

City of Maple Ridge

COMMITTEE OF THE WHOLE  
AGENDA  
FEBRUARY 4, 2020  
1:30 p.m.  
Council Chambers

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*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.*

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*Chair: Acting Mayor*

1. CALL TO ORDER
2. ADOPTION AND RECEIPT OF MINUTES
  - 2.1 Minutes of the Committee of the Whole Meeting of January 21, 2020
3. DELEGATIONS / STAFF PRESENTATIONS – Nil
4. PUBLIC WORKS & DEVELOPMENT SERVICES

Note:

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

**1101 2017-510-RZ, 24028, 24022, and 24060 104 Avenue and 10386 240 Street**

Staff report dated February 4, 2020 recommending that Zone Amending Bylaw No. 7423-2017, to rezone the subject properties from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential District) for approximately 31 townhouse units, be given second reading and be forwarded to Public Hearing, and that the terms and conditions outlined in the staff report be met prior to final reading.

**1102 2019-250-RZ, 22577, 22587 and 22597 Dewdney Trunk Road**

Staff report dated February 4, 2020 recommending that Zone Amending Bylaw No. 7610-2020, to rezone the subject properties from CS-1 (Service Commercial) to a CD (Comprehensive Development) allowing for a mixed use commercial-apartment residential complex, be given first reading and that the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999, along with the information required in this report dated February 4, 2020.

**1103 2019-392-RZ, 22904, 22910 and 22922 Dewdney Trunk Road**

Staff report dated February 4, 2020 recommending that Zone Amending Bylaw No. 7602-2019, to rezone the subject properties from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit the future construction of a five-storey, 119 unit apartment building, be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

**1104 2019-366-RZ, 11960 221 Street**

Staff report dated February 4, 2020 recommending that Zone Amending Bylaw No. 7604-2020, to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) to permit the future construction of a triplex, be given first reading and that the applicant provide further information as described on Schedules A, C and D of the Development Procedures Bylaw No. 5879-1999.

**1105 2019-394-RZ, 20857 Golf Lane**

Staff report dated February 4, 2020 recommending that Zone Amending Bylaw No. 7611-2020, to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a future subdivision of approximately 6 lots, be given first reading, that the applicant provide further information as described on Schedules A, B and E of the Development Procedures Bylaw No. 5879-1999, and a subdivision application.

**1106 2017-461-DVP/DP, 11641 227 Street, Development Variance Permit and Development Permit**

Staff report dated February 4, 2020 recommending that the Corporate Officer be authorized to sign and seal Development Variance Permit Application 2017-461-DVP and Development Permit Application 2017-461-DP, to permit the construction of two residential apartment buildings with approximately 153 residential units.

**1107 2019-418-DVP, 12038 248 Street, Development Variance Permit**

Staff report dated February 4, 2020 recommending that the Corporate Officer be authorized to sign and seal Development Permit Application 2019-418-DVP to permit a freestanding sign for the commercial units of Garibaldi Crossing.

**1108 2019-397-AL, 12467 Laity Street, Non-Adhering Residential Use in the Agricultural Land Reserve**

Staff report dated February 4, 2020 recommending that Application 2019-397-AL, to construct a new house on the 1.0 ha (2.5 acre) subject property, be forwarded to the Agricultural Land Commission.

**1109 2019-258-AL, 20625 Powell Avenue, Application for Subdivision in the ALR**

Staff report dated February 4, 2020 recommending that Application 2019-258-AL, for Homesite Severance, not be authorized to proceed to the Agricultural Land Commission.

**1110 Proposed New Cannabis Retail Store at 11939 240 Street**

Staff report dated February 4, 2020 recommending that the application for a non-medical cannabis retail store by Springs Retail Holdings Ltd., located at 11939 240 Street, Maple Ridge, be supported based on the information contained in the staff report dated February 4, 2020.

**5. CORPORATE SERVICES – Nil**

6. PARKS, RECREATION & CULTURE

1151 Maple Ridge Cemetery Bylaw No. 7612-2020

Staff report recommending that Cemetery Bylaw No. 7612-2020 be given first, second and third readings and that Cemetery Bylaw No. 7260-2016 be repealed in its entirety upon adoption of Cemetery Bylaw No. 7612-2020.

7. ADMINISTRATION (including Fire and Police) – Nil

8. OTHER COMMITTEE ISSUES

1191 UPCOMING EVENTS

By Invitation to Mayor and Council

Maple Ridge Fire Department Awards

Saturday, February 8, 2020

5:30 – 9:30 pm

The ACT Arts Centre

Host: MR Fire Department

2020 Afro Gala

Saturday, February 8, 2020

6:00 – 9:00 pm

St. Luke's Hall

Host: Afro Gala Productions

Dessert & Dance

Saturday, February 8, 2020

7:00 – 10:00 pm

Garibaldi Secondary School

Host: Garibaldi Secondary School

Meadow Sports Heroes Society – Hometown Heroes

Tuesday, February 11, 2020

5:00 – 8:00 pm

Host & Location: Pitt Meadows Secondary School

9. ADJOURNMENT

10. COMMUNITY FORUM



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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.

Each person will be permitted 2 minutes to speak or ask questions (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 the individual members of Council. The total time for this Forum is limited to 15 minutes.

If a question cannot be answered, the speaker will be advised when and how a response will be given.

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

Other opportunities are available to address Council including public hearings and delegations. 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](mailto:clerks@mapleridge.ca)  
Mayor and Council at [mayorandcouncil@mapleridge.ca](mailto:mayorandcouncil@mapleridge.ca)

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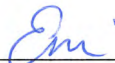
APPROVED BY:



DATE:

Jan 30/20

CHECKED BY:



DATE:

Jan 30/20

CHECKED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

## 2.0 Adoption of Minutes

City of Maple Ridge

**COMMITTEE OF THE WHOLE MEETING MINUTES**

January 21, 2020

The Minutes of the Committee of the Whole Meeting held on January 21, 2020 at 1:31 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.

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<b>PRESENT</b>	<b>Appointed Staff</b>
<b>Elected Officials</b>	A. Horsman, Chief Administrative Officer
Mayor M. Morden	L. Benson, Corporate Officer
Councillor K. Duncan	D. Boag, General Manager Parks, Recreation & Culture
Councillor C. Meadus	C. Crabtree, Acting General Manager Corporate Services
Councillor G. Robson	S. Nichols, Deputy Corporate Officer
Councillor R. Svendsen	M. Orsetti, Acting General Manager Planning and Development Services
Councillor A. Yousef	D. Pollock, General Manager Engineering Services
	T. Thompson, Chief Financial Officer
<b>ABSENT</b>	<b>Other Staff as Required</b>
Councillor J. Dueck	M. Baski, Planner 2, Development and Environmental Services
	Y. Chui, Manager, Arts and Community Connections
	C. Goddard, Director of Planning
	A. Kopystynski, Planner 2, Development and Environmental Services
	W. Oleschak, Superintendent of Roads and Fleet
	J. Storey, Director of Engineering Operations

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

Note: Councillor Duncan was not present at the beginning of the meeting.

**1. CALL TO ORDER**

**2. ADOPTION AND RECEIPT OF MINUTES**

**2.1 Minutes of the Committee of the Whole Meeting of December 3, 2019**

It was moved and seconded

That the minutes of the December 3, 2019 Committee of the Whole Meeting be adopted.

CARRIED

**3. DELEGATIONS/STAFF PRESENTATIONS (10 minutes each)**

**3.1 Maple Ridge-Pitt Meadows Agricultural Association Delegation**  
Lorraine Bates, Manager for the MRPM Agricultural Association

The Manager of Arts and Community Connections introduced the speaker Lorraine Bates, Manager for the MRPM Agricultural Association. Ms. Bates provided a presentation on the achievements and deliverables of the Association in the past three years of their contract, and responded to questions from Council.

**\*4. PARKS, RECREATION & CULTURE**

*Note: Item 1151 moved up in agenda to follow delegation. Agenda headings were subsequently reordered.*

**1151 Maple Ridge-Pitt Meadows Agricultural Association Operating Agreement**

Staff report recommending that the Maple Ridge-Pitt Meadows Agricultural Association's Operating Agreement be approved for a three year term; and that the Corporate Officer be authorized to execute the agreement.

It was moved and seconded

That the Maple Ridge-Pitt Meadows Agricultural Association's Operating Agreement be forwarded to the Council Meeting of January 28, 2020.

CARRIED

**5. PUBLIC WORKS & DEVELOPMENT SERVICES**

**1101 2019-341-RZ, 12162, 12170 and 12178 Fletcher Street, RS1- to RM-1**

Staff report dated January 21, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7587-2019 to rezone from RS-1 (One Family Urban Residential) to RM-1 (Townhouse Residential) to permit a 15 unit townhouse residential development be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

It was moved and seconded

That the staff report dated January 21, 2020 titled "2019-341-RZ, 12162, 12170 and 12178 Fletcher Street, RS-1 to RM-1" be forwarded to the Council Meeting of January 28, 2020.

CARRIED

**1102 2019-310-RZ, 11232 Dartford Street, C-4 to H-1**

Staff report dated January 21, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7603-2019 to rezone from C-4 (Neighbourhood Public House Commercial) to H-1 (Heritage Commercial) to allow the licensed retail store to operate as an independent principle use be given first reading and that the applicant provide further information as described on Schedules E of the Development Procedures Bylaw No. 5879-1999.

Note: Councillor Duncan entered the meeting at 1:57 p.m.

It was moved and seconded

That the staff report dated January 21, 2020 titled "2019-310-RZ, 11232 Dartford Street, C-4 to H-1" be forwarded to the Council Meeting of January 28, 2020.

CARRIED

**1103 2018-489-RZ, 20278 and 20292 Patterson Avenue, RS-1 to RM-2**

Staff report dated January 21, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7523-2018 to rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) to permit an apartment building be given first reading and that the applicant provide further information as described on Schedules C, D and E of the Development Procedures Bylaw No. 5879-1999.

It was moved and seconded

That the staff report dated January 21, 2020 titled "2018-489-RZ, 20278 and 20292 Patterson Avenue, RS-1 to RM-2" be forwarded to the Council Meeting of January 28, 2020.

CARRIED

Councillor Robson – OPPOSED

**1104 2019-350-RZ, 20629 119 Avenue, CS-1 text amendment**

Staff report dated January 21, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7601-2019 to make a site specific text amendment to the Service Commercial CS-1 zone to allow for a physiotherapy and registered massage therapy clinic be given first and second reading and be forwarded to Public Hearing.

It was moved and seconded

That the staff report dated January 21, 2020 titled "2019-350-RZ, 20629 119 Avenue, CS-1 Text Amendment" be forwarded to the Council Meeting of January 28, 2020.

CARRIED

**1105 2015-373-DVP, 23616 132 Avenue**

Staff report dated January 21, 2020 recommending that the Corporate Officer be authorized to sign and seal 2015-373-DVP respecting property located at 23616 132 Avenue.

It was moved and seconded

That the staff report dated January 21, 2020 titled "2015-373-DVP, 23616 132 Avenue" be forwarded to the Council Meeting of January 28, 2020.

CARRIED

Councillor Robson – OPPOSED

**1106 2015-373-DP, 23616 132 Avenue**

Staff report dated January 21, 2020 recommending that the Corporate Officer be authorized to sign and seal 2015-373-DP respecting property located at 23616 132 Avenue.

It was moved and seconded

That the staff report dated January 21, 2020 titled "2015-373-DP, 23616 132 Avenue" be forwarded to the Council Meeting of January 28, 2020.

CARRIED

Councillor Robson – OPPOSED

**1107 2016-370-DP, 23616 132 Avenue**

Staff report dated January 21, 2020 recommending that the Corporate Officer be authorized to sign and seal 2016-370-DP (Wildfire Development Permit) respecting property located at 23616 132 Avenue.

It was moved and seconded

That the staff report dated January 21, 2020 titled "2016-370-DP, 23616 132 Avenue" be forwarded to the Council Meeting of January 28, 2020.

CARRIED

**1108 2018-292-SD, 20141 Telep Avenue**

Staff report dated January 21, 2020 recommending that pursuant to *Local Government Act*, Section 510, regarding 5% parkland dedication or payment in lieu, be it resolved that the owner of land proposed for subdivision under application 2018-292-SD shall pay to the City an amount that is not less than \$93,750.00.

It was moved and seconded

That the staff report dated January 21, 2020 titled "2018-292-SD, 20141 Telep Avenue" be forwarded to the Council Meeting of January 28, 2020.

CARRIED

**1109 2017-436-SD, 25638 112 Avenue**

Staff report dated January 21, 2020 recommending that pursuant to Local Government Act, Section 510, regarding 5% Parkland Dedication or payment in lieu, be it resolved that the owner of land proposed for subdivision at 25638 112 Avenue, under application 2012-102-RZ, shall pay to the City of Maple Ridge an amount that is not less than \$98,200.00.

It was moved and seconded

That the staff report dated January 21, 2020 titled "2017-436-SD, 25638 112 Avenue" be forwarded to the Council Meeting of January 28, 2020.

CARRIED

**1110 Snow and Ice Control Policy 9.08 Update**

Staff report dated January 21, 2020 recommending that the Snow and Ice Control Policy No. 9.08 be adopted as amended.

It was moved and seconded

That the staff report dated January 21, 2020 titled "Snow and Ice Control Policy 9.08 Update" be forwarded to the Council Meeting of January 28, 2020.

It was moved and seconded

That Item 1110 – Snow and Ice Control Policy 9.08 Update be deferred and that staff bring a report forward, incorporating the comments received by Council, to a future meeting.

CARRIED

Councillor Duncan – OPPOSED

Note: Councillor Yousef left the meeting at 3:42 p.m.

**1111 Maple Ridge Ticket Information Utilization Amending Bylaw No. 7585-2019**

Staff report dated January 21, 2020 recommending that the Maple Ridge Ticket Information Utilization Amending Bylaw No. 7585-2019 be given first, second and third readings.

It was moved and seconded

That the staff report dated January 21, 2020 titled "Maple Ridge Ticket Information Utilization Amending Bylaw No. 7585-2019" be forwarded to the Council Meeting of January 28, 2020.

CARRIED

Councillor Duncan – OPPOSED

**1112 Maple Ridge Noxious Weeds and Other Growth Control Bylaw No. 2384-1976**

Staff report dated January 21, 2020 recommending that Maple Ridge Noxious Weed and Other Growth Control Bylaw No. 2384-1976 be repealed in its entirety.

It was moved and seconded

That the staff report dated January 21, 2020 titled "Maple Ridge Noxious Weeds and Other Growth Control Bylaw No. 2384-1976" be forwarded to the Council Meeting of January 28, 2020.

CARRIED

**6. CORPORATE SERVICES**

**1131 Supply and Delivery of New Replacement Server Equipment**

Staff report dated January 21, 2020 recommending that Contract RPF-IS19-15, City Server Replacement, in the amount of \$899,669.09 (plus taxes) be awarded to Turning Point Technologies and that the Corporate Officer be authorized to execute the Contract.

Note: Councillor Yousef returned to the meeting at 3:51 p.m.

It was moved and seconded

That the staff report dated January 21, 2020 titled "Supply & Delivery of New Replacement Server Equipment" be forwarded to the Council Meeting of January 28, 2020.

CARRIED

**7. ADMINISTRATION (including Fire and Police) – Nil**

**8. OTHER COMMITTEE ISSUES**



## 1191 UPCOMING EVENTS

### By Invitation to Mayor and Council

Trauma & Mental Health Townhall

Thursday, January 23, 2020

6:00 - 8:30 pm

Host: Maple Ridge Pitt Meadows Katzie Community Network

### General Community Events

Winter Family Fun

January 25, 2020

11:00 am – 2:00 pm

Maple Ridge Public Library

### Open Houses

117 Avenue and Laity Street Corridor Improvements

Thursday, January 23, 2020

4:00 – 8:00 pm

City Hall Foyer

## 9. ADJOURNMENT – 3:55 p.m.

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Councillor C. Meadus, Chair  
Presiding Member of the Committee

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **Second Reading**  
**Zone Amending Bylaw No. 7423-2018**  
**24028, 24022 & 24060 104 Avenue and 10386 240 Street**

**MEETING DATE:** February 4, 2020  
**FILE NO:** 2017-510-RZ  
**MEETING:** C o W

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**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject properties located at 24028, 24022 & 24060 104 Avenue and 10386 240 Street, from RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential District) for approximately 31 townhouse units. Council granted first reading to Zone Amending Bylaw No. 7423-2018 on January 30, 2018. When the full submission was made, it was discovered that the design significantly exceeded the permitted Floor Space Ratio (FSR), because the design inadvertently included some of the land necessary for road widening. The design was cut back to the extent possible by reducing the unit sizes and the number of units by one (1), but remains higher than the 0.75 FSR possible under the Albion Density Bonus provisions of RM-1 (Townhouse Residential District).

This project is proposed to achieve the desired density of 0.89 FSR structured as follows:

- **Albion Density Bonus option:** The applicant is enabled to increase the FSR from 0.60 to 0.75 in exchange for making a Density Bonus Amenity Contribution in accordance with Section 602.9 (1) of the Zoning Bylaw. This amenity fee is \$3,100 per unit (31 times \$3,100 per unit) for a total of \$96,100.
- **Density Bonus Program (Allocation to Affordable Housing):** For the additional 0.14 FSR, from 0.75 to 0.89, an additional bonus is required for the additional 625.6 sq. m. (6,734 sq. ft.) of floor space for a total of (625.6 sq. m. times \$344.46 per sq. m.) \$215,494.17.

This will result in a total combined voluntary Density Bonus Contribution to achieve the desired 0.89 FSR of \$311,594.17.

The project is also subject to the City-wide Community Amenity Contribution Program requiring the additional amenity fee of \$4,100 per townhouse unit totaling \$127,100.00 to be contributed as a rezoning condition.

This application is in compliance with the OCP. The alternative is for this proposal to adhere to the Albion Density Bonus of 0.75 FSR as noted in the Alternative section of this report.

**RECOMMENDATIONS:**

- 1) That Zone Amending Bylaw No. 7423-2018 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
- ii) Approval from the Ministry of Transportation and Infrastructure;
- iii) Road dedication along 240 Street and 104 Avenue and the extension of 240A Street as required;
- iv) Consolidation of the subject properties;
- v) Registration of a Restrictive Covenant for the Geotechnical Report which addresses the suitability of the subject properties for the proposed development;
- vi) Registration of a Restrictive Covenant for the protection of Visitor Parking;
- vii) Registration of a Restrictive Covenant for Stormwater Management with a schedule describing maintenance requirements;
- viii) Removal of existing buildings;
- ix) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
- x) That a voluntary contribution, in the amount of \$127,100 (\$4,100/unit x 31 units) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

## DISCUSSION:

### 1) Background Context:

Applicant:	Jodh Sinjh Dahliwal
Legal Description:	Lot "A" Section 3 Township 12 Plan NWP21769 Lot "B" Section 3 Township 12 Plan NWP1769 Lot "B" Section 3 Township 12 Plan NWP 13554 East Half Parcel "D" (Ref Plan 7139) NE Quarter Section
OCP:	
Existing:	Medium Density Residential
Proposed:	Medium Density Residential
Zoning:	
Existing:	RS-2 (One Family Suburban Residential)
Proposed:	RM-1 (Townhouse Residential District)

**Surrounding Uses:**

North:	Use:	Residential and Institutional
	Zone:	RS-2 (One Family Suburban Residential) and P-1 (Park and School)
South:	Designation:	Medium Density Residential and Institutional
	Use:	Vacant
	Zone:	RS-2 (One Family Suburban Residential)
East:	Designation:	Medium Density Residential
	Use:	Townhouse
	Zone:	RM-1 (Townhouse Residential District)
West:	Designation:	Medium Density Residential
	Use:	Townhouse
	Zone:	RM-1 (Townhouse Residential District)
	Designation:	Urban Residential

Existing Use of Property: Residential and Vacant

Proposed Use of Property: Townhouse

Site Area: 0.57 HA

Access: 240A Street (to be extended through subject site as part of rezoning)

Servicing requirement: Urban Standard

**2) Background:**

The subject site consists of the four (4) properties located at 10386 240 Street and 24028, 24022 and 24060 104 Avenue. The site is generally flat, with the western part sloping down to 240 Street and 104 Avenue. There are structures on the two western most lots and the site is well treed except for the existing or former home sites. A new street connection, 240A Street, is to pass through the site, creating a western and smaller eastern townhouse portion to this project. This will allow 240A Street to eventually be coordinated and extended through the lands to the south and to complete 240A Street in this area.

**3) Project Description:**

The proposal is for approximately 31 townhouses. The site will be bisected by 240A Street, such that 22 of the townhouse units will be on the west side and 9 units will be on the east side. There will be 6 townhouse blocks, two (2) containing six (6) townhouse units, three (3) containing five (5) townhouse units and one (1) containing four (4) townhouse units. Each unit in the north has front doors from 104 Avenue and each unit in the south has front doors off a path behind the units. There are no front doors off the interior drive aisle; garage doors for side-by-side parking garages (2 spaces per unit) are along the interior aisle. An outdoor open space (play area) and six (6) visitor parking spaces are identified as part of the proposed site plan.

A tree management plan governing the replacement of trees that will need to be removed to accommodate this project, will need to be provided by the developer, in the course of refining and finalizing this proposal for the issuance of a form and character development permit. Tree retention will be reviewed and the layout may be adjusted to better protect the root structures of trees to be retained.

#### 4) Planning Analysis:

##### i) Official Community Plan:

The development site is located within the Albion Area Plan and is currently designated Medium Density Residential.

The applicant intends to take advantage of the Albion Area Community Amenity Program and Density Bonus Framework in Section 10.2.2 of the Albion Area Plan, which provides as follows:

**Albion Plan Policy 10 - 6** Where the density bonus option is utilized in a multi-family development, the density bonus framework provisions established in the Maple Ridge Zoning Bylaw will apply to all dwelling units that exceed the base density permitted in the zone, in addition to the city-wide Community Amenity Program established in Official Community Plan Section 2.1.2 Compact and Unique Community.

**Albion Plan Policy 10 - 7** Maple Ridge Council may consider Density Bonuses as part of the development review process for Albion Area Plan amendment applications seeking a land use designation change that would permit a higher density than currently permitted.

Policies applicable to this project with respect to detailed information to be provided at later stages of this application include the following:

**OCP Policy 3 - 4** To foster a sense of community and neighbourhood identity, Maple Ridge will encourage:

- c) special streetscapes for individual neighbourhoods;
- f) neighbourhood identification through distinctive streetscape elements;
- i) perimeters and gateways to neighbourhoods through improved urban design elements and appropriate transition spaces at the edges of neighbourhoods;

The subject site is on a prominent corner of 104 Avenue and 240 Street, a stretch of 104 Avenue across from the new elementary school / future community centre and a gateway into this emerging neighbourhood with construction of 240A Street. Consequently, through the above policy, the applicant will be asked to pay greater attention to providing distinctive design elements for the corner buildings and open space at the corners, as well as achieving a strong pedestrian flavour for those units facing 104 Avenue. The policy quoted above, related to its prominent location, will be explored further with the applicant and reflected in the final development permit plans.

##### ii) Zoning Bylaw:

This project requires a number of variances as described in other sections of this report.

For density, the site is eligible for the Albion Area Plan density bonus to allow the usual RM-1 (Townhouse Residential District) density of 0.60 FSR to be increased to 0.75 FSR in exchange for contributing a Density Amenity Bonus Contribution in accordance with Section 602 9 (1) of RM-1 (Townhouse Residential District). This amenity fee is \$3,100 per unit (31 times \$3,100 per unit) for a total of \$96,100.00. However, the applicant is seeking an FSR of 0.89. To achieve this FSR, the applicant is also prepared to make a voluntary contribution under the Density Bonus Program (Allocation to Affordable Housing). This contribution is based on a fee of \$344.46 per square meter of floor space over 0.75; which will be \$215,497.17.

The total voluntary contribution required to achieve the desired density is \$311,594.17.

These variances are necessary because the amount of land and the curvature of 240A Street being extended through the site. These variances are for setbacks along 240 Street, 104 Avenue and 240A Street, as well as for height and visitor parking.

**iii) Off-Street Parking And Loading Bylaw:**

The project provides all required residential parking with side-by-side parking garages part of each of the townhouses. The bylaw also requires a total of 6.2 visitor parking spaces as well as rounding fractional numbers up to a whole number; therefore the requirement is seven (7) spaces. The applicant is requesting a variance to round down and to provide six (6) rather than seven (7) parking spaces.

**iv) Proposed Variances:**

A Development Variance Permit application has been received for this project and involves the following relaxations to the Zoning Bylaw, the Off Street Parking and Loading Bylaw and the Subdivision and Development Servicing Bylaw:

**Zoning Bylaw:** The following section of the RM-1 (Townhouse Residential District) Zone in Maple Ridge Zoning Bylaw No. 3510-1985, are requested to be varied:

- Section 6 Siting
  - Front setback – reduced from 7.5 meters to 3 meters (and to 2.65 meters to the corner truncation line) with additional variance for projecting elements on the second floor;
  - Exterior side setback (to 104 Avenue) to be reduced from 7.5 to 4.5 metres, with additional variance for projecting elements on the second floor;
  - Exterior side setback (240A Street) to be reduced from 7.5 metres to 2.69 metres on the west side of 240A street and 2.65 metres on the east side of 240A Street setback; and
  - Rear setback (easternmost lot line) to be reduced from 7.5 to 4.38 for the north townhouse block and to 2.80 for the south townhouse block.
- Section 7 a) Height: The maximum height is to be increased from 11.0 metres to 11.3 metres.

**Off Street Parking and Loading Bylaw:** Schedule “A”, 1.0 Residential Uses c) the RM-1 requirements of 2.0 per dwelling unit plus 0.2 identified for visitors per dwelling unit is to be reduced from seven (7) to six (6) visitor parking spaces.

**Subdivision and Development Servicing Bylaw:** The overhead wiring along 104 Avenue is to be varied by waving the requirement to convert the existing overhead utilities on 102 Avenue to underground wiring, in accordance with Council Policy 9.05 – Conversion of Existing Overhead Utility Wiring to Underground Wiring.

**v) Development Permits:**

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses.

**vi) Advisory Design Panel:**

The application was reviewed by the Advisory Design Panel (ADP) at a meeting held on September 11, 2019 and their comments and the applicants responses can be seen in Appendix H. A detailed description of the projects form and character will be included in a future development permit report to Council.

**vii) Development Information Meeting:**

A Development Information Meeting was held at Albion Elementary School on May 24, 2019. Ten (10) 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:

- Support for the proposed extension of 240A Street;
- Need for more bike lanes on 240 Street and 104 Avenue; and
- Consider a pedestrian street crossing of 104 Avenue at 240A Street.

These matters do not require any changes to the proposal and street crossing locations are determined by the City based on safety and traffic management practices.

**5) Interdepartmental Implications:**

**i) Engineering Department:**

Remedying the deficient services will be done through a Rezoning Servicing Agreement. Road widening, including the extension of 240A Street together with associated works such as curb, sidewalks and lighting will be required. A variance will be required to waive the requirement for undergrounding BC Hydro 3-phase overhead wiring along 240 Street and 104 Avenue.

**ii) Environmental Services:**

Stormwater management plans, including Tier A requirements, will need to be integrated into the Landscaping plans. This site will drain to Spencer Creek, which is a fish bearing stream.

**iii) Fire Department:**

The applicant was provided with comments from the Fire Department about matters to be addressed through the Building Permit process.

**ALTERNATIVE:**

Should Council not desire to allow this project to exceed the Albion Area Plan Density Bonus of 0.75 FSR, the number of dwelling units could be reduced, thus bringing down the proposed 0.89 FSR. This reduction would make the project more in line with Albion densities, and permit units to have doors to units off the interior drive aisle, which is a more customary design for townhouses in Maple Ridge.

## CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7423-2018, and that application 2017-510-RZ be forwarded to Public Hearing.

"Original signed by Adrian Kopystynski"

---

*Prepared by:* **Adrian Kopystynski M.Sc., MCIP, RPP, MCAHP  
Planner**

"Original signed by Chuck Goddard"

---

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

"Original signed by Michelle Orsetti" for

---

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

"Original signed by Al Horsman"

---

*Concurrence:* **Al Horsman  
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7423-2018

Appendix D – Site Plan

Appendix E – Architectural Plans

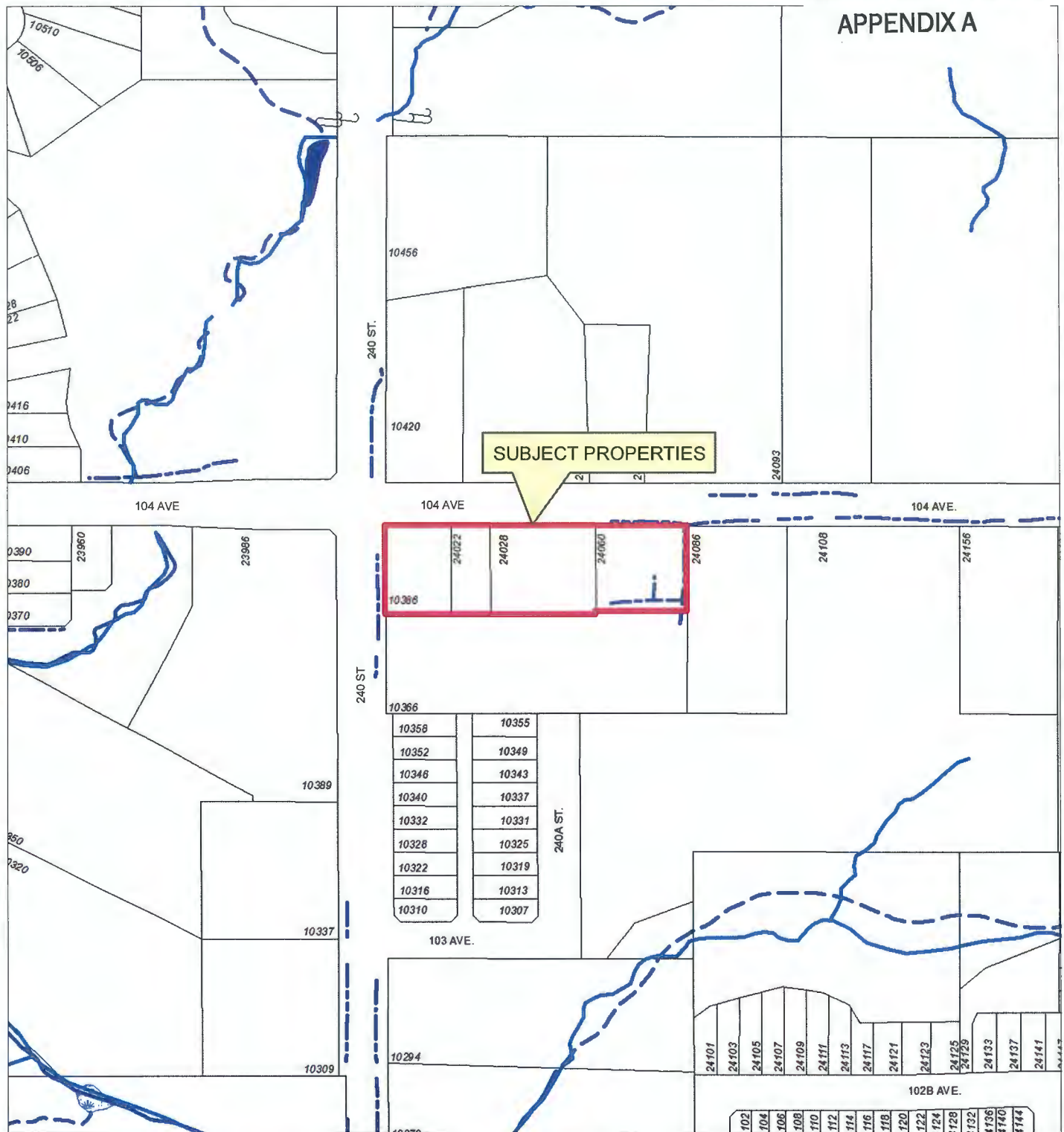
Appendix F – Building Elevation Plans

Appendix G – Landscape Plan

Appendix H – ADP design comments



# APPENDIX A



Scale: 1:2,500

## Legend

- Stream
- Ditch Centreline
- Edge of Marsh
- Indefinite Creek
- River Centreline
- Lake or Reservoir
- Marsh

10386 240 STREET,  
24022/28/60 104 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2017-510-RZ

DATE: Nov 1, 2017

BY: PC



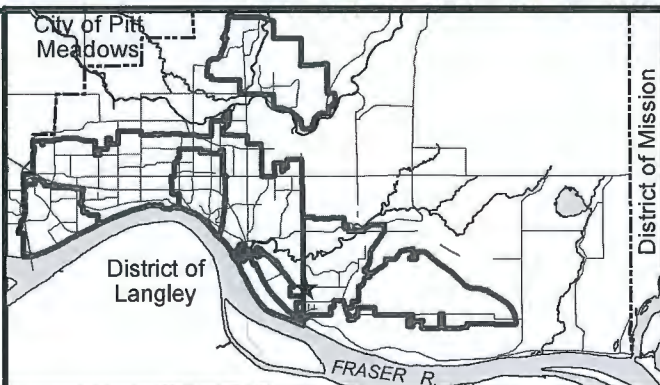
# APPENDIX B

SUBJECT PROPERTIES

Aerial Imagery from the Spring of 2016



Scale: 1:2,500



10386 240 STREET,  
24022/28/60 104 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2017-510-RZ

DATE: Nov 1, 2017

BY: PC

**CITY OF MAPLE RIDGE  
BYLAW NO. 7423-2018**

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. 7423-2018."
2. Those parcels or tracts of land and premises known and described as:

Lot "A" Section 3 Township 12 New Westminster District Plan 21769  
Lot "B" Section 3 Township 12 New Westminster District Plan 21769  
East Half Parcel "D" (Reference Plan 7139) North West Quarter Section 3 Township 12  
New Westminster District  
Lot "B" Section 3 Township 12 New Westminster District Plan 13554

and outlined in heavy black line on Map No.1746 a copy of which is attached hereto and forms part of this Bylaw, is/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 30<sup>th</sup> day of January, 2018.

**READ** a second time the            day of            , 20

**PUBLIC HEARING** held the            day of            , 20

**READ** a third time the            day of            , 20

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

**ADOPTED**, the            day of            , 20

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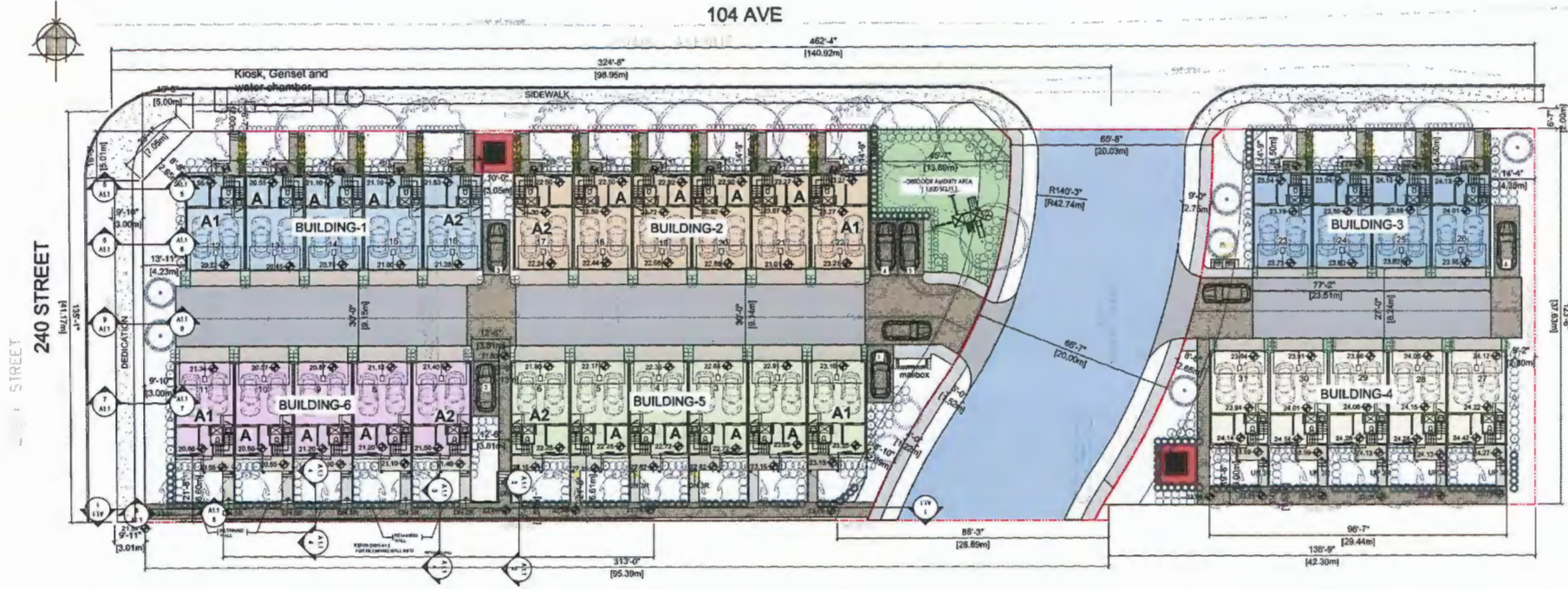
**PRESIDING MEMBER**

---

**CORPORATE OFFICER**







UNIT TYPE	AREA			NOS.	BEDROOMS	TOTAL FAR
	LVL 1	LVL 2	LVL 3			
UNIT 'A'	191.00 Sq.Ft.	580.00 Sq.Ft.	600.00 Sq.Ft.	19	3	26,049.00 Sq.Ft.
UNIT 'A1'	191.00 Sq.Ft.	580.00 Sq.Ft.	615.00 Sq.Ft.	6	3	8,316.00 Sq.Ft.
UNIT 'A2'	191.00 Sq.Ft.	580.00 Sq.Ft.	600.00 Sq.Ft.	6	3	8,226.00 Sq.Ft.
				31		42,591.00 Sq.Ft.

NET SITE AREA 48,097.00 Sq.Ft.

APPENDIX D

NO.	DATE	DESCRIPTION
1	10/20/19	Issued For A/E/B/C
2	10/20/19	Issued For U/P Application R1
3	10/20/19	Issued For U/P Application R1
4	10/20/19	Issued For U/P Application R1
5	10/20/19	Issued For U/P Application R1
6	10/20/19	Issued For U/P Application R1
7	10/20/19	Issued For U/P Application R1
8	10/20/19	Issued For U/P Application R1
9	10/20/19	Issued For U/P Application R1
10	10/20/19	Issued For U/P Application R1

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written permission of FLAT Architecture Inc.

SITE PLAN





SOUTH VIEW BUILDING 2



WEST VIEW BUILDING 2



NORTH WEST VIEW BUILDING 1



NORTH VIEW BUILDING 2

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	24 OCT 2019
2	ISSUED FOR CONSTRUCTION	

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① North Elevation Bldg 2 Color  
1/4" = 1'-0"



② South Elevation Bldg 2 Color  
1/4" = 1'-0"

NO.	REVISION	DATE	BY	CHK

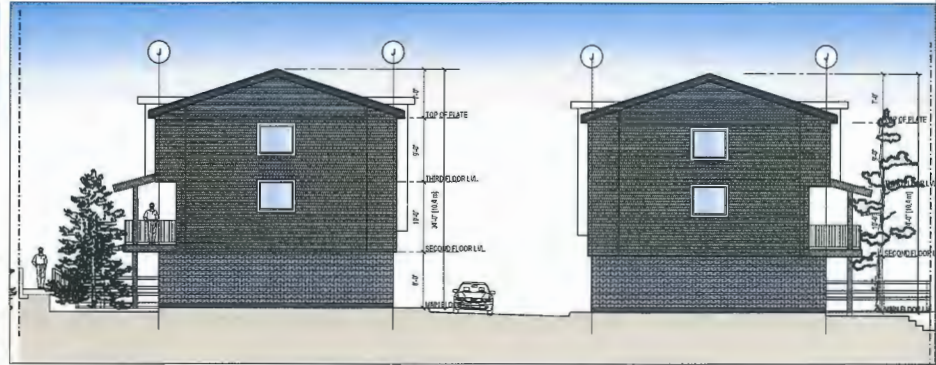
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**BUILDING 2**  
NORTH & SOUTH COLOR  
ELEVATIONS





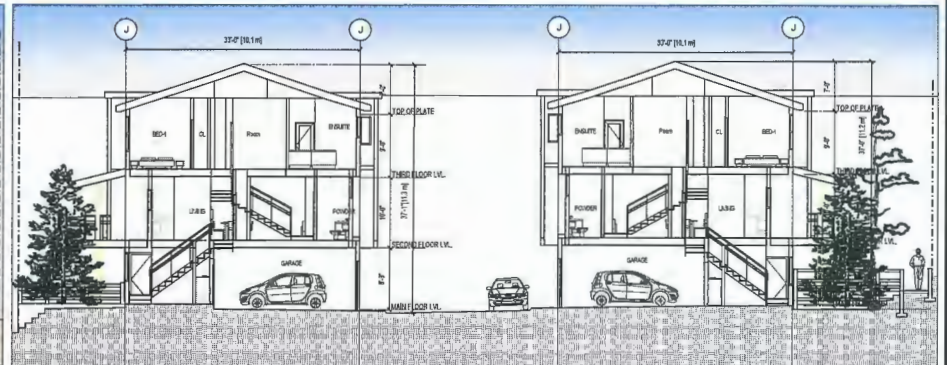
1 SIDE ELEVATIONS FROM 240 ST ( WEST SIDE BLDG 1 & 6)  
Scale: 1/8"=1'-0"



2 SIDE ELEVATIONS( BUILDING 1 & 6 )  
Scale: 1/8"=1'-0"



3 SIDE ELEVATIONS FROM 240A ST ( EAST SIDE- BLDG 2 & 5)  
Scale: 1/8"=1'-0"





4 SECTION THRU SITE( BUILDING 1 AND 6)  
Scale: 1/8"=1'-0"

NO.	DATE	BY	CHK	DESCRIPTION
1	25-Oct-19	R.W.		Issue for D.P. Application REV 1
2	25-Oct-19	R.W.		Issue for D.P. Application REV 2
3	25-Oct-19	R.W.		Issue for D.P. Application REV 3
4	25-Oct-19	R.W.		Issue for D.P. Application REV 4
5	25-Oct-19	R.W.		Issue for D.P. Application REV 5
6	25-Oct-19	R.W.		Issue for D.P. Application REV 6
7	25-Oct-19	R.W.		Issue for D.P. Application REV 7
8	25-Oct-19	R.W.		Issue for D.P. Application REV 8
9	25-Oct-19	R.W.		Issue for D.P. Application REV 9
10	25-Oct-19	R.W.		Issue for D.P. Application REV 10





STREET TREE LIST					
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
	GINKGO BILOBA	MAIDENHAIR TREE	3	5 CM. CAL.	AS SHOWN
	FRAXINUS AMERICANA	WHITE ASH	3	5 CM. CAL.	AS SHOWN

PLANT LIST					
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
	ACER GINNALA 'RED NOVEMBER'	RED NOVEMBER AMUR MAPLE	5	5 CM. CAL.	AS SHOWN
	MAGNOLIA GALAXY	GALAXY MAGNOLIA	2	5 CM. CAL.	AS SHOWN
	PIRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	2	5 CM. CAL.	AS SHOWN
	THUJA PLICATA	WESTERN RED CEDAR	4	3.00 METERS	AS SHOWN
	CHAMEACYPARIS NOOTKATENSIS PENDULA	WEeping NOOTKA CYPRESS	0	3.00 METERS	AS SHOWN
	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	19	#3 POT	90 CM. O.C.
	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	35	#3 POT	90 CM. O.C.
	ABELIA 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	25	#3 POT	90 CM. O.C.
	BUXUS MACROPHYLLA 'WINTER GEM'	ASIAN BOXWOOD	86	#3 POT	45 CM. O.C.
	HYDRANGEA MACROPHYLLA 'Nikko BLUE'	HYDRANGEA	19	#3 POT	90 CM. O.C.
	SPIRAEA NIPPONICA SNOWMOUND	SNOWMOUND SPIRAEA	6	#2 POT	90 CM. O.C.
	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	42	#3 POT	90 CM. O.C.
	POLYSTICHUM MUNITUM	SWARD FERN	4	#3 POT	90 CM. O.C.
	HOSTA (VARIOUS)	HOSTA	2	#3 POT	90 CM. O.C.
	STYRAX VULGARIS 'MICHEL BUCHNER'	ULAC	13	#3 POT	90 CM. O.C.
	PIRUSUS LAUROCARPUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	28	#3 POT	70 CM. O.C.
	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD ARBORVITAE	67	1.50 METERS	70 CM. O.C.

