

City of Maple Ridge

COMMITTEE OF THE WHOLE AGENDA

February 1, 2022

11:00 a.m.

Virtual Online Meeting including Council Chambers

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

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

For virtual participation during Community Forum please go to
www.mapleridge.ca/640/Council-Meetings and select the meeting date.

1. CALL TO ORDER

2. ADOPTION AND RECEIPT OF MINUTES

2.1 Minutes of the Committee of the Whole Meeting of January 18, 2022

3. DELEGATIONS/STAFF PRESENTATIONS

3.1 Economic Development Committee Update

Staff report dated February 1, 2022, titled "Economic Development Committee Update" for information.

Presentation by Mehdi Vezvaei, Chair of the Economic Development Committee

4. PLANNING & DEVELOPMENT SERVICES

Note:

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

1101 2020-392-RZ, 12040 248 Street, Temporary Use Permit

Staff report dated February 1, 2022, recommending that a Temporary Use Permit, to allow for up to three years, the temporary storage of a shipping container and unenclosed storage of construction materials over a portion of the site that is zoned CS-1 (Service Commercial), be forwarded to the next Public Hearing and subsequent Council meeting for decision.

1102 2021-397-RZ, 20206 Chatwin Avenue, RS-1 to RS-1b

Staff report dated February 1, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7818-2021 to rezone from RS-1 (Single Detached Residential) to RS-1b (Single Detached (Medium Density) Residential), to permit a future subdivision of approximately four lots be given first reading and that the applicant provide further information as described on Schedules B, F, and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

1103 2021-419-RZ, 24070 128 Avenue and 24195 Fern Crescent, RS-3 to R-3 and R-1

Staff report dated February 1, 2022 recommending that Maple Ridge Zone Amending Bylaw No. 7791-2021 to rezone from RS-3 (Single Detached Rural Residential) to R-3 (Single Detached (Intensive) Urban Residential) and R-1 (Single Detached (Low Density) Urban Residential), to permit a future subdivision of approximately 27 single-family lots, be given first reading and that the applicant provide further information as described on Schedules A, B, D, E, and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

1104 2018-159-DVP, 24331 and 24315 110 Avenue

Staff report dated February 1, 2022, recommending that the Corporate Officer be authorized to sign and seal 2018-159 DVP to reduce the minimum required lot width.

- 5. ENGINEERING SERVICES**
- 6. CORPORATE SERVICES**
- 7. PARKS, RECREATION & CULTURE**
- 8. ADMINISTRATION**
- 9. COMMUNITY FORUM**
- 10. NOTICE OF CLOSED COUNCIL MEETING**

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

Section 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;

Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality;

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

Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

Section 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;

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

11. ADJOURNMENT

COMMUNITY FORUM

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

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

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

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

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

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

For more information on these opportunities contact:

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

CHECKED BY:

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COMMITTEE OF THE WHOLE MEETING MINUTES

January 18, 2022

The Minutes of the Committee of the Whole Meeting held on January 18, 2022 at 11:00 a.m. virtually and in Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

<i>PRESENT</i>	<i>Appointed Staff</i>
<i>Elected Officials</i>	S. Hartman, Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	C. Crabtree, General Manager Corporate Services
Councillor C. Meadus	D. Pollock, General Manager Engineering Services
Councillor G. Robson	P. Hlavac-Winsor, General Counsel and Executive Director,
Councillor R. Svendsen	Legislative Services
Councillor A. Yousef	S. Nichols, Corporate Officer
	T. Thompson, Director of Finance
<i>ABSENT</i>	<i>Other Staff as Required</i>
Councillor K. Duncan	C. Goddard, Director of Planning
	M. McMullen, Manager of Development and Environmental Services

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

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

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of January 11, 2022

It was moved and seconded

That the minutes of the January 11, 2022 Committee of the Whole Meeting be adopted.

CARRIED

3. **DELEGATIONS/STAFF PRESENTATIONS** – Nil

4. **PLANNING AND DEVELOPMENT SERVICES**

1101 **2019-119-RZ, 12791 232 Street, RS-2 to CS-1**

Staff report dated January 18, 2022, recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7557-2019 to redesignate the land use from Agricultural to Commercial be given first and second reading and be forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7558-2019 to rezone from RS-2 (Single Detached Suburban Residential) to CS-1 (Service Commercial) to permit the future construction of a two-storey commercial building be given second reading and be forwarded to Public Hearing.

M. Baski, Senior Planner, provided a summary presentation and staff responded to questions from Council.

It was moved and seconded

That the staff report dated January 18, 2022, titled “First and Second Reading, Official Community Plan Amending Bylaw No. 7557-2019, Second Reading, Zone Amending Bylaw No. 7558-2019, 12791 232 Street” be given first reading and forwarded to the Council Meeting of January 25, 2022.

CARRIED

1102 **2019-239-RZ, 12610 228 Street, RS-3 to R-1**

Staff report dated January 18, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7574-2019, to rezone from RS-3 (Single Detached Rural Residential) to R-1 (Single Detached (Low Density) Urban Residential), to permit a future subdivision of approximately eight lots over two phases be given second reading and forwarded to Public Hearing.

C. Goddard, Director of Planning, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated January 18, 2022, titled “Second Reading, Zone Amending Bylaw No. 7574-2019, 12610 228 Street” be forwarded to the Council Meeting of January 25, 2022.

CARRIED

1103 2021-062-RZ, 25927 and 25801 128 Ave, Outdoor Commercial Recreation

Staff report dated January 18, 2022, recommending first and second reading of Official Community Plan Bylaw 7715-2021, second reading of Maple Ridge Zone Amending Bylaw No. 7716-2021, and that both be forwarded to Public Hearing, to permit an Outdoor Commercial Recreation (outdoor paintball and laser tag) use.

C. Goddard, Director of Planning, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated January 18, 2022, titled "First and Second Reading, Official Community Plan Amending Bylaw No. 7715-2021; Second Reading, Zone Amending Bylaw No. 7716-2021, 25927 and 25801 128 Avenue" be forwarded to the Council Meeting of January 25, 2022.

CARRIED

1104 2021-470-RZ, 12954 Mill Street, RS-3 and RS-2 to R-2 and R-1

Staff report dated January 18, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7819-2021 to rezone from RS-3 (Single Detached Rural Residential) and RS-2 (Single Detached Suburban Residential) to R-2 (Single Detached (Medium Density) Urban Residential) and R-1 (Single Detached (Low Density) Urban Residential), to permit a future subdivision of approximately seven lots be given first reading and that the applicant provide further information as described on Schedules B, E, F, G and J of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

C. Goddard, Director of Planning, provided a summary presentation.

It was moved and seconded

That the staff report dated January 18, 2022, titled "First Reading, Zone Amending Bylaw No. 7819-2021, 12954 Mill Street" be forwarded to the Council Meeting of January 25, 2022.

CARRIED

1105 2021-514-RZ, 11204, 11208, 11214 Charlton Street and 20318 Lorne Avenue, RS-1 to RM-1

Staff report dated January 18, 2022 recommending that Maple Ridge Zone Amending Bylaw No. 7820-2021 to rezone from RS-1 (Single Detached Residential) to RM-1 (Low Density Townhouse Residential), to permit the future construction of approximately 16 townhouse units, be given first reading and that the applicant provide further information as described on Schedules D and G of the Development Procedures Bylaw No. 5879-1999.

M. Baski, Senior Planner, provided a summary presentation.

It was moved and seconded

That the staff report dated January 18, 2022, titled "First Reading, Zone Amending Bylaw No. 7820-2021, 11204, 11208, 11214 Charlton Street and 20318 Lorne Avenue" be given first reading and forwarded to the Council Meeting of January 25, 2022.

CARRIED

1106 2021-530-RZ, 11410 207 Street, RS-1 to RT-2

Staff report dated January 18, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7816-2021, to rezone from RS-1 (Single Detached Residential) to RT-2 (Ground-Oriented Residential Infill), to permit the future construction of a Fourplex be given first reading and that the applicant provide further information as described in Schedules A, C, and D of the Development Procedures Bylaw No. 5879-1999.

M. Baski, Senior Planner, provided a summary presentation.

It was moved and seconded

That the staff report dated January 18, 2022, titled "First Reading, Zone Amending Bylaw No. 7816-2021, 11410 207 Street" be given first reading and forwarded to the Council Meeting of January 25, 2022.

CARRIED

1107 2021-563-RZ, 21211 Wicklund Ave, RS-1 to RT-1

Staff report dated January 18, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7817-2021 to rezone from RS-1 (Single Detached Residential) to RT-1 (Two-Unit Urban Residential), to permit the future construction of a duplex, be given first reading and that the applicant provides further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999.

M. Baski, provided a summary presentation.

It was moved and seconded

That the staff report dated January 18, 2022, titled "First Reading, Zone Amending Bylaw No. 7817-2021, 21211 Wicklund Avenue" be given first reading and forwarded to the Council Meeting of January 25, 2022.

CARRIED

1108 2021-571-RZ, 12390 216 Street, RS-1 to R-1

Staff Report dated January 18, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7821-2021, to rezone from RS-1 (Single Detached Residential) to R-1 (Single Detached (Low Density) Urban Residential) to permit a future subdivision of approximately two lots, be given first reading and further that the applicant provide further information as described on Schedules B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

M. Baski, Senior Planner, provided a summary presentation.

It was moved and seconded

That the staff report dated January 18, 2022, titled "First Reading, Zone Amending Bylaw No. 7821-2021, 12390 216 Street", be given first reading and forwarded to the Council Meeting of January 25, 2022.

CARRIED

- 5. ENGINEERING SERVICES - nil**
- 6. CORPORATE SERVICES - nil**
- 7. PARKS, RECREATION & CULTURE**

1171 Policy review: Facility Allocation and Park Gift Program

Staff report dated January 18, 2022, recommending policies previously under the Maple Ridge and Pitt Meadows Parks & Leisure Services Commission be updated by adopting Policy 4.25 - Allocation Policy and Policy 4.26 - Park Donation and Gift Policy.

C. Neufeld, Manager of Parks Planning & Development, responded to questions from Council.

It was moved and seconded

That staff report dated January 18, 2022, titled "Policy Review: Facility Allocation and Park Gift Program" be forwarded to the Council Meeting of January 25, 2022.

