

City of Maple Ridge

COUNCIL MEETING AGENDA
FEBRUARY 11, 2020 at 7:00 p.m.
Council Chamber, 11995 Haney Place

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

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

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

100 CALL TO ORDER

200 AMENDMENTS TO THE AGENDA

300 APPROVAL OF THE AGENDA

400 ADOPTION OF MINUTES

401 Minutes of Regular Council Meeting of January 28, 2020

500 PRESENTATIONS AT THE REQUEST OF COUNCIL

600 DELEGATIONS

601 Decline of Pollinators
Presentation by Dr. Robert Masse on the scope of the decline of pollinators.

602 Alouette River Management Society (ARMS)
Presentation by Alouette River Management Society (ARMS) to provide their 2019 annual report on activities.

700 ITEMS ON CONSENT

701 MINUTES

701.1 Minutes of the Development Agreements Committee Meetings of:

- January 22, 2020
- January 29, 2020

701.2 Minutes of Meetings of Committees and Commissions of Council

- October 16, 2019 – Advisory Design Panel

703 CORRESPONDENCE

703.1 Petition – Re: 2018-289-RZ, 10309 and 10337 240 Street; 10350 and 10320 Slatford Place

Staff report dated February 11, 2020.

704 RELEASE OF ITEMS FROM CLOSED COUNCIL STATUS

From the January 28, 2020 Closed Council Meeting:

Item 4.2 – Pitt Meadows Airport Association (YPK) – Bylaws

That Council advise the Pitt Meadows Airport Association to adopt the draft bylaws v.008 as attached as Appendix A in the January 28, 2020 report titled “Pitt Meadows Airport Association (YPK) Bylaws” and the proposed “3-3 model.”

800 UNFINISHED BUSINESS

For the following items that refer to staff report earlier than this agenda date: the items were presented at Council Workshop and/or Audit and Finance Committee meetings typically a week prior, to provide Council with an opportunity to ask staff detailed questions. The items are now before the regular Council Meeting for debate and vote. Both meetings are open to the public. The reports are not reprinted again in hard copy, however; they can be found in the electronic agenda or in the Council Workshop and Audit and Finance Committee agenda packages dated accordingly.

801 2019-310-RZ, 11232 Dartford Street, C-4 to H-1
(Previously Item 1102 January 28, 2020)

Staff report dated February 11, 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 Schedule E of the Development Procedures Bylaw No. 5879-1999.

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7603-2019 be given first reading; and,

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

802 Climate Action Motion

Verbal Notice of Motion from January 28, 2020

WHEREAS Climate change has negative economic, social, environmental, and cultural impacts on the way of life of Maple Ridge residents,

AND WHEREAS Residents of Maple Ridge have petitioned Council to follow in the foot steps of other municipalities in the lower mainland in taking a serious stance against climate change by declaring a climate emergency,

THEREFORE BE IT RESOLVED THAT The City of Maple Ridge Declare a Climate Emergency.

1000 BYLAWS

BYLAWS FOR ADOPTION

1001 2017-331-RZ, 12260 Laity Street

Staff report dated February 11, 2020 recommending that Zone Amending Bylaw No. 7385-2017, to rezone the subject property to the RS-1B One Family Urban (Medium Density) Residential zone to permit the subdivision into 3 lots not less than 668m², be adopted.

1002 2017-580-RZ, 22866 128 Avenue

Staff report dated February 11, 2020 recommending that Zone Amending Bylaw No. 7421-2018, to rezone from RS-2 (One Family Suburban Residential) to R-1 (Residential District) to permit a future Bare Land Strata subdivision of approximately seven lots, be adopted.

1003 Maple Ridge Ticket Information Utilization Amending Bylaw No. 7585-2019

Maple Ridge Ticket Information Utilization Amending Bylaw No. 7585-2019 be adopted.

1100 COMMITTEE REPORTS AND RECOMMENDATIONS

For the following items that refer to staff report earlier than this agenda date: the items were presented at a Committee of the Whole meeting typically a week prior on the date of the staff report, to provide Council with an opportunity to ask staff detailed questions. The items are now before the regular Council Meeting for debate and vote. Both meetings are open to the public. The reports are not reprinted again in hard copy, however; they can be found in the electronic agenda or in the Committee of the Whole agenda package dated accordingly.

Public Works and Development Services

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. 7423-2018, 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.

AMENDMENT

The recommendations contained in the staff report, as included in the February 4, 2020 Committee of the Whole agenda package, have been modified to include an additional condition pertaining to the Density Bonus Program that must 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 be provided 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

Item removed from February 4, 2020 Committee of the Whole agenda at the request of the applicant.

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.

Parks, Recreation and Culture

1151 Maple Ridge Cemetery Bylaw No. 7612-2020

**Bylaw amended by housekeeping amendments attached*

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.

1200 STAFF REPORTS – Nil

1300 OTHER MATTERS DEEMED EXPEDIENT – Nil

1400 PUBLIC QUESTION PERIOD

1500 MAYOR AND COUNCILLOR REPORTS

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING

1700 ADJOURNMENT

APPROVED BY: _____

DATE: _____

CHECKED BY: _____

DATE: _____

PUBLIC QUESTION PERIOD

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

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

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

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

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

For more information on these opportunities contact:

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

Mayor and Council at mayorandcouncil@mapleridge.ca.

400 Adoption and Receipt of Minutes

401 Minutes of Regular and Special Council Meetings

City of Maple Ridge

COUNCIL MEETING MINUTES

January 28, 2020

The Minutes of the City Council Meeting held on January 28, 2020 at 7:01 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.

<i>PRESENT</i>	<i>Appointed Staff</i>
<i>Elected Officials</i>	A. Horsman, Chief Administrative Officer
Mayor M. Morden	L. Benson, Corporate Officer
Councillor J. Dueck	D. Boag, General Manager Parks, Recreation & Culture
Councillor K. Duncan	C. Carter, General Manager Planning & Development Services
Councillor C. Meadus	C. Crabtree, General Manager Corporate Services
Councillor G. Robson	S. Nichols, Deputy Corporate Officer
Councillor R. Svendsen	D. Pollock, General Manager Engineering Services
Councillor A. Yousef	T. Thompson, Chief Financial Officer
	<i>Other Staff as Required</i>
	C. Goddard, Director of Planning
	A. Kopystynski, Planner 2, Development and Environmental Services
	M. McMullen, Manager of Development and Environmental Services
	M. Orsetti, Manager of Bylaw and Licensing Services

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

100 CALL TO ORDER

200 AMENDMENTS TO THE AGENDA

300 APPROVAL OF THE AGENDA

R/2020-019

It was moved and seconded

That the agenda of the Regular Council Meeting of January 28, 2020 be adopted as circulated.

CARRIED

400 ADOPTION OF MINUTES

401 Minutes of Regular Council Meeting of January 14, 2020

R/2020-020

It was moved and seconded

That the minutes of the Regular Council Meeting of January 14, 2020 be adopted as circulated.

CARRIED

500 PRESENTATIONS AT THE REQUEST OF COUNCIL – Nil

600 DELEGATIONS – Nil

700 ITEMS ON CONSENT

701 MINUTES

701.1 Minutes of the Development Agreements Committee Meetings of:

- January 7, 2020
- January 15, 2020

701.2 Minutes of Meetings of Committees and Commissions of Council

- November 6, 2019 Social Policy Advisory Committee

702 REPORTS – Nil

703 CORRESPONDENCE – Nil

704 RELEASE OF ITEMS FROM CLOSED COUNCIL STATUS

From the January 14, 2020 Closed Council Meeting:

Item 4.1

Environmental Advisory Committee

That a temporary increase of the Members at Large positions from four members as outlined in Committees of Council Policy 3.11 - Schedule D, to five members, and further;

That Dennis Kinsey be appointed to the Maple Ridge Environmental Advisory Committee as a Member at Large for a one-year term commencing January 1, 2020 and expiring December 31, 2020.

- Item 4.3 Telosky Stadium Field Sponsorship Offer and Naming Request Update*
That staff be directed to submit the Naming Opportunity Request Form to School District No. 42, that the new synthetic field located at the corner of Loughheed Highway and 116 Avenue be named "Polygon Field" and the one located at the entry to the Thomas Haney Secondary School on 116 Avenue be named "Morningstar Field" for not more than ten years and that name signs at the entry locations for both fields be permitted to recognize the respective sponsorships should Ministry approval be obtained.

From the January 21, 2020 Closed Council Meeting:

- Item 4.11 Exempt Staff – General Wage Adjustments*
That the Director of Human Resources be authorized to implement a 2.0% wage adjustment to exempt employees effective January 1, 2020.
- Item 4.2 Economic Development Committee Members at Large Renewals*
That Chrislana Gregory and Tom Meier be appointed to the Economic Development Committee for a two year term commencing January 1, 2020.
- Item 4.3 Change of Signing Officer for MR Road 13 Dyking District and Albion Dyking District*
That Frank Quinn be removed as a signing officer for the Albion Dyking District and Maple Ridge Road 13 Dyking District held under Relationship # 29180513; and,
That Al Horsman and David Pollock be approved as signing officers for the Albion Dyking District and Maple Ridge Road 13 Dyking District held under Relationship # 29180513.

R/2020-021

It was moved and seconded

That the items on the Consent Agenda be received into the record.

CARRIED

800 UNFINISHED BUSINESS – Nil

900 CORRESPONDENCE – Nil

1000 BYLAWS

BYLAWS FOR ADOPTION

1001 Maple Ridge Nuisance Prohibition Bylaw No. 7596-2019

That Maple Ridge Nuisance Prohibition Bylaw No. 7596-2019, a bylaw for preventing, abating and prohibiting nuisances, be adopted.

R/2020-022

It was moved and seconded

That Maple Ridge Nuisance Prohibition Bylaw No. 7596-2019 be adopted.

CARRIED

1002 2015-373-RZ, 23616 132 Avenue

Staff report dated January 28, 2020 recommending the adoption of Official Community Plan Amending Bylaw No. 7469-2018 and Zone Amending Bylaw No. 7195-2015 to permit the construction of 16 townhouse units.

R/2020-023

It was moved and seconded

That Official Community Plan Amending Bylaw No. 7469-2018 be adopted.

That Zone Amending Bylaw No. 7195-2015 be adopted.

CARRIED

1100 COMMITTEE REPORTS AND RECOMMENDATIONS

Public Works and 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.

R/2020-024

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7587-2019 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.

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 Schedule E of the Development Procedures Bylaw No. 5879-1999.

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7603-2019 be given first reading; and,

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

R/2020-025

It was moved and seconded

That Item 1102 – 2019-310-RZ, 11232 Dartford Street, C4-H1 be deferred to the February 11, 2020 Regular Council meeting.

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.

R/2020-026

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7523-2018 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.

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.

R/2020-027

It was moved and seconded

That Maple Ridge Zone Amending Bylaw No. 7601-2019 be given first and second reading and be forwarded to Public Hearing.

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.

The Deputy Corporate Officer advised that 89 letters were mailed out and no correspondence was received in response.

Engineering staff have confirmed that both streets are being constructed to a collector standard and there is on-street parking on both 132 Ave. and 236 St. along the site frontages.

R/2020-028

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2015-373-DVP respecting property located at 23616 132 Avenue.

CARRIED

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.

R/2020-029

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2015-373-DP respecting property located at 23616 132 Avenue.

CARRIED

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.

R/2020-030

It was moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-370-DP (Wildfire Development Permit) respecting property located at 23616 132 Avenue.

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.

R/2020-031

It was moved and seconded

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.

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.

R/2020-032

It was moved and seconded

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.

CARRIED

1110 Snow and Ice Control Policy 9.08 Update – *Item deferred pending further information*

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.

R/2020-033

It was moved and seconded

That the Maple Ridge Ticket Information Utilization Amending Bylaw No. 7585-2019 be given first, second and third readings.

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.

R/2020-034

It was moved and seconded

That Maple Ridge Noxious Weed and Other Growth Control Bylaw No. 2384-1976 be repealed in its entirety.

CARRIED

Corporate Services

1131 Supply and Delivery of New Replacement Server Equipment

Staff report dated January 21, 2020 recommending that Contract RFP-IS19-15 City Server Replacement in the amount of \$899,669.09 (plus applicable taxes) be awarded to Turning Point Technologies, that a contingency of \$90,000.00 be established for this project, and that the Corporate Officer be authorized to execute the contract.

R/2020-035

It was moved and seconded

That Contract RFP-IS19-15 City Server Replacement in the amount of \$899,669.09 (plus applicable taxes) be awarded to Turning Point Technologies;

That a contingency of \$90,000.00 be established for this project; and,

That the Corporate Officer be authorized to execute the contract.

CARRIED

Parks, Recreation and Culture

1151 Maple Ridge-Pitt Meadows Agricultural Association Operating Agreement

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

R/2020-036

It was moved and seconded

That the Maple Ridge-Pitt Meadows Agricultural Association Operating Agreement be approved for a three year term and that the Corporate Officer be authorized to execute the agreement.

CARRIED

1200 STAFF REPORTS – Nil

1300 OTHER MATTERS DEEMED EXPEDIENT – Nil

1400 PUBLIC QUESTION PERIOD

There were no speakers.

1500 MAYOR AND COUNCILLOR REPORTS

The Mayor and Councillors provided their reports on activities participated in during the past few weeks.

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING

Councillor Duncan announced that she will be bringing forward a motion asking that Council declare a climate change emergency.

1700 ADJOURNMENT – 7:42 p.m.

Certified Correct

M. Morden, Mayor

L. Benson, Corporate Officer



Appear as a Delegation to Council

Requested Date 2020-02-11
to Appear *

Alternate Date 2020-02-25
Preference *

Organization * Former Councillor

Designated Bob Masse
Speaker(s) *

Topic You Wish to Discuss *

Please provide a brief summary.

Pollinators, especially bees, are in serious decline. Cities can have a very important role in creating a better environment for pollinators to survive and thrive. We would like to present on the scope of the problem and suggest some very low cost, effective, strategies for Council's consideration.

Will you be seeking a specific action/decision? *

☒ Yes

☐ No

Please explain the action/decision you are seeking. *

Consider: 1. Becoming a member of Bee City Canada. 2. Advocate at LMGA, UBCM and FCM. 3. Make it a priority item at the Metro Climate Change/Environmental Committee. 4. Use effective plantings on Municipal lands.

Do you have an audio/visual requirements? *

☒ Yes

☐ No

Please Explain Requirements *

I suspect we will have a Power Point type of presentation.

Please note: requests will be assessed in accordance with the criteria in the Council Procedure Bylaw.

Requester Information

Requester
Name *

Address *

Email *

Phone Number

City *

Confirm Email *



Appear as a Delegation to Council

Requested Date 2020-02-11
to Appear *

Alternate Date 2020-02-18
Preference *

Organization * Alouette River
Management Society

Designated Greta Borick-Cunningham
Speaker(s) *

Topic You Wish to Discuss *

Please provide a brief summary.

2019 Annual report on activities

Will you be seeking a specific action/decision? *

☐ Yes

☒ No

Do you have an audio/visual requirements? *

☒ Yes

☐ No

Please Explain Requirements *

powerpoint use of screen and pointer thanks

Please note: requests will be assessed in accordance with the criteria in the Council Procedure Bylaw.

Requester Information

Requester Greta Borick-Cunningham
Name *

Phone Number * (604) 467-6401

Address * 24959 ALOUETTE RD.
ALLCO PARK,
www.alouetteriver.org

City * Maple Ridge

Email * arms@alouetteriver.org

Confirm Email * arms@alouetteriver.org

700 *ITEMS ON CONSENT*

701 *Minutes*

701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

January 22, 2020
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 18-120332 BG

LEGAL: Lot 2 Section 29 Township 12 New Westminster District Plan
EPP60285
PID: 030-229-219
LOCATION: 13560 230B Street
OWNER: Satvinder Kooner and Thomas O'Hara
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-120332 BG.

CARRIED

2. 15-118832 BG

LEGAL: Lot 14 Except: Parcel "A" (Reference Plan 15688); Section 5
Township 15 New Westminster District Plan 11353
PID: 009-507-086
LOCATION: 27236 Bell Avenue
OWNER: Manuel and Antonia Silva
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 15-118832 BG.

CARRIED

3. 19-116477 BG

LEGAL: Lot 1 Section 21 Township 12 New Westminster District Plan
EPP91160
PID: 030-805-185
LOCATION: 12018 237 Street
OWNER: Ray Family Ventures (Maple Ridge) Inc. (Vikas Sharma)
REQUIRED AGREEMENTS: Discharge of Covenant (CA7541585 and CA7541586)
Stormwater Management Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-116477 BG.

CARRIED

4. 19-118697 BG

LEGAL: Lot 453 District Lot 279 Group 1 New Westminster District Plan 114
PID: 002-090-783
LOCATION: 20383 Lorne Avenue
OWNER: Tiffany Taylor
REQUIRED AGREEMENTS: Flood Protection Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-118697 BG.

CARRIED

5. 19-112638 BG

LEGAL: Lot 35 Section 16 Township 12 New Westminster District Plan
LMP50083
PID: 025-070-321
LOCATION: 11376 236A Street
OWNER: Anthony Arnold
REQUIRED AGREEMENTS: Discharge of Covenant (BP244781)

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-112638 BG.

CARRIED

6. Chuck Goddard, Planning Dept.

LEGAL: Lot 1 District Lot 399 Group 1 New Westminster District Plan
BCP48429
PID: 028-736-052
LOCATION: 12320 222 Street
OWNER: 0740396 B.C. Ltd. (Jagmeet Mangat)
REQUIRED AGREEMENTS: Encroachment Easement Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO Chuck Goddard, Planning Dept.

CARRIED

7. 18-124186 BG

LEGAL: Lot 2 District Lot 248 Group 1 New Westminster District Plan
EPP53735
PID: 030-188-342
LOCATION: 21281 123B Avenue
OWNER: Juan Carlos Cano and Anna Cecilia De La Garza
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-124186 BG.

CARRIED



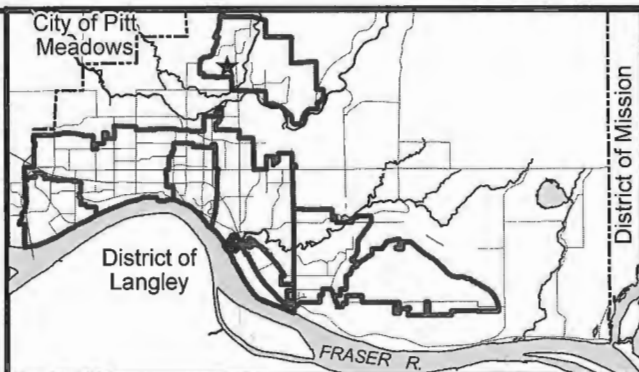
Michael Morden, Mayor
Chair



Al Horsman, Chief Administrative Officer
Member



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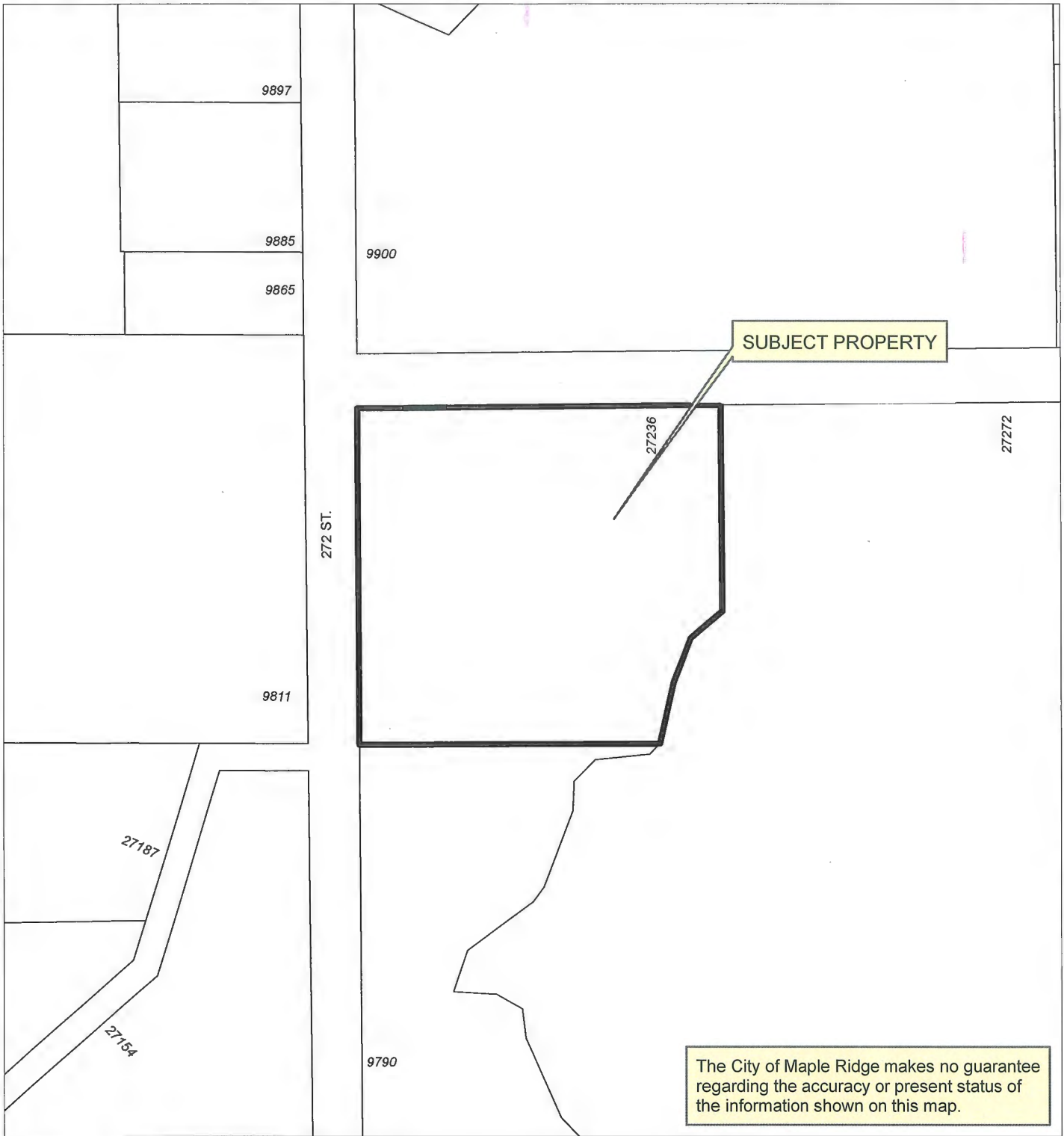


13560 230B St

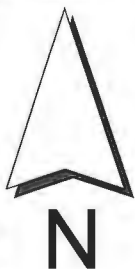


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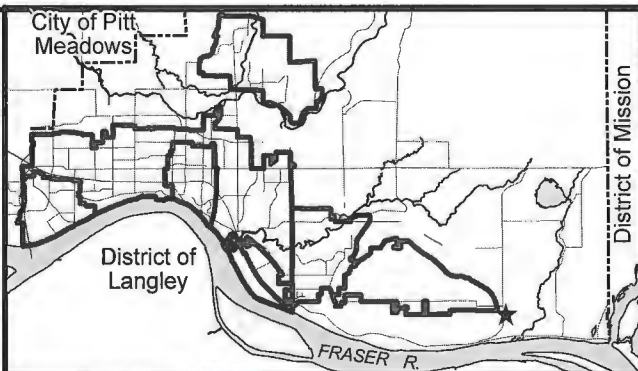
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The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.



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27236 Bell Ave

ENGINEERING DEPARTMENT



MAPLE RIDGE

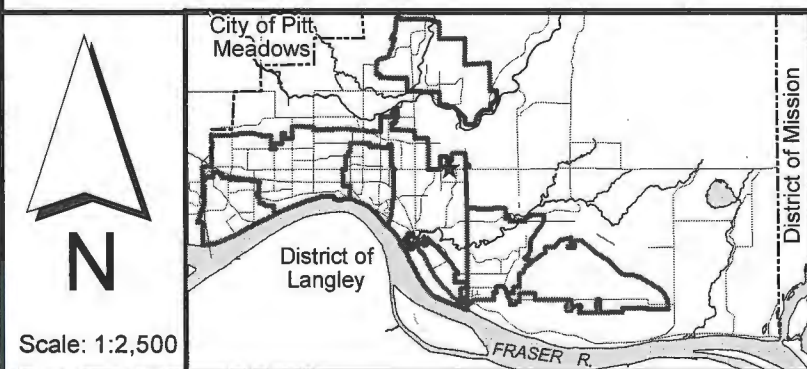
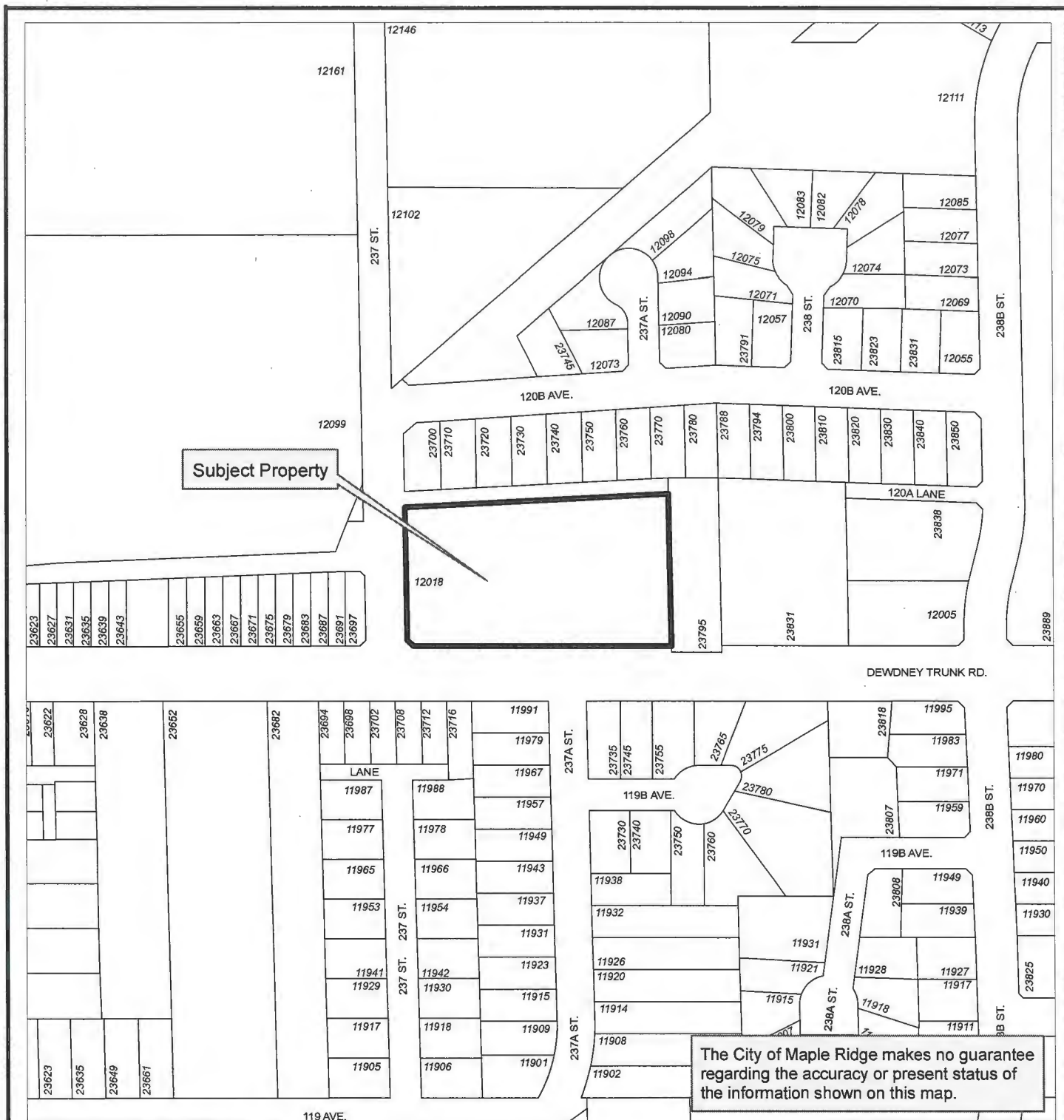
British Columbia

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DATE: Jan 21, 2020

BY: NV



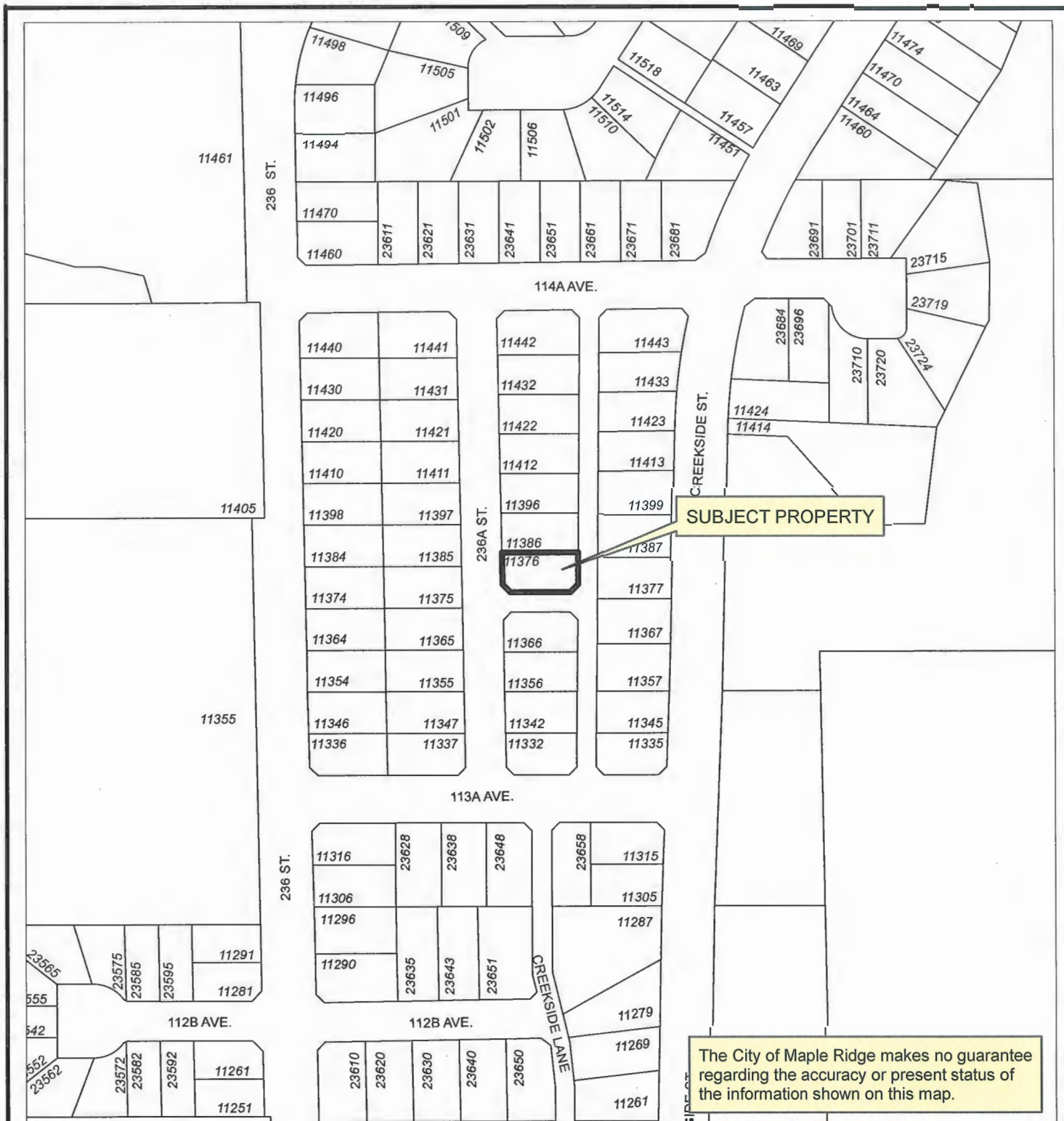
12018 237 St.

