

City of Maple Ridge

**COMMITTEE OF THE WHOLE AGENDA**

**February 15, 2022**

**11:00 a.m.**

**Virtual Online Meeting including Council Chambers**

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

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

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For virtual participation during Community Forum please go to [www.mapleridge.ca/640/Council-Meetings](http://www.mapleridge.ca/640/Council-Meetings) and select the meeting date.

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**1. CALL TO ORDER**

**2. ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of February 1, 2022

**3. DELEGATIONS/STAFF PRESENTATIONS**

**4. PLANNING & DEVELOPMENT SERVICES**

Note:

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

**1101 Proposed New Cannabis Retail Store at Unit A 20757 Lougheed Highway**

Staff report dated February 15, 2022, recommending that the application for a non medical cannabis retail store by Chronic Cannabis located at Unit A 20757 Lougheed Highway, Maple Ridge not be supported and that a copy of the resolution be forwarded to the Liquor and Cannabis regulation Branch.

**1102 2021-457-RZ, Regulation of Pharmacies**

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7790-2021, to prohibit new small-scale pharmacies in the Town Centre Area and to regulate pharmacies outside of the Town Centre Area by implementing a geographic buffer of 400m between new pharmacy application, be given first and second reading and forwarded to Public Hearing.

**1103 2019-013-RZ, 24156 104 Avenue, RS-3 to RM-1**

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7814-2021 to rezone from RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential), to permit the future construction of 21 townhouse units be given first reading and that the applicant provide further information as described on Schedules C, D and G of the Development Procedures Bylaw No. 5879-1999.

**1104 2021-501-RZ, 24255 113 Avenue, RS-3 to RS-1d**

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7825-2022 to rezone from RS-3 (Single Detached Rural Residential) to RS-1d (Single Detached (Half Acre) Residential) utilizing the density bonus option to RS-1b (Single Detached (Medium Density) Residential), to permit a future subdivision of approximately five lots be given first reading and that the applicant provide further information as described on Schedules B, F, and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

**1105 2021-565-RZ, 24301 126 Avenue, RS-3 to RS-2**

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7824-2022 to rezone from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), to permit a future subdivision of two single-family lots be given first reading and that the applicant provide further information as described on Schedules B and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

**1106 2021-531-RZ, 22486, 22488, 22489, 22490, 22496, 22497 Brickwood Close and 11649 & 11609 225 Street, Termination and Replacement of Land Use Contract**

Staff report dated February 15, 2022, recommending that Maple Ridge Official Community Plan Amending Bylaw No. 7747-2021 be given first and second hearing and forwarded to a Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7740-2021 to rezone the subject properties regulated by a Land Use Contract to RS-1 (Single Detached Residential), be given first and second reading and be forwarded to Public Hearing.

**1107 2021-532-RZ, 11581 256 Street, Termination and Replacement of Land Use Contract**

Staff report dated February 15, 2022, recommending that Official Community Plan Amending Bylaw No. 7748-2021 be given first and second reading and forwarded to Public Hearing and that Maple Ridge Zone Amending Bylaw No. 7710-2021 to rezone the subject property regulated by a Land Use Contract to RS-3 (Single Detached Rural Residential), be given first and second reading and be forwarded to Public Hearing.

**1108 2021-533-RZ, 11698 226 Street, Termination and Replacement of Land Use Contract**

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7807-2021 to create the new zone, CD-4-21 (Comprehensive District) and rezone the subject property regulated by a Land Use Contract to CD-4-21, be given first and second reading and be forwarded to Public Hearing.

**1109 2021-534-RZ, 12309 240 Street, Termination and Replacement of Land Use Contract**

Staff report dated February 15, 2022, recommending that Maple Ridge Zone Amending Bylaw No. 7809-2021 to create the new zone, CD-5-21 (Nine-Hole Golf Course) and rezone the subject property regulated by a Land Use Contract to CD-5-21, be given first and second reading and forwarded to Public Hearing.

**1110 2018-190-DVP/DP, 23627 132 Avenue**

Staff report dated February 15, 2022, recommending that the Corporate Officer be authorized to sign and seal 2018-190-DVP and 2018-190-DP to reduce setbacks from the buildings' closest points from the north rear, west and east side property lines, increase building height, and to reduce the Outdoor Amenity Area.

**1111 2021-473-DVP/DP, 11545 Kingston Street**

Staff report dated February 15, 2022, recommending that the Corporate Officer be authorized to sign and seal 2021-473-DVP and 2021-473-DP to reduce the rear lot line setback.

**1112 2021-112-DP, 22829, 22831 and 22833 122 Avenue**

Staff report dated February 15, 2022, recommending that the Notice on Title CA6356664 be discharged from the previous Intensive Residential Development Permit and that the Corporate Officer be authorized to sign and seal 2021-112-DP to permit the construction of three intensive single detached residential dwellings.

**5. ENGINEERING SERVICES**

**6. CORPORATE SERVICES**

**7. PARKS, RECREATION & CULTURE**

**8. ADMINISTRATION**

**9. COMMUNITY FORUM**

**10. NOTICE OF CLOSED COUNCIL MEETING**

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

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

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

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

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

**11. ADJOURNMENT**

## COMMUNITY FORUM

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

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

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

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

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

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

For more information on these opportunities contact:

Clerk's Department at 604-463-5221 or [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca)  
Mayor and Council at [mayorandcouncil@mapleridge.ca](mailto:mayorandcouncil@mapleridge.ca)

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APPROVED BY:



DATE:

Feb. 10, 2022

PREPARED BY:



DATE:

Feb. 10, 2022

CHECKED BY:



DATE:

Feb. 10/2022

**COMMITTEE OF THE WHOLE MEETING MINUTES**

February 1, 2022

The Minutes of the Committee of the Whole Meeting held on February 1, 2022 at 11:01 a.m. virtually and in Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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<i>PRESENT</i>	<i>Appointed Staff</i>
<i>Elected Officials</i>	S. Hartman, Chief Administrative Officer
Mayor M. Morden	C. Carter, General Manager Planning & Development Services
Councillor J. Dueck	C. Crabtree, General Manager Corporate Services
Councillor G. Robson	D. Pollock, General Manager Engineering Services
Councillor R. Svendsen	P. Hlavac-Winsor, Acting Corporate Officer
Councillor A. Yousef	
	<i>Other Staff as Required</i>
ABSENT:	W. Cooper, Planner 1
Councillor K. Duncan	C. Goddard, Director of Planning
Councillor C. Meadus	B. Livingstone, BR&E Officer
	M. McMullen, Manager of Development and Environmental Services
	F. Smith, Director of Engineering
	R. Tardif, Planner 1

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

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

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

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

It was moved and seconded

**That the minutes of the January 18, 2022 Committee of the Whole Meeting be adopted.**

CARRIED

3. ***DELEGATIONS/STAFF PRESENTATIONS***

3.1 **Economic Development Committee Update**

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

Mehdi Vezvaei, Chair of the Economic Development Committee provided a detailed presentation and Mr. Livingstone answered Council questions.

It was moved and seconded

**That the staff report dated February 1, 2022, titled "Economic Development Committee Update" be received for information.**

CARRIED

4. ***PLANNING AND DEVELOPMENT SERVICES***

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

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

Rene Tardif, Planner 1, provided a summary presentation with additional comments from the Applicant and staff and the Applicant answered Council questions.

It was moved and seconded

**That the staff report dated February 1, 2022, titled "Temporary Use Permit, 12040 248 Street" be forwarded to the Council Meeting of February 8, 2022.**

CARRIED

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

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

Mark McMullen, Manager of Development and Environmental Services, provided a summary presentation and staff answered Council questions.

Note: Councillor Robson left the meeting at 11:24 a.m. and did not return to the meeting

It was moved and seconded

**That the staff report dated February 1, 2022, titled "First Reading, Zone Amending Bylaw No. 7818-2021, 20206 Chatwin Avenue" be forwarded to the Council Meeting of February 8, 2022.**

CARRIED

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

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

Wendy Cooper, Planner 1, provided a summary presentation.

It was moved and seconded

**That the staff report dated February 1, 2022, titled "First Reading, Zone Amending Bylaw No. 7791-2021, 24070 128 Avenue and 24195 Fern Crescent" be forwarded to the Council Meeting of February 8, 2022.**

CARRIED

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

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

Wendy Cooper, Planner 1, provided a summary presentation.

It was moved and seconded

**That the staff report dated February 1, 2022, titled "Development Variance Permit, 24331 and 24315 110 Avenue" be forwarded to the Council Meeting of February 8, 2022.**

CARRIED

5. **ENGINEERING SERVICES - Nil**
6. **CORPORATE SERVICES – Nil**
7. **PARKS, RECREATION & CULTURE – Nil**
8. **ADMINISTRATION – Nil**
9. **COMMUNITY FORUM**

There were no speakers present.

**10. NOTICE OF CLOSED COUNCIL MEETING**

It was moved and seconded

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

- Section 90(1)(a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality;**
- Section 90(1)(e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure might reasonably be expected to harm the interests of the municipality;**
- Section 90(1)(g) litigation or potential litigation affecting the municipality;**
- Section 90(1)(i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;**
- Section 90(2)(b) the consideration of information received and held in confidence relating to negotiations between the municipality and a provincial government or the federal government or both, or between a provincial government or the federal government or both and a third party;**

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

CARRIED

**11. ADJOURNMENT – 11:39**

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Councillor Judy Dueck, Chair  
Presiding Member of the Committee



City of Maple Ridge

**TO:** His Worship Mayor Michael Morden      **MEETING DATE:** February 15, 2022  
and Members of Council      **FILE NO:** 09-4560-20  
**FROM:** Chief Administrative Officer      **MEETING:** COW  
**SUBJECT:** Proposed New Cannabis Retail Store at Unit A 20757 Lougheed Highway

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**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. This policy was reviewed, updated and approved by Council on May 12, 2020.

After the LCRB completed their integrity checks and security screenings they forwarded an application to the City for a non medical retail cannabis store known as Chronic Cannabis to be located at Unit A 20757 Lougheed Highway.

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.

Given that this application is within 1000 metres of another cannabis retail store, the application is not compliant with Council Policy 6.33 and the Zoning Bylaw.

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

**RECOMMENDATION(S):**

**That the application for a non medical cannabis retail store by Chronic Cannabis, located at Unit A-20757 Lougheed Highway, Maple Ridge not be supported based on the information contained in the Council report dated February 15, 2022; and**

**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. The Policy determines how approvals for cannabis retail are to be processed at the municipal level. This Policy was amended on May 12, 2020 to reflect current updates. Subsequently, at the request of Council, a report was presented with the intent to amend the Zoning Bylaw to eliminate the 1000 metre restriction regarding the distance between stores and leave it only in the Policy. Council chose not to go ahead with this option.

The following is a synopsis of applications for cannabis retail stores since the adoption of the Council Policy:

- Seventeen (17) applications have been referred by the Province since 2019;
- One (1) is currently before Council;
- Four (4) applications were approved by Council with a Business Licence issued;
- Two (2) applications were approved by Council. One is currently rezoning the other has not applied yet;
- One (1) Notice of Intent has been received by the Liquor and Cannabis Regulation Branch;
- Three (3) applications were denied by Council; and
- Six (6) referrals from the Province have not moved forward or were terminated.

An overview map of retail cannabis locations is attached as Appendix IV.

Regarding this particular application, the LCRB completed their financial integrity checks and security screenings for 1185443 BC Ltd. and they forwarded the application for a non-medical retail cannabis store, known as Chronic Cannabis, to be located at Unit A 20757 Lougheed Highway, to the City. A consultant for Chronic Cannabis contacted city staff to provide a copy of their business plan (Appendix II).

Staff reviewed this application to ensure that it met all requirements contained in the Policy including the Application Review Criteria. It is not in compliance with Policy A in that it is within 1000 metres of another approved cannabis retail store. It is also not compliant with section 401.3 of the Zoning Bylaw which also requires a 1000 metre separation between cannabis retail stores.

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

This same company applied for a retail cannabis licence at Unit A 11771 225 St in 2019 and the report was brought forward after receiving the fit and proper assessment from the Province on May 13, 2020. The report was brought to COW on October 10, 2020 and Council denied the application on October 13, 2020 because the proposed location did not meet the 1000 metre separation between cannabis retail stores.

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 490 letters to owners and occupants of property within 200 metres of the subject site. By the response deadline, 5 responses were received opposed to the application and none were received in favour (Appendix III).

The Maple Ridge RCMP Detachment was asked for their input on this matter and they have confirmed they do not have any operational issues with this application.

**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 and concerns have been identified that pertain to the number of cannabis stores in the community as well as the close proximity to a daycare.

**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:**

Should Council wish to support this application then Council could direct the applicant to submit a zoning bylaw text amendment to amend the 1000 metre separation requirement. It is noted that this rezoning process would be considered on its own merits and Council would have the authority to approve or deny the application. The following motion would support this alternative:

1. That the non medical cannabis retail application for Unit A - 20757 Lougheed Highway be deferred and;
2. That the applicant be directed to apply for a zoning bylaw text amendment.

**CONCLUSIONS:**

That Council make the necessary resolution regarding the application from Chronic Cannabis based upon the staff findings set out in this report.

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

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

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

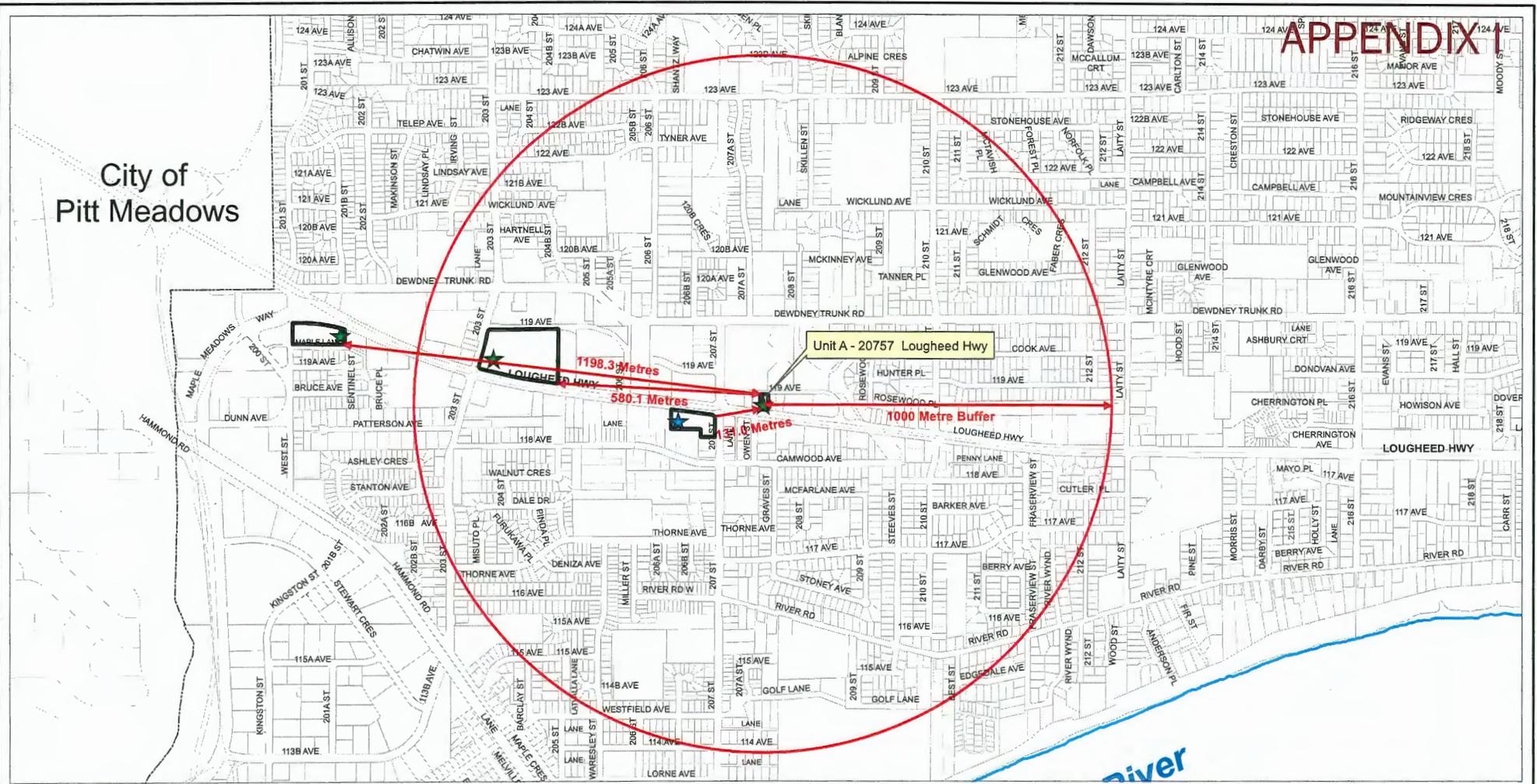
  
Concurrence: **Scott Hartman**  
Chief Administrative Officer

RM/jd

**Attachments:**

- Appendix I: Map of surrounding area
- Appendix II: Chronic Cannabis Business Plan
- Appendix III: Responses from area mail out
- Appendix IV: Retail cannabis locations overview map

City of  
Pitt Meadows



Scale: 1:10,522

**Legend**

- ★ Private Retail
- ★ Government Retail

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

1000m Buffer of  
Unit A - 20757 Lougheed Hwy



FILE: CannabisLocations11.mxd  
DATE: Nov 25, 2021 BY: DT

# APPENDIX II

2021

## The Chronic Cannabis Co.

REPORT ON APPLICATION FOR CANNABIS PRIMARY RETAIL  
SUBMITTED TO: MAPLE RIDGE BY-LAW AND LICENSING SERVICES

## BRAND OVERVIEW

The Chronic Cannabis Co. is focus on local. Local cannabis products and local community. Founders Tory Feuer and Charles Colvin are passionate about both. The ethos of the brand is a focus on BC grown, sustainable craft cannabis. The Chronic Cannabis Co. will be curating a selection of the highest quality cannabis with a focus on variety and quality first.

The founders believe that this locally focused supply model will be a benefit to the citizens of Maple Ridge by providing a curated selection of BC products sold by highly knowledgeable product guides. The Chronic Cannabis Co. are excited to create quality employment opportunities in Maple Ridge and eager to support its citizens via charitable partnerships and monetary contributions to organizations like the Friends in Need Foodbank.

## FOUNDERS AND ADVISORY BOARD

### **Charles Colvin – Co-founder**

Charles brings a deep passion of category management and product selection. He brings over 10 years retail experience to the team. He loves to help connect people with the right cannabis products and is excited to bring that love to the citizens of Maple Ridge.

### **Tory Feuer – Co-founder**

Born, raised and still a proud resident of Maple Ridge, Tory has built and managed several businesses in the last 15 years in trades, cannabis and real estate. Tory is deeply invested in his community and looks forward to serving the City in a knowledgeable and welcoming space catered to people that love the cannabis plant.

### **Sat Mann – Advisor**

Sat Mann, Co-Owner of the Medicine Shoppe Pharmacy in Maple Ridge and is the Landlord for the Medical Clinic and Pharmacy, is a member of the Advisory Board for Chronic Cannabis. He has over 20 years experience as a Pharmacist and is a co-owner of 8 pharmacies across Metro Vancouver.

### **TJ Singh – Advisor**

TJ Singh, CPA also serves on the Chronic Cannabis Co. Advisory Board. He brings over 20 years of accounting, tax and business advisory experience working with small to medium sized enterprises in Metro Vancouver.

Mr. Mann and Mr. Singh are both landowners in Maple Ridge and involved in real estate development projects with solid ties to the local business community.

## OPERATIONAL DETAILS



The hours of operation for the shop are 7 days a week, 9am to 11pm.

The Chronic Cannabis Co. intends to employ 8 part time and 4 full time staff at our proposed Maple Ridge retail location.

The windows will be tastefully frosted, and classic branding will be featured in elegant black script.

The site is at ground level in a detached building which ensures accessibility to any patrons with mobility challenges.