CARRIED

- 8. ADMINISTRATION - Nil**
- 9. COMMUNITY FORUM - Nil**

10. NOTICE OF CLOSED COUNCIL MEETING

It was moved and seconded

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

Section 90(1)(c) labour relations or employee negotiations;

Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure might reasonably be expected to harm the interests of the municipality;

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

Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

Section 90(1)(k) negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public;

Section 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government and a third party;

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

CARRIED

11. ADJOURNMENT – 11:53 p.m.

Councillor Judy Dueck, Chair
Presiding Member of the Committee

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

MEETING DATE: February 1, 2022
FILE NO: 1-0540-30-04
MEETING: C o W

SUBJECT: Economic Development Committee Update

EXECUTIVE SUMMARY:

The mandate of the Economic Development Committee (EDC) is to advise Council on matters relating to the long-term economic health of the community. Specifically, the EDC advises Council on matters related to strengthening our economy, provides strategic input for consideration of Council, and acts as an ambassador, profiling economic opportunities in Maple Ridge.

RECOMMENDATION:

Receive for information only.

DISCUSSION:

Background Context:

The Maple Ridge Economic Development Committee is an experienced group of volunteers, passionate about the future of Maple Ridge and intent on serving as a beacon for local government and the community. The EDC is comprised of seven members, which include one member representing the Maple Ridge Business Improvement Association (DMRBIA), one member representing the Maple Ridge & Pitt Meadows Chamber of Commerce (Chamber), four members selected at large and one Council member. Members at Large must either own a business or commercial property in Maple Ridge to be eligible to serve on the EDC.

The primary role of the EDC is to provide advice to the Economic Development Department and Council, with a view to positively influence the local business climate, facilitating economic growth and providing guidance to the community on economic development issues. It does this by planning in a strategic manner to achieve the goals related to economic growth and sustainability.

a) 2021 Business Plan

Business Walks

Business Walks are a widely used economic development technique that involve in-person visits to local businesses. These visits are designed to quickly gain insight into the current business climate, opportunities and challenges facing businesses.

The EDC had planned to participate in a Business Walk in 2021. However, due to pandemic restrictions in place at the time, the planned 2021 Business Walk was postponed until 2022 when public health orders allow.

EDC Task Force

The EDC formed a Task Force to meet with owners of new businesses in Maple Ridge to gather feedback on their interactions with the City. The Task Force met with a total of nine business owners and shared the results of their interviews with the EDC and City staff. These results were shared with the City's consultant completing the building department review.

Policies Strategies and New Programs

1) Economic Development Strategy

The EDC was invited to participate in a few of the community engagement opportunities in the discovery portion of the Economic Development Strategy. This included the Economic Development Workshop held in June, the Community Summit in July and Chris Fields, who lead the development of the Strategy, appeared as a delegation at two EDC meetings which provided an opportunity for additional discussion and feedback.

2) Site Selector Tool

The EDC supported the recommendation to purchase a GIS-based economic development site selector planning tool that combines geographic, census, real estate and business information.

At the September 16 meeting of the EDC, Ron Bertasi of GIS WebTech, provided a live demonstration of the newly launched GIS Site Selector tool (ZoomProspector), which is now available on the City's webpage. Members felt the tool would be beneficial for businesses looking to expand, locate or relocate to Maple Ridge. The software was customized to Maple Ridge specifications and it went live in July 2021. Webinars were made available in October for anyone who wished to further their learning with the tool.

b) Delegations:

Municipal Advisory Committee on Accessibility and Inclusiveness (MACAI)

Petra Frederick, Access Coordinator for Recreation and Community Engagement, provided an introductory presentation on MACAI and highlighted current initiatives, Work Plan deliverables for 2021 and opportunities for other committees of Council to collaborate on specific projects.

Economic Development Strategy

At the June 3, 2021 regular EDC meeting, the Committee passed a resolution to hold a special meeting to debrief on the progress of the Economic Development Strategy Plan. Chris Fields, Consultant for the Maple Ridge Economic Development Strategy project, provided a detailed update on the progress of the strategy development in July.

The Committee engaged in discussion about public engagement and how the consultant could reach out to the community. Mr. Fields advised that community engagement will be promoted from all channels available from the City's Communication Department. He recapped the Economic Development Discovery Workshop that occurred on July 19, 2021, several committee member had attended that session, and provided an opportunity for members to share their feedback and to ask further questions. The Committee asked Mr. Fields to share the presentation slides of the Plan overview via email.

Community Social Safety Initiatives – Chad Cowles (Licenses and Bylaws)

Chad Cowles, Manager of Community Social Safety Initiatives with the Licenses and Bylaws Department, provided an overview of his role and highlighted programs related to Economic Development.

Transportation Plan Community Survey

Mark Halpin provided a detailed overview of the Strategic Transportation Plan (STP) project. He highlighted that the STP was last updated in 2014. It is currently in phase 2 which includes the review of existing conditions (community profile and travel patterns). The interim report was submitted to Council this fall and the Plan will be implemented in the spring of 2022. Discussion followed on the STP community survey sample size and challenges in obtaining input from large numbers.

c) Updates from Staff

The EDC received many updates from the staff liaison on activities and events that staff from the Economic Development Department were involved in. Discussions and recommendations were made on topics that include but not limited to:

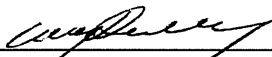
- Smart 21 virtual conference
- Smart 21 designation
- Inaugural Innovation Challenge
- Dog Friendly Patio Program
- Hotel Feasibility Study
- Local Shopping campaign with BIA
- Client Relationship Management (CRM) software - launched December 2021
- Assistance programs to help local businesses
- Review of the Patio Program for extension
- The continued support for GLOW and the long-term development of the initiative
- Updates on current investment inquiries in Maple Ridge

CONCLUSION:


The Economic Development Committee has assisted the City over the past number of years by providing their time, advice, experience and knowledge. Many successful projects and events have been completed in collaboration with this committee and the businesses and organizations that they represent from across our community.



Prepared by: Karen Hansen
Economic Development



Approved by: Wendy Dupley,
Director, Economic Development



Concurrence: Scott Hartman
Chief Administrative Officer

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

MEETING DATE: February 1, 2022
FILE NO: 2020-392-RZ
MEETING: C o W

SUBJECT: Temporary Use Permit
12040 248 Street

EXECUTIVE SUMMARY:

The current application is for a Temporary Use Permit, at the subject property located at 12040 248 Street, to allow for a temporary storage of a shipping container and unenclosed storage of construction material over a portion of the site that is zoned CS-1 (Service Commercial). The subject Temporary Use Permit will be valid for a period of three years and may be renewed once for up to an additional three years, subject to Council approval.

Official Community Plan Amending Bylaw No. 7685-2020 was adopted on January 26, 2021, which designated the entire City of Maple Ridge as a Temporary Use Permit Area, thus removing the requirement to amend the Official Community Plan for each Temporary Use Permit application.

RECOMMENDATIONS:

That the Temporary Use Permit 2020-392-RZ, respecting property located at 12040 248 Street, be forwarded to the next available Public Hearing and subsequent Council meeting for decision.

DISCUSSION:

a) Background Context:

Applicant: Rudy DiGiovanni

Legal Description: Lot 23 Section 23 Township 12 New Westminster District Plan 15267

OCP:

Existing: Commercial
Proposed: Commercial

Within Urban Area Boundary: Yes

OCP Major Corridor: Yes

Zoning:

Existing: CS-1 (Service Commercial)
Proposed: CS-1 (Service Commercial)

Surrounding Uses:

North:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Estate Suburban Residential
South:	Use:	Single-Family Residential and Gas Station
	Zone:	RS-1 (Single Detached Residential) and CS-2 (Service Station Commercial)
	Designation:	Commercial and Estate Suburban Residential
East:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Estate Suburban Residential
West:	Use:	Garibaldi Secondary School
	Zone:	P-1 (Park and School)
	Designation:	Institutional

Existing Use of Property:	Parking and Outdoor Storage
Proposed Use of Property:	Parking and Outdoor Storage
Site Area:	0.18 ha (0.45 acre)
Access:	240 Street
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject property is located on the east side of 248 Street, directly across from Garibaldi Secondary School (see Appendices A and B). The site is part of a larger phased commercial development that proceeded under Rezoning Application No. 2014-019-RZ, for the construction of two commercial buildings consisting of six ground level commercial units and two residential units located on the second floor (Phase 1 on Appendix C). Application No. 2014-019-RZ received final adoption from Council on January 24, 2017, and has been constructed.

The subject property is meant to facilitate development of Phase 2 of the commercial project. Due to the current COVID-19 pandemic, the applicant has put Phase 2 of their project on hold due to market uncertainties. The applicant is now seeking to store certain construction materials on site, in order to facilitate construction of Phase 2 at a later date.

c) Project Description:

The attached plan (Appendix C) shows that the proposal will only require a portion of the lot to house the construction materials. The storage container houses their site office furniture, first aid station, maintenance supplies and other construction equipment. In addition, there will be outdoor storage of various construction materials. A new fence with privacy screening will be installed along the entirety of the storage area, in order to properly screen the material from public view.

The Temporary Use Permit will also list the following conditions:

1. No storage of flammable materials inside the shipping container;
2. The shipping container will need to be vented;
3. Site must be well maintained in accordance with all City Bylaws;
4. The perimeter of the site must have a continuous landscape screen installed and be secured with a refundable security deposit of \$1,762.00; and

5. Upon termination of this Temporary Use Permit, the shipping container and all outdoor storage shall be removed from the site.

The current application is for a Temporary Use Permit at the subject property, to allow for the temporary storage of as shipping container and other construction material. The Temporary Use Permit will be valid for three years and may be renewed for an additional three years at Council's discretion. Thus, the Temporary Use Permit does not provide for a permanent option for the storage of construction material.

d) Planning Analysis:

Zoning Bylaw:

Under Section 402.25 of Zoning Bylaw No. 7600-2019, a shipping container is permitted during a phase of construction in progress, however, this is subject to issuance of a current valid Building Permit. As the applicant has not submitted a Building Permit application for Phase 2 of this development, they require a Temporary Use Permit to permit the shipping container to remain on site. Furthermore, the CS-1 (Service Commercial) zone only allows for an Unenclosed Storage Use provided that it is Accessory to one of the permitted Principal Uses in the Zone. The current storage of one shipping container and other construction material outdoors, does not constitute one of the permitted uses in the underlying CS-1 zone, therefore, a Temporary Use Permit is required.

a) Citizen/Customer Implications:

Public notification will be provided with two newspaper advertisements and notices sent to owners/occupiers of properties within 50m (164 ft.) of the subject property 14 days prior to the Public Hearing date, subject to Council endorsing the recommendation of this report.