LICENCES, PERMITS & BYLAWS DEPT.

MAPLE RIDGE
British Columbia

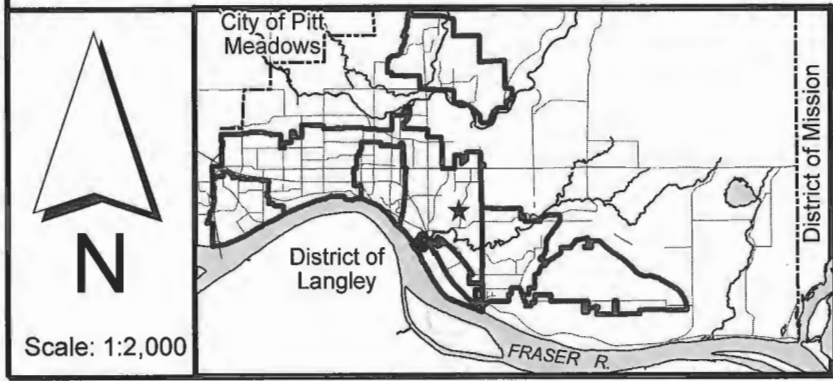
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SUBJECT PROPERTY

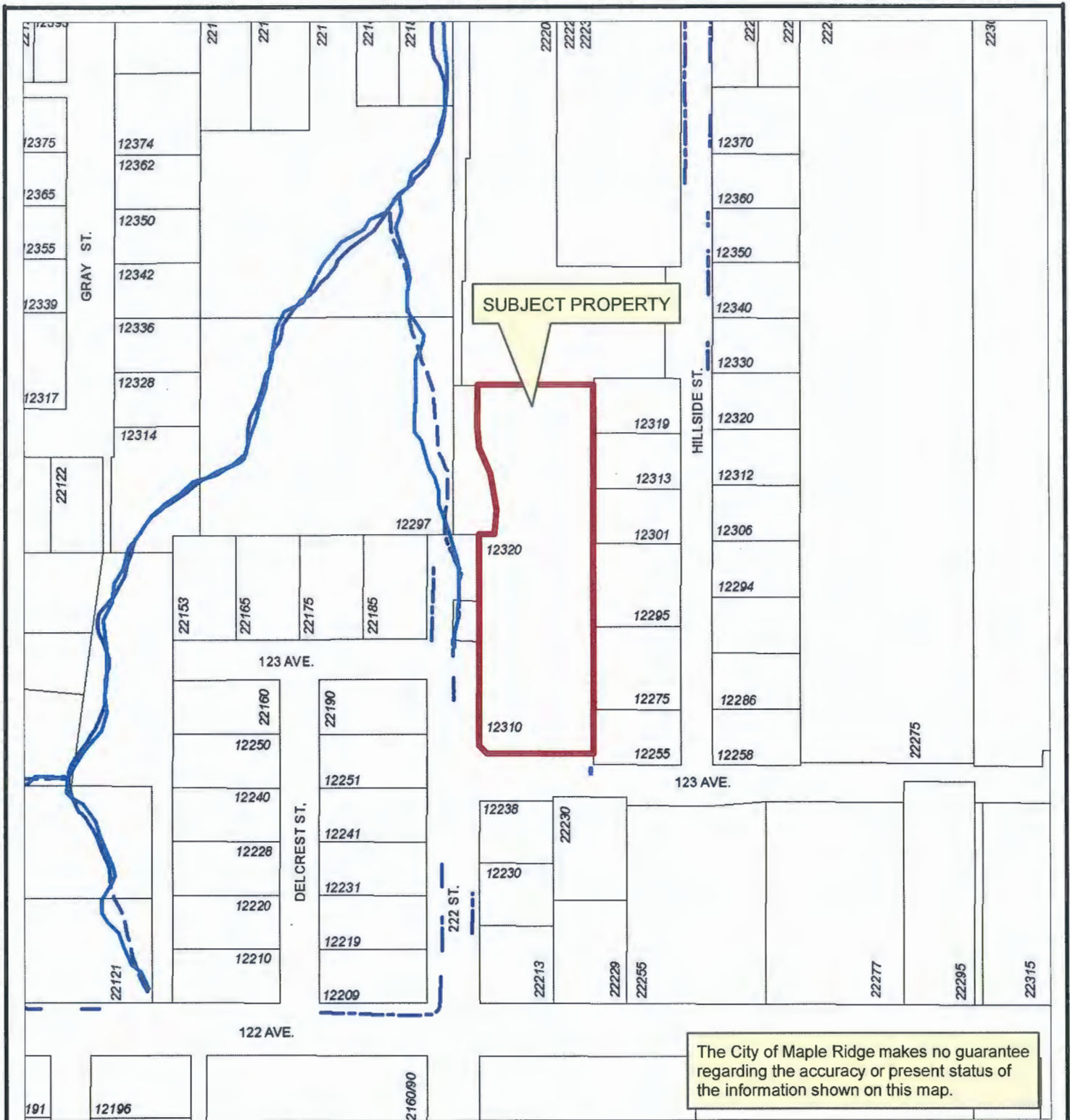
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11376 236A St



FILE: Untitled
 DATE: Jan 16, 2020
 BY: NV



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Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- River Centreline

12320 222 STREET
PID: 028-739-052

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

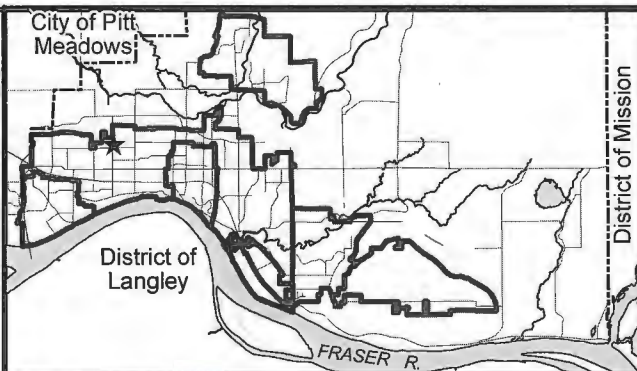
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DATE: Dec 10, 2019

BY: PC



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21281 123B Ave



mapleridge.ca

FILE: Untitled
DATE: Jan 22, 2020

BY: C1

CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE

January 29, 2020
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 18-113005 BG

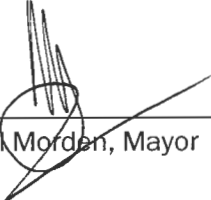
LEGAL: Lot 3 Section 28 Township 12 New Westminster District Plan EPP58888
PID: 029-961-891
LOCATION: 13318 235 Street
OWNER: Scott Charlton Construction Ltd. (James Charlton)
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-113005 BG.

2. 18-113018 BG

LEGAL: Lot 4 Section 28 Township 12 New Westminster District Plan EPP58888
PID: 029-961-904
LOCATION: 13322 235 Street
OWNER: Scott Charlton Construction Ltd. (James Charlton)
REQUIRED AGREEMENTS: Secondary Suite Covenant

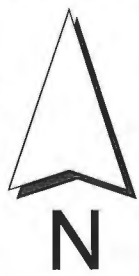
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-113018 BG.



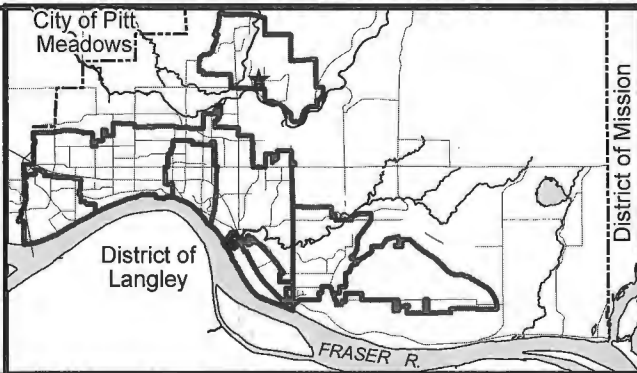
Michael Morden, Mayor
Chair



Al Horsman, Chief Administrative Officer
Member



Scale: 1:2,000



13318 235 St

ENGINEERING DEPARTMENT

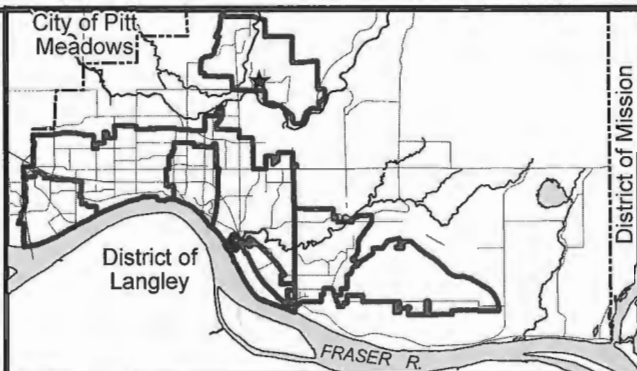
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FILE: Untitled
DATE: Jan 28, 2020

BY: NV



Scale: 1:2,000



ENGINEERING DEPARTMENT



MAPLE RIDGE

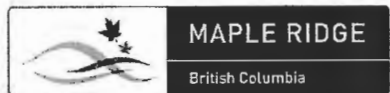
British Columbia

mapleridge.ca

FILE: Untitled
DATE: Jan 28, 2020

BY: NV

701.2 Minutes of Meetings of Committees and Commissions of Council



mapleridge.ca

**City of Maple Ridge
ADVISORY DESIGN PANEL**

The Minutes of the Regular Meeting of the Maple Ridge Advisory Design Panel held in the Blaney Room at Maple Ridge Municipal Hall, 11995 Haney Place, Maple Ridge, British Columbia, on Wednesday, October 16, 2019 at 4:15 pm.

PANEL MEMBERS PRESENT

Steven Bartok, Chair	Architect AIBC
Stephen Heller, Vice Chair	Landscape Architect BCSLA
Meredith Mitchell	Landscape Architect BCSLA
Narjes Miri	Architect AIBC
Shida Neshat-Behzadi	Architect AIBC

STAFF MEMBERS PRESENT

Wendy Cooper	Staff Liaison, Planner
Erin Mark	Committee Clerk

1. CALL TO ORDER

2. APPROVAL OF THE AGENDA

R/2019-036

It was moved and seconded

That the agenda for the October 16, 2019 Advisory Design Panel meeting be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

3.1 September 11, 2019

R/2019-037

It was moved and seconded

That the minutes for the September 11, 2019 Advisory Design Panel meeting be adopted as circulated.

CARRIED

3.2 September 18, 2019

R/2019-038

It was moved and seconded

That the minutes for the September 18, 2019 Advisory Design Panel meeting be adopted as circulated.

CARRIED

4. **NEW AND UNFINISHED BUSINESS - Nil**

5. **PROJECTS**

5.1. **Development Permit No: 2017-473-DP**

Applicant: Anya Paskovic, Aplin & Martin
Project Architect: Joseph Park, JP Architect Inc.
Project Landscape Architect: PMG Landscape Architects
Proposal: 10 Street Townhomes (RST-SV)
Location: 13616 & 13660 232 Street
File Manager: Michelle Baski

The staff liaison provided an overview of the 10 street townhome development proposal.
The project team gave a presentation of the project plans.

R/2019-039

It was moved and seconded

That application 2017-473-DP be supported and the following concerns be addressed as the design develops and submitted to Planning staff for follow-up:

Landscape Comments:

1. Coordinate grades between architectural and landscape plans south elevation, Unit 1;
2. Coordinate offsite design with City requirements, in particular existing bioswales and street trees consistent with other areas on 232 Street;
3. Show retaining walls and fences in elevations to demonstrate height consistently in landscape and architectural drawings;
4. Provide a section through the North/South property line to show transition to future roadway;
5. Consider providing low level landscape lighting in the paver patios;
6. Show context of pump station in plan view and elevation; and
7. Provide adequate landscape screening between Unit 1 and the pump station.

Architectural Comments:

1. Consider providing a warmer colour palette and enhanced architectural elements on the east, south and north elevations;
2. Consider modifying the roof access proportions, roof design and materiality to better fit in with the west elevation; and
3. Consider the consistency of fenestration including frames and locations on east elevation.

CARRIED

6. **CORRESPONDENCE - Nil**

7. **QUESTION PERIOD - Nil**

8. **ADJOURNMENT - 5:25 pm.**



S. Bartok, Chair

/em

703 *Correspondence*

City of Maple Ridge


TO: His Worship Mayor Michael Morden
and Members of Council
MEETING DATE: February 11, 2020
FILE NO: 01-0110-20
FROM: Chief Administrative Officer
MEETING: Council Meeting
SUBJECT: Petition – Rezoning Application File 2018-289-RZ, 10309 and 10337 240 Street;
10350 and 10320 Slatford Place

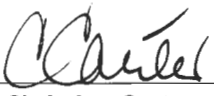
EXECUTIVE SUMMARY:

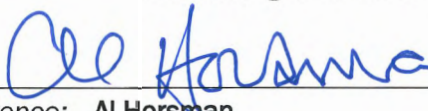
Council policy 3.13 Petitions to Council* outlines the process for receipt and forwarding of public petitions to Council, and their placement on the Regular Council agenda. For the purposes of public transparency, credibility and compliance with information and privacy legislation, petitions must be submitted in the prescribed format. The petition attached conforms with policy 3.13 requirements and may be viewed in full by contacting the Corporate Officer. The staff report for rezoning application file 2018-289-RZ has been provided for convenience only.

The application is currently at first reading. Should the application receive second reading from Council, the application would advance to Public Hearing. The Public Hearing is the formal point in the process where the public can speak to Council on a matter. It is advertised in compliance with the Local Government Act and includes a mail out to adjacent properties and advertisement in the Newspaper. The Development Sign on the property is also updated to note the date of the Public Hearing.

This report is for information only.

for: 
Prepared by: **Laura Benson, CPA, CMA**
Director of Corporate Administration


Approved by: **Christine Carter**
General Manager of Planning and Development Services


Concurrence: **Al Horsman**
Chief Administrative Officer

Attachment A Petition Information

Attachment B Staff report date May 7, 2019

*see <http://www.mapleridge.ca/264/Petitions>

Attachment A

Petition Information

Primary petitioner: June Camire
Petitioners' location: Wynnyk Way/238A St/103A Ave
Number of petitioners: 59

Excerpt from petition:

WE THE UNDERSIGNED WOULD LIKE TO STOP THE PROPOSED REZONING APPLICATION FROM RESIDENTIAL TO TOWNHOUSE RESIDENTIAL ON SLATFORD AND 240TH (THE "SLATFORD PROPERTY")

THE SLATFORD PROPERTY WAS ORIGINALLY ZONED FOR SINGLE FAMILY HOMES. THE NEW PROPOSED REZONING IS REQUESTING THAT THE PROPERTY BE REZONED FOR 107 TOWNHOMES. ON AN AVERAGE MOST HOUSEHOLDS HAVE AT LEAST 2 VEHICLES PER HOME. THIS WOULD MEAN THERE WOULD BE AN ADDITIONAL 214 VEHICLES/RESIDENTS IF NOT MORE COMMUTING ON SLATFORD ROAD. THE ADDITIONAL PROPOSED HOMES WOULD CREATE BUSY TRAFFIC AND THERE WOULDN'T BE SUFFICIENT PARKING FOR ALL RESIDENTS. WE BELIEVE THAT THE SLATFORD PROPERTY DOES NOT HAVE THE INFRASTRUCTURE TO ACCOMMODATE 107 TOWNHOMES. ALSO THE PROTECTED CREEK DIRECTLY BEHIND THE SLATFORD PROPERTY IS HOME TO QUITE A FEW DIFFERENT SPECIES OF WILD LIFE AND WE BELIEVE THAT THE NEW DEVELOPMENT WOULD BE PUTTING THE WILD LIFE AT RISK. THE SLATFORD PROPERTY WAS ORIGINALLY SLATED FOR SINGLE FAMILY HOMES AND WE REQUEST THAT IT REMAIN AS ZONING FOR SINGLE FAMILY HOMES.

By signing this petition, I acknowledge that this petition will become a public document and all information contained in it will be publicly available.

The petition is available for viewing by contacting clerks@mapleridge.ca or by calling the Corporate Officer at 604-466-4338.



mapleridge.ca

City of Maple Ridge

TO:	His Worship Mayor Michael Morden and Members of Council	MEETING DATE:	May 7, 2019
FROM:	Chief Administrative Officer	FILE NO:	2018-289-RZ
SUBJECT:	First Reading Zone Amending Bylaw No. 7543-2019 10309 and 10337 240 Street; 10350 and 10320 Slatford Place		

EXECUTIVE SUMMARY:

An application has been received to rezone the subject properties from RS-3 (One Family Rural Residential), and RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential). The purpose of the rezoning is to permit approximately 110 townhouse units. The subject properties, save and except 10337-240th Street, have been subject to previous rezoning applications that have not gone further than first reading. 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 \$4,100 per townhouse dwelling unit.

RECOMMENDATIONS:

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

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

2. That Zoning Amending Bylaw No. 7400-2017 be repealed; and
3. That Zoning Amending Bylaw No. 7232-2015 be repealed; and
4. That Zone Amending Bylaw No. 7543-2019 be given first reading; and

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

DISCUSSION:

a) Background Context:

Applicant: Flat Architecture Inc.

Legal Description: Lot 4 District Lot 405 Group 1 New Westminster District Plan 60014; Lot 5 District Lot 405 Group 1 New Westminster District Plan 60014; Lot 1 District Lot 405 Group 1 New Westminster District Plan 60014 and Lot 2 District Lot 405 Group 1 New Westminster Plan 60014

OCP:

Existing: Urban Residential and Conservation
Proposed: Urban Residential and Conservation

Zoning:

Existing: RS-3 (One Family Rural Residential), and RS-2 (One Family Suburban Residential)
Proposed: RM-1 (Townhouse Residential)

Surrounding Uses:

North:	Use:	Multi-Family and Park
	Zone:	RM-1 (Townhouse Residential), and RS-2 (One Family Suburban Residential)
	Designation:	Urban Residential and Conservation
South:	Use:	Fallow Agricultural Land
	Zone:	RS-3 (One Family Rural Residential), and RS-2 (One Family Suburban Residential)
	Designation:	Agricultural
East:	Use:	Single Family Residential
	Zone:	RS-2 (One Family Suburban Residential and R-3(Special Amenity Residential District)
	Designation:	Medium Density Residential
West:	Use:	Single Family Residential
	Zone:	R-2 (Urban Residential District)
	Designation:	Urban Residential

Existing Use of Property: Single Family Residential and Vacant

Proposed Use of Property: Townhouses

Site Area: 2.10 HA. (5.18 acres)

Access: Slatford Place

Servicing requirement: Urban Standard

b) Site Characteristics:

The subject properties are bordered by conservation lands to the north, south and west, and Agricultural Land Reserve to the south, and existing single family homes to the east. The properties are adjacent to a subdivision of R-1 (Residential District) and R-2 (Urban Residential District) zoned

lots. The properties slope from 240th Street towards Slatford Place and to the south is the Agricultural Land Reserve. Spencer Creek runs along the southern boundary of the subject properties.

c) Project Description:

The four (4) subject properties encompass approximately 2.10 ha (5.18 acres) of land located on the west side of 240th Street and the east side of Slatford Place. (Appendix A). The applicant has applied to rezone the subject properties from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to facilitate a townhouse development. The application seeks to obtain approximately 110 units. As full review of the proposal has not yet been completed, consideration of issues such as: appropriate density, conservation boundaries, road dedications, ALR buffering and site design considerations may reduce the desired density.

The site slopes to the south and west with some plateau areas that overlook the Albion Flats area. The existing slopes; natural features; watercourses; and being against to the Agricultural Land Reserve must be taken into consideration with the site design. Access for the proposed development will be limited to Stafford Place only. No access on 240th Street is permitted.

As per Council direction, this application will also be subject to the City-wide Community Amenity Contribution Program which will require a contribution of \$4,100.00 per townhouse dwelling unit. Should 110 units be obtained, the total required CAC contribution will be approximately \$451,000.00.

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 detail analysis and a further report 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:

BACKGROUND

The current application is combining four (4) parcels of land, some of which had previous rezoning applications sitting at first reading. Should this application proceed with the zoning amendment bylaw No. 7543-2019, any previous older bylaws (namely, No. 7232-2016 and No. 7400-2017) will need to be repealed.

Official Community Plan:

The OCP designates the subject properties Urban Residential and with the consolidation of all 4 properties into a single parcel before the adoption of Zone Amending Bylaw No. 7543-2019 the *Urban Residential – Major Corridor* policies would support the proposed development of townhouses which are detailed below.

Policy 3.13 (3–18), 2) Major Corridor Residential – General Characteristics:

- a) Major Corridor Residential is characterized by the following:
 - i) Has frontage on an existing major Road Corridor as identified on Figure 4 Proposed Major Corridor Network Plan.

-
- ii) Includes ground orientated housing forms such as single detached dwellings, garden suites, duplexes, triplexes, fourplexes, townhouses, apartments, or small lot intensive residential, subject to compliance with Major Corridor Residential infill policies.

For the proposed development, an OCP amendment may be required to adjust the Conservation area boundary.

Agricultural Impact:

The subject property is adjacent to land in the Agricultural Land Reserve. The following Sustainable Agricultural Policy with the Official Community Plan applies:

Policy 6-12 Maple Ridge will protect the productivity of its agricultural land by:

- b) Requiring agricultural impact assessment (AIAs) and Groundwater Impact Assessment for non-farm development and infrastructure projects and identify measures to off-set impacts on agricultural capability:
- c) Preserving larger farm units and areas by using appropriate buffers such as road, topographic features, watercourses, ditching, fencing, or gradually reduced residential densities on properties adjacent to agricultural lands.

All future development of this land will be required to complete an Agricultural Impact Assessment for adjacent Agricultural Land Reserve property. Mitigation recommendations may include but are not limited to: landscape buffering, fencing, and road design with each future development application.

Zoning Bylaw:

The current application proposes to rezone the properties located at 10309 and 10337 240 Street and 10350 and 10320 Slatford Place from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit a future townhouse development. The current proposal has not been reviewed to determine the suitability for 110 units on the site. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

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.

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

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

- All areas designated Conservation on Schedule "B" or all areas within 50 metres of an area designated Conservation on Schedule "B";
- All lands with an average natural slope of greater than 15 %;
- All floodplain areas and forest lands identified on Natural Features Schedule "C"

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

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; and
- f) School District.

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 requirements has not been undertaken. We anticipate that this evaluation will take place between First and Second Reading.

f) Early and Ongoing Consultation:

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

g) Development Applications:

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

1. An OCP Application (Schedule A);
2. A complete Rezoning Application (Schedule C);
3. A Multi-Family Residential Development Permit Application (Schedule D);
4. A Development Variance Permit (Schedule E);
5. A Watercourse Protection Development Permit Application (Schedule F);
6. A Natural Features Development Permit Application (Schedule G); and
7. 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; however an OCP amendment to adjust the Conservation area boundary may be required. It is recommended that Council grant First Reading subject to additional information being provided and assessed prior to Second Reading.