NOTE: MINIMUM 450mm OF TOPSOIL DEPTH REQUIRED FOR ALL LAWN AND PLANTING AREAS  
REFER TO CIVIL DRAWINGS FOR RETAINING WALL DETAILS AND GRADING

#### NOTES / DETAILS

1. PLANT SETS IN THIS SET ARE PROVIDED ACCORDING TO THE LANDSCAPE VISIONARY 'FUTURE' CONCEPT. CLIENTS ARE ADVISED THAT THE LANDSCAPE VISIONARY 'FUTURE' CONCEPT IS A CONCEPTUAL DESIGN AND NOT A GUARANTEE OF THE FINAL RESULT. THE LANDSCAPE VISIONARY 'FUTURE' CONCEPT IS A CONCEPTUAL DESIGN AND NOT A GUARANTEE OF THE FINAL RESULT. THE LANDSCAPE VISIONARY 'FUTURE' CONCEPT IS A CONCEPTUAL DESIGN AND NOT A GUARANTEE OF THE FINAL RESULT.

2. ALL PLANTING MATERIALS MUST BE PROVIDED FROM CROWNED 'TODAY' STOCK. ALL PLANT MATERIALS MUST BE PROVIDED FROM CROWNED 'TODAY' STOCK. ALL PLANT MATERIALS MUST BE PROVIDED FROM CROWNED 'TODAY' STOCK.

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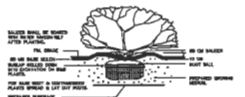
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PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS

SECTION

N.T.S.

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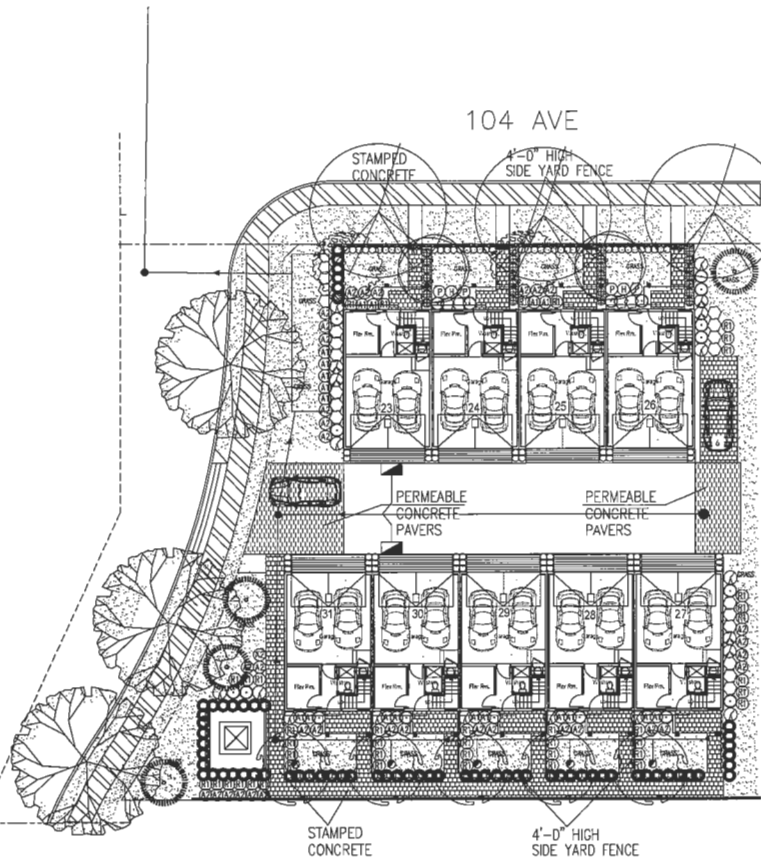
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DATE	ADP COMMENTS	3
OCT/19	ADP COMMENTS	3
AUG/19	REVISED SITE PLAN	2
FEB/16	MAPLE RIDGE REQUEST	1
DATE	REVISION	NO.

C.KAVOLINAS & ASSOCIATES INC.  
CSLA CSLA  
2442 JACOBSON COURT  
ABERFORD, B.C.  
V5G 3B8  
PHONE (604) 857-2376

CLIENT  
JACK CHARNAL  
c/o PLAT ARCHITECTURE INC.  
SUITE 2008  
6321 KING GEORGE BOULEVARD  
SURREY, B.C.  
V3M 1G1

TITLE  
PLAN VIEW  
LANDSCAPE PLAN  
PROPOSED  
TOWNHOUSE DEVELOPMENT  
10388 - 240 STREET  
24022 24008 24022 - 1244 AVENUE  
MAPLE RIDGE, B.C.

SCALE	DATE
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PRINTED  
L-1A

## Appendix H – ADP design comments

### Landscape Comments:

1. Clarify retaining wall heights, materials and relationship to neighbouring properties and proposed lane;

*Response:* Please refer to Civil Engineer's drawings for all retaining wall information and grading information;

2. Provide perimeter fencing plan and details;

*Response:* Perimeter fencing has been identified on my plans;

3. Provide onsite fencing and grading plans showing all locations of proposed fencing and retaining walls complete with details and materials;

*Response:* Refer to Civil Engineer's drawings;

4. Consider enclosing amenity space with appropriate fencing;

*Response:* Amenity space has been enclosed with a fence and trellis;

5. Move proposed boxwood hedge within property lines; .

*Response:* Boxwood hedge has been moved onto private property;

6. Provide additional shrub planting at end of driveway to screen vehicle headlights onto 240 Street; *Response:* Additional shrubs have been planted at the end of the driveway;

7. Expand side yard planting with multiple layers and screening;

*Response:* Sideyard plantings have been increased;

8. Provide legible materials legend for hard surfacing, separate hatching for different hard paving materials;

*Response:* Hard surface materials have been identified through various hatching on my plans;

9. Consider different materials on internal driveway to delineate pedestrian route;

*Response:* A different material has been used on the internal driveway to delineate pedestrian crossings;

10. To the extent possible, provide context or civil plans for offsite landscape areas, including dedications;

*Response:* A site sign and landscaping has been added to the corner of 240 Street and 104 Avenue as part of an integrated solution that matches the development across the development;

11. Demonstrate how landscape can enhance the urban identity at the corner of 240 Street and 104 Avenue and be integrated into the architectural concept at the corner.

*Response:* Sidewalks and boulevards have been added as per the Civil Engineer's drawings

### Architectural Comments:

1. Provide warm material palette colour options;

*Response:* Warm colours are updated as requested;

2. Provide texture material palette options;

*Response:* Texture is changed for darker colours;

3. Demonstrate how architecture can enhance the urban identity at the corner of 240 Street and 104 Avenue and be integrated into the landscape concept at the corner;

*Response:* The building design and side elevation is updated to make it more welcoming in addition to adding the signage at the corner of the overall development;

4. Provide screening to three sides of all PMTs;

*Response:* Updated as suggested;

5. Provide enhanced architectural elevations facing interior lane;

*Response:* Updated as suggested;

6. Provide street identity and sense of entry/place at both moments of entry off of proposed road;

*Response:* A trellis was added in corners to make it create a sense of identity for townhouse development;

7. Review terminations of all materials and trims for consistency;

*Response:* Trims around windows and materials updated in renderings;

8. Consider delineating bike storage in units.

*Response:* Bike lockers are clearly defined on the east wing of the development.



**mapleridge.ca**

## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council

**FROM:** Chief Administrative Officer

**MEETING DATE:** February 4, 2020  
**FILE NO:** 2019-250-RZ  
**MEETING:** C o W

**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7610-2020;  
22577, 22587 and 22597 Dewdney Trunk Road

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties, located at 22577, 22587 and 22597 Dewdney Trunk Road, from CS-1 (Service Commercial) to a CD (Comprehensive Development) allowing for a mixed use commercial-apartment residential complex. It is to contain about 3,530 sq. m. (38,000 sq. ft.) and approximately 262 apartments. The density would be a maximum Floor Space Ratio (FSR) of about 7.0. Commercial floor space is not required to be included in this FSR figure. There would be underground parking and the tower portion would contain 32 storeys on a four (4) storey podium for a total of 36 storeys. A total of 311 parking spaces are proposed underground or within the podium structure, allocated for the residents and retail customers.

To achieve this density, the CD Zone will be crafted based on two zones as follows:

1. **Uses:** permitted uses in the C-3 Zone and Apartments;
2. **Residential Density:** density will be calculated in a similar fashion as in the RM-6, starting with a base density of 1.6 with bonus density for: building height, underground parking, LEED construction and the recently adopted provision that allows an additional density of 0.5 to be collected through a bonus by providing a voluntary contribution of \$161.46 per square metre of this additional floor space; and
3. **Residential Density over RM-6 Maximum:** the remaining residential density of about 3.5 to 4.0 FSR to achieve the desired 7.0 FSR will be negotiated to include:
  - (1) supplementary voluntary bonus contributions for the additional floor space, and
  - (2) public art, achieving step code, incorporating sustainability and stormwater management measures, suitable treatment and screening of the façade of the parking structure, tailoring a design of upper stories and roof top to be a significant skyline landmark, providing some adaptive units, and providing indoor recreational facilities to support the resident population in the building.

The project is also subject to the City-wide Community Amenity Contribution Program requiring the additional amenity fee of \$3,100 per apartment unit (times 262 apartments) for a total of \$812,200.00 to be contributed as a rezoning condition. A significant density bonus fee will also likely be generated by this application and will be determined at second reading stage.

### RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7610-2020 be given first reading; and
2. That the applicant provide further information as described on Schedules C and D of the Development Procedures Bylaw No. 5879-1999, along with the information required in this report dated February 4, 2020.

## DISCUSSION:

### a) Background Context:

Applicant:	Bissky Architecture and Urban Design Inc.		
Legal Description:	Lot 2 Section 20 Township 12 New Westminster District Plan 9687; Lot 1 Section 20 Township 12 New Westminster District Plan 9687; Lot 11 Section 20 Township 12 New Westminster District Plan 9446		
OCP:	Existing:	Town Centre Commercial	
	Proposed:	Town Centre Commercial	
Zoning:	Existing:	CS-1 (Service Commercial)	
	Proposed:	CD (Comprehensive Development)	
Surrounding Uses:			
North:	Use:	Residential and Parking (subject to 2017-462-RZ to CD-1-17 for 34 storey residential tower – coordination may be required)	
	Zone:	RS-1 (One Family Urban Residential) C-3 (Town Centre Commercial)	
South:	Designation:	Medium and High-Rise Apartment	
	Use:	Restaurant and Taxi Office	
	Zone:	CS-1 (Service Commercial) C-3 (Town Centre Commercial)	
East:	Designation:	Town Centre Commercial	
	Use:	Office Commercial	
	Zone:	C-3 (Town Centre Commercial)	
West:	Designation:	Town Centre Commercial	
	Use:	Retail and Office Commercial	
	Zone:	C-3 (Town Centre Commercial)	
	Designation:	Town Centre Commercial	
Existing Use of Property:	Automotive and Service Commercial Use		
Proposed Use of Property:	Retail Commercial and Residential Tower		
Site Area:	0.29 HA (0.7 acres)		
Access:	Lane		
Servicing requirement:	Urban Standard		

### b) Site Characteristics:

The development site consists of two lots, both with existing or former automotive service facilities and surface parking. The site is flat and has little to no landscaping.

**c) Project Description:**

An application has been received to rezone the subject property, located at 22577, 22587 and 22597 Dewdney Trunk Road (Appendix A and B), from CS-1 (Service Commercial) to a CD (Comprehensive Development) allowing for a mixed use commercial-apartment residential complex. It is to contain about 3,530 sq. m. (38,000 sq. ft.) and approximately 262 apartments. The density would be a maximum Floor Space Ratio (FSR) of about 7.0. Commercial floor space is not included in this FSR figure.

The sizes of the dwelling units will range from 55.7 sq. m. (600 sq. ft.) to 93 sq. m. (1,000 sq. ft.). The proposed breakdown is:

- 65 one(1) bedroom units (24.8 %);
- 140 two (2) bedroom units (53.5 %)
- 25 one (1) bedroom units with a den (9.5 %); and
- 32 three (3) bedroom units (12.2%).

There would be underground parking and the tower portion would contain 32 storeys on a four (4) storey podium for a total of 36 storeys. A total of 311 parking spaces are proposed underground or within the podium structure, allocated for the residents and retail customers (See Appendix D).

The current application has been assessed to determine its compliance with the Official Community Plan (OCP) and provide a land use assessment only. Preliminary comments from other Department are included to allow some implications of the desired density to be resolved through the development review process. Detailed review and comments will need to be made once full application packages have been received. A more detailed analysis and further reports will be required prior to second reading. Such assessment may impact proposed lot boundaries and yields, OCP designations and Bylaw particulars, and may require application for further development permits.

**d) Planning Analysis:**

**Official Community Plan:**

The development site is located within the Town Centre Area Plan and is currently designated Town Centre Commercial. The proposed development and Comprehensive Development Zone as proposed to be crafted are in compliance the current OCP designation.

**Review of Town Centre Area Policies:**

A preliminary review of the proposal against the Town Centre Area Plan policies is attached as Appendix D. Based on the information provided, the project will achieve the Plan policies. A more detailed review will be done once a development permit application with a full submission is made in the normal course of processing development proposals.

**Review of Town Centre Densities:**

The subject site is proposing 262 units on a 0.29 hectare (0.7 acres) site for a density of 905 units per hectare or about 366 units per acre. Thus, this proposal is the highest density building ever contemplated for a site in Maple Ridge and possibly among the highest in the Fraser Valley.



### Sampling of Maple Ridge High Rise Buildings

		
Baptist Housing Society Tower (222 Street and Lougheed Highway) is 13 storeys	The Maple Ridge Tower (222 Street and 119 Avenue) is 12 storeys.	The Gordon Tower (222 Street and Dewdney Trunk Road) is 12 storeys.

Compared to existing Town Centre Area towers, this proposal is significantly taller. The Baptist Housing Society Tower (222 Street and Lougheed Highway) is 13 storeys, the Maple Ridge Tower (222 Street and 119 Avenue) and Gordon Tower (222 Street and Dewdney Trunk Road) both are 12 storeys.

Looking at the proposed density from other perspectives, this tower could potentially be the home to 366 – 488 people, assuming about 1.5 to 2.0 persons living in a unit. Alternatively, this could be viewed like a 100 lot subdivision in terms of addressing its impacts for parkland and recreation facilities, traffic generation, garbage collection and recycling, etc.

Three of the highest density applications Council has considered in the Town Centre to date are:

- 2012-115-RZ is located at the west end of the block (Brown and Edge Site). Although it has expired, there is talk it might be reactivated. That project proposed 240 units in three towers on 0.43 hectares, resulting in a density of 558 units per hectare (226 units per acre). For the most dense 19 storey 120 unit tower that was proposed on an approximately 0.17 hectare corner lot of Edge Street and Dewdney Truck Road, that density would be 705 units per hectare (285 units per acre)
- 2017-061-RZ referred to as the Johnston Meier or Swiss Real site, with multiple residential buildings ranging from 3 storey townhouses to a 19 storey tower, on a 2.97 hectares site, proposes to have a total of approximately 908 units. This site's density would be 300 units per hectare (121 units per acre). If the single densest phase consisting of 9 and 17 storey towers is considered, the approximate density is 426 units per hectare (172 units per acre).
- 2017-462-RZ is the companion project to this site, north of the lane incorporating the former City Parking site on Brown Avenue. This is a 30 storey residential tower on a 4 storey podium, totalling 34 storeys, plus a 35<sup>th</sup> storey rooftop open space. This proposal is for 244 units on a 0.239 hectare site for a density of 1,021 units per hectare or about 413 units per acre. It is the highest density building ever contemplated for a site in Maple Ridge and possibly among the highest in the Fraser Valley communities.



The current average density for 17 recently constructed multiple residential buildings in the Town Centre Area designated Apartment Low Rise, Apartment High Rise, Ground Oriented Multi-family or Port Haney Multi-family, Commercial and Mixed Use, is 201 units per hectare (81 units per acre).

#### **Citywide Community Amenity Program:**

The City-wide Community Amenity (CAC) Program approved by Council on March 14, 2016 and amended on December 14, 2017, applies to this project. A voluntary contribution of \$3,100 per apartment dwelling (times 262 apartments) for a total of \$812,200.00 is required for this project before final reading.

#### **Zoning Bylaw:**

The current application proposes to rezone the properties located at 22577, 22587 and 22597 Dewdney Trunk Road from CS-1 (Service Commercial) to CD (Comprehensive Development). An amended version of this bylaw (Appendix C) will accompany a future second reading report with the FSR provision reflecting terms negotiated with the developer.

It is expected that the CD Bylaw will be revised following negotiations, will take the form of the following:

1. **Uses:** permitted uses in the C-3 Zone and Apartments;
2. **Residential Density:** density will be calculated in a similar fashion as in the RM-6, starting with a base density of 1.6 with bonus density for: building height, underground parking, LEED construction and the recently adopted provision that allows an additional density of 0.5 to be collected through a bonus by providing a voluntary contribution of \$161.46 per square metre of this additional floor space; and
3. **Residential Density over RM-6 Maximum:** the remaining residential density of about 3.5 to 4.0 FSR to achieve the desired 7.0 FSR will be negotiated to include:
  - a. supplementary voluntary bonus contributions for the additional floor space, and
  - b. public art, achieving step code, incorporating sustainability and stormwater management measures, suitable treatment and screening of the façade of the parking structure, tailoring a design of upper stories and roof top to be a significant skyline landmark, providing some adaptive units, and providing indoor recreational facilities to support the resident population in the building.

As noted in the preliminary Departmental comments section that follows, there may be strain on recreational and fire protection services. This may need to be mitigated through payment of other voluntary charges negotiated with the applicant.

Although not anticipated, any variations from the requirements of the proposed zone will require a Development Variance Permit application.

#### **Development Permits:**

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

### **Advisory Design Panel:**

A Town Centre Development Permit is required and must be reviewed by the Advisory Design Panel (ADP) prior to Second Reading. Given the complexity of this project and the proposed interconnections with other developments in this block, this project will be reviewed through the Town Centre Development Permit Guidelines as well as Supplementary Design Guidelines described in a later section.

### **Development Information Meeting:**

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

### **e) Interdepartmental Implications:**

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

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

Given the scale of this project, preliminary comments were sought from and received from various Departments respecting the potential implications of the proposed density and larger concentration and numbers of residents. The following are some of the implications of the proposed land use and density that the applicant will need to assess and provide additional information in making their detailed submission:

- **Contextual Assessment/Strategy:** There are two active and one inactive proposals in this block each involving high rises, lane closures for underground or overhead building construction and attempting to address stormwater management on sites with high lot coverage. The west portion of the block will require MOTI approval due to distance for a Provincial Highway or intersection thereto. A block concept or strategy to allow each project to proceed independently, while jointly coordinating traffic circulation, emergency vehicle access, pedestrian safety, cross-site shadowing and shared onsite stormwater management is required. This may require the applicant to arrange Supplementary Design Guidelines to be formulated for this project and used as part of evaluating the project together with the usual Town Centre Development Permit Guidelines as part of the Development Permit Application to be submitted in the future.
- **Building and Site Design:** Greater attention is necessary for matters such as: internal circulation and exiting (number of elevators, etc.), wind and shadowing impacts, view impacts, adequacy of lane function, bicycle lane capacity, innovative approaches to stormwater management.

- On-site Recreational Facility: Due to the potential high number of residents, the demand for park space and recreation facilities may be higher than the capacity of open spaces and facilities in the area. A recreational facility supporting the anticipated number of residence needs to be provided within the development.
- Lane Impacts: The developer's proposal to construct a building over the City's lane as proposed is not supported. An aerial pedestrian bridge may be supported if compliant with building and fire codes. For the lane itself, the preference is to keep as is or selling the lane and maintain public access through the use of a statutory right of way.
- Lane closure and purchase would be required. Services under or over the lane may need to be relocated.
- Road Network Impact Study: A study should be undertaken to verify the performance of the road (lane) network and bicycle network within then broader Town Centre Area.
- Construction impacts: It will be the responsibility of the developer to gain access from neighbouring property for any aerial trespass of construction cranes and from the City for trespass over roads.
- Parkade Access: Should the lanes become private, proper phasing of entrances into separate parkades will be needed.
- Parkade appearance: The visual impact of the exterior walls of the structured parking building will have treating like the façade of an occupied building with appropriate screening and architecture to create a harmonious cityscape and street wall
- Schools: Although no preliminary referral was done, the impact on schools in the area will be greater than for the typical density apartment developments to date.
- Market Impact: A study is necessary to ascertain the effect of this number of units on market absorption rates in context with on other multiple residential projects in the Town Centre Area.
- Fire Protection and Safety: There needs to be adequate vertical clearance and lane width to accommodate fire apparatus for structures extending over the lane and for the underground structure designed to support fire apparatus. The Fire Department would be unable to facilitate a rescue for construction cranes used this scale of a project due to their height. The Department also has limitations for workers working on the sides of a building. Currently, it is limited to six storey rescues. The plan is for the Department to move towards attaining this rescue discipline in the future.

This application has not been forwarded to the Engineering Department for full 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 C);
2. A Town Centre Development Permit Application (Schedule D);

The full submission is also to contain information necessary to finalise the CD Bylaw and effectively evaluate the proposal, its impact and to determine the terms and conditions to be set for completion before adoption. The additional information may include, but not limited to: a contextual assessment of the broader site and the architectural form/character with skyline/landmark/parking structure façade treatment considerations; formulating Supplementary Design Guidelines; retaining an artist to develop and integrate public art in to the project; incorporating indoor recreational space to support the resident population; assessment of traffic and circulate; on-site and block wide

stormwater management strategy; market impact study; and preliminary assessment respecting building and fire codes.

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

## **CONCLUSION:**

This application represents a significant redevelopment proposal for the Town Centre Area, which will have many benefits for the City in establishing its downtown and potentially some challenges to overcome. It is in a block where applications to date, if pursued, could result in five high rise builds and possibly 3 more on vacant sites. Therefore, this proposal will need to be assessed in the wider full block context in the in the course of processing this application.

As currently presented, this would be the tallest and most dense development proposal submitted to the City for consideration to date. It would have 36 storeys, two more than its sister project to the north of the lane. Given the density and high concentration of residents, special attention must be given to the streetscape precedent this would set and on the “landmark” potential of this structure to the urban fabric of the City. The increased density and scale of the project must be dealt with carefully and at an early stage of the development process to ensure the best possible results. This will require a building, indoor amenity and open space design of exceptional quality in exchange for the added density value and potential impact on City facilities and services.

The significant increase in density over normally expected projects in the Town Centre Area also obligates the developer to provide amenities above the usual bonus requirements and proportionate to greater density being asked for by the developer. Negotiation to achieve as many of the identified bonus elements will be described in a future second reading report to Council.

The proposal is in compliance with the OCP; therefore, it is recommended that Council grant First Reading subject to additional information as described in this report being provided and assessed prior to Second Reading.

“Original signed by Adrian Kopystynski”

Prepared by: **Adrian Kopystynski, M. Sc., MCIP, RPP, MCAHP  
Planner**

“Original signed by Chuck Goddard”

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

“Original signed by Michelle Orsetti” for

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

“Original signed by Al Horsman”

Concurrence: **Al Horsman  
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

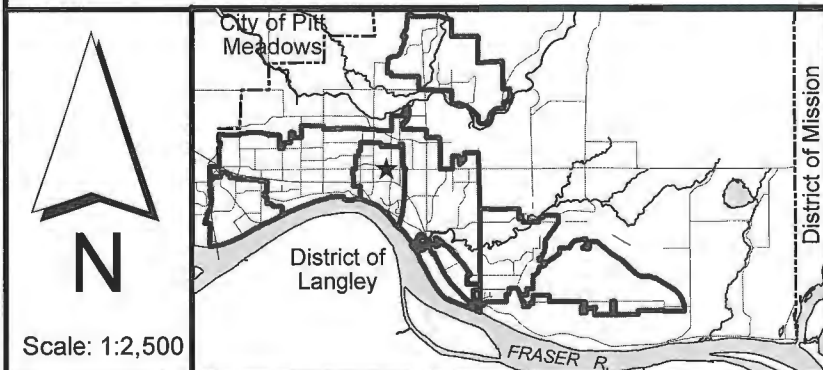
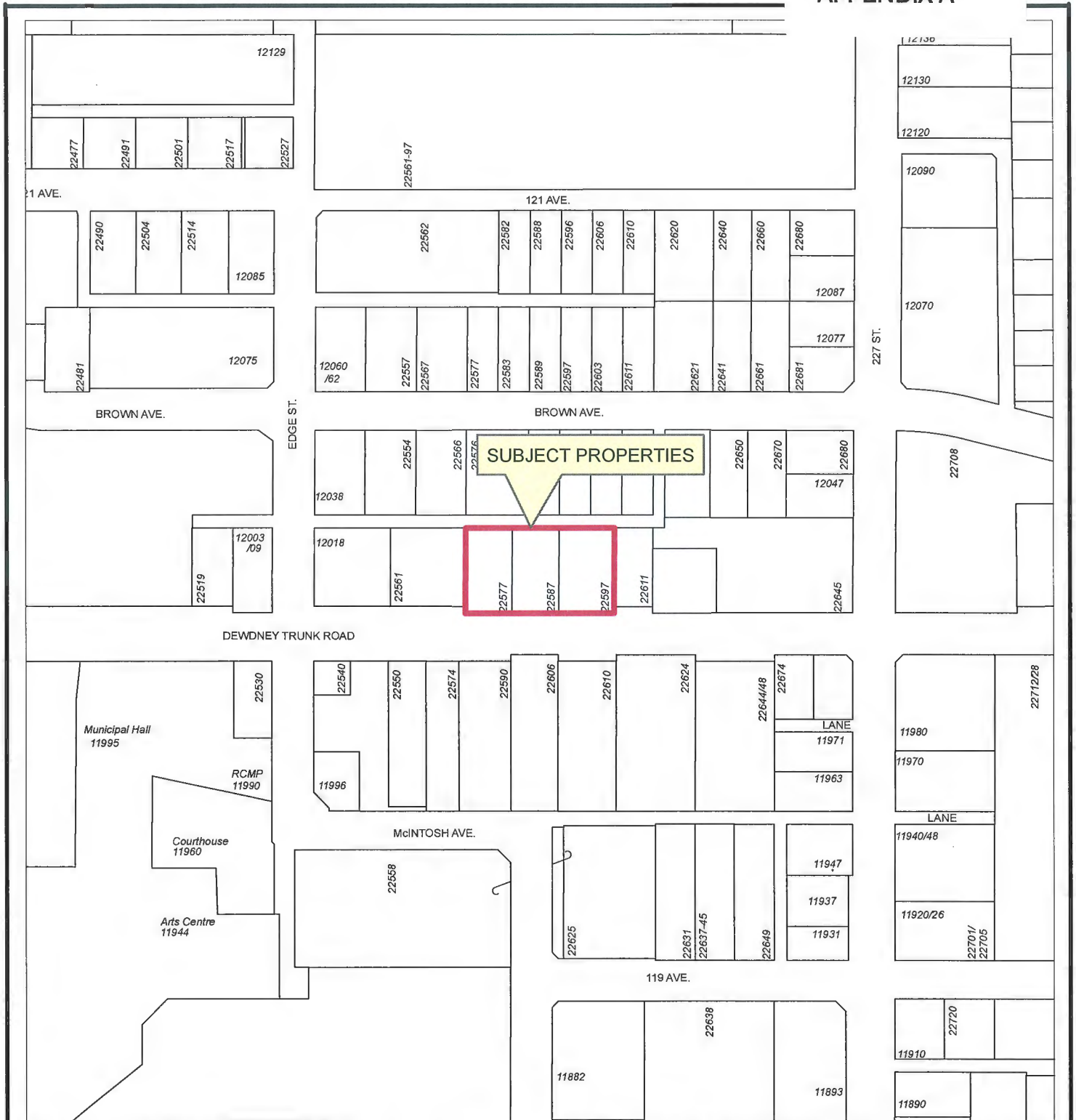
Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7610-2020

Appendix D – Proposed Site Plan and elevations

Appendix E - OCP Policy Analysis

# APPENDIX A



22577/87 & 22597 DEWDNEY TRUNK ROAD  
PID'S: 011-432-900, 002-288-508 &  
006-120-016

PLANNING DEPARTMENT



MAPLE RIDGE

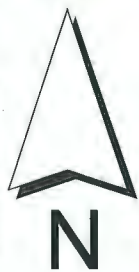
British Columbia

[mapleridge.ca](http://mapleridge.ca)

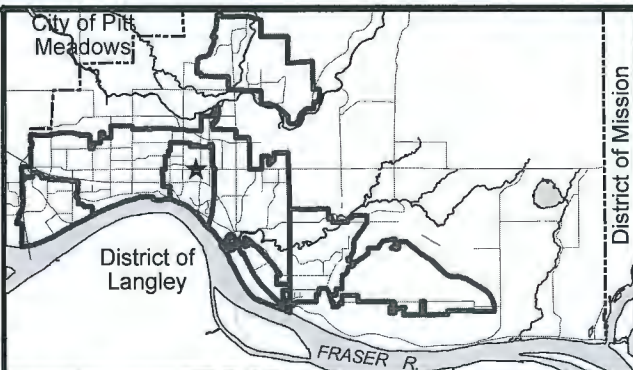
FILE: 2019-250-RZ  
DATE: Jul 11, 2019

BY: PC





Scale: 1:2,500



22577/87 & 22597 DEWDNEY TRUNK ROAD  
PID'S: 011-432-900, 002-288-508 &  
006-120-016

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2019-250-RZ  
DATE: Jul 11, 2019

BY: PC

**CITY OF MAPLE RIDGE  
BYLAW NO. 7610-2020**

A Bylaw to amend the text and to amend Map "A" forming part of Maple Ridge Zoning Bylaw No. 3510-1985 as amended

---

**WHEREAS**, it is deemed expedient to amend the 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. 7610-2020;
2. PART 10, COMPREHENSIVE DEVELOPMENT ZONES, is amended by adding the following section in the correct sequential order:

SECTION 10\_\_            CD-1-20

**A.        INTENT**

This zone is intended to accommodate and regulate the development of a high density comprehensively-planned mixed use development in the Town Centre Area.

**B.        PRINCIPAL USES:**

The permitted uses shall be the principal uses permitted in the Town Centre Commercial Zone (C-3).

**C.        ACCESSORY USES:**

The permitted accessory uses shall be the principal uses permitted in the Town Centre Commercial Zone (C-3).

**D.        DENSITY AND OTHER REGULATION:**

Density and other regulations will be inserted at second reading.

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

Lot 2 Section 20 Township 12 New Westminster District Plan 9687;  
Lot 1 Section 20 Township 12 New Westminster District Plan 9687;  
Lot 11 Section 20 Township 12 New Westminster District Plan 9446;

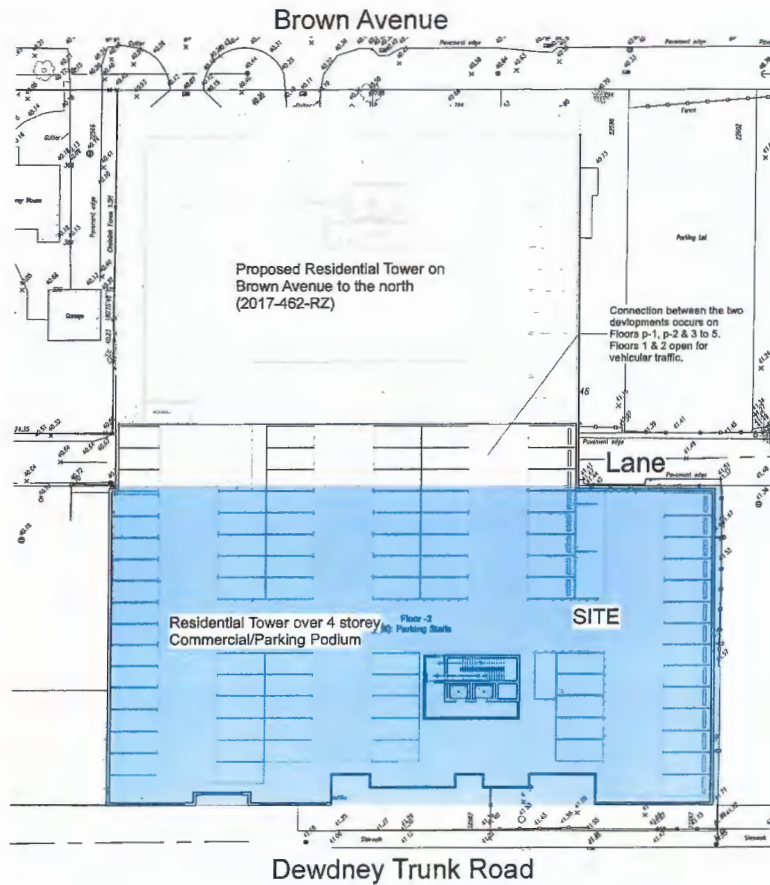
and outlined in heavy black line on Map No.1825 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to C-1-20 (Comprehensive Development).

CORPORATE OFFICER





PRELIMINARY ONLY NOT FOR CONSTRUCTION



1 Typ. p-1 & p-2 Floor Plan  
Scale: 1:250



2 Typ. 3rd & 4th Floor Plan  
Scale: 1:250



# APPENDIX D

<p>Copyright Reserved. This drawing is the property of Wayne, Stephen Bissky Architecture &amp; Urban Design Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Wayne, Stephen Bissky Architecture &amp; Urban Design Inc.</p>	<p><b>Proposed Highrise Building</b></p> <p>City Address: 2297, 2299 &amp; 2301 Dewdney Trunk Rd., Main Floor</p> <p>Legal Address: LOT 1, SECTION 30 TOWNSHIP 13 NMD, PLAN 967 &amp; SECTION 31 TOWNSHIP 13 NMD, PLAN 848</p> <p>PRO #: 002-28-548, 011-43-458 &amp; 096-25-018</p>
<p><b>Concept Floor Plans</b></p>	<p><b>WAYNE, STEPHEN BISSKY ARCHITECTURE &amp; URBAN DESIGN INC.</b></p> <p>PLANNING INTERIOR DESIGN</p> <p>1000-10000 (Incorporated in Ontario, Canada)</p> <p>2297, 2299 &amp; 2301 Dewdney Trunk Rd., Main Floor</p> <p>002-28-548, 011-43-458 &amp; 096-25-018</p>
<p>Date: 2019-07-10</p> <p>Scale: NTS</p> <p>Drawn: VB</p> <p>Project #: 1715</p> <p>Sheet: A.04</p> <p>NOT FOR CONSTRUCTION</p>	<p>PROJ DATE: 22 JUL 2019</p>

**Copyright Returned.**  
Author of *ABC's Before 1820*, an often-cited, groundbreaking publication and now often cited as the best history text, and all at once, we have the author's property of Wayne Stephen Buckley Architects, Urban Design, Planning, and Interior Design and started his own firm. He is now a speaker, a writer, and a publisher for the firm. He is also a member of the ABC's Before 1820 without the author's consent. (Note: Wayne's design firm has been a member of ABC's Before 1820 since 1993.)

**Proposed Highrise Building**

CLIC Address: 2377, 2387 & 2397 Densmore Trunk Rd., Maple Ridge

**Legal Address:** LOT 4 SECTION 20 TOWNSHIP 12 NMD. PLAN 9687 & LOT 11 SECTION 20 TOWNSHIP 12 NMD. PLAN 9687  
SECTION 20 TOWNSHIP 12 NMD. PLAN 9687  
002-288-036, 011-432-800 & 006-122-015

PID #:

Tuesday, May 21, 2019

Subject Site: 22577, 22587 & 22597 Dewdney Trunk Rd., Maple Ridge.

Address: 22577, 22587 & 22597 Dowdley  
Trunk Rd., Maple Ridge,

Pending

FSR 100

Proposed Residential Tower on  
Brown Avenue beyond to the  
north (2017-481-RZ)

Residential Tower over 4 storey  
Commercial/Parking Podium

## Title Sheet/Reconciliation

Proposed Residential Tower on Brown Avenue beyond to the north (2017-461-RZ)

Residential Tower on Commercial/Parking

1 Concept Elevation Along Dewdney Trunk Road  
Scale: 1:250

**WAYNE STEPHEN BISSKY**  
ARCHITECTURE & URBAN DESIGN INC.  
PLANNING INTERIOR DESIGN

2201 22220 Laughway Highway,  
Lafayette Ridge, B.C. V2X 2T4  
Tel: 604-487-8202 Fax: 604-487-8205  
email: [bsb@wbsb.com](mailto:bsb@wbsb.com)

Date:	2019-07-19
Scale:	NTS
Drawn:	WJ
Project #	171

24

PRELIMINARY ONLY  
NOT FOR CONSTRUCTION

Sheet

A.0





PRELIMINARY ONLY NOT FOR CONSTRUCTION

Proposed Residential  
Tower on Brown  
Avenue to the north  
(2017-462-RZ)

Common Rooftop  
Outdoor Amenity Area

Brown Avenue

open lane

Dewdney Trunk Road

Residential Tower over  
4 storey  
Commercial Parking  
Podium

1 Concept Perspective Looking to N-E  
Scale: 1:60

Date	Note
------	------

Further to ANSI Z39.28, all plans, sketches, drawings, graphic representations and specifications produced by the user and all letters and all other written communications submitted by the user to the software property of WGS, Inc. shall remain the property of WGS, Inc. The user, Planner, and Interior Design and cannot be used for any other project, on sold or offered for sale (or as part of a sale of property) by any party other than WGS without the written consent of WGS. WGSon disclaims shall have precedence over said disclaimers and conditions on the job. This office shall be informed of any variations from the demonstrators and conditions shown on the drawings.

Proposed Highrise Building

Civic Address: 23571, 22287 & 22597 Denbigh Trunk Rd., Maple Ridge  
 Legal Address: LOT 1 SECTION 20 TOWNSHIP 12 NWD PLAN 9687 &  
 LOT 2 SECTION 20 TOWNSHIP 12 NWD & LOT 11  
 SECTION 20 TOWNSHIP 12 NWD PLAN 3448  
 PPD #: 002-288-300, 011-432-900 & 008-120-018

Perspective Rendering

**WAYNE STEPHEN BISSKY**  
ARCHITECTURE & URBAN DESIGN INC.  
PLANNING INTERIOR DESIGN

Date: 2018-07-10

Scale	NTS
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Drawn	WB
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Project #	5718
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ONLY  
ACTION

January  
Construction

PROJECT  
NOT FOR C

AC	
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Sheet 4 of 4

A.06 

Plot Date: Jul 10, 2019

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### Applicable OCP Policies

The following Official Community Plan policies apply to this project:

#### Section 3.3 Land-Use Designation Policies:

- 3-23** All Medium & High-Rise Apartment developments should be a minimum of six (6) storeys and may reach over twenty (20) storeys.

***Comment:** The proposal complies because all the apartment units in the tower will have a common ground level entry lobby on Brown Avenue.*

Based on a preliminary review of the conceptual plans, the proposal complies with the following General Land-Use Requirements policies contained in the Town Centre Area Plan that apply to this proposal:

Policy Number	Summary of Policy	Compliance with policy
3-1	Increase in residential and commercial density.	This proposal for 262 residential units on a 0.29ha. Site with a Floor Area Ratio (FSR) of 7.0 supports this policy.
3-6	Not support changes in land use designation and zoning reducing employment or housing density.	This proposal will increase residential densities in the Town Centre Area, adding to the walk-in commercial trade potential for existing and future Town Centre Area business.
3-10	Land assembly or lot consolidation.	The proposal will assemble a site allowing for the proposed development to take place, permitting surrounding sites to develop and to achieve adequate buffering with abutting lands.
3-15	Concealed parking structures are encouraged for all uses in the Town Centre.	All of the parking will be concealed within an above-grade structure that is integrated into the development and is coordinated with the development to the west.

The following policy is quoted for contextual purposes and applies to the Town Centre Area respecting height:

3-29	Building Height	Building heights within the Town Centre Commercial will range from three (3) storeys in height to over twenty (20) storeys. Generally, building heights should not be permitted greater than twenty-five (25) storeys.
------	-----------------	--

Additional information is to be provided by the applicant to allow staff to assess compliance of the project relative to the following Town Center Area Plan - General Land-Use Requirement policies:

<b>Policy Number</b>	<b>Summary of Policy</b>	<b>Compliance with policy</b> <i>(Note: The studies and information noted in this report plus additional supporting materials and plans are to be submitted by the applicant and assessed by Staff before a Second Reading Report is forwarded to Council)</i>
3-1	An increase in residential and commercial density is encouraged in the Town Centre.	
3-7	To ensure a wide range of housing needs are accommodated.	A mix of unit sizes from bachelor to 3 bedroom units are being sought to help accommodate housing needs. A portion of the units are proposed to be rental, affordable and adaptive housing; however, additional information is needed about their proposal concerning affordable housing to be included in the project. A combination of units and cash in lieu is also being pursued with the applicant.
3-8	Potential opportunities for designing flexibility into new development.	Further information about approaches to residential design and construction that are adaptable for families, elderly and the disabled.
3-11	Viewscape studies for proposed buildings greater than three (3) storeys.	This study is to accompany a Development Permit application and be presented to the Advisory Design Panel for review.
3-12	Shadow study to address potential impacts.	This study is to accompany a Development Permit application and be presented to the Advisory Design Panel for review. The height of with building will required a detailed shadow analysis, detail design of the upper tower and roof elements and its impact on the Town Centre Area skyline.
3-14	Creating public outdoor meeting spaces will be encouraged.	Additional information about plazas, courtyards, roof top space, passageways and public art is to accompany a Development Permit Application.
3.16	Incorporate principles of CPTED (Crime Prevention through Environmental Design).	The design rationale for the project is to be provided by the Architect to address the CPTED issue.

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7602-2019  
22904, 22910 and 22922 Dewdney Trunk Road

**MEETING DATE:** February 4, 2020  
**FILE NO:** 2019-392-RZ  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject properties, located at 22904, 22910 and 22922 Dewdney Trunk Road, from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential), to permit the future construction of a five-storey, 119 unit apartment building. To proceed further with this application additional information is required, as outlined below.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$3,100.00 per apartment dwelling unit, for an estimated amount of \$368,900.00. The applicant is also proposing to apply the Density Bonus provision to increase the proposed density from 1.8 Floor Space Ratio (FSR) to 2.37 FSR. The additional density (0.57) will result in a density bonus fee of approximately \$228,950.00, if the application is granted final reading.

**RECOMMENDATIONS:**

1. That Zone Amending Bylaw No. 7602-2019 be given first reading; and
2. That the applicant provide further information as described on Schedules C, D and E of the *Development Procedures Bylaw No. 5879-1999*.

**DISCUSSION:**

**a) Background Context:**

Applicant: Billard Architecture Inc.

Legal Descriptions: Lot 220 Section 17 Township 12 New Westminster District Plan 57165; Lot 229 Section 17 Township 12 New Westminster District Plan 58011; and Parcel "One" (Explanatory Plan 13671) Except: Part Road on Plan 80199; of Parcel "A" (Reference Plan 13362) Lot 3 Section 17 Township 12 New Westminster District Plan 13178

OCP:  
Existing: Urban Residential  
Proposed: Urban Residential

Zoning:			
	Existing:		RS-1 (One Family Urban Residential)
	Proposed:		RM-2 (Medium Density Apartment Residential)
Surrounding Uses:			
North:	Use:		Commercial
	Zone:		C-2 (Community Commercial) and CS-1 (Service Commercial)
	Designation:		Commercial
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:		Commercial, Service Station
	Zone:		CS-1 (Service Commercial)
	Designation:		Commercial
Existing Use of Property:		Vacant	
Proposed Use of Property:		Apartment	
Site Area:		0.33 ha (0.8 acres)	
Access:		Rear Lane	
Servicing requirement:		Urban Standard	

#### **b) Site Characteristics:**

The subject properties, located at 22904, 22910 and 22922 Dewdney Trunk Road (see Appendices A and B), are located south of Dewdney Trunk Road, east of Burnett Street and west of 230 Street. The subject properties are located outside of the Town Centre Area Plan. The proposal, however, conforms to the Official Community Plan's *Major Corridor Residential* densification policies, which encourage more density along major arterial road networks. Consolidation of the subject properties will be a condition of final reading, and they have a combined area of approximately 0.33 ha (0.8 acres). All three lots are currently vacant, relatively flat, and have a combination of grasses, shrubs and trees located throughout each property.

#### **c) Project Description:**

This application is for an approximately 119 unit, five-storey apartment building with a proposed floor area of 7,246 m<sup>2</sup> (78,002 ft<sup>2</sup>) and a floor space ratio (FSR) of 2.37. The allowable FSR in the RM-2 (Medium Density Apartment Residential) zone is 1.8. The applicant will exceed the maximum permitted density of 1.8 FSR; therefore, the density bonus provisions will apply. More details of density bonusing for the subject application will be outlined in a future report to Council once the project details are confirmed.