CONCLUSION:

It is recommended that the Temporary Use Permit, 2020-392-RZ (see Appendix D), respecting property located at 12040 248 Street, be forwarded to Public Hearing and to the following Council Meeting for approval or denial. Staff are recommending approval of the Temporary Use Permit.

"Original signed by Rene Tardif"

Prepared by: **Rene Tardif**
Planner 1

"Original signed by Charles Goddard"

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

"Original signed by Christine Carter"

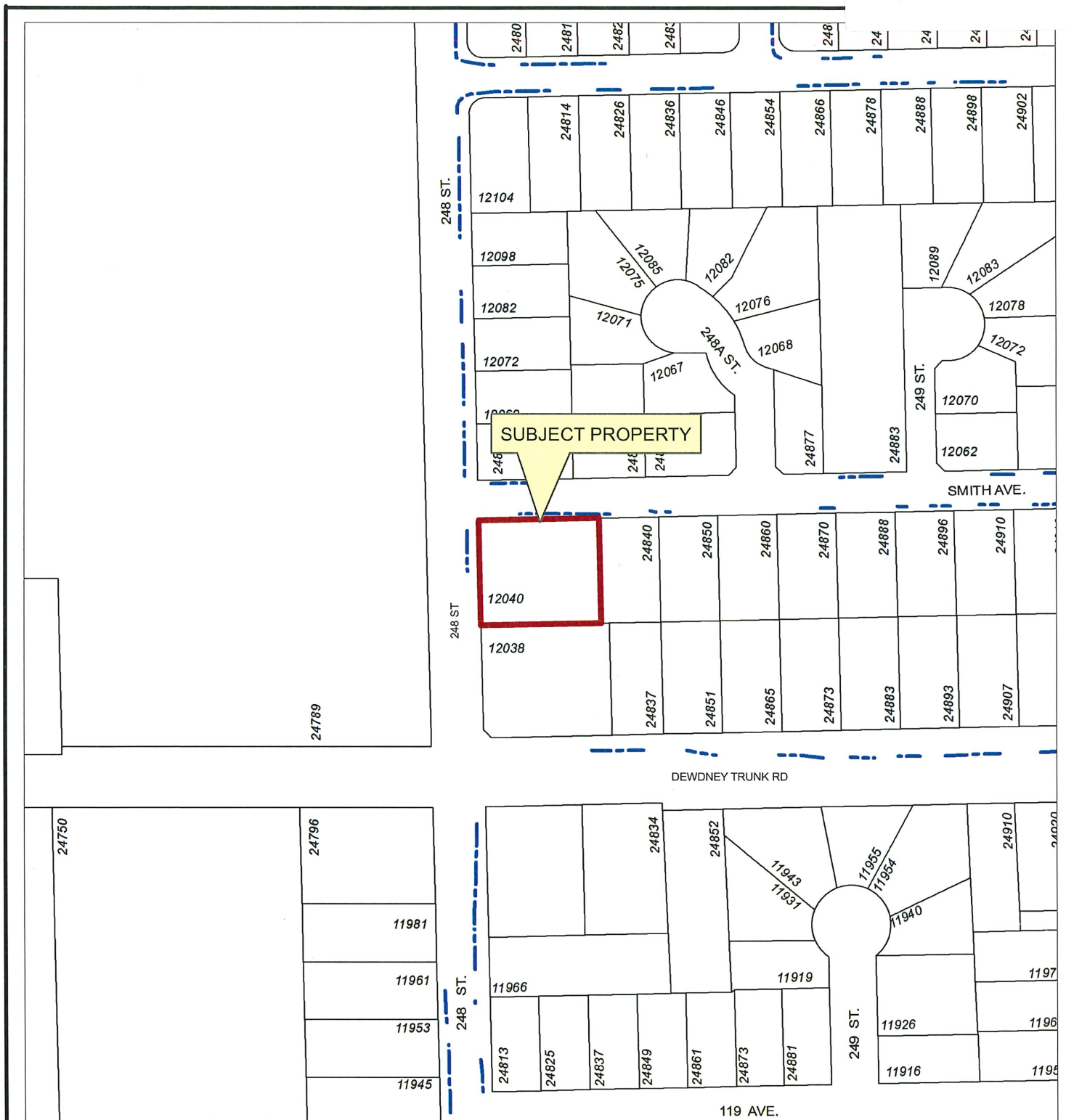
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Proposed Site Plan
- Appendix D – Temporary Use Permit 2020-392-RZ



Scale: 1:2,000

Legend

--- Ditch Centreline

12040 248 STREET
PID: 001-926-802

PLANNING DEPARTMENT



MAPLE RIDGE

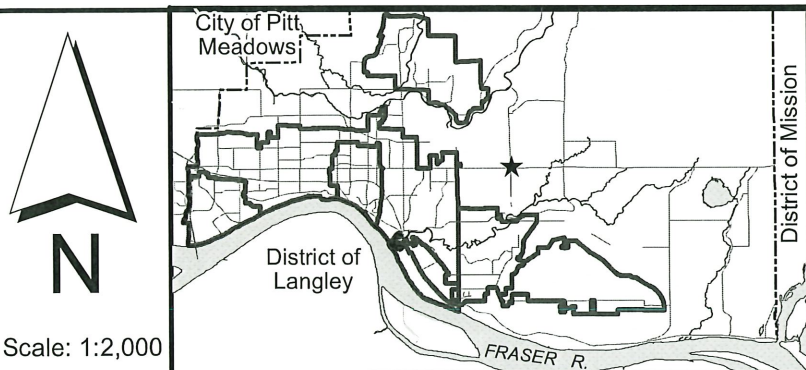
British Columbia

mapleridge.ca

FILE: 2020-392-RZ

DATE: Nov 5, 2020

BY: PC



12040 248 STREET
PID: 001-926-802

PLANNING DEPARTMENT

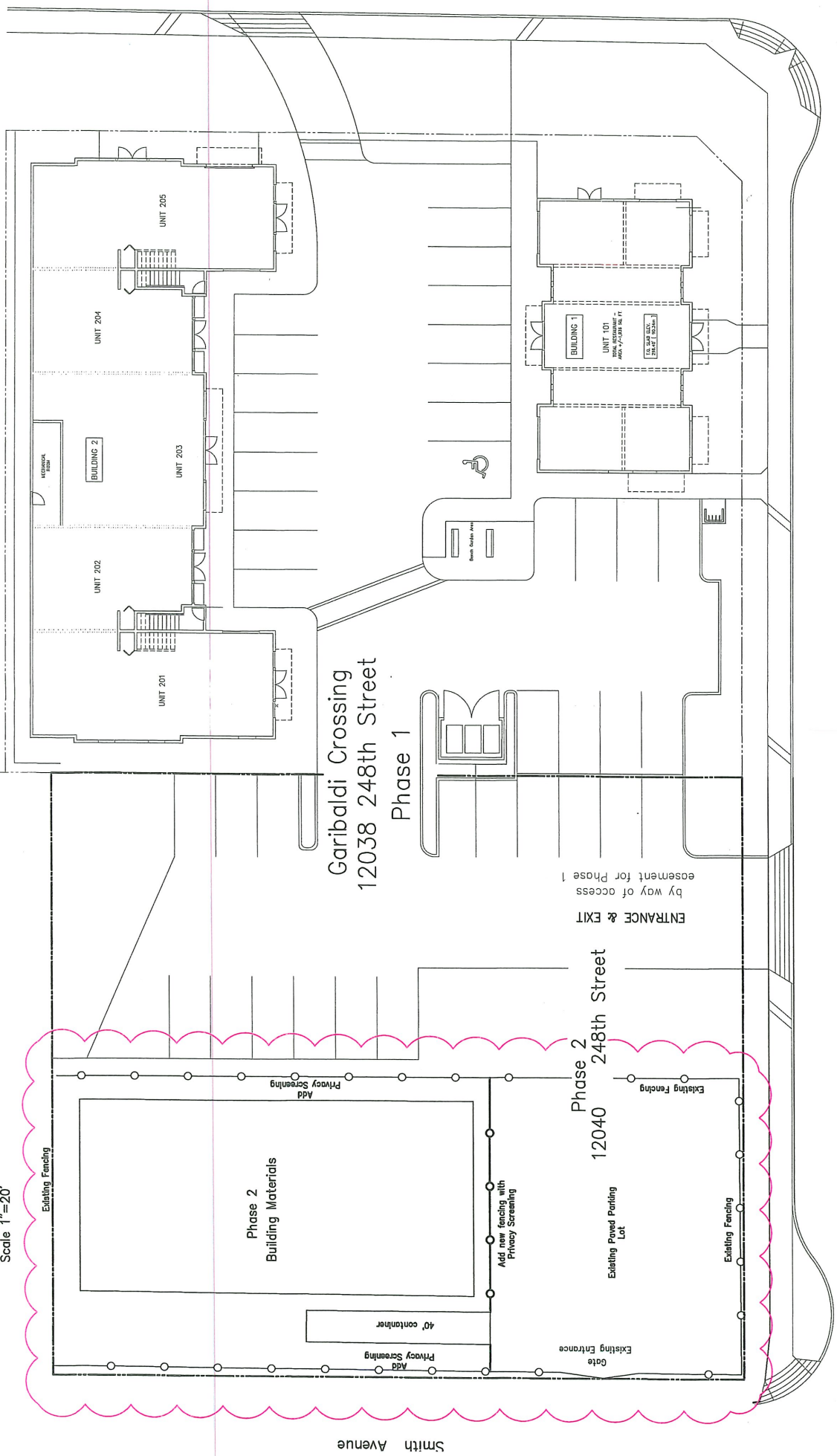


mapleridge.ca

FILE: 2020-392-RZ
DATE: Nov 5, 2020

BY: PC

Temporary Use Permit Area
Scale 1"=20'





CITY OF MAPLE RIDGE

TEMPORARY USE PERMIT NO. 2020-392-RZ

TO: RUDY DIGIOVANNI
PO BOX 377
PORT COQUITLAM BC V3C 4K6
 (the "Permittee")

1. This Temporary Use Permit (the "Permit") is issued subject to compliance with all the Bylaws of the City of Maple Ridge (the "Municipality") applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to, and only to those lands within the Municipality described below and any and all buildings, structures, and other development thereon:

Lot 23 Section 23 Township 12 New Westminster District Plan 15267
 (the "Lands")

3. The Temporary Use permitted by this Permit is:

To permit the outdoor storage of construction material and one shipping container in the CS-1 (Service Commercial) zone.