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

"Original signed by Wendy Cooper"

Prepared by: **Wendy Cooper, MCIP, RPP
Planner**

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

"Original signed by Kelly Swift"

Concurrence: **Kelly Swift, MBA
Acting Chief Administrative Officer**

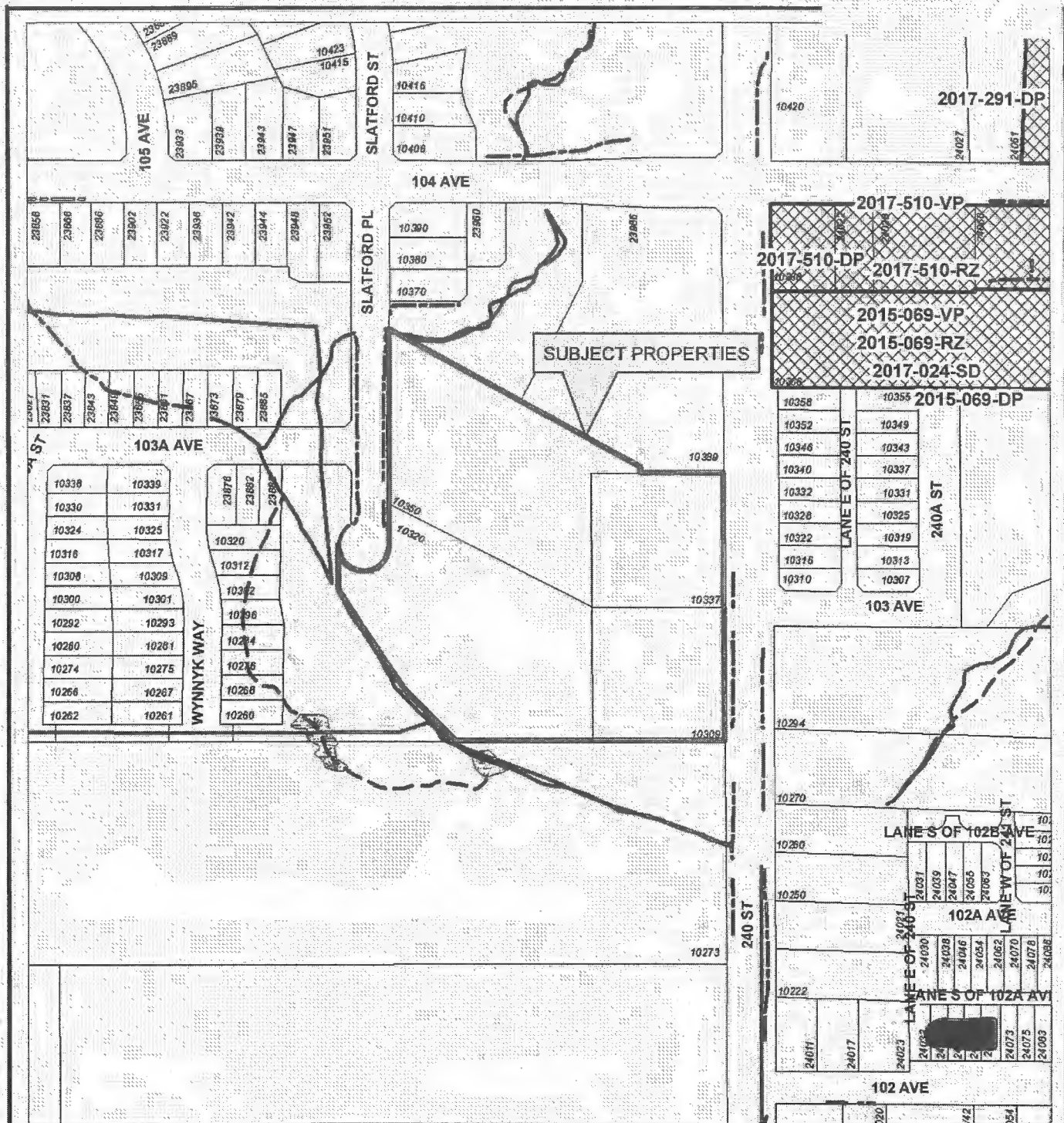
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7543-2019

APPENDIX A



Scale: 1:2,500

Legend

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

10320 & 10350 Slatford Place
10337 & 10309 240 Street

PLANNING DEPARTMENT

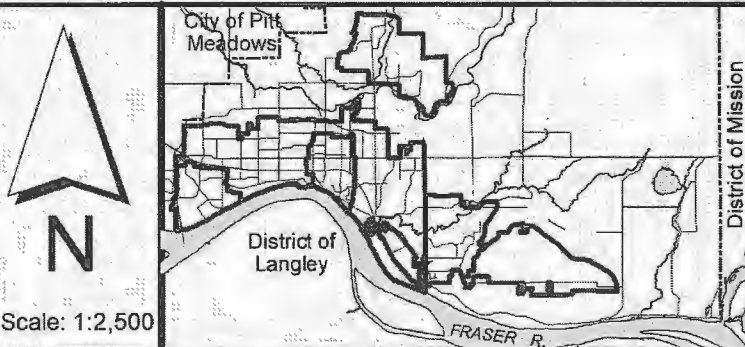
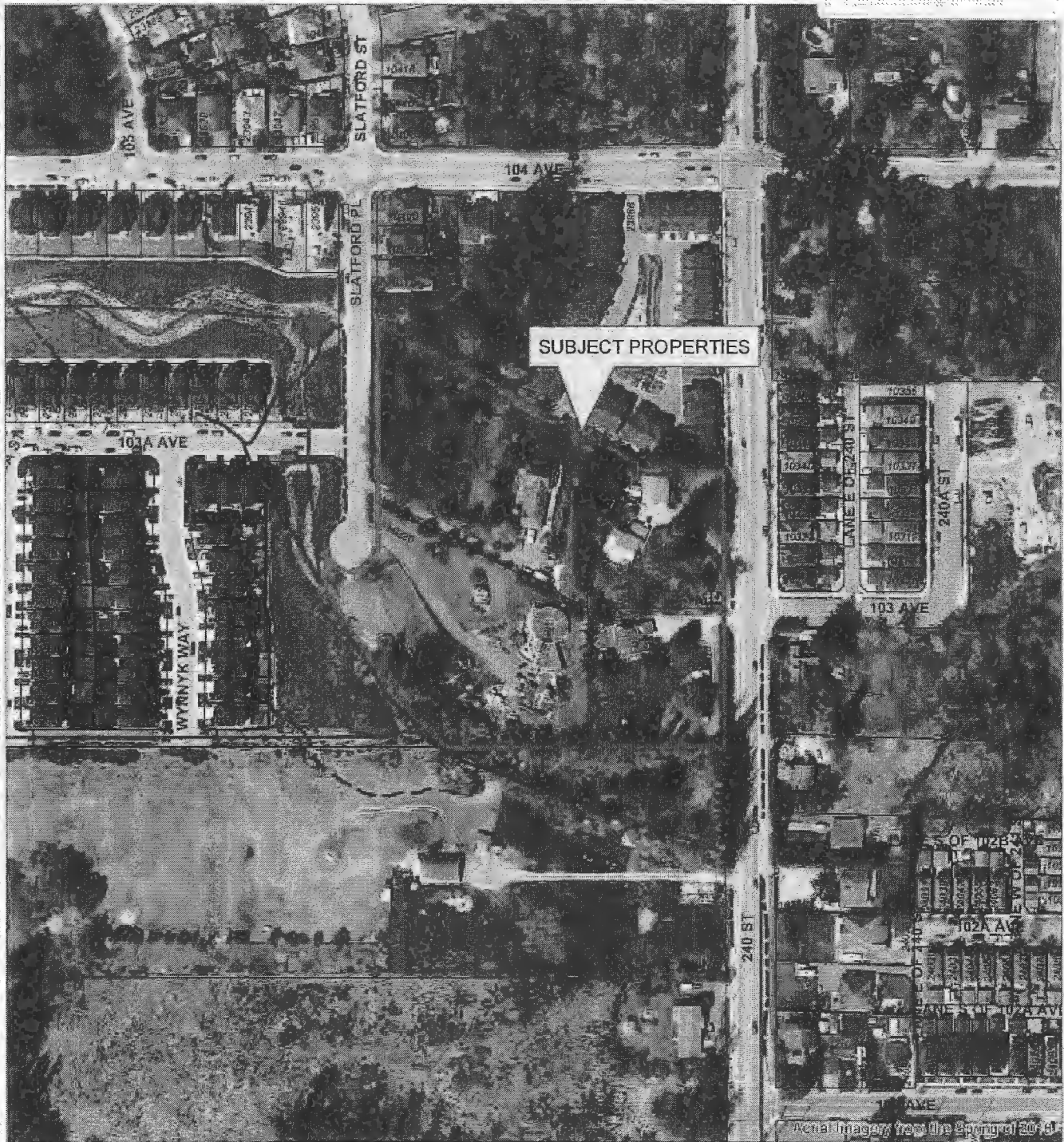


mapleridge.ca

FILE: 2018-289-RZ
DATE: Apr 25, 2019

BY: LP

APPENDIX B



10320 & 10350 Slatford Place
10337 & 10309 240 Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2018-289-RZ
DATE: Apr 25, 2019

BY: LP

CITY OF MAPLE RIDGE
BYLAW NO. 7543-2019

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. 7490-2018."
2. Those parcels or tracts of land and premises known and described as:

Lot 4 District Lot 405 Group 1 New Westminster District Plan 60014
Lot 5 District Lot 405 Group 1 New Westminster District Plan 60014

and outlined in heavy black line on Map No. 1771 a copy of which is attached hereto and forms part of this Bylaw, are hereby rezoned to RM-1 (Townhouse Residential).

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

READ a first time the day of , 20

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



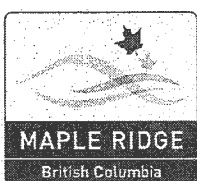
MAPLE RIDGE ZONE AMENDING

Bylaw No. 7543-2019

Map No. 1771

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

To: RM-1 (Townhouse Residential)



Urban Area Boundary



SCALE 1:2,500

800 *Unfinished Business*

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First Reading
Zone Amending Bylaw No. 7603-2019;
11232 Dartford Street

MEETING DATE: February 11, 2020
FILE NO: 2019-310-RZ
MEETING: Council

EXECUTIVE SUMMARY:

On January 28, 2020, Council deferred making a decision on granting first reading of the property located at 11232 Dartford Street from C-4 (Neighbourhood Public House Commercial) to H-1 (Heritage Commercial), pending information about the reasons for the Neighbourhood Pub being closed and only Licensee Retail Store being operated.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7603-2019 be given first reading;
2. That the applicant provide further information as described on Schedules E of the Development Procedures Bylaw No. 5879-1999.

DISCUSSION:

Municipal Requirements: City Licencing reports historically there have been two business licences for the subject site - one for the Licensee Retail Store (\$110.00/year) and one for the Pub (\$1,200.00/year). This year, there was only payment made for the Licensee Retail Store. The applicant has advised that the operator is temporarily out of the Country and may have anticipated the rezoning would be in place thus paying only for the Licensee Retail Store City business licence fee.

Zoning and Licensing Implications: If the property is rezoned to the H-1 Zone, the Licensee Retail Store would be sanctioned as a principle use and the Pub could be discontinued. The H-1 Zone also allows Pubs as a Liquor Primary use among the principal uses permitted in this zone. With this zone in place, the Pub will remain as a permitted use on the subject site if a business decision is made to re-instate it. Alternatively, other H-1 Zoned sites in Hammond could accommodate a Pub through the Provincial licensing process.

If Council does not proceed with the rezoning, the Licensee Retail Store would need to cease if the Pub is not licenced and operating.

Provincial Requirements: Each year, a licensee must renew their liquor licence and pay a licence fee. Licenses for a Liquor Primary (the Pub) and a Licensee Retail Store are separate licenses and are not tied together. If an operator makes a business decision not to renew, their options are:

- (1) Having their licence cancelled;
- (2) Allow their licence to lapse (cannot be re-licensed after a 12-month reinstatement period);
- (3) Placing their licence into dormancy; or
- (4) Selling their licence.

Council approval is not involved as part of the four above stated decision processes, unless the licence is being transferred to another location in Maple Ridge. Then the usual Council report by Licences & Permits would be presented as part of the Provincial Liquor Primary Application process.

Reasons for Closure of Pub: The applicant has now indicated the Pub business was not benefiting their client, the Pub operator, because it has not been generating enough income; therefore, the upkeep of the Pub was a burden for them financially.

The expansion of the Licensee Retail Store will help them store all their inventory in a separate area. Currently some of their inventory is stored alongside with the dry items, which is not safe from a security perspective, because their store inventory is in plain sight. Therefore, this expansion will help separate the inventory area from retail area.

CONCLUSION:

Council deferred their decision on granting first reading for Zone Amending Bylaw No. 7603-2019 from January 28, 2020 to February 11, 2020. The closure of the Neighbourhood Pub and operating only the Licensee Retail Store is a business decision.

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 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**

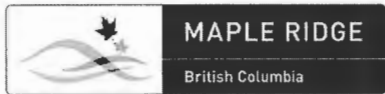
"Original signed by Christine Carter"

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 appendix is attached hereto:
Appendix A – Report dated January 21, 2020



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. 7603-2019
11232 Dartford Street

MEETING DATE: January 21, 2020
FILE NO: 2019-310-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 11232 Dartford Street, from C-4 (Neighbourhood Public House Commercial) to H-1 (Heritage Commercial). Currently, the site is licensed for a Neighbourhood Pub and a licensee retail store as an accessory use. The zone being sought would allow the licensee retail store to operate as an independent principle use and the pub would be discontinued as a use. There are no physical changes being proposed to the existing building and associated accessory parking. A development variance permit will be required to permit the building as-built.

RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7603-2019 be given first reading.
2. That the applicant provide further information as described on Schedules E of the Development Procedures Bylaw No. 5879-1999.

DISCUSSION:**a) Background Context:**

Applicant:	Sel Engineering Ltd (Lee Her)
Legal Description:	Parcel 5 District Lot 278 Group 1 NWD Reference Plan 64192
OCP:	
Existing:	Hammond Village Commercial
Proposed:	Hammond Village Commercial
Zoning:	
Existing:	C-4 (Neighbourhood Public House Commercial)
Proposed:	H-1 (Heritage Commercial)
Surrounding Uses:	
North:	Use: Residential
	Zone: RS-1 (One Family Urban Residential)
	Designation: Hammond Village Commercial

South:	Use:	Commercial
	Zone:	H-1 (Heritage Commercial)
	Designation:	Hammond Village Commercial
East:	Use:	Residential
	Zone:	One Family Urban Residential
	Designation:	Medium Density Multi-Family and Hammond Village Commercial
West:	Use:	Commercial
	Zone:	H-1 (Heritage Commercial)
	Designation:	Hammond Village Commercial
Existing Use of Property:		Commercial
Proposed Use of Property:		Commercial
Site Area:		0.12 HA. (0.3 acres)
Access:		Dartford Street
Servicing requirement:		Urban Standard

b) Site Characteristics:

The subject site is a fully developed flat parcel of land, with a commercial building in the northern end of the site and the associated accessory parking for the business in the southern half of the lot. There is a hedge partially along the southern edge of the parking area, buffering of garbage bin storage area to the residential lot to the east and a tree that straddles the lot line in the southeast corner of the parking lot.

c) Project Description:

The proposal is to rezone the subject site from C-4 (Neighbourhood Public House Commercial) to H-1 (Heritage Commercial), to permit the existing licensee retail store in the building as a principal use. There are no physical changes being proposed to the existing building and associated accessory parking (Appendix D). Therefore, no development permit for form and character is required as part of this application. A development variance permit will be required to permit the building as built.

d) Planning Analysis:

Official Community Plan:

The development site is located within the Hammond Village Area Plan and is currently designated Hammond Village Commercial. The proposed rezoning from C-4 (Neighbourhood Public House Commercial) to H-1 (Heritage Commercial) is consistent with the Hammond Village Commercial designation.

Zoning Bylaw:

The current application proposes to rezone the property located at 11232 Dartford Street (see Appendix C) from C-4 (Neighbourhood Public House Commercial) to H-1 (Heritage Commercial) to permit the existing licensee retail store in the building as a principal use. A development variance permit will be required to permit the building as built.

Development Permits:

The subject property is subject to Section 8.13 of the OCP, which is the Hammond Development Permit Area application for all Low Density Multi-family, Medium Density Multi-family, Infill General Employment and Hammond Village Commercial located in the Hammond Area. As described earlier, no development permit for form and character is required as part of this rezoning application.

Advisory Design Panel:

A submission to the ADP is not required because there will be no change to the building and thus a form and character development permit is not associated with this rezoning application.

Development Information Meeting:

A Development Information Meeting is not required for this application under 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; 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.

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 Development Variance Permit (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 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 Christine Carter"

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

"Original signed by Al Horsman"

Concurrence: **Al Horsman
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7603-2019

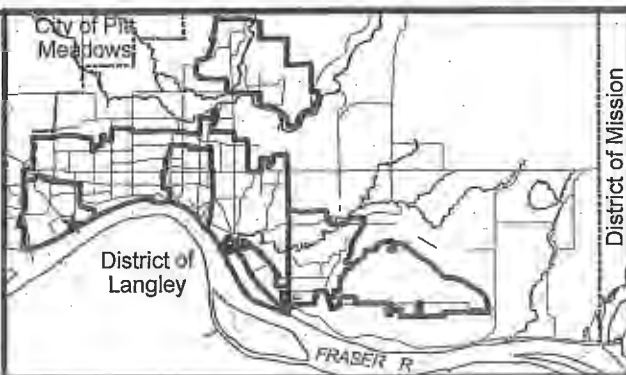
Appendix D – Proposed Site Plan



Aerial Imagery from the Spring of 2013



Scale: 1:2,000



11232 DARTFORD STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2019-310-RZ
DATE: Aug 29, 2019

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7603-2019**

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. 7603-2019."
2. That parcel of land and premises known and described as:

Parcel 5 District Lot 278 Group 1 New Wetsminster District Reference Plan 64192

and outlined in heavy black line on Map No. 1820 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to H-1 (Hertiage Commercial).

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

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

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

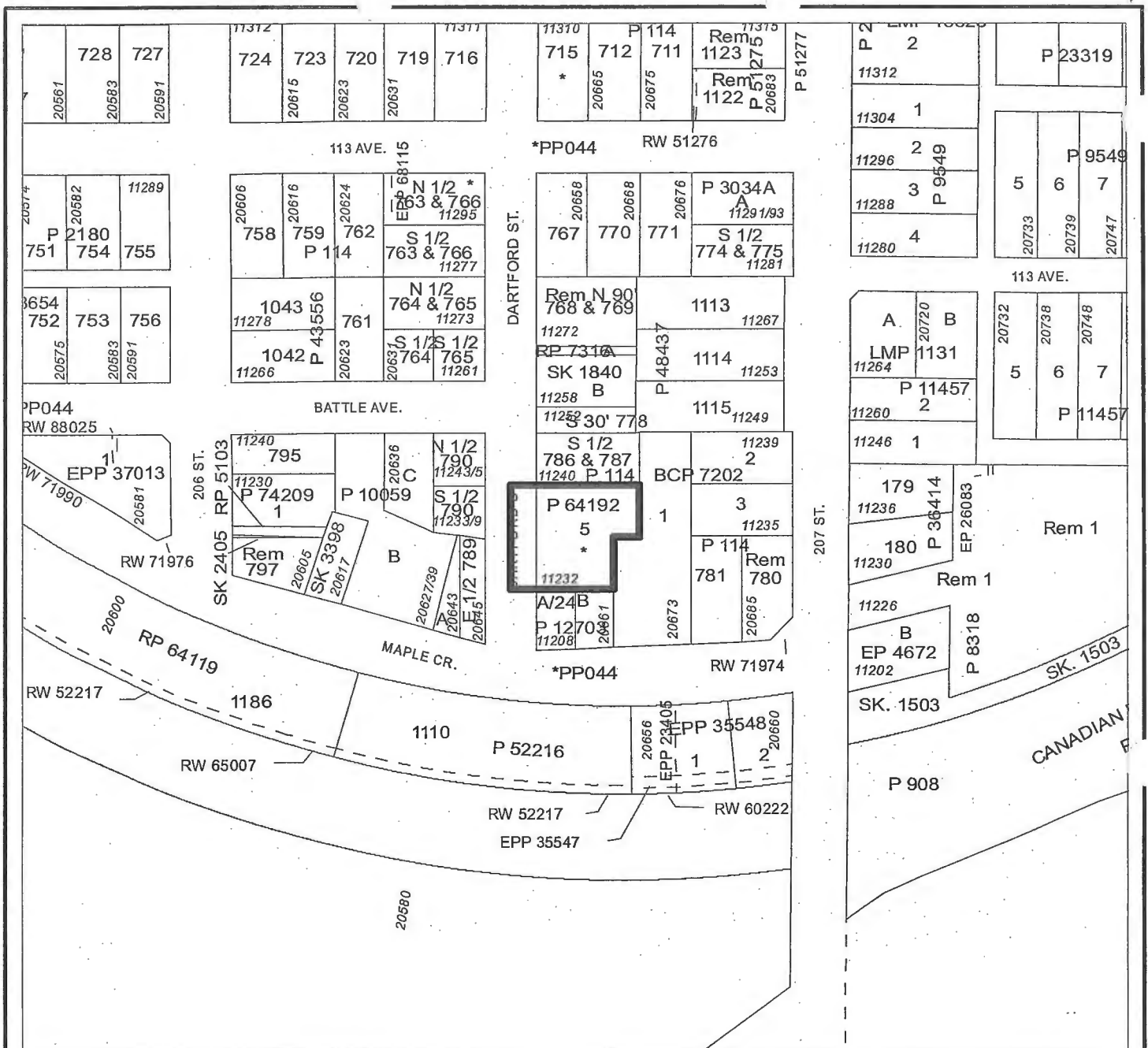
PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7603-2019

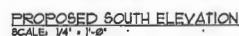
Map No. 1820

From: C-4 (Neighbourhood Public House Commercial)

To: H-1 (Heritage Commercial)



SCALE 1:2,000



BRICK VENEER FINISH DECORATIVE KNEE BRACES HARDIE PANNELING 8" HARDIE LAP SIDING

DECORATIVE PROMOTIONAL LED SIGNAGE



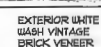
EXISTING WINDOW GLAZING DECORATIVE KNEE BRACES

NEW! RUST-RESISTANT CEDAR PICKET FENCE



PROPOSED NORTH ELEVATION (REMAINS THE SAME AS EXISTING)
SCALE: 1/4" = 1'-0"

EXISTING CONC. BLOCK WALL TO
REMAIN AS PER EXISTING & RE-PAINT



REVISIONS:	
I PRELIMINARY	6013378



SEL
Engineering
Limited
Consulting Engineers

707, 3683 ST. JOHNS STREET
PORT MOODY, BC V3H 2C4
TELEPHONE: 604.469.3773
FACSIMILE: 604.469.3701
E-MAIL: SEL@SELBIZ.COM

REAL

1. CLIMATE CONDITIONS HAVE BEEN REVIEWED AND CONFIRMED THAT ALL STRUCTURAL MEMBERS AND CONNECTIONS OF THIS BUILDING, INCLUDING BRACED TO RESIST WIND LOADS ARE DESIGNED IN ACCORDANCE WITH PART 4 OF BCSG 901.

(C) COPYRIGHT RESERVED.
PROFESSIONAL DRAWINGS ARE, AND AT ALL TIMES,
THE EXCLUSIVE PROPERTY OF AEC ENGINEERING
LIMITED. REPRODUCTION OR USE WITHOUT WRITTEN
CONSENT IS PROHIBITED. CONTRACTOR SHALL VERIFY
AND BE RESPONSIBLE FOR ALL DIMENSIONS AND
CONDITIONS ON PROJECT, AND THIS OFFICE SHALL BE
INFORMED OF ANY VARIATIONS FROM DIMENSIONS
AND CONDITIONS SHOWN ON THE DRAWINGS. DO NOT
SCALE DRAWINGS.

PROJECT TITLE:
TENANT IMPROVEMENT AT:
11232 DARTFORD STREET
MAPLE RIDGE, BC

DRAWING TITLE:
PROPOSED ELEVATIONS

DESIGNED BY:	CYC
CHECKED BY:	CYC
DRAWN BY:	BHS
PROJECT NO:	C13074
DATE:	09.23.2013
SCALE:	AS SHOWN
DRAWING NO:	

A-4

1000 Bylaws

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: February 11, 2020
FILE NO: 2017-331-RZ
MEETING: COUNCIL
SUBJECT: Final Reading:
Zone Amending Bylaw No. 7385-2017
12260 Laity Street

EXECUTIVE SUMMARY:

Zone Amending Bylaw No. 7385-2017 for the subject property, located at 12260 Laity Street, has been considered by Council; Public Hearing was held and subsequently the above mentioned Bylaw was granted Third Reading. The applicant has requested that Final Reading be granted. The purpose of the rezoning to the RS-1b One Family Urban (Medium Density) Residential zone is to permit the subdivision into 3 lots not less than 668m².

Council granted first reading for Zone Amending Bylaw No. 7385-2017 on September 19, 2017. Council granted second reading for Zone Amending Bylaw No. 7385-2017 on July 24, 2018. This application was presented at a Public Hearing on September 18, 2018, and Council granted third reading on September 25, 2018.

RECOMMENDATION:

That Zone Amending Bylaw No. 7385-2017 be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on September 18, 2018. On September 24, 2018 Council granted Third Reading to Zone Amending Bylaw No. 7385-2017 with the stipulation that the following conditions be addressed:

- i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;

A letter of undertaking has been received by the lawyer representing the applicant that the Rezoning Servicing Agreement will be registered.

- ii) Registration of a Restrictive Covenant for Storm-water Management and Fraser River Escarpment restrictions;

A letter of undertaking has been received by the lawyer representing the applicant that the Restrictive Covenant for Storm-water Management and the Fraser River Escarpment restrictions will be registered.

- iii) Removal of existing building/s with a valid demolition permit;

The house and outbuilding have been removed.

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

A disclosure statement, submitted January 23, 2020 indicates that no underground fuel storage tanks exist on the subject property.

- v) Payment for street trees along Laity Street;

Payment has been received.

- vi) That a voluntary contribution, in the amount of \$10,200.00 (\$5,100.00 per lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

The Community Amenity Contribution has been paid.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that Final Reading be given to Zone Amending Bylaw No. 7385-2017.

"Original signed by Chuck Goddard" for

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

"Original signed by Chuck Goddard"

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

"Original signed by Christine Carter"

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

"Original signed by Al Horsman"

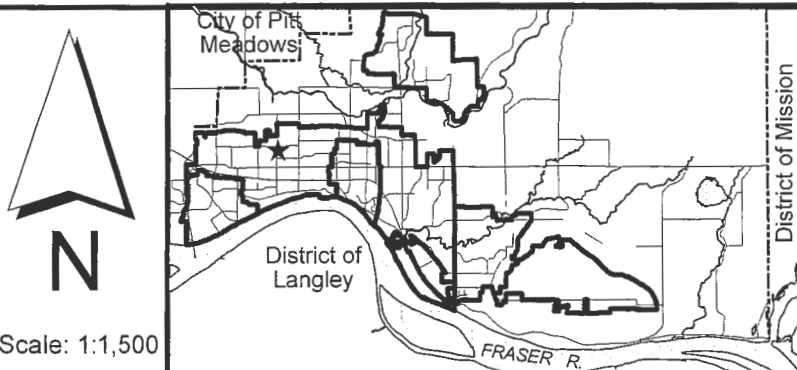
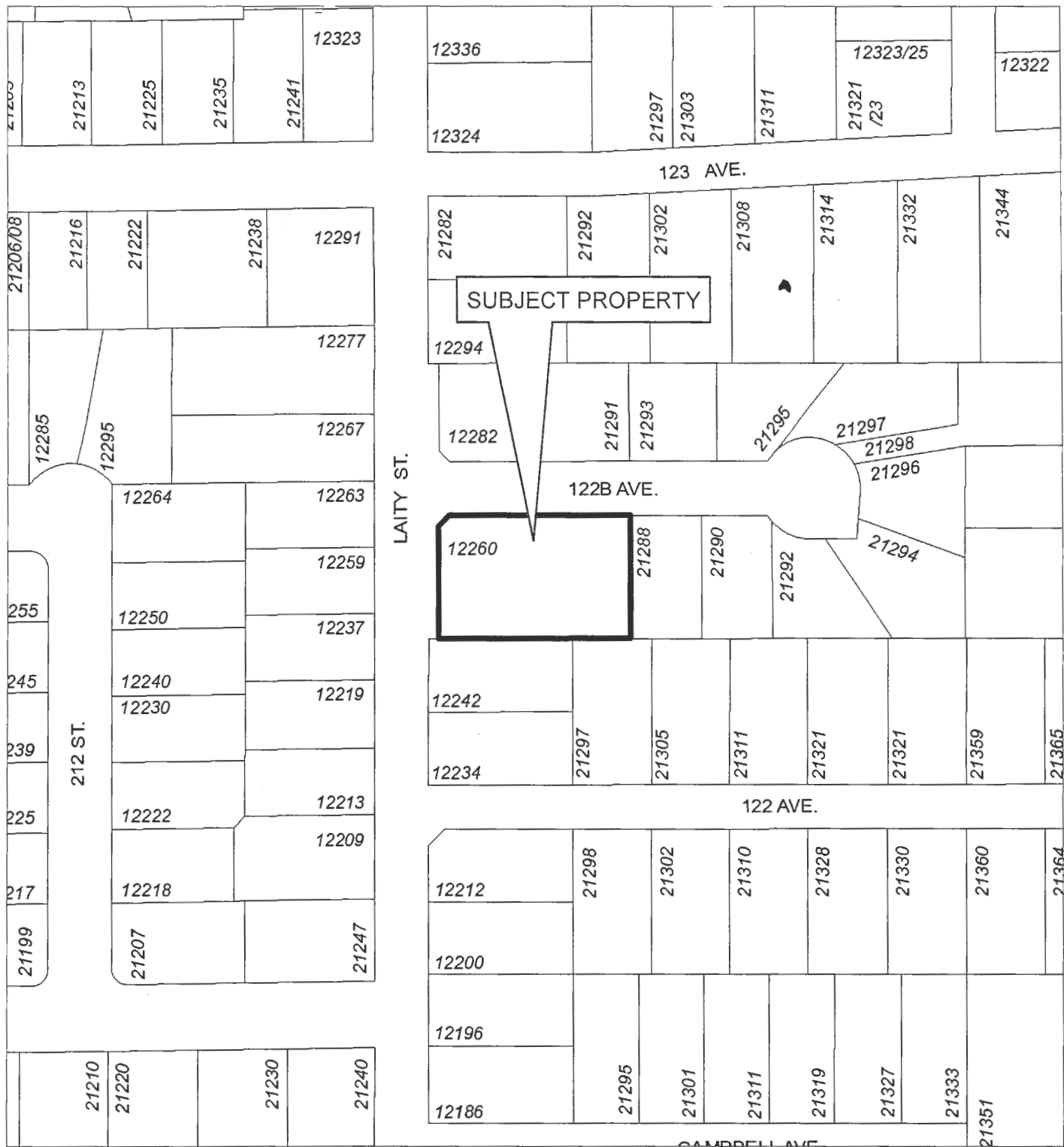
Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Bylaw No. 7385-2017

Appendix C – Proposed Subdivision Plan



12260 Laity St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-331-SD
DATE: Sep 7, 2017

BY: JV

CITY OF MAPLE RIDGE

BYLAW NO. 7385-2017

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. 7385-2017."
2. That parcel or tract of land and premises known and described as:

Lot 12 District Lot 248 Group 1 New Westminster District Plan LMP11733

and outlined in heavy black line on Map No. 1731 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RS-1b (One Family Urban (Medium Density) Residential).

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

READ a first time the 19th day of September, 2017.

READ a second time the 24th day of July, 2018.