The proposed location has ample parking onsite including 5 dedicated spaces.

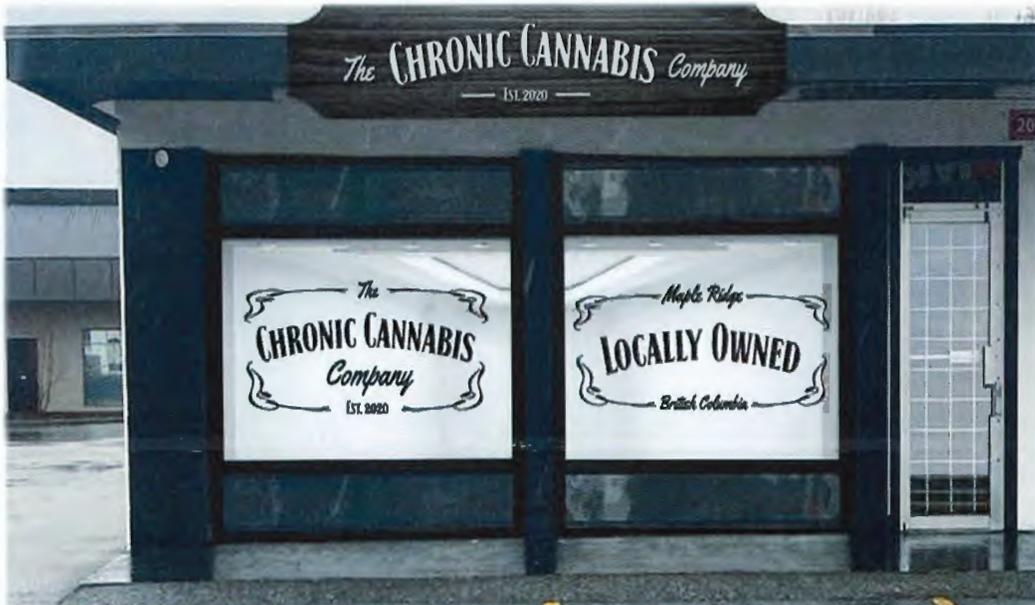
The proposed location is centrally located with good proximity to Haney Place Mall. With the proposed redevelopment of Haney Place to mixed used commercial and residential. Our location will be well located to serve a densifying city center.

## BUSINESS DESCRIPTION

The Chronic Cannabis Co. will be creating a curated environment for their customers focused on the sale of locally grown, small scale craft cannabis.

It is the intent of the team at The Chronic Cannabis Co. to apply their collective product knowledge and unique retail experience to the legal cannabis sector. A fresh take on an old favorite, Chronic Cannabis Co. understands how to craft an experience that will ensure they set themselves apart for the pack.

The Chronic Cannabis Co. believes the key to creating a unique experience starts with a welcoming exterior and beautiful interior space.



Proposed Storefront Rendering

## INTERIOR INSPIRATION

The Chronic Cannabis Co. intends to create an interior that bring a welcoming and luxurious atmosphere for customers. By incorporating dark wood and tasteful accents with spacious floorplan. The interior draws inspiration from vintage modern styling and organic West Coast materials.



*Interior Inspiration for proposed location*

## COMMUNITY BENEFIT

The Chronic Cannabis Co. was born in Maple Ridge. Its founders, Tory Feuer and Charles Colvin love this community. Mr. Feuer is a resident and a homeowner in Maple Ridge and he understands the challenges facing residents in his home town. In addition to creating local jobs during an economic downturn caused by the global pandemic, supporting the community is a top priority for the team at The Chronic Cannabis Co.

## CHARITABLE GIVING TOWARDS COMMUNITY PRIORITIES

To that end, The Chronic Cannabis Co. commits to make financial contribution towards an appropriate charitable initiative of increasing value year over year for the each of the first three years of operation and then a fixed amount thereafter.

Year of Operation	Minimum Contribution
Year 1	\$2,500
Year 2	\$5,000
Year 3	\$7,500
Year 4 thereafter	\$10,000

The Chronic Cannabis Co. has identified *the Friends in Needs Food Bank* as the primary recipient of our intended support. The ongoing pandemic has made food security more pressing than ever for many families in the community.

The Chronic Cannabis Co. believes that legal cannabis has shown to be a net positive in the communities that welcome legal retail. We are committed to ensuring that positive impact is felt through Maple Ridge by supporting food security for its residents.

## DETAILS OF MITIGATION PLAN TO MINIMIZE COMMUNITY IMPACT

The Applicant has developed security related standard operating procedures and plans related to the specific needs of the proposed site and the surrounding neighbourhood. These operational processes include the following measures of deterring youth access and preventing nuisance behavior:

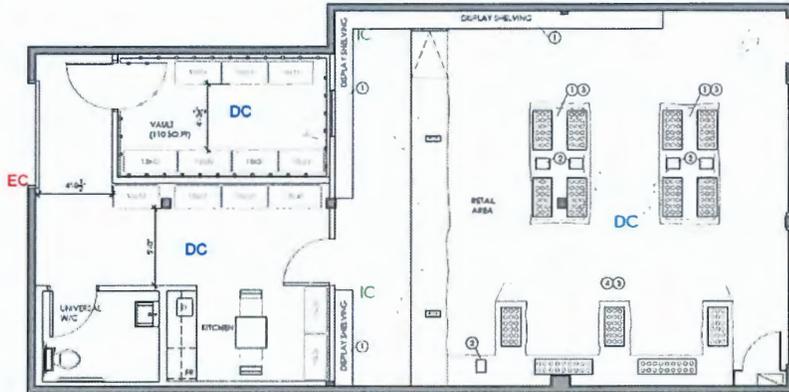
- Onsite security presence to discourage potential nuisance behavior by patrons and to ensure that all those entering the store are of legal age.
- Requirement of two pieces of ID from all patrons.
- Maintaining a formal record of events and incidences of attempted unauthorized entry into the store.
- All risk management processes are in place to protect staff and patrons including internal and external security cameras, locking cabinets, and secured, alarmed storage. See Image: *Proposed Floorplan with Security Features* below
- Refusing service to patrons that appear already intoxicated.
- Customers will be advised (via both signage and verbal information) that all consumption of cannabis products is forbidden in the immediate vicinity of the shop, and can only be consumed in locations as permitted by local laws.

Legend  
 DC- Dome Camera  
 IC Interior Front Facing Camera  
 EC - Exterior Camera



RAW INTERIOR DESIGN INC.  
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 British Columbia | V7T 2G3  
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NO.	DESCRIPTION	DATE
4	REVISED DRAWING	2021.10.20
1	ISSUED FOR PERMIT	2021.09.28
1	ISSUED FOR PERMIT	2021.09.28
1	ISSUED FOR PERMIT	2021.09.28

Project  
**CHRONIC CANNABIS CO. (MAPLE RIDGE)**

3575 LOUISIANA HWY  
 MAPLE RIDGE, BC

Drawing Title  
**PROPOSED SPACE PLAN**

Drawn By	AS HOFER
Checked By	SL
Project No.	
Drawing No.	

**KEY NOTES**

- ① ALL BELOW DISPLAYS TO BE FIXED AND COMPLETE WITH LOCKS
- ② DIGITAL MENU TABLET: FIXED
- ③ SHELLS ARE SECURED TO COUNTER FOR ALL AREAS
- ④ COUNTERTOP DISPLAY AREA: NO STORAGE BELOW

1 PROPOSED SPACE PLAN  
 Scale: 1/4" = 1'-0"

**SK-1**

*Proposed Floorplan with Security Features*

**STAFF SALES TRAINING AND SAFE SALES PROTOCOL**

All Chronic Cannabis Co. employees will be trained in the Government of BC's "Selling It Right" Program. This program covers a number of topics, including:

- Recognizing signs of intoxication
- Reducing risks associated with cannabis use
- What and how products can be sold
- Preventing the sale of cannabis to minors
- Assessing patrons and refusing sales when necessary
- Creating incident reports

This **mandatory** training will be required of all staff before they vend cannabis to the public.

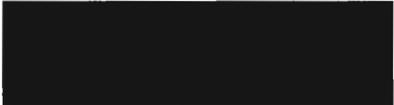
The staff at The Chronic Cannabis Co. will also have the benefit of product training from [Cannareps](#), Canada's premier cannabis vendor training. This will ensure a best in class experience for our future customers.

**In Store Informational Signage**

Signage will be clearly featured in the shop as required by provincial regulations that outlines some of the potential risks associated with cannabis.

The signage will be updated as required by provincial regulations.

# APPENDIX III

  
Maple Ridge, B.C. V2X 9S7

January 4, 2022

City of Maple Ridge  
Attention: Jaci Diachuk, Administrative Assistant  
11995 Haney Place  
Maple Ridge, B. C. V2X 6A9

RECEIVED  
JAN 04 2022  
MAPLE RIDGE  
LICENSES, PERMITS & BYLAWS

Dear: Jaci Diachuk

Freedom of Information and  
Protection of Privacy Act  
Section 21 (1)

Re: Application 1185443 BC Ltd.  
Chronic Cannabis

We are against having a Cannabis establishment in our neighborhood, as we feel that there are already two of these establishment in town, there is no need for another.

Also, believe that that there is a by-law on the provincial books prohibiting this kind of establishment to be with a one to three block radius of a daycare or school. If so then then they would in violation of said by-law, as there is a daycare within one block of said location.

Yours truly,


## Jaci Diachuk

---

**From:** [REDACTED]  
**Sent:** Wednesday, December 15, 2021 8:02 AM  
**To:** Jaci Diachuk  
**Subject:** Public Notice re Poposed Non Medical Cannabis Retail Store  
**Attachments:** Public Notice re Proposed Non Medical Cannabis Retail Store.pdf

**EXTERNAL EMAIL:** Don't click on links or open attachments you don't trust.  
**COURRIEL EXTERNE:** Ne cliquez pas sur les liens et n'ouvrez pas les pièces jointes suspects.

December 15 2021

Re: Proposed Non Medical Cannabis Retail Store (Chronic Cannabis) Unit A- 20757 Lougheed Highway Maple Ridge  
Attention: Jaci Diachuk : Administrative Assistant

Dear Jaci:

We are writing with concerns to the proposed opening of a Retail Cannabis Store at the above location

1. We feel that the image and optics of a cannabis store is not beneficial for young children.  
We are a family dental practice often seeing many young children.  
As well there is a large daycare situated directly behind the proposed location serving many young children.  
As such we are not in favor of a cannabis store opening at that location.
2. We feel that the increased traffic this will bring to the area will cause issues in regards to parking and safety concerns as well with the increased traffic.

We respectfully submit the above. Thank you for your considerations.

Sincerely



Freedom of Information and  
Protection of Privacy Act  
Section 21 (1)

## Jaci Diachuk

---

**From:** [REDACTED]  
**Sent:** Sunday, January 2, 2022 6:46 PM  
**To:** Jaci Diachuk

**EXTERNAL EMAIL:** Don't click on links or open attachments you don't trust.  
**COURRIEL EXTERNE:** Ne cliquez pas sur les liens et n'ouvrez pas les pièces jointes suspects.

[REDACTED]  
Maple Ridge BC  
[REDACTED]

Applicant: 1185443 BC Ltd

Proposed Establishment Name: Chronic Cannabis

Establishment Location: Unit A-20757 Lougheed  
Highway, Maple Ridge.

Our answer No, absolutely No.

Freedom of Information and  
Protection of Privacy Act  
Section 21 (1)

[REDACTED]  
January 2, 2022.



## Jaci Diachuk

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**From:** [REDACTED]  
**Sent:** Tuesday, January 4, 2022 8:55 PM  
**To:** Jaci Diachuk  
**Subject:** Proposed Non Medical Cannabis Retail Store

**EXTERNAL EMAIL:** Don't click on links or open attachments you don't trust.

**COURRIEL EXTERNE:** Ne cliquez pas sur les liens et n'ouvrez pas les pièces jointes suspects.

Hi Jaci,

I write to you to oppose the recent application for Chronic Cannabis @ Unit A - 20757 Lougheed Hwy. by applicant 1185443 BC Ltd.

I have several concerns, the primary concern being the proximity to 2 other Cannabis retail stores and from my understanding a third location has been proposed at 207 & Lougheed which is supposed to be a BC Cannabis store (Government Store).

As well if this is approved we will have equivalent cannabis stores as liquor stores serving this corridor. My understanding of the Cannabis Retail Store Processing & Evaluation Criteria Policy No. 6.33 that applications would not be considered if under 1000 m apart. The proposed location is only 800 m away from an active retail cannabis store located in the Westgate Mall and if the BC Cannabis store is approved that would only be 250m away. The third location is 1300 m away but in my opinion is way too close and feels like an overpopulation of this type of establishment for this area. For comparison the 3 liquor stores in this area are 600m and 1300 m apart.

This location is also located on a busy corridor and has limited access, and could see a huge safety concern. This location also has minimal parking and it would share a parking lot with a popular restaurant at the same address.

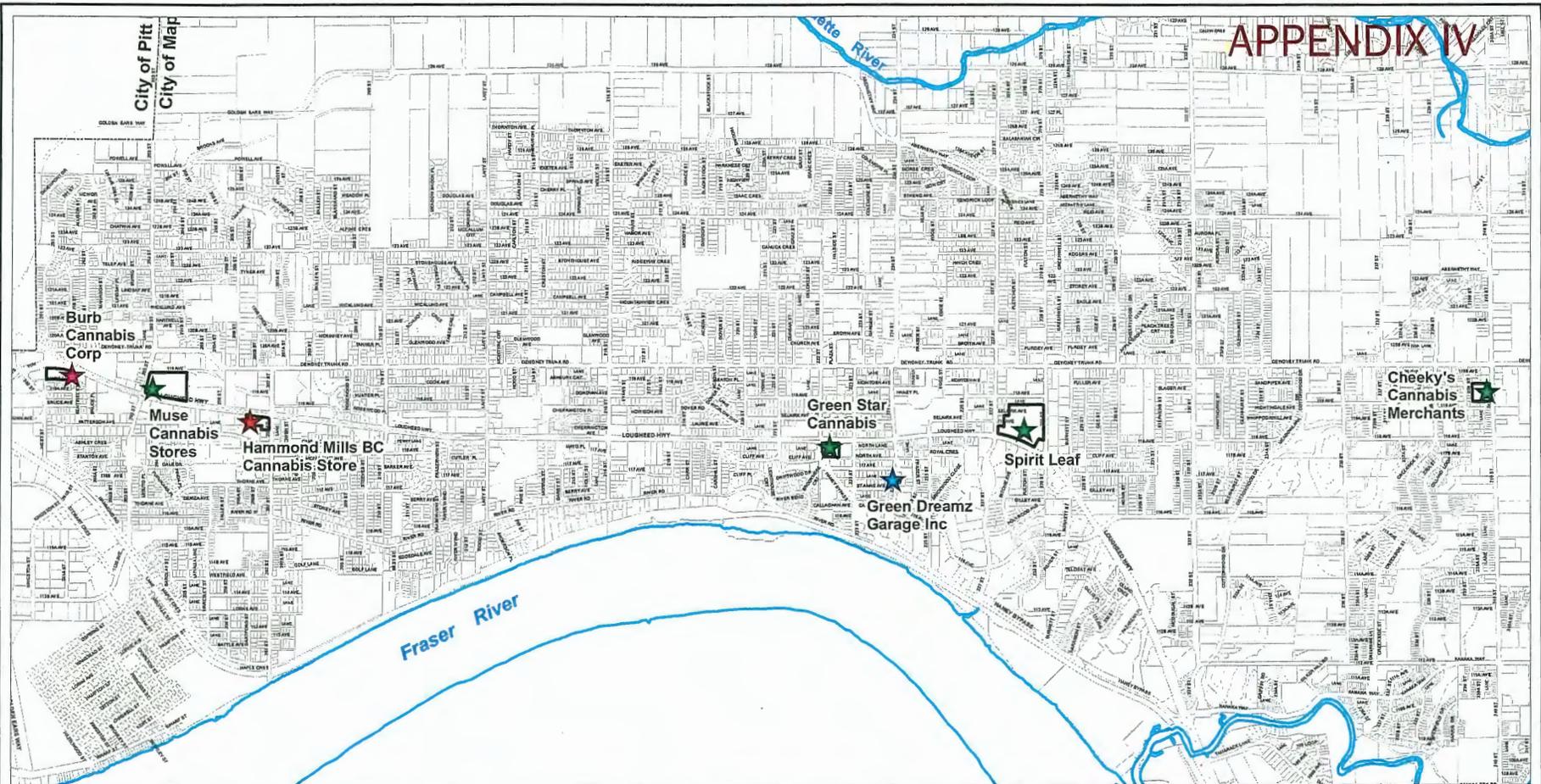
I hope the council opposes this application at this time.

Thanks in advance,

[REDACTED]  
Maple Ridge, B.C

Freedom of Information and  
Protection of Privacy Act  
Section 21 (1)

# APPENDIX IV



Scale: 1:20,000

- Legend**
- ★ Business License Issued
  - ★ Approved by Council - Tenant Improvement Permits In-Progress
  - ★ Approved by Council - Zoning Bylaw Text Amendment & Permit Applications Required
  - ★ BC Liquor Distribution Branch Application Received

Cannabis Retail Licenses

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LICENCES, PERMITS & BYLAWS DEPT.  
  
**MAPLE RIDGE**  
 British Columbia  
**mapleridge.ca**

FILE: CannabisLocationsOverview\_20220208.mxd  
 DATE: Feb 8, 2022 BY: DT



**mapleridge.ca**

**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **First and Second Reading**  
**Zone Amending Bylaw No. 7790-2021**  
**Regulation of Pharmacies**

**MEETING DATE:** February 15, 2022  
**FILE NO:** 2021-457-RZ  
**MEETING:** C o W

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**EXECUTIVE SUMMARY:**

In September 2021, Council directed staff to bring forward a report regarding the regulation of pharmacies in Maple Ridge and also passed a motion to hold applications for new pharmacies in abeyance. At the November 2, 2021 Council Workshop, Council directed that staff prepare a hybrid zone amending bylaw of option 1 and option 2, as detailed in the November 2, 2021 staff report. This staff report and attached zone amending bylaw is the result of the work undertaken on Pharmacy regulation to date.

Zone Amending Bylaw No. 7790-2021 (Appendix A) proposes to prohibit all principal pharmacies within the City of Maple Ridge. It proposes prohibiting accessory pharmacy uses in commercial establishments with less than 700 square meters of Gross Leasable Area, measured in accordance with BOMA Standard Method of Measurement, as well as regulating pharmacies outside of the Town Centre Area by implementing a geographic buffer of 400m between new pharmacy applications. Zone Amending Bylaw No. 7790-2021 is presented to Council for consideration of first and second reading.

**RECOMMENDATION:**

**That Zone Amending Bylaw No. 7790-2021 be given first and second reading and forwarded to Public Hearing.**

**1.0 BACKGROUND:**

At the September 14, 2021 Council Meeting, the following notice of motion was put forward regarding the options available to Council to limit pharmacies:

*That Council direct staff to bring back a report regarding the options available to Council to limit pharmacies and further, that applications for pharmacies be held pending the outcome of review.*

The motion was discussed at the September 28, 2021 Council Meeting and the following resolution was passed by Council:

*That staff bring back a report and draft bylaw to limit pharmacy use in the Town Centre; and further, that applications for pharmacies be held in abeyance pending the option of a Zone Amending Bylaw.*

At the November 2, 2021 Council Workshop, staff presented a report (Appendix B) outlining four possible options to regulate pharmacy use in the City. At that meeting, the following resolution was passed by Council:

*That applications for Pharmacy Business Licenses in the Town Centre Area continue to be held in abeyance until adoption of a Zone Amending Bylaw; and further*

*That the item be referred back to staff to prepare a hybrid of option one and two for further consideration of a Zone Amending Bylaw at a future Committee of the Whole Meeting.*

Where option 1 speaks to the prohibition of new small-scale pharmacies in the Town Centre Area and option 2 to the regulation of pharmacies outside of the Town Centre Area by implementing a geographic buffer of 400m between new pharmacy applications.