The applicant intends to bridge the current mid-century style of the adjacent single family homes to an apartment building design that will use modern materials and other forms inspired by new residential development within the community. The building is proposed to be stepped back at the third storey, along the southern elevation, providing both natural light for the outdoor courtyard space and to limit the impact on those adjacent single family lots to the south. The proposed building will contain a mix of studio, one, two and three bedroom units. Residential parking will be located in two underground parking levels and accessed via a rear lane from Burnett Street.



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

**d) Planning Analysis:**

**Official Community Plan:**

The subject properties are located along Dewdney Trunk Road, where the OCP designates the subject properties *Urban Residential – Major Corridor*, and development of the properties are subject to the *Major Corridor* infill policies of the OCP. The *Major Corridor Residential* category identifies the various types of housing forms which are encouraged along major road corridors to include: single detached dwellings, duplexes, triplexes, fourplexes, townhouses, apartments, and small lot intensive residential developments. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design, setbacks, and lot configuration with the existing pattern of development in the area. It is noted that one of the underlying principles in the OCP is to encourage growth within the Urban Area Boundary (UAB) and to accommodate growth through infill by promoting a mix of housing types and tenures (Policy 3-1). The proposed rezoning of the subject properties to RM-2 (Medium Density Apartment Residential) aligns with the *Major Corridor Residential* infill policies. Such housing forms are, by their very nature, challenging to existing neighbourhoods consisting of single family stock, and thus, some opposition can be expected. Design efforts to lesson impacts on the neighbours will occur.

**Zoning Bylaw:**

The applicant proposes to rezone the three subject properties from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential) (see Appendix C) to allow for a five-storey building with approximately 119 units. The proposed building will contain a mix of studio, one, two and three bedroom units. The maximum floor space ratio permitted in the RM-2 (Medium Density Apartment Residential) zone is 1.8 FSR; however, the applicant is proposing an increase in density to 2.37 FSR. Details of FSR and required bonus density contribution will be determined before proceeding to second reading.

The applicant is proposing variances to reduce the front lot line setback from 7.5 m (25 ft.) to 4.5 m (15 ft.), and a height increase to five storeys (see Appendix D). These variances and any further variances arising from subsequent design work will require a Development Variance Permit Application, which will be the subject of a future report to Council.

**Development Permits:**

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses.

**Advisory Design Panel:**

A Multi-Family Development Permit is required and must be reviewed by the Advisory Design Panel prior to second reading.

**Development Information Meeting:**

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

**e) Interdepartmental Implications:**

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks Department;
- f) School District; 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 C);
2. A Multi-Family Residential Development Permit Application (Schedule D); and
3. A Development Variance Permit Application (Schedule E).

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

## CONCLUSION:

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

"Original signed by Adam Rieu"

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*Prepared by:* **Adam Rieu**  
**Senior Planning Technician**

"Original signed by Chuck Goddard"

---

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

"Original signed by Michelle Orsetti" for

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

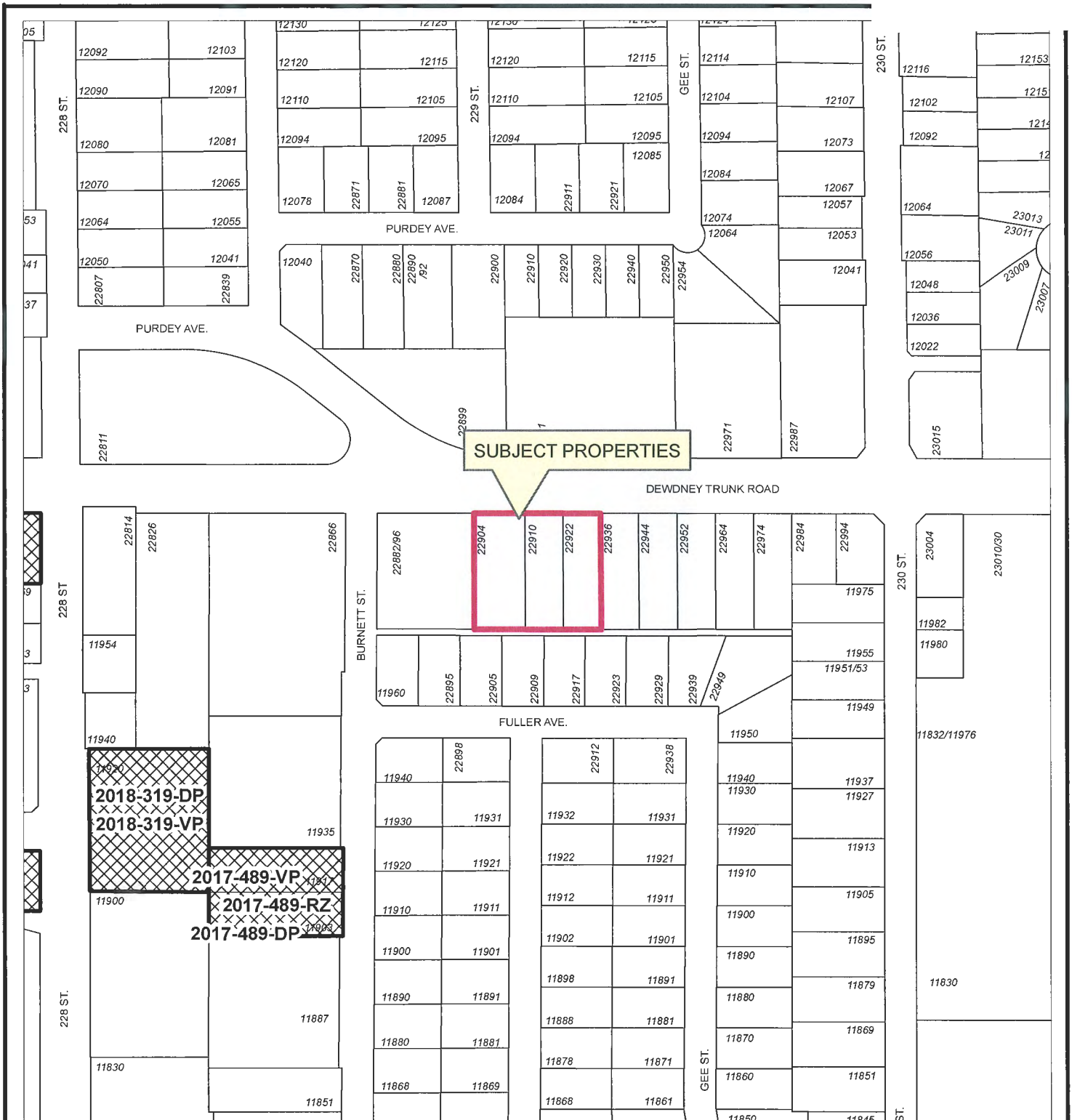
"Original signed by Al Horsman"

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*Concurrence:* **Al Horsman**  
**Chief Administrative Officer**


The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7602-2019
- Appendix D – Proposed Site Plan
- Appendix E – Project Rendering



Scale: 1:2,500

## Legend

 Active Applications (RZ/SD/DP/VP)

22904/10/22 DEWDNEY TRUNK ROAD  
PID'S: 005-703-018, 005-562-171 &  
005-649-617

PLANNING DEPARTMENT



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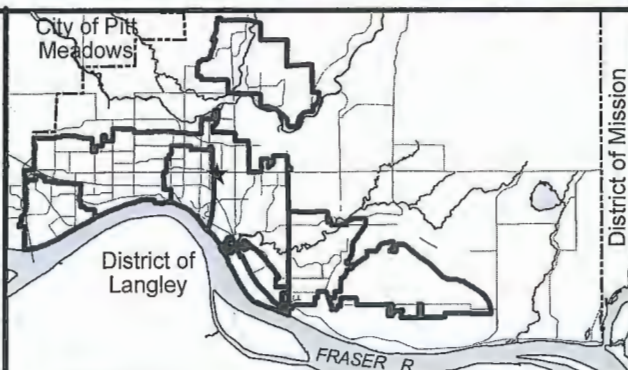
FILE: 2019-392-RZ  
DATE: Nov 15, 2019

BY: PC



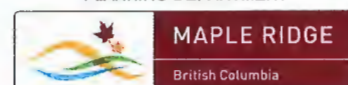


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22904/10/22 DEWDNEY TRUNK ROAD  
PID'S: 005-703-018, 005-562-171 &  
005-649-617

PLANNING DEPARTMENT



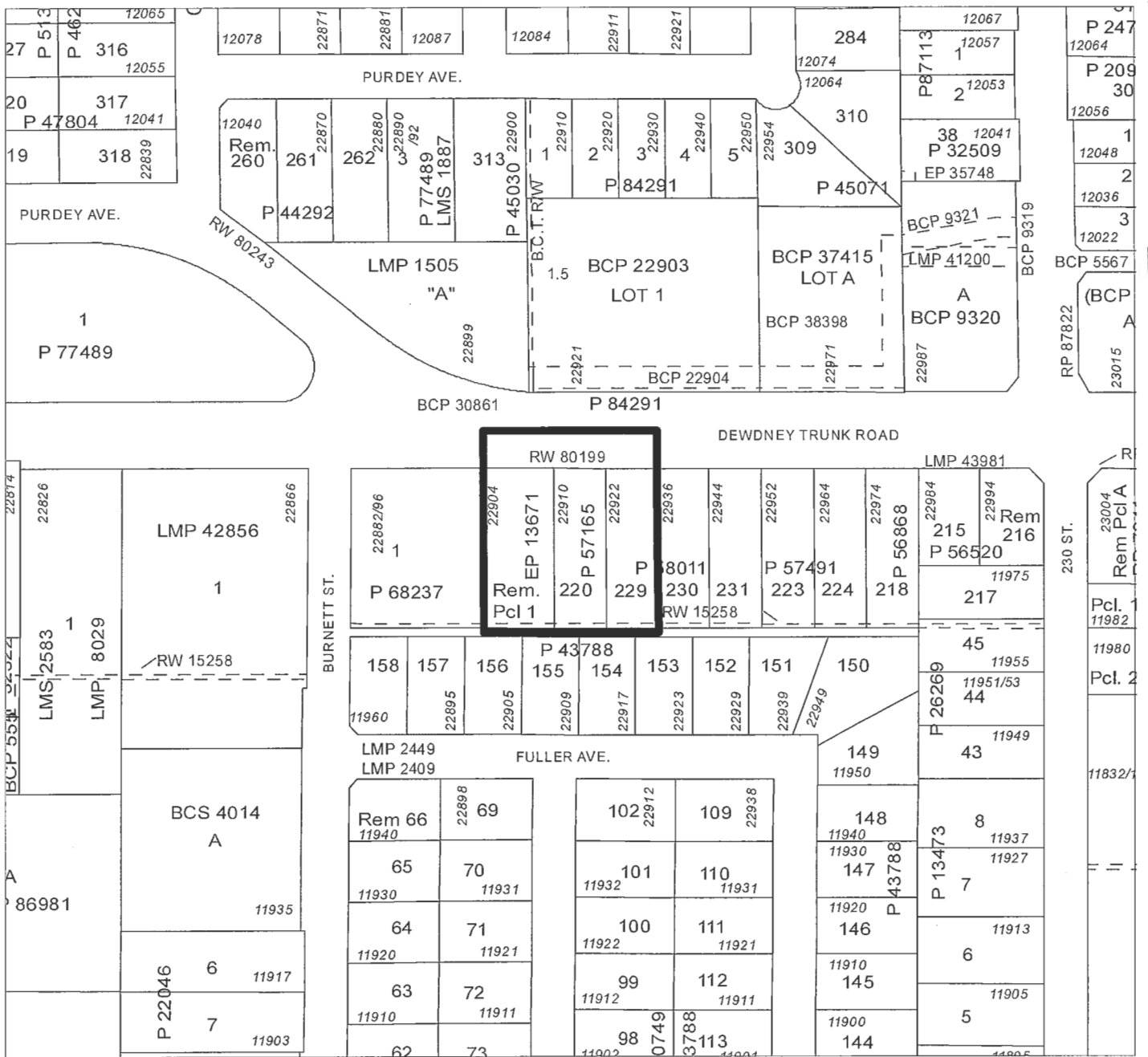
[mapleridge.ca](http://mapleridge.ca)

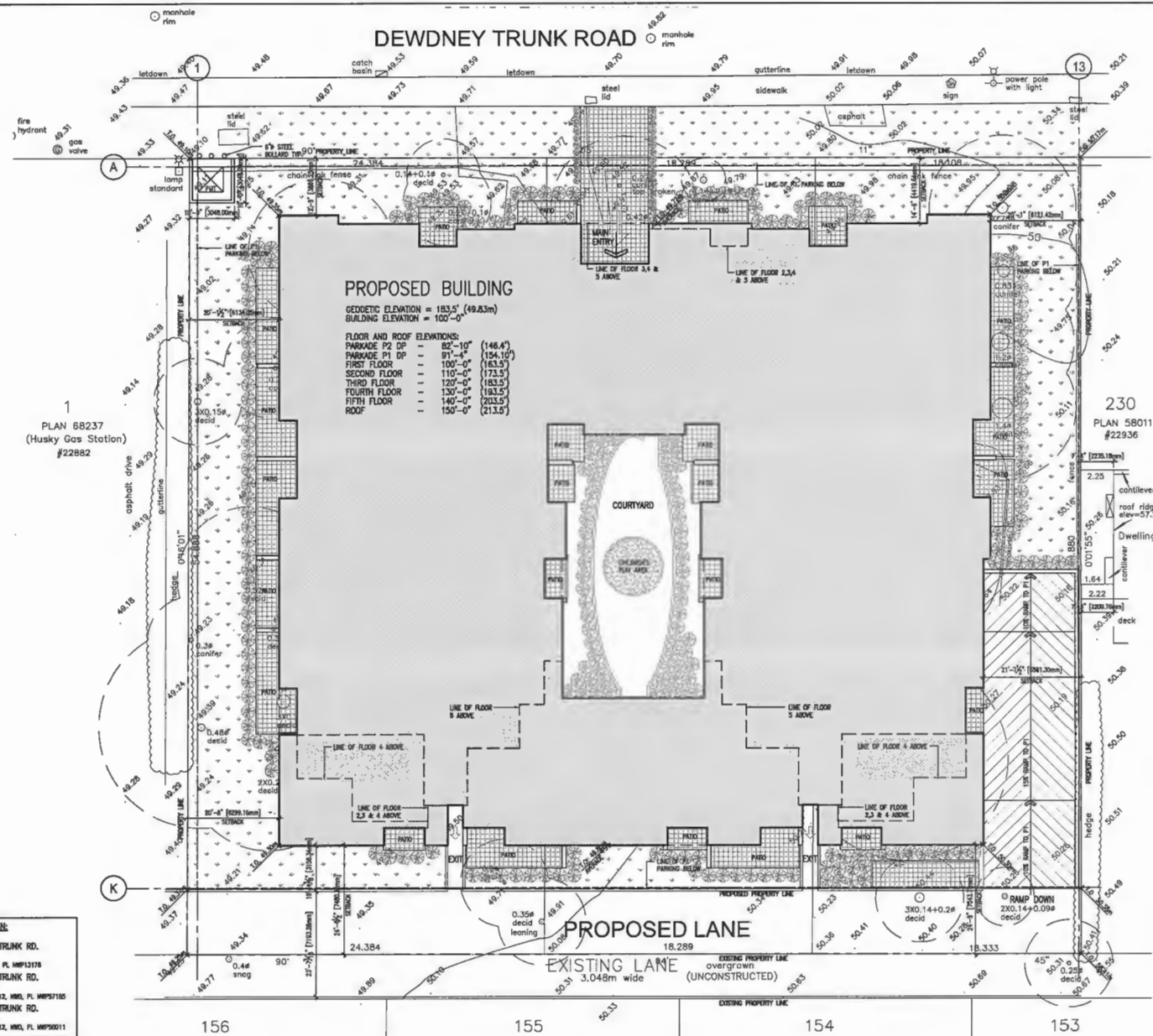
FILE: 2019-392-RZ  
DATE: Nov 15, 2019

BY: PC

CORPORATE OFFICER







1 SITE PLAN  
A1.00 3/32"=1'-0"

ALL RIGHTS RESERVED. PROPERTY OF THE ARCHITECT.  
 USE OF INFORMATION FOR ANY PURPOSE OTHER THAN THAT  
 FOR WHICH IT WAS PROVIDED IS PROHIBITED WITHOUT THE WRITTEN  
 PERMISSION OF THE ARCHITECT.  
 THE CONTRACTOR SHALL REVIEW THE DOCUMENTS  
 FOR CONFORMANCE WITH CODES AND BY LAWS AND  
 SHALL ADVISE THE ARCHITECT OF ANY DISCREPANCIES.  
 THE CONTRACTOR SHALL CHECK AND VERIFY ALL  
 DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS  
 TO THE ARCHITECT.  
 DO NOT SCALE THE DRAWINGS.  
 THIS DRAWING IS INTENDED FOR INFORMATION ONLY.  
 THE CONTRACTOR AND ANY PERSON USING THIS  
 DRAWING FOR INFORMATION ARE ADVISED TO REFER TO  
 CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL,  
 PLUMBING, LANDSCAPE AND OTHER RELEVANT  
 DISCIPLINES AND OBTAINING FOR INFORMATION RELATIVE TO  
 THEIR SPECIALTIES.

1 21.10.2019 ISSUE: RFP: DP  
 NO. DATE: REVISION



#701 - 625 Fifth Avenue  
 New Westminster, B.C., Canada,  
 V3M 1X4  
 (604) 819-0529  
 info@billardarchitecture.ca  
 www.billardarchitecture.ca

APPENDIX D

DEWDNEY TRUNK  
 22904, 22910, 22922  
 DEWDNEY TRUNK  
 MAPLE RIDGE, BC

SITE PLAN



SCALE: 3/32"=1'-0"  
 SHEET NO. A1.00  
 DRAWN BY: RB  
 CHECKED BY: RB  
 FILE: 198425





# DEWDNEY TRUNK RD

22904-22922 DEWDNEY TRUNK RD

MAPLE RIDGE, BRITISH COLUMBIA

*Prepared by*

Billard Architecture Inc.

[Billardarchitecture.ca](http://Billardarchitecture.ca)



# BA

Billard Architecture Inc.



## 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. 7604-2020  
11960 221 Street

**MEETING DATE:** February 4, 2020  
**FILE NO:** 2019-366-RZ  
**MEETING:** C o W

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 11960 221 Street, from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill), to permit the future construction of a triplex. To proceed further with this application, additional information is required as outlined below.

Pursuant to Council Policy 6.31, this application is subject to the Community Amenity Contribution at a rate of \$4,100.00 per attached ground-oriented dwelling unit (first unit is exempt), for an estimated amount of \$8,200.00.

### RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7604-2020 be given first reading; and
2. That the applicant provide further information as described on Schedules A, C and D of the *Development Procedures Bylaw No. 5879-1999*.

### DISCUSSION:

#### a) Background Context:

Applicant:	E. Roth
Legal Description:	Lot 2, District Lot 397, Group 1, New Westminster District Plan 8728
OCP:	
Existing:	Ground-Oriented Multi-Family
Proposed:	Ground-Oriented Multi-Family
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	RT-2 (Ground-Oriented Residential Infill)



#### Surrounding Uses:

North:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Ground-Oriented Multi-Family
South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Park
East:	Use:	Multi-Family Residential
	Zone:	RM-5 (Low Density Apartment Residential)
	Designation:	Ground-Oriented Multi-Family
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential

Existing Use of Property:	Vacant
Proposed Use of Property:	Triplex
Site Area:	768 m <sup>2</sup> (8,267 ft <sup>2</sup> )
Access:	221 Street
Servicing requirement:	Urban Standard

#### b) Project Description:

The subject property is located at 11960 221 Street, is currently undeveloped and is relatively flat with some larger trees located along the property lines (see Appendices A and B). The applicant is proposing to rezone the property from the RS-1 (One Family Urban Residential) zone to the RT-2 (Ground-Oriented Residential Infill) zone to allow for the development of a triplex. The subject property is surrounded by single family residential to the north, south, and west, with an apartment building to the east.

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.

#### c) Planning Analysis:

##### Official Community Plan:

The subject property is located within the Downtown West Precinct of the Town Centre Area Plan within the OCP and is currently designated *Ground-Oriented Multi-Family*. The *Ground-Oriented Multi-Family* designation is intended to provide housing options that range from a low density attached form to a medium-high density attached form of ground-oriented housing that will generally be a maximum of three storeys in height, with ground level access to each unit. The development forms include fourplex, courtyard residential, townhouse, rowhouse, and stacked townhouse.

As the subject property is only 768 m<sup>2</sup> (8,267 ft<sup>2</sup>) in area, it is not large enough for a fourplex development within the Town Centre. In addition, there is a BC Tel Statutory Right-of-Way located along the northern property line, therefore consolidation with the property to the north would not benefit the site design. The triplex use is supported, as it provides a transition from the *Ground-Oriented Multi-Family* designation to the north, to the *Park* designation to the south. As a triplex development form is not supported by the *Ground-Oriented Multi-Family* designation, an amendment to the Town Centre Area Plan within the OCP is required to re-designate the property from *Ground-Oriented Multi-Family* to *Single Family Residential*, which supports single-family dwelling, duplex, and triplex forms of development.

#### Zoning Bylaw:

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to RT-2 (Ground-Oriented Residential Infill) (see Appendix C) to permit a triplex development (see Appendix D). The subject property is 768 m<sup>2</sup> (8,267 ft<sup>2</sup>), which is larger than the 700 m<sup>2</sup> (7,535 ft<sup>2</sup>) minimum lot size required for a triplex development in the Town Centre.

The triplex residential development is supported on this property because it will be similar in scale with the surrounding established single family neighbourhood. The maximum height requirement for triplex residential developments is 9.5 m (31 ft.), which is slightly less than the current permitted single family residential zones, at 11 m (36 ft.). The RT-2 (Ground-Oriented Residential Infill) zone for triplex, fourplex and courtyard development is intended to resemble a single family home and integrate with the existing neighbourhood.

At this time, there are no known variances being requested to the requirements of the proposed RT-2 (Ground-Oriented Residential Infill) zone. Any variances arising from subsequent design work will require a Development Variance Permit application.

#### Development Permits:

Pursuant to Section 8.11 of the OCP, a Town Centre (Downtown West Precinct) Development Permit application is required for all multi-family residential, flexible mixed-use and commercial development located in the Town Centre. The *Proposed Triplex, Fourplex and Courtyard Housing Forms Overview* report dated April 18, 2016 stated that applications for triplex, fourplex and courtyard housing would use the Multi-Family Development Permit guidelines, until such time that specific guidelines are developed for the ground-oriented residential infill forms, which are anticipated in 2020. Applications will also be forwarded to the Advisory Design Panel (ADP) for review.

#### Advisory Design Panel:

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

#### Development Information Meeting:

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

**d) Interdepartmental Implications:**

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks Department;
- f) School District;
- g) Utility companies;
- h) Ministry of Transportation and Infrastructure; and
- i) 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.

**e) 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.

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

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

## CONCLUSION:

The development proposal is not in compliance with the policies of the OCP. Justification has been provided to support an OCP amendment to *Single Family Residential* to allow for the triplex form. It is, therefore, recommended that Council grant first reading, subject to additional information being provided and assessed prior to second reading.

"Original signed by Michelle Baski"

---

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

"Original signed by Chuck Goddard"

---

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

"Original signed by Michelle Orsetti" for

---

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

"Original signed by Al Horsman"

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Concurrence: **Al Horsman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

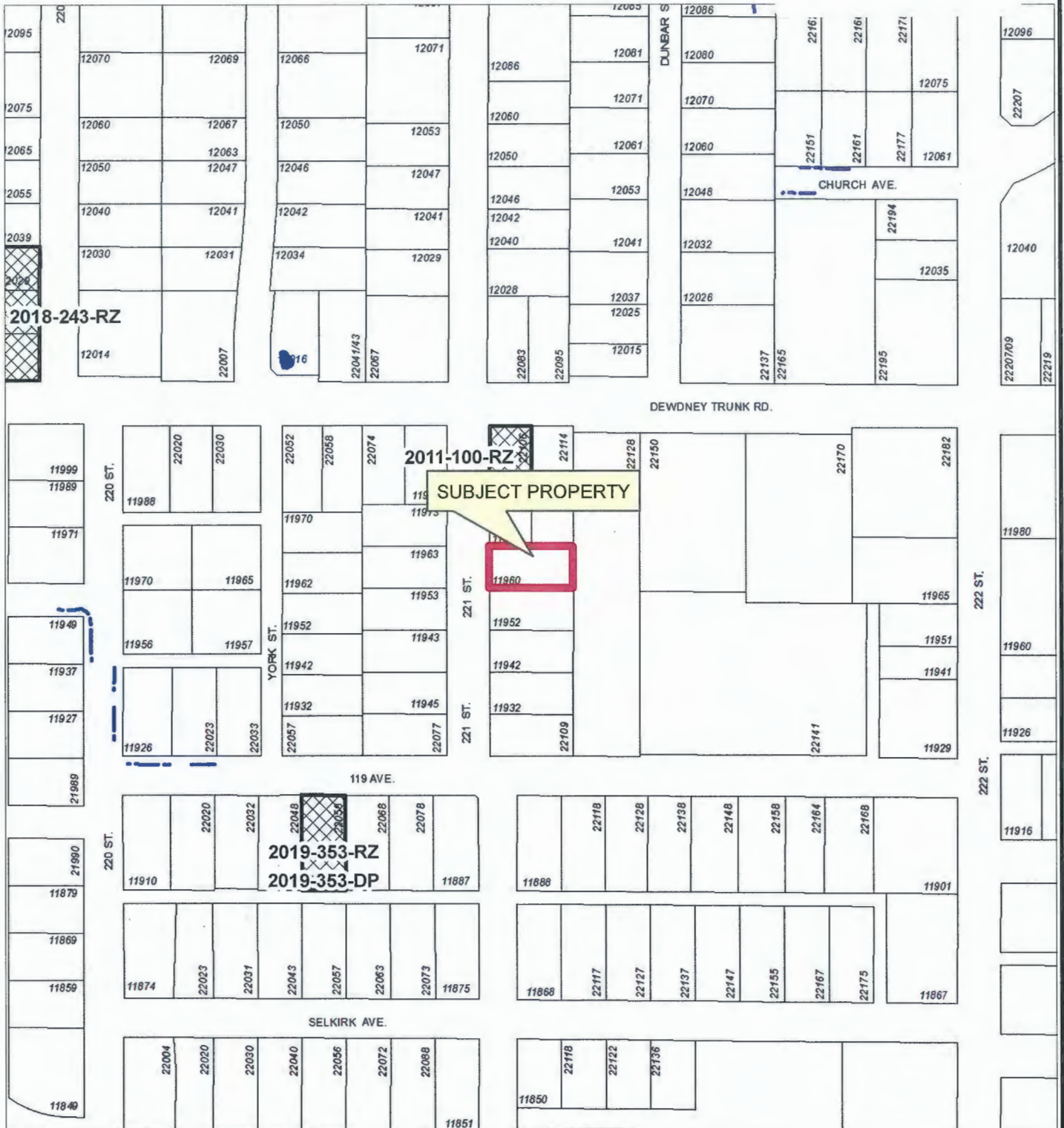
Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No.7604-2020

Appendix D – Proposed Site Plan

# APPENDIX A



Scale: 1:2,500

## Legend

 Active Applications (RZ/SD/DP/VP)

11960 221 St  
PID 011-339-691

PLANNING DEPARTMENT



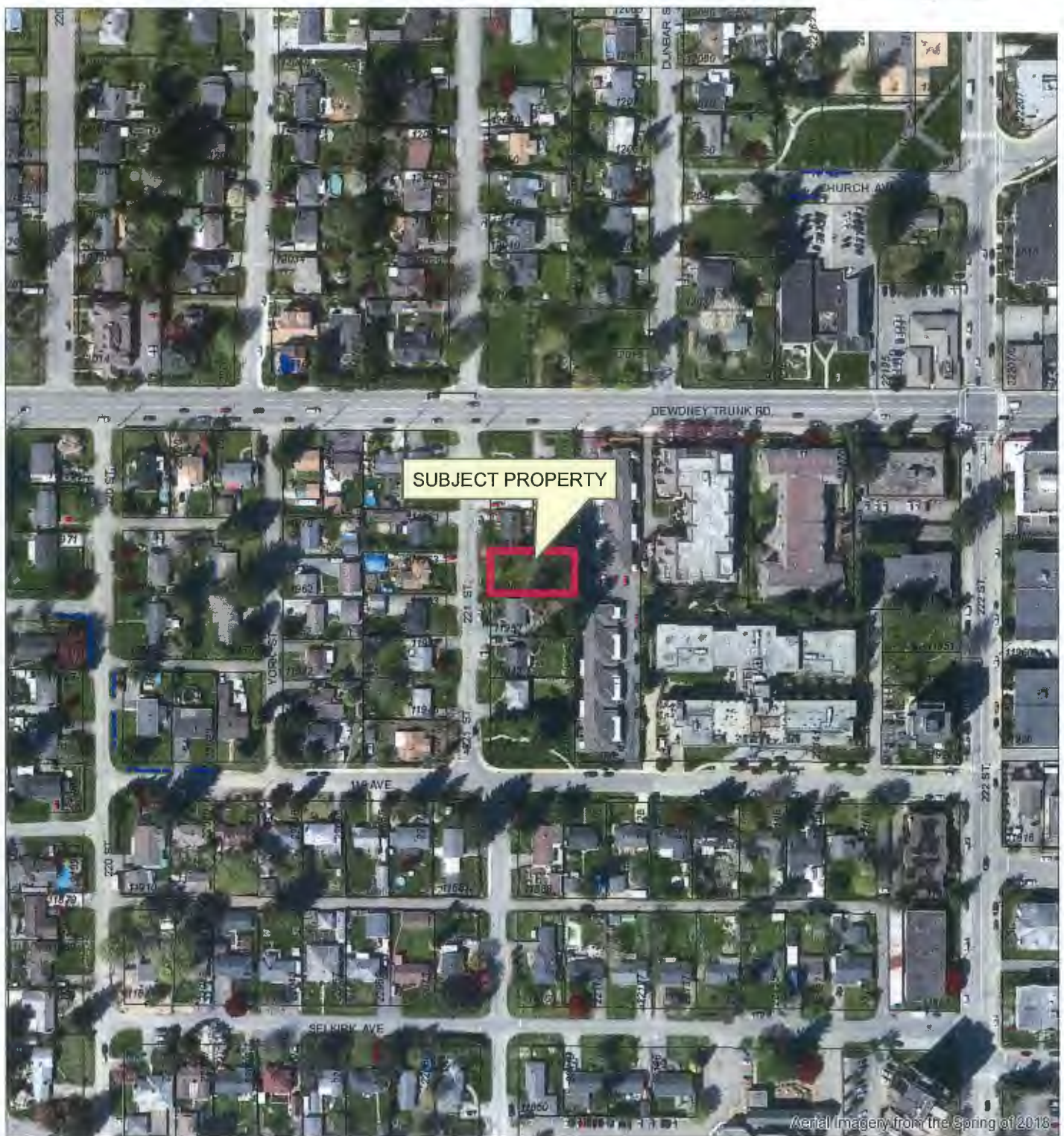
MAPLE RIDGE  
British Columbia

[mapleridge.ca](http://mapleridge.ca)

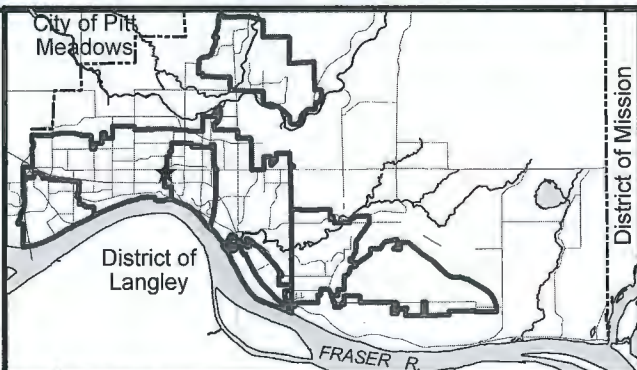
2019-366-RZ  
DATE: Oct 15, 2019

BY: MC





Scale: 1:2,500



11960 221 St  
PID 011-339-691

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

2019-366-RZ  
DATE: Oct 15, 2019

BY: MC

CITY OF MAPLE RIDGE  
BYLAW NO. 7604-2020

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

---

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7604-2020."
2. That parcel or tract of land and premises known and described as:

Lot 2 District Lot 397 Group 1 New Westminster District Plan 8728

and outlined in heavy black line on Map No. 1821 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RT-2 (Ground-Oriented Residential Infill).

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

**READ** a first time the       day of       , 20

**READ** a second time the       day of       , 20

**PUBLIC HEARING** held the       day of       , 20

**READ** a third time the       day of       , 20

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

**ADOPTED**, the       day of       , 20

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PRESIDING MEMBER

---

CORPORATE OFFICER





## MAPLE RIDGE ZONE AMENDING

Bylaw No. 7604-2020

Map No. 1821

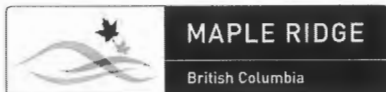
From: RS-1 (One Family Urban Residential)

To: RT-2 (Ground-Oriented Residential Infill)



SCALE 1:2,000

## APPENDIX D



**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. 7611-2020;  
20857 Golf Lane

**MEETING DATE:** February 4, 2020  
**FILE NO:** 2019-394-RZ  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 20857 Golf Lane, from RS-1 (One Family Urban Residential) to R-1 (Residential District), to permit a future subdivision of approximately 6 lots. To proceed further with this application additional information is required as outlined below.

Pursuant to Council policy this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per lot created, for an estimated amount of \$25,500.00.

**RECOMMENDATIONS:**

1. That Zone Amending Bylaw No. 7611-2020 be given first reading; and
2. That the applicant provide further information as described on Schedules A, B, E of the Development Procedures Bylaw No. 5879-1999, and a Subdivision application.

**DISCUSSION:**

**a) Background Context:**

**Applicant:** True Light Building & Development

**Legal Description:** Lot 185 District Lot 277 Group 1 NWD Plan 40699

**OCP:**  
**Existing:** RES (Urban Residential)

**Zoning:**  
**Existing:** RS-1 (One Family Urban Residential)  
**Proposed:** R-1 (Residential District)

**Surrounding Uses:**  
**North:** **Use:** Maple Ridge Elementary School  
**Zone:** P-1 (Park and School)  
**Designation:** Institutional  
**South:** **Use:** Maple Ridge Golf Course  
**Zone:** P-6 (Civic Institutional)  
**Designation:** Parks and Open Space



East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
West:	Use:	Maple Ridge Golf Course
	Zone:	P-6 (Civic Institutional)
	Designation:	Park and Open Space
Existing Use of Property:	Single Family Residential	
Proposed Use of Property:	Single Family Residential	
Site Area:	0.365 Ha (0.90 acre)	
Access:	Golf Lane	
Servicing requirement:	Urban Standard	

**b) Site Characteristics:**

The subject property is located on the north side of Golf Lane within the Fraser River Escarpment Area. To the south and west of the subject property is Maple Ridge Golf Course; to the north is Maple Ridge Elementary School and to the east is Single Family Residential. The subject property contains a single family home and there is a variety of trees located within the property boundary. The subject property is relatively flat.

**c) Project Description:**

The application is to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) to facilitate a 6 lot single family residential subdivision. (See Appendices A and B) The subject property is located within the Fraser River Escarpment Area and subject to Council Policy 6.23 (Attachment C)

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

**d) Planning Analysis:**

**Official Community Plan:**

The OCP designated the subject property as Urban Residential and falls within the Neighbourhood Residential category. This category manages residential growth through infill and intensification in a manner that respect the neighbourhood and the existing physical character of the surrounding areas.

The following OCP policies support the proposed zoning:

*Policy - 3-19 Neighbourhood Residential Infill*

This policy supports residential infill subject to compliance with the following criteria:

- 1) Infill development on a property that is larger than the prevailing lot size of the surrounding neighbourhood or existing zoning of the lot may include the following:
  - a) a possible change in lot size and configuration providing that:
    - i) the proposed lot area and width should be not less than 80% of the lot area and width prescribed under the predominate or adjacent zoning in the surrounding neighbourhood;
    - ii) the proposed lot configuration is similar to the predominate lot pattern that exists within the neighbourhood; and
    - iii) the proposed housing form is consistent in scale and massing to that of the surrounding neighbourhood.

The subject property is larger than the surrounding lot sizes in the neighbourhood; therefore the 80% criteria noted above must be applied. The surrounding lot areas are based on RS-1 (One Family Urban Residential) and R-1 (Residential District) zones. The proposed zone is R-1 (Residential District) which fulfills the 80% criteria. The proposed lot concept plan, included in the applications is similar to the predominate lot pattern that exists within the neighbourhood. Since, the proposed zone of R-1 (Residential District) is in keeping the neighbourhood the size and scale of new housing would be similar to the existing housing form.

*Policy 3-21 All Neighbourhood infill developments will respect and reinforce the physical patterns and characteristics of established neighbourhoods.*

The proposed zoning with the associated conceptual subdivision is in keeping the existing neighbourhood lot configuration and housing form.

**Zoning Bylaw:**

The current application proposes to rezone the property located at 20857 Golf Lane from RS-1 (One Family Urban Residential) to R-1 (Residential District) zone (see Appendix C) to permit approximately 6 single family residential lots. (see Appendix E). The minimum lot size for the current RS-1 (One Family Urban Residential) zone is 668m<sup>2</sup>, and the minimum lot size for the proposed R-1 (Residential District) zone is 371m<sup>2</sup>. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

**Development Information Meeting:**

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

**e) Interdepartmental Implications:**

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

- a) Engineering Department;
- b) Operations Department;

- c) Fire Department;
- d) Building Department;
- e) Parks Department;
- f) School District;
- g) Utility companies;
- h) Ministry of Transportation and Infrastructure;
- i) Agricultural Land Commission; and
- j) 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. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule B);
3. A Town Centre Development Permit Application (Schedule D);
4. A Commercial Area Development Permit Application (Schedule D);
5. A Multi-Family Residential Development Permit Application (Schedule D);
6. A Hammond Area Development Permit Application (Schedule D);
7. A Development Variance Permit (Schedule E);
8. A Watercourse Protection Development Permit Application (Schedule F);
9. A Natural Features Development Permit Application (Schedule G);
10. A Temporary Industrial or Temporary Commercial Use Permit Application (Schedule H);
11. A Wildfire Development Permit Application (Schedule J);
12. An Intensive Residential Development Permit Application; and
13. A Subdivision Application.