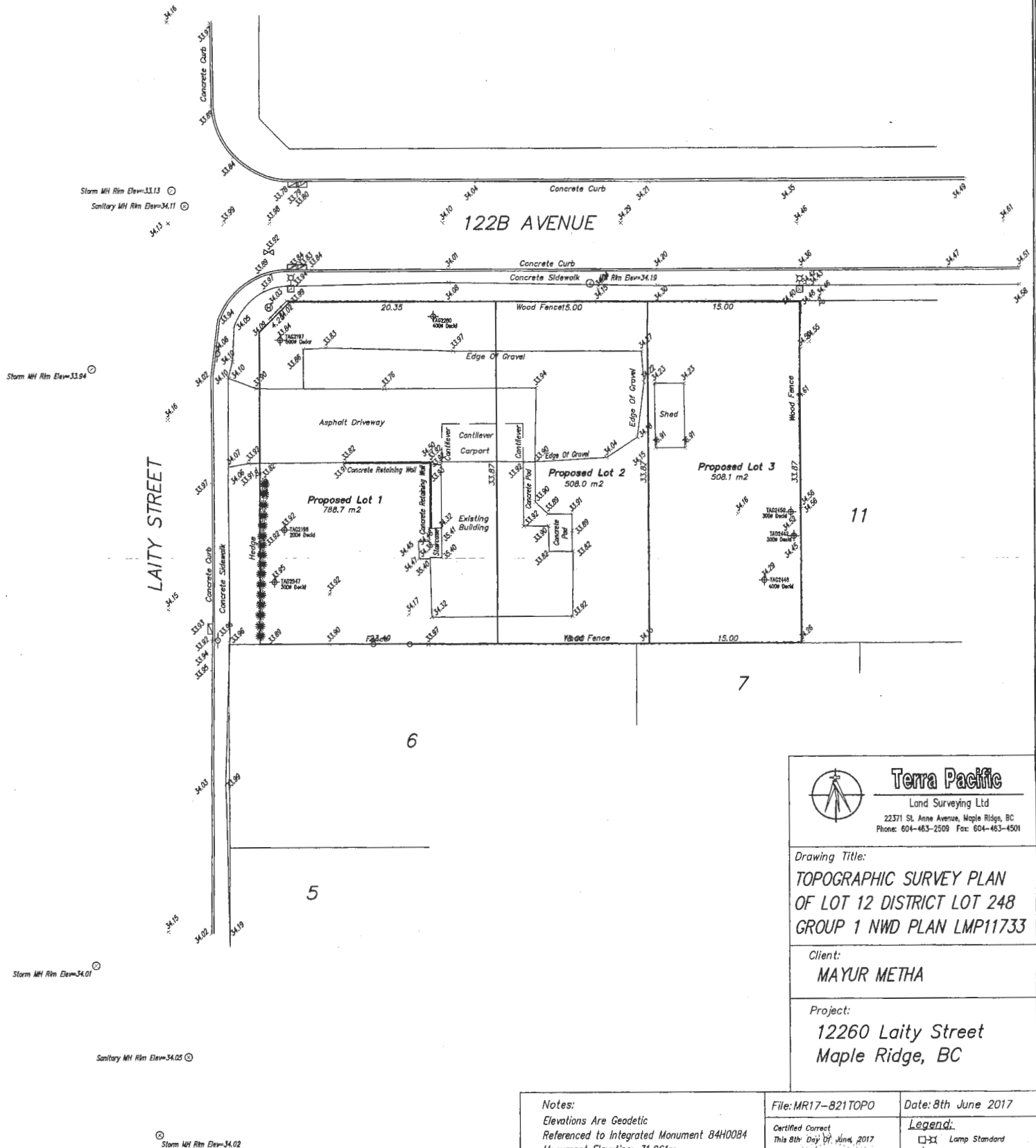
PUBLIC HEARING held the 18th day of September, 2018.

READ a third time the 25th day of September, 2018.

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



Terra Pacific

Land Surveying Ltd

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

Drawing Title:

**TOPOGRAPHIC SURVEY PLAN
OF LOT 12 DISTRICT LOT 248
GROUP 1 NWD PLAN LMP11733**

Client:

MAYUR METHA

Project:

**12260 Laity Street
Maple Ridge, BC**

Notes:

Elevations Are Geodetic
Referenced to Integrated Monument 84H0084
Monument Elevation: 31.961m
Lot Dimensions Are Based On Current Legal
Legal Survey
Current Zoning: RS-1
Proposed Zoning RS-1B

File: MR17-821TOPO

Date: 8th June 2017

Certified Correct
This 8th Day of June, 2017

[Signature]
Mike Bernemann, BCLS

Legend:

- Lamp Standard
- ⊕ Tree
- × Ground Elevation
- △ Water Valve
- Manhole
- ⊠ Catch Basin
- Power Pole
- ⊕ Fire hydrant
- ⊕ Cleanout

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Final Reading
Zone Amending Bylaw No. 7421-2018
22866 128 Avenue

MEETING DATE: February 11, 2020
FILE NO: 2017-580-RZ
MEETING: COUNCIL

EXECUTIVE SUMMARY:

Zone Amending Bylaw No. 7421-2018 for the subject property, located at 22866 128 Avenue (see Appendix A), has been considered by Council. Public Hearing was held and subsequently the above-mentioned Bylaw was granted third reading. The applicant has requested that final reading be granted.

Council granted first reading for Zone Amending Bylaw No. 7421-2018 on January 30, 2018 and second reading on November 13, 2018. This application was presented at Public Hearing on December 4, 2018, and Council granted third reading on December 11, 2018 (see Appendix B).

RECOMMENDATION:

That Zone Amending Bylaw No. 7421-2018 be adopted.

DISCUSSION:

a) Background Context:

Council considered this rezoning application at a Public Hearing held on December 4, 2018. On December 11, 2018, Council granted third reading to Zone Amending Bylaw No. 7421-2018, with the stipulation that the following conditions be addressed:

- i) Road dedication on 128 Avenue, as required;
Road dedication on 128 Avenue has been provided.
- ii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
A Restrictive Covenant for the Geotechnical Report is not required.
- iii) Registration of a Restrictive Covenant for Tree Protection;
A Restrictive Covenant for Tree Protection is not required.
- iv) Registration of a Restrictive Covenant for Stormwater Management;
A Restrictive Covenant for Stormwater Management has been submitted for registration on title, as per the 'Letter of Undertaking'.

- v) Registration of a Restrictive Covenant for Building Scheme Design for single-storey homes with no basements;
A Restrictive Covenant for the Building Scheme Design has been submitted for registration on title, as per the 'Letter of Undertaking'.
- vi) Registration of a Restrictive Covenant for Visitor Parking;
A Restrictive Covenant for Visitor Parking has been submitted for registration on title, as per the 'Letter of Undertaking'.
- vii) Removal of existing buildings;
The buildings on site have been removed.
- viii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
A disclosure statement, dated December 4, 2018, indicates that no underground fuel storage tanks exist on the subject property; and
- ix) That a voluntary contribution, in the amount of \$35,700.00 (\$5,100/lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.
A voluntary contribution in the amount of \$35,700.00 has been provided in keeping with Council Policy 6.31.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to Zone Amending Bylaw No. 7421-2018.

"Original signed by Adam Rieu"

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 Christine Carter"

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

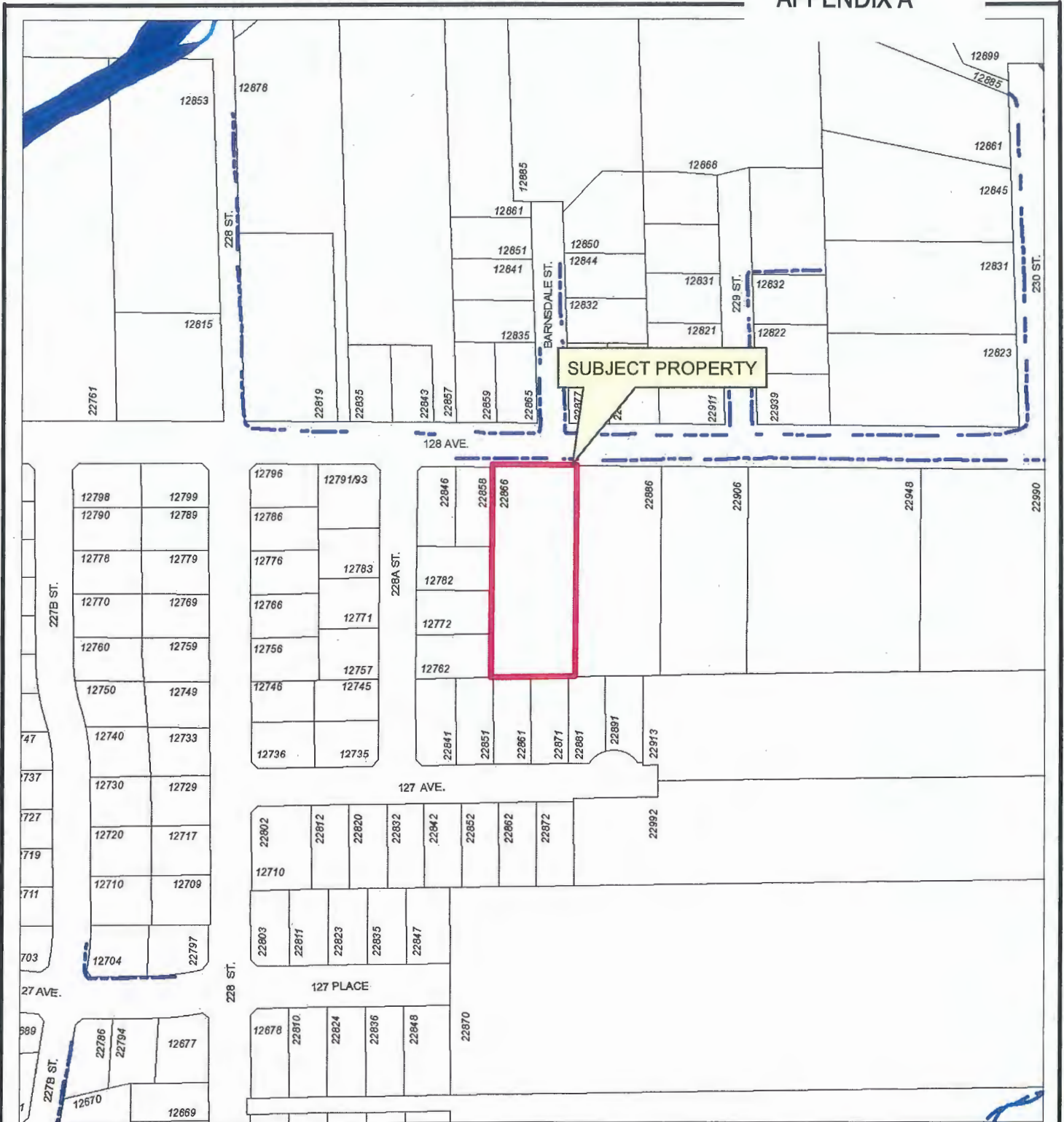
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Zone Amending Bylaw No. 7421-2018
Appendix C – Strata Subdivision Plan

APPENDIX A



Scale: 1:2,500

Legend

- Stream
- Ditch Centreline
- Edge of River
- Indefinite Creek
- River
- Major Rivers & Lakes

22866 128 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-580-RZ

DATE: Dec 20, 2017

BY: LP

**CITY OF MAPLE RIDGE
BYLAW NO. 7421-2018**

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. 7421-2018."
2. That parcel or tract of land and premises known and described as:

Lot 1 Section 20 Township 12 New Westminster District Plan EPP96459

and outlined in heavy black line on Map No. 1744 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Residential District).
3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 30th day of January, 2018.

READ a second time the 13th day of November, 2018.

PUBLIC HEARING held the 4th day of December, 2018.

READ a third time the 11th day of December, 2018.

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

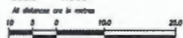
BARELAND STRATA PLAN OF LOT 'ONE'
SECTION 20 TOWNSHIP 12
NEW WESTMINSTER DISTRICT PLAN EPP96459

City Address:
 22860 120 Avenue
 Maple Ridge, B.C.

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

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

Scale 1:500



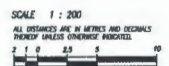
The intended plot size of this plan is 854 mm in width by
 500 mm in height (D Size) when plotted at a scale of 1:500

A Covenant in the name of
 City of Maple Ridge
 pursuant to Section 219 of the Land Title Act
 is a condition of approval for this subdivision.

240007
 240007 = NO DISTANCE ADJUSTED, UTM ZONE 18
 ESTIMATED ACCURACY = 0.00000000
 POINT COMBINED FACTOR = 0.00000000
 UTM 18 = 240000.000
 UTM 18 = 240000.000

--- PRELIMINARY ---

240008
 240008 = NO DISTANCE ADJUSTED, UTM ZONE 18
 ESTIMATED ACCURACY = 0.00000000
 POINT COMBINED FACTOR = 0.00000000
 UTM 18 = 240000.000
 UTM 18 = 240000.000



City of Maple Ridge

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

A bylaw to amend Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

WHEREAS the Council of The City of Maple Ridge deems it expedient to amend the Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012.

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

1. This bylaw may be cited as Maple Ridge Ticket Information Utilization Amending Bylaw No. 7585-2019.
2. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by deleting the Schedule's list in its entirety and replacing it with the following:

Schedules

Schedule 1	Designated Bylaw Compliance Officer
Schedule 2	Animal Control and Licencing Bylaw
Schedule 3	Building Bylaw
Schedule 4	Business Licencing and Regulation Bylaw
Schedule 5	Cat Spay/Neuter Bylaw
Schedule 6	Drinking Water Conservation Plan Bylaw
Schedule 7	Fire Prevention Bylaw
Schedule 8	Fireworks Bylaw
Schedule 9	Grow Operation, Health, Nuisance and Safety Bylaw
Schedule 10	Highway & Traffic Bylaw
Schedule 11	Kennel Regulation Bylaw
Schedule 12	Littering Prohibition Bylaw
Schedule 13	Noise Control Bylaw
Schedule 14	Nuisance Prohibition Bylaw
Schedule 15	Outdoor Burning Regulation Bylaw
Schedule 16	Parks and Recreation Facilities Regulation Bylaw
Schedule 17	Pesticide Use Control Bylaw
Schedule 18	Rental Premises Standards of Maintenance Bylaw
Schedule 19	Safer Streets Bylaw
Schedule 20	Scrap Metal Dealer Regulation Bylaw
Schedule 21	Sign Bylaw
Schedule 22	Smoking Regulation Bylaw
Schedule 23	Soil Deposit Regulation Bylaw
Schedule 24	Soil Removal Bylaw
Schedule 25	Solid Waste and Recycling Regulation Bylaw
Schedule 26	Taxi Regulation Bylaw
Schedule 27	Tree Management Bylaw
Schedule 28	Untidy and Unsightly Premises Bylaw

- Schedule 29 Watercourse Protection Bylaw
- Schedule 30 Wildlife and Vector Control Bylaw
- Schedule 31 Zoning Bylaw

3. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by adding to Noise Control Bylaw No. 5122-1994 in **Schedule 1 Designated Bylaw Compliance Officer** the words "Animal Control Officer" before the words "Bylaw Compliance Officer".
4. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by adding **Schedule 14 Nuisance Prohibition Bylaw** after Schedule 13 Noise Control Bylaw:

Nuisance Prohibition Bylaw No. 7596-2019

Bylaw Compliance Officer
Fire Department Officer
Manager of Bylaw & Licencing
Services
R.C.M.P.

5. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by adding **Schedule 19 Safer Streets Bylaw** after Schedule 18 Rental Premises Standards of Maintenance Bylaw:

Safer Streets Bylaw No. 7581-2019

Bylaw Compliance Officer
Fire Department Officer
Manager of Bylaw & Licencing
Services
R.C.M.P.

6. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended under **Schedule 2**, from the Animal Control and Licencing Bylaw 6908-2012, by replacing the words "Fail to register guard do licence number" to "Fail to register guard dog licence number".
7. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended under **Schedule 2**, from the Animal Control and Licencing Bylaw 6908-2012, by replacing the words "Breed wolf cross" to "Keep, breed or sell wolf cross".
8. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended under **Schedule 2**, from the Animal Control and Licencing Bylaw 6908-2012, by replacing the section number under "Fail to promptly treat animal" from 13.3.1 (b) to 13.31 (b)i.
9. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended under **Schedule 2**, from the Animal Control and Licencing Bylaw 6908-2012, by adding the following section after "Fail to post notice":

	Section	Fine
Fail to post signs	13.6.1(b)	\$500.00

10. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by deleting **Schedule 4**, from Maple Ridge Business Licencing and Regulation Bylaw, in its entirety and replacing it with:

Schedule 4
Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

From Business Licencing and Regulation Bylaw No. 6815-2011

	Section	Fine
No business licence	6.1.1(a)	\$300.00
Failure to get approval	6.2.3	\$200.00
Fail to renew licence	6.6.1	\$300.00
Fail to post licence	6.8.1	\$200.00
Fail to permit inspection of premises	6.9.1(a)	\$300.00
Permit person under 19 years	7.1.1	\$500.00
Display depiction of a sexual act	7.1.2	\$500.00
Open business between 12 midnight and 7 am	7.3.1(g)	\$500.00
Fail to keep premises in clean condition	7.4.3	\$200.00
Fail to keep record	7.4.5(c)	\$200.00
Fail to produce register	7.4.5(d)	\$200.00
Permit entry to be erased	7.4.5(g)	\$500.00
Fail to provide identification	7.6.2(a)	\$500.00
Employ person under 19 years	7.6.3(a)	\$500.00
Open business between 12 midnight and 8 am	7.6.3(b)	\$500.00
Permit person under 19 years	7.7.1	\$500.00
Employ person under 19 years	7.8.1(a)	\$500.00
Permit person under 19 years	7.8.1(b)	\$500.00
Fail to post sign	7.9.1	\$200.00
Fail to comply with requirements	7.10.3	\$200.00
More than 20 dogs	7.10.4(a)(i)	\$300.00
Operate outside permitted hours	7.10.4(a)(ii)	\$300.00
Discharge odorous matter	7.10.4(a)(iii)	\$500.00
Fail to shut off sound	7.19.3(b)	\$500.00
Failure to produce licence	7.21.1(b)	\$300.00
Fail to display photo identification	7.21.1(c)	\$500.00
Peddle between 6 pm and 9 am	7.21.1(d)	\$500.00
Failure to maintain report	7.23.6(a)	\$500.00
Dispose of second hand article prior to 30 days after receipt	7.23.10(a)	\$500.00
Buy second hand article from person under 18 years	7.23.13(d)	\$500.00
Buy second hand article between 6 pm and 6 am	7.23.14	\$300.00
Offer services of a social escort under the age of 19 years	7.24.1(b)	\$500.00
Permit tobacco products to be visible	7.27.1(b)	\$300.00
Sell tobacco to person under 19 years	7.27.1(c)	\$500.00
Possess shark fin products	7.28.1(a)	\$500.00

11. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by deleting **Schedule 10**, from Maple Ridge Highway & Traffic Bylaw, in its entirety and replacing it with:

Schedule 10
Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

From Highway & Traffic Bylaw No. 6704-2009

	Section	Fine	Pay Within 30 Calendar Days Upon Receipt of Municipal Ticket Information
Drive on trail	7.0	\$100.00	\$50.00
Obstruct vehicles or pedestrians	10.1	\$75.00	\$50.00
Cross highway at a location other than crosswalk	10.2	\$50.00	\$20.00
Ride without due care & attention	11.1	\$50.00	\$20.00
Park on sidewalk	12.1 (a)	\$50.00	\$20.00
Park within 3m of driveway	12.1 (b)	\$50.00	\$20.00
Park within 6m of intersection	12.1 (c)	\$50.00	\$20.00
Park within 5 m of fire hydrant	12.1 (d)	\$100.00	\$75.00
Park within 6m of crosswalk	12.1 (e)	\$50.00	\$20.00
Park within 6m of stop sign	12.1 (f)	\$50.00	\$20.00
Park vehicle for sale on highway	12.1 (i) (i)	\$50.00	\$20.00
Repair vehicle on a highway	12.1 (i) (ii)	\$50.00	\$20.00
Display signs on a highway	12.1 (i) (iii)	\$50.00	\$20.00
Selling articles on highway	12.1 (i) (iv)	\$50.00	\$20.00
Obstruct traffic	12.1 (j)	\$75.00	\$50.00
Double park	12.1 (k)	\$50.00	\$20.00
Park in bus zone	12.1 (n)	\$50.00	\$20.00
Park on path	12.1 (o)	\$50.00	\$20.00
Obstruct highway/lane	12.1 (p)	\$50.00	\$20.00
Angle Park	12.1 (q)	\$50.00	\$20.00
Park on wrong side	12.1 (r)	\$50.00	\$20.00
Park over 30cm from curb	12.1 (s)	\$50.00	\$20.00
Park contrary to painted lines on highway	12.1 (t)	\$50.00	\$20.00
Park contrary to prohibition	12.1 (u)	\$50.00	\$20.00
Overtime parking	12.1 (v)	\$50.00	\$20.00
Overtime parking/fail to register	12.1 (w)	\$50.00	\$20.00
Park contrary to restriction	12.1 (x)	\$50.00	\$20.00
Park over 72 hours	12.1 (z)	\$75.00	\$50.00
Park over length vehicle	12.1 (aa)	\$100.00	\$20.00
Park vehicle over 5500 kgs GVW	12.1 (bb)	\$200.00	\$100.00

Park in Disabled zone	12.1 (cc)	\$100.00	\$80.00
Park in commercial loading zone	12.1 (dd)	\$75.00	\$50.00
Park in passenger loading zone	12.1 (ee)	\$50.00	\$20.00
Park on highway without curbs	12.1 (ff)	\$50.00	\$20.00
Without proper or valid insurance	12.1 (ii)	\$100.00	\$50.00
Without proper and valid number plates	12.1 (jj)	\$100.00	\$50.00
Park adjacent to yellow curb	12.1 (kk)	\$50.00	\$20.00
Park outside angle parking stall	12.1 (hh)	\$50.00	\$20.00
Unattached trailer	14.0	\$100.00	\$50.00
Park in resident zone	16.3	\$50.00	\$20.00
Remove notice of chalk mark	17.1	\$100.00	\$50.00
Move vehicle within same block	17.2	\$50.00	\$20.00
Occupy motor vehicle	26.0	\$100.00	\$50.00
Fail to remove snow and other debris from sidewalk	27.0	\$150.00	\$100.00
Obstruct intersection	28.0	\$100.00	\$50.00
Fail to trim vegetation	29.0	\$100.00	\$50.00
Encroachment	28.1	\$50.00	\$20.00
Load not securely covered	30.1 (a)	\$150.00	\$75.00
Load not secured	31.1 (b)	\$150.00	\$75.00
Place thing on highway	33.1 (a)	\$100.00	\$50.00
Deposit debris on highway	33.1 (b)	\$350.00	\$250.00
Place structure on a highway	33.1 (g)	\$150.00	\$75.00
Damage boulevard	33.1 (l)	\$150.00	\$75.00
Place container on highway	33.1 (r)	\$150.00	\$75.00
Engage in business on highway	33.1 (s)	\$150.00	\$75.00
Solicit on highway	44.1 (a)	\$150.00	\$75.00
Install sign on highway	44.1 (c)	\$100.00	\$50.00
Vehicle weight exceeds licensed GVW	48.1 (a)	\$250.00	\$250.00
Axle exceeds permitted weight	48.1 (b)	\$250.00	\$250.00
Dimensions of commercial vehicle do not conform to the regulations with load included	48.1 (c)(i)	\$100.00	\$100.00
Non conforming dimensions	48.1 (c)(ii)	\$100.00	\$100.00
Fail to comply with order	50.2	\$300.00	\$150.00
Fail to comply with permit conditions	51.0	\$300.00	\$150.00
Fail to obey traffic controls and signs	52.0	\$300.00	\$150.00

12. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by adding a new **Schedule 14**, from the Maple Ridge Nuisance Prohibition Bylaw, after Schedule 13 and re-numbering the remaining Schedules:

Schedule 14
Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

From Nuisance Prohibition Bylaw No. 7596-2019

	Section	Fine
Cause a Nuisance	4.1 (a)	\$500.00
Permit a Nuisance	4.1 (b)	\$500.00
Fail to abate Nuisance	4.1 (c)	\$500.00

13. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by adding a new **Schedule 19**, from the Maple Ridge Safer Streets Bylaw, after Schedule 18 and re-numbering the remaining Schedules:

Schedule 19
Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

From Safer Streets Bylaw No. 7581-2019

	Section	Fine
Sit or lie on a street	4.2 (a)	\$50.00
Continue to solicit after negative response	4.2 (b)	\$100.00
Solicit as a member of a group of three or more persons	4.2 (c)	\$50.00
Solicit within 10 meters of a financial institution	4.3 (a)	\$50.00
Solicit within 10 meters of an automated teller machine	4.3 (b)	\$50.00
Solicit within 10 meters of a bus stop	4.3 (c)	\$50.00
Solicit within 10 meters of a daycare centre	4.3 (d)	\$50.00
Solicit within 10 meters of a liquor store	4.3 (e)	\$50.00
Solicit within 10 meters of a non medical cannabis retailer	4.3 (f)	\$50.00
Solicit while motor vehicle parked	4.4 (a)	\$50.00
Solicit while motor vehicle stopped at traffic control signal	4.4 (b)	\$50.00
Solicit while motor vehicle being filled with fuel	4.4 (c)	\$50.00
Solicit in a manner which obstructs or impedes vehicular traffic	4.4 (d)	\$50.00
Solicit after sunset	4.5	\$100.00

14. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by deleting **Schedule 22**, from the Maple Ridge Smoking Regulation Bylaw, in its entirety and replacing it with:

Schedule 22
Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012

From Smoking Regulation Bylaw No. 6968-2013

	Section	Fine
Smoke in an enclosed premises	5.1.1 (c)(i)	\$200.00
Smoke in vehicle for hire	5.1.2	\$200.00
Smoke on public transit	5.1.3	\$200.00
Smoke in a customer service area	5.1.5	\$200.00
Smoke in common areas	5.1.6	\$200.00
Smoke within 7.5 m of opening into building	5.1.8	\$100.00
Smoke at swimming beach	5.1.9	\$100.00
Smoke in area of municipal park or playground	5.1.10	\$100.00
Smoke in City building	5.1.11	\$200.00
Fail to post signs	6.2	\$200.00

15. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended under **Schedule 31** from the Maple Ridge Zoning Bylaw No. 3510 – 1985, by adding the fine amount of “\$500” to section 306(1) “Prevent authorized entry”.
16. Maple Ridge Ticket Information Utilization Bylaw No. 6929-2012 is amended by updating the table of contents accordingly.

READ a first time the 28th day of January, 2020.

READ a second time the 28th day of January, 2020.

READ a third time the 28th day of January, 2020.

ADOPTED, the ____ day of _____, 2020.

PRESIDING MEMBER

CORPORATE OFFICER

1100 *Committee Reports and Recommendations*

Items in Section 1100 *Committee Reports and Recommendations* that refer to a staff report earlier than this agenda date were presented at a Committee of the Whole Meeting typically a week prior, on the date of the staff report, to provide Council with an opportunity to ask staff detailed questions. The items are now before regular Council Meeting for debate and vote. Both meetings are open to the public. The reports are not reprinted again in hard copy; however they can be found in the electronic agenda or in the Committee of the Whole agenda package dated accordingly.

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

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; and
- xi) That a voluntary contribution under the Density Bonus Program (Allocation to Affordable Housing) be provided based on a fee of \$344.46 per square meter of floor space over 0.75; which will be \$215,497.17.

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

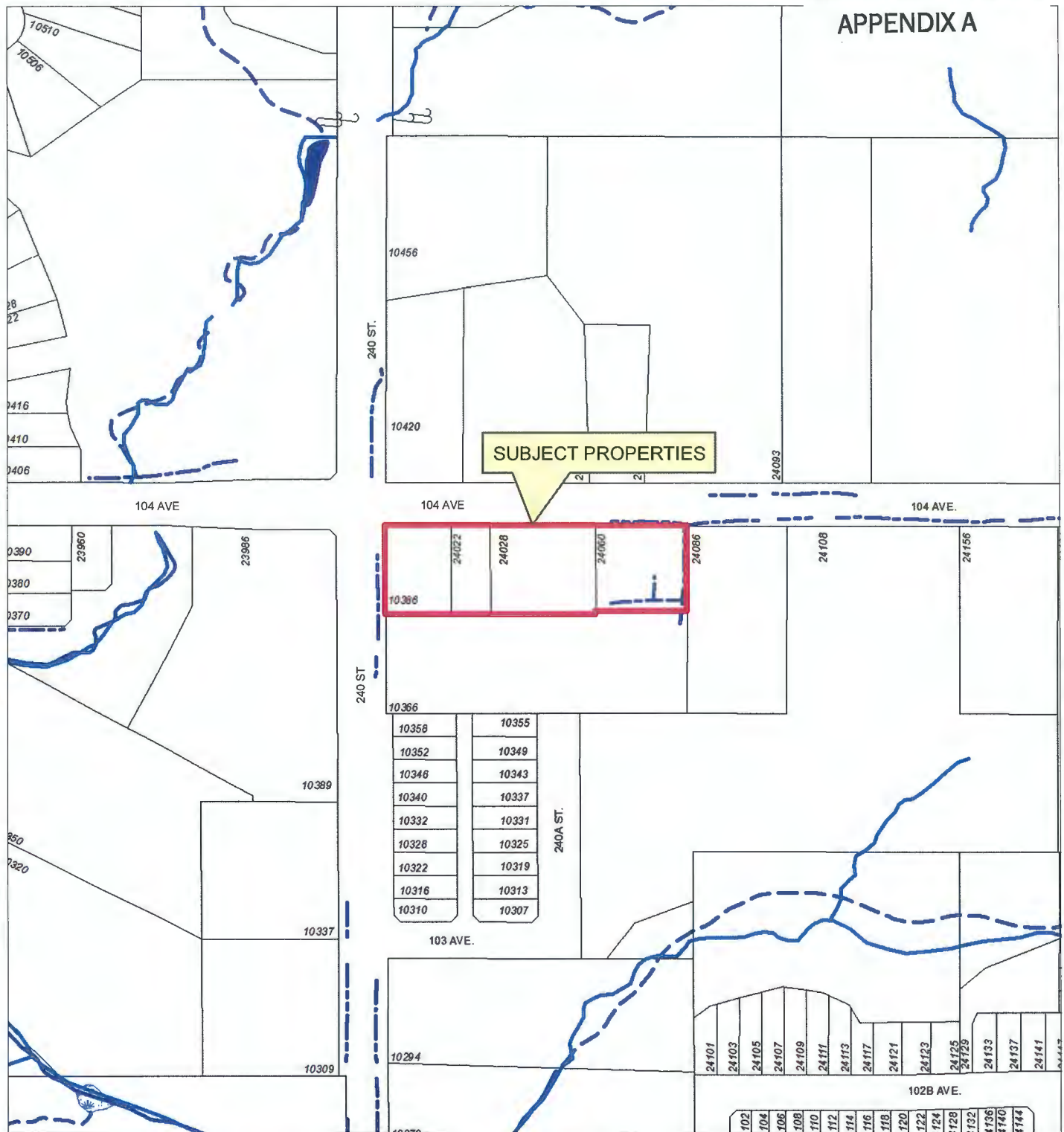
Appendix E – Architectural Plans

Appendix F – Building Elevation Plans

Appendix G – Landscape Plan

Appendix H – ADP design comments

APPENDIX A



SUBJECT PROPERTIES

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

FILE: 2017-510-RZ

DATE: Nov 1, 2017

BY: PC



Scale: 1:2,500

APPENDIX B

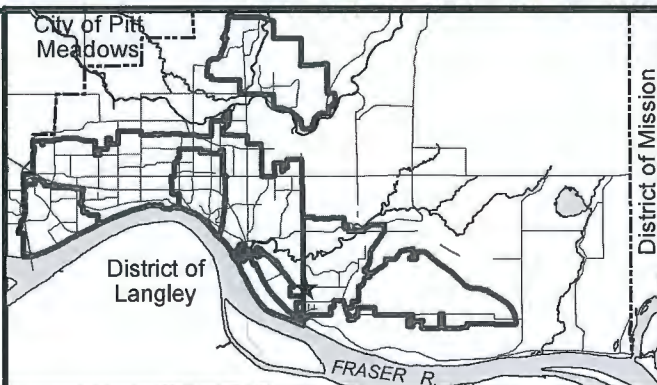
SUBJECT PROPERTIES



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

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 30th day of January, 2018.