As of January 2022, the City of Maple Ridge has licensed 24 pharmacies, with the majority (17) located in the Town Centre Area of Maple Ridge. Pharmacies in Maple Ridge range in size from a standalone small-scale commercial use to those that are integrated with large scale grocery stores. The majority of local pharmacies are in small-scale commercial spaces and in some cases associated with a neighbouring medical or walk-in clinic use. Nine Maple Ridge pharmacies are integrated into larger scale grocery or retail spaces (i.e. Shoppers Drug Mart and London Drugs).

## **2.0 DISCUSSION:**

### **2.1 Zone Amending Bylaw No. 7790-2021**

Based on the Council motion passed on November 2, 2021, Zone Amending Bylaw No. 7790-2021 has been prepared, incorporating a hybrid approach of the 'option 1' and 'option 2' detailed in the November 2, 2021 staff report.

#### **i) Defining Pharmacy Use**

Currently, pharmacies are not defined as a separate identifiable use in the Zoning Bylaw. Pharmacy use is permitted through a combination of land uses including 'retail' and in some cases, in conjunction with 'professional services' depending on any proposed related services. In order to implement the proposed regulations outlined in Zone Amending Bylaw No. 7790-2021, a definition for pharmacy is now proposed:

**PHARMACY** means a Use in a commercial establishment, where the retail sale of goods or services are provided, which dispenses a broad range of pharmaceutical prescriptions that is licensed as a pharmacy under the *Pharmacy Operations and Drug Scheduling Act*.

Pharmacy use is proposed to be permitted in a range of commercial oriented zones, including: C-1 Neighbourhood Commercial, C-2 Community Commercial, C-3 Town Centre Commercial, C-5 Village Centre Commercial, CRM Commercial / Residential, H-1 Heritage Commercial, and H-2 Hammond Village Commercial.

#### **ii) Town Centre Area Plan**

The first component of Zone Amending Bylaw No. 7790-2021 is to prohibit new small-scale pharmacies in the Town Centre Area. Under the wording provided in the Zone Amending Bylaw No. 7790-2021, the City would continue to accept applications in the Town Centre for pharmacies in conjunction with larger retail spaces (such as a grocery store), providing there is a Gross Leasable Area in accordance with Building Owners and Managers Association (BOMA) Standard Methods of

Measurement (ANSI/BOMA Z65.5-2020) of 700 square metres of retail space. Applications in spaces with less than 700 square metres of Gross Leasable Area in accordance with BOMA Standard Method of Measurement would not be permitted.

Existing pharmacies in the Town Centre would be able to continue operating, as 'legally non-conforming', but these existing pharmacies would be limited in their ability to expand or relocate. New doctor's office and/or medical health services would be prohibited from having an accessory pharmacy use in the Town Centre Area should the Gross Leasable Area be less than 700 square meters.

### iii) Outside of the Town Centre Area Plan

The second component of Zone Amending Bylaw No. 7790-2021 is to implement a geographic distance between new pharmacies outside of the Town Centre Area. The buffer option would prohibit a pharmacy application from being approved within the stated distance between two existing pharmacies (noting that Council could approve pharmacies on a case-by-case basis through a text amendment to the Zoning Bylaw). A similar strategy has recently been employed by the City, through Council Policy 6.33, for Cannabis Retail Operations, with the distance measured in a straight line from the lot lines of the existing operation and proposed new operation.

Given under the wording provided in the Zone Amending Bylaw No. 7790-2021, the City would continue to accept applications outside of the Town Centre for pharmacies that are located a minimum of 400 meters from another pharmacy. As such, new pharmacy applications would continue to be accepted for any commercial location within other commercial areas of the City, including the Lougheed Transit Corridor, Hammond, Albion and other village commercial nodes.

Under Section 8(7)(a) of the *Community Charter*, municipal powers to regulate, prohibit and impose requirements are separate powers that may be exercised independently of one another. Section 9(1)(a) of the *Community Charter* sets out areas for which the Province has concurrent authority, and includes matters of public health. Currently, BC College of Pharmacists - Professional Practice Policy-66 sets out specific policy statements on Opioid Agonist Treatment, and pharmacies are licensed under the *Pharmacy Operations and Drug Scheduling Act*, S.B.C. 2003 c. 77. The City may not adopt a bylaw pertaining to matters of public health within the provincial jurisdiction unless the bylaw is approved through a ministerial order.

Any concurrent authority requirements, such as ministerial order do not apply if the provision is not listed in sub (1). For this reason, the City would not require a ministerial order if it is regulating buildings and other structures.

## 2.3 Next Steps

Based on the Council resolution passed at the November 2, 2021 Council Workshop meeting, wherein Council directed staff to bring back a zone amending bylaw to regulate pharmacy use in Maple Ridge, attached is Zone Amending Bylaw No. 7790-2021 for Council consideration.

Figure 1 – Proposed Bylaw Amendment Process



**3.0 POLICY IMPLICATIONS:**

The City of Maple Ridge Official Community Plan and Town Centre Area Plan include policies that speak to the priority function of commercial uses that support the residential population of the Town Centre with the provision of necessary goods, including food, and services, such as medical care, and that these uses will be encouraged to develop or remain in and around the Central Business District of the Town Centre and in the commercial designated areas of Port Haney.

**4.0 INTERDEPARTMENTAL IMPLICATIONS:**

The review and permitting of business license regulation is a multi-department undertaking between the Planning, Bylaw & Licensing Services, Building, and Economic Development Departments. All departments continue to envision a continued collaborative working relationship to ensure the successful implementation of the Council-approved direction for the regulation of pharmacies in Maple Ridge.

**CONCLUSION:**

At the November 2, 2021 Council Workshop, Council directed that staff prepare a hybrid zone amending bylaw of option 1 and option 2 as detailed in the November 2, 2021 staff report. Zone Amending Bylaw No. 7790-2021 proposes to prohibit new small-scale pharmacies in the Town Centre Area and regulate pharmacies outside of the Town Centre Area by implementing a geographic buffer of 400m between new pharmacy applications.

“Original signed by Amanda Grochowich”

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*Prepared by:* **Amanda Grochowich, MCIP, RPP  
Planner 2**

“Original signed by Charles Goddard”

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

“Original signed by Christine Carter”

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

“Original signed by Scott Hartman”

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*Concurrence:* **Scott Hartman  
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A: Zone Amending Bylaw No. 7790-2021
- Appendix B: November 2, 2021 Council Workshop Staff Report

**CITY OF MAPLE RIDGE  
BYLAW NO. 7790 - 2021**

A Bylaw to amend Zoning Bylaw No. 7600 - 2019 as amended

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**WHEREAS**, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 7600 - 2019 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. 7790-2021."
2. That PART 2 INTERPRETATIONS AND DEFINITIONS, Section 202 Definitions, that the definition of "Pharmacy" is inserted between "PERSONAL SERVICES" and "PLACE OF WORSHIP":  
**PHARMACY** means a Use in a commercial establishment, where the retail sale of goods or services are provided, which dispenses a broad range of pharmaceutical prescriptions that is licensed as a pharmacy under the *Pharmacy Operations and Drug Scheduling Act*.
3. That PART 4 GENERAL REGULATIONS, Section 401.3 Prohibited Uses of Land, Buildings and Structures is amended by inserting the following after sub-bullet f. and re-lettering the section accordingly:  
g. a Principal Use as a Pharmacy
4. That PART 4 GENERAL REGULATIONS, Section 402 Regulations for Permitted Uses of Land, Buildings, and Structures is amended by inserting the following between 402.21 Parking and Storing of Unlicensed Vehicles and Contractor's Equipment and 402.22 Produce Sales, and renumbering the section accordingly:  
402.22 Pharmacy
  1. A Pharmacy Use is subject to the following provisions:
    - a. shall not be permitted as a Principal Use;
    - b. shall not be permitted as an Accessory Use in a commercial establishment, where the retail sale of goods or services are provided, with a Gross Leasable Area in accordance with Building Owners and Managers Association Standard Methods of Measurement (ANSI/BOMA Z65.5-2020) less than or equal to 700 square metres on a lot within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw;
    - c. shall be permitted as an Accessory Use in a commercial establishment, where the retail sale of goods or services are provided, with a Gross Leasable Area in accordance with Building Owners and Managers Association Standard Methods of Measurement (ANSI/BOMA Z65.5-2020) greater than 700 square metres on a lot within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw; and
    - d. shall be permitted as an Accessory Use outside of the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw, if located more than 400 meters, measured in a straight line from the Lot Lines, to another Pharmacy Use.
5. That PART 7 Commercial Zones, Section 701 Zone: C-1 Neighbourhood Commercial is amended by inserting the following after 701.3 1. e.
  - f. a Pharmacy Use, subject to Section 402.22 of this Bylaw.

6. That PART 7 Commercial Zones, Section 702 Zone: C-2 Community Commercial is amended by inserting the following after 702.3 1. e.
  - f. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
7. That PART 7 Commercial Zones, Section 703 Zone: C-3 Town Centre Commercial is amended by inserting the following after 703.3 1. d.
  - e. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
8. That PART 7 Commercial Zones, Section 705 Zone: C-5 Village Commercial is amended by inserting the following after 705.3 1. d.
  - e. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
9. That PART 7 Commercial Zones, Section 707 Zone: CRM Commercial / Residential is amended by inserting the following after 707.3 1. d.
  - e. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
10. That PART 7 Commercial Zones, Section 713 Zone: H-1 Heritage Commercial is amended by inserting the following after 713.3 1. d.
  - e. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
11. That PART 7 Commercial Zones, Section 714 Zone: H-2 Hammond Village Commercial is amended by inserting the following after 714.3 1. c.
  - d. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
12. That PART 10 Comprehensive Development Zones, Section 1023 CD-2-95 is amended by adding the following after 1023.2, 2 and amending the Section punctuation accordingly:
  3. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
13. That PART 10 Comprehensive Development Zones, Section 1025 CD-2-98 is amended by inserting the following after 1025.1 c.:
  - d. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
14. Maple Ridge Zoning Bylaw No. 7600 – 2019 is 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

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**



City of Maple Ridge

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

**FROM:** Chief Administrative Officer

**SUBJECT:** Proposed Options to Regulate Pharmacies in the Town Centre Area, including a draft Zone Amending Bylaw

**MEETING DATE:** November 2, 2021  
**FILE NO:** 2021-457-RZ  
**MEETING:** Workshop

**EXECUTIVE SUMMARY:**

In September 2021, Council directed staff to bring forward a report regarding the regulation of pharmacies in Maple Ridge and also passed a motion to hold applications for new pharmacies in abeyance. As of September 2021, 22 pharmacies were licensed by the City in addition to two pending applications. Of the 24 pharmacies, 17 are located within the Town Centre Area, as shown in Appendix A.

This report outlines four possible options for the regulation of pharmacies in Maple Ridge, which include:

- Option 1: Outright Prohibit New Small-Scale Pharmacies in the Town Centre Area (Recommended);
- Option 2: Introduce Geographic Buffers of 400 meters to Pharmacy Applications;
- Option 3: Outright Prohibit New Pharmacies City-wide; or
- Option 4: Status Quo.

Hearing Council comments at the September 28, 2021 Council Meeting, a draft Zone Amending Bylaw has been developed given the parameters outlined in Option 1 for Council consideration and discussion. The draft zone amending bylaw is included as a reference (Appendix B) and can be modified, based on Council direction, prior to proceeding to first reading.

**RECOMMENDATIONS:**

1. That applications for Pharmacy Business Licenses in the Town Centre Area continue to be held in abeyance until adoption of a Zone Amending Bylaw; and further
2. That draft Zone Amending Bylaw, to regulate new small-scale pharmacies in the Town Centre, be presented at an upcoming Committee of the Whole Meeting.

## 1.0 BACKGROUND:

### 1.1 Context

At the September 14, 2021 Council Meeting, the following notice of motion was put forward regarding the options available to Council to limit pharmacies:

*That Council direct staff to bring back a report regarding the options available to Council to limit pharmacies and further, that applications for pharmacies be held pending the outcome of review.*

The motion was discussed at the September 28, 2021 Council Meeting and the following resolution was passed by Council:

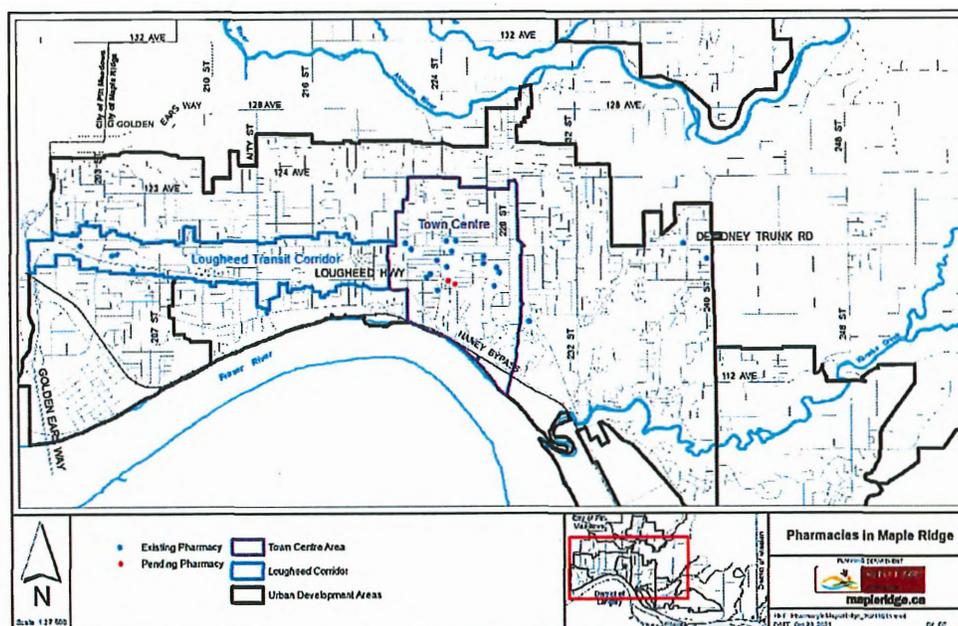
*That staff bring back a report and draft bylaw to limit pharmacy use in the Town Centre; and further, that applications for pharmacies be held in abeyance pending the option of a Zone Amending Bylaw.*

#### i) City of Maple Ridge Zoning Bylaw No. 7600-2019

Currently, pharmacies are not a defined use in the Zoning Bylaw. Pharmacy use is permitted through a combination of land uses including 'retail' and in some cases, in conjunction with 'professional services' depending on any proposed related services. As such, the use is permitted in a range of commercial oriented uses, including: C-1 Neighbourhood Commercial, C-2 Community Commercial, C-3 Town Centre Commercial, C-5 Village Centre Commercial, CRM Commercial / Residential, H-1 Heritage Commercial, and H-2 Hammond Village Commercial.

#### ii) Pharmacies in Maple Ridge

To date, the City of Maple Ridge has licensed 22 pharmacies and currently holds two pending applications. The locations of the pharmacies are shown below with a full-sized map available in Appendix A. The majority of the pharmacies (17 including the two pending) are located within the Town Centre Area of Maple Ridge.



Pharmacies in Maple Ridge range in size from a standalone small-scale commercial use to those that are integrated with large scale grocery stores. The majority of local pharmacies are in small-scale commercial spaces and in some cases associated with a neighbouring medical or walk-in clinic use. Nine Maple Ridge pharmacies are integrated into larger scale grocery or retail spaces (i.e. Shoppers Drug Mart and London Drugs).

## **2.0 DISCUSSION:**

Four options are provided for Council's consideration in regulating pharmacies in Maple Ridge:

- Option 1: Outright Prohibit New Small-Scale Pharmacies in the Town Centre Area;
- Option 2: Introduce Geographic Buffers of 400 metres to Pharmacy Applications;
- Option 3: Outright Prohibit New Pharmacies City-Wide; and
- Option 4: Status Quo.

Specifically, while Section 2.1 outlines the proposed regulatory recommendation and provides a high-level review of what is entailed, Section 2.2 outlines possible alternative options for Council to consider.

### **2.1 Proposed Recommended Option to Regulate Pharmacies in Maple Ridge**

Based on the Council motion passed on September 28, 2021, Option 1 is recommended and draft Zoning Amending Bylaw is attached for Council consideration. Additionally, Options 2 through 4 are also provided for Council to consider if an alternative direction is preferred.

#### **i) Option 1: Outright Prohibit New Small-Scale Pharmacies in the Town Centre Area (Recommended Option)**

The first identified option is to outright prohibit new small-scale pharmacies in the Town Centre Area. Under Option 1, applications for small-scale commercial pharmacies within the Town Centre Area would not be permitted. However, under the wording provided in the draft Zone Amending Bylaw (Appendix B), the City would continue to accept applications in the Town Centre for pharmacies in conjunction with larger retail spaces (such as a grocery store). For the purpose of Council consideration, the finished floor area of 700 square metres of retail space as the scale threshold has been selected for discussion purposes.

While a new small-scale commercial pharmacy prohibition would be in effect in the Town Centre, under Option 1, new pharmacy applications would continue to be accepted for any commercial location within other commercial areas of the City, including the Lougheed Transit Corridor, Hammond, Albion and other village commercial nodes. Existing pharmacies in the Town Centre would be able to continue operating, as 'legally non-conforming', but these existing pharmacies would be limited in their ability to expand or relocate.

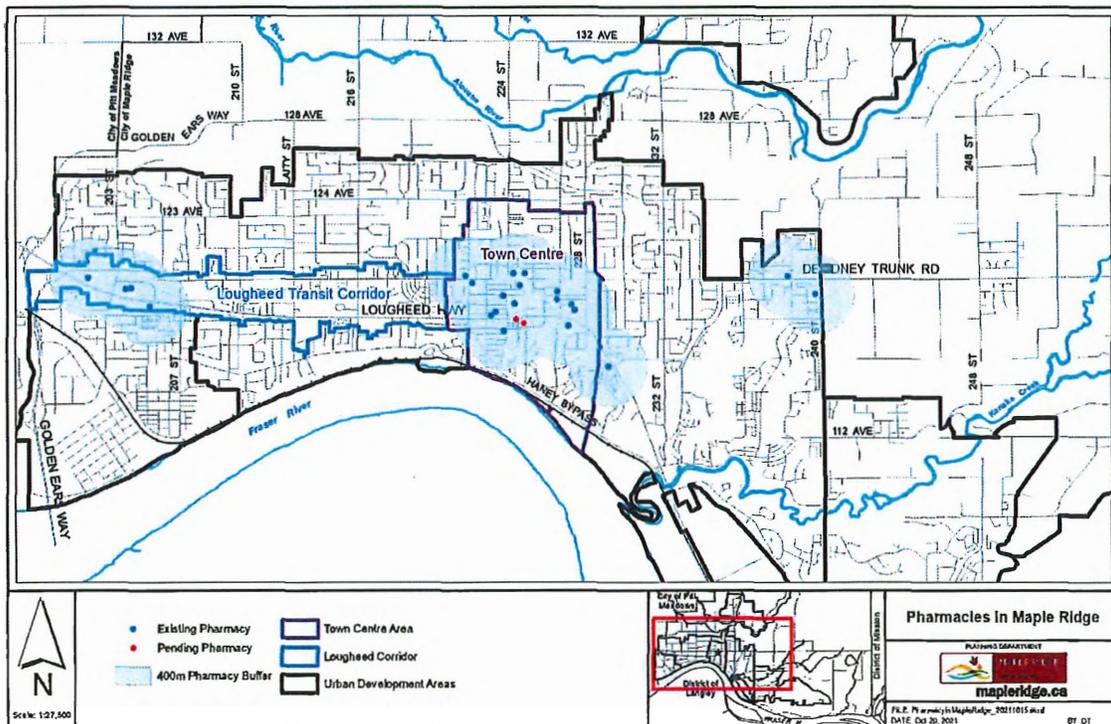
Based on the Council resolution passed on September 28, 2021, Option 1 is the recommended approach and the draft Zone Amending Bylaw (Appendix B) is attached for Council's consideration. To implement Option 1, a Zone Amending Bylaw would require four readings of Council, and include a Public Hearing.