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

## CONCLUSION:

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

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

“Original signed by Wendy Cooper”

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

“Original signed by Chuck Goddard”

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

“Original signed by Michelle Orsetti” for

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

“Original signed by Al Horsman”

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*Concurrence:* **Al Horsman  
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

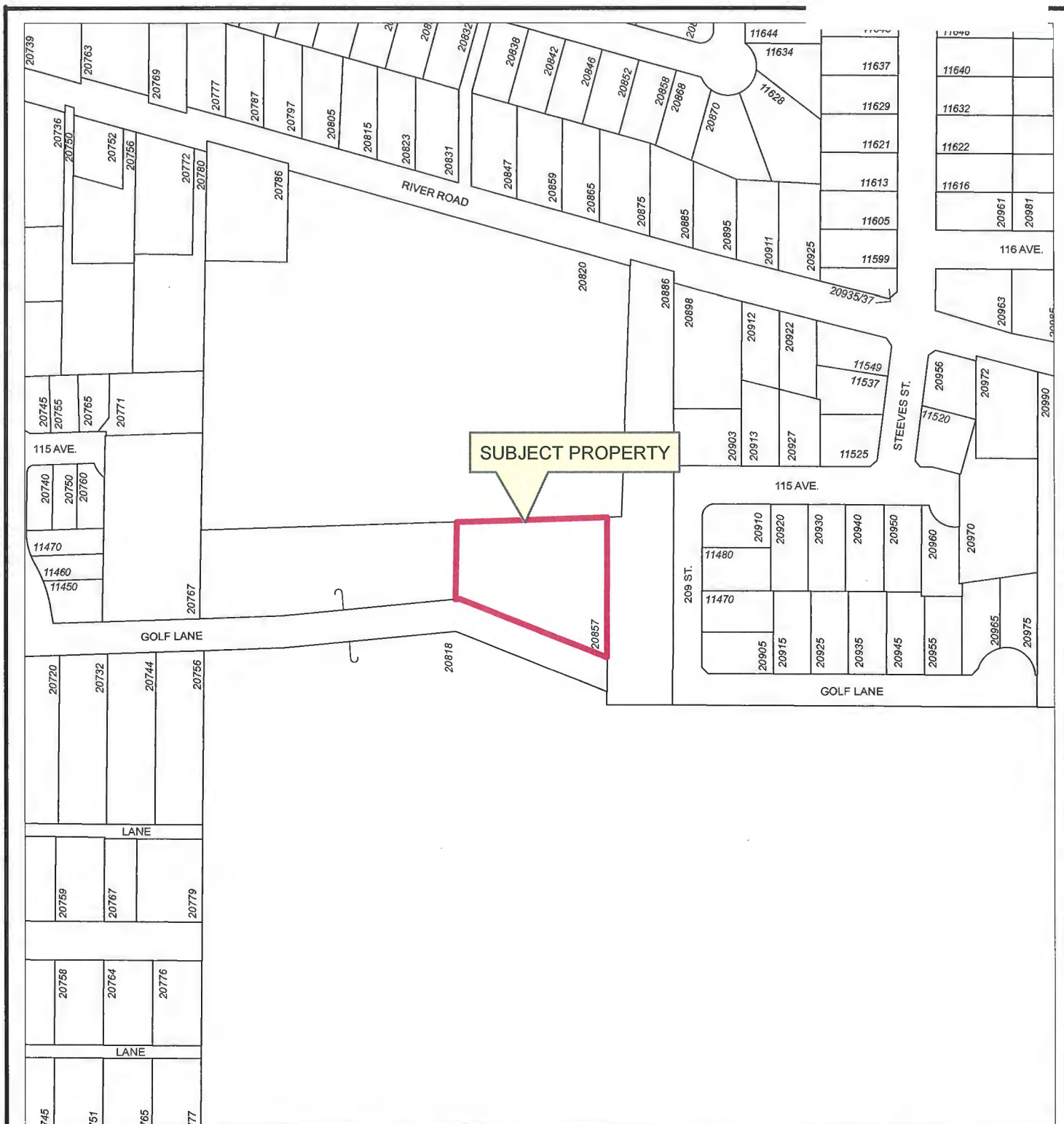
Appendix B – Ortho Map

Appendix C – Council Policy .23

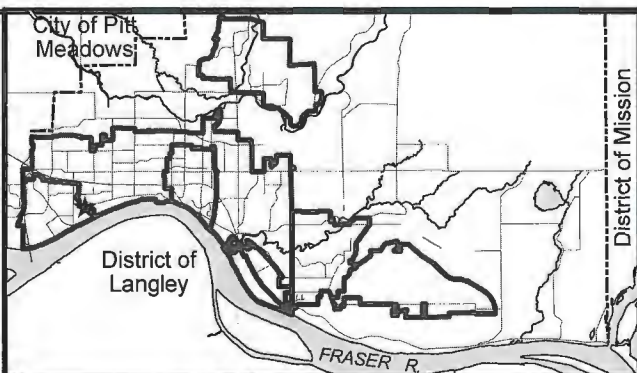
Appendix D – Zone Amending Bylaw No. 7611-2020

Appendix E – Proposed Site Plan

# APPENDIX A



Scale: 1:2,500



20857 GOLF LANE  
PID: 005-397-901

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2019-394-RZ

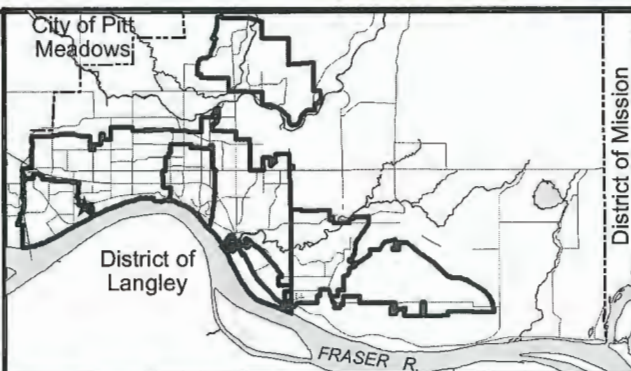
DATE: Nov 15, 2019

BY: PC



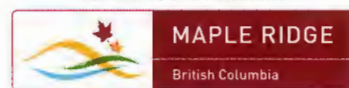


Scale: 1:2,500



20857 GOLF LANE  
PID: 005-397-901

PLANNING DEPARTMENT



[mapleridge.ca](http://mapleridge.ca)

FILE: 2019-394-RZ

DATE: Nov 15, 2019

BY: PC

## POLICY STATEMENT

### District of Maple Ridge

<b>Title:</b> Control of Surficial and Groundwater Discharge in the Area Bounded by 207 Street, 124 Avenue, 224 Street and the Crest of the Fraser River Escarpment	<b>Policy No :</b> 6.23  <b>Supersedes:</b> 6.04
<b>Authority:</b> <u>Council</u>  <b>Approval:</b> <u>March 23, 2004</u>	<b>Effective Date:</b>  <u>March 24, 2004</u>
<b>Policy Statement:</b>  That the consideration of surficial or groundwater discharge within the area bounded by 207 Street, 124 Avenue, 224 Street and the crest of the Fraser River Escarpment be subject to the provisions and accompanying procedures that form part of this policy.	
<b>Purpose:</b>  To set out conditions for the consideration of surficial or groundwater discharge in the area bounded by 207 Street, 124 Avenue, and 224 Street to the crest of the Fraser River Escarpment without compromising the stability of the entire Escarpment. This policy should be read in conjunction with Policy No. 6.24 – “ Subdivision of, or building on, Land within 300 Metres of the Crest of the Fraser River Escarpment.”	
<b>Definitions:</b>  <p><b>Crest (Top of Bank):</b> The general crest (top of bank) as identified in the attached map prepared by Golder Associates Ltd. entitled “Fraser River Escarpment: Attachment 1”, or as determined by a British Columbia Land Surveyor (BCLS).</p> <p><b>Fraser River Escarpment (Escarpment):</b> The area bounded by Fraserview Street to the west and Carhill Road to the east, extending from the crest of the Escarpment to north of River Road.</p> <p><b>Geotechnical Engineer:</b> A qualified geotechnical engineer or geoscientist in good standing in the Province of British Columbia.</p> <p><b>Setback:</b> The distance in metres from the delineated crest of the escarpment.</p>	

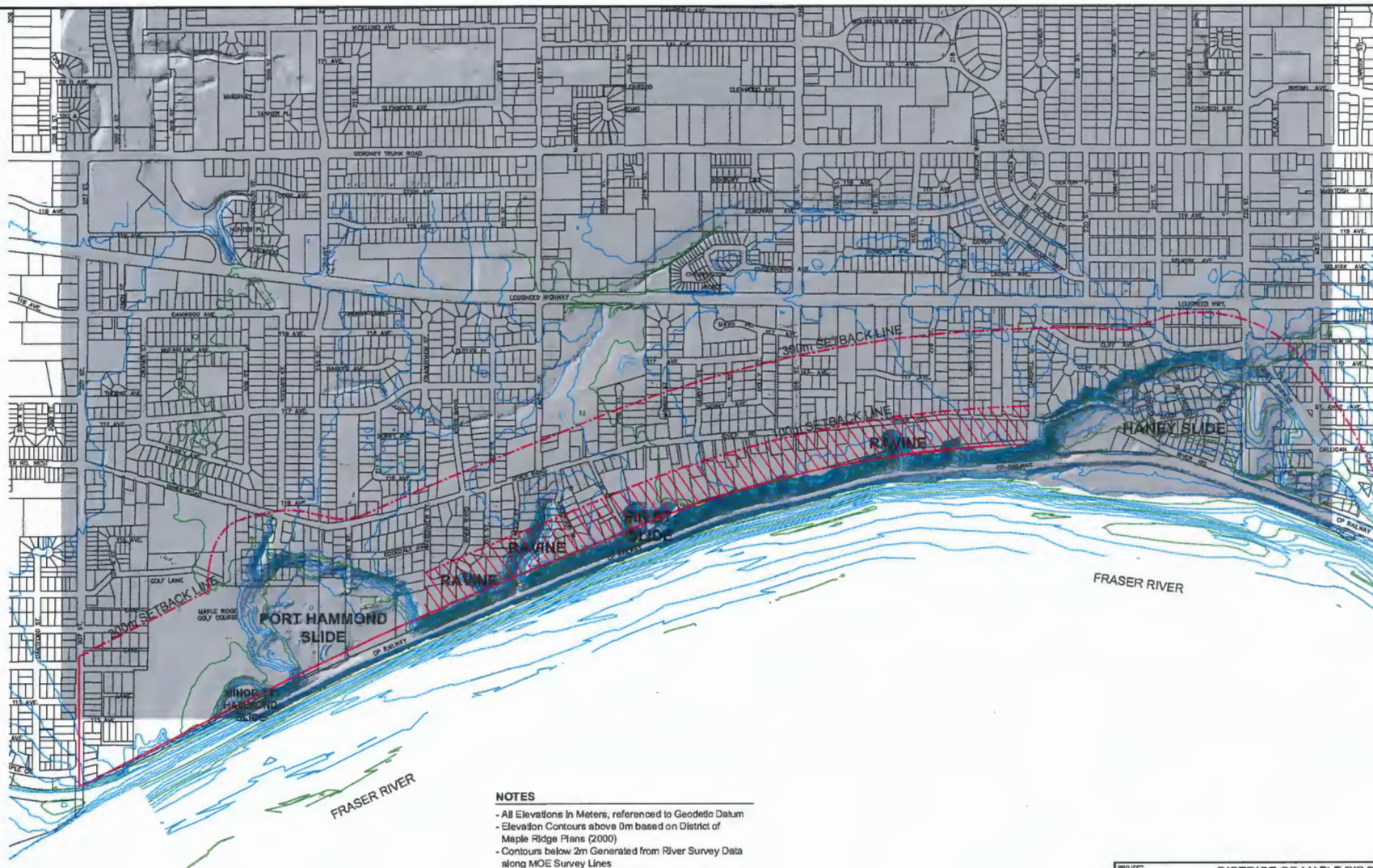
## PROCEDURE (OPERATING REGULATION)

### District of Maple Ridge

<b>Title:</b> Control of Surficial and Groundwater Discharge in the Area Bounded by 207 Street, 124 Avenue, 224 Street and the Crest of the Fraser River Escarpment.	<b>Policy No :</b> 6.23 <b>Supersedes:</b> 6.04
<b>Authority:</b> <u>Council</u> <b>Approval:</b> <u>March 23, 2004</u>	<b>Effective Date:</b> <u>March 24, 2004</u>
<b>1.0 POLICY STATEMENT (adopted)</b>  That the consideration of surficial or groundwater discharge within the area bounded by 207 Street, 124 Avenue, 224 Street and the crest of the Fraser River Escarpment be subject to the provisions and accompanying procedures that form part of this policy.	
<b>2.0 KEY AREAS OF RESPONSIBILITY</b>  <b>Action to Take</b>  <ol style="list-style-type: none"><li>1. Storm drainage ditches or buried storm services shall be provided where existing roads, residential and commercial run-off causes ponding of water.</li><li>2. Buried storm services shall be provided for all new roads or upgraded facilities.</li><li>3. All storm drainage facilities shall be designed in accordance with the current storm water management criteria.</li><li>4. No ground water discharge of new construction residential, commercial, road or parking areas shall be allowed. All such drainage shall be carried to storm water ditches or sewers.</li><li>5. Septic fields shall be avoided and sanitary sewers provided where possible. Where existing residences are on septic systems they should be converted where possible. All new residences shall require sanitary sewers.</li><li>6. All storm ditches shall be constructed to avoid ponding of water. All ditches shall drain to the north and west by gravity. No discharge shall be allowed into river bank ravines.</li></ol>	



- |   |  |
|---|--|
| <ol style="list-style-type: none"><li>7. No storm water discharge shall be permitted over the river bank slopes or ravines unless transferred to river level in continuous storm sewers or pipes. If approval cannot be obtained to discharge storm water by pipe into the Fraser River then the discharge must be directed to a storm drainage system - ditch or storm sewer - on the road right-of-way. Where there is no storm water collection system within the road right-of-way fronting the property then consideration must be given to the extension of the existing storm drainage system.</li><li>8. Landscape ponding is not permitted.</li><li>9. Swimming pools are not permitted to drain into rock pits.</li></ol> |  |
|---|--|



#### LEGEND

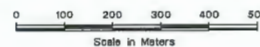
- Crest of Escarpment Line
- 100m Setback Line
- 300m Setback Line
- ▨ 100m Setback Zone

#### NOTES

- All Elevations in Meters, referenced to Geodetic Datum
- Elevation Contours above 0m based on District of Maple Ridge Plans (2000)
- Contours below 2m Generated from River Survey Data along MOE Survey Lines
- Neither the Corporation of the District of Maple Ridge nor Golder Associates Ltd. make any guarantee regarding the accuracy or present status of the information shown on this figure.

#### REFERENCE

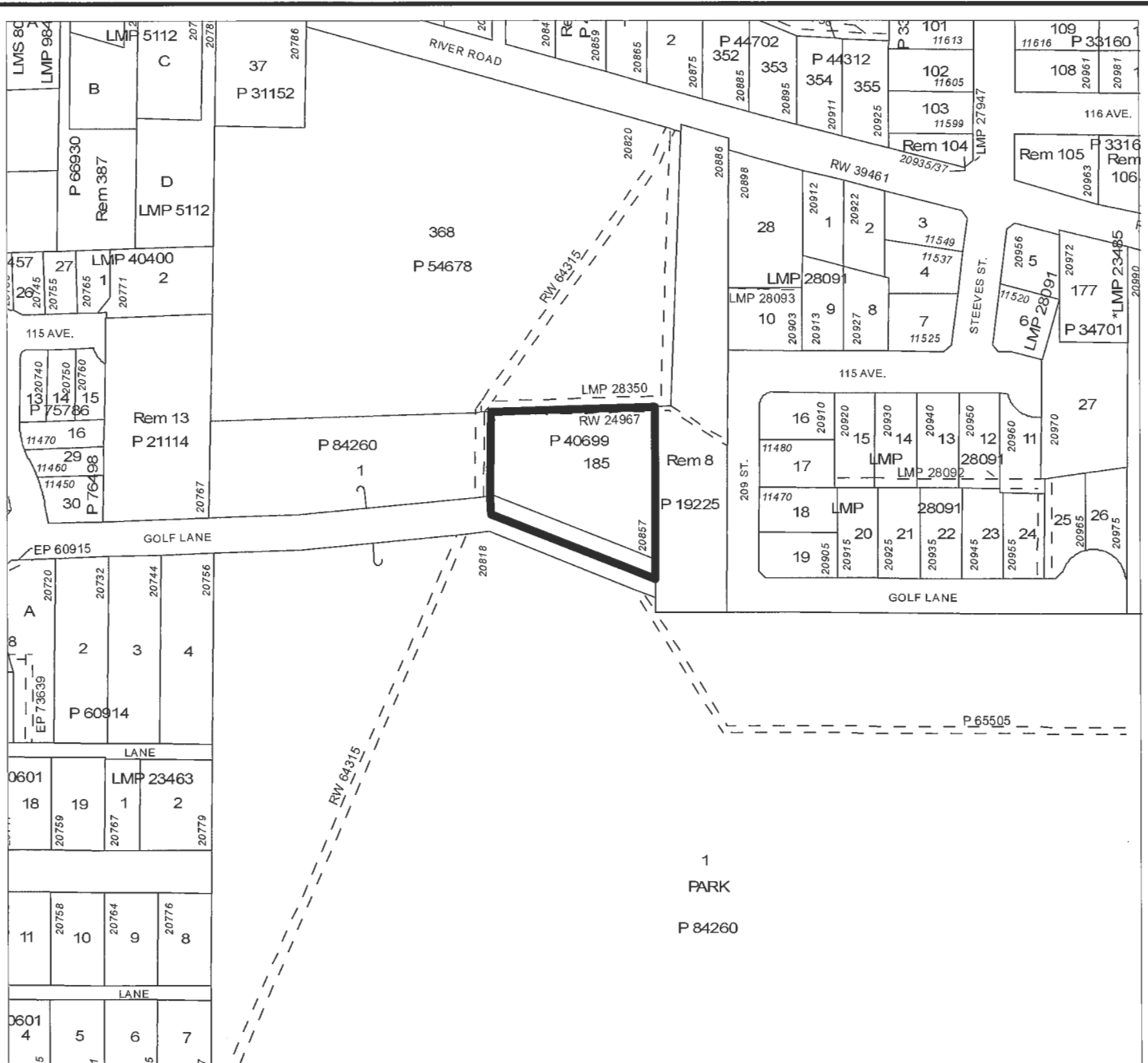
Golder Associates Ltd. Report No. 03-1411-018, dated March 2004.  
Map Projection: UTM NAD83 Zone 10  
Sources: District of Maple Ridge, Ministry of Environment Lands & Parks



PROJECT				DISTRICT OF MAPLE RIDGE SEISMIC VULNERABILITY STUDY FRASER RIVER ESCARPMENT, MAPLE RIDGE, B.C.			
TITLE				FRASER RIVER ESCARPMENT CREST AND SETBACK LINES			
PROJECT No.		03-1411-018		FILE No.		P03-1411-018-03	
DESIGN	CNW	12MAR04		SCALE	AS SHOWN	REV.	—
CADD	JK	12MAR04		ATTACHMENT 1			
CHECK	CNW	12MAR04					
REVIEW							



CORPORATE OFFICER



# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7611-2020

Map No. 1826

From: RS-1 (One Family Urban Residential)

To: R-1 (Residential District)



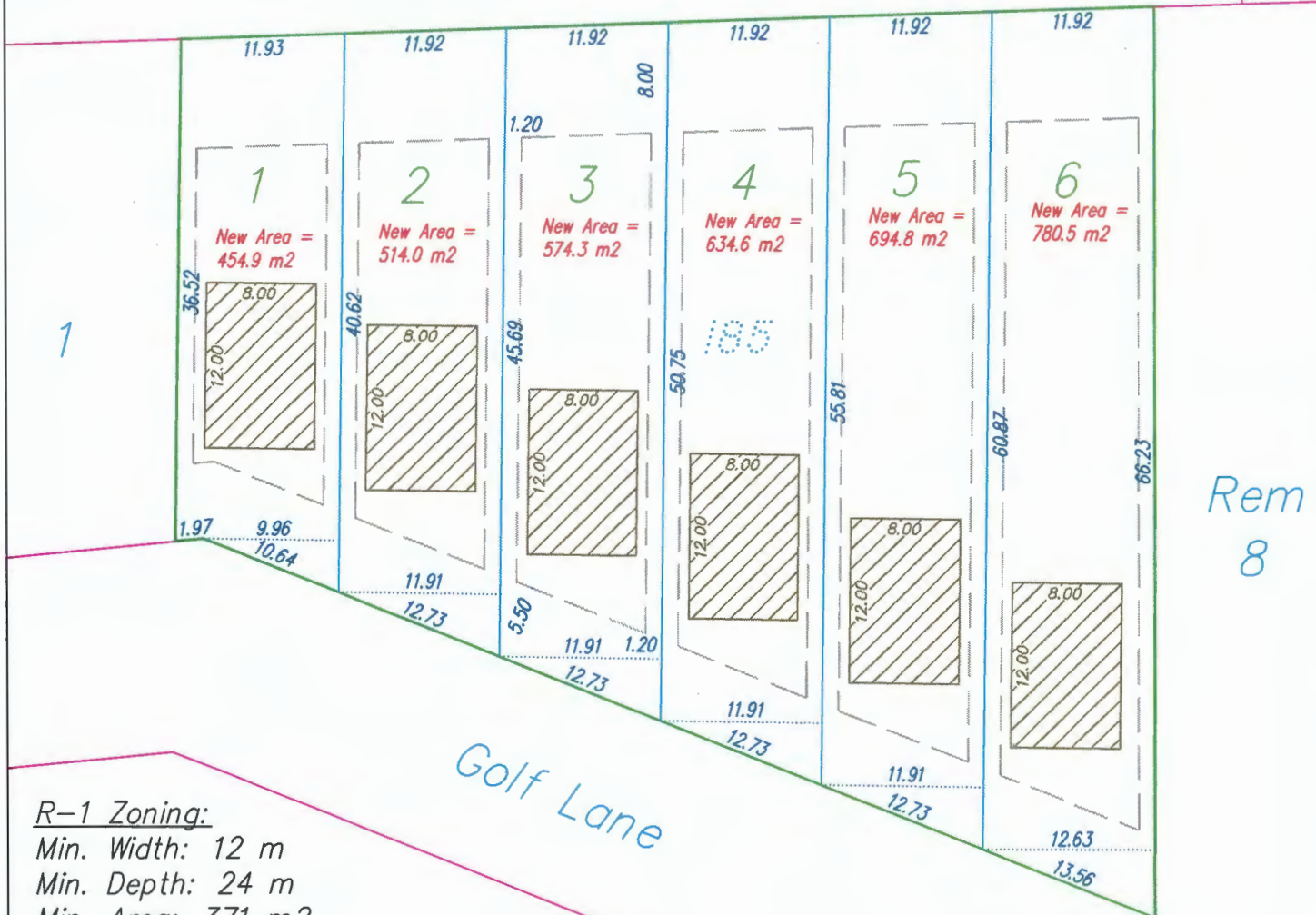
SCALE 1:2,500



# SKETCH PLAN FOR PROPOSED 6 LOT SUBDIVISION

20857 Golf Lane, Maple Ridge, BC

368



## R-1 Zoning:

Min. Width: 12 m

Min. Depth: 24 m

Min. Area: 371 m<sup>2</sup>

Setbacks: front 5.5 m

rear 8.0 m

interior side 1.2 m

exterior side 3.0 m

Min. Building Area 8 x 12 footprint

## Notes:

Lot Width DVP.

Lot dimensions are based on Plan 40699 and may change with a legal survey.

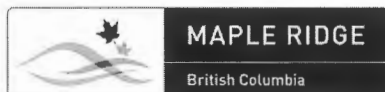
Paper Size: 12" x 8.5"

Date: November 12, 2019

File: MR19-416\MR16-564skDESIGN\_6

SCALE 1 : 500





**mapleridge.ca**

**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** February 4, 2020  
**FILE NO:** 2017-461-DVP/DP  
**MEETING:** C o W  
**SUBJECT:** Development Variance Permit and Development Permit  
11641 227 Street

---

**EXECUTIVE SUMMARY:**

Development Variance Permit application (2017-461-DVP) has been received in conjunction with Development Permit application (2017-461-DP) to permit the construction of two residential apartment buildings with approximately 153 residential units with a density of 2.0 (Floor Space Ratio) FSR at 11641 227<sup>th</sup> Street (Appendix A and B). The proposed buildings as submitted require variances to Maple Ridge Zoning Bylaw No. 3510-1985. The requested variances to Maple Ridge Zoning Bylaw No. 3510-1985 RM-2 (Medium Density Apartment Residential District) zone are as follows:

Section 604 RM-2 (Medium Density Apartment Residential District).

- a. Section 604 (6) (a) is proposed to be varied from all apartment residential buildings shall be sited not less than 7.5 metres from all property lines to 1.6 metres for the front yard property line;
- b. Section 604 (6) (a) is proposed to be varied from all apartment residential buildings shall be sited not less than 7.5 metres from all property lines to 1.3 metres for the north side yard property line from the 1<sup>st</sup> floor and above; and
- c. Section 604 (6) (b) is proposed to be varied from a structure, all of which is 0.8 metre or less above the average finished grade of the lot, and which is landscaped and integrated to become a usable part of the yard area may be sited not less than
  - (i) 1.5 metres from an interior side lot line to 0 metres along the north interior side lot line. (Appendix E)

The proposed variances will contribute to the overall design of the project in which the buildings are stepped back at the front to reduce the impact on the adjacent single family homes to the east. In addition, orientating the Townhouses closer to the street will provide place making. The subject property is impacted by the geotechnical setback from the slope to the west thus reducing the available buildable area of the subject property. In light of this, the design of the building has gone into the required 7.5 metres required side yard setback.

**RECOMMENDATION:**

1. That the Corporate Officer be authorized to sign and seal 2017-461-DVP; and
2. That the Corporate Officer be authorized to sign and seal 2017-461-DP respecting property located at 11641 227 Street.

## DISCUSSION:

### a) Background Context

Applicant:	Bissky Architecture and Urban Design Inc. Wayne Bissky
Legal Description:	Lot A, District Lot 401 Group 1 New Westminster District Plan EPP94580
OCP	
Existing:	Medium Density Multi-Family
Zoning:	
Existing:	RM-2 (Medium Density Apartment Residential District)
Surrounding Uses:	
North:	Use: Vacant Zone: RS-1 (Single Detached Urban Residential) Designation: Conservation, Low Rise Apartment
South:	Use: Apartment Zone: RM-2 (Medium Density Apartment Residential District)
East:	Designation: Low-Rose Apartment, Conservation Use: Single Family, Senior's Assisted Living Apartment Zone: RS-1 (One Family Urban Residential, CD-1-00 (Comprehensive Development))
West:	Designation: Single Family Residential, Low-Rise Apartment Use: Park Zone: RS-1 (Single Detached Urban Residential) Designation: Conservation, Low-Rose Apartment
Existing Use of Property:	Vacant – Sales Centre
Proposed Use of Property:	RM-2 (Medium Density Apartment Residential District)
Site Area:	
Access:	227 <sup>th</sup> Street
Servicing:	Urban
Lot Size:	0.558 ha

### b) Project Description:

The project will consist of two buildings and 3 townhouses. Building 1, fronting 227<sup>th</sup> Street, has been stepped down to 2 storeys in order to relate in scale to the single family homes across the street (east). The massing of building 1, then steps westward and up to 6 stories as a transition to the higher, building 2 (7 storeys) which is located on the western edge of the subject property. In general terms, the two buildings form an “L” shape that includes a common outdoor entry court where the main pedestrian and vehicular accesses off 227<sup>th</sup> Street. The 3 townhouse, each of slight difference in expression yet realm within a familiar resemblance, have entry gates and stairs leading



from the sidewalk up to their front doors. A main semi-public stair and accessible ramp is located slightly to the north of the townhouse, providing direct access from 227<sup>th</sup> Street to the raised common entry court. This podium design is the result of the geotechnical constraints that exist on the subject property. This podium works to the advantage in helping to delineate the public from semi-public zones as the transition is made from 227<sup>th</sup> Street onto the site, which eventually leads into the building. (see Appendix C)

**c) Planning Analysis:**

**Development Permit**

The subject property has been assessed against the Town Centre Development Permit Guidelines, Section 8.11 as detailed in the OCP. The following is a brief description and assessment of the proposal's compliance with the applicable Key Development Permit Guidelines:

**1. Promote North and South View as Distinctive, Highly Liveable Multi-Family Neighbourhoods**

- Consistent: Yes

- a. Does proposed development help to establish the precinct as a residential area with a mix of housing types at varying densities?

Explain: Architect's writes *"We are providing a variety of unit sizes as well as types. Townhouses front 227<sup>th</sup> Street with apartments behind."*

**2. Create Pedestrian-Friendly, Ground-Oriented, Multi-Family Community**

- Consistent: Yes

- b. Does the building's form and mass support a strong pedestrian-oriented urban realm and help define the street and sidewalk areas as active public spaces? Taller buildings should be stepped back podium style.

Explain: *"Townhouses with their entries front 227<sup>th</sup> Street. From there the upper floors are tiered and stepped with the highest levels at the rear, against the green belt to the west."*

**3. Maintain Cohesive Building Styles**

- Consistent: Yes

- c. Is there consistency with other new buildings in the precinct in terms of architecture, building setbacks, form, mass, and height?

Explain: *"The adjacent buildings are about 20-25 years old, so our style is more reflective of today. But the scale fits well both to the North and South."*

4. Capitalize on Important Views

- Consistent: Yes

d. Does proposed new development capitalize on mountain and/or river views?

Explain: *"There will be many views enjoyed from most units in all directions. The open arms of the wings provide pleasant views of the landscaped courtyard."*

- Consistent: Yes

e. Have the important views of existing buildings been considered in relation to the proposed development?

Explain: *"The views from the buildings on the south will change but landscaping along our south edge will beautify and enhance their view. Their views would have been affected regardless on the form of development."*

5. Provide Private and Semi-Private Green Space

- Consistent: Yes

f. Does proposed development include front and back courtyards (in multi-family developments) and incorporate universal access, reduce vandalism, and increase safety in the design?

Explain: *"The main central courtyard will be raised to help delineate private and semi-private, from semi-public and public zone. Thereby creating architectural and visual clues to prevent unwanted entry and activity."*

6. Provide Climate Appropriate Landscaping and Green Features

- Consistent: Yes

g. Are landscape elements designed to enrich the pedestrian environment, moderate the internal building climate, manage stormwater on site, and reference the architectural quality of the building(s)?

Explain: *"The landscaping will beautify the semi-private and semi-public realm while cooling the building in the summertime. Onsite stormwater management through absorption into the top soil while retention, recycling and detention will be provided."*

7. Maintain Street Interconnectivity

- Consistent: Not Applicable

h. Does proposed development maintain street interconnectivity and the use of the lane as a service street and secondary vehicular and pedestrian thoroughway?

Explain: *"There are no lanes in this area."*

**i. Is required parking provided underground?**

- Consistent: Yes

**Explain: "All of the parking is shown on the 2 levels provided."**

**d) Advisory Design Panel:**

The Development Permit application was reviewed by the Advisory Design Panel on July 18, 2018. All Comments (Appendix D) were addressed. The form and character of the proposal complies with the Town Centre Development Permit Area Guidelines of the OCP.

**e) 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.

The requested variances and rationale for support are described below:

1. Maple Ridge Zoning Bylaw no. 3510-1985,
  - a. Section 604 (6) (a) is proposed to be varied from all apartment residential buildings shall be sited not less than 7.5 metres from all property lines to 1.6 metres for the front yard property line;
  - b. Section 604 (6) (a) is proposed to be varied from all apartment residential buildings shall be sited not less than 7.5 metres from all property lines to 1.3 metres for the north side yard property line from the 1<sup>st</sup> floor and above; and
  - c. Section 604 (6) (b) is proposed to be varied from a structure, all of which is 0.8 metre or less above the average finished grade of the lot and which is landscaped and integrated to become a usable part of the yard area may be site not less than (i) 1.5 metres from an interior side lot line to 0 metres along the north interior side lot line. (Appendix E)

The proposed variances will contribute to the design of the project in which the buildings are stepped back to reduce the impact on the adjacent single family homes to the east of the site. In addition, orientating the Townhouses closer to the street will provide place making.

**Financial Implications**

In accordance with Councils Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost was provided to ensure that the landscaping is installed in accordance with the terms and conditions of the Development Permit. Based on the estimated landscape cost of \$282,402.00 and the security that has been collected is \$282,402.00.

## CONCLUSION:

A Development Variance Permit application and a Town Centre Development Permit application has been received for the subject property, to construct two residential apartment buildings with approximately 153 residential units with a density of 2.0 FSR. The form and character of the proposed development is in keeping with the Town Centre Development Permit Area Guidelines and the associated proposed variance are supportable as the development provides a sense of placemaking with the street and single family homes to the east and improves the siting of the project given the impacts the geotechnical constraints of the subject property.

It is therefore recommended that these applications be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-461-DVP and Development Permit 2017-461- DP.

"Original signed by Wendy Cooper"

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*Prepared by:* **Wendy Cooper, M.Sc., MCIP, RPP**  
**Planner 1**

"Original signed by Chuck Goddard"

---

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

"Original signed by Christine Carter"

---

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

"Original signed by Al Horsman"

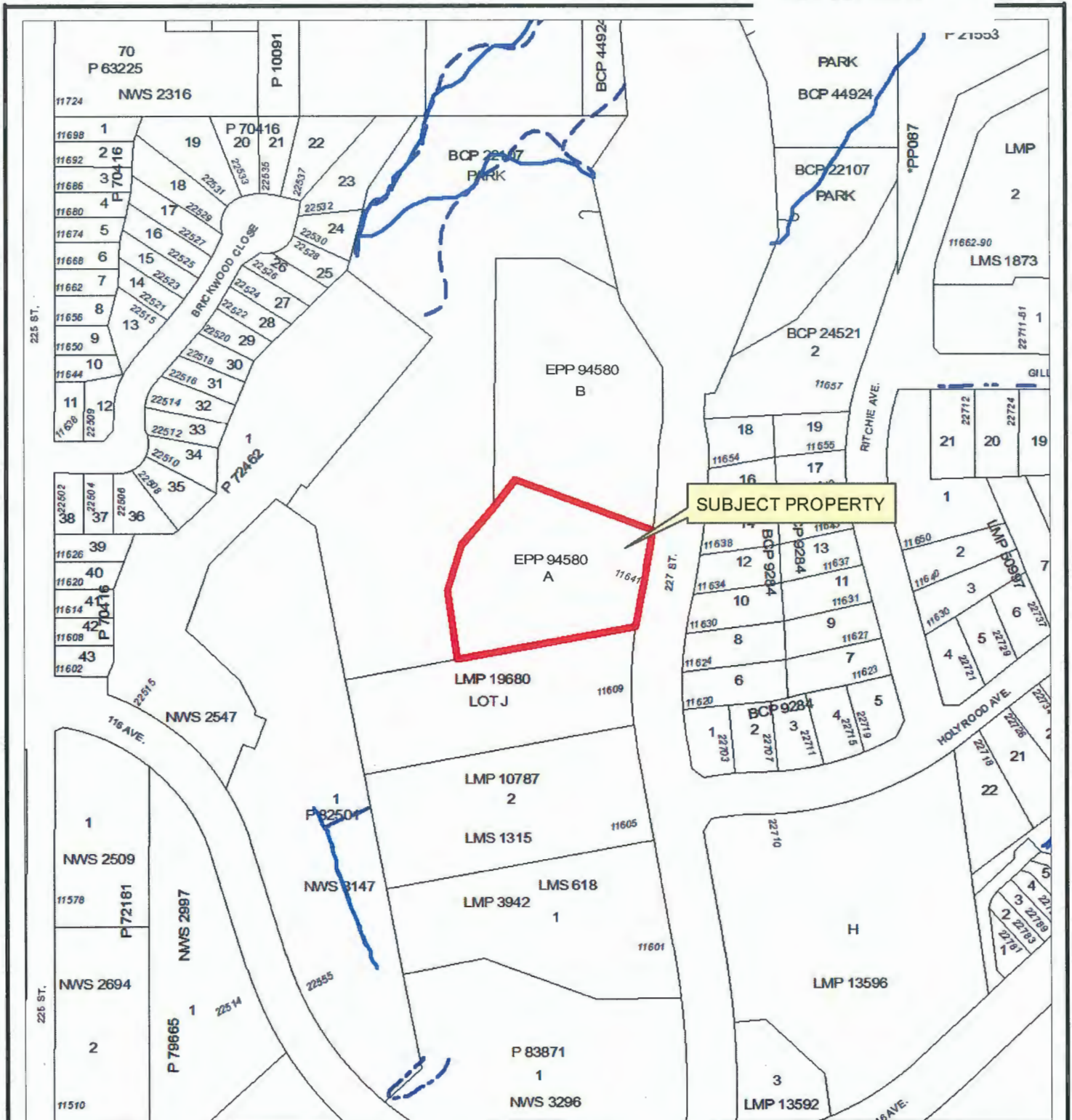
---

*Concurrence:* **Al Horsman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Building Elevations and Landscape Plans
- Appendix D – Advisory Design Panel
- Appendix E – Proposed Variances

# APPENDIX A



Scale: 1:2,500

## Legend

- Stream
- Ditch Centreline
- Indefinite Creek

11641 227 Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2017-461-DP

DATE: Jan 16, 2020

BY: DT





Scale: 1:2,500

### Legend

- Stream
- Ditch Centreline
- Indefinite Creek

11641 227 Street

PLANNING DEPARTMENT



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FILE: 2017-461-DP

DATE: Jan 16, 2020

BY: DT









1 Bldg 2 - South Elevation  
Scale: 1:125



2 Bldg 2 - East Elevation  
Scale: 1:125

ISSUED DRAWINGS

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153 Unit RM-2 Multi-Family Dev't  
- City Address - 11841 227th Street, Maple Ridge BC  
- Legal Address - Lot 1 District Lot 401 Group 1  
New Westminster District Plan BC204021  
PID #: 028-721-435

Elevations

WAYNE STEPHEN BISSKY  
ARCHITECTURE & URBAN DESIGN INC.  
PLANNING INTERIOR DESIGN  
2004 2222 Highway 10 West  
Vancouver, BC V6M 4K2  
Phone: 604-271-4350 Fax: 604-271-4355  
Website: www.wsbissky.com

Date: Oct 12, 2017  
Scale: As Noted  
Drawn: BT  
Project ID: 1716

Sheet:  
A 5.5



ISSUED DRAWINGS	
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153 Unit RM-2 Multi-Family Dev't	<p>Client Address: 11641 2276 Street, Maple Ridge BC          Project Address: Lot 1 District Lot 401 Group 1          New Investment District Plan 10-204221          PD #: 100-771-1-05</p>
Elevations	<p>WAYNE STEPHEN BISSKY          ARCHITECTURAL DESIGN INC.          PLANNING INTERIOR DESIGN          11641 2276 Street, Maple Ridge BC          Phone: 604-271-1000          Fax: 604-271-1001          Email: wsb@wbsb.ca</p>
Date:	Oct 12, 2017
Scale:	As Noted
Drawn:	BT
Project ID:	1716
Sheet:	A 5.6



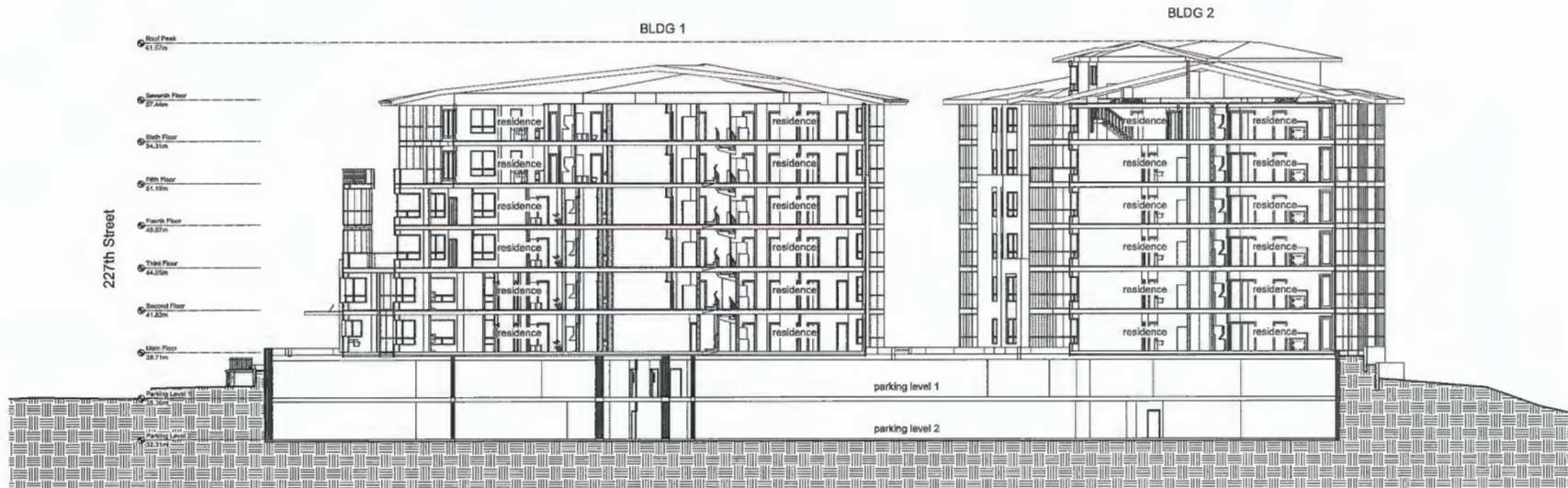
### Exterior Materials

\* All Materials as noted or approved equal

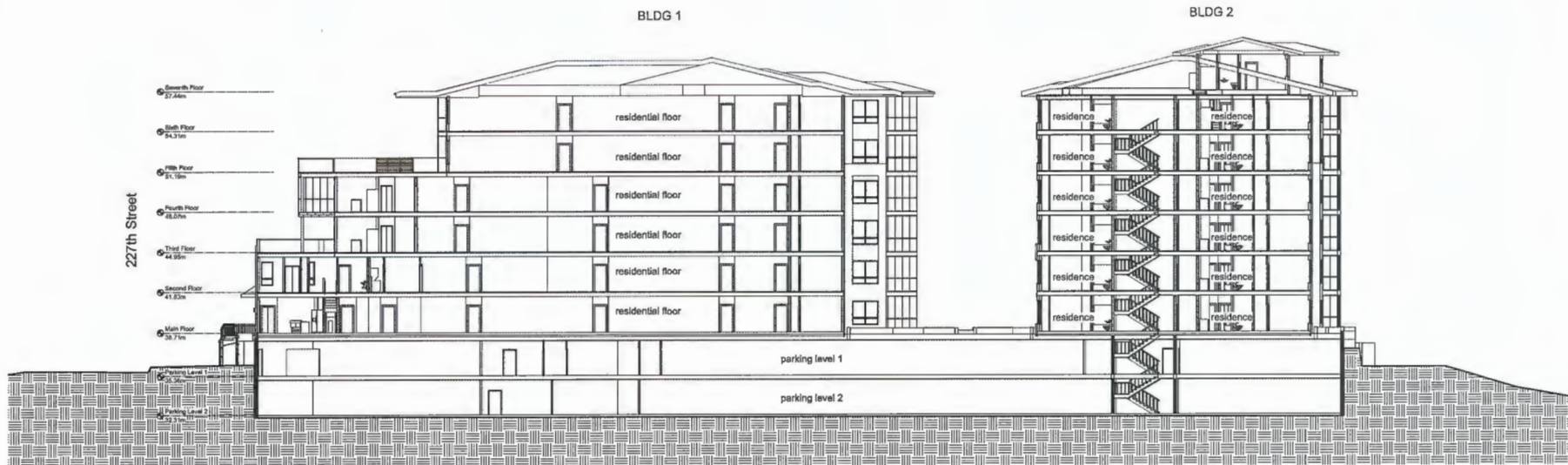
A 6.0







3 Site Section 3  
Scale: 1:150



4 Site Section 4  
Scale: 1:150

ISSUED DRAWINGS

153 Unit RM-2 Multi-Family Dev't  
City Address: 1531-227th Street, Maple Ridge BC  
Legal Address: Lot 1 District Lot 461 Group 1  
New Westminster District Plan BCP24021  
PG# 1: 099-721-6335

Site Sections

WAYNE STEPHEN BISSKY  
ARCHITECTURE & URBAN DESIGN INC.  
PLANNING INTERIOR DESIGN  
www.wsbdesign.com  
1531-227th Street, Suite 100  
Maple Ridge BC V2X 6A3  
Phone: 604.333.0000

Date: Oct 12, 2017  
Scale: 1:150  
Drawn: BT  
Project ID: 1716

Sheet  
A.2.1



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City Address: 11541-227th Street, Maple Ridge BC

Legal Address: Lot 1 District Lot 403 Group 1  
New Westminster District Plan ECP24521

## Site Sections

**WAYNE STEPHEN BISSKY**  
ARCHITECTURE & URBAN DESIGN INC.  
PLANNING INTERIOR DESIGN

Date:	Oct 12, 2017
Scale	1:250
Drawn	BT
Project ID	1716

Sheet

A 2.2



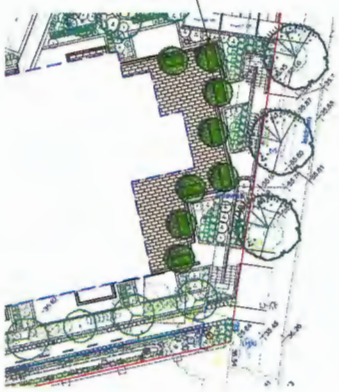




**PLANT LIST - 227 Street Apartments**

SYMBOL	PLANT	COMMON NAME	SIZE	QUANTITY
1	Red Robin	Vireo	100-150	100
2	Black Redstart	Black Redstart	100-150	100
3	Redstart	Redstart	100-150	100
4	Black Redstart	Black Redstart	100-150	100
5	Black Redstart	Black Redstart	100-150	100
6	Black Redstart	Black Redstart	100-150	100
7	Black Redstart	Black Redstart	100-150	100
8	Black Redstart	Black Redstart	100-150	100
9	Black Redstart	Black Redstart	100-150	100
10	Black Redstart	Black Redstart	100-150	100
11	Black Redstart	Black Redstart	100-150	100
12	Black Redstart	Black Redstart	100-150	100
13	Black Redstart	Black Redstart	100-150	100
14	Black Redstart	Black Redstart	100-150	100
15	Black Redstart	Black Redstart	100-150	100
16	Black Redstart	Black Redstart	100-150	100
17	Black Redstart	Black Redstart	100-150	100
18	Black Redstart	Black Redstart	100-150	100
19	Black Redstart	Black Redstart	100-150	100
20	Black Redstart	Black Redstart	100-150	100
21	Black Redstart	Black Redstart	100-150	100
22	Black Redstart	Black Redstart	100-150	100
23	Black Redstart	Black Redstart	100-150	100
24	Black Redstart	Black Redstart	100-150	100
25	Black Redstart	Black Redstart	100-150	100
26	Black Redstart	Black Redstart	100-150	100
27	Black Redstart	Black Redstart	100-150	100
28	Black Redstart	Black Redstart	100-150	100
29	Black Redstart	Black Redstart	100-150	100
30	Black Redstart	Black Redstart	100-150	100
31	Black Redstart	Black Redstart	100-150	100
32	Black Redstart	Black Redstart	100-150	100
33	Black Redstart	Black Redstart	100-150	100
34	Black Redstart	Black Redstart	100-150	100
35	Black Redstart	Black Redstart	100-150	100
36	Black Redstart	Black Redstart	100-150	100
37	Black Redstart	Black Redstart	100-150	100
38	Black Redstart	Black Redstart	100-150	100
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40	Black Redstart	Black Redstart	100-150	100
41	Black Redstart	Black Redstart	100-150	100
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50	Black Redstart	Black Redstart	100-150	100
51	Black Redstart	Black Redstart	100-150	100
52	Black Redstart	Black Redstart	100-150	100
53	Black Redstart	Black Redstart	100-150	100
54	Black Redstart	Black Redstart	100-150	100
55	Black Redstart	Black Redstart	100-150	100
56	Black Redstart	Black Redstart	100-150	100
57	Black Redstart	Black Redstart	100-150	100
58	Black Redstart	Black Redstart	100-150	100
59	Black Redstart	Black Redstart	100-150	100
60	Black Redstart	Black Redstart	100-150	100
61	Black Redstart	Black Redstart	100-150	100
62	Black Redstart	Black Redstart	100-150	100
63	Black Redstart	Black Redstart	100-150	100
64	Black Redstart	Black Redstart	100-150	100
65	Black Redstart	Black Redstart	100-150	100
66	Black Redstart	Black Redstart	100-150	100
67	Black Redstart	Black Redstart	100-150	100
68	Black Redstart	Black Redstart	100-150	100
69	Black Redstart	Black Redstart	100-150	100
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71	Black Redstart	Black Redstart	100-150	100
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89	Black Redstart	Black Redstart	100-150	100
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92	Black Redstart	Black Redstart	100-150	100
93	Black Redstart	Black Redstart	100-150	100
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98	Black Redstart	Black Redstart	100-150	100
99	Black Redstart	Black Redstart	100-150	100
100	Black Redstart	Black Redstart	100-150	100

Planter boxes  
Rutherford Planter 3' x 6' x 26" tall by  
Wistone Industries  
Aluminum frame with synthetic lumber  
sides.