READ a second time the day of , 20

PUBLIC HEARING held the day of , 20

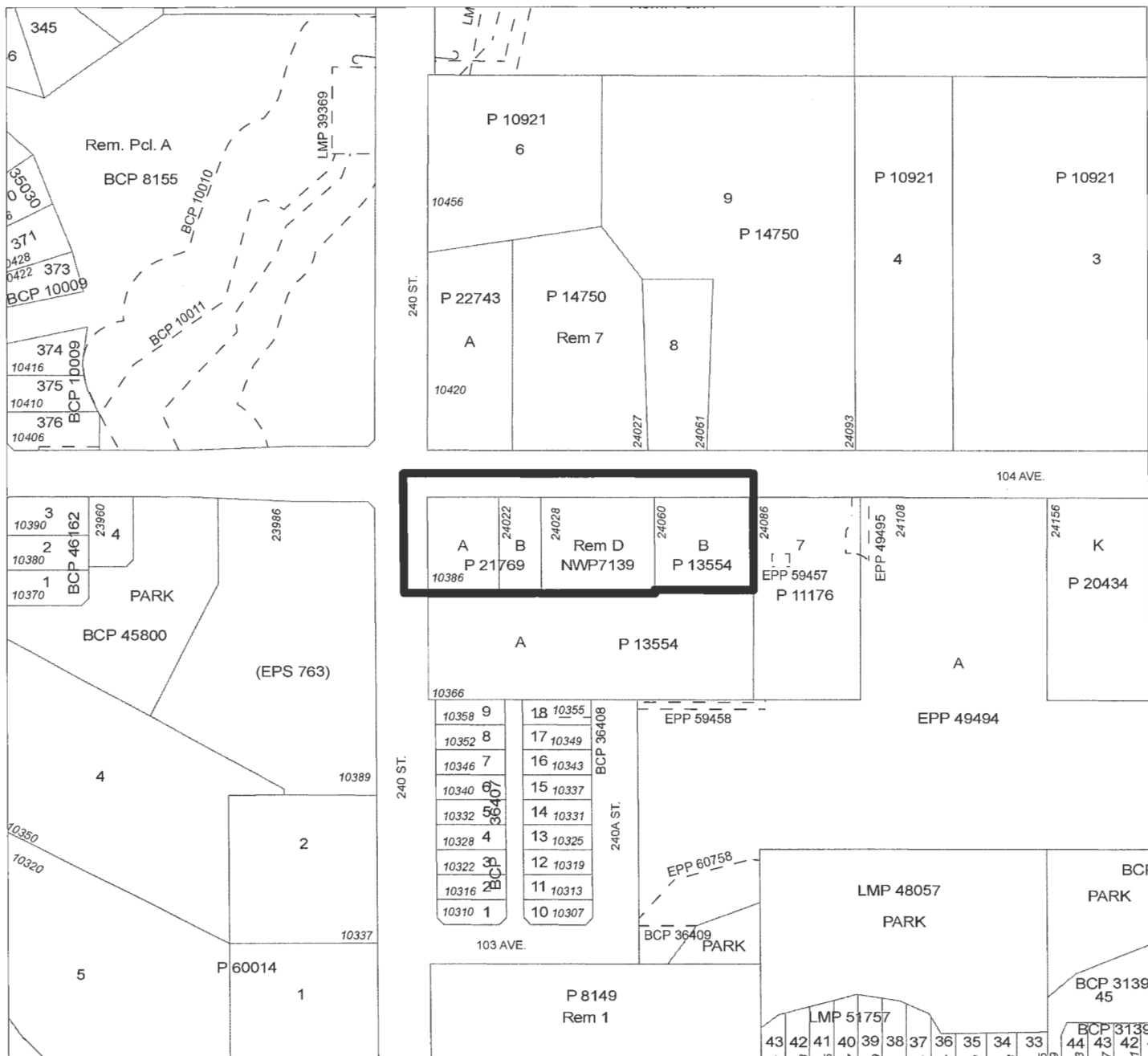
READ a third time the day of , 20

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7423-2018

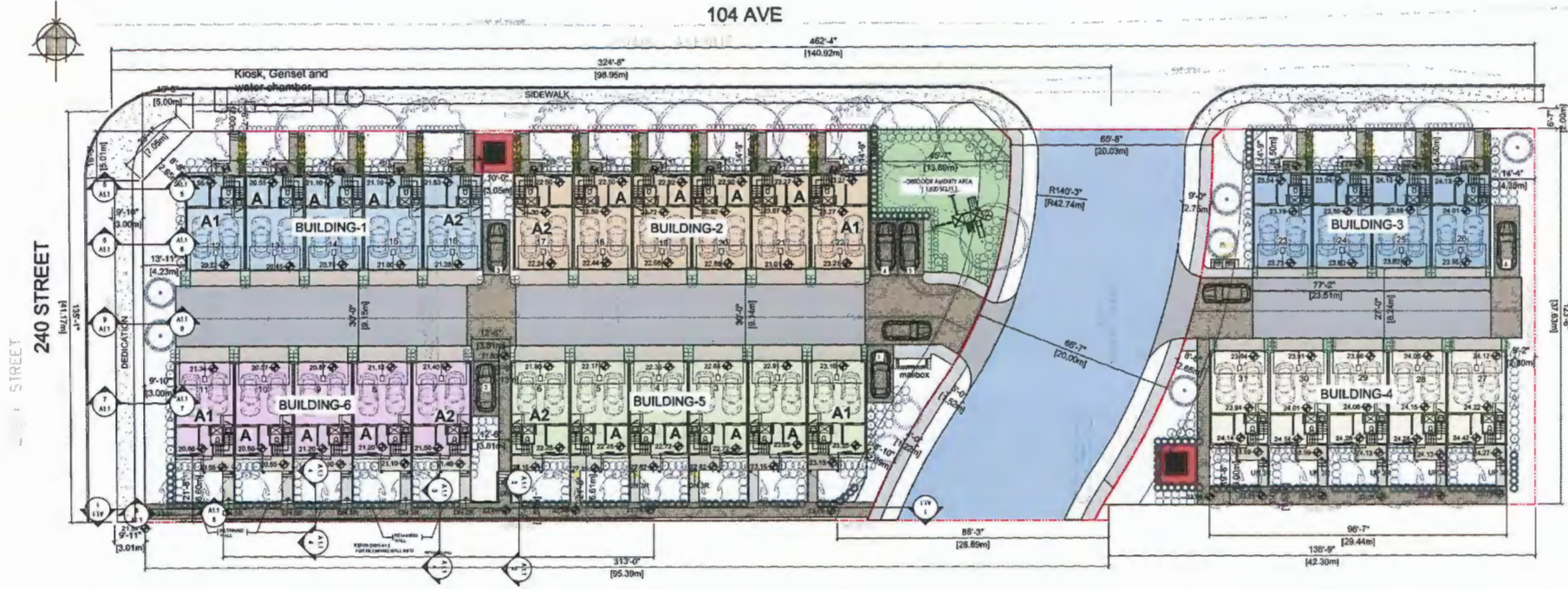
Map No. 1746

From: RS-2 (One Family Suburban Residential)

To: RM-1 (Townhouse Residential)



SCALE 1:2,500



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 REV 2
3	10/20/19	Issued For U/P Application REV 1
4	10/20/19	Issued For U/P Application
5	10/20/19	Issued For U/P Application
6	10/20/19	Issued For U/P Application
7	10/20/19	Issued For U/P Application
8	10/20/19	Issued For U/P Application
9	10/20/19	Issued For U/P Application
10	10/20/19	Issued For U/P Application

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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"

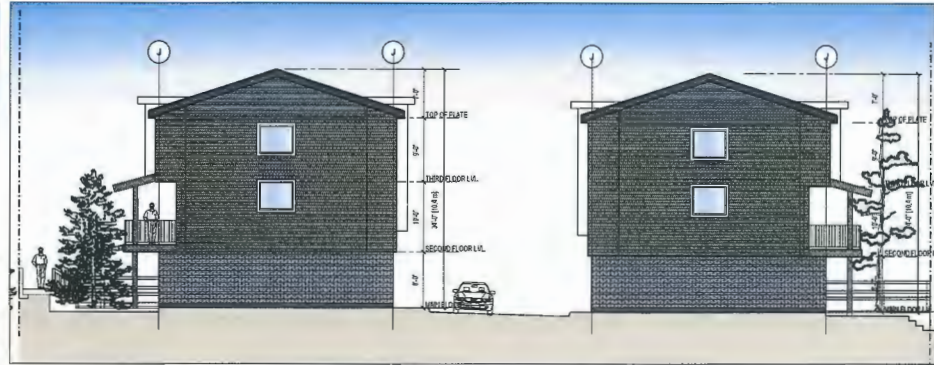
NO.	REVISION/CHANGE	DATE	BY	CHK

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BUILDING 2
NORTH & SOUTH COLOR
ELEVATIONS



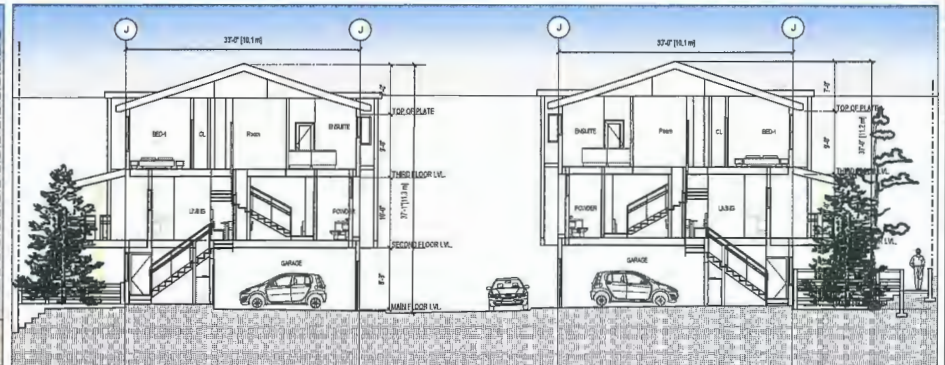
1 SIDE ELEVATIONS FROM 240 ST (WEST SIDE BLDG 1 & 6)
Scale: 1/8"=1'-0"



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	CHKD	DESCRIPTION
1	25-Oct-19	R.W.		Issued for D.P. Application REV. 1
2	25-Oct-19	R.W.		Issued for D.P. Application REV. 2
3	25-Oct-19	R.W.		Issued for D.P. Application REV. 3
4	25-Oct-19	R.W.		Issued for D.P. Application REV. 4
5	25-Oct-19	R.W.		Issued for D.P. Application REV. 5
6	25-Oct-19	R.W.		Issued for D.P. Application REV. 6
7	25-Oct-19	R.W.		Issued for D.P. Application REV. 7
8	25-Oct-19	R.W.		Issued for D.P. Application REV. 8
9	25-Oct-19	R.W.		Issued for D.P. Application REV. 9
10	25-Oct-19	R.W.		Issued for D.P. Application REV. 10

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)	
	Designation:	Medium and High-Rise Apartment	
South:	Use:	Restaurant and Taxi Office	
	Zone:	CS-1 (Service Commercial) C-3 (Town Centre Commercial)	
	Designation:	Town Centre Commercial	
East:	Use:	Office Commercial	
	Zone:	C-3 (Town Centre Commercial)	
	Designation:	Town Centre Commercial	
West:	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 35th 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

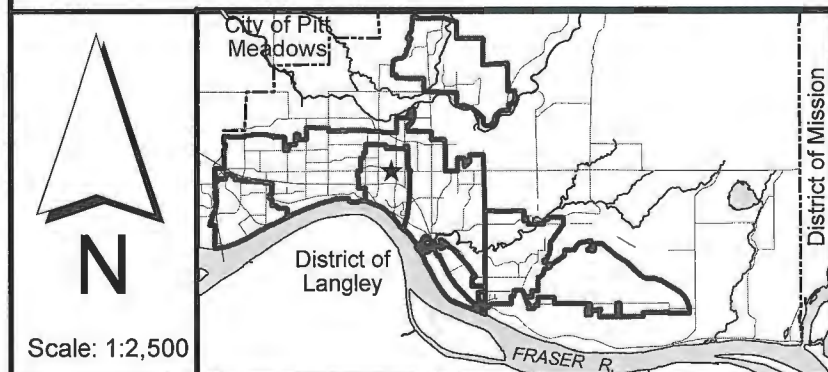
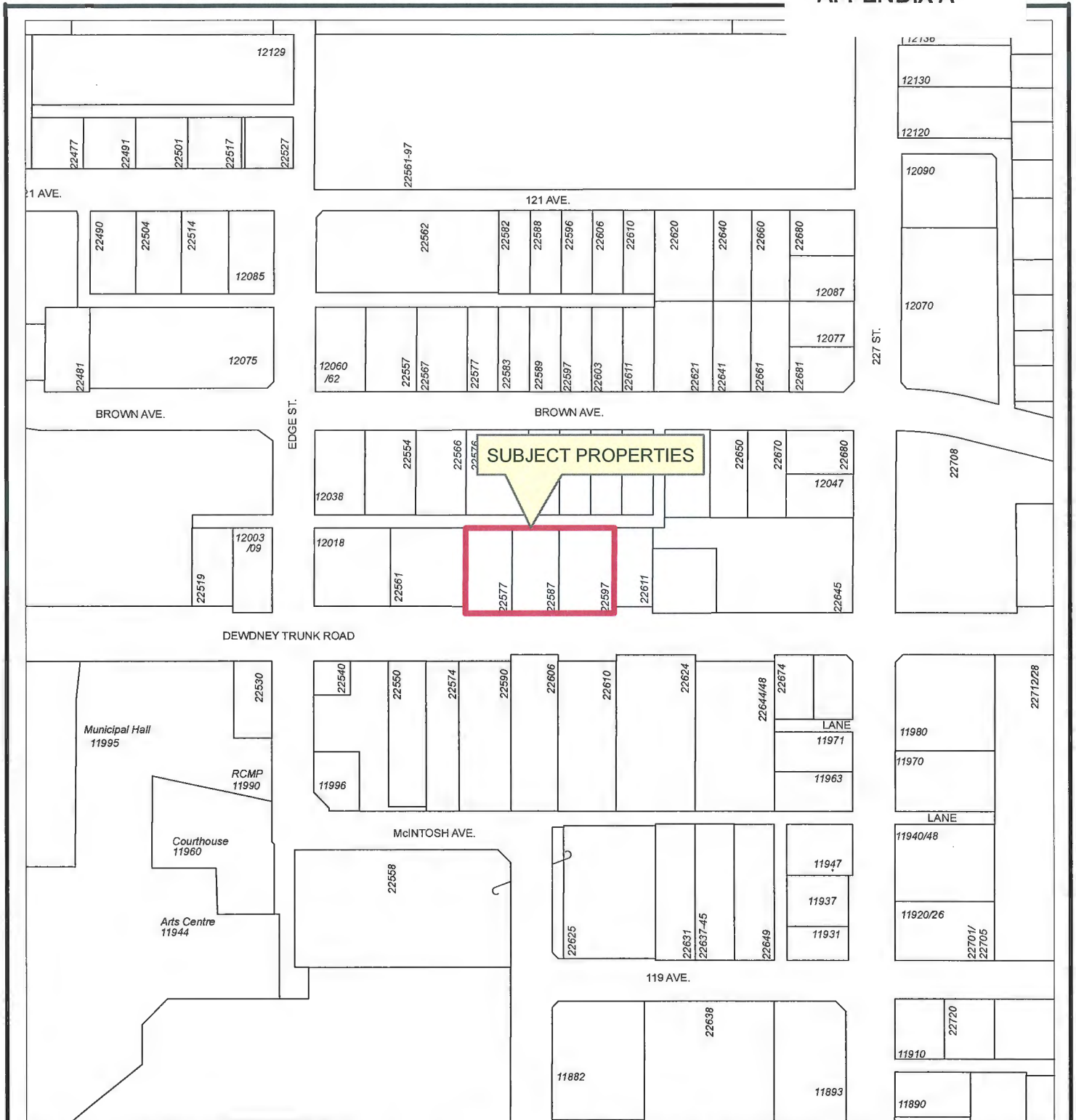
Appendix B – Ortho Map

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



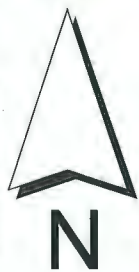
MAPLE RIDGE

British Columbia

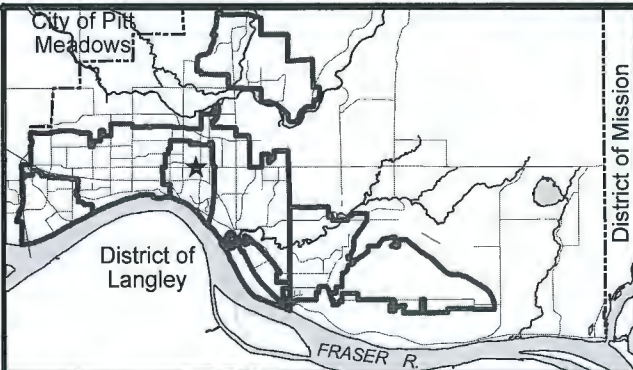
mapleridge.ca

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

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).

4. 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

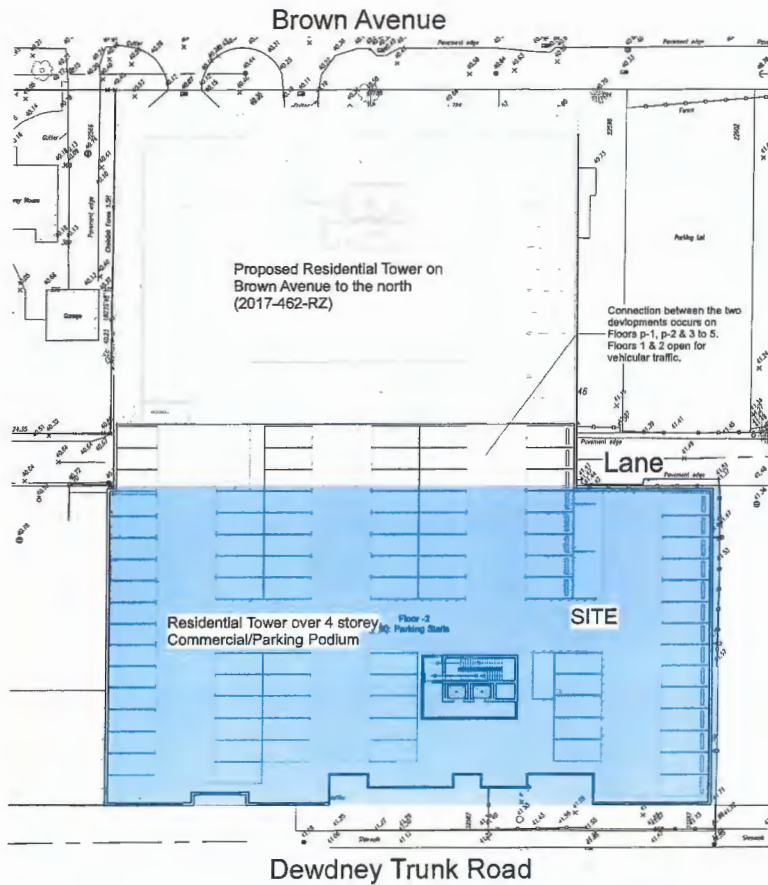
READ a third time the day of , 20

ADOPTED the day of , 20

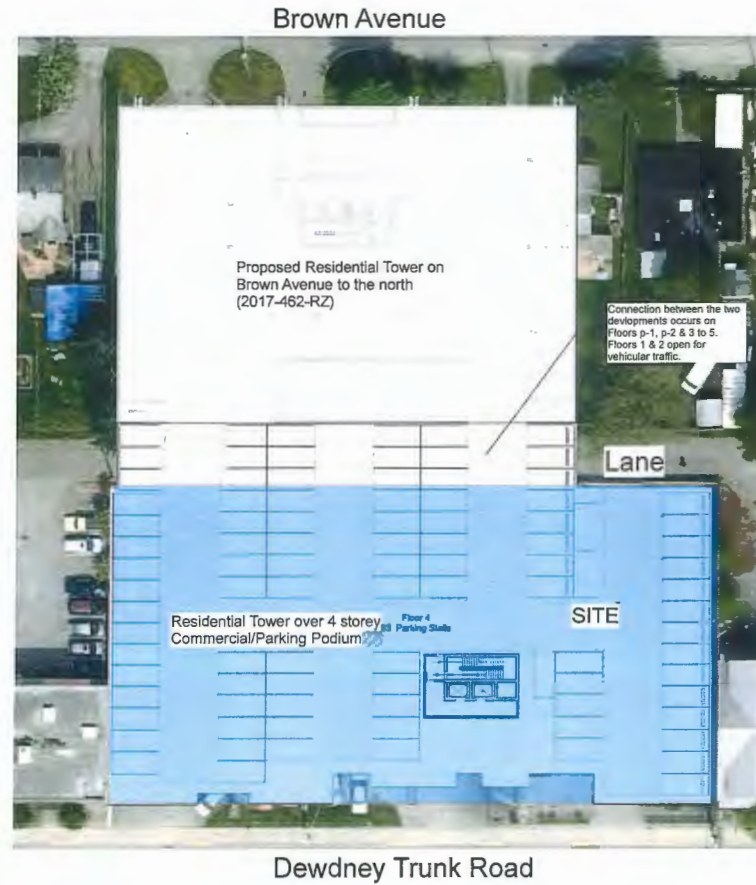
PRESIDING MEMBER

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 the architect 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 the architect. The architect assumes no responsibility for the accuracy or completeness of the information provided by the client. The architect's liability is limited to the professional services rendered by the architect. The client is responsible for the accuracy and completeness of the information provided by the client. The architect's liability is limited to the professional services rendered by the architect. The client is responsible for the accuracy and completeness of the information provided by the client.</p>	<p>Proposed Highrise Building City Address: 2297, 2298 & 2299 Dewdney Trunk Rd., Main Floor Legal Address: LOT 1, SECTION 30 TOWNSHIP 13 NMD, PLAN 967 & SECTION 31 TOWNSHIP 13 NMD, PLAN 848 P.O. #: 002-28-548, 011-43-458 & 096-25-018</p>
<p>Concept Floor Plans</p>	<p>WAYNE STEPHEN BISSKY ARCHITECTURE & URBAN DESIGN INC. PLANNING INTERIOR DESIGN 600-225-1234 (toll-free) 416-225-1234 (local) www.bisskydesign.com</p>
<p>Date: 2019-07-10 Scale: NTS Drawn: VB Project #: 1715 Sheet: A.04 PRELIMINARY ONLY NOT FOR CONSTRUCTION</p>	<p>24.11.2019</p>

[illegible]

Proposed Highrise Building

CLIC Address: 2377, 2287 & 2289 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 the north (2017-48'-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

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: 1:50

Copyright Reserved.

Proposed Highrise Building

Life Address: 22577, 22587 & 22597 Denney 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 946

Perspective Rendering

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

264 22323 Longwood Highway,
Jupiter Inlet, B.C. V2Y 3T7
Tel. 504-467-8300 fax 504-467-4105
e-mail: wsb@wbsd.com

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:

Policy Number	Summary of Policy	Compliance with policy <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 m² (78,002 ft²) 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"

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

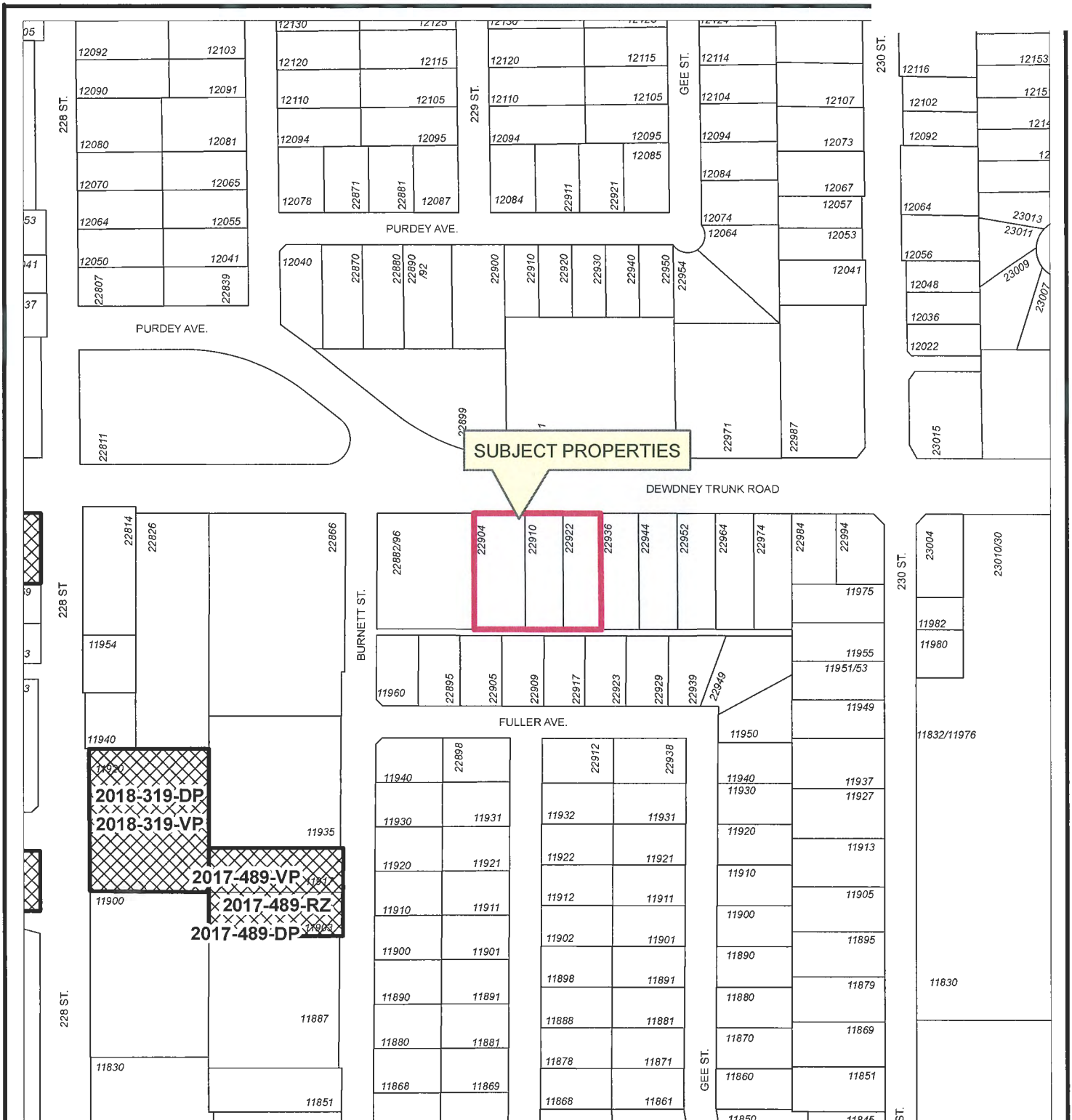
Approved by: **Christine Carter, M.PL, MCIP, RPP**
GM Planning & Development Services

"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. 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