## 2.2 Possible Alternative Options to Regulate Pharmacies in Maple Ridge

### i) Option 2: Introduce Geographic Buffers of 400m between Pharmacy Applications for the Town Centre Area

The second identified option is to introduce geographic buffers for all sizes of pharmacy applications in Maple Ridge. The buffer option would prohibit a pharmacy application from being approved within the stated distance between two existing pharmacies (noting that Council could approve pharmacies on a case-by-case basis through a text amendment to the Zoning Bylaw). A similar strategy has recently been employed by the City, through Council Policy 6.33, for Cannabis Retail Operations, with the distance measured in a straight line from the lot lines of the existing operation and proposed new operation.

For illustrative purposes, a starting distance of 400m has been selected. This distance has been used by the City of Surrey for a similar land use. The figure below, with the full-size map available in Appendix C, demonstrates what a 400m buffer would look like imposed on all existing pharmacies and pending applications within the City today.



Under this option, new applications that do not fall outside the stated distance from an existing pharmacy would not be accepted for the Town Centre Area, but may be accepted for Town Centre locations that are at least 400m apart. Additionally, applications would be accepted for any commercial location within other areas of the City, including the Lougheed Transit Corridor, Hammond, Albion and other Village commercial nodes. Existing operations would be able to continue operating, but limited in their ability to expand or relocate.

To implement Option 2, a Zone Amending Bylaw would be drafted and require four readings of Council, including a Public Hearing. This approach is more challenging to administer and is not recommended.

**ii) Option 3: Outright Prohibit Pharmacies City-wide**

The third identified option is to outright prohibit new pharmacies of all sizes throughout Maple Ridge. A similar strategy has been employed by the City for Vape Retail operations, prohibiting the use in all zones of the Zoning Bylaw.

Under Option 3, the City would no longer accept pharmacy applications for any location within the City. Existing pharmacies would be able to continue operating, as an adopted Zone Amending Bylaw that prohibits this use would make any legally operating pharmacy 'legally non-conforming', but these existing pharmacies would be limited in their ability to expand or relocate. The 700 square metres of finished floor area threshold could be included in this option as well.

To implement Option 3, a Zone Amending Bylaw would be drafted and require four readings of Council, including a Public Hearing. This approach is not recommended since this use does not appear to be problematic outside of the Town Centre.

**iii) Option 4: Status Quo**

The fourth identified option is to retain status quo. This would permit pharmacy applications to be considered on zone-appropriate lots – namely commercial zones, including the C-1, C-2, C-3, C-5, CRM, CS-4, H-1, and H-2 zones.

Under this option, new applications would be considered under the existing process involving evaluation of regulatory compliance before issuance of a business license. No Council review or approval process would be required. Existing pharmacies would be able to continue operating as legally conforming businesses.

No bylaw amendments or other actions are required or proposed to implement this option.

**iv) Summary of Possible Options**

Option	Concept	Impact	Implementation Tool
1	Prohibit Small-Scale Pharmacies in the Town Centre Area.	<ul style="list-style-type: none"> <li>• No small-scale applications (under 700 m<sup>2</sup> of retail space) permitted in the Town Centre Area.</li> <li>• Applications permitted throughout the rest of the City. Approval dependent on existing regulations and requirements.</li> </ul>	Zone Amending Bylaw (4 Readings of Council and a Public Hearing) to define the use and set out the prohibited area.
2	Implement Geographic Buffers of 400 metres to Pharmacy Applications	<ul style="list-style-type: none"> <li>• Limited applications would be accepted in the Town Centre Area.</li> <li>• Applications permitted throughout the rest of the City. Approval dependent on existing regulations and requirements.</li> </ul>	Zone Amending Bylaw (4 Readings of Council and a Public Hearing) to define the use and set out the geographic buffer.

Option	Concept	Impact	Implementation Tool
3	Prohibit Pharmacies City-Wide	<ul style="list-style-type: none"> <li>No applications permitted in the City.</li> </ul>	Zone Amending Bylaw (4 Readings of Council and a Public Hearing) to define the use and set out the prohibited area.
4	Status Quo	<ul style="list-style-type: none"> <li>No change to how pharmacy applications are permitted in the City.</li> </ul>	N/A

### 2.3 Next Steps

Based on the Council resolution passed at the September 28, 2021 Council meeting, wherein Council directed staff to bring back a draft bylaw to limit pharmacy use in the Town Centre, attached is a draft Zone Amending Bylaw for Council to consider and provide direction on proceeding through the Bylaw amendment process shown in Figure 1 below.

Figure 1 – Proposed Bylaw Amendment Process



### 3.0 POLICY IMPLICATIONS:

The City of Maple Ridge Official Community Plan and Town Centre Area Plan include policies that speak to the priority function of commercial uses that support the residential population of the Town Centre with the provision of necessary goods, including food, and services, such as medical care, and that these uses will be encouraged to develop or remain in and around the Central Business District of the Town Centre and in the commercial designated areas of Port Haney.

### 4.0 INTERDEPARTMENTAL IMPLICATIONS:

The review and permitting of business license regulation and opportunity is a multi-department undertaking between the Planning, Bylaw & Licensing Services, Building, and Economic Development Departments. All departments continue to envision a continued collaborative working relationship to ensure the successful implementation of the Council-approved direction for the regulation of pharmacies in Maple Ridge.

A consultant for the Economic Development Department has identified that the pharmacist occupation ratio for Maple Ridge is about the same as the pharmacist occupation ratio for the Metro Vancouver and Fraser Valley Regions, as well as B.C. In addition, according to employment wage data, pharmacist and pharmacist assistant wages are considered above average for Maple Ridge. It is also important

to note that manufacturing is a core target sector for future economic development opportunities in Maple Ridge and that limiting or restricting a portion of the pharmaceutical value chain may have an impact on the perception of openness of the manufacturing portion of the pharmaceutical value chain.

From a Community Safety perspective, the majority of the complaints received relate to smaller-scale pharmacies, often with specific OAT offerings included as part of the pharmacy. These pharmacies may struggle to manage the behaviors of their patients. It is recognized that COVID created a challenge where indoor occupancy limits pushed patients out of waiting rooms onto the adjacent sidewalks. While smaller-scale pharmacies, including OAT clinics, are valuable to residents, best practices should be focused on patient behavior management and reducing impacts on neighbouring businesses.

## **CONCLUSION:**

In September 2021, Council directed staff to bring forward an options report regarding the regulation of pharmacies in Maple Ridge. This report outlines four possible options for the regulation of pharmacies in Maple Ridge, which include: Option 1: Outright Prohibit New Small-Scale Pharmacies in the Town Centre Area; Option 2: Introduce Geographic Buffers of 400m to New Pharmacy Applications; Option 3: Outright Prohibit New Pharmacies City-wide; Option 4: Status Quo.

This report includes a draft of a possible Zone Amending Bylaw to limit pharmacies in the Town Centre Area, reflecting Option 1, for Council consideration of first and second reading at an upcoming Council meeting.

“Original signed by Amanda Grochowich”

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*Prepared by:* **Amanda Grochowich, MCIP, RPP  
Planner 2**

“Original signed by Charles Goddard”

---

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

“Original signed by Christine Carter”

---

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

“Original signed by Christine Carter” for

---

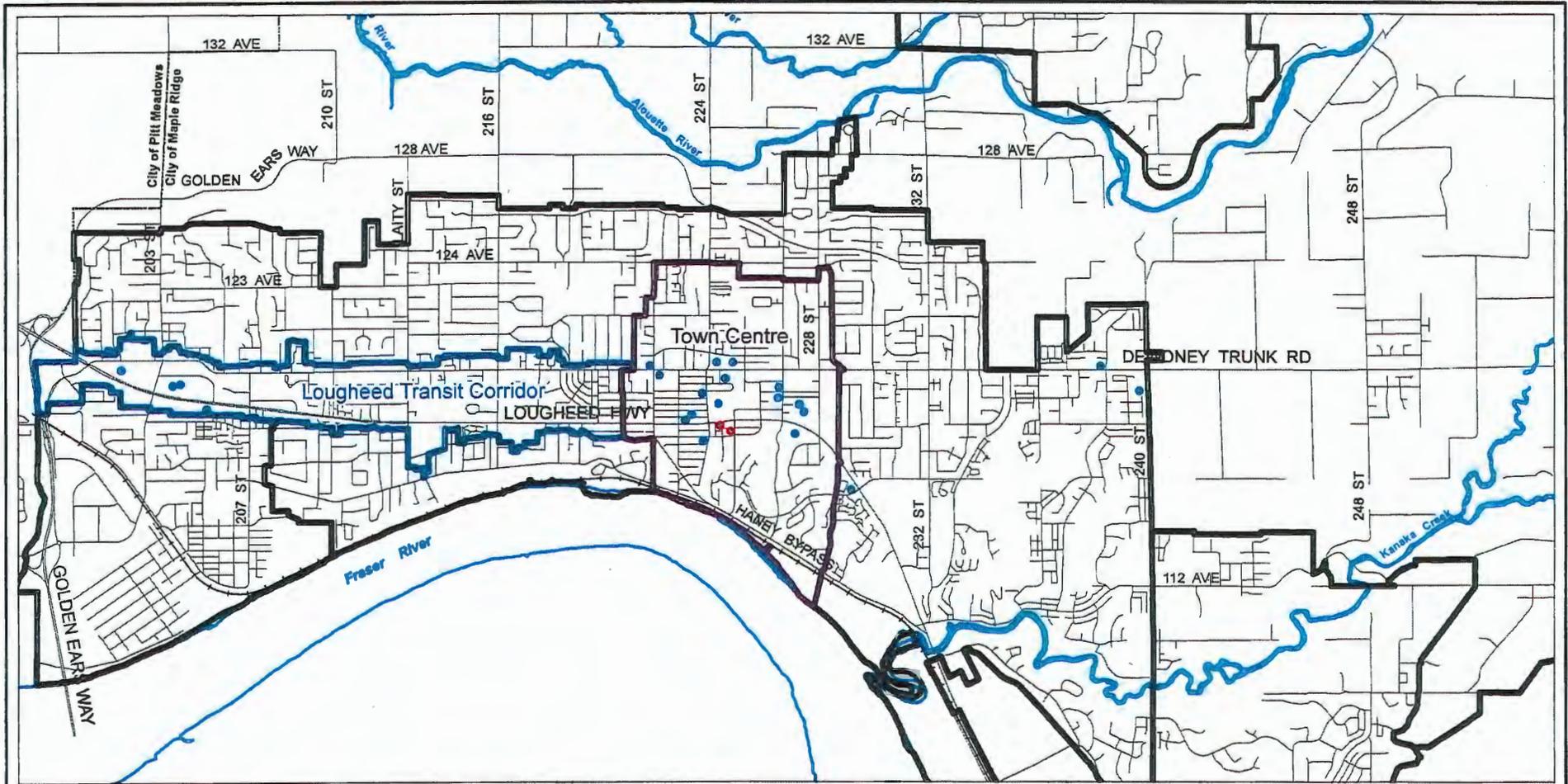
*Concurrence:* **Al Horsman  
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A: Map of existing and pending pharmacies in Maple Ridge

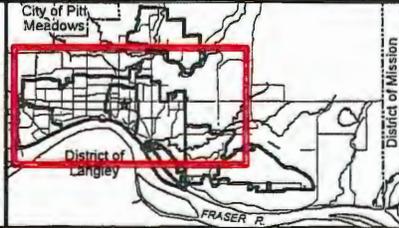
Appendix B: Draft Zone Amending Bylaw

Appendix C: Map of existing and pending pharmacies in Maple Ridge with geographical buffer set at 400m



Scale: 1:27,500

- Existing Pharmacy
- Pending Pharmacy
- ▭ Town Centre Area
- ▭ Lougheed Corridor
- ▭ Urban Development Areas



### Pharmacies in Maple Ridge



FILE: PharmacyInMapleRidge\_20211015.mxd  
 DATE: Oct 20, 2021  
 BY: DT

**CITY OF MAPLE RIDGE  
BYLAW NO. XXX-2021**

A Bylaw to amend Zoning Bylaw No. 7600 - 2019 as amended

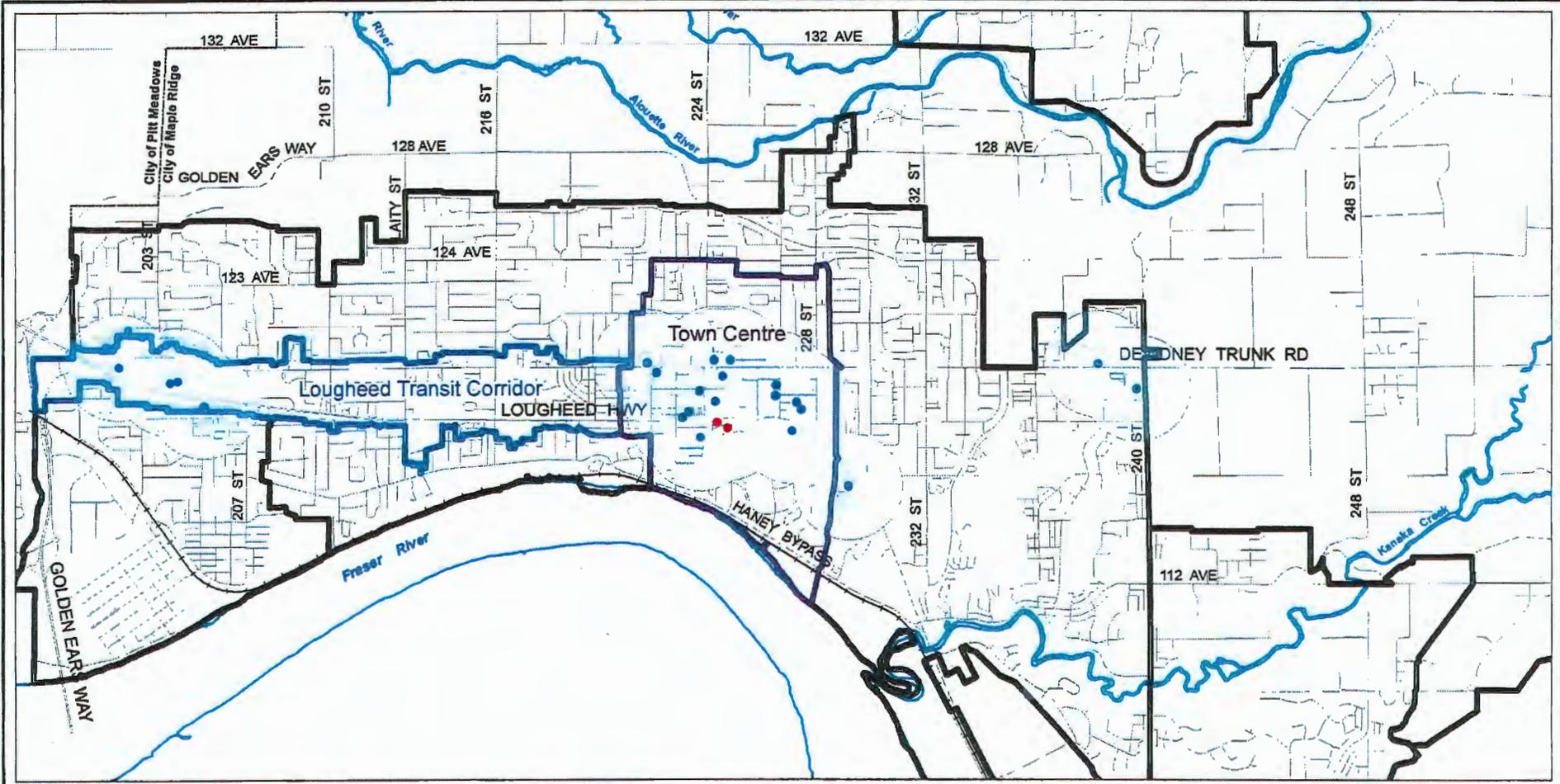
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**WHEREAS**, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 7600 - 2019 as amended;

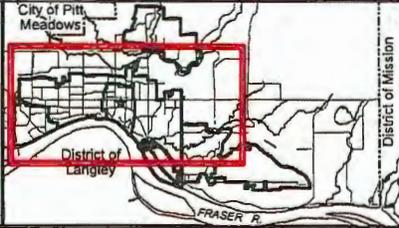
**NOW THEREFORE**, the Municipal Council of the City of Maple Ridge enacts as follows:

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. XXXX-2021."
2. That PART 2 INTERPRETATIONS AND DEFINITIONS, Section 202 Definitions, that the definition of "Pharmacy" is inserted between "PERSONAL SERVICES" and "PLACE OF WORSHIP":  
**PHARMACY** means a Use in a commercial establishment which fills a broad range of pharmaceutical prescriptions.
3. That PART 4 GENERAL REGULATIONS, Section 402 Regulations for Permitted Uses of Land, Buildings, and Structures is amended by inserting the following between 402.21 Parking and Storing of Unlicensed Vehicles and Contractor's Equipment and 402.22 Produce Sales, and renumbering the section accordingly:  
402.22 Pharmacy
  1. A Pharmacy Use is subject to the following provisions:
    - a. shall not be permitted as a Principal Use;
    - b. shall not be permitted as an Accessory Use in a commercial establishment with a finished floor area less than or equal to 700 square metres on a lot within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw;
    - c. shall be permitted as an Accessory Use in a commercial establishment with a finished floor area greater than 700 square metres on a lot within the Town Centre Area, as identified on Schedule "C" (Town Centre Area Plan) of this Bylaw; and
    - d. shall be permitted as an Accessory Use outside of the Town Centre Area.
4. That PART 7 Commercial Zones, Section 701 Zone: C-1 Neighbourhood Commercial is amended by inserting the following after 701.3 1. e.
  - f. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
5. That PART 7 Commercial Zones, Section 702 Zone: C-2 Community Commercial is amended by inserting the following after 702.3 1. e.
  - f. a Pharmacy Use, subject to Section 402.22 of this Bylaw.
6. That PART 7 Commercial Zones, Section 703 Zone: C-3 Town Centre Commercial is amended by inserting the following after 703.3 1. d.
  - e. a Pharmacy Use, subject to Section 402.22 of this Bylaw.





- Existing Pharmacy
- Pending Pharmacy
- 400m Pharmacy Buffer
- Town Centre Area
- Lougheed Corridor
- Urban Development Areas



**Pharmacies in Maple Ridge**

PLANNING DEPARTMENT

**MAPLE RIDGE**  
District of Langley

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

FILE: PharmacyInMapleRidge\_20211015.mxd  
 DATE: Oct 20, 2021  
 BY: DT

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **First Reading**  
**Zone Amending Bylaw No. 7814-2021**  
**24156 104 Avenue**

**MEETING DATE:** February 15, 2022  
**FILE NO:** 2019-013-RZ  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 24156 104 Avenue, from RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential), to permit the future construction of 21 townhouse units. To proceed further with this application additional information is required as outlined below.

The proposed plan is showing a floor space ratio of 0.75 FSR utilizing the density bonus provision for lots within the Albion Area Plan, as described in Section 402.9 of the Zoning Bylaw No. 7600-2019. A density bonus contribution of \$3,100.00 shall therefore be required for each unit where the FSR in this development is more than 0.6 FSR but not more than 0.75 times the lot area (FSR).

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

**RECOMMENDATIONS:**

1. That Zone Amending Bylaw No. 7814-2021 be given first reading; and further
2. That the applicant provide further information as described on Schedules C, D and G of the *Development Procedures Bylaw No. 5879-1999*.