4. The Temporary Use shall be carried out according to the following conditions:
 - a. No storage of flammable materials inside the shipping container;
 - b. The shipping container will need to be vented;
 - c. The site must be well maintained in accordance with all City Bylaws;
 - d. The perimeter of the site must have a continuous landscape screen installed and be secured with a deposit of \$1,762.00 to be returned when the fencing is installed; and
 - e. Upon termination of this Temporary Use Permit, the shipping container and all outdoor storage shall be removed from the site.
5. The Lands described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
6. This Permit is issued on the date of Authorized Resolution passed by Council and expires three years after _____, 2022.
7. This Permit is not transferable.
8. This Permit is not a Building Permit.

AUTHORIZING RESOLUTION passed by the Council the ____ day of _____, 2022.

ISSUED on the ____ day of _____, 2022.

Corporate Officer



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7818-2021
20206 Chatwin Avenue

MEETING DATE: February 1, 2022
FILE NO: 2021-397-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 20206 Chatwin Avenue, from RS-1 (Single Detached Residential) to RS-1b (Single Detached (Medium Density) Residential), to permit a future subdivision of approximately four lots. To proceed further with this application additional information is required as outlined in section d) Planning Analysis.

As per Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program. The CAC rates in Policy 6.31 are currently under review and if approved at an upcoming Council meeting, it is anticipated that this application will be subject to new rates. The expected CAC contribution rate for this rezoning application will be confirmed in the second reading report.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7818-2021 be given first reading; and further
2. That the applicant provides further information as described on Schedules B, F, and G of the *Development Procedures Bylaw No. 5879-1999*, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	Ted Hedrick
Legal Description:	Lot E District Lot 263 New Westminster Plan 16960
OCP:	
Existing:	Urban Residential
Proposed:	Urban Residential
Within Urban Area Boundary:	Yes
Area Plan:	N/A
OCP Major Corridor:	No
Zoning:	
Existing:	RS-1 (Single Detached Residential)
Proposed:	RS-1b (Single Detached (Medium Density) Residential)

Surrounding Uses:

North:	Use:	One Single Detached Residential lot, and small portion Park
	Zone:	RS-1b
	Designation:	Majority is Urban Residential, Conservation
South:	Use:	Three Single Detached Residential lots
	Zone:	RS-1b
	Designation:	Urban Residential
East:	Use:	One Single Detached Residential lot
	Zone:	RS-1b
	Designation:	Urban Residential
West:	Use:	One Single Detached Residential lot, and Park
	Zone:	RS-1b
	Designation:	Urban Residential, Conservation

Existing Use of Property:	One Single Detached Residential lot
Proposed Use of Property:	Four Single Detached (Medium Density) Residential lots
Site Area:	0.61ha (1.5 acres)
Access:	Cul-de-sac constructed off of Chatwin Avenue
Servicing requirement:	Urban Standard

b) Site Characteristics:

The subject site is at the corner of where Chatwin Avenue turns northward and becomes 202 Street (see Appendix A and B). The proposed lots would be accessed via a cul-de-sac created on site and on the southern part of the turn in the road.

The site consists of one single detached house in centre-east of the lot. The Katzie Slough Tributary runs from the centre of the southern lot line to the northwest of the property. The watercourse is vegetated and would have a setback from the Top of Bank at a distance to be groundtruthed at a later date with the City's Environment Section and the applicant's environmental professional.

The surrounding area is comprised of RS-1 and RS-1b zoned lots.

c) Project Description:

The applicant is seeking to rezone the property to RS-1b Single Detached (Medium Density) Residential to allow for four lots (See Appendices A and B) provided that the environmental and engineering requirements are met. The applicant will have to dedicate a large portion of the western part of the property due to the environmentally sensitive area. The required cul-de-sac and dedication will be in the northeast corner of the property and provide access from Chatwin Avenue.

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

Any subdivision layout provided is strictly preliminary and could likely change once the servicing details and analysis reports are reviewed. Any layout must ultimately be approved by the Approving Officer.

d) Planning Analysis:

Official Community Plan:

The *Urban Residential* designation supports a wide range of zones subject to the Residential Infill And Compatibility Criteria policies in Section 3.1.4 of the OCP. The application is in compliance with the Official Community Plan (OCP) as the proposal is to rezone the subject site to RS-1b which meets these aforementioned policies and as RS-1b is the predominate zone in the neighbourhood. A minor OCP amendment is required to designate the watercourse corridor as *Conservation* after the above-noted groundtruthing is completed.

Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (Single Detached Residential) to RS-1b (Single Detached (Medium Density) Residential) (see Appendix C) to permit four lots (see Appendix D). The minimum lot size for the RS-1 zone is 668m² and the minimum lot size for the proposed RS-1b zone is 557m², which the proposed lots satisfy. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

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

A preliminary assessment by Environment staff found that the proposed setbacks do not meet the required setback distance and the applicant will need to address this before proceeding further. A rezoning application can still be supported by Planning, however, the resulting lot yield may be reduced once environmental requirements are fully assessed.

e) Interdepartmental Implications:

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Parks, Recreation and Culture Department;
- e) Ministry of Transportation and Infrastructure;
- f) Ministry of Environment; and
- g) Canada Post.

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

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

f) Development Applications:

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

1. A complete Rezoning Application (Schedule B);
2. A Watercourse Protection Development Permit Application (Schedule F);
3. A Natural Features Development Permit Application (Schedule G); and
4. A Subdivision Application.

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

CONCLUSION:

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

“Original signed by Brandon Djordjevich”

Prepared by: **Brandon Djordjevich, M.Pl.**
Planning Technician

“Original signed by Lisa Zosiak” for

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

“Original signed by Christine Carter”

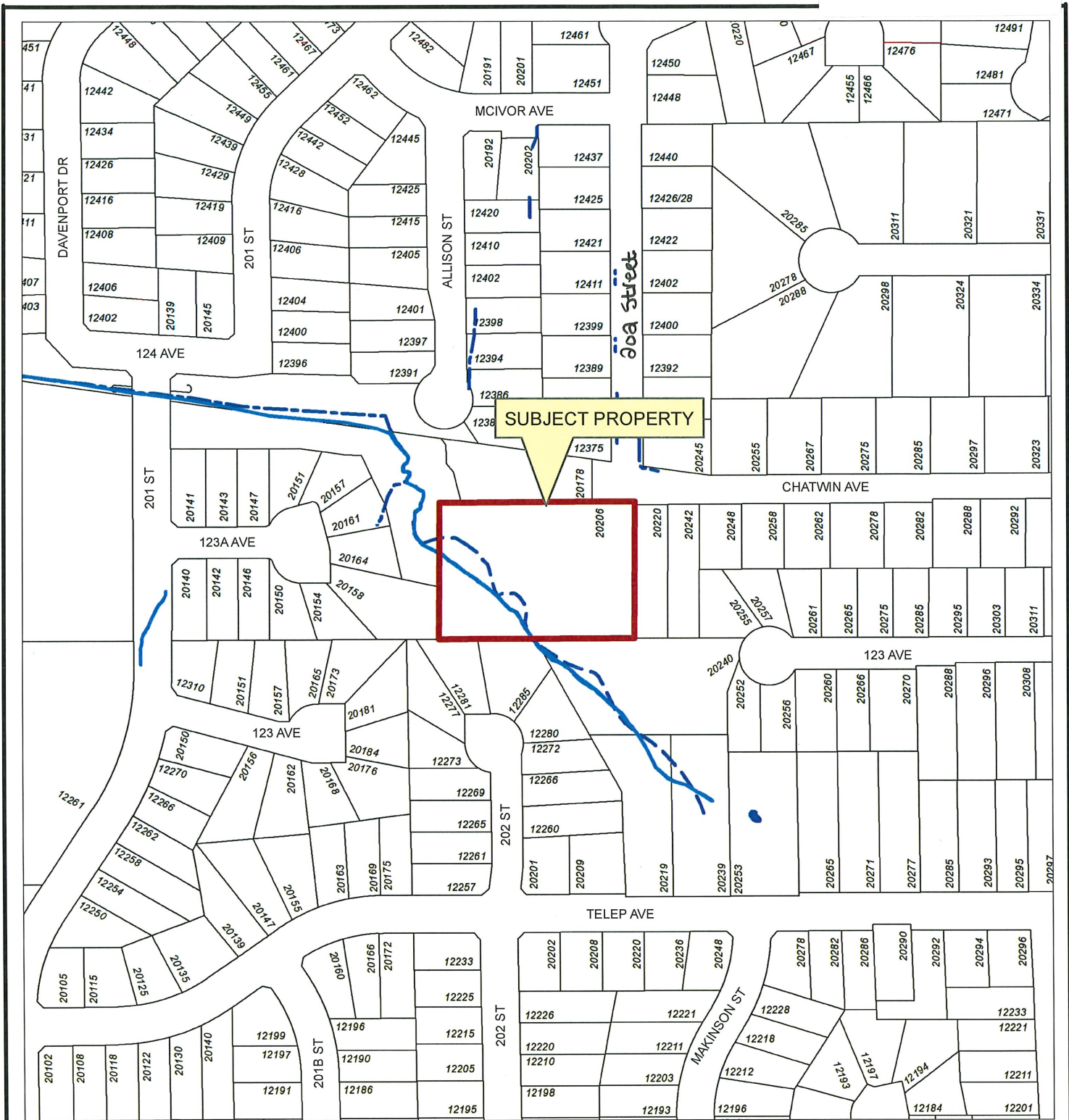
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