2 Planting - Third Floor Terrace  
Scale: 1:200



ISSUED DRAWINGS

153 Unit RM-2 Multi-Family Dev't

153-21 DEVELOPMENT PERMIT

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Client Address: 1184-12275 Street, Maple Ridge BC

Legal Address: Lot 1 District Lot 481 Group 1  
New Westminster District Plan BC924021

PROJ: 095-221-608

**Greenway**  
Infrastructure Inc.

2280 Park Crescent  
Coquitlam BC V3L 6E4  
Tel: 604 461 5125  
E: info@greenway.ca

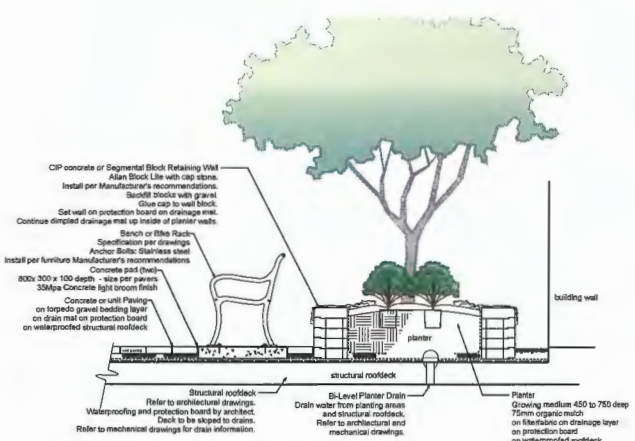
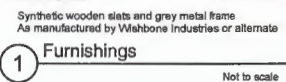
Date: June 2018

Scale: 1:200

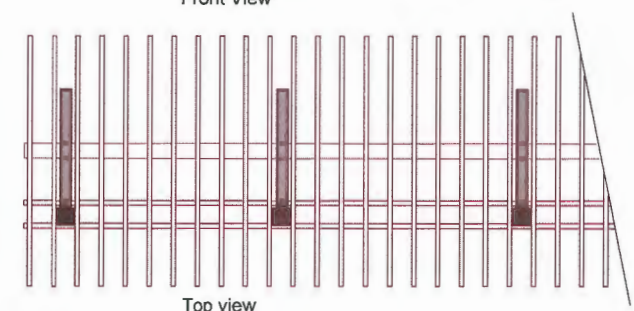
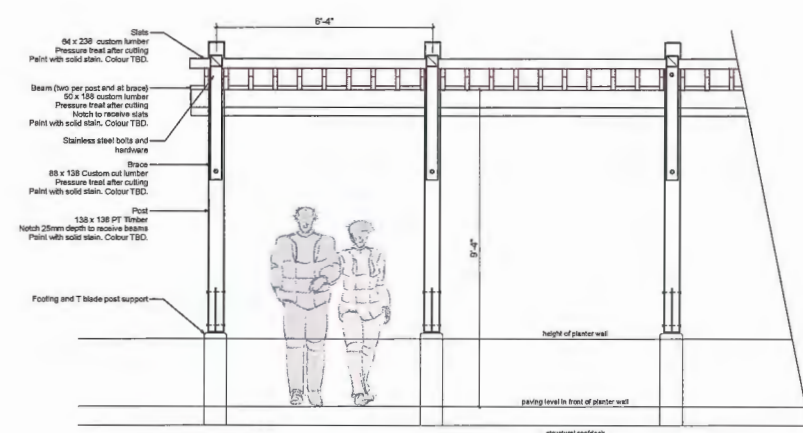
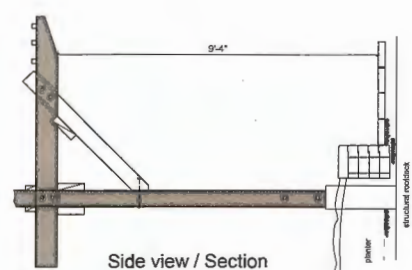
Drawn: PACW

Project ID: 1811

Sheet: L2.0



**3 TYPICAL LANDSCAPE MATERIALS**  
1cm = 20cm



**4 Plaza Trellis**  
1 : 20



WAYNE  
STEPHEN  
BISSKY

ARCHITECTURE URBAN DESIGN PLANNING INTERIOR DESIGN  
204 - 22320 LOUGHEED HIGHWAY MAPLE RIDGE BC V2X 2T4 PH 604-467-8300 FAX 604-467-8305

Adrian Kopystynski & Wendy Cooper  
City of Maple Ridge Planning Department  
11995 Haney Place  
Maple Ridge, BC  
V2X 6A9

Thursday, August 9, 2018

**Response to ADP Resolution Comments for:**

<b>Properties</b>	<b>Civic Address</b>	<b>Legal Description</b>
	11641 227th Street	Lot 1, DL 401, Group 1, NWD, Plan BCP 24521
		PID: 026-721-635

**Our Project No.:** 1716

**City Ref No.:** 2017-461-RZ

Dear Adrian and Wendy;

We have adjusted the architectural and landscape plans in response to the resolutions following. Please note that I have commented how each one has been dealt with. The PDF files can be viewed and/or downloaded at the dropbox links following. Can you please let us know in what format and how many hard copies of each you will require in addition to these links and we can have those printed and delivered to you asap.

**Architectural:** <https://www.dropbox.com/s/qz4w1bbu6o6xgru/1716%20Reissued%20ADP%202018-08-09.pdf?dl=0>

**Landscape:** [https://www.dropbox.com/s/w0cu39flye8dzii/1716.%20Response%20to%20ADP%20227%20Apts%20DP%20L1-13%20Aug8\\_2018.pdf?dl=0](https://www.dropbox.com/s/w0cu39flye8dzii/1716.%20Response%20to%20ADP%20227%20Apts%20DP%20L1-13%20Aug8_2018.pdf?dl=0)

Further to the ADP Resolution of July 18th, 2018 please see our itemized response as follows:

No.	Comment	Response
ADP General Resolutions		
	The following resolution was passed in regards to File No. 2017-461-RZ at the July 18, 2018 meeting of the Advisory Design Panel. Please forward this information on to the applicant.	
	Staff clarified that BC Building Code section 3.8.5 Adaptable Dwelling Units and not SAFERhome Standards apply to the adaptive units proposed in the project. It was recommended that a Public Art component be incorporate into the proposal, borrowing the historical relationship of the community to the Fraser River as a potential theme.	
	R/2018-033 It was moved and seconded That File No. 2017-461-RZ be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:	
Landscape Comments:		
1.	Add tree plantings near the walkway on the West side and more benches to the South end;	Done. See landscape drawing L1.0.

No.	Comment	Response
2.	Consider enhancing the vehicle emergency access with movable features to supplement the amenity space;	Done. We have revised the pattern of the stamped concrete in the entry court to emphasize both the pedestrian movement in this area, connect the two main entries with that along 227th and create a multi purpose plaza. Two extra parking stalls have been removed and. More benches have been added to reinforce this activity. See landscape drawing L1.0.
3.	Enhance the surface treatment to define the pedestrian connection between building entrances and the amenity space;	Done. We have revised the pattern of the stamped concrete in the entry court to emphasize both the pedestrian movement in this area, connect the two main entries with that along 227th and create a multi purpose plaza. Two extra parking stalls have been removed and. More benches have been added to reinforce this activity. See landscape drawing L1.0.
4.	Incorporate public art into the site;	Carefully selected Coloured Ceramic Tiles have been added to the walls on the intermediate landing of the ramp from 227th. They hold multi-meaning. The first is to reflect the natural colour of the seasons in the surrounding context, reinforcing the link to the adjacent ravine as well as the the street trees. As well, they reflect the meaning of "Concordia" ("harmony" in latin). The colour chosen here are perfectly matched as either complimentary or tertiary colours on the colour wheel. Colour theory is exceptionally complex, but for those interested, a basic introduction may be seen at the following link : <a href="http://www.handprint.com/HP/WCL/tech13.html">http://www.handprint.com/HP/WCL/tech13.html</a>
5.	If possible, add foundation planting at site along 227 Street;	Done. See landscape drawing L2.0
6.	Provide site sections with landscape detail to demonstrate treatment between buildings and property lines and rain gardens;	Done. See landscape drawing L3.0.
7.	Widen the path or reduce the number of risers to eliminate the pinch point at the South stairway onto the perimeter path;	Done. See architectural and landscape drawing L2.0.
8.	Consider adding amphitheater seating to site;	Done. Amphitheatre style seating has been provided between the buildings. See landscape drawing L2.0
9.	Add waste receptacles at the outdoor benches;	Done. See landscape drawing L3.0.
10.	Consider lighting along the meandering path.	Done. More lights have been added along the west side of the site. See landscape drawing L2.0
<b>Architectural Comments:</b>		
1.	Re-evaluate and apply rationalization of material placement on facades;	Done. We have revised and clarified the material placement and colours on the buildings. See architectural drawings A5.5 ,5.6, 5.7, 7.0, 7.1, 7.2, & 7.3
2.	Re-evaluate the architectural expression of the entry through colour or massing;	Done. After exploring an increase of scale to the entries to the buildings, we have decided to maintain an entry more consistent with FLW's theory of entries; ie; lower, more human scale to encourage a sense of enclosure, human connection and intimacy, in contrast to the scale of these 6 storey buildings to their shared entry plaza. In order to draw immediate attention to these areas, we have revised the roof colour to a complimentary cool colour, reinforcing the balanced "harmony" imagery we are seeking. See architectural drawings A5.5,5.6, 5.7, 7.0, 7.1, 7.2, & 7.3
3.	Relocate the elevators to be more central in building 2;	Not done. After careful consideration, we have elected to keep the elevators as designed for two reasons. Firstly, we have found that fire departments prefer to keep elevators in close proximity to at least one of the exit stairs for ease of use, communication and an increase in response time. Further, the entry to building 2 was originally planned in its location to be immediately apparent to people arrival onto the entry plaza. Took greater separation of the two entries relieves any "crush" or conflict potential during high use times of the two buildings. My clients have informed me that they will carefully assign parking stalls to ensure that no one unit has a maximum distance to the elevator relative to their stalls or their unit.
4.	Provide articulation of material transitions;	Done. We have revised and clarified the material placement and colours on the buildings. See architectural drawings A5.5 ,5.6, 5.7, 7.0, 7.1, 7.2, & 7.3



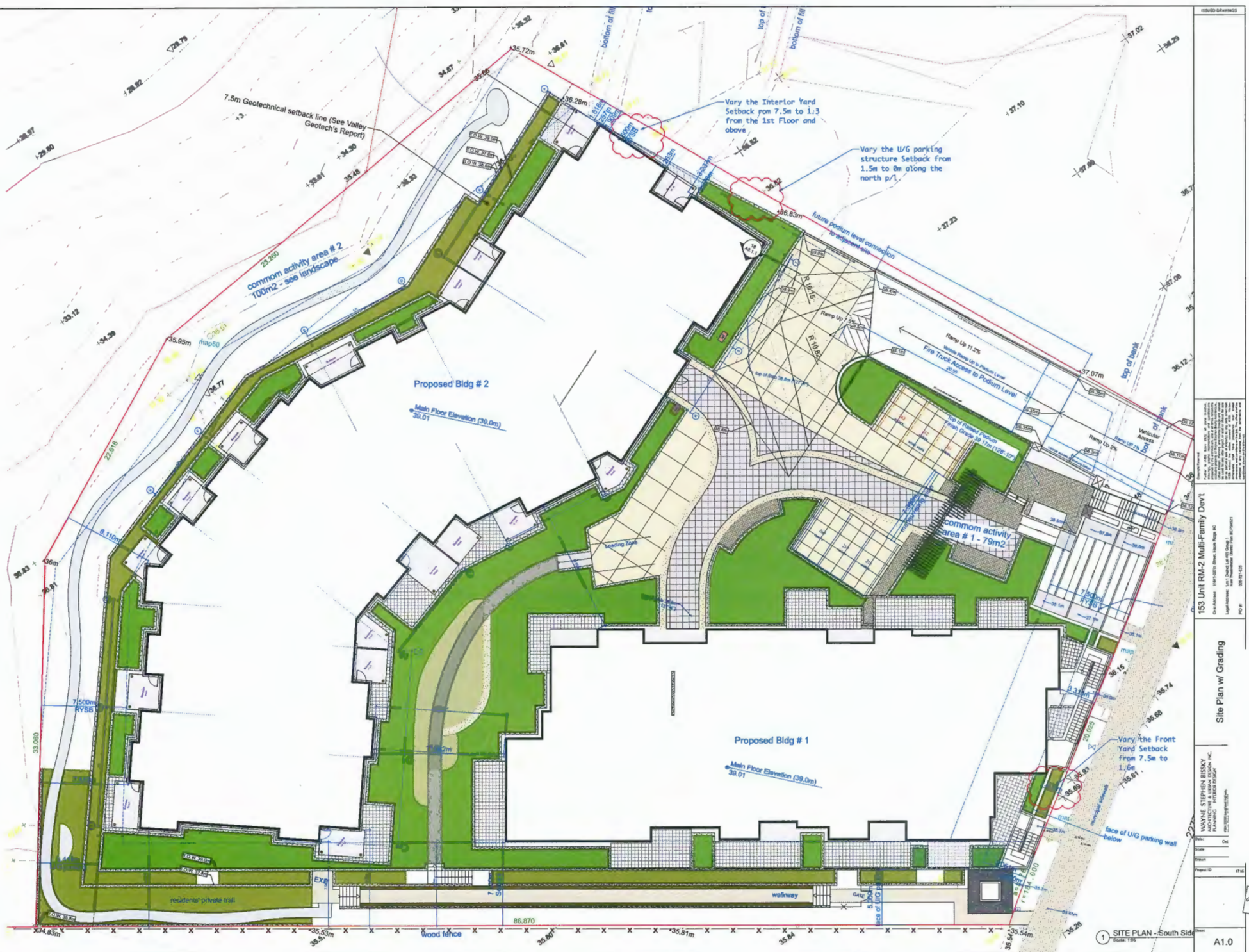
WAYNE  
STEPHEN  
BISSKY  
ARCHITECTURE URBAN DESIGN PLANNING INTERIOR DESIGN  
204 - 22320 LOUGHEED HIGHWAY MAPLE RIDGE BC V2X 2T4 PH 604-467-8300 FAX 604-467-8305

No.	Comment	Response
5.	Rationalize the details of the other elevations to the blank wall to the North elevation of building 2.	Done. We have revised and clarified the material placement and colours on the north elevation of Bldg 2 and also adjusted the fenestration to provide more interets. See architectural drawings A5.6, and A7.0.

Sincerely,



Wayne S. Bissky  
Architect, AIBC, MRAIC



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

**MEETING DATE:** February 4, 2020  
**FILE NO:** 2019-418-DVP  
**MEETING:** C o W

**SUBJECT:** Development Variance Permit  
12038 248 Street

---

**EXECUTIVE SUMMARY:**

Development Variance Permit application (2019-418-DVP) has been received in conjunction with a Sign Permit application, for a freestanding sign for the commercial units of Garibaldi Crossing, located at 12038 248 Street. The requested variance is to:

1. Reduce the required setback for location of a Freestanding Sign on a corner lot, from 1.5 metres to 0.03 metres.

Given the wide boulevard along the Dewdney Trunk Road frontage, the proposed location for a freestanding sign does not pose a sightline issue, and the variance can be supported. It must be noted though, that, if the City widens Dewdney Trunk Road in the future, the sign may need to be relocated at the applicant's cost.

It is recommended that Development Variance Permit 2019-418-DVP be approved.

**RECOMMENDATION:**

**That the Corporate Officer be authorized to sign and seal 2019-418-DVP respecting property located at 12038 248 Street.**

**DISCUSSION:**

**a) Background Context**

Applicant:	Rudy DiGiovanni
Owner:	0981077 BC LTD
Legal Description:	Section 23, Township 12, New Westminster District Strata Plan EPS5136
OCP :	
Existing:	COMM (Commercial)
Proposed:	COMM (Commercial)
Zoning:	
Existing:	C-2 (Community Commercial)
Proposed:	C-2 (Community Commercial)
Surrounding Uses:	
North:	Use: Commercial
	Zone: CS-1
	Designation: Commercial

South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Estate Suburban Residential
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Estate Suburban Residential
West:	Use:	Secondary School
	Zone:	P-1 (Park and School)
	Designation:	Institutional

Existing Use of Property:	Commercial
Proposed Use of Property:	Commercial
Site Area:	2070 m <sup>2</sup> (0.5 acre)
Access:	Dewdney Trunk Road
Servicing:	Suburban
Concurrent Applications:	Sign Permit

#### **b) Project Description:**

The subject property, located at the 12038 248 Street, on the corner of Dewdney Trunk Road and 248 Street, across from Garibaldi Secondary School, is a recently developed Community Commercial zoned property (see Appendix A). The subject lot is approximately 2070 m<sup>2</sup> in area and relatively flat. Commercial units are starting to be leased out, and there is a need to showcase the companies within the subject commercial area on a freestanding sign.

Due to the design siting requirements for the development, the applicant feels a freestanding sign along Dewdney Trunk Road, a major corridor, cannot meet Sign Bylaw requirements without blocking the building characteristics. The proposed location for the sign is clear from the intersection sightlines, and close to the property line. Additionally, there is approximately 6 metres of dedicated road allowance to the curb.

#### **c) Variance Analysis:**

The *Sign Bylaw* is regulating the number, size, type, form, appearance and locations of signs. The Zoning Bylaw is included in this bylaw, with different regulations for signs in different zoning districts. A Development Variance Permit allows Council some flexibility in the approval process of developments.

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

1. *Maple Ridge Sign Bylaw No 4653 - 1992*, Section 8, 8.4 Freestanding Signs, iv: To reduce the required location from the sign to the point of intersection of the intersecting street lines on a corner lot, from 1.5 metres to 0.03 metres.

Staff requested the applicant's engineer to confirm sightlines in accordance with section 9.9.2 guidelines from the Transportation Association of Canada (TAC). The sketch provided, did not properly apply the sightline language, however, staff has reviewed the proposal; given the wide boulevard along Dewdney Trunk Road frontage, the current proposed location does not pose a sightline issue. It must be noted, though, that if the City widens Dewdney Trunk road in the future, the sign may need to be relocated, at the applicant's cost.



The proposed freestanding sign does not interfere with the approved Landscaping Plan from the development phase, nor does it interfere with the registered Access Agreement over Lot 1.

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 location of the freestanding sign does not pose a sightline issue, based on TAC calculations, and the proposed variance to reduce location requirements of the Sign Bylaw can be supported.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2019-418-DVP.

“Original signed by Therese Melser”

---

*Prepared by:* **Therese Melser**  
**Planning Technician**

“Original signed by Chuck Goddard”

---

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

“Original signed by Michelle Orsetti” for

---

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

“Original signed by Al Horsman”

---

*Concurrence:* **Al Horsman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

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

# APPENDIX A



Scale: 1:2,500

## Legend

- Stream
- Ditch Centreline
- Indefinite Creek

12038 248 STREET  
PID: 030-664-403

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2019-418-VP

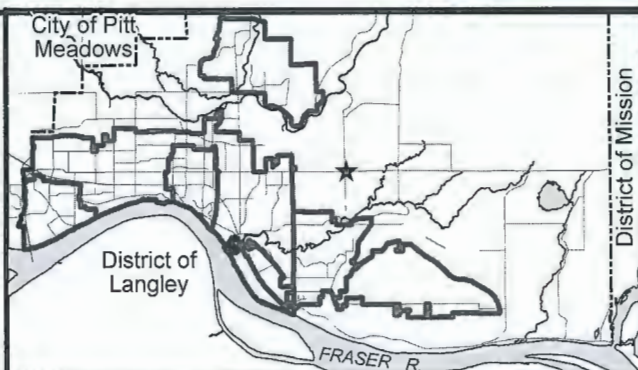
DATE: Dec 11, 2019

BY: PC





Scale: 1:2,500



12038 248 STREET  
PID: 030-664-403

PLANNING DEPARTMENT



## MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-418-VP  
DATE: Dec 11, 2019

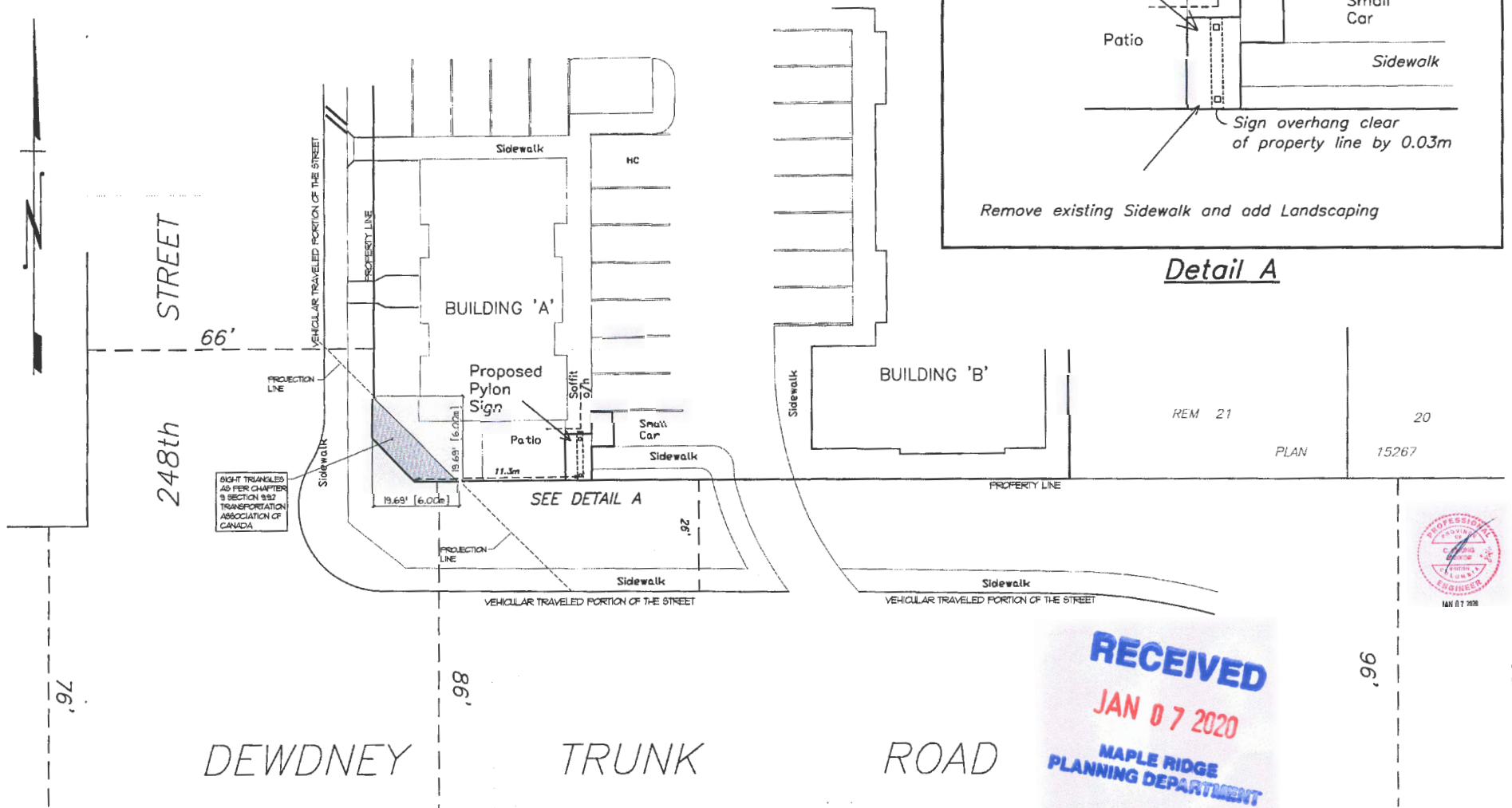
BY: PC



# SKETCH PLAN OF PYLON SIGN FOR GARIBALDI CROSSING, STRATA PLAN EPS5136.

12038 248th Street

SCALE: 1:125







mapleridge.ca

## City of Maple Ridge

TO: His Worship Mayor Michael Morden  
and Members of Council  
FROM: Chief Administrative Officer  
MEETING DATE: February 4, 2020  
FILE NO: 2019-397-AL  
MEETING: C o W  
SUBJECT: Non-Adhering Residential Use in the Agricultural Land Reserve  
12467 Laity Street

---

### EXECUTIVE SUMMARY:

This application is to construct a new house on the 1.0 ha (2.5 acre) property, located at 12467 Laity Street. There is already an existing house on site. The applicant will need to demolish the existing house prior to receiving an occupancy permit for the new house.

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

### RECOMMENDATION:

That Application 2019-397-AL, respecting property located at 12467 Laity Street, be forwarded to the Agricultural Land Commission.

### DISCUSSION:

#### a) Background Context:

Applicant:	J. Belanger
Legal Description:	Lot 6, Distict Lot 243, Group 1, New Westminster District Plan 29363
OCP :	
Existing:	Agricultural
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Surrounding Uses:	
North:	Use: Farm and Rural Residential
	Zone: RS-3 (One Family Rural Residential) and A-2 (Upland Agricultural)
	Designation: Agricultural

South:	Use:	Urban Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Urban Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Urban Residential
West:	Use:	Farm and Rural Residential
	Zone:	RS-3 (One Family Rural Residential) and A-2 (Upland Agricultural)
	Designation:	Agricultural
Proposed Use of Property:		Rural Residential
Site Area:		1 ha (2.5 acres)
Access:		Laity Street
Servicing:		Water and Sewer

#### **b) Project Description:**

The subject property is located at 12467 Laity Street (see Appendices A and B). The application is to replace an existing house but to retain it as a residence for the period of construction (see Appendix C). This process follows the new regulations of the Agricultural Land Commission (ALC) under Bill 52, which has placed greater limits on residential development within the Agricultural Land Reserve (ALR).

The subject property is too small to retain the existing house as an accessory employee residence, should future agricultural uses be contemplated for the property. The size of the subject property is 1.0 hectares (2.5 acres). An employee residential use can only be permitted in the RS-3 (One Family Rural Residential) zone on parcels that are 1.7 hectares or larger. The existing house that is proposed for replacement will therefore need to be demolished upon completion of the new house.

#### **c) Planning Analysis:**

The proposed residential use is permitted on the subject property and will comply with Zoning Bylaw regulations and the regulations of the ALC. This requirement for an application to the ALC is recent, resulting from the new regulations under Bill 52.

#### **d) Intergovernmental Issues:**

Under Bill 52, the Ministry of Agriculture has recently increased restrictions within the ALR for residential uses and for the placement of fill. Concerning residential uses, the Minister's 2018 Interim report states the following:

*Additional dwellings, farm worker housing, "mega homes" and 'lifestyle estates' in the ALR occupy agricultural land. In some circumstances, additional dwellings are necessary for intensive agricultural operations; however, there is also demand on the ALR for additional dwellings solely for residential purposes<sup>1</sup>.*

---

<sup>1</sup> (Minister of Agriculture's Advisory Committee (2018)  
*Revitalizing the Agricultural Land Reserve and the Agricultural Land Commission Discussion Paper for Stakeholder Consultation and Public Engagement*

The ALC supports and permits additional dwellings where there is defensible need for farm purposes, but recognizes the need for controls in order to protect the integrity of agricultural land. The regulations outlined in Bill 52 limit house size, and now only allow one detached residential structure (the principal residence), although some grandfathering is allowed.

**e) Interdepartmental Implications:**

The applicant has submitted a Building Permit application. However, due to the presence of the existing house, the permit may not be issued without ALC approval or the demolition of the existing house. Upon receipt of this approval, the permit process may commence. The ortho photo shows multiple accesses on the subject property. The referral process will likely require decommissioning of the additional accesses, and will likely clarify that only one access will be permitted on the subject property.

**CONCLUSION:**

This application for a non-adhering residential use is to replace an existing house. This process follows the new requirements of the ALC. The recommendation is to forward this application to the ALC for their approval.

"Original signed by Michelle Baski"

---

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

"Original signed by Chuck Goddard"

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

"Original signed Michelle Orsetti" for

---

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

"Original signed by Al Horsman"

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*Concurrence:* **Al Horsman**  
**Chief Administrative Officer**

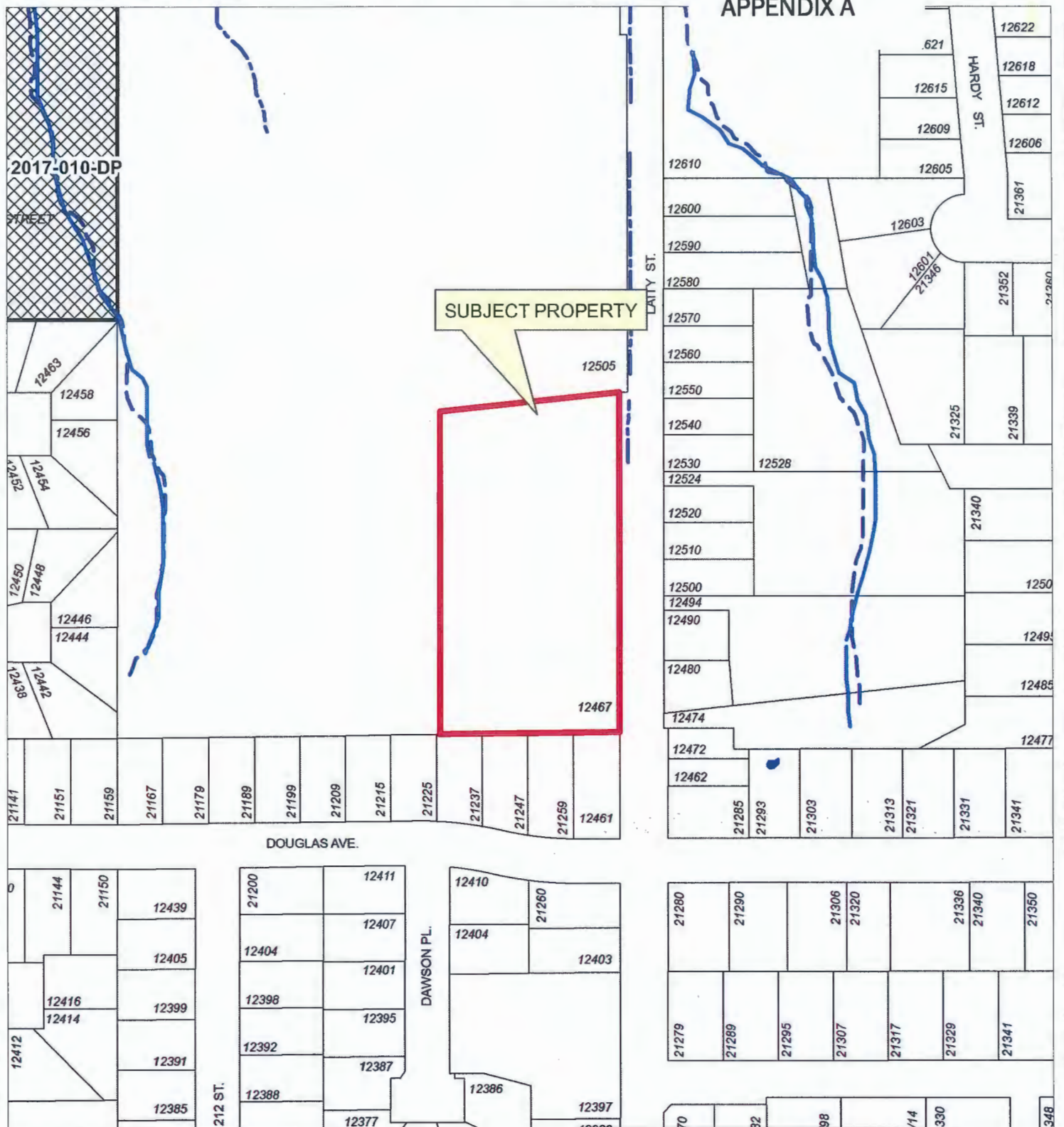
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Photo


Appendix C – Proposed Site Plan

## APPENDIX A



Scale: 1:2,205

### Legend

-  Stream  
 Ditch Centreline  
 Indefinite Creek  
 Lake or Reservoir

12467 LAITY AVENUE  
PID: 009-041-532

PLANNING DEPARTMENT



## MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-397-AL

DATE: Nov 19, 2019

BY: AC

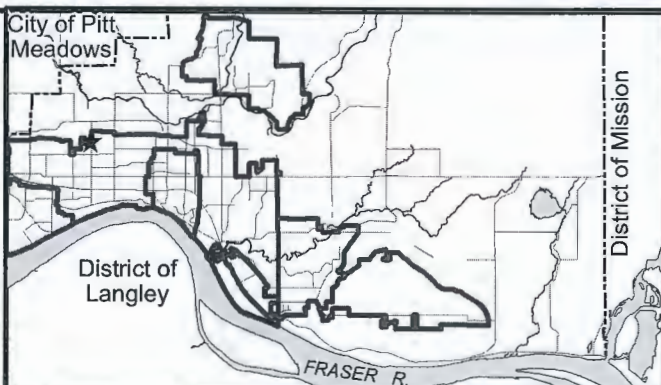


# APPENDIX B

SUBJECT PROPERTY



Scale: 1:2,500



12467 LAITY AVENUE  
PID: 009-041-532

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

[mapleridge.ca](http://mapleridge.ca)

FILE: 2019-397-AL  
DATE: Nov 19, 2019

BY: AC



## SITE PLAN

SCALE:  $1/16" = 1'-0"$

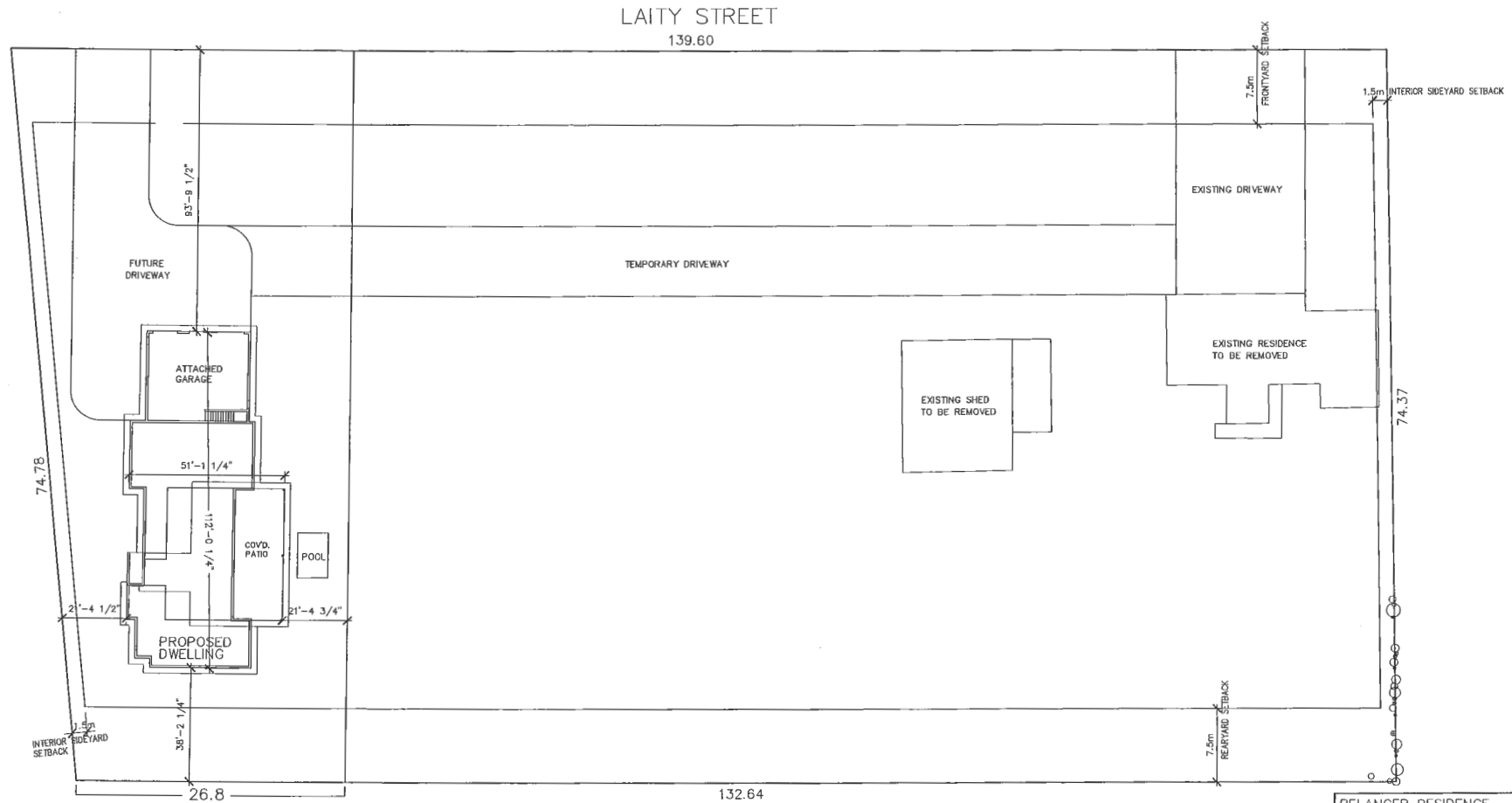
LEGAL DESCRIPTION:

LOT 6; D.L. 243, GROUP 1;  
NEW WESTMINSTER DISTRICT  
PLAN: 29363  
P.I.D.: 009-041-532

CIVIC ADDRESS:

12467 LAITY STREET,  
MAPLE RIDGE, B.C.

LOT SIZE: 10,110 m2 (108,826.68 sf)  
ZONING: RS-3 - ONE FAMILY RURAL RESIDENTIAL  
OCP LAND USE: AGRICULTURE



NOTE: BUILDER TO CONFIRM  
ALL ASPECTS OF SITE PLAN  
PRIOR TO CONSTRUCTION.

APRIL 10th, 2019

2019 BELANGER RESIDENCE,  
12467 LAITY STREET,  
MAPLE RIDGE, B.C.

WCDH  
PH: 604-767-6050

SITE  
PLAN

PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION

## APPENDIX C

**DISCLAIMER:**  
EVERY EFFORT HAS BEEN MADE TO CAREFULLY PREPARE THESE DRAWINGS AND AVOID MISTAKES. HOWEVER, THE POSSIBILITY OF HUMAN ERROR DOES EXIST. THEREFORE, THE BUILDING CONTRACTOR AND/OR OWNER MUST CHECK AND VERIFY ALL DIMENSIONS, MATERIALS AND CONDITIONS SHOWN ON THE STRUCTURAL NOTES, FLOOR PLANS, SITE PLAN, SECTIONS AND ALL OTHER DRAWINGS AND DETAILS AND ASSUME RESPONSIBILITY FOR ALL. BY USING THESE PLANS THE BUILDING CONTRACTOR AND/OR OWNER ACCEPTS THAT RESPONSIBILITY.





mapleridge.ca

## City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	February 4, 2020
FROM:	Chief Administrative Officer	FILE NO:	2019-258-AL
		MEETING:	C o W
SUBJECT:	Application for Subdivision in the ALR 20625 Powell Avenue		

---

### EXECUTIVE SUMMARY:

This application for subdivision within the Agricultural Land Reserve concerns a 0.89 hectare (2.2 acres) property, located at 20625 Powell Avenue. The property is zoned RS-3 (One Family Rural Residential), which has a minimum parcel size of 0.8 hectares (2 acres). The subject property is currently close to the minimum parcel size and, under normal circumstances, would not be able to subdivide further. However, there are two enabling provisions that, when combined, can support a legally non-conforming lot to be created within the Agricultural Land Reserve. One of these provisions is the Agricultural Land Commission's Policy L-11 for Homesite Severance, which can support subdivision if the property was purchased prior to the creation of the Agricultural Land Reserve (December 31, 1972). The second provision, is Section 514 of the *Local Government Act*, which provides the legal framework to create non-conforming lots.

There have been a few applications for Homesite Severance in the City of Maple Ridge. As these applications represent a unique set of circumstances recognized by the Agricultural Land Commission, previous applications have been supported by staff and were authorized by Council to proceed to the Agricultural Land Commission.

This application meets the conditions of Section 514 of the *Local Government Act*. However, the property was purchased after the creation of the Agricultural Land Reserve and therefore does not meet the Agricultural Land Commission's requirements for Homesite Severance. On this basis, this application is considered similarly to other applications for subdivision within the Agricultural Land Reserve, which are not supported by the policies of the Official Community Plan. For this reason, the recommendation is to deny forwarding this application to the Agricultural Land Commission.

### RECOMMENDATION:

That Application 2019-258-AL, respecting property located at 20625 Powell Avenue, not be authorized to proceed to the Agricultural Land Commission.

### DISCUSSION:

#### a) Background Context:

Applicant:	P. Dinsley
Legal Description:	Lot 4, Group 1, Except Firstly: Parcel "B" (Explanatory Plan 8621), Secondly: Parcel "A" (Reference Plan 16438), District Lot 276, New Westminster District Plan 3359

OCP:		
Existing:		Agricultural
Zoning:		
Existing:		RS-3 (One Family Rural Residential)
Surrounding Uses:		
North:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Urban Residential
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
Existing Use of Property:		Rural Residential
Proposed Use of Property:		Rural Residential
Site Area:		0.89 hectares (2.2 acres)
Access:		Powell Avenue
Servicing:		Rural

**b) Project Description:**

This application is for subdivision of the subject property, located at 20625 Powell Avenue, within the Agricultural Land Reserve (ALR) (see Appendices A and B). This application is utilizing a provision within the *Local Government Act* to create two lots that are each less than the minimum parcel size prescribed by the zoning (see Appendix C). The applicant is seeking to subdivide the property in order to build a smaller house on one of the proposed parcels. Section 514 of the *Local Government Act* allows the creation of parcels and remaining lots of less than minimum parcel size. Legal Counsel for Maple Ridge confirms with case law examples that neither the newly created lot nor the remainder need to comply with minimum parcel size.

The provision to create an undersized lot has been utilized in previous Homesite Severance applications within the ALR in Maple Ridge. These provisions are recognized in the ALR for property owners who purchased the property prior to the creation of the ALR (December 31, 1972).

In this case, the property owner purchased the property after the creation of the ALR, and therefore does not qualify under Agricultural Land Commission (ALC) policy for Homesite Severance provisions. For this reason, this application will be evaluated as a standard subdivision application in the ALR. Typically, these applications are not supported, based on the policies of the Official Community Plan (OCP).



**c) Planning Analysis:**

**Official Community Plan:**

On November 14, 2006, Council adopted the OCP, which contains supportive agricultural policies. On December 16, 2009, Council adopted an Agricultural Plan to support agriculture within the rural area and the ALR. The merits of this application will be viewed within this policy context, as summarized below.

**OCP Section 6.2.2 Sustainable Agriculture**

Policy 6-12 states:

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

- a) adopting a guiding principle of “positive benefit to agriculture” when making land use decisions that could affect the agricultural land base, with favourable recognition of initiatives including but not limited to supportive non-farm uses, infrastructure improvements for farmland, or the inclusion of land elsewhere in the Agricultural Land Reserve;*
- b) requiring agricultural impact assessments (AIAs) and Groundwater Impact Assessment of non-farm development and infrastructure projects and identifying measures to off-set impacts on agricultural capability;*
- c) preserving larger farm units and areas by using appropriate buffers such as roads, topographic features, watercourses, ditching, fencing, or gradually reduced residential densities on properties adjacent to agricultural land;*
- d) discouraging the subdivision of agricultural land into smaller parcels, except where positive benefits to agriculture can be demonstrated;*
- e) reinforcing the concept that the Agricultural Land Reserve is intended for agricultural use by increasing the minimum lot size for ALR properties that are zoned Rural Residential;*
- f) encouraging the amalgamation of smaller parcels of farmland into larger, more cohesive parcels.*

Policy 6-12 discourages the subdivision of agricultural land into smaller parcels, supports increasing the minimum parcel size of ALR properties with Rural Residential zoning, and encourages land assembly to create larger farm parcels. The reason for discouraging subdivision within the ALR is that subdivision tends to increase speculative activity within the ALR, thereby increasing the market value of farmland, and exacerbating the issue of economic barriers to entry for new farmers.

**OCP Section 6.2.1 Economic Development Strategy**

Policy 6-6 of the Official Community Plan describes options for increasing alternative tenures in greater detail:

*Maple Ridge will develop an Agricultural Plan that:*

- a) maintains an inventory of local agricultural products and agricultural land use;*
- b) develops and maintains a database of farm businesses and operators;*
- c) promotes leasing opportunities of agricultural land;*
- d) promotes agricultural heritage initiatives;*
- e) identifies appropriate land uses within agricultural areas and at the rural/urban interface;*
- f) promotes urban agriculture;*
- g) recognizes the positive role that agricultural lands have on the environment;*
- h) will identify a variety of mechanisms to assist farm operators and to protect agricultural lands, including but not limited to the creation of trusts, endowments, and life-leases;*

- i) *includes an assessment of the agricultural land base; and*
- j) *develops Development Permit area guidelines to direct non-agricultural development at the urban/rural interface.*

One reason for promoting alternative tenures (Policies 6-6 c) and h)) relates to the high cost of land, which is a known barrier for new farmers wishing to start an agricultural business. By supporting other forms of tenure that can delay or avoid the need for this capital investment by individual farmers, the City can improve its agricultural potential, and bring more of its agricultural land into production.

For the above noted reasons, this application does not comply with the Agricultural policies of the OCP.

#### **Agricultural Plan:**

Issue 5 of the Agricultural Plan notes concerns with the loss of the agricultural land base, describing the following situations that are pertinent to this application:

- *Many small parcels*
- *High level of rural residential incursion into Agricultural Land Reserve*
- *Non-farmed areas of the Agricultural Land Reserve tend to be smaller parcels*
- *Continued conversion pressure from the District of Maple Ridge's urban growth*
- *Financial pressure on farming*

The Agricultural Plan also notes that more recent priorities given to food safety, food security, and climate change, includes the development of a local food system. Towards this end, the community would benefit from greater certainty that the agricultural land base is not undermined by incremental land use decisions.