**DISCUSSION:**

**a) Background Context:**

Applicant: Pivotal Development Consultants, Wayne Jackson  
Legal Description: Lot K Section 3 Township 12 New Westminster District Plan 20434

OCP:  
Existing: Medium Density Residential  
Proposed: Medium Density Residential

Within Urban Area Boundary: Yes  
Area Plan: Albion Area Plan  
OCP Major Corridor: Yes

Zoning:  
Existing: RS-3 (Single Detached Rural Residential)  
Proposed: RM-1 (Low Density Townhouse Residential)

Surrounding Uses:  
North: Use: School  
Zone: P-1 (Park & School)  
Designation: Institutional  
South: Use: Multi-Family Residential  
Zone: RM-1 (Low Density Townhouse Residential)  
Designation: Medium Density Residential  
East: Use: Single-Family Residential  
Zone: RS-3 (Single Detached Rural Residential)  
Designation: Medium Density Residential  
West: Use: Multi-Family Residential  
Zone: RM-1 (Low Density Townhouse Residential)  
Designation: Medium Density Residential

Existing Use of Property: Single-Family Residential  
Proposed Use of Property: Multi-Family Residential  
Site Area: 3,970 m2 (0.99 acres)  
Access: 104 Avenue  
Servicing requirement: Urban Standard

**b) Site Characteristics:**

The subject property is located within the Albion Area and is bounded by single family homes to the east, a townhouse site along the south and west, and 104 Avenue and an elementary school to the north (see Appendices A and B). Slopes over 30% are meandering over the northern half of the property, influencing the buildable area as shown on the plans in Appendix D.

c) **Project Description:**

The application is proposing to rezone the subject property from RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential), to allow for the construction of 21 townhouse units with access from 104 Avenue. All proposed units are designed with a one-car garage plus an outside stall in the front yard beside it, to provide sufficient residential parking. Tandem parking stalls are not proposed.

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

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

d) **Planning Analysis:**

Official Community Plan:

The development site is located within the Albion Area Plan and is currently designated *Medium Density Residential*. This designation allows for a range of housing styles and densities, including smaller lot single detached housing, townhouse and duplex dwelling units. Therefore, the proposed development with the RM-1 zone is in compliance with the designation.

Zoning Bylaw:

The current application proposes to rezone the subject property from RS-3 (Single Detached Rural Residential) to RM-1 (Low Density Townhouse Residential) (see Appendix C) to permit future construction of approximately 21 townhouse units in five buildings (see Appendix D).

The proposal is showing a density calculation of 0.75 FSR making use of the Albion Area Density Bonus Amenity Contribution provision of the Zoning Bylaw No. 7600-2019. The subject property is approximately 3,970 m<sup>2</sup>, and the minimum lot size for the proposed zone subject to the Albion Area Density Bonus Amenity Contribution is 1,115 m<sup>2</sup>.

No apparent variances are showing at high level review. Any variations from the requirements of the proposed zone will require a Development Variance Permit application and a future report to Council.

Development Permits:

A high-level overview of environmental components has been done to ensure the proposal can work complying with the City's hillside protection policies, while further details will be required to proof out exact buildable areas and protective measures.

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 8.10 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 %; and
- 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 Residential 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, Recreation and Culture 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);
3. A Natural Features Development Permit Application (Schedule G);

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 Official Community Plan, therefore, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

“Original signed by Mark McMullen” for

---

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

“Original signed by Charles Goddard”

---

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

“Original signed by Christine Carter”

---

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

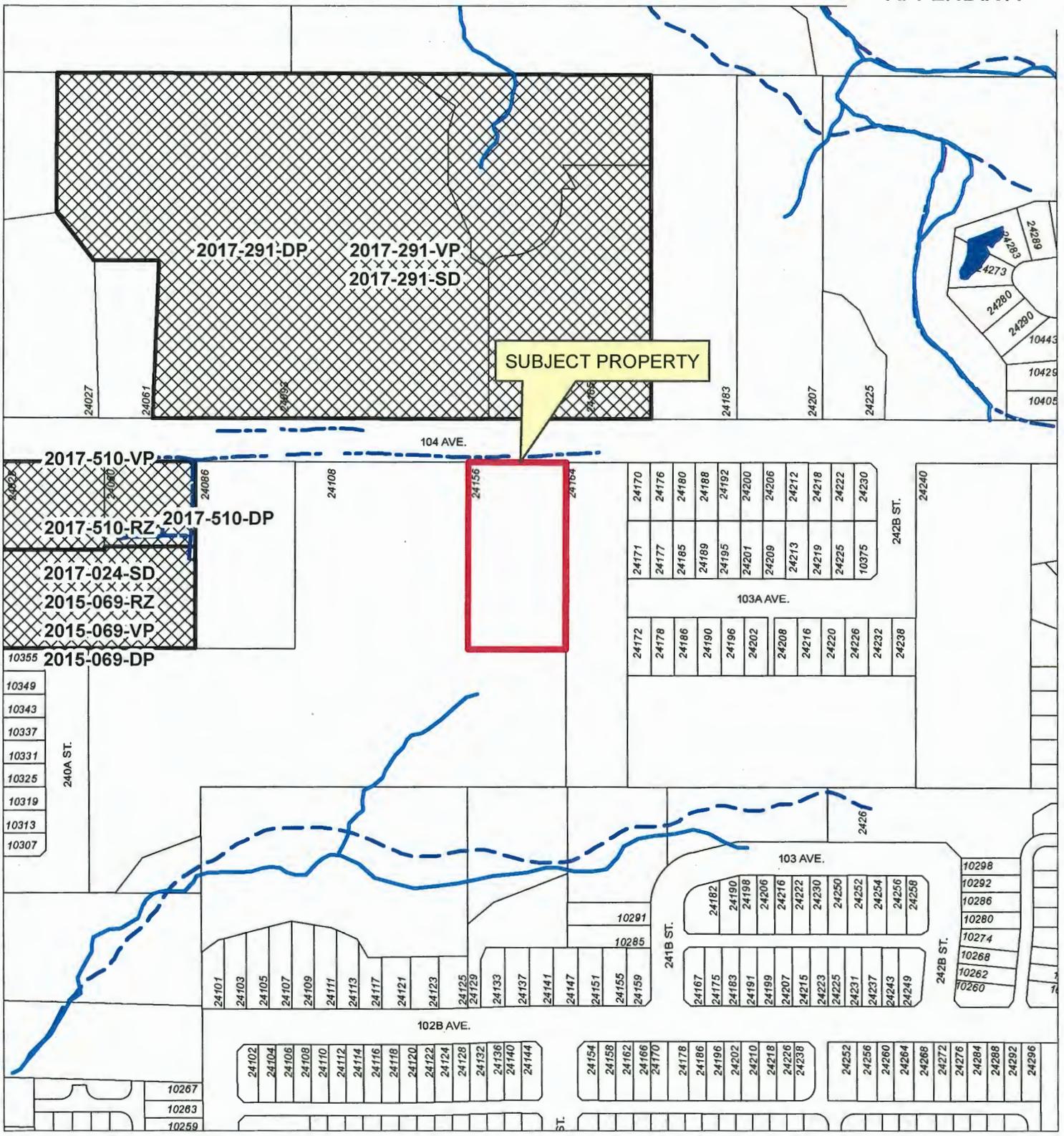
“Original signed by Scott Hartman”

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*Concurrence:* **Scott Hartman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7814-2021
- Appendix D – Proposed Site Plan



SUBJECT PROPERTY



**Legend**

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

Scale: 1:2,500

24156 104 AVE

PLANNING DEPARTMENT



**mapleridge.ca**

FILE: 2019-013-RZ  
DATE: Jan 10, 2019

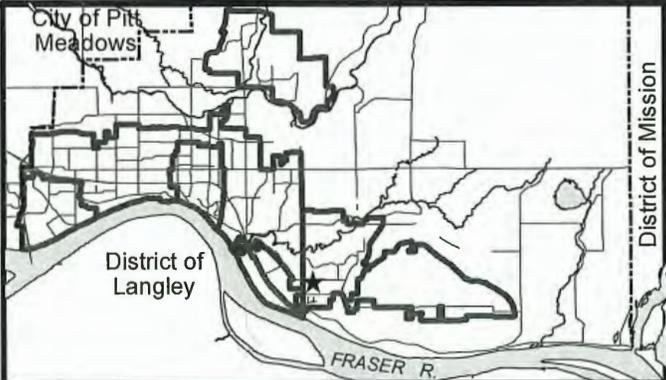
BY: LP



Aerial Imagery from the Spring of 2016



Scale: 1:2,500



District of Mission

24156 104 AVE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

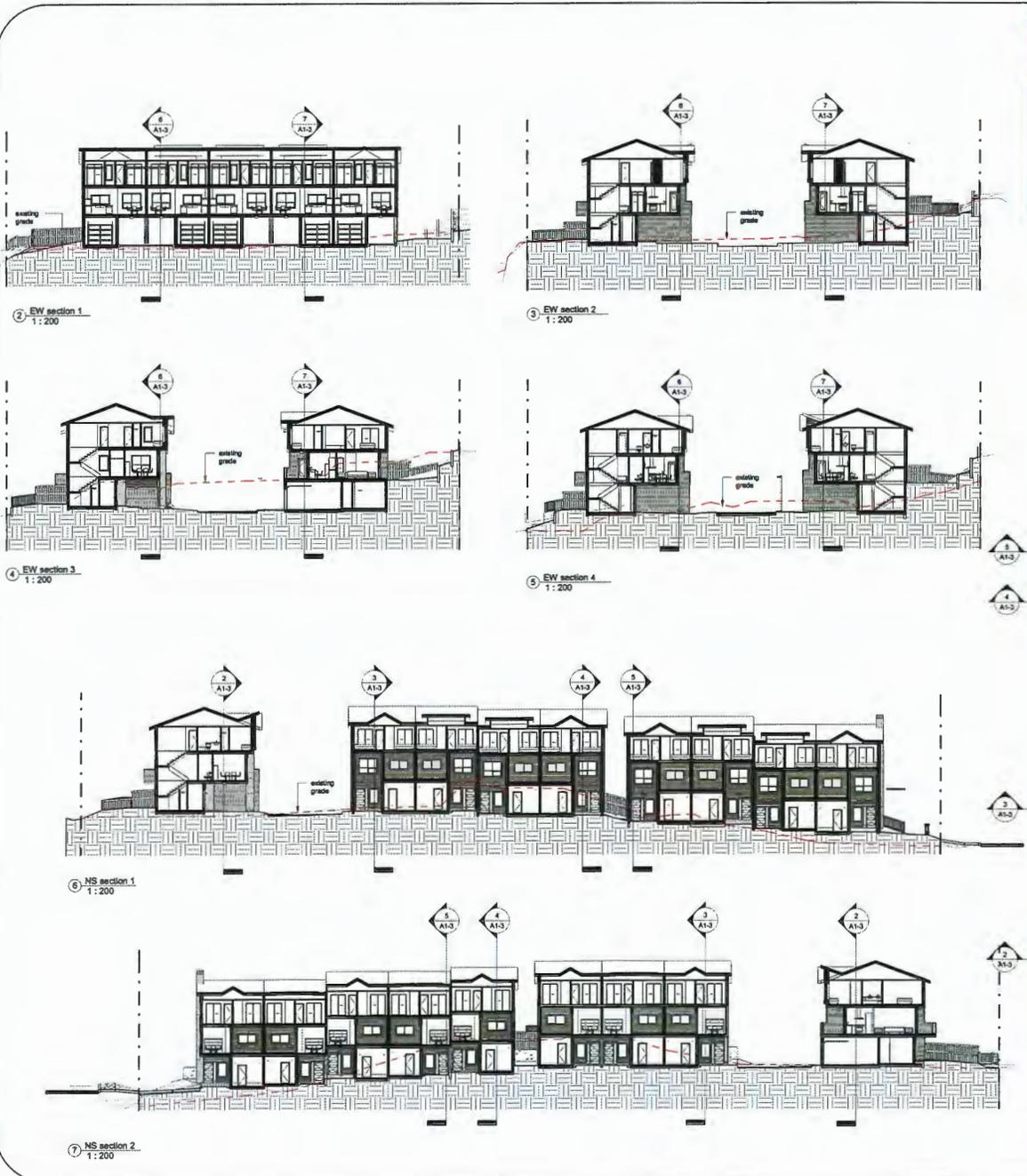
mapleridge.ca

FILE: 2019-013-RZ  
DATE: Jan 10, 2019

BY: LP







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Rev. A, Jan 2022  
 sff/aska changed  
 rev. B, Jan 2022  
 pd/ro adjusted

RE-ISSUED FOR DP JAN 26/22  
 RE-ISSUED FOR DP JAN 20/22  
 RE-ISSUED FOR DP DEC 16/21

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 2539 E. 40th Avenue  
 Vancouver, BC, V5R 2V9

architect  
**Architecture Inc.**  
*Jeff Labaree*

project  
 24156 - 104th Avenue  
 Townhouses, Maple Ridge

drawing title  
 site plan - parking level

scale

project # 20-107 drawing #  
 scale as shown A1.3  
 drawn by GDL  
 checked by



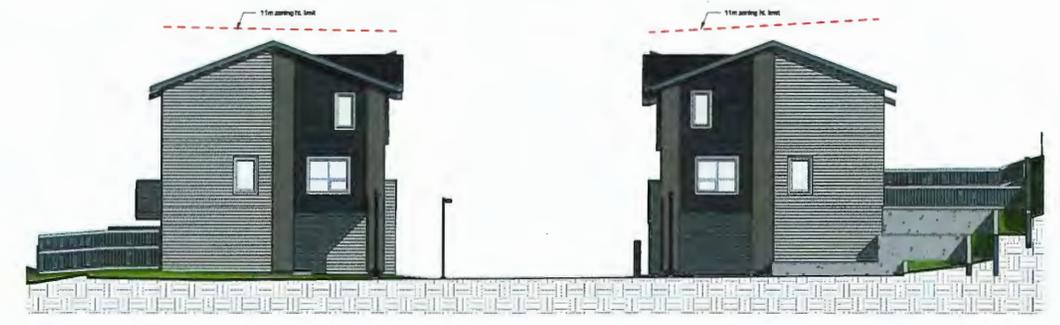
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1 north elevation - blocks A & E  
1:100



2 north elevation - block C  
1:100



3 south elevation - blocks B & D  
1:100

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Architect  
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Tel: 604.681.8888  
Fax: 604.681.8889  
www.goffarchitects.com

Project  
24150 - 104th Avenue  
Townhouses, Maple Ridge

Drawing title  
site elevations

Scale

Project # 20-107 Drawing #  
Scale as shown  
Drawn by GDM  
Checked by  
A1.6

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1. east elevation - blocks A, B & C  
1:100

rev A, Jan 26/22  
Basement walls increased



2. south elevation - block C  
1:100



3. east elevation - blocks D & E  
1:100

RE-ISSUED FOR DP JAN 26/22

RE-ISSUED FOR DP DEC 16/21

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client  
Somer Investments, Ltd.  
2520 E. 49th Avenue  
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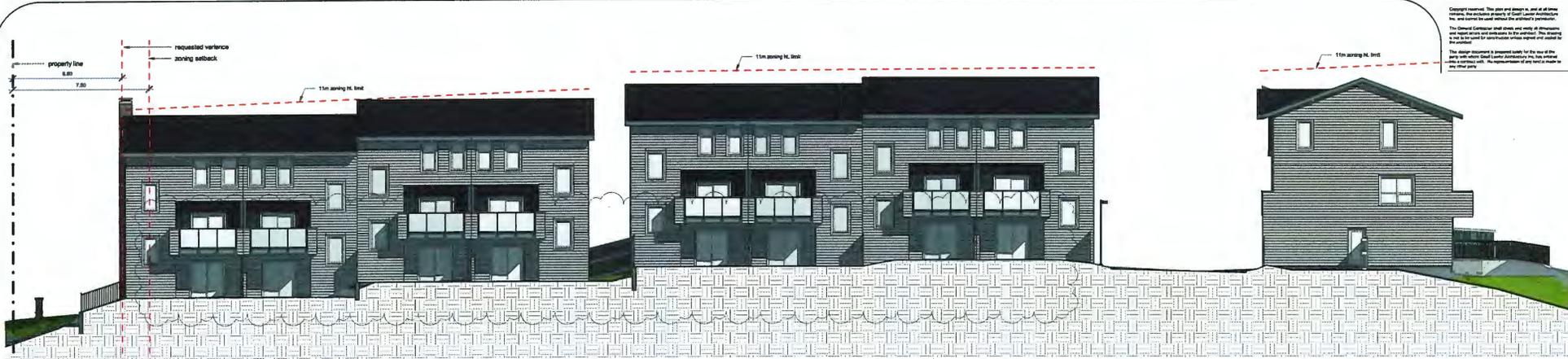
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project  
24156 - 104th Avenue  
Townhouses, Maple Ridge

drawing title  
site elevations

sheet

project # 20-107 drawing #  
scale as shown A1.7  
drawn by GDL  
checked by



① west elevation - blocks C, D & E  
1:100



② west elevation - blocks A & B  
1:100

rev A, Jan 26/22  
basepoint update processed

RE-ISSUED FOR DP JAN 26/22  
RE-ISSUED FOR DP DEC 16/21

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British Columbia V6L 1K1  
www.gordonandassociates.com

project  
24155 - 104th Avenue  
Townhouses, Maple Ridge

drawing title  
site elevations

sheet

project # 20-107 drawing #  
scale as shown A1.8  
drawn by GDL  
checked by

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **First Reading**  
**Zone Amending Bylaw 7825-2022**  
**24255 113 Avenue**

**MEETING DATE:** February 15, 2022  
**FILE NO:** 2021-501-RZ  
**MEETING:** C o W

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**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 24255 113 Avenue from RS-3 (Single Detached Rural Residential) to RS-1d (Single Detached (Half Acre) Residential) utilizing the density bonus option to RS-1b (Single Detached (Medium Density) Residential), to permit a future subdivision of approximately five lots. To proceed further with this application additional information is required as outlined below.

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

**RECOMMENDATIONS:**

1. That Zone Amending Bylaw No. 7825-2022 be given first reading; and further
2. That the applicant provides further information as described on Schedules B, F, and G of the *Development Procedures Bylaw No. 5879-1999*, along with the information required for a Subdivision application.

**DISCUSSION:**

**a) Background Context:**

Applicant:	Don Bowins
Legal Description:	Lot 14 Section 15 Township 12 New Westminster Plan 50696
OCP:	
Existing:	<i>Low Density Residential, Conservation</i>
Proposed:	<i>Low Density Residential, Conservation</i>
Within Urban Area Boundary:	Yes
Area Plan:	Albion Area Plan
OCP Major Corridor:	No

Zoning:  
Existing: RS-3 (Single Detached Rural Residential)  
Proposed: RS-1d (Single Detached (Half Acre) Residential) with Density Bonus to RS-1b (Single Detached (Medium Density) Residential)

Surrounding Uses:

North: Use: Single Detached Residential  
Zone: RS-3 (Single Detached Rural Residential)  
Designation: *Agricultural*

South: Use: Single Detached Residential  
Zone: RS-3 (Single Detached Rural Residential)  
Designation: *Conservation and Low Density Residential*

East: Use: City-owned *Conservation* lands  
Zone: N/A  
Designation: *Conservation*

West: Use: Single-Detached Residential  
Zone: RS-1d (Single Detached (Half Acre) Residential) with Density Bonus: RS-1b (Single Detached (Medium Density) Residential) zoning  
Designation: *Low Density Residential*

Existing Use of Property: Single Detached Residential  
Proposed Use of Property: Single Detached Residential  
Site Area: 0.808 hectares (2.0 acres)  
Access: 242A Street  
Servicing requirement: Urban Standard

**b) Site Characteristics:**

To the north of the subject site are lots designated *Agricultural* which are fully part of the Agricultural Land Reserve (see Appendices A and B). The single lot to the east is fully forested and is City-owned *Conservation* land featuring watercourses, including the productive Seigel Creek which crosses into the southeast corner of the subject site. The subject site fronts 113 Avenue to the south with one rural residential lot across the street.

To the west, subdivision application 2015-260-SD was approved in 2018 to create 242A Street which provides access for the seven newly created lots. The newly created street was built with the expectation that the subject site would apply for a similar subdivision and that the remaining road dedication needed to complete 242A Street with its cul-de-sac would come from this application.