MAPLE RIDGE

British Columbia

mapleridge.ca

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

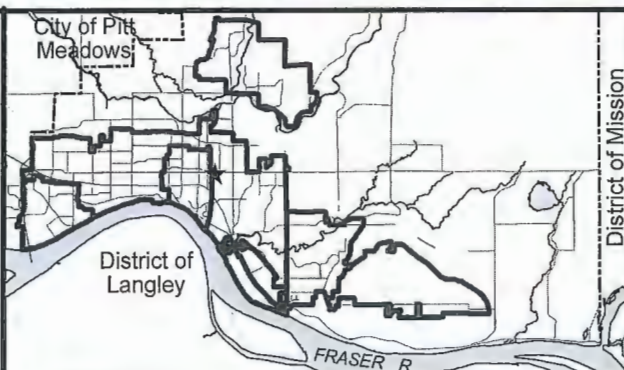
BY: PC



Aerial Imagery from the Spring of 2018



Scale: 1:2,500



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

PLANNING DEPARTMENT



MAPLE RIDGE

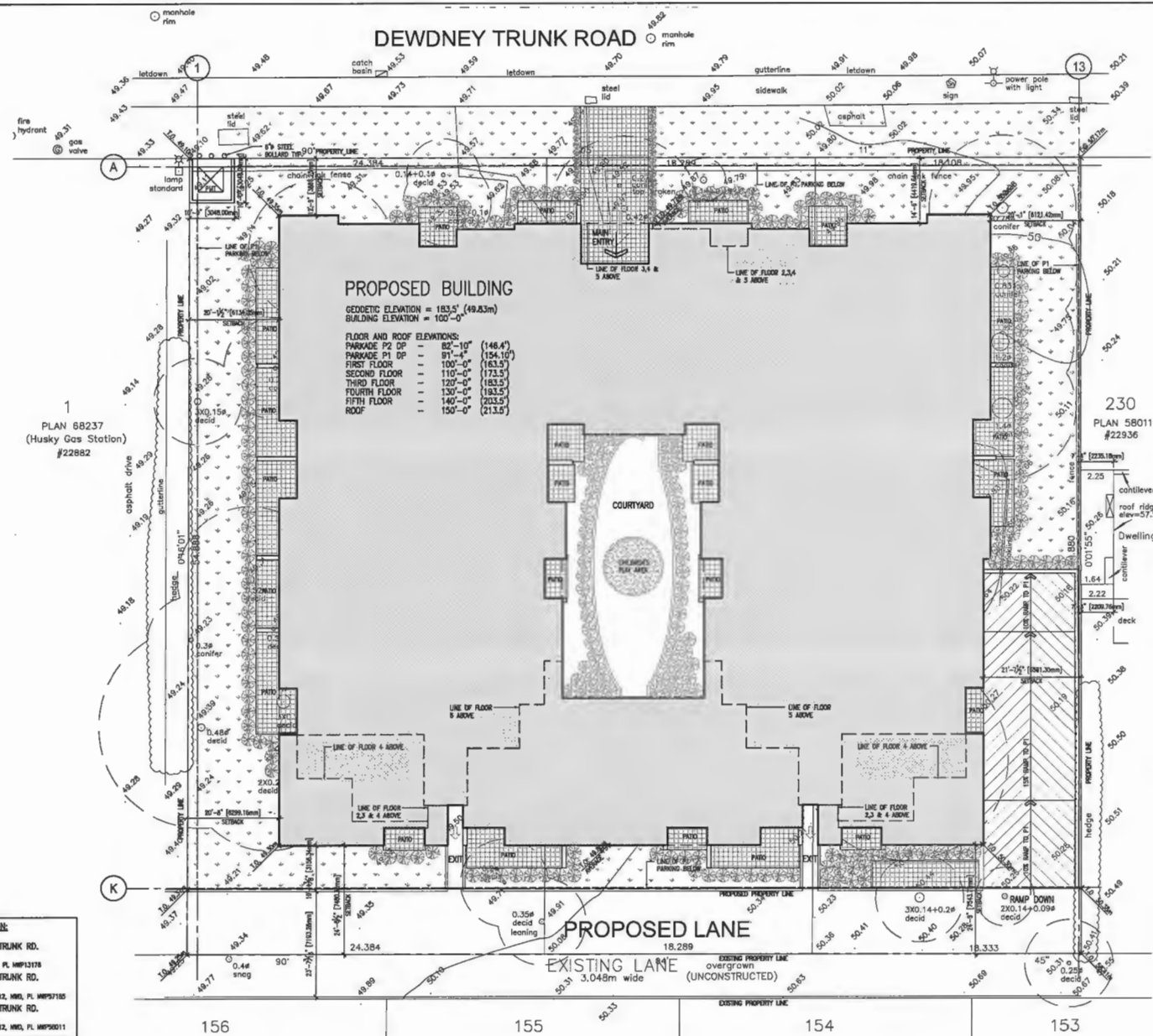
British Columbia

mapleridge.ca

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

BY: PC

CORPORATE OFFICER



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

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1 21.10.2019 ISSUE: TWP. 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: 198A05



DEWDNEY TRUNK RD

22904-22922 DEWDNEY TRUNK RD

MAPLE RIDGE, BRITISH COLUMBIA

Prepared by

Billard Architecture Inc.

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 ² (8,267 ft ²)
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 m² (8,267 ft²) 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 m² (8,267 ft²), which is larger than the 700 m² (7,535 ft²) 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"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

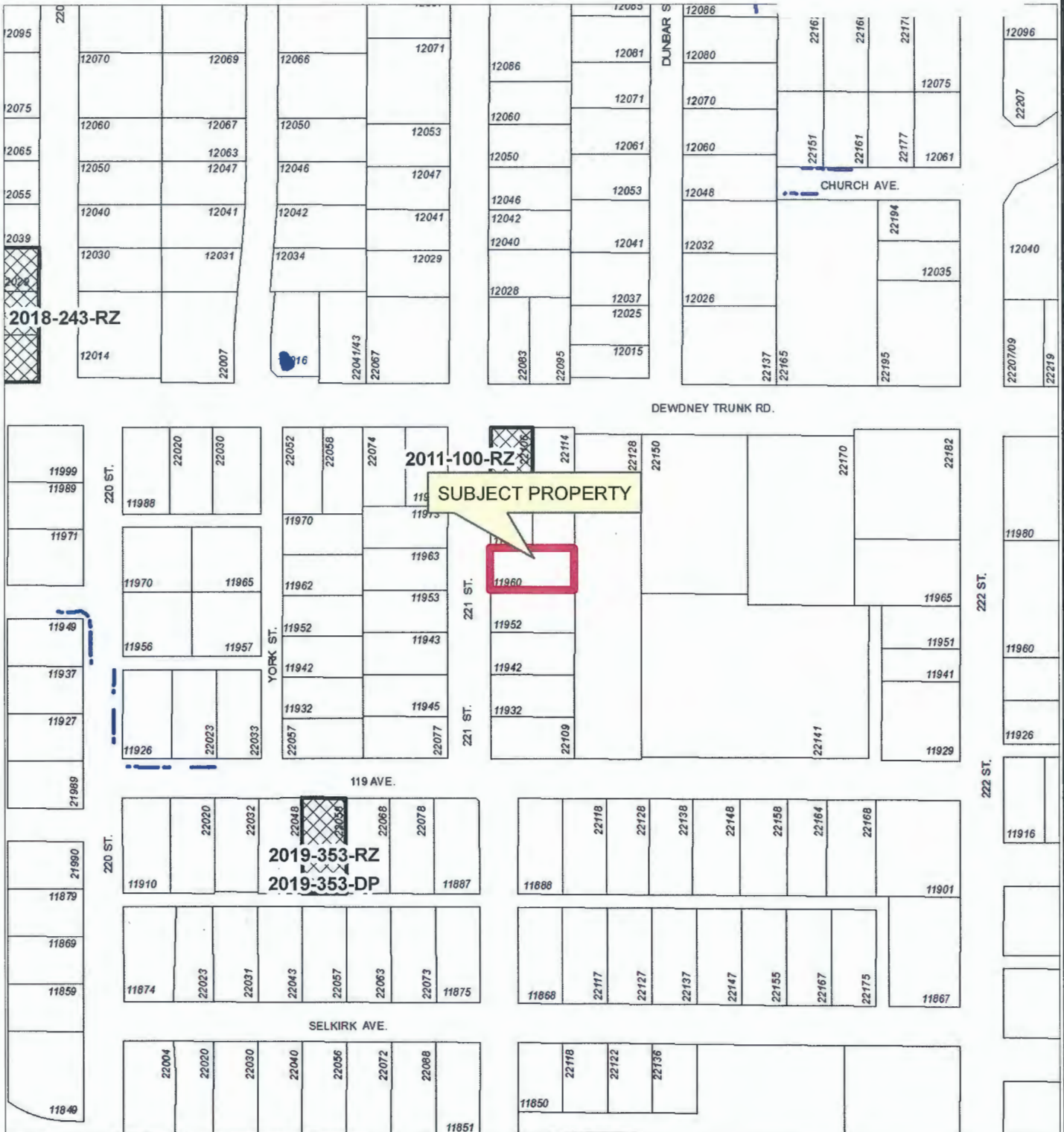
Appendix A – Subject Map

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



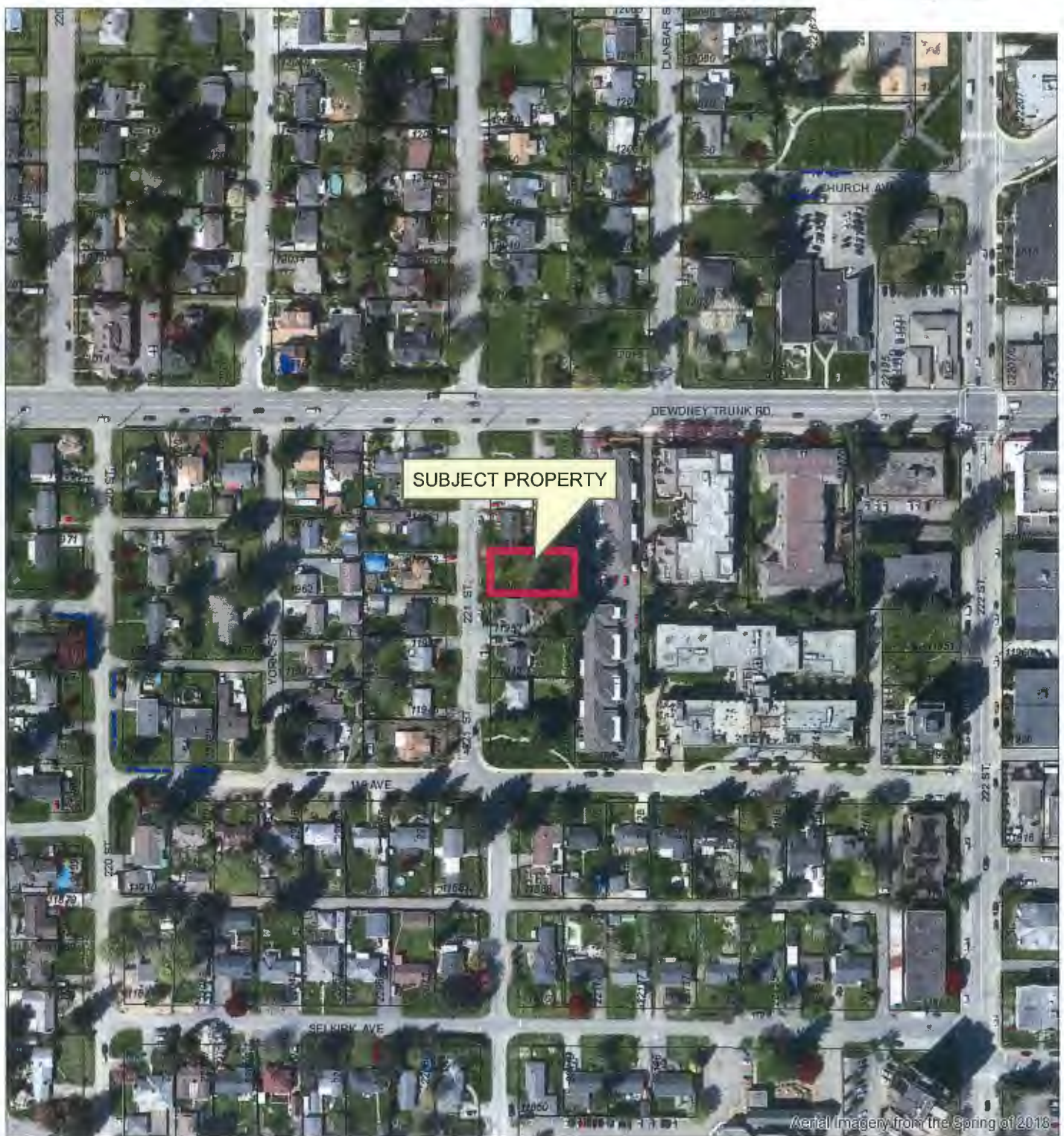
MAPLE RIDGE

British Columbia

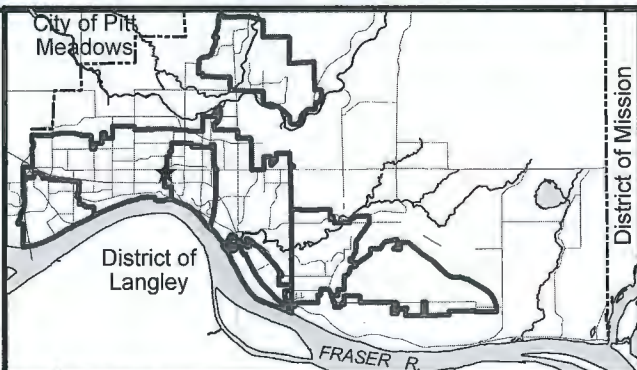
mapleridge.ca

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

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

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7604-2020

Map No. 1821

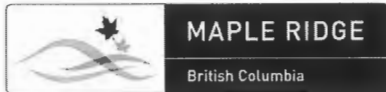
From: RS-1 (One Family Urban Residential)

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 668m², and the minimum lot size for the proposed R-1 (Residential District) zone is 371m². 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”

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

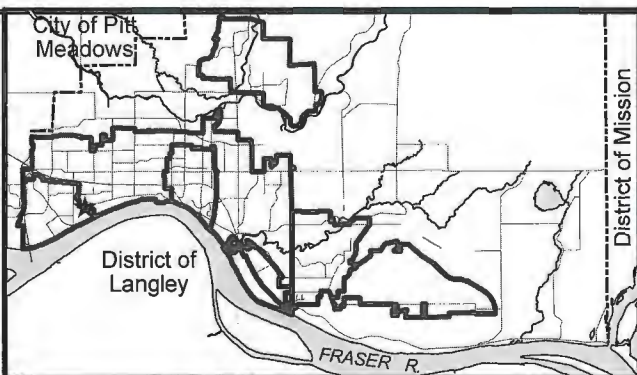
Appendix C – Council Policy .23

Appendix D – Zone Amending Bylaw No. 7611-2020

Appendix E – Proposed Site Plan

The map displays a residential neighborhood with the following details:

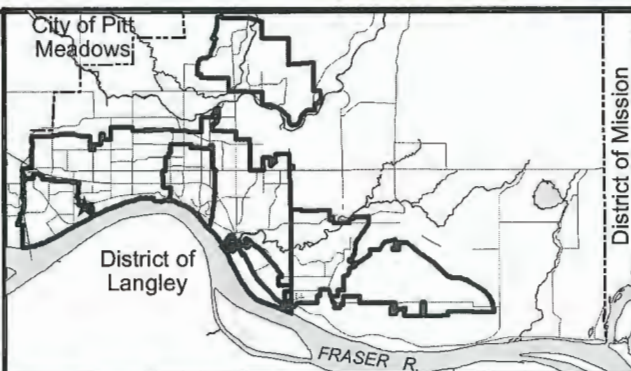
- Streets:** RIVER ROAD (top), GOLF LANE (middle), 115 AVE. (left), STEEVES ST. (right), and 209 ST. (bottom right).
- Subject Property:** A triangular lot highlighted in red, located south of River Road and east of Golf Lane. It is labeled with the number 20857.
- Lot Numbers:** Numerous lots are numbered throughout the map, including 20736, 20752, 20771, 20786, 20805, 20815, 20823, 20831, 20832, 20838, 20842, 20846, 20852, 20858, 20868, 20870, 20875, 20885, 20895, 20911, 20925, 20935/37, 20956, 20972, 20990, 20965, 20975, 20960, 20940, 20950, 20960, 20945, 20955, 20935, 20925, 20915, 20905, 20910, 20920, 20930, 20940, 20950, 20960, 20970, 20975, 20965, 20970, 20972, 20963, 20981, 20961, 20962, 20963, 20964, 20965, 20966, 20967, 20968, 20969, 20970, 20971, 20972, 20973, 20974, 20975, 20976, 20977, 20978, 20979, 20980, 20981, 20982, 20983, 20984, 20985, 20986, 20987, 20988, 20989, 20990, 20991, 20992, 20993, 20994, 20995, 20996, 20997, 20998, 20999.
- Other Labels:** "SUBJECT PROPERTY" in a yellow callout box, "LANE" (multiple instances), and "20818" (near the subject property).



BY: PC



Scale: 1:2,500



20857 GOLF LANE
PID: 005-397-901

PLANNING DEPARTMENT



mapleridge.ca

FILE: 2019-394-RZ

DATE: Nov 15, 2019

BY: PC

POLICY STATEMENT

District of Maple Ridge

Title: 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	Policy No : 6.23 Supersedes: 6.04
Authority: <u>Council</u> Approval: <u>March 23, 2004</u>	Effective Date: <u>March 24, 2004</u>
Policy Statement: 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.	
Purpose: 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.”	
Definitions: <p>Crest (Top of Bank): 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>Fraser River Escarpment (Escarpment): 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>Geotechnical Engineer: A qualified geotechnical engineer or geoscientist in good standing in the Province of British Columbia.</p> <p>Setback: The distance in metres from the delineated crest of the escarpment.</p>	

PROCEDURE (OPERATING REGULATION)

District of Maple Ridge

Title: 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.	Policy No : 6.23 Supersedes: 6.04
Authority: <u>Council</u> Approval: <u>March 23, 2004</u>	Effective Date: <u>March 24, 2004</u>
1.0 POLICY STATEMENT (adopted) 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.	
2.0 KEY AREAS OF RESPONSIBILITY Action to Take <ol style="list-style-type: none">1. Storm drainage ditches or buried storm services shall be provided where existing roads, residential and commercial run-off causes ponding of water.2. Buried storm services shall be provided for all new roads or upgraded facilities.3. All storm drainage facilities shall be designed in accordance with the current storm water management criteria.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.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.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.	

- | | |
|---|--|
| <ol style="list-style-type: none">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.8. Landscape ponding is not permitted.9. Swimming pools are not permitted to drain into rock pits. | |
|---|--|

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7611-2020."

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

and outlined in heavy black line on Map No. 1826 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to R-1 (Residential District).

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

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

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

PUBLIC HEARING held the day of , 20

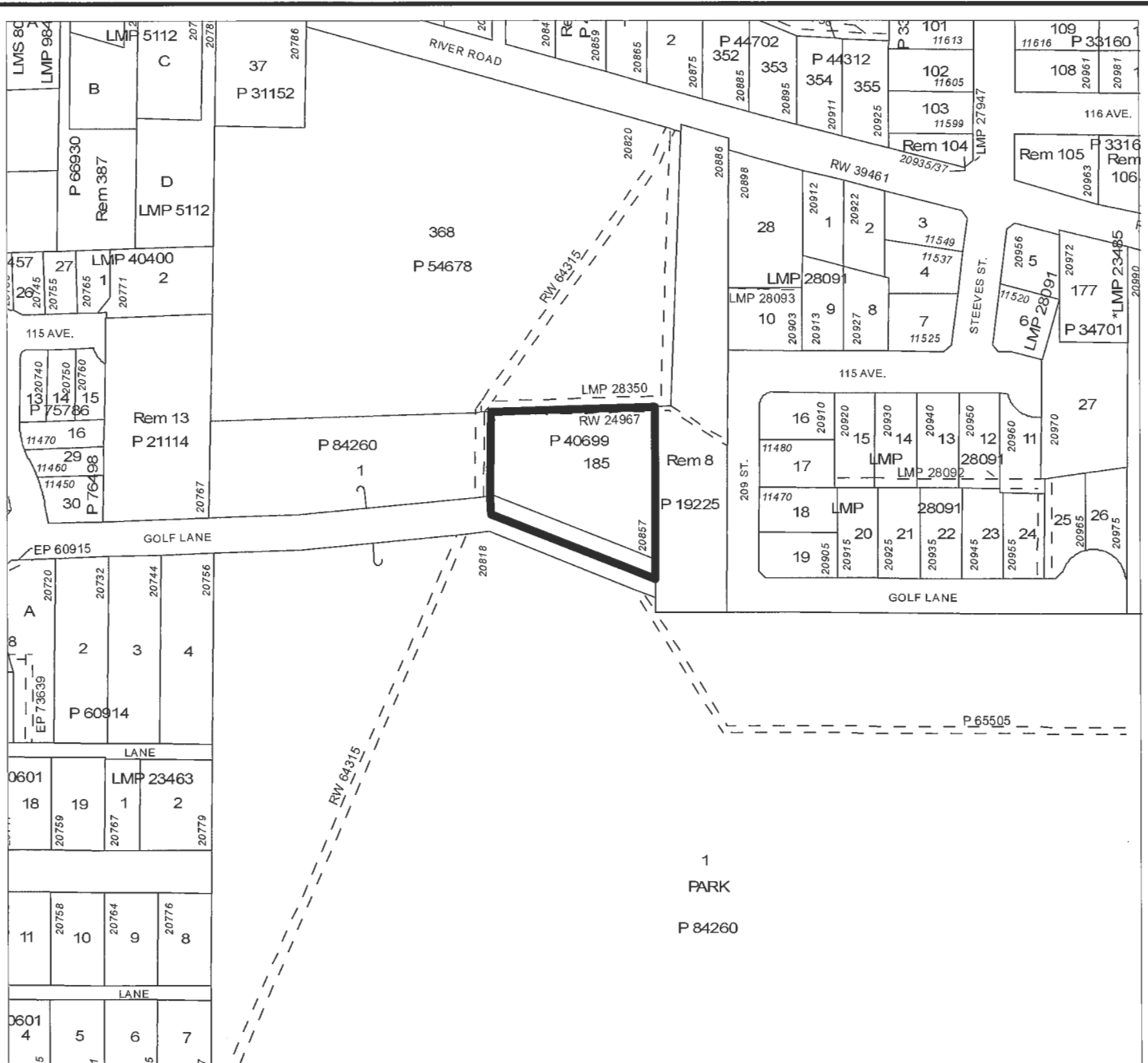
READ a third time the _____ day of _____, 20_____

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

ADOPTED, the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7611-2020

Map No. 1826

From: RS-1 (One Family Urban Residential)

To: R-1 (Residential District)



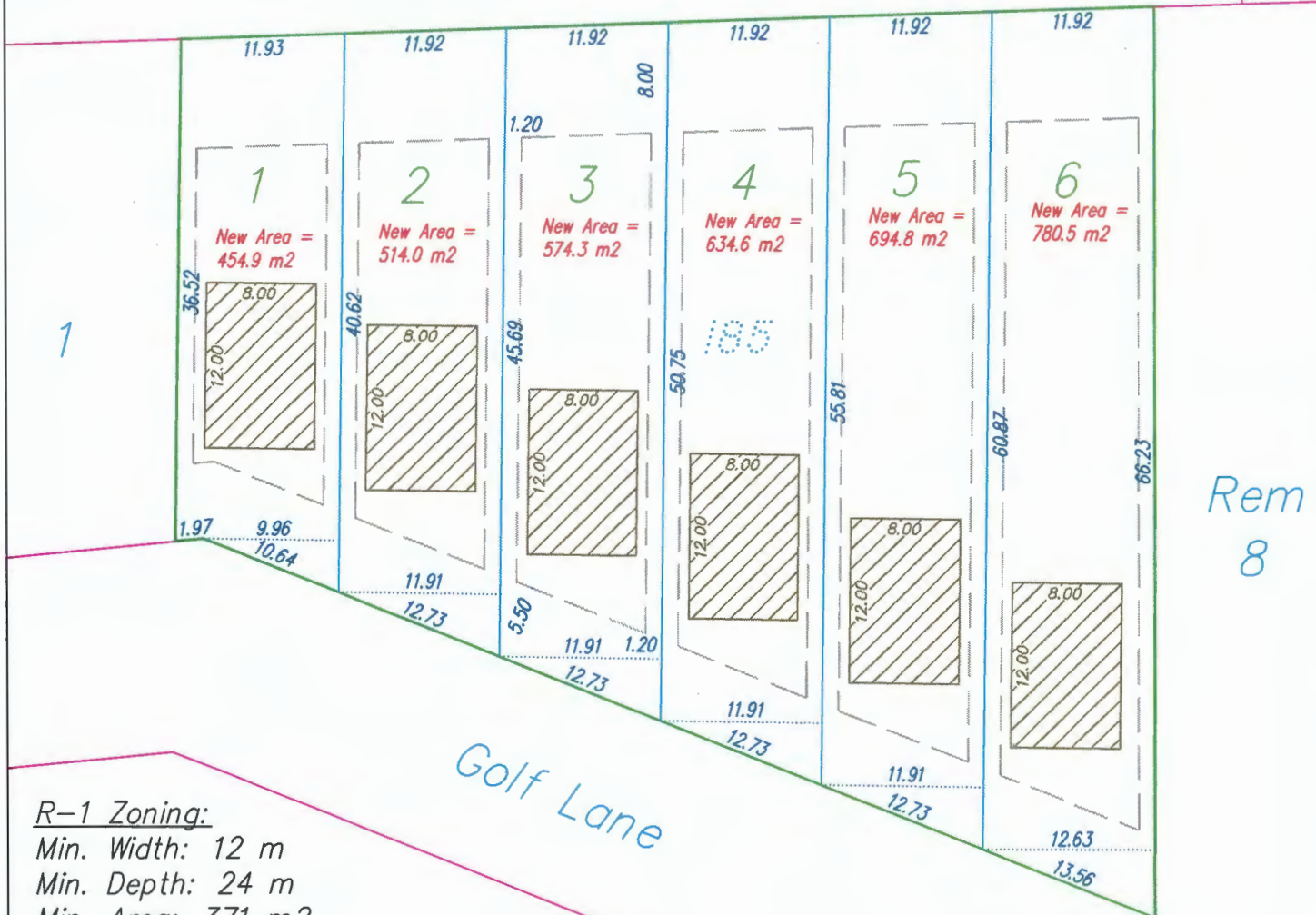
SCALE 1:2,500



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 m²

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.

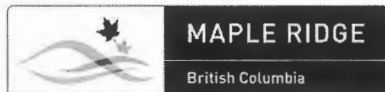
Paper Size: 12" x 8.5"

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 227th 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 1st 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 th Street
Servicing:	Urban
Lot Size:	0.558 ha

b) Project Description:

The project will consist of two buildings and 3 townhouses. Building 1, fronting 227th 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 227th 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 227th 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 227th 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 227th 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 227th 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 1st 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"

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

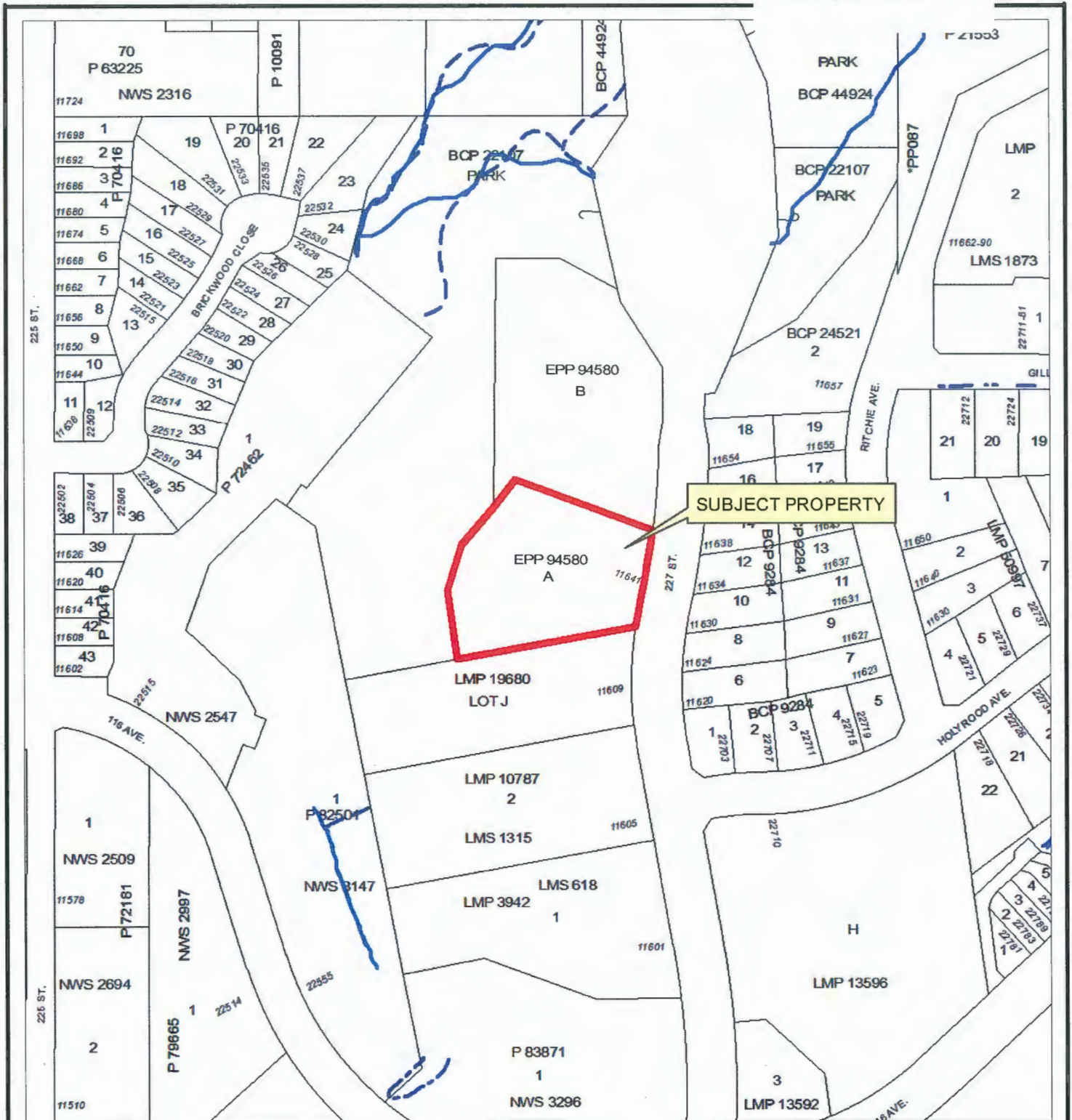
"Original signed by Al Horsman"

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

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



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-461-DP

DATE: Jan 16, 2020

BY: DT



1 East Elevation
Scale: 1:125



2 South Elevation
Scale: 1:125



3 West Elevation
Scale: 1:125



4 North Elevation
Scale: 1:125

APPENDIX C

ISSUED DRAWINGS	
<p>Copyright Reserved. Project: 153 Unit RM-2 Multi-Family Dev't Client: 1184-2778 Street, Maple Ridge BC Design: Wayne Stephen Bissky Date: Oct 12, 2017 Scale: 1:500 Drawn: BT Project ID: 1716</p>	
<p>Wayne Stephen Bissky Planning / Interior Design 1184-2778 Street, Maple Ridge BC V2X 2Y7 Tel: 604-443-1111 Fax: 604-443-1112 Email: wsb@wsbdesign.com</p>	
<p>Sheet A 4.7C</p>	



1 Bldg 2 - South Elevation
Scale: 1:125



2 Bldg 2 - East Elevation
Scale: 1:125

ISSUED DRAWINGS

Copyright Reserved
This drawing is the property of Wayne Stephen Bissky Architecture & 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 & Urban Design Inc. This drawing is for the use of the client only and is not to be used for any other purpose. The client agrees to indemnify and hold the architect harmless from all claims, damages, and expenses, including reasonable attorneys' fees, arising from the use of this drawing for any purpose other than that for which it was prepared.