The Agricultural Plan makes the following recommendations that pertain to this application:

- b) *Continue to implement the OCP policies to protect the agricultural land base by creating guidelines for reviewing applications for non-farm use, exclusions, fill applications, transportation and utility applications, subdivisions, and government applications;...*
- g) *Explore retention of lots 2 ha (5 acres) and larger in the Agricultural Land Reserve.*

Currently, the minimum parcel size in the RS-3 (One Family Rural Residential) zone is 0.8 ha (2.0 acres), where community water is available. This zone pertains to most of the land that is within the ALR, including the subject property. The RS-3 (One Family Rural Residential) zone pre-dates the creation of the ALR. Although designated for Agriculture, there is a concern that this historic zoning contributes to the perception that farming is not the primary use of this zone. The Agricultural Plan recommends that 2.0 ha (5 acres) is a more appropriate minimum parcel size for lands within the ALR.

As noted, this application is utilizing a legal mechanism to create lots of less than the minimum parcel size prescribed by zoning. The agricultural impacts of further parcelization of an already small parcel should be considered. Legal Counsel confirms that Council has the discretion to evaluate this application on policy consideration and make their decision accordingly.

d) Interdepartmental and Interagency Implications:

Engineering Department

The Engineering Department would review this proposal for its servicing requirements as part of the Subdivision application, should ALC approval be granted. It should also be noted that the subject property has one sewer connection that was made in 1995. By current standards, a second application for sewer connection in support of a subdivision would be contrary to Metro Vancouver's policy framework and therefore might not be supported. Proof of septic capacity to current City standards would then be required.

Ministry of Agriculture

Research provided by the Ministry of Agriculture in their most recent inventory work validates concerns raised in the Agricultural Plan about small lot sizes<sup>1</sup>. Conclusions drawn from this region-wide information have been summarized by Metro Vancouver, as follows:

*Evidence exists that small parcels are less likely to be farmed and therefore further subdivision of parcels in the ALR is not warranted and will only encourage more non-farm use of ALR land. Currently 75% of the parcels less than 2 ha (5 acres) are not farmed. The average size of parcels not used for farming is 3 ha (7.4 acres), while the average size of parcels used for farming is 7 ha (17 acres).<sup>2</sup>*

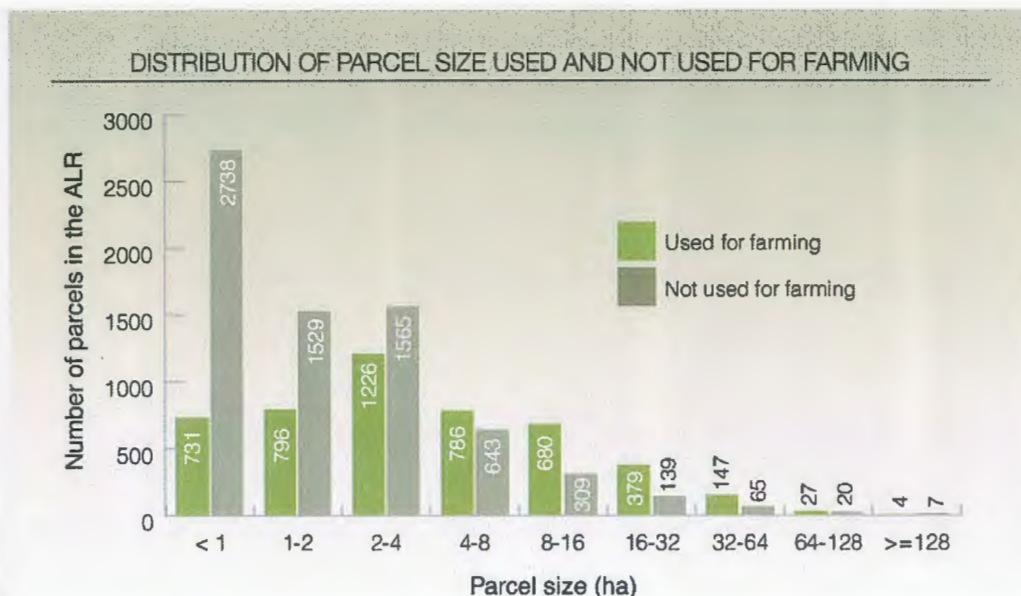


Figure 1 Source: Metro Vancouver,  
Farming in Metro Vancouver, Metro Facts in Focus  
Policy Backgrounder, 2014

Based on Ministry of Agriculture data, the above figure demonstrates the connection between parcel size and farming activity.

<sup>1</sup> Maple Ridge was a project partner for the Ministry of Agriculture inventory work in 2011

<sup>2</sup> Metro Vancouver, Farming in Metro Vancouver, Metro Facts in Focus | Policy Backgrounder, 2014

The applicant has provided an Agricultural Land Capability Assessment that notes this property is not currently farmed, and is unlikely to be used for commercial agriculture in the future. The combination of parcel size and site constraints reduce the farmable area. It should be noted, however, that the property may be attractive for smaller scale agriculture, with direct sales to consumer in order to maximize gross farm receipts. Such a farm operation could still contribute to local food security. The current parcel size is over 0.8 ha (2 acres) and could feasibly attain farm status. If subdivided further, the smaller parcels will be less likely to be used for farming.

**e) Alternatives:**

The recommendation is not to forward this application to the ALC, based on the above policies. With this option, the application will be considered denied and will not proceed further. A portion of the application fee will be refunded to the applicant.

Council may choose to forward the application to the ALC. With this alternative option, the ALC will evaluate the merits of this application and make their decision accordingly. Should this application be approved by the ALC, a Subdivision application will be required.

**CONCLUSION:**

This application has been evaluated for its consistency with the policies of the OCP, and its implications for the Agricultural Plan. The application does not comply with this policy framework. On this basis, the recommendation is that this application for subdivision within the ALR not be supported.

"Original signed by Michelle Baski"

---

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

"Original signed by Chuck Goddard"

---

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

"Original signed by Michelle Orsetti" for

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

"Original signed by Al Horsman"

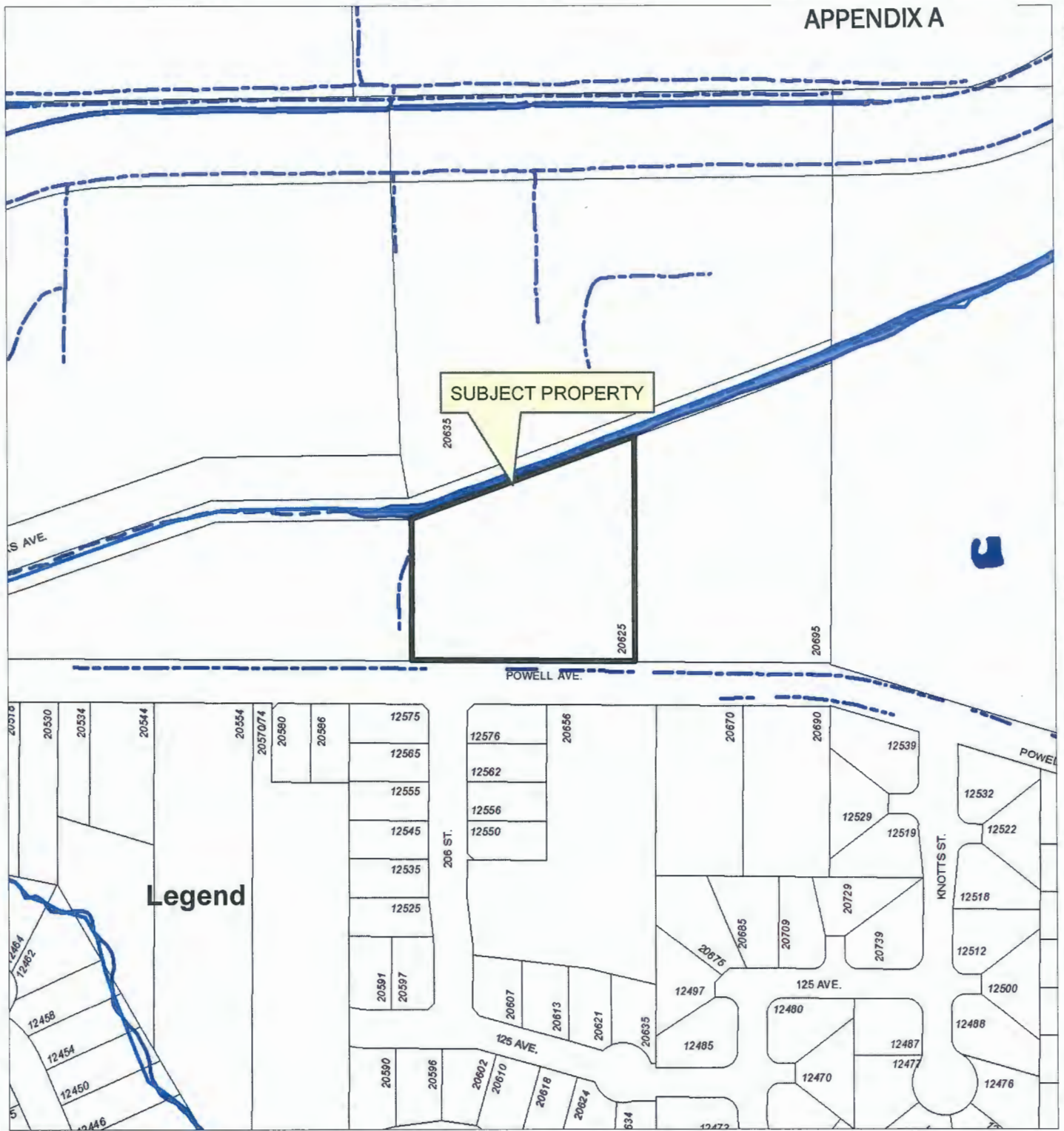
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*Concurrence:* **Al Horsman**  
**Chief Administrative Officer**

The following appendices are attached hereto:  
Appendix A – Subject Map  
Appendix B – Ortho Photo  
Appendix C – Proposed Subdivision Plan



# APPENDIX A



## Legend

### Legend

- Stream
- Canal Edge
- Ditch Centreline
- Indefinite Creek
- River Centreline
- Canal
- Lake or Reservoir

20625 Powell Ave

ENGINEERING DEPARTMENT



MAPLE RIDGE  
British Columbia

[mapleridge.ca](http://mapleridge.ca)

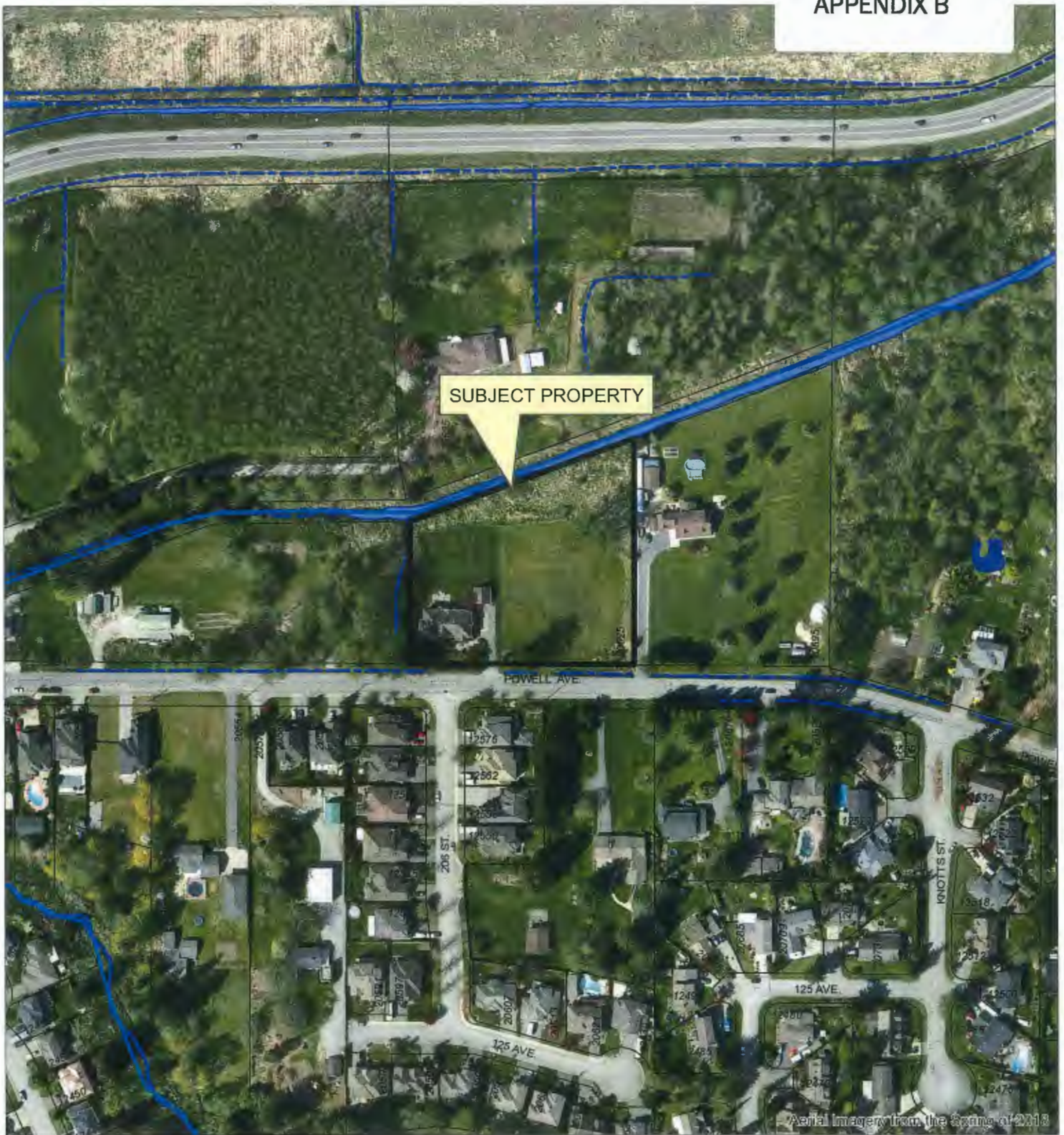


Scale: 1:2,500

FILE: 2019-258-AL  
DATE: Jul 22, 2019

BY: MC





SUBJECT PROPERTY

POWELL AVE.

206 ST.

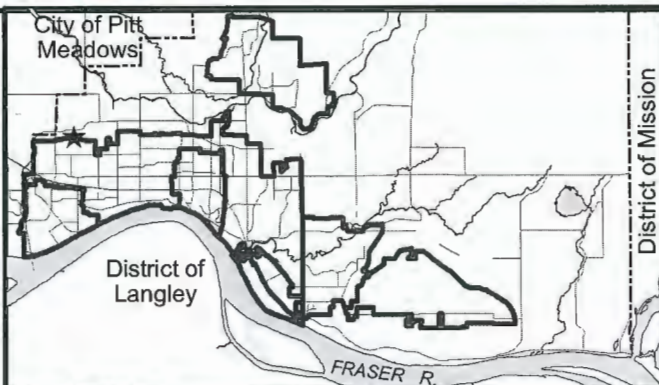
125 AVE

KNOTT'S ST.

Aerial imagery from the Spring of 2013



Scale: 1:2,500



20625 Powell Ave

ENGINEERING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-258-AL  
DATE: Jul 22, 2019

BY: MC



BROOKS AVENUE

REM 3  
20635

ESA 670.2m<sup>2</sup>

ESA 855.7m<sup>2</sup>

**SITE REVIEW**  
 20625 POWELL AVENUE  
 LOT 4 PL NWP3359  
 LT4, DL 276, NWD, PL NWD3359  
 ZONING RS-3  
 OCP AGR  
 AREA 8764.04m<sup>2</sup>/2.165Ac  
 ESA AREA 1525.9m<sup>2</sup>/0.377Ac



1:1000

B  
20515  
2.863ac

A  
4400.86m<sup>2</sup>/1.087Ac

B  
4363.17m<sup>2</sup>/1.078Ac

A  
20695  
2.757ac

TOTAL SITE AREA 2.165Ac

REM 4  
20625

POWELL AVE

APPENDIX C

20.0

2  
20554

REM W 1/2 3  
20570/74

A  
20580

B  
20586

RS-1 19  
12575  
18  
12565

206 STREET

RS-1 1  
12576  
1  
12562

21  
20666

89  
20670

90  
20671

SUBDIVISION PLAN MAY 18 2018

**TO:** His Worship Mayor Michael Morden      **MEETING DATE:** February 4, 2020  
and Members of Council

**FROM:** Chief Administrative Officer      **MEETING:** COW

**SUBJECT:** Proposed New Cannabis Retail Store at 11939 240 Street

---

**EXECUTIVE SUMMARY:**

On November 27, 2018, Council adopted Council policy 6.33 Cannabis Retail Store Processing and Evaluation Criteria. This policy determines how approvals for cannabis retail are to be processed at the municipal level. Preference was given to Provincial stores followed by any private store that had been approved by the Liquor and Cannabis Regulation Branch (LCRB) within the ninety day waiting period.

After the LCRB completed their integrity checks and security screenings they forwarded an application to the City on October 30, 2019 for a non medical retail cannabis store known as Springleaf Cannabis to be located at 11939 240 Street.

One of the considerations utilized by the LCRB in reviewing an application is a resolution from the local government. A number of regulatory criteria must be addressed in the Council resolution as well as comments pertaining to the views expressed by area residents. Based on this review, the application is in compliance with the 1000 meter separation requirement in the Zoning Bylaw.

Council may choose to support the application, not support the application or indicate they do not wish to comment.

**RECOMMENDATION(S):**

1. That the application for a non medical cannabis retail store by Springs Retail Holdings Ltd., located at 11939 240 Street, Maple Ridge be supported based on the information contained in the Council report dated February 4, 2020.
2. That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.

**DISCUSSION:**

**a) Background Context:**

On November 27, 2018, Council adopted Council policy 6.33 Cannabis Retail Store Processing and Evaluation Criteria. This policy determines how approvals for cannabis retail are to be processed at the municipal level. Preference was given to Provincial stores followed by any private store that had been approved by the Liquor and Cannabis Regulation Branch (LCRB) within a ninety day waiting period.



After the LCRB completed their financial integrity checks and security screenings for Springs Retail Holdings Ltd., they forwarded the application for a non medical retail cannabis store, known as Springs Cannabis, to be located at 11939 240 Street to the City. The owner of Springs Retail Holdings Ltd. also contacted city staff to provide a copy of their business plan as well information on their community relations (Appendix II).

Staff reviewed this application to ensure that it met all requirements contained in the Application Review Criteria (Section 10 of Council Policy 6.33) and all the criteria has been fully satisfied.

A map of the surrounding area has been included in this report as Appendix I.

The LCRB guidelines request a specific Council resolution commenting on the application in terms of community impacts which may occur as a result of the proposed retail cannabis store at this particular location. Part of the process requires Council to gather views of the residents who may be affected by the establishment of a cannabis retail store in their neighbourhood.

In following the public input requirement, the City mailed 120 letters to owners and occupants of property within 200 metres of the subject site. Out of the 120 letters sent, 20 responses were received by the deadline, 19 opposed to the application and one in favour. Out of that 19, 12 of the letters mention that they are opposed to this application because it is in close proximity to 3 schools. The other 7 were opposed to the application for other reasons such as the location in a family oriented neighbourhood or that the proposed location backs onto their residential property and they are worried about noise and smell.

The Maple Ridge RCMP Detachment was asked for their input on this matter and they have not responded with any concerns.

**b) Intergovernmental Issues:**

Both local government and the provincial government have an interest in ensuring that cannabis regulations are followed and that licensed establishments listen to the needs of the community.

**c) Citizen/Customer Implications:**

The review of this application has taken into consideration the potential for concerns from surrounding properties in terms of parking, traffic and noise generation as well as the proximity of schools and similar establishments.

**d) Interdepartmental Implications:**

The Licences & Bylaws Department has coordinated in the review process and solicited input from the public, other municipal departments as well as the RCMP.


**e) Alternatives:**

Council could choose not to approve the application. Council could also choose to approve the application with conditions.

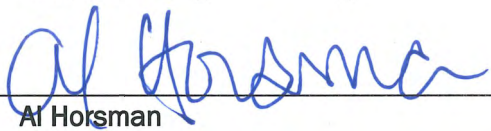
**CONCLUSIONS:**

That Council pass the necessary resolution supporting the application from Springs Retail Holdings Ltd. based upon the staff findings set out in this report.

  
Prepared by: **R. MacNair**  
Senior Advisor, Bylaw & Licensing Services

  
Co-Prepared by: **Michelle Orsetti**  
Manager, Bylaw & Licensing Services

  
Approved by: **Christine Carter, M.Pl., MCIP, RPP**  
General Manager: Planning and Development Services

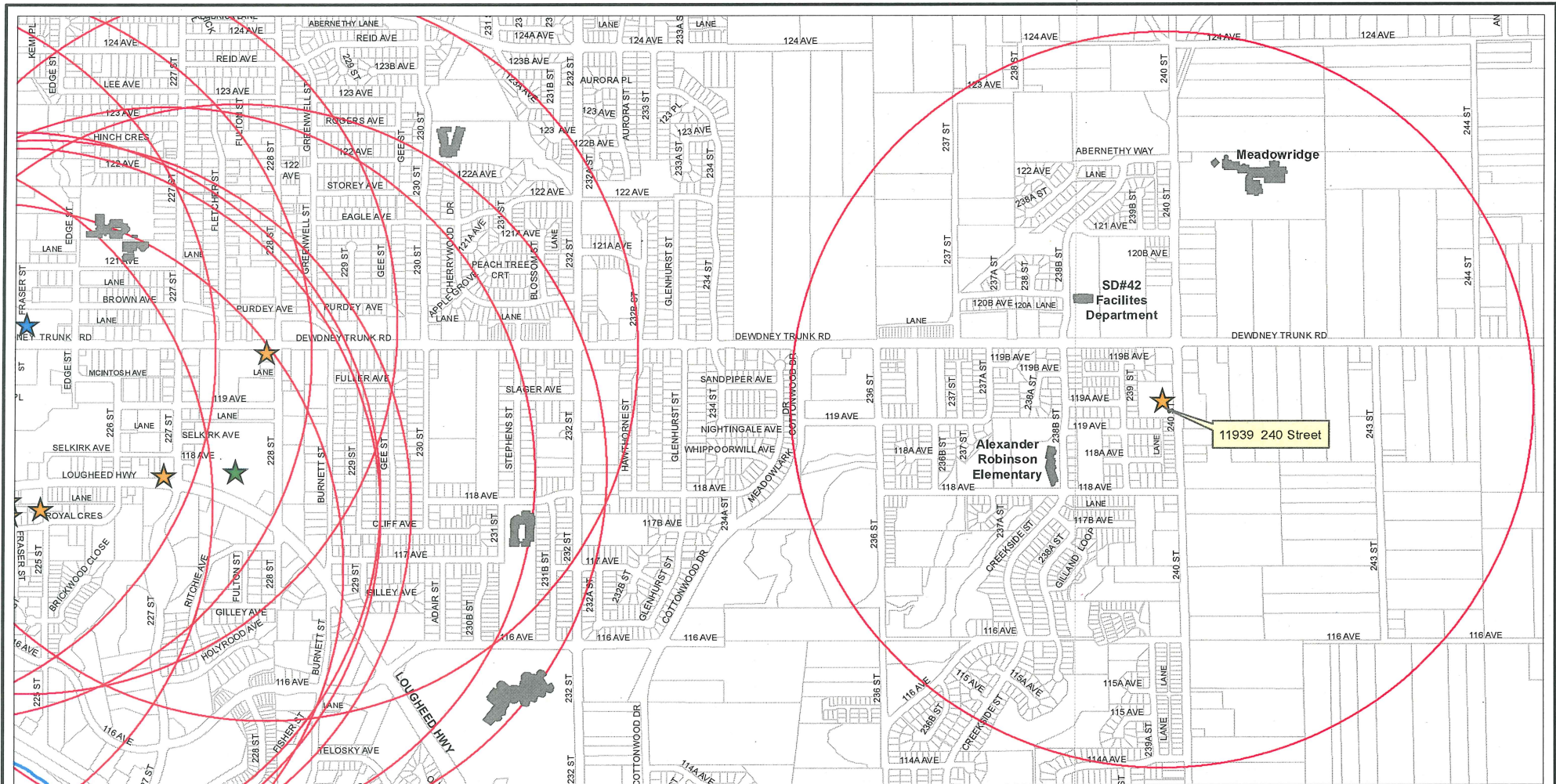
  
Concurrence: **Al Horsman**  
Chief Administrative Officer

RM/jd

**Attachments:**

- Appendix I: Map of surrounding area
- Appendix II: Springs Retail Holdings Ltd. business plan

# APPENDIX I



Scale: 1:10,000

## Legend

- School
- Government Retail
- Pending Provincial Review
- Private Retail Approved
- Application Denied
- Cannabis Applications 1000m Buffer

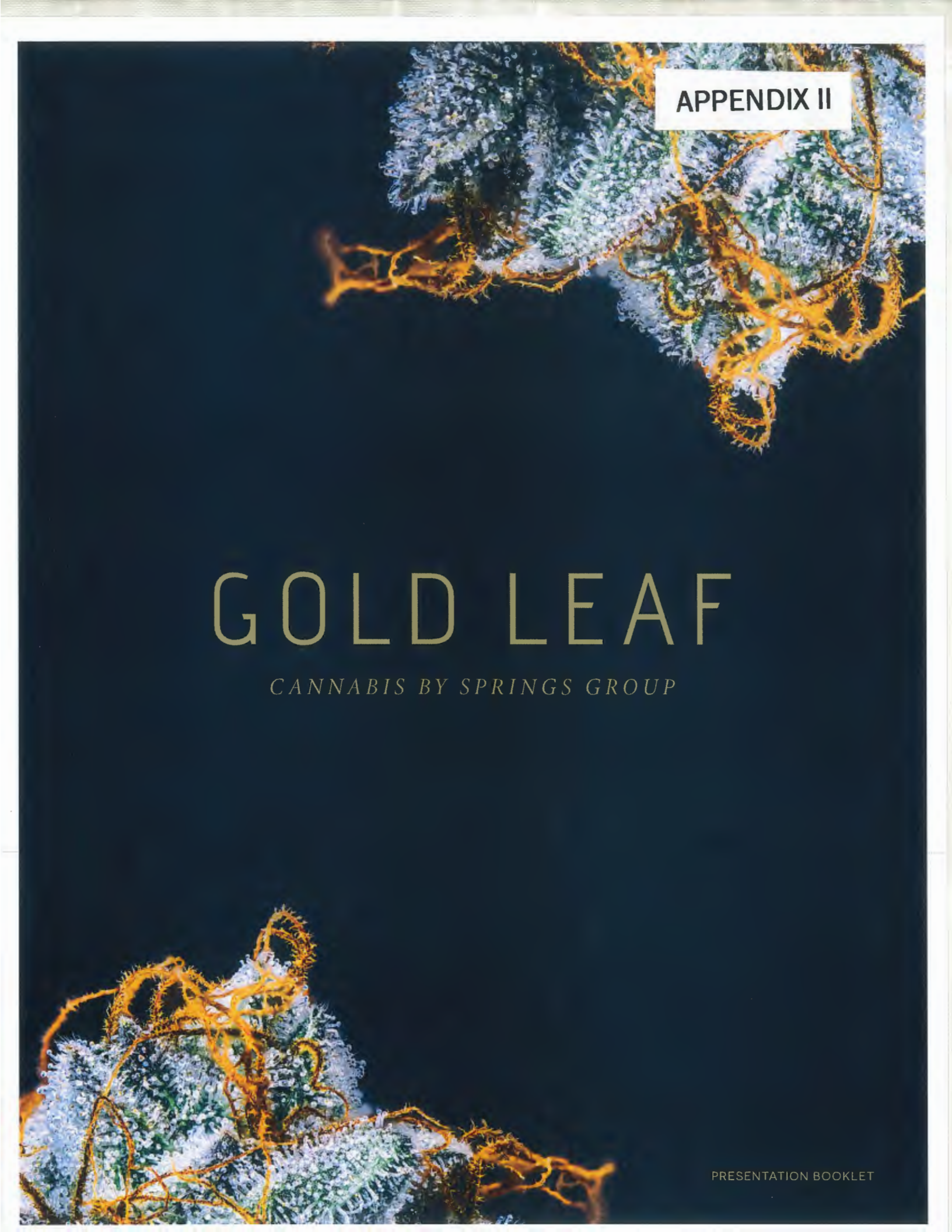
Provincial Non-Medical Retail  
Cannabis Store Application Locations



FILE: CannabisLocations2\_11939\_240St.mxd  
DATE: Jan 3, 2020

BY: DT



A close-up photograph of a cannabis plant against a dark background. The plant's leaves are green and covered in a dense layer of white trichomes. Several prominent, bright orange trichomes are visible, particularly along the edges of the leaves and in the upper right corner. The lighting is dramatic, highlighting the texture of the trichomes.

APPENDIX II

# GOLD LEAF

*CANNABIS BY SPRINGS GROUP*

PRESENTATION BOOKLET



# GOLD LEAF LICENSED CANNABIS RETAIL

BY SPRINGS GROUP

Springs Group is an established business of 4 Pub/Restaurants, 11 Liquor Stores and 2 Breweries with over 30 years of business experience, providing jobs and community support in the Lower Mainland.

Springs Group has worked closely with regulatory authorities to ensure that the business is compliant on all restricted products sold. This compliance is demonstrated through our current 40,000 sales transactions per week. We intend to do the same with licensed Cannabis dispensaries by providing a safe, clean, bright environment in which anyone can feel comfortable shopping in.

Springs Group will offer knowledgeable and professional sales staff to educate the customer in obtaining the right product for their health and wellness needs.



PROVIDING A SAFE  
CLEAN BRIGHT  
ENVIRONMENT IN  
WHICH ANYONE CAN  
FEEL COMFORTABLE



# COMPLIANCE

## *BEST PRACTICES*

Springs Group leading best practices will adhere to evolving national, provincial and municipal legislation. We will invest in retraining staff immediately as regulations are adjusted over time in this fast growth, tightly controlled industry.

### **BEST PRACTICES ADHERING OR EXCEEDING THE LAW**

- 1 Does not allow individuals under the age of 19 into the store by door checking ID
- 2 Does not allow consumption of cannabis on the property or around the property
- 3 Does not advertise, other than minimal store signage
- 4 Posted work safe health and safety warning signs on all entrances
- 5 Install and maintain an air filtration system to ensure there are no odour impacts on neighbors
- 6 Each store will have a Store Manger, a Right Hand Manger and Cannabis Consultants

# EDUCATION

## *EXTENDED PRODUCT KNOWLEDGE*

Springs Group will offer an education area (Apple Genius Bar) in each store that will provide extended product knowledge on Cannabis, pain, anxiety, seniors health, sleep disorders and cancer treatments. This will be an open learning area open to the general public for individuals wanting a better understanding of cannabis and its benefits to health and wellness. We will focus on educating the public on responsible cannabis use with desired health outcomes in a welcoming

environment. Springs Group is a major employer to over 250 professionals and entry level employees across all 15 current locations. The corporate culture is established with employee training and management development for new and existing employees operating in a high volume and leading customer experience retail setting. We like to make learning fun and are readily available for all team members, especially those interacting with customers.





## GOODWILL

### *SUPPORTING COMMUNITIES*

At Springs Group, we believe in supporting the communities in which we do business in and currently contribute to several local charities.

Alouette Addiction Centre is a regular charity that we regularly sponsor, and we annually support the food bank at the Christmas Train. We are developing a net revenue program in support of these local charities by applying net service charges on in-store ATMs at our licensed dispensaries.



SPRINGS GROUP HAS BEEN  
TREMENDOUS SUPPORTERS  
OF OUR EFFORTS TO HELP  
OUR COMMUNITY

– LORRAINE HUGILL

*ALOUETTE ADDICTION SERVICES*



"We are thrilled to tell you that the Springs Group has annually provided the Maple Ridge Community Foundation with a huge opportunity to raise funds for our Foundation. Over the last two years they have graciously allowed us to use the Billy Miner Pub as a venue to sell tickets, entertain our donors and to raise much needed monies for our Foundation. In addition to the venue they have provided us with a free meal which adds greatly to the in excess of \$11,000, that we have raised in the last two years. They are very eager to support us for which we are immensely grateful. This event is a key initiative for us going forward...and thank you"

– RICK HOWARD

*DIRECTOR MAPLE RIDGE COMMUNITY FOUNDATION*



# SAFETY + SECURITY

## WORKPLACE AND CUSTOMER SAFETY

Springs Group's top priority is to maintain policies and procedures that ensure workplace and customer safety. All products will be locked in tempered glass display cases and bulk inventory will be locked in a secure storage room that requires staff access cards to enter, similar to a jewelry store.



### TRAINING

All staff are trained on all procedures and security plan



### CHECKS

Police and criminal background checks for all staff and management



### FIRES ALARMS

Fire Alarm system installed and monitored



### SAFETY

Security alarm and video surveillance cameras installed and monitored



### SECURITY

Full-time door staff checking IDs



### THEFT

Theft protocol and policy and training



### PANIC

Panic button installed at each till and in the manager's office



# OUR COMMITMENT

## *GROWING OUR COMMUNITY*

We believe that collaboration between municipal government and private sector retailers will have the greatest benefit to this growing community.

Public safety, specifically reducing crime and eliminating the availability of cannabis to minors is a shared priority. At the risk of over or under regulating this new industry, we must work together toward the safe and ethical distribution of cannabis leaving no gaps in the system for negative outcomes.

Springs Group offers their help through conversations that bridge the gap between public and private sectors. We embrace the opportunity to create a high standard of cannabis retail practices and policies and procedures that meet or exceed the expectations set out by your community as well as by the provincial and national government.

Thank you for your consideration.

– BROCK RODGERS AND KEN BROOKES

*CO-OWNERS AT SPRINGS GROUP*



# GOLD LEAF

CANNABIS BY SPRINGS GROUP

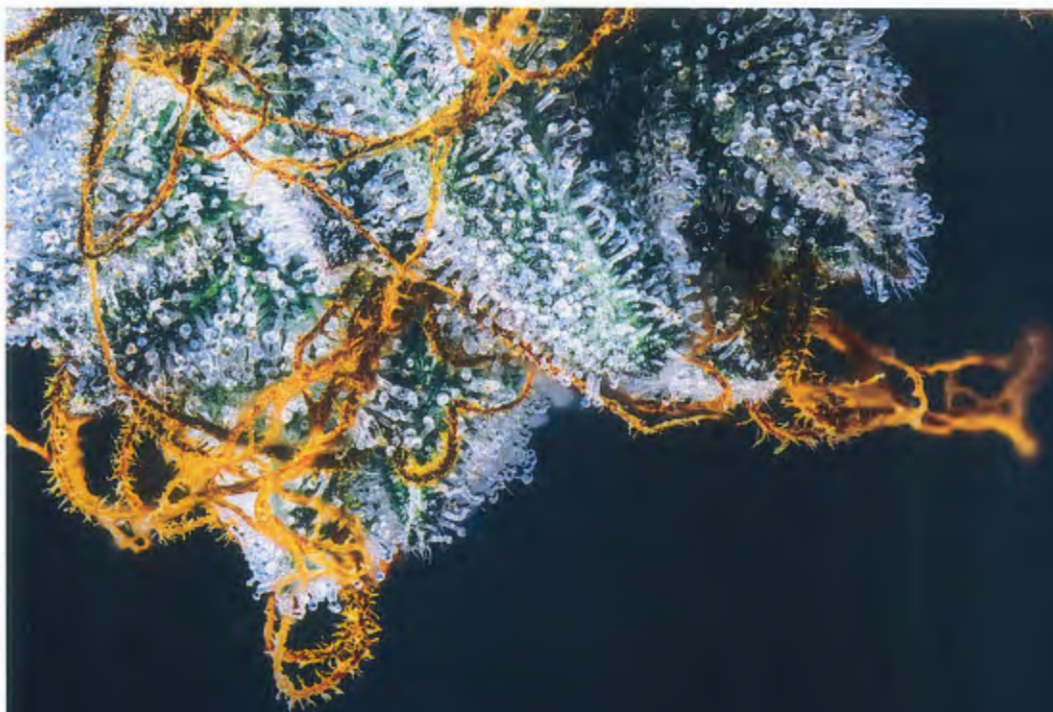
## COLOUR PALETTE



## MOOD BOARD



*PURE EXPERIENCE*



# GOLD LEAF



7160 Oliver Street  
Mission, BC, V2V 6K5

Ken Brookes  
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604-341-8212

[spiringsgroupcannabis.ca](http://spiringsgroupcannabis.ca)

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**MEETING DATE:** February 4, 2020  
**FILE NO:** 01-0640-30-2020  
**FROM:** Chief Administrative Officer  
**MEETING:** CoW  
**SUBJECT:** Maple Ridge Cemetery Bylaw No. 7612-2020

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**EXECUTIVE SUMMARY:**

The Maple Ridge Cemetery recently underwent expansion to provide much needed additional space for full adult burials, as well as to provide additional interment and memorialization options. These new offerings include upright monuments and 'pillow top' markers, along with a scattering garden for cremated remains, and designated plots for green burials. In order to accommodate these service enhancements, changes to the bylaw are required to both define the services and introduce the related fees and charges.

At this same time, an annual fee increase, consistent with the annual fee increase incorporated into the 2016 bylaw and based on the consumer price index, is proposed to be extended over the next five years to ensure the ongoing sustainability of the cemetery operations.

In addition, staff recommends a bylaw change to expand the rights of Named Family Members to collectively permit plots or niches to be transferred to a relative or sold back to the City. This revision is intended to reduce the likelihood that plots and niches are left empty or underutilized in cases where a rights holder, who has not designated further rights of interment, is deceased, or in cases where relatives with interment rights predecease the Named Family Members.

In order to incorporate these enhanced services and updated fees and charges, staff recommend that Cemetery Bylaw No. 7260-2016 be repealed and replaced with Bylaw No. 7612-2020 which incorporates the changes outlined above.

**RECOMMENDATION:**

That Cemetery Bylaw No. 7612-2020 be given first, second and third readings; and,

That Cemetery Bylaw No. 7260-2016 be repealed in its entirety upon adoption of Cemetery Bylaw No. 7612-2020.



## DISCUSSION:

### a) **Background Context:**

The Maple Ridge Cemetery Bylaw and the associated fees and charges (Schedule "A") were last reviewed in February of 2017 when the definitions were updated to reflect the changes in the Cremation, Interment and Funeral Services Act, new fees and charges related to the new double columbaria were implemented, and a modest annual increase of fees and charges was incorporated to ensure the sustainability of the cemetery operations. The proposed fees and charges in the new Bylaw includes an extension of the 2% annual fee increase for the years 2021 to 2024 in order to ensure the ongoing sustainability of the cemetery operations.

With the completion of the section 6 cemetery expansion, further amendments are required to include expanded memorialization and interment services, and to also introduce the fees and charges associated with these services. The expanded services include the introduction of upright monuments and 'pillow top' markers which were identified as a service gap in the Maple Ridge Cemetery Master Plan (2008). The new section is also proposed to include a scattering garden, where cremated remains can be interred by scattering the ashes in an ornamental garden area, as well as a green burial section which provides an interment option that minimizes the impact on the environment through the use of locally sourced and biodegradable materials, natural decomposition, and reduced material and energy consumption.

The current bylaw allows the "Named Family Members" to collectively give permission for a relative to be interred in the original right holder's plot or niche, but does not allow them to transfer the rights to a relative, or to sell the empty plot or niche back to the City once the Rights Holder is deceased. The new bylaw includes an allowance for "Named Family Members" to collectively permit the rights to be transferred to a relative which provide families with the ability to use the plots or niches or sell them back to the City and reduces the likelihood of underutilized plots or niches.

### b) **Desired Outcome:**

That the Maple Ridge Cemetery Bylaw be updated to define the expanded memorialization and interment offerings and include their associated fees and charges, as well as to include a modest annual fee increase over the next five years to ensure the sustainability of the cemetery operations.

### c) **Strategic Alignment:**

The bylaw amendment aligns with the Maple Ridge Cemetery Master Plan (2008) and meets the recommendations to create cremation scattering gardens, to allow monuments and markers in designated areas of the site, and to designate green burial area(s).

### d) **Citizen/Customer Implications:**

The Maple Ridge Cemetery is very important to many of our citizens, particularly to long term residents of Maple Ridge who intend to be interred in a cemetery in the community where they have spent most of their lives. Residents will have additional options for memorialization and interment that reflect the desires of our diverse community.

### e) **Business Plan/Financial Implications:**

The proposed Maple Ridge Cemetery Fees and Charges 2% annual increase through to 2024 is important to sustain the cemetery operation as the fees offset the costs associated with the provision of these services.

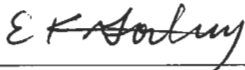


**f) Policy Implications:**

The proposed amendments to the Maple Ridge Cemetery Bylaw are consistent with the provincial regulations that govern cemetery operations which include the Cremation, Interment and Funeral Services Act, and the Business Practices and Consumer Protection Act.

**CONCLUSION:**

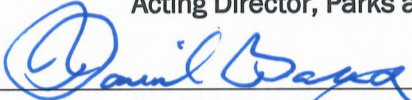
Staff recommend the endorsement of the changes to the Maple Ridge Cemetery Bylaw to expand services to the community, establish fees and charges for the new offerings, provide expanded rights to the Named Family Members, as well as to ensure the financial sustainability of this important community memorial site.




Prepared by: **Erin Gorby**  
**Manager, Parks and Open Space**



Reviewed by: **Valoree Richmond**  
**Acting Director, Parks and Facilities**



Approved by: **David Boag**  
**General Manager, Parks, Recreation & Culture**



Concurrence: **Al Horsman**  
**Chief Administrative Officer**

**Attachments:**

- (A) Draft Maple Ridge Cemetery Bylaw No. 7612-2020
- (B) Maple Ridge Cemetery Bylaw No. 7260-2016

City of Maple Ridge



## **Cemetery Regulation**

### **BYLAW NO. 7612-2020**

**A Bylaw to repeal Maple Ridge Cemetery Bylaw No. 7260-2016  
and amendments thereto in their entirety and hereby create a  
new Maple Ridge Cemetery Bylaw**

**WHEREAS**, the Council of the City of Maple Ridge, acting as the Board of Trustees of the Cemeteries, deems it expedient to create a new cemetery bylaw;

**AND WHEREAS**, the Council of the City of Maple Ridge wishes to repeal Maple Ridge Cemetery Bylaw No. 7260-2016 and amendments thereto in their entirety;

**NOW THEREFORE**, THE Council of the City of Maple Ridge in open meeting assembled, **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as "Maple Ridge Cemetery Bylaw No. 7612-2020".
2. Maple Ridge Cemetery Bylaw No. 7260-2016 and amendments thereto are hereby repealed in their entirety.

Words or phrases defined in the *British Columbia Cremation, Interment and Funeral Services Act* and its regulations or the *Business Practices and Consumer Protection Act* and its regulations or the *Wills Estates and Succession Act* and its regulations, will have the same meaning when used in this bylaw unless otherwise defined in this Bylaw.

The headings contained in this bylaw are for convenience only and are not to be construed as defining, or in any way limiting the scope or the intent of the provisions of this bylaw.

If any portion of this bylaw is for any reason held invalid by any court of competent jurisdiction, the invalid portion will be severed and the severance will not affect the validity of the remainder.

**CITY OF MAPLE RIDGE  
CEMETERY BYLAW NO. 7612-2020**

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## PART I - DEFINITIONS

1. For the purpose of this Bylaw, unless the context otherwise requires:

Care Fund	means a care fund required and governed by the <i>Cremation, Interment and Funeral Services Act</i> , in the form of a trust account
Caretaker	means the person(s) duly employed by the City from time to time as caretakers at the Cemeteries of the City of Maple Ridge.
Casket	means a rigid container ornamented and lined with fabric designed for the encasement of human remains and in the case of green burial, shall be fully biodegradable.
Cemeteries	means all those parcels or tracts of land set aside, used, and maintained by the City as a place of interment for human remains or Cremated Remains as described in Section 2 of this Bylaw.
Child	means a child from birth up to, and including, the age of 10, and includes a stillborn infant.
City	means the City of Maple Ridge acting as the Board of Trustees of the Cemeteries.
Clerk	means the person appointed by the Board of Trustees to keep and manage the records of interments in the Cemeteries managed by the City of Maple Ridge.
Columbarium	means a vault with single or double compartment niches for urns containing Cremated Remains.
Commingled Remains	means the intentional and irreversible mixing of the Cremated Remains of more than one deceased person.
Consumer Protection B.C.	means the Business Practices and Consumer Protection Authority or its successor body appointed under the <i>Cremation, Interment and Funeral Services Act</i> .
Control of Disposition	means the right of a person to control the disposition of human remains or Cremated Remains in accordance with the <i>Cremation, Interment and Funeral Services Act</i> .
Council	means the Council of the City of Maple Ridge acting as the Board of Trustees of the Cemeteries.
Cremated Remains	means the ashes resulting from cremation of a deceased human body.
Director of Parks & Facilities	means the Director of Parks & Facilities or other person duly appointed as such from time to time by Council.



