director, Parks and Facilities** or his designate, or the **Director, Recreation** or his designate.

Part 15 Special Event Permit

- 15.1 The **Director, Parks and Facilities** or the **Director, Recreation** or their designates may, upon application, issue a **Special Event Permit** (Schedule B) upon receipt of the applicable fee and information required and may, in the **Special Event Permit**:
- 15.1.1 Set out terms and conditions for the event, and
 - 15.1.2 Require the applicant to insure the event or activity in an amount and form satisfactory to the **City of Maple Ridge**
- 15.2 Unless a **Special Event Permit** has been issued for the specific activity: no person, when in a **Park or Recreation Facility**, shall:
- 15.2.1 Carry out any **Organized Sport, Organized Activity, Special Event, or Ancillary Activity**;
 - 15.2.2 Engage in activities involving high speed projectiles, including golf, war games, radio controlled aircraft or cars, unless specifically authorized by a **Special Event Permit**;
 - 15.2.3 Camp overnight unless specifically authorized by a **Special Event Permit** and then only in accordance with the **Special Event Permit**; or
 - 15.2.4 Enter a Park not designated for horses with a horse.

15.3 Every person using a **Park** or **Recreation Facility** under the authority of **Special Event Permit** shall:

15.3.1 Comply with any terms and conditions set out on the **Special Event Permit**; and,

15.3.2 Acquire and maintain insurance as required by the **Special Event Permit**.

Part 16 Offences and Penalty

16.1 Every person who contravenes a provision of this bylaw is guilty of an offence and is liable on summary conviction to a fine not exceeding \$10,000.00.

16.2 Each day the offence continues is considered a separate offence.

READ a first time this _____ day of _____

READ a second time this _____ day of _____

READ a third time this _____ day of _____

ADOPTED by Council this _____ day of _____

MAYOR

CORPORATE OFFICER

Maple Ridge Parks and Recreation Facilities Regulations Bylaw No.7085-2014

Schedule A



Date Notice Served: _____

Witness Name: _____
(Please print name)

Witness Signature: _____

Date

Municipal File #

RCMP File #

ATTENTION:

Dear:

RE:

Please be advised that your recent inappropriate behaviour and unprovoked altercations with facility staff at the Maple Ridge Leisure Centre on ***DATE*** is unacceptable. ***Describe Behaviour*** against staff or patrons and as such contravenes the Maple Ridge Parks Regulation Bylaw No. 7085-2014 which regulates acceptable behaviour in all parks and public facilities.

Section 8.1.14 of the bylaw states:

"NO PERSON SHALL use any blasphemous, obscene or vulgar language nor conduct himself in a disorderly or offensive manner or molest or injure any other person or loiter or obstruct for free use and enjoyment of the park by any other person."

Paragraph 11 in Pitt Meadows Parks Regulation Bylaw No. 2651-2014 states:

"No person shall use any obscene or vulgar language nor conduct himself in a disorderly or offensive manner, or molest or injure another person, or loiter or take up a temporary abode over night on any portion of any park, or obstruct the free use and enjoyment of any park by any other person, or violate any bylaw, rule, regulation or command of the Municipality, the Director of Operations or any other person in control of or maintaining, superintending or supervising any park or other property of or under the control custody and management of the Municipality; and any person conducting himself as aforesaid may be removed or otherwise dealt with as in this bylaw provided. (Amending Bylaw No. 1593)"

The bylaw further restricts any activity which may cause damage to a park or other public facility.

Describe incidents and any attempts to redirect behaviour

Please be advised you are no longer welcome to utilize any Maple Ridge or Pitt Meadows Parks and Leisure Services or Facilities for a period of 1 year. Should there be any violations of this order we reserve the right to extend the period of expulsion for an appropriate length of time and to expand the facilities to which it applies. Before we review when you will be allowed back on municipal property we require you to complete the following list below:

- *List any requirements before returning to facilities/programs*

The facilities and areas to which this order applies are listed below:

In the Maple Ridge Area:

• MR Municipal Tower/Library	• Municipal Hall /Memorial Peace Park	• Leisure Centre/MR Arts Centre
• Greg Moore Youth Centre	• Surrounding Parking Areas	• Haney Bus Exchange -Edge St.

In the Pitt Meadows Area:

• PM Family Recreation Centre	• PM Skateboard Park	• PM Library
• PM Municipal Hall	• Surrounding Parking Areas	• PM Recreation Hall

If you are found within the confines of these areas the Police will be notified immediately, and a ticket in the amount of \$250.00 will be issued. We would appreciate your compliance with regards to the above guidelines.

For your own reference we are willing to reconsider our position only when there is appropriate action taken on your part to deal with your behaviour. Should you have any questions or require further information, please do not hesitate to contact the undersigned at *telephone number*.

Sincerely,

Name

Title

Maple Ridge Parks and Recreation Facilities Regulations Bylaw No.7085-2014

Schedule B



Maple Ridge and Pitt Meadows SPECIAL EVENTS APPLICATION

This application is to be completed, signed **at least 60 days prior to the first day of the event** and forwarded to:

Pitt Meadows Events:

Pitt Meadows City Hall, Bylaws department
12007 Harris Road, Pitt Meadows, BC 604-465-2445
Email: lelchuk@pittmeadows.bc.ca

Maple Ridge Events:

Maple Ridge Leisure Centre, Festival and Volunteer Office
11995 Haney Place, Maple Ridge, BC 604-467-7325
Email: kbaird@mapleridge.ca

Organizers are encouraged to not advertise the event until preliminary approval is obtained from the District of Maple Ridge and/or City of Pitt Meadows.