**c) Project Description:**

The applicant proposes to rezone the subject site to RS-1d while utilizing the density bonus option in the Albion Area Plan to create five RS-1b (minimum 557m<sup>2</sup> size) lots (see Appendices C and D). A large eastern portion of the site will be dedicated as *Conservation* due to the environmentally sensitive areas of Seigel Creek and the associated steep slopes. The western edge of the site will be dedicated to complete 242A Street and the associated cul-de-sac. Along the entirety of the northern portion of the site, a 6.0 metre buffer will be dedicated between the ALR properties and the newly created lots.

At this time the applicant proposes five lots which will have access off of 242A Street. There are steep slopes, both natural and human-made, on site in addition to those flanking Seigel Creek. These features and their relating setbacks will affect the final number of lots possible (see Preliminary Environmental Context Map in Appendix E).

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

Any subdivision layout provided is strictly preliminary and could change after servicing details and analysis reports. Any subdivision layout provided is strictly preliminary and must be approved by the Approving Officer.

**d) Planning Analysis:**

**Official Community Plan:**

The subject site is located within the Albion Area Plan and is currently designated *Low Density Residential*. This designation supports the RS-1d zone and the creation of 2,000m<sup>2</sup> lots. The density bonus in the Area Plan allows for the smaller RS-1b (557m<sup>2</sup>) zoned lots through an Amenity Contribution toward community amenities that will be located within the boundaries of the Area Plan. This application to rezone to the RS-1d zone while utilizing the density bonus option is consistent with the Official Community Plan. A minor OCP amendment is required to designate the watercourse corridor as *Conservation* after the above-noted groundtruthing is completed.

**Zoning Bylaw:**

The proposal is to rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-1d (Single Detached (Medium Density) Residential) (see Appendix C) with the density bonus option. This option allows for increased density by permitting the smaller RS-1b which may enable the creation of five lots (see Appendix D). The minimum lot size for the RS-1b zone is 557m<sup>2</sup>. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

**Development Permits:**

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

Pursuant to Section 8.10 of the OCP, a Natural Features Development Permit application is required for all development and subdivision activity to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions.

### **Development Information Meeting:**

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

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

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Parks, Recreation and Culture Department;
- f) School District;
- g) Utility companies;
- h) Agricultural Land Commission;
- i) Fisheries & Oceans Canada;
- j) Ministry of Environment; and
- k) Canada Post.

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

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

### **f) Early and Ongoing Consultation:**

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

### **g) Development Applications:**

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

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

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

**CONCLUSION:**

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

It is anticipated that once complete information is received, Zone Amending Bylaw No. 7825-2022 will be amended and an OCP Amendment to adjust the Conservation boundary may be required.

“Original signed by Brandon Djordjevich”

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

“Original signed by Charles Goddard”

---

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

“Original signed by Christine Carter”

---

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

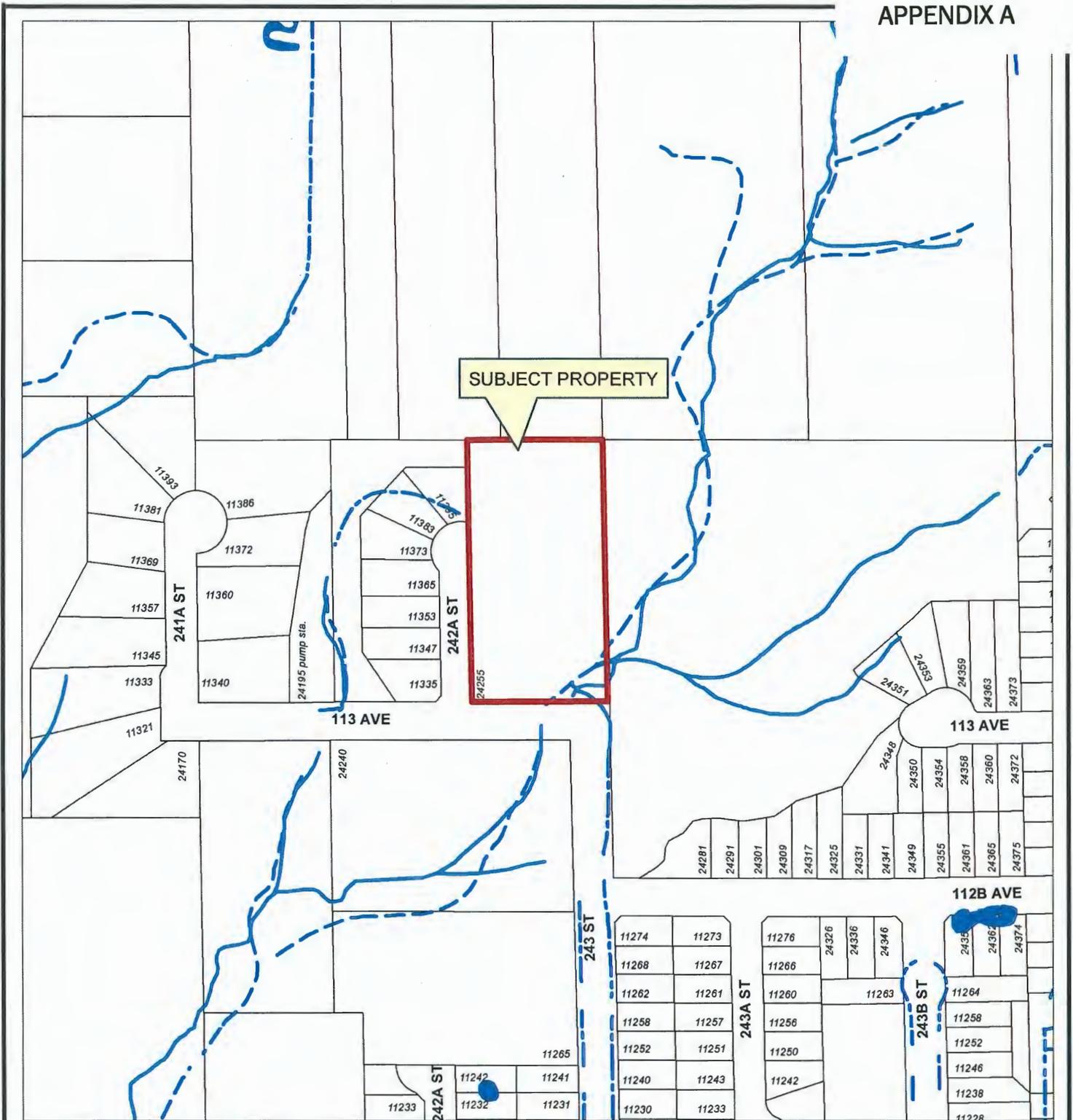
“Original signed by Scott Hartman”

---

*Concurrence:* **Scott Hartman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7825-2022
- Appendix D – Proposed Site Plan
- Appendix E – Preliminary Environmental Context Map



SUBJECT PROPERTY

**Legend**

-  Stream
-  Ditch Centreline
-  Indefinite Creek
-  Lake or Reservoir
-  Street Name Labels



Scale: 1:2,500

24255 113 AVENUE  
PID 004-190-459

PLANNING DEPARTMENT



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

FILE: 2021-501-RZ/SD

DATE: Oct 7, 2021

BY: PC



Aerial Imagery from the Spring of 2020



Scale: 1:2,500



2425 113 AVENUE  
PID 004-190-459

PLANNING DEPARTMENT



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

FILE: 2021-501-RZ/SD  
DATE: Oct 7, 2021

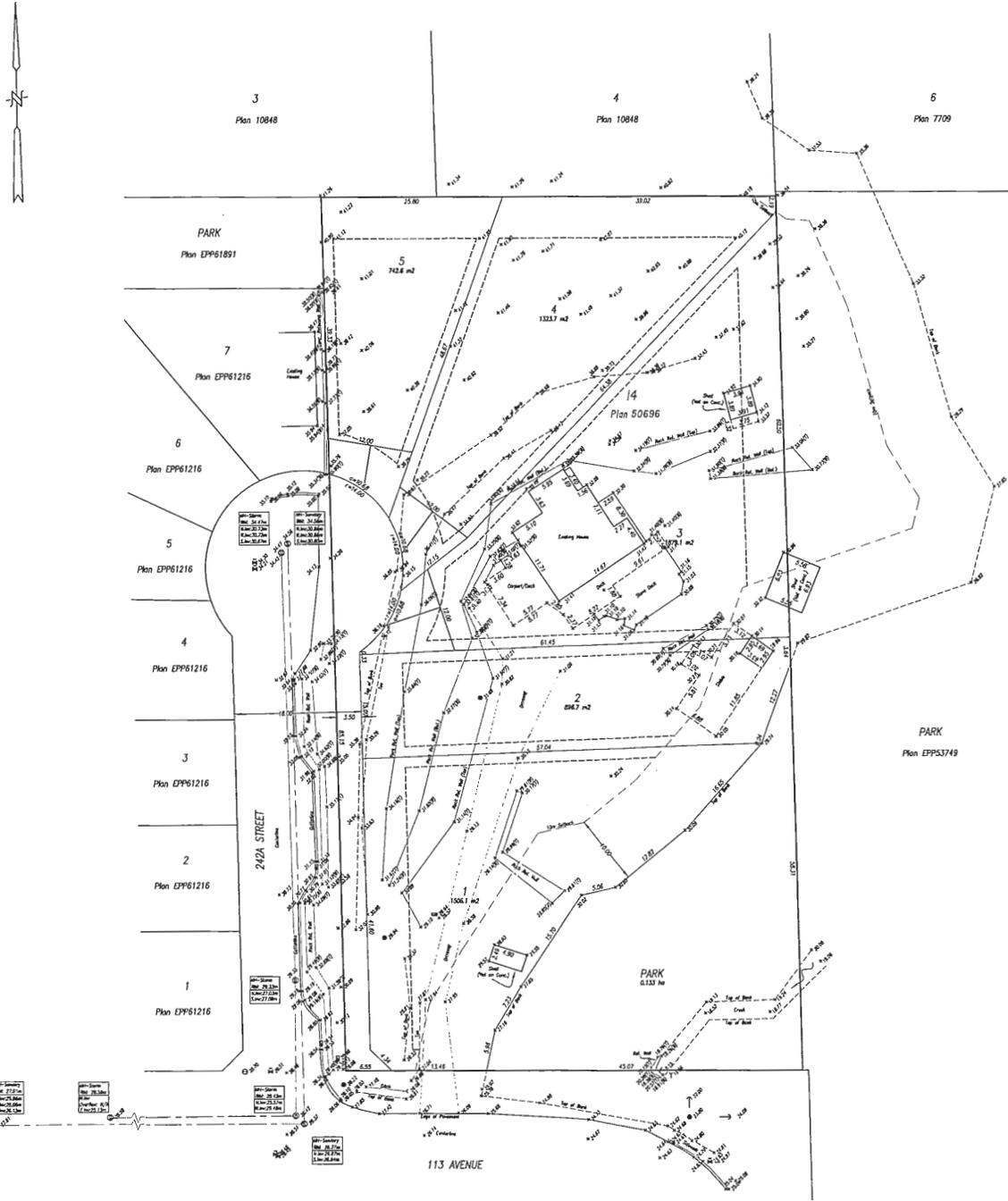
BY: PC





PROPOSED SUBDIVISION PLAN OF  
LOT 14 SECTION 15 TOWNSHIP 12  
NEW WESTMINSTER DISTRICT PLAN 50696

SCALE 1 : 300  
ALL DIMENSIONS ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE INDICATED.  
CIVIC ADDRESS: 24255 113 AVENUE, MAPLE RIDGE  
PARCEL IDENTIFIER: 004-190-459



LEGEND	DESCRIPTION
Symbol	ANCHOR IRON
Symbol	CATCH BASIN
Symbol	CULVERT
Symbol	HYDRANT
Symbol	MANHOLE - DRAIN/STORM
Symbol	MANHOLE - SANITARY
Symbol	POWER/UTILITY POLE
Symbol	WATER VALVE
Symbol	TOP/BOTTOM WALL ELEVATIONS

LOT DIMENSIONS DERIVED FROM  
PLAN 50696  
ELEVATIONS ARE IN METRES (GEODETIC)  
ELEVATIONS REFERENCED TO  
MONUMENTS 8212160  
ELEVATION: 26.021  
DATUM: CYD280M02018

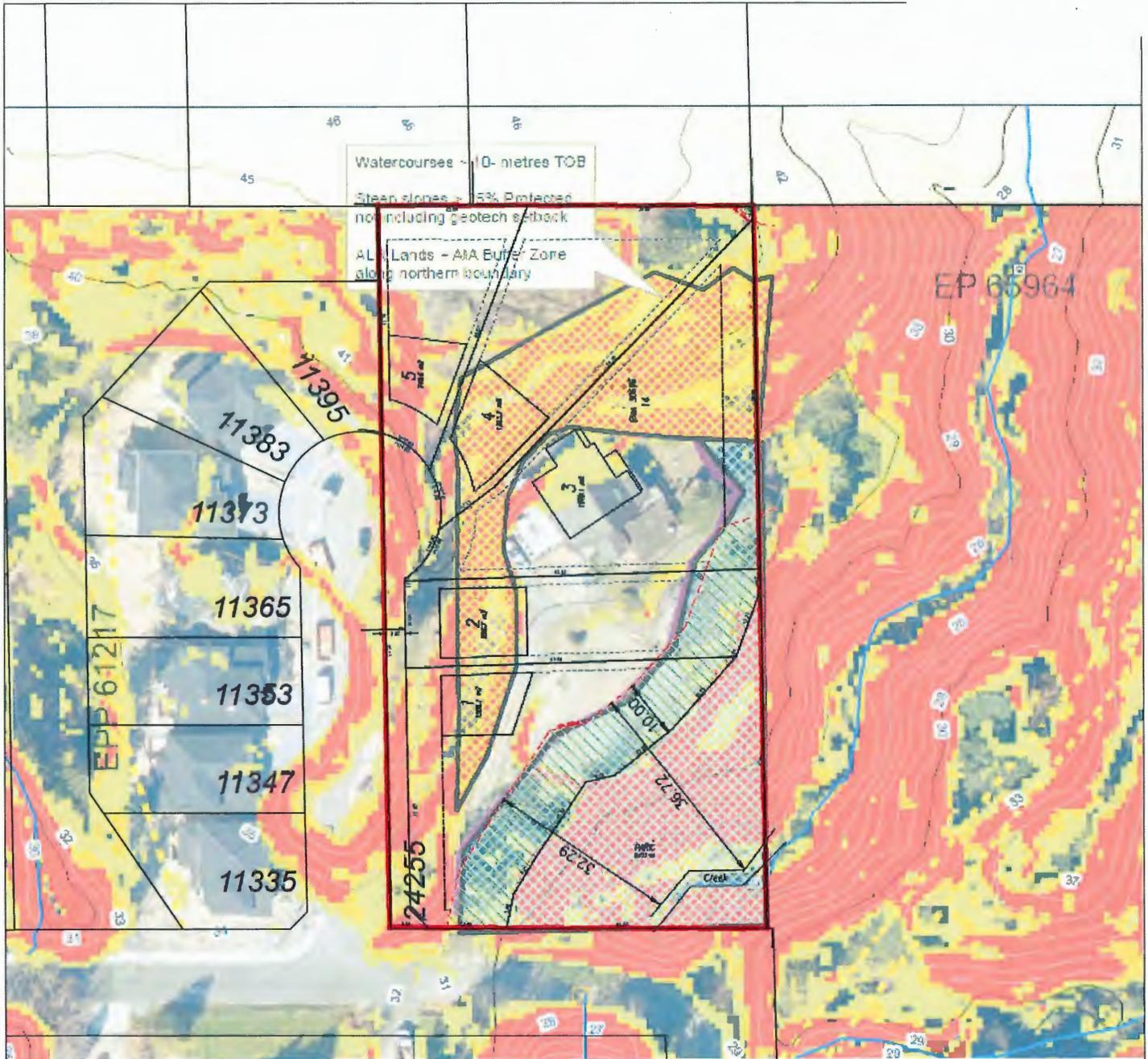
WADE & ASSOCIATES LAND SURVEYING LTD.  
BC LAND SURVEYORS  
MISSION & MAPLE RIDGE  
PHONE: (604) 826-9581 OR 463-4753  
FAX: 463-9595-06

PREPARED FOR: DLJ HOLDINGS

CHARGES ON FILE WITHOUT REFERENCE TO  
SHEET PLANS THAT MAY AFFECT APPROPRIATIONS  
N/A

**DRAFT**

S.P. WADE, B.C.L.S.  
DATE OF SURVEY: AUGUST 20-24, 2020  
DATE OF SURVEY: DECEMBER 7, 2020



24240

**Important Note:**  
 First Reading Preliminary Context Map for land use should also include consideration for protected areas and protected features. The attached preliminary context map only provides preliminary information on water features and steep slopes which requires further field verification. Additional studies and further field verification are required to determine developable and non-developable areas. Natural hazard setbacks, tree retention & replacement setbacks, pervious area targets, trail connections, and on site 3-tier stormwater/landscape requirements are all important to determine final developable and non-developable areas on site.

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



Scale: 1:1,000



2021-501-RZ  
 Site Plan Overlay



FILE: Subject Map.mxd  
 DATE: Jan 31, 2022

BY: DT



## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** February 15, 2022  
**FILE NO:** 2021-565-RZ  
**MEETING:** C o W  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7824-2022  
24301 126 Avenue

---

### EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 24301 126 Avenue, from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential), to permit a future subdivision of two single-family lots. To proceed further with this application, additional information is required as outlined below.

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

### RECOMMENDATIONS:

1. That Zone Amending Bylaw No. 7824-2022 be given first reading; and further
2. That the applicant provide further information as described on Schedules B and G of the *Development Procedures Bylaw No. 5879-1999*, along with the information required for a Subdivision application.

### DISCUSSION:

#### a) Background Context:

Applicant: D. Palombi  
Legal Description: Lot 67 Section 22 Township 12 New Westminster District Plan 43885

OCP:  
Existing: Estate Suburban Residential  
Proposed: Estate Suburban Residential

Within Urban Area Boundary: No  
OCP Major Corridor: No

Zoning:  
Existing: RS-3 (Single Detached Rural Residential)  
Proposed: RS-2 (Single Detached Suburban Residential)

Surrounding Uses:

North:	Use:	Single-Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	Estate Suburban Residential
South:	Use:	Single-Family Residential
	Zone:	RS-2 (Single Detached Suburban Residential)
	Designation:	Estate Suburban Residential
East:	Use:	Single-Family Residential
	Zone:	RS-2 (Single Detached Suburban Residential)
	Designation:	Estate Suburban Residential
West:	Use:	Single-Family Residential
	Zone:	RS-3 (Single Detached Rural Residential), under application 2018-325-RZ to rezone to RS-2 (Single Detached Suburban Residential)
	Designation:	Estate Suburban Residential

Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Single-Family Residential
Site Area:	0.81 ha (2 acres)
Access:	126 Avenue
Servicing requirement:	Rural Standard

**b) Project Description:**

The subject property is located at the intersection of 243 Street and 126 Avenue. It is a large lot with steep slopes to the north, and generally sloping from east to west. There are single-family homes to the east, west, and south, and to the north, beyond the Statutory Right-of-Way owned by the City (see Appendices A, B, and C).

The applicant is proposing to rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit the future subdivision into two single-family lots. The existing home would be demolished and two new homes would be constructed.

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

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

**c) Planning Analysis:**

**Official Community Plan:**

The subject property is designated *Estate Suburban Residential* in the Official Community Plan (OCP), which supports single detached and two-family residential housing. This land use designation is characterised generally by 0.40 ha (1 acre) lots. The RS-2 (One Family Suburban Residential) zone

is supported by this land use designation. On September 5, 2017, Council reaffirmed the Suburban Residential designation with the following resolution:

*That no changes be made to the current policies in the Official Community Plan for Estate Suburban Residential and Suburban Residential Land Use Designations, as discussed in the Council report dated September 5, 2017.*

On this basis, this proposal remains consistent with the Official Community Plan.