Family Member	means a parent, grandparent, or sibling, and includes the biological, adopted, step and variations thereof.
Grave	means a space of ground within a lot in a Cemetery used or intended to be used for the burial of human remains or Cremated Remains or both.
Grave Liner	means a receptacle made of durable material placed around a Casket to provide reinforcement to a Grave Lot.
Green Burial	means a natural burial in a designated section of a Cemetery as described in Section 9 of this Bylaw.
Lot	means a burial lot for human remains or Cremated Remains under a Right of Interment as designated and shown on the plan of the cemetery on file in the City's municipal offices, which includes a Grave or Niche.
Meadows	means a defined area in a Cemetery set aside specifically for the non-recoverable placement of Cremated Remains.
Medical Health Officer	means the person assigned by the Fraser Health Authority to oversee interments/disinterments in the City where health concerns about death require special treatment for interment.
Niche	means a recessed space in the Columbarium used or intended to be used for the inurnment of Cremated Remains.
Non-resident	means any person who is not a "Resident".
Relative:	means any persons connected biologically, or by adoption, step or marriage and variations thereof.
Resident	means any person who: <ul style="list-style-type: none"><li>• is a resident of the City on the date of the application for a Right of Interment; or</li><li>• a person who resided in the City at the time of death; or</li><li>• was a five (5) year resident of the City within eighteen (18) months preceding death; or</li><li>• owned real property in the City at the time of death; or</li><li>• owned real property in the City for more than ten (10) years at any time preceding death and can show proof of ownership.</li></ul>
Right of Interment	means a permit to purchase the right to allow the interment of human remains or Cremated Remains in a Lot. It does not entitle the holder to any title or interest in a Cemetery or Lot, but instead provides for the right to inter the person(s) named on the Right of Interment.

Rights Holder	means an Interment Rights Holder who has been issued a Right of Interment, and includes a Transferee if a transfer of the Right of Interment has been effected by the Clerk as described in section 6(e).
Rose Garden	means a former defined area in a Cemetery set aside specifically for the non-recoverable placement of Cremated Remains which is now to capacity.
Scattering Garden	means a defined area of a Cemetery designated for the commingled and non-recoverable placement of Cremated Remains.
Statutory Holidays	means any of the following days, namely New Year's Day, Family Day, Good Friday, Easter Sunday, Easter Monday, Victoria Day, Canada Day, B.C. Day, Labour Day, Thanksgiving Day, Remembrance Day, Christmas Day, Boxing Day, and any day or part of a day proclaimed as a civic holiday. In the event that a statutory holiday occurs on a Saturday or Sunday, the statutory holiday will also include the following Monday.
Transferee	means the recipient of a Right of Interment, transferred by a Rights Holder related to the Transferee by birth, marriage or adoption.
Treasurer	means the person duly appointed by the City to invest and administer the Care Fund.

The use of words signifying the masculine will include the feminine.

All other words and phrases in this Bylaw will be construed in accordance with any definitions assigned to them in the *Cremation, Interment and Funeral Services Act* and the *Business Practices and Consumer Protection Act*, and their associated regulations, all as amended or replaced from time to time.

Schedule "A" attached hereto forms part of this bylaw.

## PART II – LEGAL DESCRIPTION

2. The following lands have been set aside, operated, used or maintained as Cemeteries by the City:

- (a) Maple Ridge Cemetery: Legally described as being:  
PID: 006-843-140, Parcel "A" (Reference Plan 8035) Lot 13 DL 247, Group 1, NWD Plan 1007,  
NO PID Part (3.107 Acres) of Lot 13 in Block 1, of part of Lot 247, Group 1, Map 1007 as shown outlined in orange on Sketch Deposited No. 2819 (AFB 15/290/10146E),  
PID: 008-779-538 Lot 45, DL 248, Group 1, NWD Plan 25353,  
PID 024-740-748 Parcel I (Plan with Fee 446F) DL 247 Group 1, NWD,  
NO PID Lot J of Lot 248, Group 1, Plan 692 (AFB 18/599/15321A),  
PID: 011-272-341 Parcel "A" (Reference Plan 9535) Lot 14 DL 247 Group 1 NWD Plan 7909,  
PID: 009-055-789 Lot 54 DL 248 Group 1 NWD Plan 29311,  
PID: 011-310-227, Lot 4; DL 247, Group 1 NWD; Plan 8050, and  
PID: 011-310-219 Lot 2 DL 247 Group 1, NWD; Plan 8050

- (b) Whonnock Cemetery: Legally described as being:  
That 1.0 Acre Portion of Indian Reserve Whonnock No. 1 shown on Plan BC290,  
described as "Unsubdivided Part of Reserve North of Highway" (ILRS PIN  
90259250)
  - (c) Whonnock Cemetery No. 2: Legally described as being:  
PID: 003-439-135 Lot 17 DL 433, Group 1, NWD Plan 64271
- 3. A copy of the plan of each Cemetery will be kept available for public inspection in the Office of the City and at such other places as Council or Consumer Protection B.C. may direct.
- 4. Council hereby establishes itself as a Board of Trustees to own and operate the Cemeteries and to exercise all of the powers and duties of the Board of Trustees pursuant to the Cremation, Interment and Funeral Services Act.

### PART III – GENERAL

#### **RIGHTS OF INTERMENT**

- 5. The Director of Parks & Facilities may refuse to sell a Right of Interment for more than two (2) Grave or Niche spaces to any one individual.
- 6.
  - (a) The Clerk will issue a Right of Interment, being a permit allowing for the interment of human remains or Cremated Remains, in respect of a person who is named on the Right of Interment, for a vacant unreserved Lot, upon payment of the applicable fees shown in Schedule "A". The purchase of a Right of Interment for The Meadows, the Scattering Garden or Green Burial may only be done at the time of need for a deceased person.
  - (b) A Right of Interment issued under this Bylaw:
    - (i) must specify either:
      - a. that the holder of the Right of Interment reserves the right to use the Lot for himself or herself, or
      - b. the name of another person for whom the right to use the Lot has been reserved;
    - (ii) does not vest in the Rights Holder or a person designated by the Rights Holder any right, title, or interest in the land in or on which the Lot is located;
    - (iii) may only be transferred, cancelled or sold in strict accordance with this Bylaw.
  - (c) A Rights Holder may transfer his Right of Interment to a Transferee, upon payment of the applicable fee for the transfer shown in Schedule "A", in accordance with section 6(e).
  - (d) A Rights Holder may only sell an issued Right of Interment back to the City, and only if the Lot has not been used and is no longer required (except where transferred to a Transferee) by surrendering the Right of Interment to the Clerk. The amount of fees returned will be the original fees paid for the Lot less:

- (i) the transfer fee as shown in Schedule "A";
- (ii) the Care Fund contribution; and
- (iii) taxes associated with the Right of Interment

if more than 30 days have passed since the date of original issuance. If less than 30 days have passed since the date of original issues, the full amount of original fees paid will be returned by the City. If a Rights Holder sells a Right of Interment to the City that has been issued more than 10 years prior to the cancellation date shown on the Right of Interment, the Rights Holder will be refunded the equivalent of the purchase price 10 years prior to the cancellation date less the Care Fund contribution, applicable taxes and the transfer fee.

- (e) Upon acceptance by the City of the applicable fee shown in Schedule "A", and upon compliance with the requirements of this bylaw by the Rights Holder and the Transferee, the Clerk will record and give effect to the desired transfer of the Right of Interment in the records kept by him for that purpose.
- (f) A Rights Holder may make designations for his Grave(s) or Niche(s) during his lifetime. However, where a Rights Holder dies and did not designate persons entitled to be interred in the Rights Holder's Grave(s) or Niche(s), the City may give approval to an applicant who makes application to the City to receive the Rights Holder's Right of Interment or permission for an interment on said Grave(s) or Niche(s), if the applicant provides, as exhibits to a statutory declaration made by the applicant, any of the following:
  - i) the Rights Holder's will showing the applicant as the recipient of the Right of Interment; or
  - ii) letters probate showing the applicant as the recipient of the Right of Interment from the residue of the Rights Holder's estate; or
  - iii) letters of administration showing the applicant as the recipient of the part of the intestate Rights Holder's estate that includes the Right of Interment.
  - iv) a statutory declaration from the Rights Holder's spouse claiming Right of Interment entitlement. In the absence of a spouse, a statutory declaration from all surviving lineal descendants of the Rights Holder claiming Right of Interment entitlement.

Provided that subsequent to the coming into force of this Bylaw, each person who purchases a Right of Interment and thereby becomes a Rights Holder must, contemporaneously with the purchase of the Right of Interment, provide to the Clerk a list of family members (the "Named Family Members") who may be interred in the remaining plots held by the Rights Holder. Following the death of the Rights Holder the "Named Family Members" collectively may transfer an empty Plot or Niche back to the City, transfer a plot or niche to a Relative, or list further permissions for interment.



### **FEES & CHARGES**

7. (a) The applicable fees for interment, disinterment, and care of Graves and Niches, and the charges for goods required for burial by the City for use in the Cemetery and any other Cemetery fees are shown in Schedule "A".
- (b) Unless prior arrangements have been made by a government agency with the City, the applicable fees shown in Schedule "A" will be paid at the City's offices in full at the time of purchase. The Rights Holder or any other person with Control of Disposition will pay the City the applicable fees required for interment no later than 24 hours in advance of the interment.

### **SIZE OF GRAVES**

8. The size of Graves and Niches are as follows:
  - (a) Adult size grave space is 8' x 4' (2.44m x 1.22m)
  - (b) Child grave space is 6' x 2'3" (1.83m x .69m)
  - (c) Cremated Remains grave space is 2' x 3' (0.61m x 0.91m)
  - (d) Single Niche space is 11" X 11" X 11" (28 cm X 28 cm X 28 cm)
  - (e) Double Niche space is 15" X 14" X 12" (38.1 cm X 35.6 cm X 30.5 cm)

### **GREEN BURIALS**

9. Green Burials are permitted only in the area on the Cemetery plot plan designated as a Green Burial area and only if the following criteria is met:
  - (a) The human remains must be prepared without embalming;
  - (b) The human remains must be buried in a fully biodegradable casket;
  - (c) No Grave Liner or vault may be used;
  - (d) Only one interment may be permitted per Grave;
  - (e) No memorial markers may be permitted for Green Burials.

## **PART IV – INTERMENT, EXHUMATION AND CREMATION**

### **PERMISSION TO INTER, EXHUME AND CREMATE**

10. No human remains will be interred in a cemetery until a Right of Interment has been issued by the City and the applicable fee has been paid to the City, except as may be permitted otherwise under the terms of Section 13.
11. All applications for a Right of Interment in a cemetery will be made to the Clerk at the City's offices during the hours that the City's offices are open to the public on all days of the week except Saturday, Sunday, Statutory Holidays, and in cases of emergency as described in Section 13.
12. Any person who makes application for a Right of Interment or who requires an interment to be made will provide the Clerk with a statement of the name, age and date of death of the deceased, whether or not death was caused by a communicable disease as listed in Schedule "A" of the *Health Act Communicable Disease Regulation* made under the *Public Health Act*, the time and date of the funeral and any other information which it is reasonable for the Clerk to request.

13. (a) Where the Medical Health Officer directs, pursuant to the *Health Act Communicable Disease Regulation* or otherwise, that human remains will be buried in the Cemetery during any period when the City's offices are closed, the Ministry of Health must grant approval for same and retroactive approval must be obtained from the City during normal working hours.
- (b) Where a burial in the Cemetery is performed under the conditions of Sub-section 13(a), the person who permitted the burial and the person who performed the burial will report the *matter* to the Clerk, and the representative of the deceased will supply the Clerk with full details of the deceased as required by Section 12 together with such applicable fees shown in Schedule "A" if such fees have not already been paid.
- (c) The information required to be given to the Clerk under the terms of Sub-section 13(b) will be provided to the Clerk as soon after such interment as the City's office are opened.

14. Commingled Remains may be interred in the following areas of a Cemetery only:

- (a) between two side-by-side cremation Graves; or
- (b) between two cremation Graves in The Meadows; or
- (c) between two cremation Graves on a full burial Grave; or
- (d) in the Scattering Garden; or
- (e) in a double Columbarium Niche.

Cremated Remains may be commingled subject to the following conditions:

- (e) that the intent to Commingle Remains is disclosed to the Clerk upon application for a Right of Interment;
- (f) that written authorization from the person(s) having Control of Disposition is provided to the Clerk;
- (g) that the person(s) having Control of Disposition acknowledge that the result is permanent and irreversible;
- (h) that a Right of Interment has been issued for each of the deceased and fees paid as shown in Schedule "A" indicative of two separate interments;
- (j) that the memorialization of Commingled Remains are subject to regulations in Sections 35 and 36.

15. No deceased person interred in a Cemetery will be exhumed without a written order being first obtained from the Business Practices and Consumer Protection Authority in accordance with the requirements of the *Cremation, Interment and Funeral Services Act* and the presentation for such order to the Clerk for his examination.

16. In the event that Cremated Remains are placed in a full burial Grave in advance of a Casket to be interred in the same Grave, the Cremated Remains, if interred in an urn or similar container, will be removed by the Caretaker at the time of the full burial and be reinterred on top of the Casket at no cost during the Casket interment.

#### **INTERMENT IN THE CEMETERY**

17. No remains other than human remains or Cremated Remains will be interred in a Cemetery and all interments will be subject to, and comply with, the provisions of this Bylaw.
18. The Rights Holder for a Lot must not permit an interment to be made in the Lot to which the Right of Interment refers, nor transfer or dispose of the Lot to another person, group or organization unless the interment, transfer, or disposal is made pursuant to and in accordance with the provisions of this Bylaw.
19. Where the human remains of a person who died while suffering a communicable disease are to be buried in a Cemetery and instructions have been given by the Medical Health Officer respecting the interment, the interment will be fully and carefully followed by those who perform the interment.
20. (a) Each interment in a Cemetery, other than the interment of Cremated Remains, will provide for not less than 39.2 inches (1 meter) of earth between the general surface level of the ground at the Grave site and the upper surface of the Casket or Grave Liner enclosing the human remains resting in the grave.
- (b) One Casket interment is permitted in each full burial Grave in a Cemetery. With the exception of Graves designated for Green Burial, a single full burial Grave may inter up to one Casket and four sets of Cremated Remains. A single Child Grave may contain the Casket of one Child and a maximum of two sets of Cremated Remains of Family Members.
- (c) Each single Columbarium Niche may contain one set of Cremated Remains. Each double Columbarium Niche may contain up to two sets of isolated Cremated Remains or the Commingled Remains of two deceased persons.
- (d) Each interment of Cremated Remains in a Grave will be within a liner or within an urn made of plastic, metal, ceramic or stone, except where Cremated Remains are disposed of in the Meadows and Scattering Garden, in accordance with Sub-section 20(g). Each liner will permanently contain one urn or similar container of Cremated Remains and will be buried in the grave not less than 2 feet (60cm) deep. The urn must not exceed dimensions of 11" wide X 11" deep X 13" high (28 cm X 28 cm X 33 cm)
- (e) A Grave Liner will be used for each Casket interment, except where a metal Casket is used. No Grave Liner will be used for grave sites where a Green Burial is designated.
- (f) Each Grave Liner used in the cemetery will be made of reinforced fibreglass only. The Grave Liner must cover the entire length and sides of the Casket.
- (g) The disposal of Cremated Remains in The Meadows and Scattering Garden will be without a container and will only be performed under the direction of the Caretaker.
21. No person will inter any human remains or Cremated Remains in the Cemetery except between the hours of 8:30 a.m. and 4:30 p.m.

22. No person will inter any human remains or Cremated Remains on a Statutory Holiday or deferred Statutory Holiday except in emergency conditions as specified in Section 13.
23. No Grave is to be dug or opened and no Cremated Remains are to be interred by any person other than the Caretaker or a person duly authorized by the Caretaker.
24. (a) The duties and responsibilities of the Caretaker will be, among other things, to carry out, or cause to be carried out by Cemetery workers placed under his supervision:
  - i) The digging, preparation, opening and closing of Graves, opening and sealing of Niches and the interment of Cremated Remains as ordered by the Clerk;
  - ii) The direction of all funerals, bereavement rites or ceremonies in the Cemetery to the correct Lot;
  - iii) The installation of memorials on Lots and construction of their foundations or bases;
  - iv) The general work of the Cemetery, including maintenance of walls, fences, gates, paths and other Cemetery improvements; and
  - v) The provisions for care of the Cemetery tools and equipment.
- (b) The Caretaker will maintain records as directed by the Clerk and will submit reports as required by him, and, will do such other work as the Clerk may require from time to time in relation to the Cemetery operation.

## **PART V – ADMINISTRATION AND CARE FUND**

### **ADMINISTRATION AND CARE FUND**

25. The Clerk and Treasurer must:
  - (a) Maintain all records and files necessary for the administration and management of each Cemetery and as required by the Cremation, Interment and Funeral Services Act and its regulations;
  - (b) Review and issue Rights of Interments and permits for exhumation/disinterment;
  - (c) Coordinate interments, exhumations and the placement of memorials with the Caretaker; and
  - (d) Maintain an accounting of all monies received and expended under this bylaw
26. The Clerk is hereby authorized on behalf of the City and subject to the provisions of this bylaw to issue a Right of Interment in respect of:
  - (e) any unoccupied Grave for which a Right of Interment has not already been issued;
  - (f) any Niche for which a Right of Interment has not already been issued; and
  - (g) the Meadows and Scattering Garden areas in the Cemetery.
27. Upon issuing a Right of Interment, or upon viewing an order for exhumation from the proper authority as specified in Section 15, the Clerk will notify the Caretaker before the time of the intended interment or exhumation giving the name of the deceased, the number and location of the Grave concerned and any instructions of the Medical Health Officer relative to the interment or exhumation.



28. (a) A Care Fund is hereby continued, to be administered in accordance with the requirements of the *Cremation, Interment and Funeral Services Act*.
- (b) All fees specified as "Care Fund" fees in Schedule "A" to this Bylaw shall be levied and paid into the Care Fund and held, invested and used by the City in strict compliance with the *Cremation, Interment and Funeral Services Act* and its regulations.
- (c) For all Rights of Interment, the amount required to be used for Care Fund purposes is specified in Schedule "A", provided that Care Fund contribution will not apply to Grave space made available by the City free of charge for an indigent burial.
- (d) Any owner of a memorial marker, tablet, or monument, desiring to install same in the cemetery, will pay to the Treasurer, prior to the installation of such memorial, the applicable Care Fund contribution shown in Schedule "A".
29. A separate account of all monies received under the provisions of this Bylaw and of all monies expended hereunder, will be kept by the Treasurer and any surplus remaining of receipts over expenditures will be paid at the end of each financial year into a reserve fund to be known as The Cemetery Fund for investment by the City in accordance with the provisions of the *Community Charter* and the interest derived from such reserve fund will be expended on the upkeep and development of the cemetery.

## PART VI – MEMORIALIZATION

### MEMORIALS

30. No person will place a memorial marker or Niche plate on any Grave or Niche until the applicable fee shown in Schedule "A" has been paid to the Treasurer, which includes a contribution to the Care Fund in respect to each memorial.
31. All Upright Monuments, their bases and foundations are the responsibility of the purchaser and will only be installed by a monument company upon prior approval by the City. All Pillow Top Markers and their foundations, Memorial Markers and Niche plates will only be installed by the Caretaker. All monuments, markers, plaques and niches will only be installed after the human remains or Cremated Remains have been interred and may only be installed on the corresponding Grave or Niche where the deceased is interred.
32. An application for monuments, markers, plaques and Niche plate installations may only be made by the Rights Holder, his executor(s) or executrix, or his heirs.
33. Existing monuments, markers and Niche plates may be replaced or refurbished with a duplicate of the original providing it includes similar dimensions and wording, or conforms to specifications in Section 35 or Section 36.
34. All tablet-type memorials must be made of stone or bronze.

**MEMORIALS – All Cemetery Sections except Maple Ridge Cemetery Section 6**

35. All memorials may be installed provided they conform to the following:

(a) **General:**

- (i) Each memorial tablet will be installed in a position on the Grave according to that established by the City for memorials on Graves in the Cemetery. Requests for exception based on religious beliefs will be made to the Clerk, which may not be unreasonably denied. Each memorial tablet will have its top surface set level with the surface of the surrounding ground.
- (ii) Each bronze memorial tablet will be attached to a concrete base not less than 3 inches (7.5 cm) thick with side surfaces true and perpendicular with the top surface of the attached tablet. A bronze memorial tablet on the Grave of a full adult burial or Child may be smaller than its concrete base provided the concrete base conforms to the size for the Grave as required by subsections (b), (c) and (d) below, and provided the part of the base extending beyond the tablet does not exceed 2 inches (5.08 cm) wide and has a smooth, slightly bevelled surface to shed water at its outer edges.
- (iii) Each stone memorial tablet will be not less than 2 inches (5 cm) thick and will have its side surfaces true and perpendicular with its top surface.
- (iv) A memorial marker or Niche plate may be inscribed in a non- English script provided the Clerk has been provided with a written interpretation.

(b) **Full Burial Graves**

- (i) Each full burial Grave may have a maximum of one 12" X 20" (30.48 cm X 50.8 cm) marker and up to four 8" X 12" (20.32 cm X 30.48 cm) cremation markers. Each 12" X 20" (30.48 cm X 50.8 cm) marker may memorialize a maximum of two deceased persons. Each additional 8" X 12" (20.32 cm X 30.48 cm) marker may only memorialize one deceased person.
- (ii) Two side-by-side full burial Graves may have a choice of one 18" x 30" (45.72 cm x 76.2 cm) marker overlapping both Graves, or one 12" X 20" (30.48 cm X 50.8 cm) marker on each of the two full burial Graves. Each of the two full burial Graves may have a maximum of four additional 8" X 12" (20.32 cm X 30.48 cm) cremation markers.

Each 18" x 30" (45.72 cm x 76.2 cm) marker may only be used to memorialize two deceased persons.

(c) **Child Burial Graves:**

- (i) Each Child burial Grave may have a maximum of one 12" X 20" (30.48 cm X

50.8 cm) marker and up to two 8" X 12" (20.32 cm X 30.48 cm) cremation markers for Family Members.

Each 12" X 20" (30.48 cm X 50.8 cm) marker may only memorialize one deceased Child. Each additional 8" X 12" (20.32 cm X 30.48 cm) marker may only memorialize one deceased Family Member. Two Family Members having their Cremated Remains commingled and placed on a child Grave must each have their own 8" X 12" (20.32 cm X 30.48 cm) cremation marker.

(d) **In-ground Cremation Graves in Cremation Section:**

- (i) Each single cremation Grave within a cremation section of a Cemetery may have a maximum of one 8" X 12" (20.32 cm X 30.48 cm) cremation marker.

Each single cremation marker may only memorialize one deceased person.

- (ii) Two side-by-side cremation Graves within a cremation section of a Cemetery may have either one 12" X 20" (30.48 cm X 50.8 cm) marker spanning both Graves, or one 8" X 12" (20.32 cm X 30.48 cm) cremation marker on each of the two cremation Graves.

Each 12" X 20" (30.48 cm X 50.8 cm) may memorialize a maximum of two deceased persons. Each 8" X 12" (20.32 cm X 30.48 cm) cremation marker may only memorialize one deceased person.

(e) **Columbarium (Niche) Wall:**

- (i) Each single Columbarium Niche plate may memorialize a maximum of one deceased person.
- (ii) Each double Columbarium Niche plate will memorialize two deceased persons maximum.
- (iii) Each single or double Columbarium Niche plate will be consistent in layout, design and format as established by the City.

(f) **The Meadows/Rose Garden/Scattering Garden:**

- (i) Individual memorial markers are not permitted in the Rose Garden, The Meadows or the Scattering Garden.
- (ii) Memorialization to honour deceased who are not interred in the Cemetery may do so by having the name of the deceased person added to the Rose Garden Memorial plaque.

**MEMORIALS – Maple Ridge Cemetery Section 6 Only**

36. All Monuments and markers may be installed provided they conform to the following:

(a) **General:**

- (i) Upright Monuments or Pillow Top Markers may only be installed on specified plots within Cemetery Section 6 and the size must be in accordance with subsection (b).
- (ii) Memorialization of Full Burial graves in Cemetery Section 6 which are not designated for Upright Monuments or Pillow Top Markers will comply with Section 35 (b).
- (iii) Each monument or memorial tablet will be installed in a position on the Grave according to that established by the City for memorials on Graves in the Cemetery. Requests for exception based on religious beliefs will be made to the Clerk, which may not be unreasonably denied.
- (iv) Each bronze memorial tablet will be attached to a concrete base not less than 3 inches (7.5 cm) thick with side surfaces true and perpendicular with the top surface of the attached tablet. A bronze memorial tablet on the Grave of a full adult burial may be smaller than its concrete base provided the concrete base conforms to the size for the Grave as required by subsection (b) (ii) and (iii) below and provided the part of the base extending beyond the tablet does not exceed 2 inches (5.08 cm) wide and has a smooth, slightly bevelled surface to shed water at its outer edges.
- (v) Each stone memorial tablet will be not less than 2 inches (5 cm) thick and will have its side surfaces true and perpendicular with its top surface.
- (vi) A monument or memorial marker may be inscribed in a non- English script provided the Clerk has been provided with a written interpretation.
- (vii) Individual memorial markers are not permitted in the Scattering Garden or for graves designated for Green Burials.

(b) **Upright Monuments and Pillow Top Markers:**

- (i) Upright Monuments and Pillow Top Markers may only be installed on cemetery plots which are designated by the City. If an Upright Monument is laid prior to a full burial interment on the plot, it is the next of kin's responsibility to have the Upright Monument removed prior to the full burial interment and then replaced once the full burial is completed. If a Pillow Top Marker is laid prior to a full burial interment on the plot, it is the City's responsibility to have the Pillow Top Marker removed prior to the full burial interment and then replaced once the full burial is completed.
- (ii) Each full burial Grave may have a maximum of one Upright Monument or Pillow Top Marker and up to four 8" X 12" (20.32 cm X 30.48 cm) cremation memorial tablets. Each Upright Monument or Pillow Top Marker may memorialize a maximum of two deceased persons. Each additional 8" X 12" (20.32 cm X 30.48 cm) marker may only



memorialize one deceased person.

- (iii) Two side-by-side full burial Graves may have a choice of one Upright Monument or Pillow Top Marker overlapping both Graves, or one Upright Monument or Pillow Top Marker on each of the two full burial Graves. Each Upright Monument or Pillow Top Marker may only be used to memorialize two deceased persons. Each of the two full burial Graves may have a maximum of four additional 8" X 12" (20.32 cm X 30.48 cm) cremation tablets. Each additional 8" X 12" (20.32 cm X 30.48 cm) marker may only memorialize one deceased person.
- (iv) Where four full burial Graves are purchased in a square, these four full burial Graves may share one or two Upright Monuments with a maximum of two names per Upright Monument inscribed on each side.
- (v) All Upright Monuments and Pillow Top Markers must be made of granite. All Upright Monuments must have a granite base and a foundation made of concrete or granite.
- (vi) Pillow Top Markers, Upright Monuments and Upright Monument foundations and bases are the property of the purchaser, and their care and repair is the responsibility of the purchaser. All repairs to foundations for Pillow Top Markers are the responsibility of the City.
- (vii) Dimensions for Upright Monuments on single or double full burial plots will conform to the following:

	Burial Single Lot		
	Memorial	Base	Foundation
<b>Width Minimum</b>	20" (50.8 cm)	22" (55.88 cm)	28" (71.12 cm)
<b>Width Maximum</b>	32" (81.28 cm)	36" (91.44 cm)	42" (106.68 cm)
<b>Height Minimum</b>	-	4" (10.16 cm)	As required
<b>Height Maximum</b>	36" (91.44 cm)	8" (20.32 cm)	As required
<b>thickness Minimum</b>	4" (10.16 cm)	6" (15.24 cm)	12" (30.48 cm)
<b>Thickness Maximum</b>	8" (20.32 cm)	12" (30.48 cm)	18" (45.72 cm)

- (viii) Dimensions for Pillow Top Markers on single or double full burial plots will conform to the following:

	Burial Single Lot	
	Memorial	Foundation
<b>Width Minimum</b>	26" (66.04cm)	32" (81.28 cm)
<b>Width Maximum</b>	36" (91.44 cm)	42" (106.68 cm)
<b>Height Minimum</b>	4" (10.16 cm)	As required
<b>Height Maximum</b>	8" (20.32 cm)	As required
<b>thickness Minimum</b>	11" (27.94 cm)	17" (43.18 cm)
<b>Thickness Maximum</b>	12" (30.48 cm)	18" (45.72 cm)

## PART VII – OTHER

### GENERAL

37. The Caretaker will remove cut flowers, wreaths and floral offerings placed on Graves and Niches when they become wilted or unsightly or is necessary or expedient for the operation of the Cemetery. Artificial flowers may only be placed in a Cemetery between November 15 and March 15.
38. No person will define a grave with a fence, hedge, railing, curbing, or landscaping, and only authorized employees of the City may plant, remove cut down, or destroy any trees, shrubs, plants, flowers, bulbs, or rocks in a Cemetery. Any adornment or landscaping that is considered by the caretaker to be untidy or unsafe will be removed by the Caretaker at his discretion in accordance with Section 37 and 38.
39. All persons are prohibited from damaging, or defacing any memorial, monument, fence, gate, structure or any other improvements in a Cemetery.
40. No person will enter a Cemetery in a vehicle after the gate has been closed, or drive a vehicle in a Cemetery at any time at a speed of more than 15 kilometres an hour. Use of the Cemetery grounds will be subject to the reasonable directions and orders of the Caretaker.
41. No person will solicit orders for markers, tablets, memorials, cappings, or similar items within the limits of the Cemetery.
42. No person may use a Cemetery for a purpose that is not associated with, or incidental to, the care or interment of human remains or Cremated Remains other than passive recreation activities such as walking, jogging or cycling on pathways.
43. All persons and funeral processions in a Cemetery will obey the reasonable instructions of the Caretaker. Any person not behaving with proper decorum within a Cemetery, or disturbing the quiet and good order of a Cemetery, may be evicted from the cemetery by the Caretaker.
44. The discharging of firearms, other than in regular volleys at burial services, is prohibited in a Cemetery.
45. Without limiting the application of Section 47, any person who:
  - (a) wilfully destroys, mutilates, defaces, injures or removes any Grave, Niche, monument, memorial, or other structure placed in a Cemetery, or any fence, railing or other work for the protection or ornament;
  - (b) wilfully destroys, cuts, breaks or injures any shrub or plant;
  - (c) plays at any game or sport;
  - (d) discharges firearms (save at a military funeral);
  - (e) wilfully disturbs or interferes with bereavement rites, burial ceremonies, or persons assembled for the purpose of interring human remains or Cremated Remains;
  - (f) who commits a nuisance or at any time behaves in an indecent and unseemly manner;
  - (g) deposits any rubbish or offensive matter or thing; or

- (h) in any way violates any Grave, Niche, Lot, memorial or other structure in a Cemetery or commits an offence against this Bylaw.

#### **HOURS OF OPERATION**

46. The gates of a Cemetery will be open:
- Monday to Friday from 8 a.m. to 4 p.m.
  - Weekends and holidays (Spring/Summer) from 8 a.m. to 7 p.m.
  - Weekends and holidays (Fall/Winter) from 9 a.m. to 5 p.m.

Pedestrians may access the cemetery daily from 7 a.m. to 8 p.m. No person may be in the cemetery between 8 p.m. and 7 a.m. without special permission of the Caretaker, Clerk or other person authorized by the City to grant such permission.

### **PART VIII – OFFENCE AND PENALTY**

#### **OFFENCE**

47. 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 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, upon summary conviction, to a fine not exceeding \$10,000 and not less than \$2,500, and is guilty of a separate offence each day that a violation continues to exist.
48. Every person who commits an offence is liable on summary conviction to a fine or to imprisonment, or to both a fine and imprisonment, not exceeding the maximum allowed by the *Offence Act*, R.S.B.C. 1996, c.338.
49. Notwithstanding anything herein contained, the administration and operation of a Cemetery will be carried out at all times in accordance with the *Cremation, Interment and Funeral Services Act* and regulations made thereunder.

This Bylaw is made by the Council of the City acting as the Board of Trustees of the Cemeteries:

**READ** a first time the \_\_\_\_ day of \_\_\_\_\_, 2020.

**READ** a second time the \_\_\_\_ day of \_\_\_\_\_, 2020.

**READ** a third time the \_\_\_\_ day of \_\_\_\_\_, 2020.

**ADOPTED** the \_\_\_\_ day of \_\_\_\_\_, 2020.

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**



**CITY OF MAPLE RIDGE**  
**MAPLE RIDGE CEMETERY BYLAW NO. 7612-2020**  
**Schedule "A"**  
**January 1, 2020 to December 31, 2020**

**Residents:**

Description	Grave/Niche + Care Fund =		Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$ 3349	\$ 1116	\$ 4465	\$ 1251	\$ 351	\$ 6067
Green Burial	\$ 3349	\$ 1116	\$ 4465	\$ 1251	\$ 0	\$ 5716
Child Burial	\$ 1831	\$ 611	\$ 2442	\$ 964	\$ 0	\$ 3406
Inground Cremation	\$ 788	\$ 263	\$ 1051	\$ 461	\$ 65	\$ 1577
Single Niche	\$ 2187	\$ 244	\$ 2431	\$ 265	\$ 0	\$ 2696
Double Niche	\$ 3645	\$ 406	\$ 4051	*\$ 265	\$ 0	\$ 4316
The Meadows	\$ 525	\$ 175	\$ 700	\$ 414	\$ 0	\$ 1114
Scattering Garden	\$ 169	\$ 56	\$ 225	\$ 200	\$ 0	\$ 425

\* Per open/close of double niche

**Non-Residents:**

Description	Grave/Niche + Care Fund =		Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$ 5023	\$ 1675	\$ 6698	\$ 1251	\$ 351	\$ 8300
Green Burial	\$ 5023	\$ 1675	\$ 6698	\$ 1251	\$ 0	\$ 7949
Child Burial	\$ 2746	\$ 917	\$ 3663	\$ 964	\$ 0	\$ 4627
Inground Cremation	\$ 1183	\$ 394	\$ 1577	\$ 461	\$ 65	\$ 2103
Single Niche	\$ 3282	\$ 365	\$ 3647	\$ 265	\$ 0	\$ 3912
Double Niche	\$ 5468	\$ 608	\$ 6076	*\$ 265	\$ 0	\$ 6340
The Meadows	\$ 787	\$ 263	\$ 1050	\$ 414	\$ 0	\$ 1464
Scattering Garden	\$ 253	\$ 85	\$ 338	\$ 200	\$ 0	\$ 538

\* Per open/close of double niche

**Memorials:** (Includes Perpetual Care)

Monument/Marker	Full Burial/ Child	Side-by-side Full Burial	Single Cremation	Side-by-Side Cremation	Single/Double Niche *	Plaque
Installation Fee:	\$ 294	\$ 352	\$ 294	\$ 294	\$ 318	\$ 225

\* Per deceased person

**Additional Burial/Interment Fees:** (Listed fees are "per service call per family")

	Full Burial	Child	Cremation	Meadows	Niche
Weekdays 3-4:30 p.m.	\$ 324	\$ 324	\$ 90	\$ 90	\$ 90
Saturdays & Sundays	\$ 689	\$ 371	\$ 318	\$ 318	\$ 318

**Other:** (Fees for exhumation of Commingled Remains the same as single set of cremated remains)

Exhumation/ Disinterment	Full Burial	Child	Inground Cremation	Single Niche	Double Niche
	\$ 2502	\$ 1928	\$ 922	\$ 318	\$ 424

Transfer of Right of Interment Fee: \$ 104 per Grave or Niche

**CITY OF MAPLE RIDGE**  
**MAPLE RIDGE CEMETERY BYLAW NO. 7612-2020**  
**Schedule "A"**  
**January 1, 2021 to December 31, 2021**

**Residents:**

Description	Grave/Niche + Care Fund =		Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$ 3415	\$ 1139	\$ 4554	\$ 1276	\$ 358	\$ 6188
Green Burial	\$ 3415	\$ 1139	\$ 4554	\$ 1276	\$ 0	\$ 5830
Child Burial	\$ 1868	\$ 623	\$ 2491	\$ 983	\$ 0	\$ 3474
Inground Cremation	\$ 804	\$ 268	\$ 1072	\$ 470	\$ 66	\$ 1608
Single Niche	\$ 2232	\$ 248	\$ 2480	\$ 270	\$ 0	\$ 2750
Double Niche	\$ 3719	\$ 413	\$ 4132	*\$ 270	\$ 0	\$ 4402
The Meadows	\$ 535	\$ 179	\$ 714	\$ 422	\$ 0	\$ 1136
Scattering Garden	\$ 172	\$ 58	\$ 230	\$ 204	\$ 0	\$ 434

\* Per open/close of double niche

**Non-Residents:**

Description	Grave/Niche + Care Fund =		Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$ 5123	\$ 1708	\$ 6831	\$ 1276	\$ 358	\$ 8465
Green Burial	\$ 5123	\$ 1708	\$ 6831	\$ 1276	\$ 0	\$ 8107
Child Burial	\$ 2803	\$ 934	\$ 3737	\$ 983	\$ 0	\$ 4720
Inground Cremation	\$ 1206	\$ 402	\$ 1608	\$ 470	\$ 66	\$ 2144
Single Niche	\$ 3348	\$ 372	\$ 3720	\$ 270	\$ 0	\$ 3990
Double Niche	\$ 5578	\$ 620	\$ 6198	*\$ 270	\$ 0	\$ 6468
The Meadows	\$ 803	\$ 268	\$ 1071	\$ 422	\$ 0	\$ 1493
Scattering Garden	\$ 259	\$ 86	\$ 345	\$ 204	\$ 0	\$ 549

\* Per open/close of double niche

**Memorials:** (Includes Perpetual Care)

Monument/Marker	Full Burial/ Child	Side-by-side Full Burial	Single Cremation	Side-by-Side Cremation	Single/Double Niche *	Plaque
Installation Fee:	\$ 300	\$ 359	\$ 300	\$ 300	\$ 324	\$ 230

\* Per deceased person

**Additional Burial/Interment Fees:** (Listed fees are "per service call per family")

	Full Burial	Child	Cremation	Meadows	Niche
Weekdays 3-4:30 p.m.	\$ 330	\$ 330	\$ 92	\$ 92	\$ 92
Saturdays & Sundays	\$ 703	\$ 378	\$ 324	\$ 324	\$ 324

**Other:** (Fees for exhumation of Commingled Remains the same as single set of cremated remains)

Exhumation/ Disinterment	Full Burial	Child	Inground Cremation	Single Niche	Double Niche
	\$ 2552	\$ 1966	\$ 940	\$ 324	\$ 432

Transfer of Right of Interment Fee: \$ 106 per Grave or Niche

**CITY OF MAPLE RIDGE**  
**MAPLE RIDGE CEMETERY BYLAW NO. 7612-2020**  
**Schedule "A"**  
**January 1, 2022 to December 31, 2022**

**Residents:**

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$ 3484 \$ 1161	\$ 4645	\$ 1302	\$ 365	\$ 6312
Green Burial	\$ 3484 \$ 1161	\$ 4645	\$ 1302	\$ 0	\$ 5947
Child Burial	\$ 1906 \$ 635	\$ 2541	\$ 1003	\$ 0	\$ 3544
Inground Cremation	\$ 820 \$ 273	\$ 1093	\$ 479	\$ 67	\$ 1639
Single Niche	\$ 2277 \$ 253	\$ 2530	\$ 275	\$ 0	\$ 2805
Double Niche	\$ 3793 \$ 422	\$ 4215	*\$ 275	\$ 0	\$ 4490
The Meadows	\$ 546 \$ 182	\$ 728	\$ 430	\$ 0	\$ 1158
Scattering Garden	\$ 176 \$ 59	\$ 235	\$ 208	\$ 0	\$ 443

\* Per open/close of double niche

**Non-Residents:**

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$ 5226 \$ 1742	\$ 6968	\$ 1302	\$ 365	\$ 8635
Green Burial	\$ 5226 \$ 1742	\$ 6968	\$ 1302	\$ 0	\$ 8270
Child Burial	\$ 2859 \$ 953	\$ 3812	\$ 1003	\$ 0	\$ 4815
Inground Cremation	\$ 1230 \$ 410	\$ 1640	\$ 479	\$ 67	\$ 2186
Single Niche	\$ 3416 \$ 379	\$ 3795	\$ 275	\$ 0	\$ 4070
Double Niche	\$ 5691 \$ 632	\$ 6323	*\$ 275	\$ 0	\$ 6597
The Meadows	\$ 819 \$ 273	\$ 1092	\$ 430	\$ 0	\$ 1522
Scattering Garden	\$ 265 \$ 88	\$ 353	\$ 208	\$ 0	\$ 561

\* Per open/close of double niche

**Memorials:** (Includes Perpetual Care)

Monument/Marker Installation Fee:	Full Burial/Child	Side-by-side Full Burial	Single Cremation	Side-by-Side Cremation	Single/Double Niche *	Plaque
	\$ 306	\$ 366	\$ 306	\$ 306	\$ 330	\$ 235

\* Per deceased person

**Additional Burial/Interment Fees:** (Listed fees are "per service call per family")

	Full Burial	Child	Cremation	Meadows	Niche
Weekdays 3-4:30 p.m.	\$ 337	\$ 337	\$ 94	\$ 94	\$ 94
Saturdays & Sundays	\$ 717	\$ 386	\$ 330	\$ 330	\$ 330

**Other:** (Fees for exhumation of Commingled Remains the same as single set of cremated remains)

Exhumation/Disinterment	Full Burial	Child	Inground Cremation	Single Niche	Double Niche
	\$ 2604	\$ 2006	\$ 958	\$ 330	\$ 441

Transfer of Right of Interment Fee: \$ 108 per Grave or Niche

**CITY OF MAPLE RIDGE**  
**MAPLE RIDGE CEMETERY BYLAW NO. 7612-2020**  
**Schedule "A"**  
**January 1, 2023 to December 31, 2023**

**Residents:**

Description	Grave/Niche + Care Fund =		Subtotal	+	Burial Fee +	Liner	=	Total
Full Burial	\$ 3553	\$ 1185	\$ 4738		\$ 1328	\$ 372		\$ 6438
Green Burial	\$ 3553	\$ 1185	\$ 4738		\$ 1328	\$ 0		\$ 6066
Child Burial	\$ 1944	\$ 648	\$ 2592		\$ 1023	\$ 0		\$ 3615
Inground Cremation	\$ 836	\$ 279	\$ 1115		\$ 489	\$ 68		\$ 1672
Single Niche	\$ 2323	\$ 258	\$ 2581		\$ 281	\$ 0		\$ 2862
Double Niche	\$ 3869	\$ 430	\$ 4299		*\$ 281	\$ 0		\$ 4580
The Meadows	\$ 557	\$ 186	\$ 743		\$ 439	\$ 0		\$ 1182
Scattering Garden	\$ 180	\$ 60	\$ 240		\$ 212	\$ 0		\$ 452

\* Per open/close of double niche

**Non-Residents:**

Description	Grave/Niche + Care Fund =		Subtotal	+	Burial Fee +	Liner	=	Total
Full Burial	\$ 5330	\$ 1777	\$ 7107		\$ 1328	\$ 372		\$ 8807
Green Burial	\$ 5330	\$ 1777	\$ 7107		\$ 1328	\$ 0		\$ 8435
Child Burial	\$ 2916	\$ 972	\$ 3888		\$ 1023	\$ 0		\$ 4911
Inground Cremation	\$ 1255	\$ 418	\$ 1673		\$ 489	\$ 68		\$ 2230
Single Niche	\$ 3484	\$ 387	\$ 3871		\$ 281	\$ 0		\$ 4152
Double Niche	\$ 5804	\$ 645	\$ 6449		*\$ 281	\$ 0		\$ 6730
The Meadows	\$ 835	\$ 279	\$ 1114		\$ 439	\$ 0		\$ 1553
Scattering Garden	\$ 270	\$ 90	\$ 360		\$ 212	\$ 0		\$ 572

\* Per open/close of double niche

**Memorials:** (Includes Perpetual Care)

Monument/Marker Installation Fee:	Full Burial/ Child	Side-by-side Full Burial	Single Cremation	Side-by-Side Cremation	Single/Double Niche *	Plaque
	\$ 312	\$ 373	\$ 312	\$ 312	\$ 337	\$ 240

\* Per deceased person

**Additional Burial/Interment Fees:** (Listed fees are "per service call per family")

	Full Burial	Child	Cremation	Meadows	Niche
Weekdays 3-4:30 p.m.	\$ 344	\$ 344	\$ 96	\$ 96	\$ 96
Saturdays & Sundays	\$ 731	\$ 394	\$ 337	\$ 337	\$ 337

**Other:** (Fees for exhumation of Commingled Remains the same as single set of cremated remains)

Exhumation/ Disinterment	Full Burial	Child	Inground Cremation	Single Niche	Double Niche
	\$ 2656	\$ 2046	\$ 978	\$ 337	\$ 450

Transfer of Right of Interment Fee: \$ 110 per Grave or Niche



**CITY OF MAPLE RIDGE**  
**MAPLE RIDGE CEMETERY BYLAW NO. 7612-2016**  
**Schedule "A"**  
**January 1, 2024 to December 31, 2024**

**Residents:**

Description	Grave/Niche + Care Fund =		Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$ 3625	\$ 1208	\$ 4833	\$ 1355	\$ 379	\$ 6567
Green Burial	\$ 3625	\$ 1208	\$ 4833	\$ 1355	\$ 0	\$ 6188
Child Burial	\$ 1982	\$ 661	\$ 2643	\$ 1043	\$ 0	\$ 3686
Inground Cremation	\$ 853	\$ 284	\$ 1137	\$ 499	\$ 69	\$ 1705
Single Niche	\$ 2370	\$ 263	\$ 2633	\$ 287	\$ 0	\$ 2920
Double Niche	\$ 3946	\$ 439	\$ 4385	*\$ 287	\$ 0	\$ 4672
The Meadows	\$ 568	\$ 190	\$ 758	\$ 448	\$ 0	\$ 1206
Scattering Garden	\$ 184	\$ 61	\$ 245	\$ 216	\$ 0	\$ 461

\* Per open/close of double niche

**Non-Residents:**

Description	Grave/Niche + Care Fund =		Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$ 5437	\$ 1812	\$ 7249	\$ 1355	\$ 379	\$ 8983
Green Burial	\$ 5437	\$ 1812	\$ 7249	\$ 1355	\$ 0	\$ 8604
Child Burial	\$ 2974	\$ 991	\$ 3965	\$ 1043	\$ 0	\$ 5008
Inground Cremation	\$ 1279	\$ 427	\$ 1706	\$ 499	\$ 69	\$ 2274
Single Niche	\$ 3554	\$ 395	\$ 3949	\$ 287	\$ 0	\$ 4236
Double Niche	\$ 5920	\$ 658	\$ 6578	*\$ 287	\$ 0	\$ 6865
The Meadows	\$ 853	\$ 284	\$ 1137	\$ 448	\$ 0	\$ 1585
Scattering Garden	\$ 276	\$ 92	\$ 368	\$ 216	\$ 0	\$ 584

\* Per open/close of double niche

**Memorials:** (Includes Perpetual Care)

Monument/Marker Installation Fee:	Full Burial/ Child	Side-by-side Full Burial	Single Cremation	Side-by-Side Cremation	Single/Double Niche *	Plaque
	\$ 318	\$ 380	\$ 318	\$ 318	\$ 344	\$ 245

\* Per deceased person

**Additional Burial/Interment Fees:** (Listed fees are "per service call per family")

	Full Burial	Child	Cremation	Meadows	Niche
Weekdays 3-4:30 p.m.	\$ 351	\$ 351	\$ 98	\$ 98	\$ 98
Saturdays & Sundays	\$ 746	\$ 402	\$ 344	\$ 344	\$ 344

**Other:** (Fees for exhumation of Commingled Remains the same as single set of cremated remains)

Exhumation/ Disinterment	Full Burial	Child	Inground Cremation	Single Niche	Double Niche
	\$ 2710	\$ 2086	\$ 998	\$ 344	\$ 459

Transfer of Right of Interment Fee: \$ 112 per Grave or Niche

## CITY OF MAPLE RIDGE



### Cemetery Regulation BYLAW NO. 7260-2016

**A Bylaw to repeal Maple Ridge Cemetery Bylaw No. 5784-1999  
and amendments thereto in their entirety and hereby create a  
new Maple Ridge Cemetery Bylaw**

**WHEREAS**, the Council of the City of Maple Ridge, acting as the Board of Trustees of the Cemeteries, deems it expedient to create a new cemetery bylaw;

**AND WHEREAS**, the Council of the City of Maple Ridge wishes to repeal Maple Ridge Cemetery Bylaw No. 5784-1999 and amendments thereto in their entirety;

**NOW THEREFORE**, THE Council of the City of Maple Ridge in open meeting assembled, **ENACTS AS FOLLOWS:**

1. This Bylaw may be cited for all purposes as "Maple Ridge Cemetery Bylaw No. 7260-2016".
2. Maple Ridge Cemetery Bylaw No. 5784-1999 and amendments thereto are hereby repealed in their entirety.