“Original signed by Scott Hartman”

Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7818-2021
- Appendix D – Proposed Site Plan



Scale: 1:2,500

Legend

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

20206 CHATWIN AVENUE
PID: 010-273-646

PLANNING DEPARTMENT

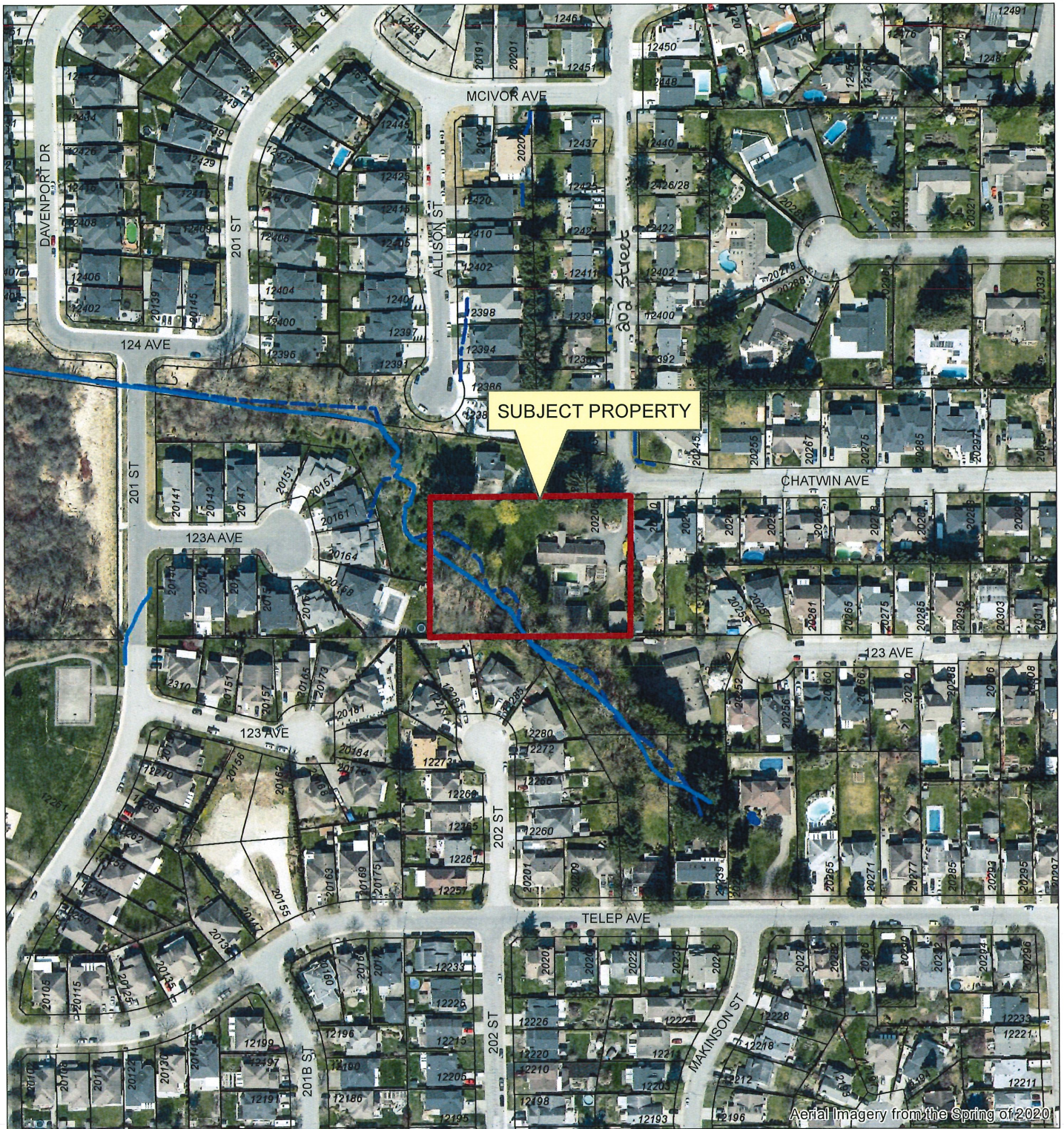


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FILE: 2021-397-RZ/SD/DP
DATE: Jul 29, 2021

BY: PC



Scale: 1:2,500

20206 CHATWIN AVENUE
PID: 010-273-646

PLANNING DEPARTMENT



MAPLE RIDGE

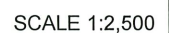
British Columbia

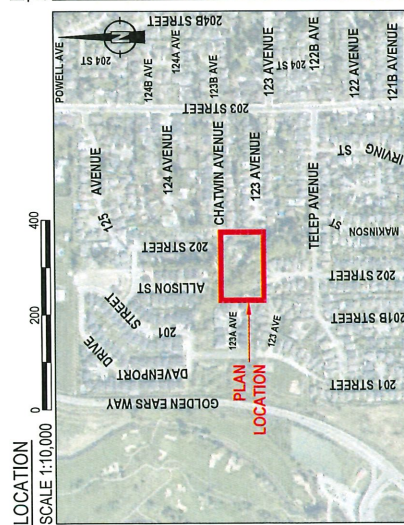
mapleridge.ca

FILE: 2021-397-RZ/SD/DP
DATE: Jul 29, 2021

BY: PC

CORPORATE OFFICER





- REFERENCES**
1. File: MAY 5 2021 TED HEDRICK'S CHATWIN CENT 203.dwg, Received May 12, 2021; Alan Duguid.
 2. File: MP20-538 Topo.dwg, Received December 03, 2020; Terra Pacific Land Surveying Ltd.
 3. 2018 Legal Base from City of Maple Ridge.
 4. 2018 Ortho Photograph from Ridgeview Mapping (<https://gis.mapleridge.ca/ridgeview/view.html>).

TED HEDRICK
20206 CHATWIN AVENUE
Maple Ridge, BC



WATERCOURSE PROTECTION DEVELOPMENT PERMIT PROPOSED SUBDIVISION			
REGION MAA	SECTOR R/SJ	CHARGES MAA	REVISION 00
SCALE As Shown	DATE December 07, 2021	DRAWING NUMBER 2825-01-05	

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7791-2021
24070 128 Avenue and 24195 Fern Crescent

MEETING DATE: February 1, 2022
FILE NO: 2021-419-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 24070 128 Avenue and 24195 Fern Crescent, from RS-3 (Single Detached Rural Residential) to R-3 (Single Detached (Intensive) Urban Residential) and R-1 (Single Detached (Low Density) Urban Residential), to permit a future subdivision of approximately 27 single-family lots.

As per Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) Program for the total new lot yield of 27 lots. The CAC rates in Policy 6.31 are currently under review and if approved at an upcoming Council meeting this application may be subject to new rates. The expected CAC contribution rate for this rezoning will be confirmed in the second reading report.

To proceed further with this application additional information is required as outlined below.

RECOMMENDATIONS:

1. In respect of Section 475 of the *Local Government Act*, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
 - i. The Board of any Regional District that is adjacent to the area covered by the plan;
 - ii. The Council of any municipality that is adjacent to the area covered by the plan;
 - iii. First Nations;
 - iv. Boards of Education, Greater Boards and Improvements District Boards; and
 - v. 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;

2. That Zone Amending Bylaw No. 7791-2021 be given first reading; and further
3. That the applicant provides further information as described on Schedules A, B, D, E, and J of the *Development Procedures Bylaw No. 5879-1999*, along with the information required for a Subdivision application.

DISCUSSION:

a) Background Context:

Applicant:	Aplin & Martin Consultants Ltd. David Laird		
Legal Description:	Lot 18 Section 22 Township 12 New Westminster District Plan 11363; and Lot 19 Section 22 Township 12 New Westminster District Plan 11363		
OCP:	Existing:	Medium Density Residential and Neighbourhood Park	
	Proposed:	Medium Density Residential	
Within Urban Area Boundary:	Yes		
Area Plan:	Silver Valley Area Plan		
OCP Major Corridor:	Yes		
Zoning:			
	Existing:	RS-3 (Single Detached Rural Residential)	
	Proposed:	R-3 (Single Detached (Intensive) Urban Residential) and R-1 (Single Detached (Low Density) Urban Residential)	
Surrounding Uses:			
	North:	Use:	Single-Family Residential
		Zone:	RS-3 (Single Detached Rural Residential)
		Designation:	Conservation and Tourist Commercial
	South:	Use:	Single-Family Residential
		Zone:	RS-3 (Single Detached Rural Residential) (rezoning application 2021-426-RZ for single-family residential)
		Designation:	Low/Medium Density Residential, Medium Density Residential and Low Density Urban
	East:	Use:	Single-Family Residential
		Zone:	RS-3 (Single Detached Rural Residential)
		Designation:	Estate Suburban Residential
	West:	Use:	Vacant
		Zone:	RS-3 (Single Detached Rural Residential)
		Designation:	Neighbourhood Park
Existing Use of Properties:	Single-Family Residential		
Proposed Use of Properties:	Single-Family Residential		
Site Area:	0.85 ha (2.09 acres)		
Access:	Rear Lane		
Servicing requirement:	Urban Standard		

b) Site Characteristics:

The subject properties are approximately 0.85 ha (2.09 acres) in size located at the southwest corner of 128 Avenue and Fern Crescent. There are existing single-family dwellings and accessory structures situated on the subject properties. Coniferous trees line the perimeter of the subject properties with deciduous and coniferous trees scattered throughout the interior portions. The subject properties slope east towards Fern Crescent.

c) Project Description:

The applicant proposed to rezone the subject properties from RS-3 (Single Detached Rural Residential) to R-3 (Single Detached (Intensive) Urban Residential) and R-1 (Single Detached (Low Density) Urban Residential), to facilitate approximately twenty-seven single-family lots. The design of the proposed subdivision will have lots facing north onto 128 Avenue and south onto the extension of 127B Avenue with an intervening lane running east-west from Fern Crescent. This lane will provide vehicle access to the proposed lots. The land required for the extension of 127B Avenue will be dedicated from the lands to the south of the subject properties that is under development application 2019-426-RZ.