It is the responsibility of the applicant to provide any and all permits, licenses and certificates that are required for this special event to the appropriate address provided above.

SPECIAL EVENT INFORMATION

Event Name: _____

Event Date(s): _____ Time(s): _____

Event Type: ☐ Parade ☐ Festival ☐ Athletic Event ☐ Fundraiser
☐ Beer Garden ☐ Fair or Exhibit ☐ Fireworks ☐ Music/Concert
☐ Other (please specify) _____

Event Location: _____

Event to take place in: ☐ Pitt Meadows ☐ Maple Ridge

Facilities to be used: ☐ Park ☐ Street ☐ Sidewalk ☐ Indoor Facility

Purpose of Event: _____

Event Crowd Size: Participants: _____ Spectators: _____ Volunteers/staff _____

Has the event been produced previously: Yes ☐ No ☐

Any changes from previous events? Yes ☐ (please list changes) No ☐

APPLICANT'S INFORMATION:

Organization Name: _____

Mailing Address: _____

Applicants Name: _____

Phone Number: _____

Email: _____

ACTIVITY PERMITS AND ADDITIONAL INFORMATION:**Food Service:**

If you plan on selling or serving any food or beverages to the public at your event, please contact Fraser Health Authority at 604-476-7000 for a temporary food permit.

Beer Garden:

If you plan to have a beer garden at your event, a Special Occasion License application form must be completed, reviewed and approved by the RCMP and Liquor Control. Forms are available by visiting the BC Liquor Store nearest you.

Fireworks:

Contact Maple Ridge Fire Department at 604-476-3053 and/or City of Pitt Meadows Fire Department at 604-465-2401.

Portable Washrooms:

Event organizers must make arrangements for portable washroom facilities, if required. Event organizers should not rely solely on any adjacent washroom facilities.

Electricity and Water Requirements:

Please list any activities requiring electrical power and water: _____

Public Relations:Have local neighbourhood groups/businesses approved of your event concept? Yes ☐ No ☐**Parade/March/Run/Walk/Cycle/Gathering/Festival**

Event hosted on public space (street or sidewalk), a Highway Use Permit is required. Provide a site map showing how you propose to manage the event and control the traffic. Contact the Engineering Department for a Highway Use Permit application.

Additional Information:

Site Map:

A site map is required for event approval. Please attach a site or route map with the following indicated:

- North, indicated by directional arrow
- Names of surrounding streets
- Number and placement of traffic control personnel and barricades
- Location of first aid station
- Parking for participants and spectators
- Activities, including food vendors, stage entertainment, arts and crafts, children's activities, inflatables, carnival rides, animal displays, activities with open flame, and any other details that will assist with the approval process.

Public Safety:

What are your plans for security/event monitors/crowd & traffic control? Please attach your safety plan.

Insurance Information:

As a condition of being granted permission to hold a special event, applicants are required to show proof of liability insurance coverage, which meets the following requirements:

- Minimum limit of \$5,000,000 against third party bodily injury and property damage losses;
- Additionally named insured: The District of Maple Ridge, The City of Pitt Meadows, School District #42, Maple Ridge Pitt Meadows Parks and Leisure Services.
- Events involving the sale or consumption of liquor also require host liquor liability insurance coverage. A copy of your "Certificate of Insurance" is required 14 days in advance of the planned event.

Litter and Recycling Plan:

Please attach your litter and recycling plan for the event. This is to include your waste control and disposal plan during and after your event.

Fees and Proceeds:

Admission Fee: Yes ☐ If yes, how much: _____ No ☐
Vending Sales: Yes ☐ No ☐

Indemnification:

On behalf of the above-named event organization, I hereby agree to indemnify and save harmless the City of Pitt Meadows, the District of Maple Ridge, School District # 42 and the Maple Ridge-Pitt Meadows Parks and Leisure Services Commission from and against claims or demands arising from the event described in this application and I agree to obtain liability insurance that is satisfactory to the District of Maple Ridge and/or City of Pitt Meadows.

Applicants Signature

Print Applicant's Name

Today's Date**Pre-Approved by:**

Pre-Approval Date:

Event Approved by:

Event Approval Date:

NOTICE: Personal information requested on this Special Events Application is collected under the authority of the Freedom of Information and Privacy Act, R.S.B.C. 1996, c. 165, as amended. Unless otherwise specified, the information gathered will be used by Maple Ridge and Pitt Meadows Parks and Leisure Services for processing the event approval. Questions about the collection, use, and disclosure of this information should be directed to the FOI Head, Clerks Department, District of Maple Ridge, 11995 Haney Place, Maple Ridge, BC V2X 6A9, 604-467-7482 or to the City of Pitt Meadows, 12007 Harris Road, Pitt Meadows, BC, V3Y 2B5, 604-465-2433.