Words or phrases defined in the *British Columbia Cremation, Interment and Funeral Services Act* and its regulations or the *Business Practices and Consumer Protection Act* and its regulations or the *Wills Estates and Succession Act* and its regulations, will have the same meaning when used in this bylaw unless otherwise defined in this Bylaw.

The headings contained in this bylaw are for convenience only and are not to be construed as defining, or in any way limiting the scope or the intent of the provisions of this bylaw.

If any portion of this bylaw is for any reason held invalid by any court of competent jurisdiction, the invalid portion will be severed and the severance will not affect the validity of the remainder.

**CITY OF MAPLE RIDGE  
CEMETERY BYLAW NO. 7260-2016**

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## PART I - DEFINITIONS

**1.** For the purpose of this Bylaw, unless the context otherwise requires:

Care Fund	means a care fund required and governed by the <i>Cremation, Interment and Funeral Services Act</i> , in the form of a trust account
Caretaker	means the person(s) duly employed by the City from time to time as caretakers at the Cemeteries of the City of Maple Ridge.
Casket	means a rigid container ornamented and lined with fabric designed for the encasement of human remains.
Cemeteries	means all those parcels or tracts of land set aside, used, and maintained by the City as a place of interment for human remains or Cremated Remains as described in Section 2 of this Bylaw.
Child	means a child from birth up to, and including, the age of 10, and includes a stillborn infant.
City	means the City of Maple Ridge acting as the Board of Trustees of the Cemeteries.
Clerk	means the person appointed by the Board of Trustees to keep and manage the records of interments in the Cemeteries managed by the City of Maple Ridge.
Columbarium	means a vault with single or double compartment niches for urns containing Cremated Remains.
Commingled Remains	means the intentional and irreversible mixing of the Cremated Remains of more than one deceased person.
Consumer Protection B.C.	means the Business Practices and Consumer Protection Authority or its successor body appointed under the <i>Cremation, Interment and Funeral Services Act</i> .
Control of Disposition	means the right of a person to control the disposition of human remains or Cremated Remains in accordance with the <i>Cremation, Interment and Funeral Services Act</i> .
Council	means the Council of the City of Maple Ridge acting as the Board of Trustees of the Cemeteries.
Cremated Remains	means the ashes resulting from cremation of a deceased human body.
Director of Parks & Facilities	means the Director of Parks & Facilities or other person duly appointed as such from time to time by Council.



Family Member	means a parent, grandparent, or sibling, and includes the biological, adopted, step and variations thereof.
Grave	means a space of ground within a lot in a Cemetery used or intended to be used for the burial of human remains or Cremated Remains or both.
Grave Liner	means a receptacle made of durable material placed around a Casket to provide reinforcement to a Grave Lot.
Lot	means a burial lot for human remains or Cremated Remains under a Right of Interment as designated and shown on the plan of the cemetery on file in the City's municipal offices, which includes a Grave or Niche.
Meadows	means a defined area in a Cemetery set aside specifically for the non-recoverable placement of Cremated Remains.
Medical Health Officer	means the person assigned by the Fraser Health Authority to oversee interments/disinterments in the City where health concerns about death require special treatment for interment.
Niche	means a recessed space in the Columbarium used or intended to be used for the inurnment of Cremated Remains.
Non-resident	means any person who is not a "Resident".
Resident	means any person who: <ul style="list-style-type: none"><li>• is a resident of the City on the date of the application for a Right of Interment; or</li><li>• a person who resided in the City at the time of death; or</li><li>• was a five (5) year resident of the City within eighteen (18) months preceding death; or</li><li>• owned real property in the City at the time of death; or</li><li>• owned real property in the City for more than ten (10) years at any time preceding death and can show proof of ownership.</li></ul>
Right of Interment	means a permit to purchase the right to allow the interment of human remains or Cremated Remains in a Lot. It does not entitle the holder to any title or interest in a Cemetery or Lot, but instead provides for the right to inter the person(s) named on the Right of Interment.
Rights Holder	means an Interment Rights Holder who has been issued a Right of Interment, and includes a Transferee if a transfer of the Right of Interment has been effected by the Clerk as described in section 6(e).
Rose Garden	means a former defined area in a Cemetery set aside specifically for the non-recoverable placement of Cremated Remains which is now to capacity.

Statutory Holidays	means any of the following days, namely New Year's Day, Family Day, Good Friday, Easter Sunday, Easter Monday, Victoria Day, Canada Day, B.C. Day, Labour Day, Thanksgiving Day, Remembrance Day, Christmas Day, Boxing Day, and any day or part of a day proclaimed as a civic holiday. In the event that a statutory holiday occurs on a Saturday or Sunday, the statutory holiday will also include the following Monday.
Transferee	means the recipient of a Right of Interment, transferred by a Rights Holder related to the Transferee by birth, marriage or adoption.
Treasurer	means the person duly appointed by the City to invest and administer the Care Fund.

The use of words signifying the masculine will include the feminine.

All other words and phrases in this Bylaw will be construed in accordance with any definitions assigned to them in the *Cremation, Interment and Funeral Services Act* and the *Business Practices and Consumer Protection Act*, and their associated regulations, all as amended or replaced from time to time.

Schedule "A" attached hereto forms part of this bylaw.

## PART II – LEGAL DESCRIPTION

2. The following lands have been set aside, operated, used or maintained as Cemeteries by the City:

- (a) Maple Ridge Cemetery: Legally described as being:  
PID: 006-843-140, Parcel "A" (Reference Plan 8035) Lot 13 DL 247, Group 1, NWD Plan 1007,  
NO PID Part (3.107 Acres) of Lot 13 in Block 1, of part of Lot 247, Group 1, Map 1007 as shown outlined in orange on Sketch Deposited No. 2819 (AFB 15/290/10146E),  
PID: 008-779-538 Lot 45, DL 248, Group 1, NWD Plan 25353,  
PID 024-740-748 Parcel I (Plan with Fee 446F) DL 247 Group 1, NWD,  
NO PID Lot J of Lot 248, Group 1, Plan 692 (AFB 18/599/15321A),  
PID: 011-272-341 Parcel "A" (Reference Plan 9535) Lot 14 DL 247 Group 1 NWD Plan 7909,  
PID: 009-055-789 Lot 54 DL 248 Group 1 NWD Plan 29311,  
PID: 011-310-227, Lot 4; DL 247, Group 1 NWD; Plan 8050, and  
PID: 011-310-219 Lot 2 DL 247 Group 1, NWD; Plan 8050
- (b) Whonnock Cemetery: Legally described as being:  
That 1.0 Acre Portion of Indian Reserve Whonnock No. 1 shown on Plan BC290, described as "Unsubdivided Part of Reserve North of Highway" (ILRS PIN 90259250)
- (c) Whonnock Cemetery No. 2: Legally described as being:  
PID: 003-439-135 Lot 17 DL 433, Group 1, NWD Plan 64271

3. A copy of the plan of each Cemetery will be kept available for public inspection in the Office of the City and at such other places as Council or Consumer Protection B.C. may direct.

4. Council hereby establishes itself as a Board of Trustees to own and operate the Cemeteries and to exercise all of the powers and duties of the Board of Trustees pursuant to the Cremation, Interment and Funeral Services Act.

## **PART III – GENERAL**

### **RIGHTS OF INTERMENT**

5. The Director of Parks & Facilities may refuse to sell a Right of Interment for more than two (2) Grave or Niche spaces to any one individual.
6.
  - (a) The Clerk will issue a Right of Interment, being a permit allowing for the interment of human remains or Cremated Remains, in respect of a person who is named on the Right of Interment, for a vacant unreserved Lot, upon payment of the applicable fees shown in Schedule “A”. The purchase of a Right of Interment for The Meadows, or any other scattering garden, may only be done at the time of need for a deceased person.
  - (b) A Right of Interment issued under this Bylaw:
    - (i) must specify either:
      - a. that the holder of the Right of Interment reserves the right to use the Lot for himself or herself, or
      - b. the name of another person for whom the right to use the Lot has been reserved;
    - (ii) does not vest in the Rights Holder or a person designated by the Rights Holder any right, title, or interest in the land in or on which the Lot is located;
    - (iii) may only be transferred, cancelled or sold in strict accordance with this Bylaw.
  - (c) A Rights Holder may transfer his Right of Interment to a Transferee, upon payment of the applicable fee for the transfer shown in Schedule “A”, in accordance with section 6(e).
  - (d) A Rights Holder may only sell an issued Right of Interment back to the City, and only if the Lot has not been used and is no longer required (except where transferred to a Transferee) by surrendering the Right of Interment to the Clerk. The amount of fees returned will be the original fees paid for the Lot less:
    - (i) the transfer fee as shown in Schedule “A”;
    - (ii) the Care Fund contribution; and
    - (iii) taxes associated with the Right of Intermentif more than 30 days have passed since the date of original issuance. If less than 30 days have passed since the date of original issues, the full amount of original fees paid will be returned by the City. If a Rights Holder sells a Right of Interment

to the City that has been issued more than 10 years prior to the cancellation date shown on the Right of Interment, the Rights Holder will be refunded the equivalent of the purchase price 10 years prior to the cancellation date less the Care Fund contribution, applicable taxes and the transfer fee.

- (e) Upon acceptance by the City of the applicable fee shown in Schedule "A", and upon compliance with the requirements of this bylaw by the Rights Holder and the Transferee, the Clerk will record and give effect to the desired transfer of the Right of Interment in the records kept by him for that purpose.
- (f) A Rights Holder may make designations for his Grave(s) or Niche(s) during his lifetime. However, where a Rights Holder dies and did not designate persons entitled to be interred in the Rights Holder's Grave(s) or Niche(s), the City may give approval to an applicant who makes application to the City to receive the Rights Holder's Right of Interment or permission for an interment on said Grave(s) or Niche(s), if the applicant provides, as exhibits to a statutory declaration made by the applicant, any of the following:
  - i) the Rights Holder's will showing the applicant as the recipient of the Right of Interment; or
  - ii) letters probate showing the applicant as the recipient of the Right of Interment from the residue of the Rights Holder's estate; or
  - iii) letters of administration showing the applicant as the recipient of the part of the intestate Rights Holder's estate that includes the Right of Interment.
  - iv) a statutory declaration from the Rights Holder's spouse claiming Right of Interment entitlement. In the absence of a spouse, a statutory declaration from all surviving lineal descendants of the Rights Holder claiming Right of Interment entitlement.

Provided that subsequent to the coming into force of this Bylaw, each person who purchases a Right of Interment and thereby becomes a Rights Holder must, contemporaneously with the purchase of the Right of Interment, provide to the Clerk a list of family members (the "Named Family Members") who may be interred in the remaining plots held by the Rights Holder. The Clerk may modify the list so provided by the Rights Holder but only on receipt in writing of the consent of all the then surviving Named Family Members.

#### **FEES & CHARGES**

- 7. (a) The applicable fees for interment, disinterment, and care of Graves and Niches, and the charges for goods required for burial by the City for use in the Cemetery and any other Cemetery fees are shown in Schedule "A".
- (b) Unless prior arrangements have been made by a government agency with the City, the applicable fees shown in Schedule "A" will be paid at the City's offices in full at the time of purchase. The Rights Holder or any other person with Control of Disposition will pay the City the applicable fees required for interment no later than 24 hours in advance of the interment.



#### **SIZE OF GRAVES**

8. The size of Graves and Niches are as follows:
- (a) Adult size grave space is 8' x 4' (2.44m x 1.22m)
  - (b) Child grave space is 6' x 2'3" (1.83m x .69m)
  - (c) Cremated Remains grave space is 2' x 3' (0.61m x 0.91m)
  - (d) Single Niche space is 11" X 11" X 11" (28 cm X 28 cm X 28 cm)
  - (e) Double Niche space is 15" X 14" X 12" (38.1 cm X 35.6 cm X 30.5 cm)

### **PART IV – INTERMENT, EXHUMATION AND CREMATION**

#### **PERMISSION TO INTER, EXHUME AND CREMATE**

9. No human remains will be interred in a cemetery until a Right of Interment has been issued by the City and the applicable fee has been paid to the City, except as may be permitted otherwise under the terms of Section 12.
10. All applications for a Right of Interment in a cemetery will be made to the Clerk at the City's offices during the hours that the City's offices are open to the public on all days of the week except Saturday, Sunday, Statutory Holidays, and in cases of emergency as described in Section 12.
11. Any person who makes application for a Right of Interment or who requires an interment to be made will provide the Clerk with a statement of the name, age and date of death of the deceased, whether or not death was caused by a communicable disease as listed in Schedule "A" of the *Health Act Communicable Disease Regulation* made under the *Public Health Act*, the time and date of the funeral and any other information which it is reasonable for the Clerk to request.
12. (a) Where the Medical Health Officer directs, pursuant to the *Health Act Communicable Disease Regulation* or otherwise, that human remains will be buried in the Cemetery during any period when the City's offices are closed, the Ministry of Health must grant approval for same and retroactive approval must be obtained from the City during normal working hours.
- (b) Where a burial in the Cemetery is performed under the conditions of Sub-section 12(a), the person who permitted the burial and the person who performed the burial will report the matter to the Clerk, and the representative of the deceased will supply the Clerk with full details of the deceased as required by Section 11 together with such applicable fees shown in Schedule "A" if such fees have not already been paid.
13. The information required to be given to the Clerk under the terms of Sub-section 12(b) will be provided to the Clerk as soon after such interment as the City's office are opened.

Commingled Remains may be interred in the following areas of a Cemetery only:

- (a) between two side-by-side cremation Graves; or
- (b) between two cremation Graves in The Meadows; or

- (c) between two cremation Graves on a full burial Grave; or
- (d) in a double Columbarium Niche.

Cremated Remains may be commingled subject to the following conditions:

- (e) that the intent to Commingle Remains is disclosed to the Clerk upon application for a Right of Interment;
  - (f) that written authorization from the person(s) having Control of Disposition is provided to the Clerk;
  - (g) that the person(s) having Control of Disposition acknowledge that the result is permanent and irreversible;
  - (h) that a Right of Interment has been issued for each of the deceased and fees paid as shown in Schedule "A" indicative of two separate interments;
  - (i) that the memorialization of Commingled Remains are subject to regulations in Section 35.
- 14.** No deceased person interred in a Cemetery will be exhumed without a written order being first obtained from the Business Practices and Consumer Protection Authority in accordance with the requirements of the *Cremation, Interment and Funeral Services Act* and the presentation for such order to the Clerk for his examination.
- 15.** In the event that Cremated Remains are placed in a full burial Grave in advance of a Casket to be interred in the same Grave, the Cremated Remains, if interred in an urn or similar container, will be removed by the Caretaker at the time of the full burial and be reinterred on top of the Casket at no cost during the Casket interment.

#### **INTERMENT IN THE CEMETERY**

- 16.** No remains other than human remains or Cremated Remains will be interred in a Cemetery and all interments will be subject to, and comply with, the provisions of this Bylaw.
- 17.** The Rights Holder for a Lot must not permit an interment to be made in the Lot to which the Right of Interment refers, nor transfer or dispose of the Lot to another person, group or organization unless the interment, transfer, or disposal is made pursuant to and in accordance with the provisions of this Bylaw.
- 18.** Where the human remains of a person who died while suffering a communicable disease are to be buried in a Cemetery and instructions have been given by the Medical Health Officer respecting the interment, the interment will be fully and carefully followed by those who perform the interment.
- 19.** (a) Each interment in a Cemetery, other than the interment of Cremated Remains, will provide for not less than 39.2 inches (1 meter) of earth between the general surface level of the ground at the Grave site and the upper surface of the Casket or Grave Liner enclosing the human remains resting in the grave.

- (b) One Casket interment is permitted in each full burial Grave in a Cemetery. A single full burial Grave may inter up to one Casket and four sets of Cremated Remains. A single Child Grave may contain the Casket of one Child and a maximum of two sets of Cremated Remains of Family Members.
  - (c) Each single Columbarium Niche may contain one set of Cremated Remains. Each double Columbarium Niche may contain up to two sets of isolated Cremated Remains or the Commingled Remains of two deceased persons.
  - (d) Each interment of Cremated Remains in a Grave will be within a liner or within an urn made of plastic, metal, ceramic or stone, except where Cremated Remains are disposed of in the Meadows, in accordance with Sub-section 19(g). Each liner will permanently contain one urn or similar container of Cremated Remains and will be buried in the grave not less than 2 feet (60cm) deep. The urn must not exceed dimensions of 11" wide X 11" deep X 13" high (28 cm X 28 cm X 33 cm)
  - (e) A Grave Liner will be used for each Casket interment, except where a metal Casket is used.
  - (f) Each Grave Liner used in the cemetery will be made of reinforced fibreglass only. The Grave Liner must cover the entire length and sides of the Casket.
  - (g) The disposal of Cremated Remains in the Meadows will be without a container and will only be performed under the direction of the Caretaker.
20. No person will inter any human remains or Cremated Remains in the Cemetery except between the hours of 8:30 a.m. and 4:30 p.m.
21. No person will inter any human remains or Cremated Remains on a Statutory Holiday or deferred Statutory Holiday except in emergency conditions as specified in Section 12.
22. No Grave is to be dug or opened and no Cremated Remains are to be interred by any person other than the Caretaker or a person duly authorized by the Caretaker.
23. (a) The duties and responsibilities of the Caretaker will be, among other things, to carry out, or cause to be carried out by Cemetery workers placed under his supervision:
- i) The digging, preparation, opening and closing of Graves, opening and sealing of Niches and the interment of Cremated Remains as ordered by the Clerk;
  - ii) The direction of all funerals, bereavement rites or ceremonies in the Cemetery to the correct Lot;
  - iii) The installation of memorials on Lots and construction of their foundations or bases;
  - iv) The general work of the Cemetery, including maintenance of walls, fences, gates, paths and other Cemetery improvements; and
  - v) The provisions for care of the Cemetery tools and equipment.
- (b) The Caretaker will maintain records as directed by the Clerk and will submit reports as required by him, and, will do such other work as the Clerk may require from time to time in relation to the Cemetery operation.

## PART V – ADMINISTRATION AND CARE FUND

### **ADMINISTRATION AND CARE FUND**

24. The Clerk and Treasurer must:
- (a) Maintain all records and files necessary for the administration and management of each Cemetery and as required by the *Cremation, Interment and Funeral Services Act* and its regulations;
  - (b) Review and issue Rights of Interments and permits for exhumation/disinterment;
  - (c) Coordinate interments, exhumations and the placement of memorials with the Caretaker; and
  - (d) Maintain an accounting of all monies received and expended under this bylaw
25. The Clerk is hereby authorized on behalf of the City and subject to the provisions of this bylaw to issue a Right of Interment in respect of:
- (e) any unoccupied Grave for which a Right of Interment has not already been issued;
  - (f) any Niche for which a Right of Interment has not already been issued; and
  - (g) the Meadows area in the Cemetery.
26. Upon issuing a Right of Interment, or upon viewing an order for exhumation from the proper authority as specified in Section 14, the Clerk will notify the Caretaker before the time of the intended interment or exhumation giving the name of the deceased, the number and location of the Grave concerned and any instructions of the Medical Health Officer relative to the interment or exhumation.
27. (a) A Care Fund is hereby continued, to be administered in accordance with the requirements of the *Cremation, Interment and Funeral Services Act*.
- (b) All fees specified as “Care Fund” fees in Schedule “A” to this Bylaw shall be levied and paid into the Care Fund and held, invested and used by the City in strict compliance with the *Cremation, Interment and Funeral Services Act* and its regulations.
- (c) For all Rights of Interment, the amount required to be used for Care Fund purposes is specified in Schedule “A”, provided that Care Fund contribution will not apply to Grave space made available by the City free of charge for an indigent burial.
- (d) Any owner of a memorial marker, tablet, or monument, desiring to install same in the cemetery, will pay to the Treasurer, prior to the installation of such memorial, the applicable Care Fund contribution shown in Schedule “A”.
28. A separate account of all monies received under the provisions of this Bylaw and of all monies expended hereunder, will be kept by the Treasurer and any surplus remaining of receipts over expenditures will be paid at the end of each financial year into a reserve fund to be known as The Cemetery Fund for investment by the City in accordance with the provisions of the *Community Charter* and the interest derived from such reserve fund will be expended on the upkeep and development of the cemetery.



## PART VI – MEMORIALIZATION

### MEMORIALS

29. No person will place a memorial marker or Niche plate on any Grave or Niche until the applicable fee shown in Schedule “A” has been paid to the Treasurer, which includes a contribution to the Care Fund in respect to each memorial.
30. All memorial markers and Niche plates will only be installed by the Caretaker; and only after the human remains or Cremated Remains have been interred. All memorial markers and Niche plates may only be installed on the corresponding Grave or Niche where the deceased is interred.
31. No person will affix any material to Columbarium face plates, and no memorial markers other than a tablet-type memorial as specified in Section 35 may be installed on a Grave.
32. An application for memorial markers and Niche plate installations may only be made by the Rights Holder, his executor(s) or executrix, or his heirs.
33. Existing memorial markers and Niche plates may be replaced or refurbished with a duplicate of the original providing it includes similar dimensions and wording, or conforms to specifications in Section 35.
34. All tablet-type memorials must be made of stone or bronze.
35. All memorials may be installed provided they conform to the following:
  - (a) **General:**
    - (i) Each memorial tablet will be installed in a position on the Grave according to that established by the City for memorials on Graves in the Cemetery. Requests for exception based on religious beliefs will be made to the Clerk, which may not be unreasonably denied. Each memorial tablet will have its top surface set level with the surface of the surrounding ground.
    - (ii) Each bronze memorial tablet will be attached to a concrete base not less than 3 inches (7.5 cm) thick with side surfaces true and perpendicular with the top surface of the attached tablet. A bronze memorial tablet on the Grave of a full adult burial or Child may be smaller than its concrete base provided the concrete base conforms to the size for the Grave as required by subsections (b), (c) and (d) below, and provided the part of the base extending beyond the tablet does not exceed 2 inches (5.08 cm) wide and has a smooth, slightly bevelled surface to shed water at its outer edges.
    - (iii) Each stone memorial tablet will be not less than 2 inches (5 cm) thick and will have its side surfaces true and perpendicular with its top surface.
    - (iv) A memorial marker or Niche plate may be inscribed in a non- English script provided the Clerk has been provided with a written interpretation.

(b) **Full Burial Graves**

- (i) Each full burial Grave may have a maximum of one 12" X 20" (30.48 cm X 50.8 cm) marker and up to four 8" X 12" (20.32 cm X 30.48 cm) cremation markers. Each 12" X 20" (30.48 cm X 50.8 cm) marker may memorialize a maximum of two deceased persons. Each additional 8" X 12" (20.32 cm X 30.48 cm) marker may only memorialize one deceased person.
- (ii) Two side-by-side full burial Graves may have a choice of one 18" x 30" (45.72 cm x 76.2 cm) marker overlapping both Graves, or one 12" X 20" (30.48 cm X 50.8 cm) marker on each of the two full burial Graves. Each of the two full burial Graves may have a maximum of four additional 8" X 12" (20.32 cm X 30.48 cm) cremation markers.

Each 18" x 30" (45.72 cm x 76.2 cm) marker may only be used to memorialize two deceased persons.

(c) **Child Burial Graves:**

- (i) Each Child burial Grave may have a maximum of one 12" X 20" (30.48 cm X 50.8 cm) marker and up to two 8" X 12" (20.32 cm X 30.48 cm) cremation markers for Family Members.

Each 12" X 20" (30.48 cm X 50.8 cm) marker may only memorialize one deceased Child. Each additional 8" X 12" (20.32 cm X 30.48 cm) marker may only memorialize one deceased Family Member. Two Family Members having their Cremated Remains commingled and placed on a child Grave must each have their own 8" X 12" (20.32 cm X 30.48 cm) cremation marker.

(d) **In-ground Cremation Graves in Cremation Section:**

- (i) Each single cremation Grave within a cremation section of a Cemetery may have a maximum of one 8" X 12" (20.32 cm X 30.48 cm) cremation marker.

Each single cremation marker may only memorialize one deceased person.

- (ii) Two side-by-side cremation Graves within a cremation section of a Cemetery may have either one 12" X 20" (30.48 cm X 50.8 cm) marker spanning both Graves, or one 8" X 12" (20.32 cm X 30.48 cm) cremation marker on each of the two cremation Graves.

Each 12" X 20" (30.48 cm X 50.8 cm) may memorialize a maximum of two deceased persons. Each 8" X 12" (20.32 cm X 30.48 cm) cremation marker may only memorialize one deceased person.

(e) **Columbarium (Niche) Wall:**

- (i) Each single Columbarium Niche plate may memorialize a maximum of one deceased person.
- (ii) Each double Columbarium Niche plate will memorialize two deceased persons maximum.
- (iii) Each single or double Columbarium Niche plate will be consistent in layout, design and format as established by the City.

(f) **The Meadows/Rose Garden:**

- (i) Individual memorial markers are not permitted in the Rose Garden or The Meadows.
- (ii) Memorialization to honour deceased who are not interred in the Cemetery may do so by having the name of the deceased person added to the Rose Garden Memorial plaque.

## **PART VII – OTHER**

### **GENERAL**

- 36. Cut flowers, wreaths and floral offerings placed on Graves will be removed by the Caretaker when their condition is considered by him to be detrimental to the beauty of the Cemetery. Artificial flowers may only be placed in a Cemetery between November 15 and March 15.
- 37. No person will adorn or define a Grave with a fence, hedge, railing, curbing, or landscaping; and only authorized employees of the City may plant, remove, cut down, or destroy any trees, shrubs, plants, flowers, bulbs or rocks in a Cemetery. Any unauthorized adornment or landscaping that is considered by the Caretaker to be untidy or unsafe will be removed by the Caretaker at his discretion in accordance with Section 36 and 37.
- 38. All persons are prohibited from damaging, or defacing any memorial, monument, fence, gate, structure or any other improvements in a Cemetery.
- 39. No person will enter a Cemetery in a vehicle after the gate has been closed, or drive a vehicle in a Cemetery at any time at a speed of more than 15 kilometres an hour. Use of the Cemetery grounds will be subject to the reasonable directions and orders of the Caretaker.
- 40. No person will solicit orders for markers, tablets, memorials, cappings, or similar items within the limits of the Cemetery.
- 41. No person may use a Cemetery for a purpose that is not associated with, or incidental to, the care or interment of human remains or Cremated Remains other than passive recreation activities such as walking, jogging or cycling on pathways.

42. All persons and funeral processions in a Cemetery will obey the reasonable instructions of the Caretaker. Any person not behaving with proper decorum within a Cemetery, or disturbing the quiet and good order of a Cemetery, may be evicted from the cemetery by the Caretaker.
43. The discharging of firearms, other than in regular volleys at burial services, is prohibited in a Cemetery.
44. Without limiting the application of Section 46, any person who:
- (a) wilfully destroys, mutilates, defaces, injures or removes any Grave, Niche, monument, memorial, or other structure placed in a Cemetery, or any fence, railing or other work for the protection or ornament;
  - (b) wilfully destroys, cuts, breaks or injures any shrub or plant;
  - (c) plays at any game or sport;
  - (d) discharges firearms (save at a military funeral);
  - (e) wilfully disturbs or interferes with bereavement rites, burial ceremonies, or persons assembled for the purpose of interring human remains or Cremated Remains;
  - (f) who commits a nuisance or at any time behaves in an indecent and unseemly manner;
  - (g) deposits any rubbish or offensive matter or thing; or
  - (h) in any way violates any Grave, Niche, Lot, memorial or other structure in a Cemetery or commits an offence against this Bylaw.

#### **HOURS OF OPERATION**

45. The gates of a Cemetery will be open:
- Monday to Friday from 8 a.m. to 4 p.m.
  - Weekends and holidays (Spring/Summer) from 8 a.m. to 7 p.m.
  - Weekends and holidays (Fall/Winter) from 9 a.m. to 5 p.m.

Pedestrians may access the cemetery daily from 7 a.m. to 8 p.m. No person may be in the cemetery between 8 p.m. and 7 a.m. without special permission of the Caretaker, Clerk or other person authorized by the City to grant such permission.



## PART VIII – OFFENCE AND PENALTY

### **OFFENCE**

46. 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 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, upon summary conviction, to a fine not exceeding \$10,000 and not less than \$2,500, and is guilty of a separate offence each day that a violation continues to exist.
47. Every person who commits an offence is liable on summary conviction to a fine or to imprisonment, or to both a fine and imprisonment, not exceeding the maximum allowed by the *Offence Act*, R.S.B.C. 1996, c.338.
48. Notwithstanding anything herein contained, the administration and operation of a Cemetery will be carried out at all times in accordance with the *Cremation, Interment and Funeral Services Act* and regulations made thereunder.

This Bylaw is made by the Council of the City acting as the Board of Trustees of the Cemeteries.

**READ** a first time the 14<sup>th</sup> day of February, 2017.

**READ** a second time the 14<sup>th</sup> day of February, 2017.

**READ** a third time the 14<sup>th</sup> day of February, 2017.

**ADOPTED** the 28<sup>th</sup> day of February, 2017.

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PRESIDING MEMBER

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CORPORATE OFFICER

**Attachments: Schedule "A"**

**CITY OF MAPLE RIDGE  
MAPLE RIDGE CEMETERY BYLAW NO. 7260-2016  
Schedule "A"  
March 1, 2017 to December 31, 2017**

<b>Residents:</b>						
<b>Description</b>	<b>Grave/Niche + Care Fund =</b>	<b>Subtotal +</b>	<b>Burial Fee +</b>	<b>Liner =</b>	<b>Total</b>	
Full Burial	\$3,156 \$1,052	\$4,208	\$1,178	\$ 330	\$5,716	
Child Burial	\$1,725 \$ 575	\$2,300	\$ 908	\$ 0	\$3,208	
Inground Cremation	\$ 743 \$ 248	\$ 991	\$ 434	\$ 62	\$1,487	
Single Niche	\$2,061 \$ 229	\$2,290	\$ 250	\$ 0	\$2,540	
Double Niche	\$3,435 \$ 382	\$3,817	*\$ 250	\$ 0	\$4,067	
The Meadows	\$ 496 \$ 165	\$ 661	\$ 390	\$ 0	\$1,051	
* Per open/close of double niche						

<b>Non-Residents:</b>						
<b>Description</b>	<b>Grave/Niche + Care Fund =</b>	<b>Subtotal +</b>	<b>Burial Fee +</b>	<b>Liner =</b>	<b>Total</b>	
Full Burial	\$4,734 \$1,578	\$6,312	\$1,178	\$ 330	\$7,820	
Child Burial	\$2,587 \$ 863	\$3,450	\$ 908	\$ 0	\$4,358	
Inground Cremation	\$1,116 \$ 372	\$1,488	\$ 434	\$ 62	\$1,984	
Single Niche	\$3,091 \$ 344	\$3,435	\$ 250	\$ 0	\$3,685	
Double Niche	\$5,153 \$ 573	\$5,726	*\$ 250	\$ 0	\$5,976	
The Meadows	\$ 743 \$ 248	\$ 991	\$ 390	\$ 0	\$1,381	
* Per open/close of double niche						

<b>Memorials:</b> (Includes Perpetual Care)						
<b>Marker Installation Fee:</b>	<b>Full Burial/Child</b>	<b>Side-by-side Full Burial</b>	<b>Single Cremation</b>	<b>Side-by-Side Cremation</b>	<b>Single/Double Niche *</b>	<b>Plaque</b>
	\$ 276	\$ 331	\$ 276	\$ 276	\$ 300	\$ 213
* Per deceased person						

<b>Additional Burial/Interment Fees:</b> (Listed fees are "per service call per family")					
	<b>Full Burial</b>	<b>Child</b>	<b>Cremation</b>	<b>Meadows</b>	<b>Niche</b>
<b>Weekdays 3-4:30 p.m.</b>	\$ 306	\$ 306	\$ 84	\$ 84	\$ 84
<b>Saturdays &amp; Sundays</b>	\$ 649	\$ 350	\$ 300	\$ 300	\$ 300

<b>Other:</b> (Fees for exhumation of Commingled Remains the same as single set of cremated remains)					
<b>Exhumation/Disinterment</b>	<b>Full Burial</b>	<b>Child</b>	<b>Inground Cremation</b>	<b>Single Niche</b>	<b>Double Niche</b>
	\$2,356	\$1,816	\$ 868	\$ 300	\$ 400
<b>Transfer of Right of Interment Fee:</b>	\$ 98 per Grave or Niche				

**CITY OF MAPLE RIDGE**  
**MAPLE RIDGE CEMETERY BYLAW NO. 7260-2016**  
**Schedule "A"**  
**January 1, 2018 to December 31, 2018**

**Residents:**

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$3,219 \$1,073	\$4,292	\$1,202	\$ 337	\$5,831
Child Burial	\$1,760 \$ 587	\$2,347	\$ 926	\$ 0	\$3,273
Inground Cremation	\$ 758 \$ 253	\$1,011	\$ 443	\$ 63	\$1,517
Single Niche	\$2,102 \$ 234	\$2,336	\$ 255	\$ 0	\$2,591
Double Niche	\$3,504 \$ 390	\$3,893	*\$ 255	\$ 0	\$4,148
The Meadows	\$ 506 \$ 168	\$ 674	\$ 398	\$ 0	\$1,072

\* Per open/close of double niche

**Non-Residents:**

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$4,828 \$1,610	\$6,438	\$1,202	\$ 337	\$7,977
Child Burial	\$2,639 \$ 881	\$3,520	\$ 926	\$ 0	\$4,446
Inground Cremation	\$1,138 \$ 379	\$1,517	\$ 443	\$ 63	\$2,023
Single Niche	\$3,153 \$ 351	\$3,504	\$ 255	\$ 0	\$3,759
Double Niche	\$5,256 \$ 584	\$5,840	*\$ 255	\$ 0	\$6,095
The Meadows	\$ 758 \$ 253	\$1,011	\$ 398	\$ 0	\$1,409

\* Per open/close of double niche

**Memorials:** (Includes Perpetual Care)

Marker Installation Fee:	Full Burial/ Child	Side-by-side Full Burial	Single Cremation	Side-by-Side Cremation	Single/Double Niche *	Plaque
	\$ 282	\$ 338	\$ 282	\$ 282	\$ 306	\$ 217

\* Per deceased person

**Additional Burial/Interment Fees:** (Listed fees are "per service call per family")

	Full Burial	Child	Cremation	Meadows	Niche
<b>Weekdays 3-4:30 p.m.</b>	\$ 312	\$ 312	\$ 86	\$ 86	\$ 86
<b>Saturdays &amp; Sundays</b>	\$ 662	\$ 357	\$ 306	\$ 306	\$ 306

**Other:** (Fees for exhumation of Commingled Remains the same as single set of cremated remains)

Exhumation/ Disinterment	Full Burial	Child	Inground Cremation	Single Niche	Double Niche
	\$2,404	\$1,852	\$ 886	\$ 306	\$ 408

**Transfer of Right of Interment Fee:** \$ 100 per Grave or Niche

**CITY OF MAPLE RIDGE  
MAPLE RIDGE CEMETERY BYLAW NO. 7260-2016  
Schedule "A"  
January 1, 2019 to December 31, 2019**

**Residents:**

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$3,283 \$1,094	\$4,377	\$1,226	\$ 344	\$5,947
Child Burial	\$1,795 \$ 599	\$2,394	\$ 945	\$ 0	\$3,339
Inground Cremation	\$ 773 \$ 258	\$1,031	\$ 452	\$ 64	\$1,547
Single Niche	\$2,144 \$ 239	\$2,383	\$ 260	\$ 0	\$2,643
Double Niche	\$3,574 \$ 398	\$3,972	*\$ 260	\$ 0	\$4,232
The Meadows	\$ 516 \$ 171	\$ 687	\$ 406	\$ 0	\$1,093

\* Per open/close of double niche

**Non-Residents:**

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$4,924 \$1,642	\$6,566	\$1,226	\$ 344	\$8,136
Child Burial	\$2,692 \$ 899	\$3,591	\$ 945	\$ 0	\$4,535
Inground Cremation	\$1,161 \$ 387	\$1,548	\$ 452	\$ 64	\$2,064
Single Niche	\$3,216 \$ 358	\$3,574	\$ 260	\$ 0	\$3,834
Double Niche	\$5,362 \$ 596	\$5,958	*\$ 260	\$ 0	\$6,218
The Meadows	\$ 773 \$ 258	\$1,031	\$ 406	\$ 0	\$1,437

\* Per open/close of double niche

**Memorials:** (Includes Perpetual Care)

Marker	Full Burial/ Child	Side-by-side Full Burial	Single Cremation	Side-by-Side Cremation	Single/Double Niche *	Plaque
Installation Fee:	\$ 288	\$ 345	\$ 288	\$ 288	\$ 312	\$ 221

\* Per deceased person

**Additional Burial/Interment Fees:** (Listed fees are "per service call per family")

	Full Burial	Child	Cremation	Meadows	Niche
<b>Weekdays 3-4:30 p.m.</b>	\$ 318	\$ 318	\$ 88	\$ 88	\$ 88
<b>Saturdays &amp; Sundays</b>	\$ 675	\$ 364	\$ 312	\$ 312	\$ 312

**Other:** (Fees for exhumation of Commingled Remains the same as single set of cremated remains)

Exhumation/ Disinterment	Full Burial	Child	Inground Cremation	Single Niche	Double Niche
	\$2,452	\$1,890	\$ 904	\$ 312	\$ 416

**Transfer of Right of Interment Fee:** \$ 102 per Grave or Niche



**CITY OF MAPLE RIDGE**  
**MAPLE RIDGE CEMETERY BYLAW NO. 7260-2016**  
**Schedule "A"**  
**January 1, 2020 to December 31, 2020**

**Residents:**

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$3,349 \$1.116	\$4,465	\$1,251	\$ 351	\$6,066
Child Burial	\$1,831 \$ 611	\$2,442	\$ 964	\$ 0	\$3,406
Inground Cremation	\$ 788 \$ 263	\$1,051	\$ 461	\$ 65	\$1,577
Single Niche	\$2,187 \$ 244	\$2,431	\$ 265	\$ 0	\$2,696
Double Niche	\$3,645 \$ 406	\$4,051	*\$ 265	\$ 0	\$4,317
The Meadows	\$ 525 \$ 175	\$ 700	\$ 414	\$ 0	\$1,114

\* Per open/close of double niche

**Non-Residents:**

Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total
Full Burial	\$5,023 \$1,675	\$6,698	\$1,251	\$ 351	\$8,299
Child Burial	\$2,746 \$ 917	\$3,663	\$ 964	\$ 0	\$4,627
Inground Cremation	\$1,183 \$ 394	\$1,577	\$ 461	\$ 65	\$2,103
Single Niche	\$3,282 \$ 365	\$3,647	\$ 265	\$ 0	\$3,912
Double Niche	\$5,468 \$ 608	\$6,076	*\$ 265	\$ 0	\$6,340
The Meadows	\$ 787 \$ 263	\$1,050	\$ 414	\$ 0	\$1,464

\* Per open/close of double niche

**Memorials:** (Includes Perpetual Care)

Marker	Full Burial/	Side-by-side	Single	Side-by-Side	Single/Double	Plaque
Installation Fee:	Child	Full Burial	Cremation	Cremation	Niche *	
	\$ 294	\$ 352	\$ 294	\$ 294	\$ 318	\$ 225

\* Per deceased person

**Additional Burial/Interment Fees:** (Listed fees are "per service call per family")

	Full Burial	Child	Cremation	Meadows	Niche
<b>Weekdays</b> <b>3-4:30 p.m.</b>	\$ 324	\$ 324	\$ 90	\$ 90	\$ 90
<b>Saturdays &amp;</b> <b>Sundays</b>	\$ 689	\$ 371	\$ 318	\$ 318	\$ 318

**Other:** (Fees for exhumation of Commingled Remains the same as single set of cremated remains)

Exhumation/ Disinterment	Full Burial	Child	Inground Cremation	Single Niche	Double Niche
	\$2,502	\$1,928	\$ 922	\$ 318	\$ 424

**Transfer of Right of Interment Fee:** \$ 104 per Grave or Niche