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

The proposed layout has not been reviewed in relation to the relevant bylaws and regulations governing subdivision applications. Any subdivision layout provided is strictly preliminary and could change once the servicing details and analysis reports are reviewed. Any layout must ultimately be approved by the Approving Officer.

d) Planning Analysis:

Official Community Plan:

The development site is located within the Horse Hamlet of the Silver Valley Area Plan and is currently designated *Medium/High Density Residential* and a very small amount *Neighbourhood Park*. For the proposed development an OCP amendment will be required to re-designate portions of the subject properties from *Neighbourhood Park* to *Medium/High Density Residential* to allow the proposed R-3 (Single Detached (Intensive) Urban Residential) zone and R-1 (Single Detached (Low Density) Urban Residential). The *Medium/High Density Residential* designation permits densities ranging from 8-40 units per hectare. For the subject properties the proposed layout would be a gross density of 32 units per hectare which is towards the higher density within the Horse Hamlet of the Silver Valley Area Plan. The proposed R-3 (Single Detached (Intensive) Urban Residential) zone and R-1 (Single Detached (Low Density) Urban Residential) zone, are in keeping with the Silver Valley Area Plan policies.

The proposal will achieve a number of Silver Valley Area Plan policies including:

- **Policy 5.3 Hamlets – Horse Hamlet** A total of 240 units are allocated to Horse Hamlet, contained in tightly compacted, neighbourhood scaled residential area.

The Horse Hamlet has not achieved the 240 unit allocation within the Silver Valley Area Plan for this Hamlet. This application will contribute approximately 27 units in a tightly compacted development in a scale that is keeping the emerging neighbourhood.

- **Policy 5.3.9 Densities** Medium to medium/low densities, ranging from 15 to 40 units per hectare, will be located adjacent to schools, commercial uses, and civic uses.

The subject properties are located just east of the land dedicated for park and within 150 m of land designated Commercial.

Zoning Bylaw:

The current application proposes to rezone the properties from RS-3 (Single Detached Rural Residential) to R-3 (Single Detached (Intensive) Urban Residential) and R-1 (Single Detached (Low Density) Residential) (see Appendix C) to permit the future subdivision of the subject properties into 27 single-family residential lots (see Appendix D). The minimum lot size for the proposed R-3 (Single Detached (Intensive) Urban Residential) zone is 255m² and 371m² for the R-1 (Single Detached (Low Density) Residential)

A preliminary review of the proposed site plan indicates variances to the minimum lot depth will be required. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

Development Permits:

Pursuant to Section 8.8 of the OCP, an Intensive Residential Development Permit application is required to ensure the current proposal provides emphasis on high standards in aesthetics and quality of the built environment, while protecting important qualities of the natural environment.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development and subdivision activity identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. The subject properties are located within the Wildfire Development Permit Area, identified on Map 1 in Section 8.12 of the Official Community Plan. Prior to second reading a Registered Professional Forester's Report will be required to determine wildfire mitigation requirements.

Development Information Meeting:

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

e) Interdepartmental Implications:

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

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

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

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

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule B);
3. An Intensive Residential Development Permit (Schedule D);
4. A Development Variance Permit (Schedule E);
5. A Wildfire Development Permit Application (Schedule J); and
6. A Subdivision Application.

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

CONCLUSION:

The development proposal is in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment to refine the *Neighbourhood Park* designation boundary. It is, therefore, recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

"Original signed by Charles Goddard" for

Prepared by: **Wendy Cooper, M.Sc., MCIP, RPP**
Planner

"Original signed by Charles Goddard"

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

"Original signed by Christine Carter"

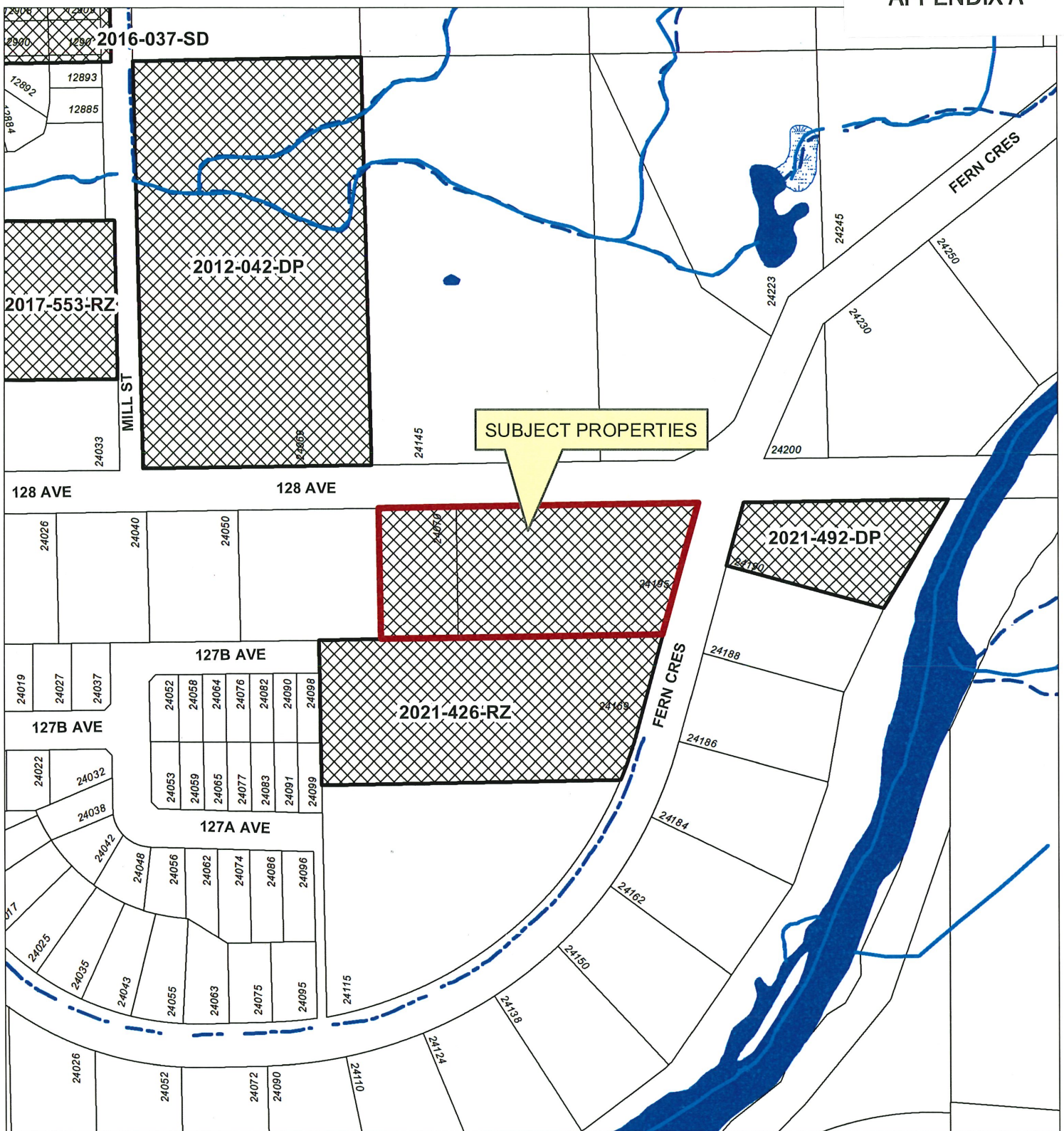
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"Original signed by Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7791-2021
Appendix D – Proposed Site Plan
Appendix E – Preliminary Environmental Context Map



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Edge of River
- Edge of Marsh
- Indefinite Creek
- River Centreline (Topographic)
- Lake or Reservoir
- Marsh
- River
- Major Rivers & Lakes
- Active Applications (RZ/SD/DP/VP)

24070 128 AVENUE,
24195 FERN CRESCENT
PID 001-256-891, 000-558-192

PLANNING DEPARTMENT

**MAPLE RIDGE**

British Columbia

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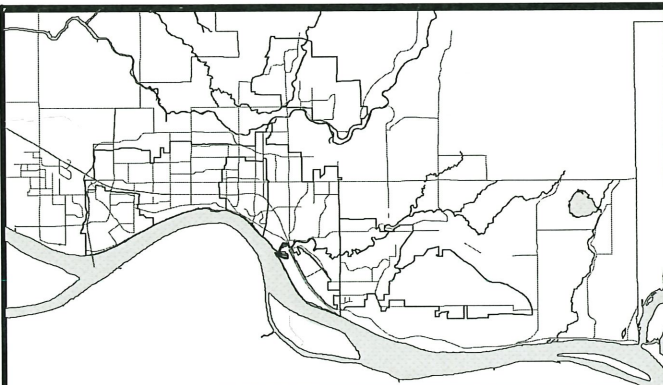
FILE: 2021-419-RZ/DP/SD