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 BC2P24021
PID #: 028-721-435

Elevations

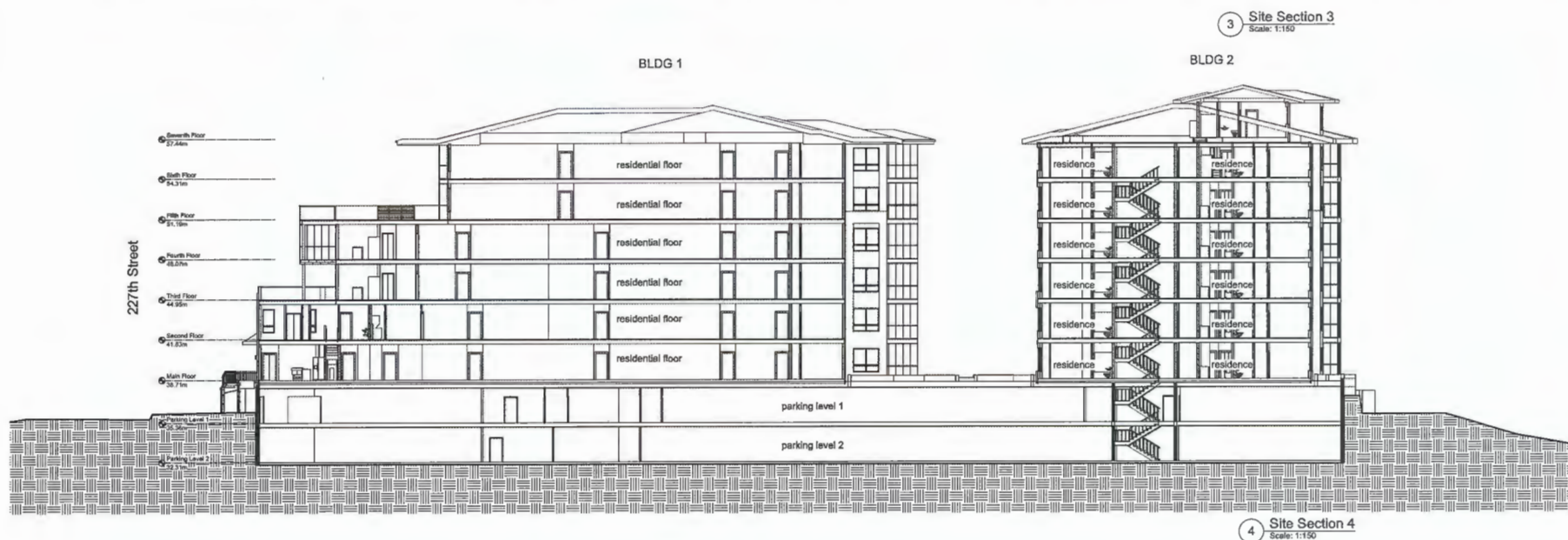
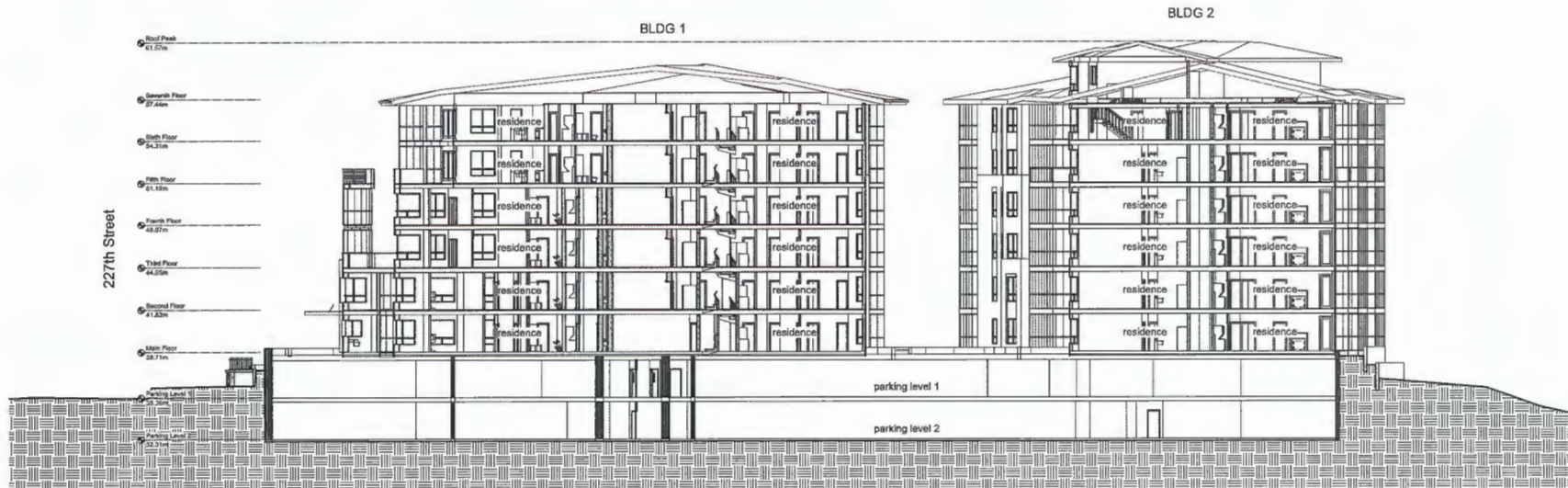
WAYNE STEPHEN BISSKY
ARCHITECTURE & URBAN DESIGN INC.
PLANNING INTERIOR DESIGN
2004 2222 Highway 10 West
Vancouver, BC V6L 4K2
Phone: 604-271-4350 Fax: 604-271-4355
Website: www.bisskyarchitecture.com

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

Sheet:
A 5.5



ISSUED DRAWINGS	
<p>Copyright Reserved</p> <p>For use in accordance with the terms of the license agreement between the client and the architect. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.</p>	
153 Unit RM-2 Multi-Family Dev't	<p>Client Address: 11641 2276 Street, Maple Ridge BC</p> <p>Project Address: Lot 1 District Lot 401 Group 1</p> <p>Project Name: New Residential District Plan 10-20421</p> <p>Project ID: 100-71-1-05</p>
Elevations	
WAYNE STEPHEN BISSKY ARCHITECTURAL INC. PLANNING INTERIOR DESIGN	<p>Wayne Stephen Bissky Architectural Inc. 11641 2276 Street Maple Ridge BC V2X 6Y6 Canada Phone: 604-261-0000</p>
Date: Oct 12, 2017	
Scale: As Noted	
Drawn: BT	
Project ID: 1716	
Sheet	A 5.6



ISSUED DRAWINGS

153 Unit RM-2 Multi-Family Dev't
City Address: 1531-227th Street, Maple Ridge BC
Legal Address: Lot 1 (Dated Ltd 401 Group 1
New Westminster District Plan BCP20021
PG# 1: 099-721-6330

Wayne Stephen Bissky
Architecture & Urban Design Inc.
Planning Interior Design
www.227thstreetproject.com
1531-227th Street, Maple Ridge BC
V2X 6A3
Phone: 604.330.0000

Site Sections

Wayne Stephen Bissky
Architecture & Urban Design Inc.
Planning Interior Design
www.227thstreetproject.com
1531-227th Street, Maple Ridge BC
V2X 6A3
Phone: 604.330.0000

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

Sheet
A.2.1



A 2.2



Planter box with aluminum frame and synthetic timber slats.
Rutherford 3' x 5' x 26" tall, as manufactured by Wahbone Industries.
Rooftop Planter Box



Table and bench seating



Coffee table



Bench seating

Synthetic wooden slats and gray metal frame
As manufactured by Wahbone Industries or alternate

1 Furnishings

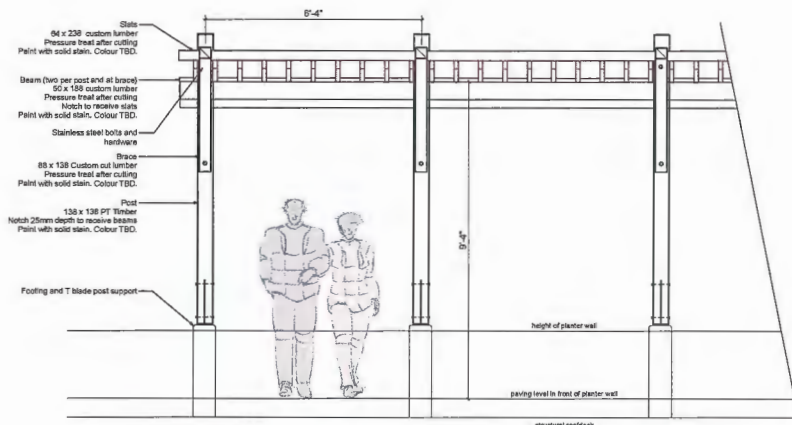
Not to scale



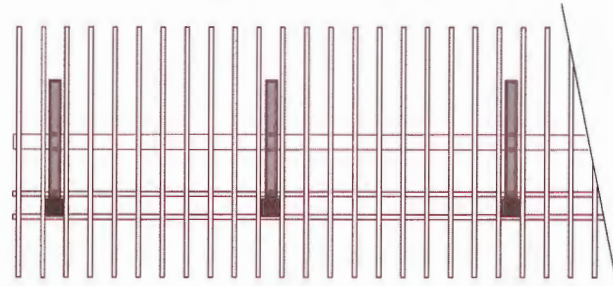
Bollard - Selco Coral Bollard LED - 8"e x 42" tall
All metal to be painted black.
Refer to electrical drawings

2 LED Lighted Bollard

Not to scale



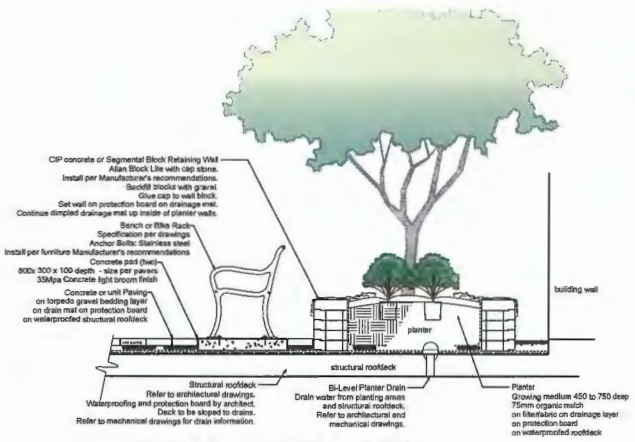
Front View



Top view

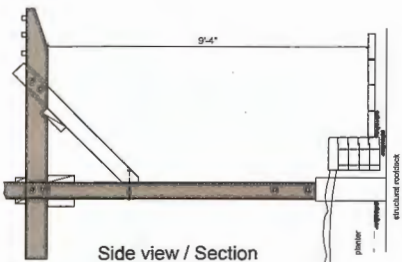
4 Plaza Trellis

1 : 20



3 TYPICAL LANDSCAPE MATERIALS

1cm = 20cm



Side view / Section

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:

Properties	Civic Address	Legal Description
	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

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 : http://www.handprint.com/HP/WCL/tech13.html
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
Architectural Comments:		
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

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BISSKY
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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 ² (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 m² 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

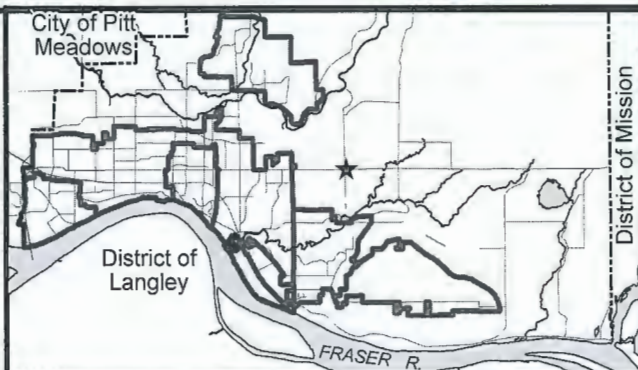
British Columbia

mapleridge.ca

FILE: 2019-418-VP

DATE: Dec 11, 2019

BY: PC

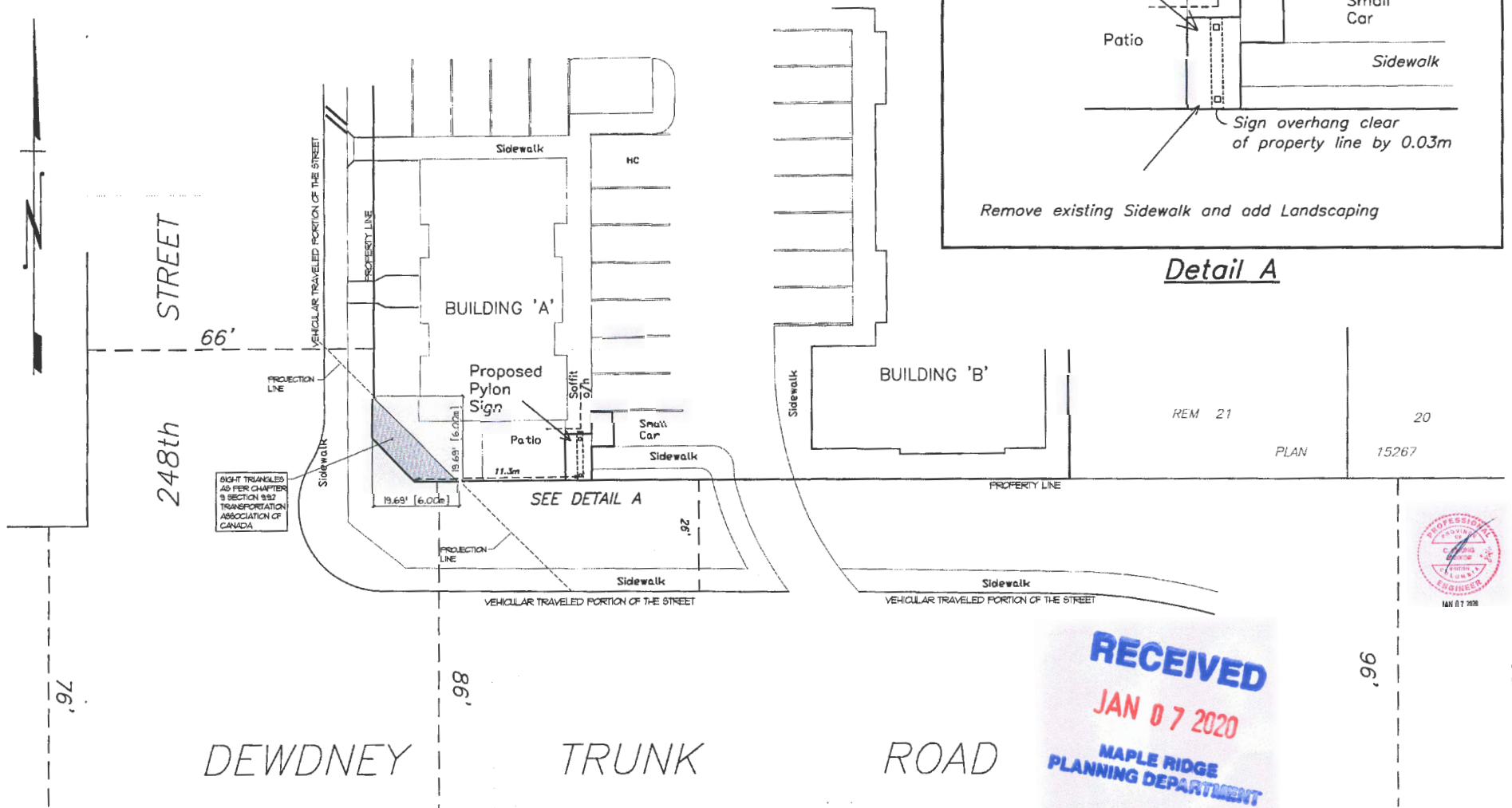


BY: PC

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, District 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 purposes¹.

¹ (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"

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"

Concurrence: **Al Horsman**
Chief Administrative Officer

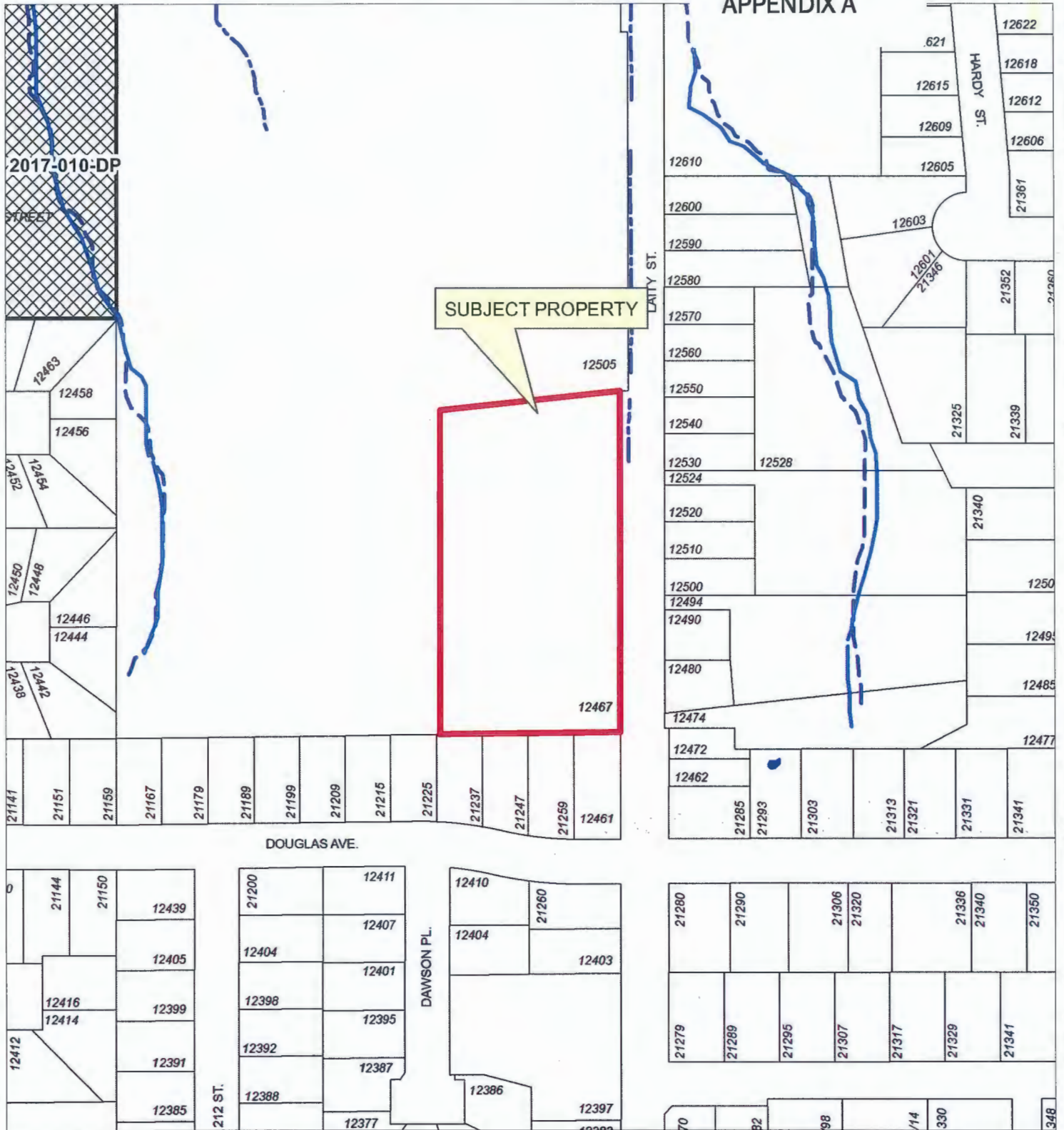
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Photo

Appendix C – Proposed Site Plan

APPENDIX A



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

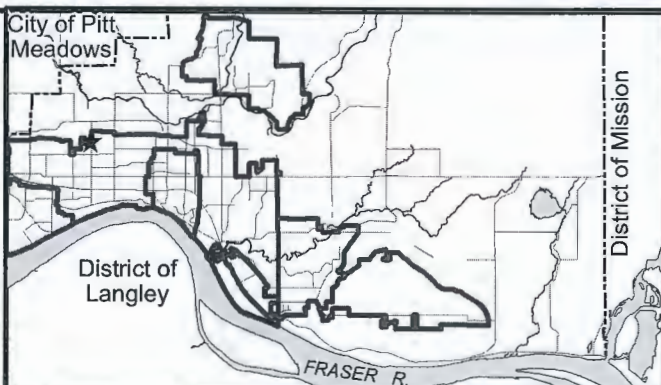
Scale: 1:2,205

APPENDIX B

SUBJECT PROPERTY



Scale: 1:2,500



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



SITE PLAN

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

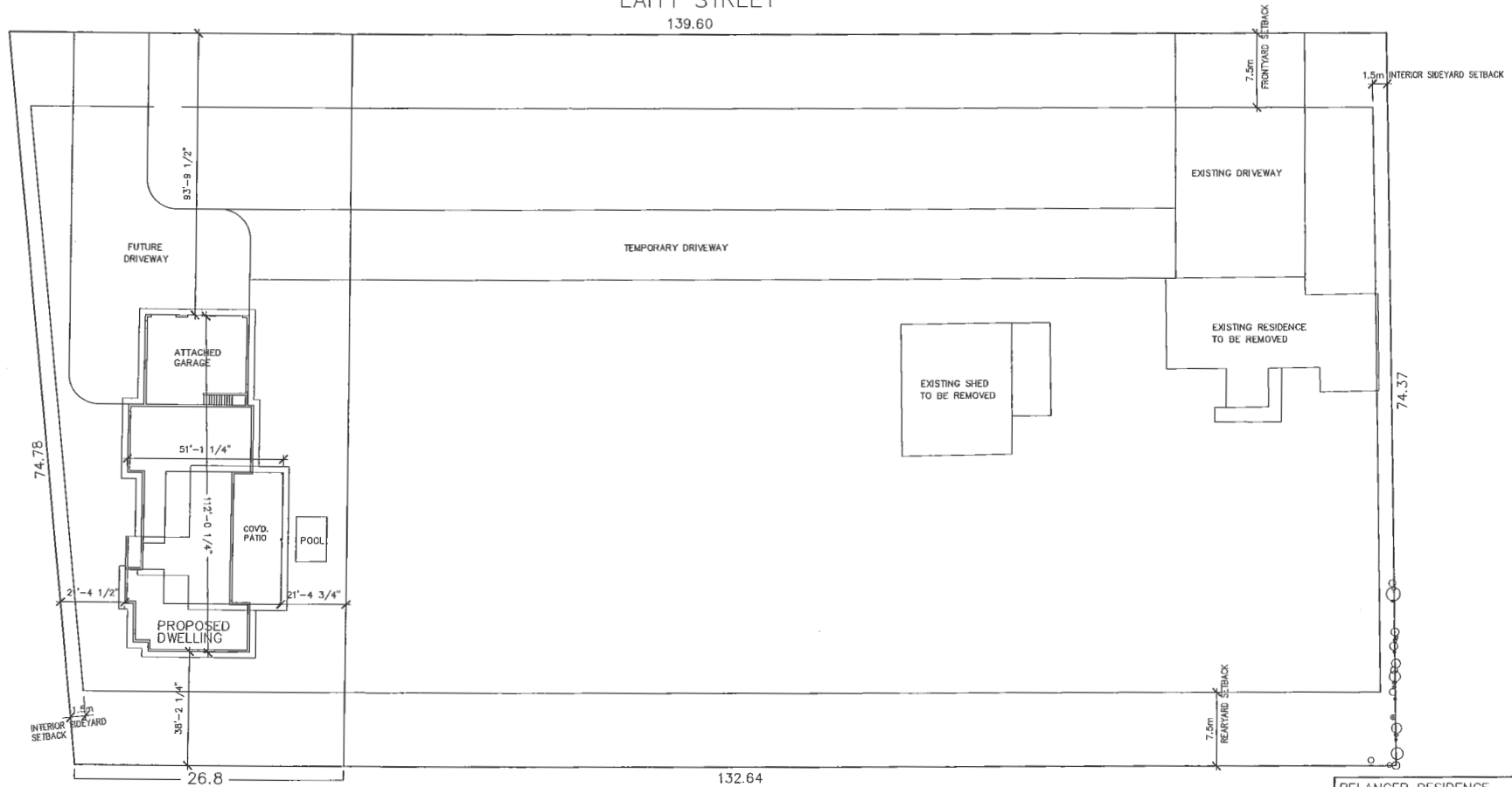
LEGAL DESCRIPTION:

LOT 6; D.L. 243, GROUP 1;
NEW WESTMINSTER DISTRICT
PLAN: 28363
P.I.D.: 009-041-532

CIVIC ADDRESS:

12467 LAITY STREET,
MAPLE RIDGE, B.C.
LOT SIZE: 10,110 m² (106,826.68 sft)
ZONING: RS-3 - ONE FAMILY RURAL RESIDENTIAL
OCP LAND USE: AGRICULTURE

LAITY STREET
139.60



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

APRIL 10th, 2019

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

WCDH
PH: 604-767-6050

SITE
PLAN



mapleridge.ca

City of Maple Ridge

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Application for Subdivision in the ALR
20625 Powell Avenue

MEETING DATE: February 4, 2020
FILE NO: 2019-258-AL
MEETING: C o W

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 sizes¹. 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).²

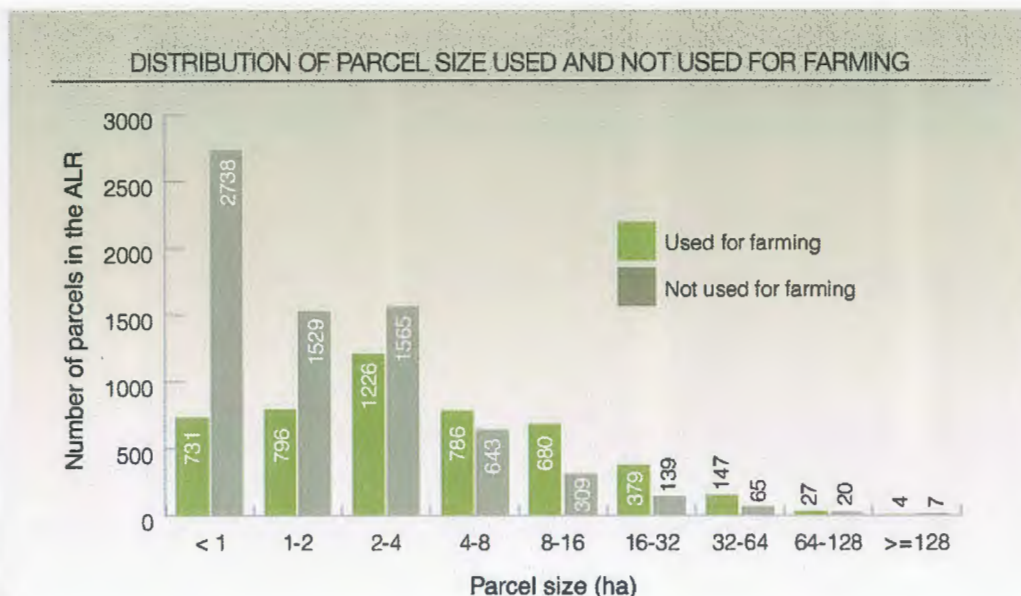


Figure 1 Source: Metro Vancouver,
Farming in Metro Vancouver, Metro Facts in Focus
Policy Backgrounder, 2014