**Zoning Bylaw:**

The current application proposes to rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) (see Appendix D) to permit the future subdivision into two single-family lots, each exceeding the minimum lot area of 0.4 ha (1 acre) (see Appendix E). The single-family lots are proposed to be one acre in size each. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

**Development Permits:**

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”, or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15 %; and
- 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. A geotechnical covenant will also be required, which may extend beyond the protected slopes shown on Appendix C.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development and subdivision activity identified in wildfire risk areas, with the exception of subdivisions creating no more than two lots. A Wildfire Development Permit is therefore not required for this subdivision; however, a restrictive covenant detailing building design and landscaping requirements will be required.

**Advisory Design Panel:**

As the proposed development is for single family development, a Form and Character Development Permit is not required and the Advisory Design Panel does not need to review the project.

**Development Information Meeting:**

A Development Information Meeting is not required for this application, as there are less than five units proposed.

**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; and
- e) Parks, Recreation and Culture Department.

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) Development Applications:**

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

1. A complete Rezoning Application (Schedule B);
2. A Natural Features Development Permit Application (Schedule G); and
3. 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.

“Original signed by Michelle Baski”

---

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

“Original signed by Charles Goddard”

---

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

“Original signed by Christine Carter”

---

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

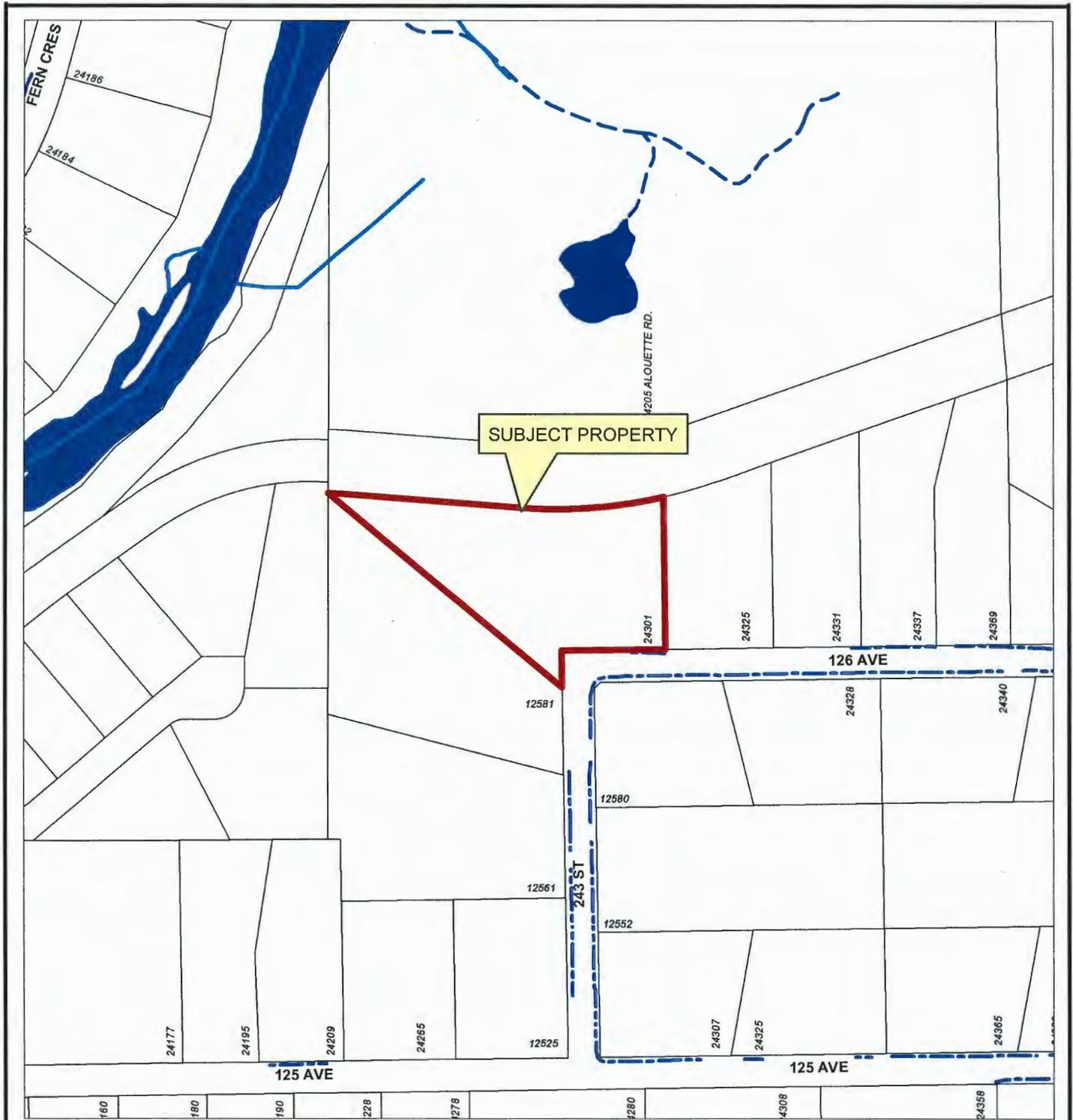
“Original signed by Scott Hartman”

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*Concurrence:* **Scott Hartman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Environmental Context Map
- Appendix D – Zone Amending Bylaw No. 7824-2022
- Appendix E – Proposed Subdivision Plan



Scale: 1:2,500

**Legend**

-  Stream
-  Ditch Centreline
-  Edge of River
-  Indefinite Creek
-  River Centreline (Topographic)
-  Lake or Reservoir
-  River
-  Major Rivers & Lakes

24301 126 AVENUE  
PID: 007-151-683

PLANNING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

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

FILE: 2021-565-RZ/SD/DP  
DATE: Nov 26, 2021

BY: PC



Scale: 1:2,500



24301 126 AVENUE  
PID: 007-151-683

PLANNING DEPARTMENT



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

FILE: 2021-565-RZ/SD/DP  
DATE: Nov 26, 2021

BY: PC



Protected slopes  
greater than 30%  
(red hatched area)

Aerial Imagery from the Spring of 2020



Scale: 1:850

Preliminary Env Context for  
24301 126th Ave

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



FILE: Untitled  
DATE: Jul 12, 2021

BY: MP





DRAFT PLAN OF PROPOSED SUBDIVISION OF  
 LOT 67 SECTION 22 TOWNSHIP 12  
 NEW WESTMINSTER DISTRICT PLAN 43885

SCALE 1 : 250

ALL DIMENSIONS ARE IN METRES AND INCLINES  
 UNLESS OTHERWISE NOTED.

CADD ADDRESS: 24301 - 126TH AVENUE, MAPLE RIDGE

PARCEL IDENTIFIER: 007-151-683

PREPARED FOR: SMITH



6  
 Plan LMS3755

LEGEND	DESCRIPTION
—	ANCHOR WIRE
—	CULVERT
—	HYDRANT
—	MANHOLE - DRAIN/STORM
—	MANHOLE - SANITARY
—	POWER/UTILITY POLE
—	WATER VALVE
—	TOP/BOTTOM WALL ELEVATIONS

LOT DIMENSIONS DERIVED FROM  
 PLAN 43885

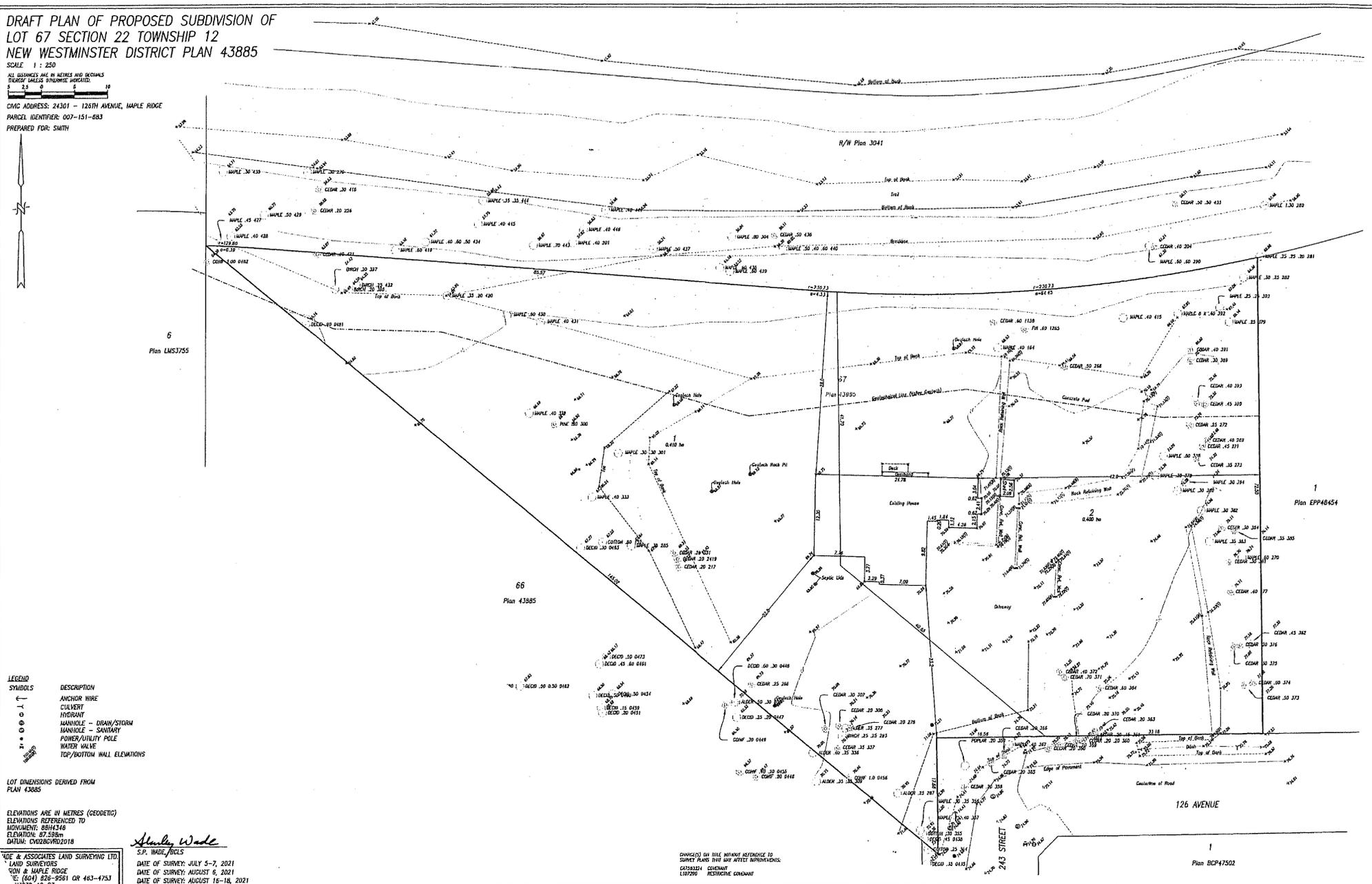
ELEVATIONS ARE IN METRES (GEODETIC)  
 ELEVATIONS REFERENCED TO  
 MONUMENT: 8514346  
 ELEVATION: 87.538m  
 DATUM: CNZ826/IRD2018

*Shelby Wade*  
 S.F. WADE, P.E.

WADE & ASSOCIATES LAND SURVEYING LTD.  
 LAND SURVEYORS  
 5001 & MAPLE RIDGE  
 TEL: (604) 826-9561 OR 463-4753  
 1000-10-83

DATE OF SURVEY: JULY 5-7, 2021  
 DATE OF SURVEY: AUGUST 6, 2021  
 DATE OF SURVEY: AUGUST 16-18, 2021

OWNERS OR TITLE HOLDERS REFERABLE TO  
 SURVEY PLANS THAT MAY AFFECT IMPROVEMENTS:  
 C4358224 - SHERMAN  
 L007006 - RESTRICTION COVENANT



126 AVENUE

1  
 Plan BCP47502

APPENDIX E



**mapleridge.ca**

**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** February 15, 2022  
**FILE NO:** 2021-531-RZ  
**MEETING:** C o W

**SUBJECT:** **First and Second Reading**  
**Termination and Replacement of Land Use Contract**  
**Official Community Plan Amending Bylaw No. 7747-2021**  
**Zone Amending Bylaw No. 7740-2021**  
**22486/88/89/90/96/97 Brickwood Close and 11649 & 11609 225 Street**

---

**EXECUTIVE SUMMARY:**

In May 2014, the Province made changes to the *Local Government Act* to stipulate that all Land Use Contracts in British Columbia will be automatically terminated on June 30, 2024. Municipalities are required to enact zoning regulations for all properties affected by Land Use Contracts prior to June 30, 2022. The *Local Government Act* also allows municipalities to terminate contracts prior to 2024 provided zoning is enacted for the affected lands.

To meet provincial legislated deadlines, the City's strategy is to enact zoning regulations for properties regulated by Land Use Contracts by bringing bundles of rezoning bylaws to Council for consideration in 2021 and 2022. Two bundles of rezoning bylaws have been adopted, but due to the complex nature of the third bundle, each property is being brought forward in a separate report.

The purpose of this report is to present Zone Amending Bylaw No. 7740-2021 to rezone the subject properties to RS-1 (Single Detached Residential) (Appendix B), which will take effect when the Land Use Contract is terminated. The properties are currently designated Ground-Oriented Multi-Family in the Official Community Plan (OCP), however, rezoning to a zone that aligns with the current use of the property minimizes the zoning non-conformities and reduces possible hardship on the property owner. Therefore, Official Community Plan Amending Bylaw No. 7747-2021 (Appendix C) is proposed to amend the OCP to support the rezoning to a single detached residential zone. Through the OCP Amending Bylaw, it is proposed that the land use designation of Ground-Oriented Multi-Family remain and that a text amendment be inserted to allow a single detached use on the subject properties. When the subject properties are proposed for ground-oriented multi-family use, at some point in the future, the subject OCP Amending Bylaw may be repealed and the Ground-Oriented Multi-Family use will apply.

**RECOMMENDATIONS:**

1. That 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 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 Official Community Plan Amending Bylaw No. 7747-2021 be given first and second reading and forwarded to Public Hearing; and further
- 3. That Zone Amending Bylaw No. 7740-2021 be given first and second reading and forwarded to Public Hearing.

### 1.0 BACKGROUND:

Between 1971 and 1978, the *Municipal Act* (now called the *Local Government Act*) allowed local governments to enter into Land Use Contracts with property owners. In May 2014, the Province made changes to the *Local Government Act* requiring municipalities to enact zoning regulations for all properties affected by Land Use Contracts prior to June 30, 2022 and that all Land Use Contracts will automatically be terminated after June 30, 2024.

At the October 13, 2020 Council Workshop meeting, the process for early termination of Land Use Contracts and the strategy to meet provincial deadlines was presented. The strategy is to bring bundles of rezoning bylaws to Council meetings over the course of 2021 and 2022. A Land Use Contract termination bylaw will be presented once the rezoning bylaws have been adopted.

To ensure the process and implications were clearly communicated to property owners, staff mailed tailored information packages to all property owners involved, created a page on the City's website that includes general information on Land Use Contracts and invited all affected property owners to an information session. However, the information session was cancelled due to low registration of property owners and staff have been meeting with interested property owners on a case-by-case basis. A Development Information Meeting is not required as no new development is being proposed.

On April 27, 2021, the first bundle of seven rezoning bylaws for properties with a Land Use Contract was adopted. On July 27, 2021, the second bundle of seven rezoning bylaws for properties with a Land Use Contract was adopted. Due to the more complex nature of the third bundle, each property is being brought forward in separate reports.

The subject properties within this report (as well as all other properties involved in the Land Use Contract removal process) will continue to be regulated by the current Land Use Contract, even upon adoption of new underlying zoning, until June 30, 2024, when all Land Use Contracts in the Province will be automatically terminated.

Should a property owner want to voluntarily discharge the Land Use Contract on title prior to June 30, 2024, the property owner can sign a "Consent Agreement" with the City and a zone amending bylaw can go through four readings and a public hearing. This approach allows property owners the option to keep their Land Use Contract or discharge the Land Use Contract if they are considering new construction, subdivision, or uses (i.e. secondary suites, etc.).

## 2.0 DISCUSSION:

### a) Background Context:

The subject properties located at 22486, 22488, 22489, 22490, 22496, 22497 Brickwood Close and 11649 & 11609 225 Street are currently regulated by a Land Use Contract, established in 1972, to permit the uses “set out in Section 601 of the One Family Urban Residential Zone (RS-1) of Maple Ridge Zoning By-law Number 536-1961 as amended”.

Within Urban Area Boundary:	Yes
Area Plan:	Town Centre Area Plan
OCP Major Corridor:	No
Existing OCP Designation:	Ground-Oriented Multi-Family
Proposed OCP Designation:	Single Detached Residential
Existing Zoning:	Land Use Contract
Proposed Zoning:	RS-1 Single Detached Residential

#### Surrounding Uses:

North:	Use:	Single Detached Residential
	Zone:	RS-1 Single Detached Residential
	Designation:	Ground-Oriented Multi-Family
South:	Use:	Medium Density Townhouse Residential
	Zone:	RM-4 Medium Density Townhouse Residential
	Designation:	Ground-Oriented Multi-Family
East:	Use:	Single Detached (Low Density) Urban Residential
	Zone:	R-1 Single Detached (Low Density) Urban Residential
	Designation:	Single-Family Residential
West:	Use:	Medium Density Apartment Residential
	Zone:	RM-2 Medium Density Apartment Residential
	Designation:	Low Rise Apartment

### b) Site Characteristics:

The subject properties range between 906m<sup>2</sup> to 1,610m<sup>2</sup> in area and are bounded by single detached and apartment residential properties. The site is relatively flat, except for slopes over 30% along the south property lines. There are no watercourses running through any of the properties (Appendix A).

### c) Official Community Plan:

The subject properties are currently designated Ground-Oriented Multi-Family in the Official Community Plan (OCP). The Ground-Oriented Multi-Family use is intended to provide housing options that range from a low density attached form to a medium-high density attached form of 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.

**e) Planning Analysis:**

In order to avoid non-conformity with the OCP land use designation (of Ground-Oriented Multi-Family) as the subject properties proceed through a rezoning process, it is proposed that a text amendment be inserted into the Ground-Oriented Multi-Family section of the Zoning Matrix, in the Town Centre Area Plan, that will allow a single detached use on the subject properties within the existing land use designation. Any future applications to rezone the subject properties to a zone permitted under the Ground-Oriented Multi-Family designation, Official Community Plan Amending Bylaw No. 7747-2021 may be repealed, and the Ground-Oriented Multi-Family use will apply. Additionally, four of the properties (located at 22497, 22486, and 22488 Brickwood Close and 11609 225 Street) will have a non-conformity with the proposed RS-1 zone, as these properties do not meet the 7.5m minimum rear yard setback. While all subject properties may continue with current uses, avoiding a non-conforming situation will ensure that property owners would be able to make modifications to their property, such as building additions or extensions, through existing regulatory approval processes.

Should Official Community Plan Amending Bylaw No. 7747-2021 be adopted, then the OCP policies, as per the Zoning Matrix, would support the proposed RS-1 zone on lots exceeding 668.0 square metres.

**3.0 CONCLUSION:**

In May 2014, the province made changes to the *Local Government Act* that requires municipalities to enact zoning regulations, prior to June 30, 2022, for all properties affected by Land Use Contracts. This report presents Zone Amending Bylaw No. 7740-2021 to rezone the subject properties to RS-1 (Single Detached Residential), which will take effect when the Land Use Contract is terminated, and Official Community Plan Amending Bylaw No. 7747-2021 to support the rezoning to the RS-1 (Single Detached Residential) zone.