DATE: Jan 11, 2022

BY: AH



Scale: 1:2,500



24070 128 AVENUE,
24195 FERN CRESCENT
PID 001-256-891, 000-558-192

PLANNING DEPARTMENT



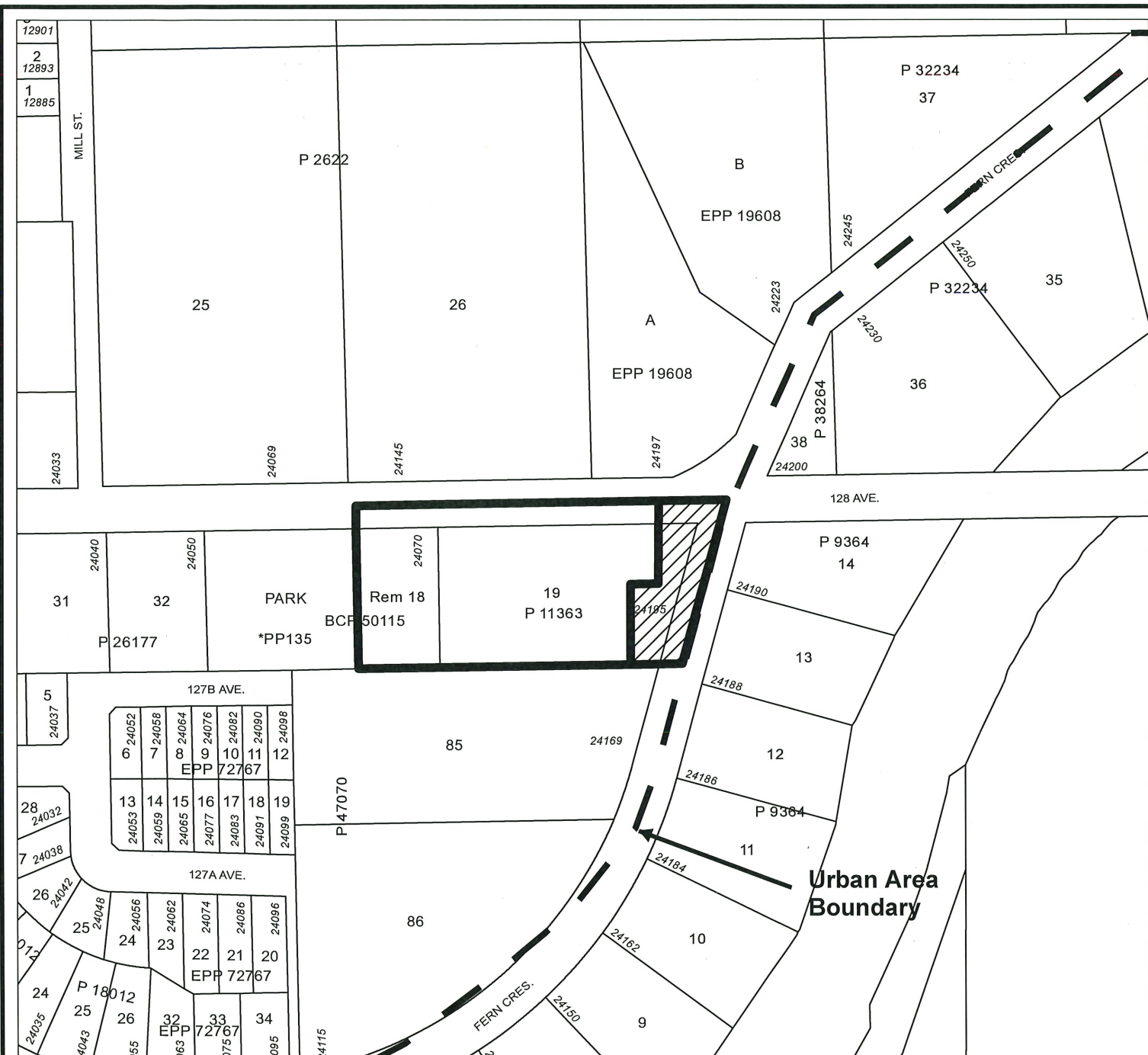
MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2021-419-RZ/DP/SD
DATE: Jan 11, 2022

BY: AH

CORPORATE OFFICER.



MAPLE RIDGE ZONE AMENDING

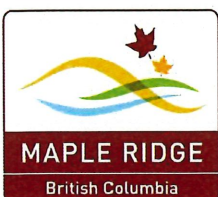
Bylaw No. 7791-2021

Map No. 1927

From: RS-3 (Single Detached Rural Residential)

To:  R-3 (Single Detached Intensive) Urban Residential

 R-1 (Single Detached Low Density) Urban Residential

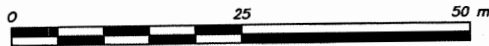


-- Urban Area Boundary





SCALE 1 : 500



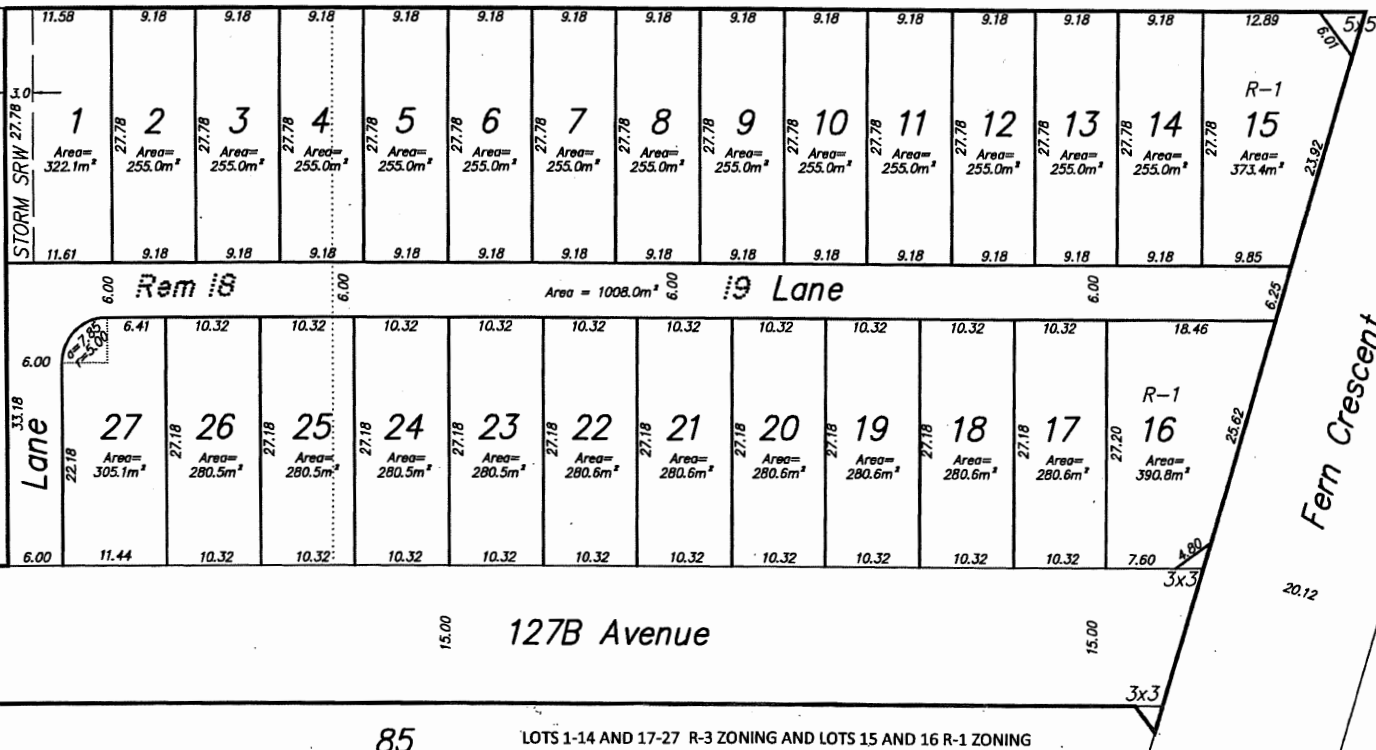
20.09

128 Avenue

20.11

Park

Existing
ST/SAN
W/M



Terra Pacific

Land Surveying Ltd

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

Client: **Woodlock Developments**

Project: **24070 128 Avenue &
24195 Fern Crescent
Maple Ridge, BC**

Drawing Title:

**Survey Sketch Plan Of A Proposed
27 Lot Subdivision Over Lot Rem
18 And Lot 19 Section 22
Township 12 NWP Plan 11363**

Paper Size: 11" x 17"

Date: August 3, 2021

Revised: December 6, 2021

File: MR21-908sk_SUB_rev3



Preliminary Environmental Context view of 24070 and 24195 128 Avenue

An Arborist assessment and report and a tree survey will be required to determine the presence, and potential to protect, significant trees and/or significant tree stands on site.



Scale: 1:700

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

PLANNING DEPARTMENT



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FILE: Subject Map 2018b
DATE: Jan 12, 2022

BY: MP

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

MEETING DATE: February 1, 2022
FILE NO: 2018-159-DVP
MEETING: C o W

SUBJECT: Development Variance Permit
24331 and 24315 110 Avenue

EXECUTIVE SUMMARY:

Development Variance Permit application 2018-159-VP has been received for the subject properties located at 24331 and 24315 110 Avenue, in conjunction with applications 2018-159-RZ, 2018-159-SD and 2018-159-DP to permit the future subdivision of 19 lots utilizing the Albion Area Density Bonus to allow the development of RS-1b (One Family Urban (Medium Density) Residential) sized single family lots of 557m².

The requested variance is to:

1. Reduce the minimum required lot width for RS-1d (One Family Urban (Half Acre) Residential) zone sized lots from 15.0m (49.2 ft.) to 12.28m (40.28 ft.) for proposed Lot 7.

Council will consider final reading for rezoning application 2018-159-RZ on January 25, 2022.

RECOMMENDATION:

That the Corporate Officer be authorized to sign and seal 2018-159-DVP respecting property located at 24331 and 24315 110 Avenue.

DISCUSSION:

a) Background Context

Applicant: Nathan Guevara
Legal Description: Lot 5 Section 10 Township 12 New Westminister District Plan 7408; and
Lot 6 Section 10 Township 12 New Westminister District Plan 7408

OCP:
Existing: Low Density Residential and Conservation

Zoning:
Existing: RS-3 (One Family Rural Residential)
Proposed: RS-1d (One Family Urban (Half Acre) Residential) with a Density Bonus through the Albion Community Amenity Program to achieve RS-1b (One Family Urban (Medium Density) Residential)

Surrounding Uses:

North:	Use:	Vacant
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Conservation
South:	Use:	Rural Residential
	Zone:	RS-3 (Single Detached Residential)
	Designation:	Low Density Residential;
East:	Use:	Accessory Building
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Low Density Residential and Conservation
West:	Use:	Rural Residential
	Zone:	RS-3 (Single Detached Residential)
	Designation:	Low Density Residential and Conservation

Existing Use of Properties:	Rural Residential
Proposed Use of Properties:	Single Family Residential
Site Area:	1.97 ha (4.86 acres)
Access:	110 Avenue
Servicing requirement:	Urban Standard
Concurrent Applications:	2018-159-RZ, 2018-159-SD and 2018-159-DP

b) Project Description:

The proposed subdivision is to create 19 RS-1d (One Family Urban (Half Acre) Residential) lots utilizing the Albion Density Bonus. The density bonus applies the zoning requirements consistent with the RS-1b One Family Urban (Medium Density) Residential zone which will apply and supersede the zoning requirements for the RS-1d zone (see Appendix A).

c) Variance Analysis:

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

1. Zoning Bylaw No. 3510-1985, Schedule D, Minimum Lot Area and Dimensions

To reduce the minimum required lot width for RS-1d (One Family Urban (Half Acre) Residential zone sized lots from 15.0m (49.2 ft.) to 12.28m (40.28 ft.) for proposed Lot 7.