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

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

² 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

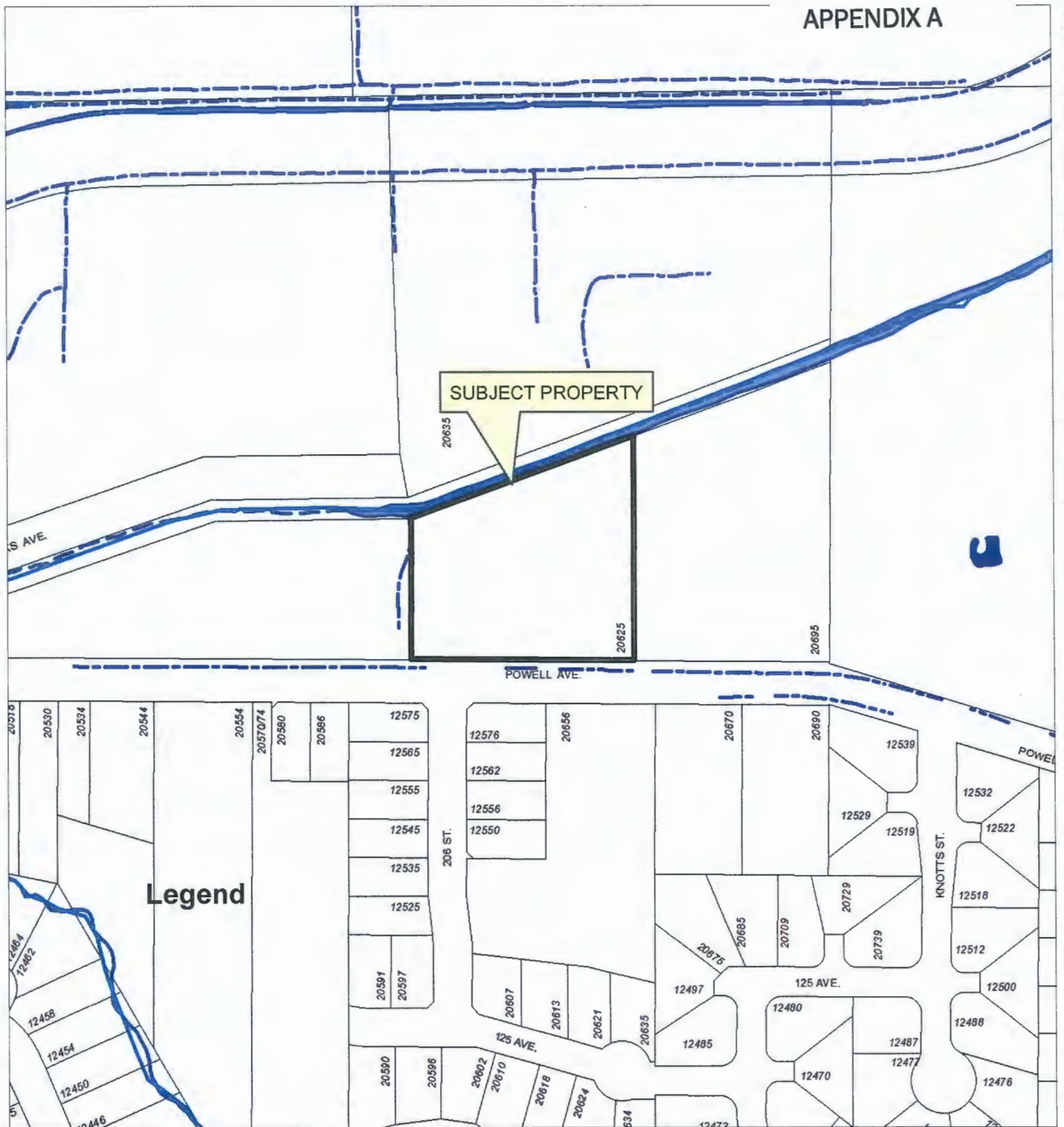
**Approved by: Christine Carter, M.PL, MCIP, RPP
GM Planning & Development Services**

"Original signed by Al Horsman"

**Concurrence: Al Horsman
Chief Administrative Officer**

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

APPENDIX A



Scale: 1:2,500

Legend

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

20625 Powell Ave

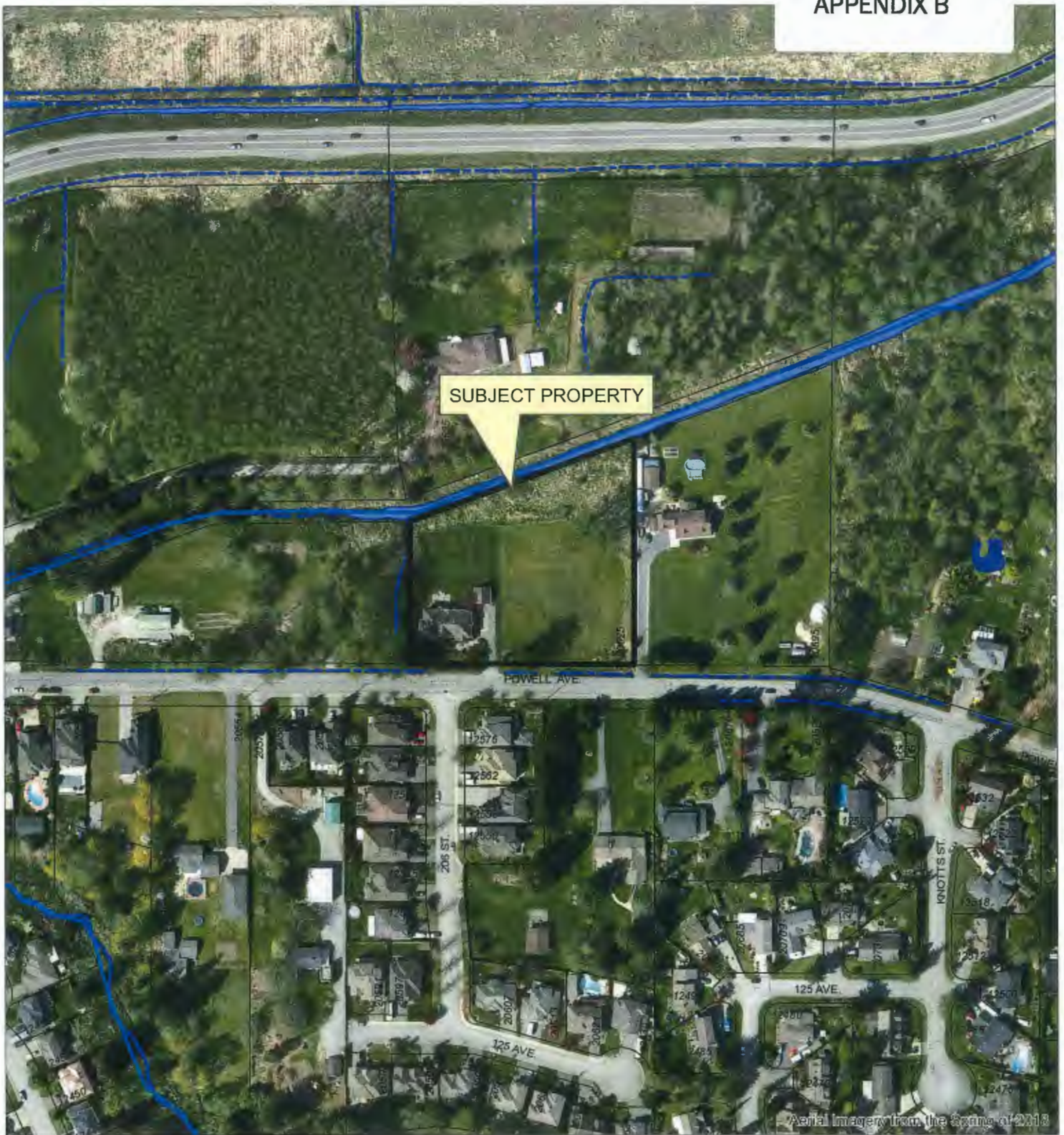


MAPLE RIDGE
British Columbia

mapleridge.ca

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

BY: MC



SUBJECT PROPERTY

POWELL AVE.

206 ST.

125 AVE

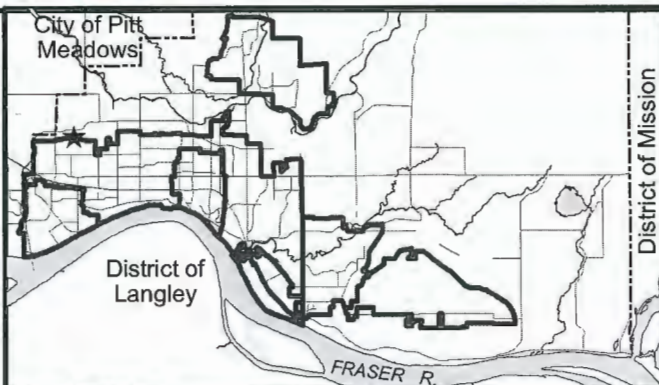
KNOTT'S ST.

125 AVE.

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 670.2m²

ESA 855.7m²

SITE REVIEW
 20625 POWELL AVENUE
 LOT 4 PL NWP3359
 LT4, DL 276, NWD, PL NWD3359
 ZONING RS-3
 OCP AGR
 AREA 8764.04m²/2.165Ac
 ESA AREA 1525.9m²/0.377Ac



B
20515
2.863ac

A
4400.86m²/1.087Ac

B
4363.17m²/1.078Ac

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	21 20666	89 20670	90 20666
1 12562			

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.

pe 

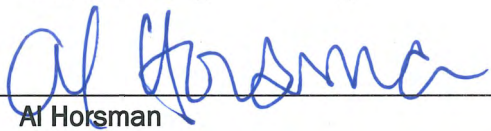
Prepared by: **R. MacNair**
Senior Advisor, Bylaw & Licensing Services



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

pe 

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



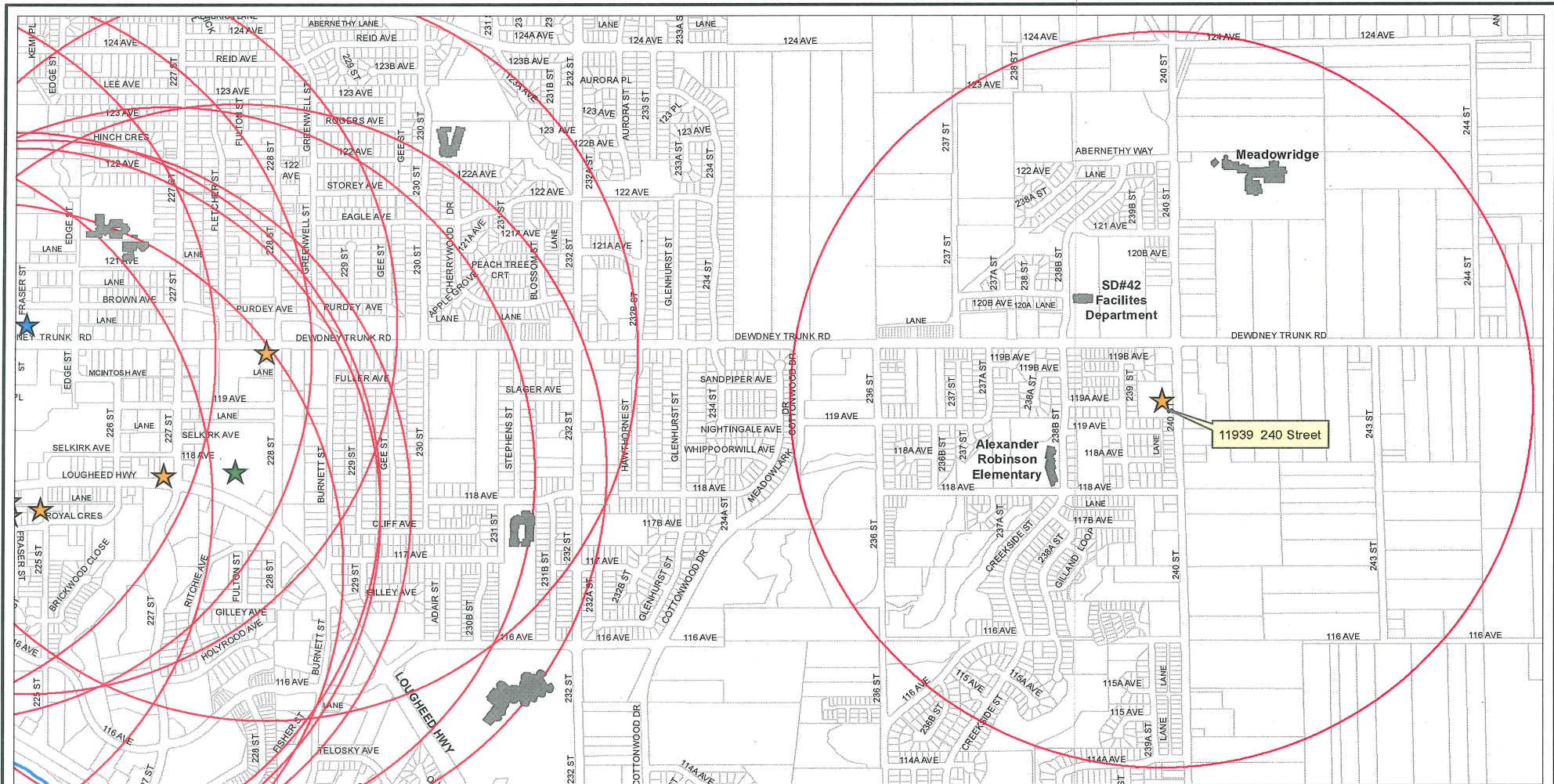
Concurrence: **Al Horsman**
Chief Administrative Officer

RM/jd

Attachments:

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

APPENDIX I



Scale: 1:10,000

Legend

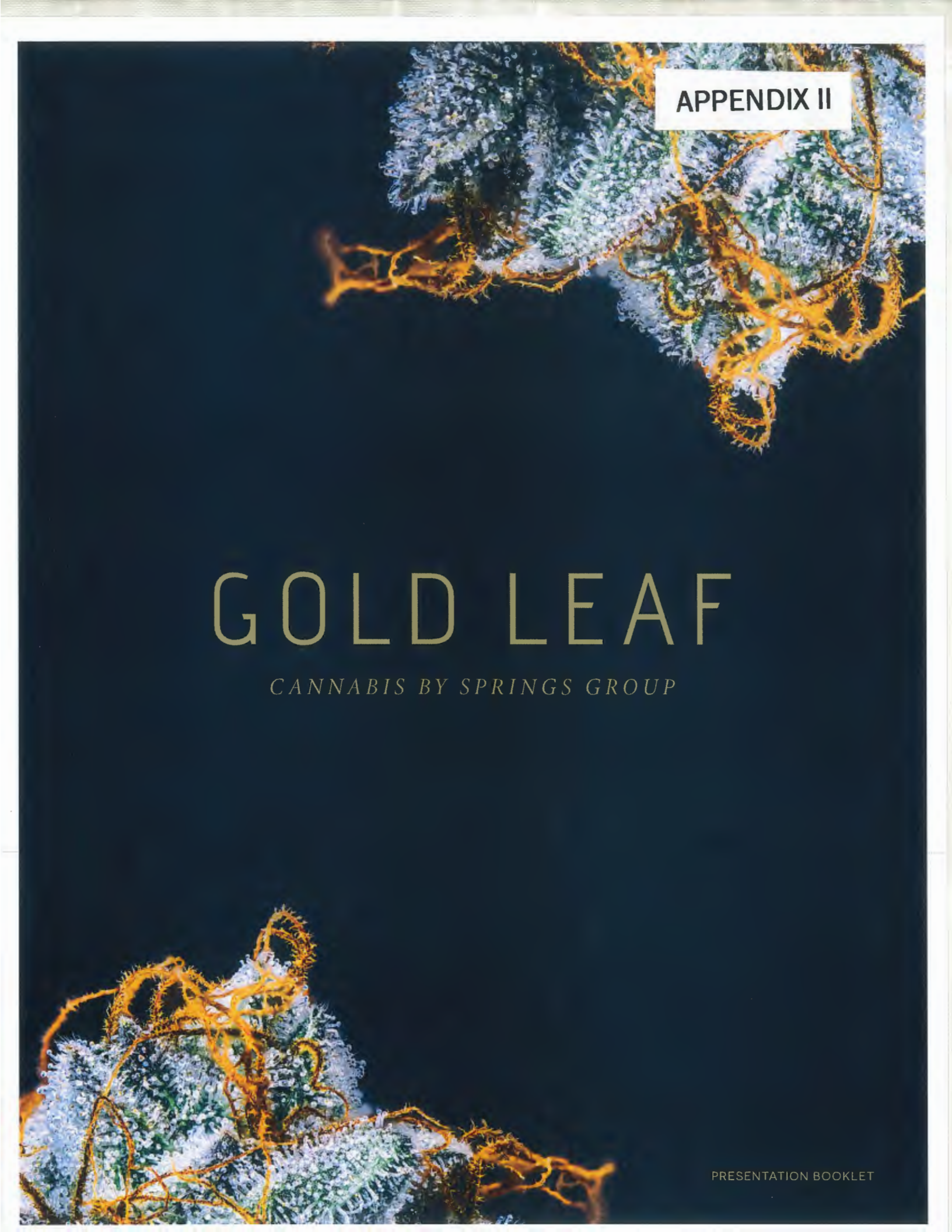
- School
- Government Retail
- Pending Provincial Review
- Private Retail Approved
- Application Denied
- Cannabis Applications 1000m Buffer

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 orange, hair-like structures (trichomes) are visible, particularly along the edges of the leaves and stems, giving it a 'gold leaf' appearance.

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.

A photograph of a modern cannabis dispensary interior. The space features large glass walls and partitions, creating a bright and open atmosphere. In the foreground, there are several white circular tables with black metal chairs. On the tables, there are white bottles and jars, likely containing cannabis products. In the background, there are shelves stocked with various products and a potted plant. The lighting is warm and ambient, with a hanging light fixture visible in the upper left corner.

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

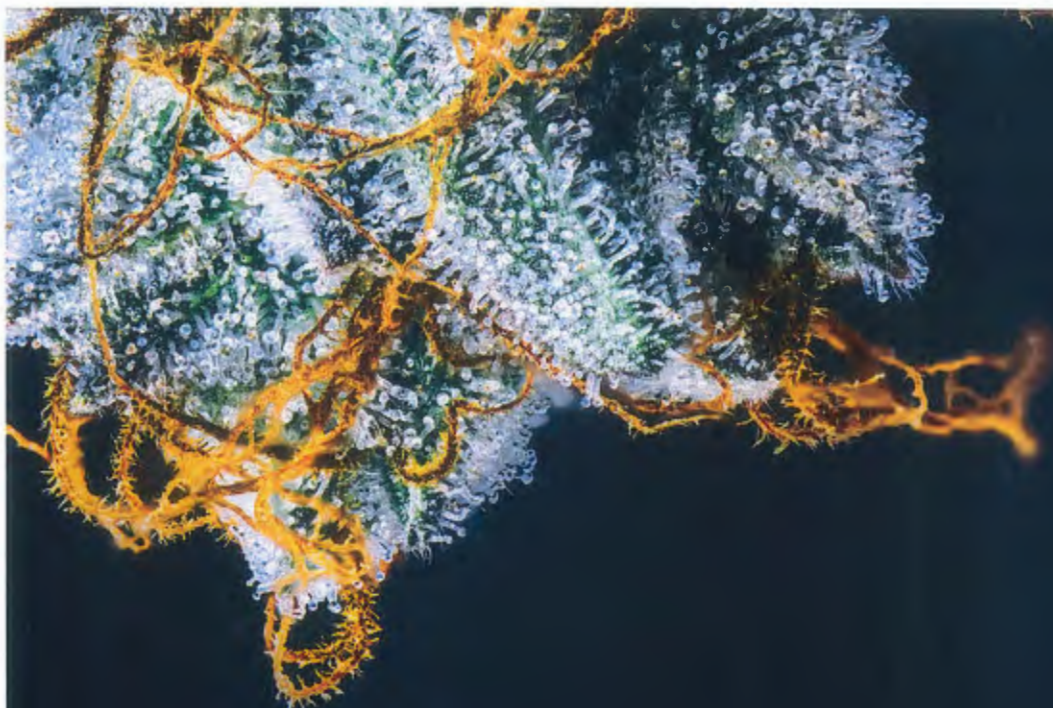
COLOUR PALETTE



MOOD BOARD



PURE EXPERIENCE



GOLD LEAF



7160 Oliver Street
Mission, BC, V2V 6K5

Ken Brookes
kenb@springsgroup.ca
604-341-8212

springsgroupcannabis.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

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:**

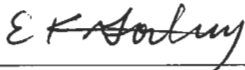
The proposed Maple Ridge Cemetery Fees and Charges 2% annual increase through to 2024 is important to sustain the cemetery operation as the fees offset the costs associated with the provision of these services.

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:

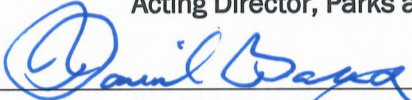
Staff recommend the endorsement of the changes to the Maple Ridge Cemetery Bylaw to expand services to the community, establish fees and charges for the new offerings, provide expanded rights to the Named Family Members, as well as to ensure the financial sustainability of this important community memorial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




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Approved by: **David Boag**
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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 Bylaw No. 7612-2020

**A Bylaw to repeal Maple Ridge Cemetery Bylaw No. 7260-2016
in its 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 in its 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 is hereby repealed in its 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.

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PART I - DEFINITIONS

1. Definitions

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 6 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	<p>means any person who:</p> <ul style="list-style-type: none">• is a resident of the City on the date of the application for a Right of Interment; or• a person who resided in the City at the time of death; or• was a five (5) year resident of the City within eighteen (18) months preceding death; or• owned real property in the City at the time of death; or• owned real property in the City for more than ten (10) years at any time preceding death and can show proof of ownership.

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 3(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. Cemetery Land Legal Description

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

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.

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

3. Rights of Interment

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.

- (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 3(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; or
- (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.

4. Fees and Charges

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".

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.

5. Size of Graves

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).

6. Green Burials

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

7. Permission to Inter, Exhume and Cremate

- (a) 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 7(c).
- (b) 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 7(c).
- (c) 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.
 - (i) 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.
 - (ii) Where a burial in the Cemetery is performed under the conditions of Sub-section 7(c)(i), 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 7(c) together with such applicable fees shown in Schedule "A" if such fees have not already been paid.
 - (iii) The information required to be given to the Clerk under the terms of Sub-section 7(c)(i) will be provided to the Clerk as soon after such interment as the City's office are opened.
- (d) Commingled Remains may be interred in the following areas of a Cemetery only:
 - (i) between two side-by-side cremation Graves; or
 - (ii) between two cremation Graves in The Meadows; or
 - (iii) between two cremation Graves on a full burial Grave; or
 - (iv) in the Scattering Garden; or

- (v) in a double Columbarium Niche.
- (e) Cremated Remains may be commingled subject to the following conditions:
 - (i) that the intent to Commingle Remains is disclosed to the Clerk upon application for a Right of Interment;
 - (ii) that written authorization from the person(s) having Control of Disposition is provided to the Clerk;
 - (iii) that the person(s) having Control of Disposition acknowledge that the result is permanent and irreversible;
 - (iv) 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;
 - (v) that the memorialization of Commingled Remains are subject to regulations in Sections 11 and 12.
- (f) 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.
- (g) 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.

8. Interment in the Cemetery

- (a) 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.
- (b) 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.
- (c) 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.
 - (i) 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.
 - (ii) 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.

- (iii) 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.
 - (iv) 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(vii). 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).
 - (v) 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.
 - (vi) 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.
 - (vii) 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.
- (d) 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.
- (e) 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 7(c).
- (f) 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.
- (g) 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.
- (h) 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

9. Administration and Care Fund

- (a) The Clerk and Treasurer must:
 - (i) 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;
 - (ii) Review and issue Rights of Interments and permits for exhumation/disinterment;
 - (iii) Coordinate interments, exhumations and the placement of memorials with the Caretaker; and
 - (iv) Maintain an accounting of all monies received and expended under this bylaw.
- (b) 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:
 - (i) any unoccupied Grave for which a Right of Interment has not already been issued;
 - (ii) any Niche for which a Right of Interment has not already been issued; and
 - (iii) the Meadows and Scattering Garden areas in the Cemetery.
- (c) Upon issuing a Right of Interment, or upon viewing an order for exhumation from the proper authority as specified in Section 7(f), 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.
- (d) A Care Fund is hereby continued, to be administered in accordance with the requirements of the Cremation, Interment and Funeral Services Act.
 - (i) 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.
 - (ii) 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.
 - (iii) 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”.
- (e) 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

10. Memorials

- (a) 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.
- (b) 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.
- (c) 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.
- (d) 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 11 or Section 12.
- (e) All tablet-type memorials must be made of stone or bronze.

11. Memorials – All Cemetery Sections except Maple Ridge Cemetery Section 6

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.

12. Memorials – Maple Ridge Cemetery Section 6 Only

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 11(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
Width Minimum	20" (50.8 cm)	22" (55.88 cm)	28" (71.12 cm)
Width Maximum	32" (81.28 cm)	36" (91.44 cm)	42" (106.68 cm)
Height Minimum	-	4" (10.16 cm)	As required
Height Maximum	36" (91.44 cm)	8" (20.32 cm)	As required
Thickness Minimum	4" (10.16 cm)	6" (15.24 cm)	12" (30.48 cm)
Thickness Maximum	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
Width Minimum	26" (66.04cm)	32" (81.28 cm)
Width Maximum	36" (91.44 cm)	42" (106.68 cm)
Height Minimum	4" (10.16 cm)	As required
Height Maximum	8" (20.32 cm)	As required
Thickness Minimum	11" (27.94 cm)	17" (43.18 cm)
Thickness Maximum	12" (30.48 cm)	18" (45.72 cm)

PART VII – OTHER

13. General

- (a) 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.
- (b) 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 13(a) and (b).
- (c) All persons are prohibited from damaging, or defacing any memorial, monument, fence, gate, structure or any other improvements in a Cemetery.
- (d) 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.
- (e) No person will solicit orders for markers, tablets, memorials, cappings, or similar items within the limits of the Cemetery.
- (f) 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.
- (g) 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.

- (h) The discharging of firearms, other than in regular volleys at burial services, is prohibited in a Cemetery.
- (i) Without limiting the application of Section 15(a), any person who:
 - (i) 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;
 - (ii) wilfully destroys, cuts, breaks or injures any shrub or plant;
 - (iii) plays at any game or sport;
 - (iv) discharges firearms (save at a military funeral);
 - (v) wilfully disturbs or interferes with bereavement rites, burial ceremonies, or persons assembled for the purpose of interring human remains or Cremated Remains;
 - (vi) who commits a nuisance or at any time behaves in an indecent and unseemly manner;
 - (vii) deposits any rubbish or offensive matter or thing; or
 - (viii) in any way violates any Grave, Niche, Lot, memorial or other structure in a Cemetery or commits an offence against this Bylaw.

14. Hours of Operation

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

15. Offence

- (a) 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.

- (b) 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.
- (c) 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.

PRESIDING MEMBER

CORPORATE OFFICER

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 Installation Fee:	Full Burial/ Child	Side-by-side Full Burial	Single Cremation	Side-by-Side Cremation	Single/Double Niche *	Plaque
	\$ 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

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 Installation Fee:	Full Burial/Child	Side-by-side Full Burial	Single Cremation	Side-by-Side Cremation	Single/Double Niche *	Plaque
	\$ 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				

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

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

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">• is a resident of the City on the date of the application for a Right of Interment; or• a person who resided in the City at the time of death; or• was a five (5) year resident of the City within eighteen (18) months preceding death; or• owned real property in the City at the time of death; or• owned real property in the City for more than ten (10) years at any time preceding death and can show proof of ownership.
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 14th day of February, 2017.

READ a second time the 14th day of February, 2017.

READ a third time the 14th day of February, 2017.

ADOPTED the 28th day of February, 2017.

PRESIDING MEMBER

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**

Residents:						
Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total	
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

Non-Residents:						
Description	Grave/Niche + Care Fund =	Subtotal +	Burial Fee +	Liner =	Total	
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

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
	\$ 276	\$ 331	\$ 276	\$ 276	\$ 300	\$ 213

* 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.	\$ 306	\$ 306	\$ 84	\$ 84	\$ 84
Saturdays & Sundays	\$ 649	\$ 350	\$ 300	\$ 300	\$ 300

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
	\$2,356	\$1,816	\$ 868	\$ 300	\$ 400
Transfer of Right of Interment Fee:	\$ 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
Weekdays 3-4:30 p.m.	\$ 312	\$ 312	\$ 86	\$ 86	\$ 86
Saturdays & Sundays	\$ 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 Installation Fee:	Full Burial/ Child	Side-by-side Full Burial	Single Cremation	Side-by-Side Cremation	Single/Double Niche *	Plaque
	\$ 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
Weekdays 3-4:30 p.m.	\$ 318	\$ 318	\$ 88	\$ 88	\$ 88
Saturdays & Sundays	\$ 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/ 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
	\$2,502	\$1,928	\$ 922	\$ 318	\$ 424

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