The proposed variance can be supported as the proposed lot requesting the variance has a lot area that exceeds the minimum lot area requirement of 557m². The lot will also be of a greater depth and exceed the minimum lot area.

d) Citizen/Customer Implications:

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

CONCLUSION:

The proposed variances are supported because the proposed lots requiring variances have lot areas that exceed the prescribed minimum lot area requirement of 557m² and the lots will be deeper than the minimum lot depth.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2018-159-DVP.

"Original signed by Wendy Cooper"

Prepared by: **Wendy Cooper, M.Sc., MCIP, RPP
Planner**

"Original signed by Mark McMullen" for

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

"Original signed by Christine Carter"

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

"Original signed by Scott Hartman"

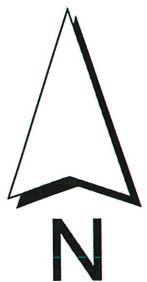
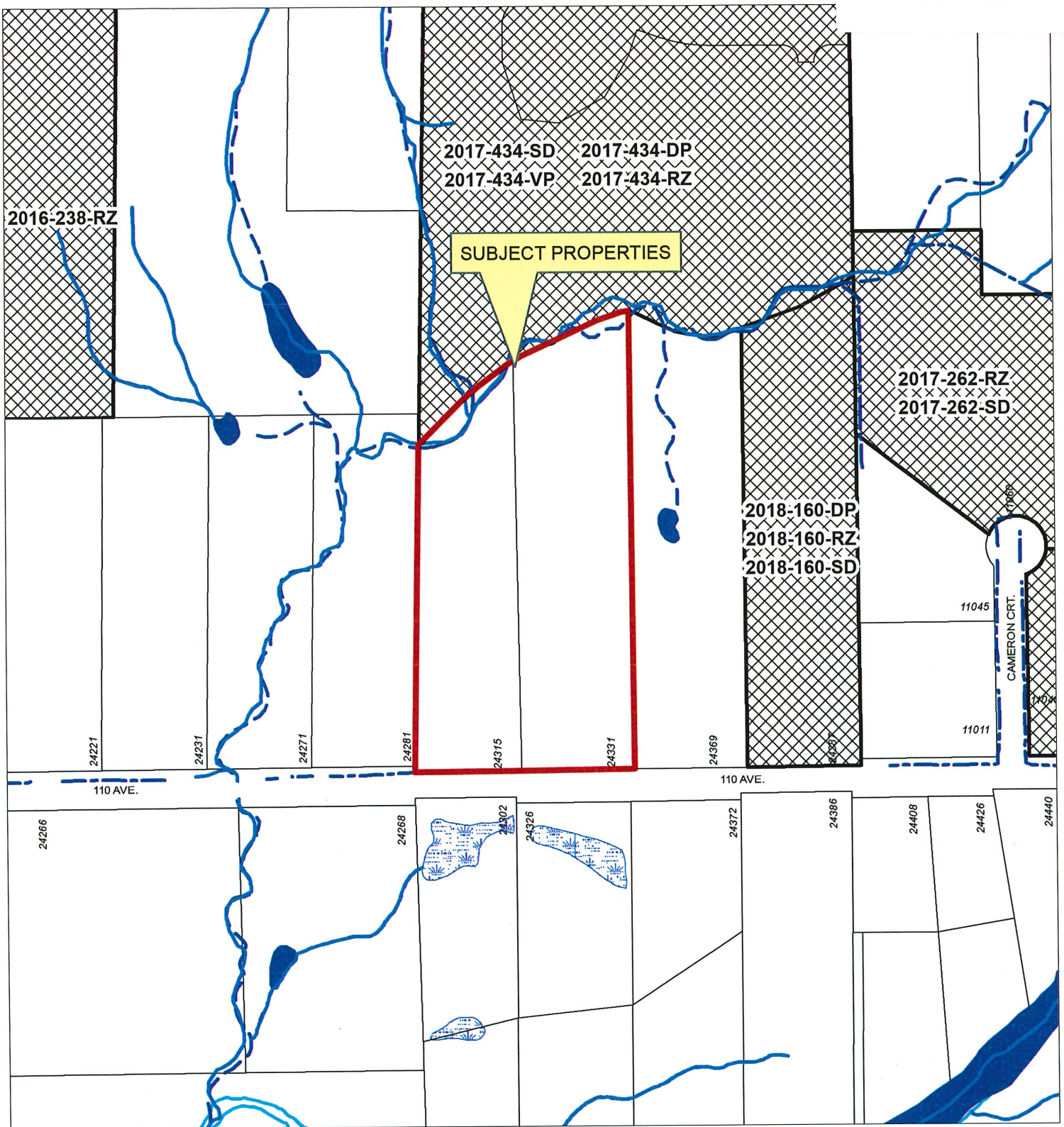
Concurrence: **Scott Hartman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Proposed Variances



Scale: 1:2,500

Legend

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

24315/31 110 AVENUE
PID'S: 011-220-473 & 011-220-465

PLANNING DEPARTMENT



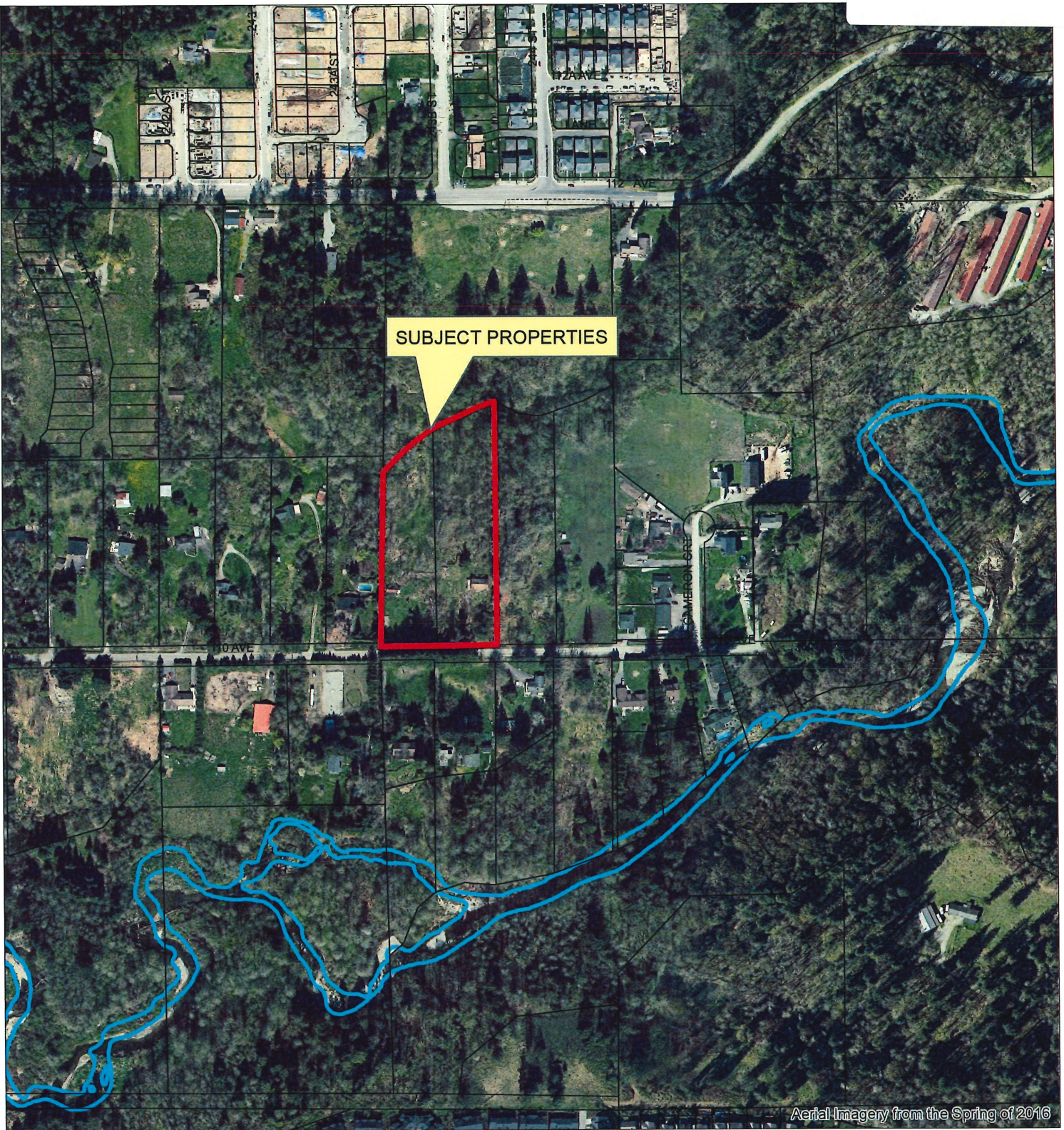
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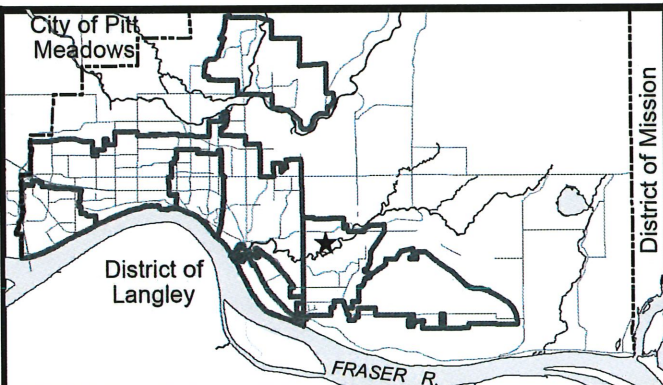
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FILE: 2018-159-RZ
DATE: Feb 25, 2020

BY: PC



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DATE: Apr 19, 2018

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