“Original signed by Krista Gowan”

---

Prepared by: **Krista Gowan, MA**  
**Planner 1**

“Original signed by Charles Goddard”

---

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

“Original signed by Christine Carter”

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

“Original signed by Scott Hartman”

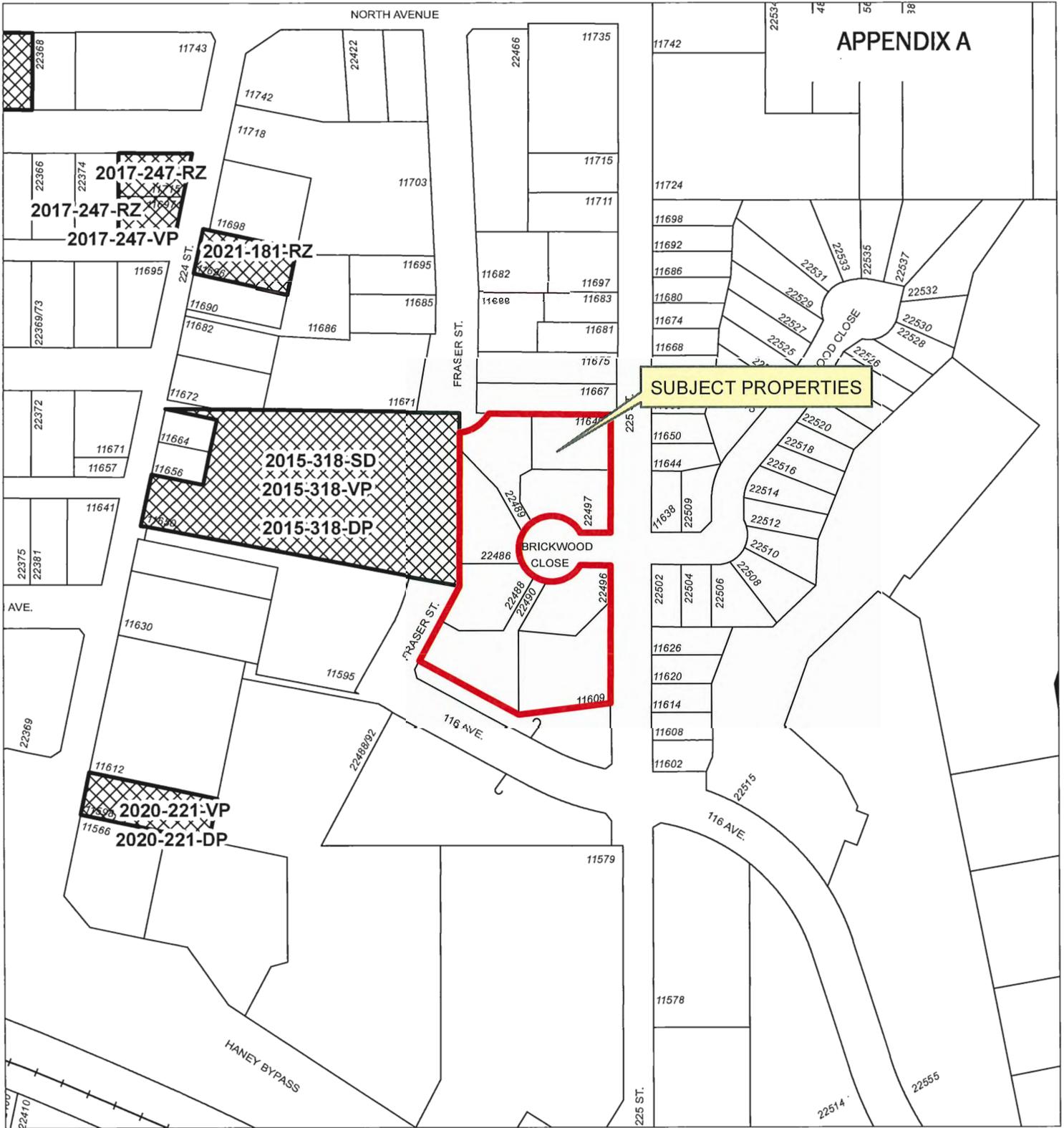
---

Concurrence: **Scott Hartman**  
**Chief Administrative Officer**

The following appendices is attached hereto:

- Appendix A – Subject Map and Ortho Map
- Appendix B – Official Community Plan Amending Bylaw No. 7747-2021
- Appendix C – Zone Amending Bylaw No. 7740-2021

APPENDIX A



SUBJECT PROPERTIES

2015-318-SD  
 2015-318-VP  
 2015-318-DP

2020-221-VP  
 2020-221-DP



Scale: 1:2,500

Legend

 Active Applications (RZ/SD/DP/VP)

22486, 88, 89, 90, 96, 97 Brickwood Cl  
 11609, 11649 225 St

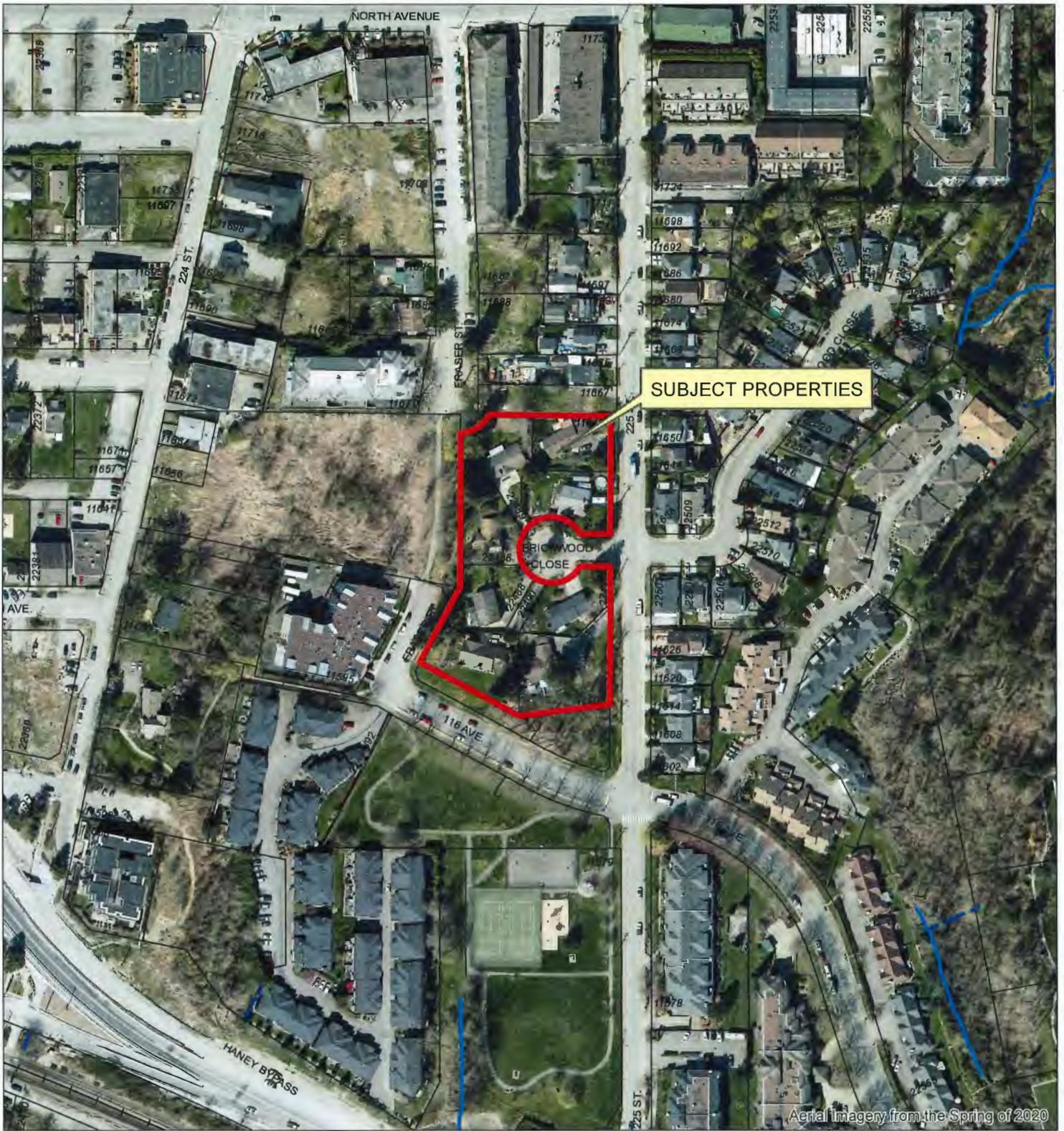
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-198-RZ  
 DATE: Apr 16, 2021

BY: DT



Aerial Imagery from the Spring of 2020



**Legend**

-  Stream
-  Ditch Centreline
-  Indefinite Creek

22486, 88, 89, 90, 96, 97 Brickwood Cl  
11609, 11649 225 St

PLANNING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

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

FILE: 2021-198-RZ  
DATE: Apr 16, 2021

BY: DT

Scale: 1:2,500

CITY OF MAPLE RIDGE  
BYLAW NO. 7747-2021

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

---

**WHEREAS**, the Local Government Act empowers a local government to adopt or amend an Official Community Plan;

**AND WHEREAS**, it is deemed desirable to amend Schedule "A" to the Official Community Plan Bylaw No. 7060-2014, 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 Official Community Plan Amending Bylaw No. 7747-2021."
2. Schedule "A" is hereby amended as follows:

Chapter 10.4 Town Centre Area Plan, Appendix A Zoning Matrix, Section 2 Zoning Matrix, OCP Designation/Category Ground-Oriented Multi-Family is amended by adding the following after RM-5 Low Density Apartment Residential within the Zones column:

Single Detached Residential use under the RS-1 Zone is permitted for the purposes of terminating a land use contract on parcels known and described as:

LOT 86 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 41741, PID 008-270-970, 22486 Brickwood Close, Maple Ridge;

LOT 87 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 41741, PID 006-239-617, 22488 Brickwood Close, Maple Ridge;

LOT 85 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 41741, PID 000-963-780, 22489 Brickwood Close, Maple Ridge;

LOT 88 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 41741, PID 006-239-668, 22490 Brickwood Close, Maple Ridge;

LOT 89 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 41741, PID 004-401-735, 22496 Brickwood Close, Maple Ridge;

LOT 83 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 41741, PID 006-239-587, 22497 Brickwood Close, Maple Ridge;

LOT 84 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 41741, PID 002-167-034, 11649 225 Street, Maple Ridge; and

LOT 90 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 41741, PID 000-550-159, 11609 225 Street, Maple Ridge.





## SCHEDULE A

<b>Address</b>	<b>Parcel Identifier (PID)</b>	<b>Legal Description</b>
22486 Brickwood Close	008-270-970	LOT 86 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 41741
22488 Brickwood Close	006-239-617	LOT 87 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 41741
22489 Brickwood Close	000-963-780	LOT 85 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 41741
22490 Brickwood Close	006-239-668	LOT 88 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 41741
22496 Brickwood Close	004-401-735	LOT 89 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 41741
22497 Brickwood Close	006-239-587	LOT 83 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 41741
11649 225 Street	002-167-034	LOT 84 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 41741
11609 225 Street	000-550-159	LOT 90 DISTRICT LOT 398 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 41741





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**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **First and Second Reading**  
**Termination and Replacement of Land Use Contract**  
**Official Community Plan Amending Bylaw No. 7748-2021**  
**Zone Amending Bylaw No. 7710-2021**  
**11581 256 Street**

**MEETING DATE:** February 15, 2022  
**FILE NO:** 2021-532-RZ  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

In May 2014, the Province made changes to the *Local Government Act* to require all Land Use Contracts in British Columbia to automatically terminate on June 30, 2024 and for municipalities to enact zoning regulations for all properties affected by Land Use Contracts prior to June 30, 2022. The *Local Government Act* also allows municipalities to terminate Land Use Contracts prior to 2024 provided zoning is enacted for the affected lands.

To meet provincial legislated deadlines, the strategy has been to enact zoning regulations for properties regulated through Land Use Contracts by bringing bundles of rezoning bylaws to Council over the course of 2021 and 2022. Two bundles of rezoning bylaws were adopted last year, but due to the complex nature of the third bundle, each property is being brought forward in separate reports.

The purpose of this report is to present Zone Amending Bylaw No. 7710-2021 to rezone the subject property to the RS-3 (Single Detached Rural Residential) zone (Appendix C), which will take effect when the Land Use Contract is terminated. The property is currently vacant and designated Institutional in the Official Community Plan (OCP). Rezoning to the RS-3 (Single Detached Rural Residential) zone aligns with the current permitted use (Assisted Living Residence) and reduces possible hardship on the property owner as the property is currently reliant on septic service. Additionally, because institutional developments are exempt from form and character development permit area guidelines, there would be no mechanism to require that the design of a new small-scale institutional facility would respect the rural character and align with OCP policies. As such, OCP Amending Bylaw No. 7748-2021 (Appendix B) is proposed to support the rezoning to a single detached rural residential zone for the subject property.

**RECOMMENDATIONS:**

1. That 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 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 Official Community Plan Amending Bylaw No. 7748-2021 be given first and second reading and forwarded to Public Hearing; and further
3. That Zone Amending Bylaw No. 7710-2021 be given first and second reading and forwarded to Public Hearing.

## 1.0 BACKGROUND:

Between 1971 and 1978, the Municipal Act (now called the Local Government Act) allowed local governments to enter into Land Use Contracts with property owners. In May 2014, the Province made changes to the Local Government Act requiring municipalities to enact zoning regulations for all properties affected by Land Use Contracts prior to June 30, 2022 and that all Land Use Contracts will automatically be terminated after June 30, 2024.

At the October 13, 2020 Council Workshop meeting, the process for early termination of Land Use Contracts and the strategy to meet provincial deadlines was presented. The strategy is to bring bundles of rezoning bylaws to Council meetings over the course of 2021 and 2022. A Land Use Contract termination bylaw will be presented once the rezoning bylaws have been adopted.

To ensure the process and implications were clearly communicated to property owners, staff mailed tailored information packages to all property owners involved, created a page on the City's website that includes general information on Land Use Contracts and invited all affected property owners to an information session. However, the information session was cancelled due to low registration of property owners and staff have been meeting with interested property owners on a case-by-case basis. A Development Information Meeting is not required as no new development is being proposed.

On April 27, 2021, the first bundle of seven rezoning bylaws for properties with a Land Use Contract was adopted. On July 27, 2021, the second bundle of seven rezoning bylaws for properties with a Land Use Contract was adopted. Due to the more complex nature of the third bundle, each property is being brought forward in separate reports.

The subject property within this report (as well as all other properties involved in the Land Use Contract removal process) will continue to be regulated by the current Land Use Contract, even upon adoption of new underlying zoning, until June 30, 2024, when all Land Use Contracts in the Province will be automatically terminated.

Should a property owner want to voluntarily discharge the Land Use Contract on title prior to June 30, 2024, the property owner can sign a "Consent Agreement" with the City and a zone amending bylaw can go through four readings and a public hearing. This approach allows property owners the option to keep their Land Use Contract or discharge the Land Use Contract if they are considering new construction, subdivision, or uses (i.e. secondary suites, etc.).

## 2.0 DISCUSSION:

### a) Background Context:

The subject property located at 11581 256 Street is currently regulated by a Land Use Contract, adopted in 1976, to permit the use of:

- The operation of a rest home with maximum capacity of 38 guests, subject to the approval of Human Resources and the Central Fraser Valley Health Unit;
- Residential accommodation for four staff members; and
- Accessory off-street parking.

The vacant subject property is proposed to be rezoned from the Land Use Contract to RS-3 Single Detached Rural Residential (Appendix C).

Within Urban Area Boundary: No  
Area Plan: General Land Use  
OCP Major Corridor: Yes

Existing OCP Designation: Institutional  
Proposed OCP Designation: Institutional & Single Detached Rural Residential

Existing Zoning: Land Use Contract  
Proposed Zoning: RS-3 Single Detached Rural Residential

#### Surrounding Uses:

North: Use: Single Detached Rural Residential  
Zone: RS-3  
Designation: Agricultural (ALR)

South: Use: Kanaka Creek Regional Park  
Zone: Park  
Designation: Park

East: Use: Single Detached Rural Residential  
Zone: RS-3  
Designation: Suburban Residential

West: Use: Kanaka Creek Regional Park  
Zone: Park  
Designation: Park

### b) Site Characteristics:

The subject property is currently vacant, a total of 0.86 ha (2.1 acres) in area, and relies on septic disposal, rather than a sanitary sewer. However, the property is connected to community water. The site is characterized by slopes over 30% along the west and south property lines and Freebie Creek is located in the north-west corner of the property.

**c) Official Community Plan:**

The OCP land use designation for the property is Institutional, however, because the property is vacant, OCP policies related to Institutional uses in rural areas must also be considered in the context of a rezoning. The following policies relate to Institutional uses in the Official Community Plan:

- 4 - 33 Large Scale Institutional Facilities such as public hospitals, congregate care facilities, and private hospitals should:
  - a) be within the Urban Area Boundary;
  - b) be conveniently located near public transit;
  - c) have direct access to a collector, arterial, TransLink major road or Provincial Highway as identified in the Maple Ridge Transportation plan;
  - d) where considered necessary, require the completion of a transportation impact study; and
  - e) respect the neighbourhood context and natural features.*
  
- 4 - 34 Proposed expansions in the range of uses or size of existing Large-Scale Institutional Facilities must be evaluated on their impacts to the adjacent neighbourhood, to the transportation network, to existing services and facilities, and to the surrounding community and its natural features. The redevelopment or reuse of institutional facilities for other than institutional use is encouraged, providing that the transportation network servicing and infrastructure can support the use.*
  
- 4 - 35 An Institutional use may be considered in rural areas provided that the use, character, and related programs of the operation respects rural character, is sited to minimize conflicts with adjacent rural neighbours, and existing on-site services and infrastructure can support the use*

**e) Planning Analysis**

As the property is currently vacant and is reliant on septic service, rezoning to an institutional zone is not in alignment with OCP Policies 4-33 and 4-34. Additionally, because institutional developments are exempt from form and character development permit area guidelines, there would be no mechanism to require that the design of a new small-scale institutional facility would respect the rural character.

The strategy being employed in selecting a zone for properties regulated by a Land Use Contract is to review the use and regulations permitted in the Land Use Contract and align as close as possible to regulations within an existing zone. The proposed RS-3 zone, which is utilized in rural areas, permits the principal use of Assisted Living Residence. An Assisted Living Residence is where housing, hospitality services and assisted living services, as defined in the Community Care and Assisted Living Act, are provided by or through the operator to three (3) or more adults who are not related by blood or marriage to the operator of the premises and do not require, on a regular basis, unscheduled professional Health Services.

In order to align with OCP Policies 4-33, 4-34, and 4-35 and select a zone that will not be contrary to the OCP Zoning Matrix, OCP Amending Bylaw No. 7748-2021 is proposed as an amendment to the OCP to support the rezoning to a RS-3 (Single Detached Rural Residential) zone for the purposes (Appendix B). As such, the Official Community Plan Amending Bylaw No. 7748-2021, states that for the purpose of rezoning the subject property, the subject property may be rezoned to RS-3 (Single Detached Rural Residential) under the Institutional Designation. Any future application to rezone the site to an Institutional Zone can continue to be received.

Should the Official Community Plan Amending Bylaw No. 7748-2021 be adopted, then the OCP policies and the OCP Zoning Matrix, would align with the proposed RS-3 zone.

### **3.0 CONCLUSION:**

In May 2014, the province made changes to the *Local Government Act* that requires municipalities to enact zoning regulations, prior to June 30, 2022, for all properties affected by Land Use Contracts. This report presents Zone Amending Bylaw No. 7710-2021 to rezone the property located at 11581 256 Street to RS-3 (Single Detached Rural Residential), which will take effect when the Land Use Contract is terminated, and Official Community Plan Amending Bylaw No. 7748-2021 to support the rezoning to the RS-3 (Single Detached Rural Residential) zone.

“Original signed by Krista Gowan”

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*Prepared by:* **Krista Gowan, MA**  
**Planner 1**

“Original signed by Charles Goddard”

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

“Original signed by Christine Carter”

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

“Original signed by Scott Hartman”

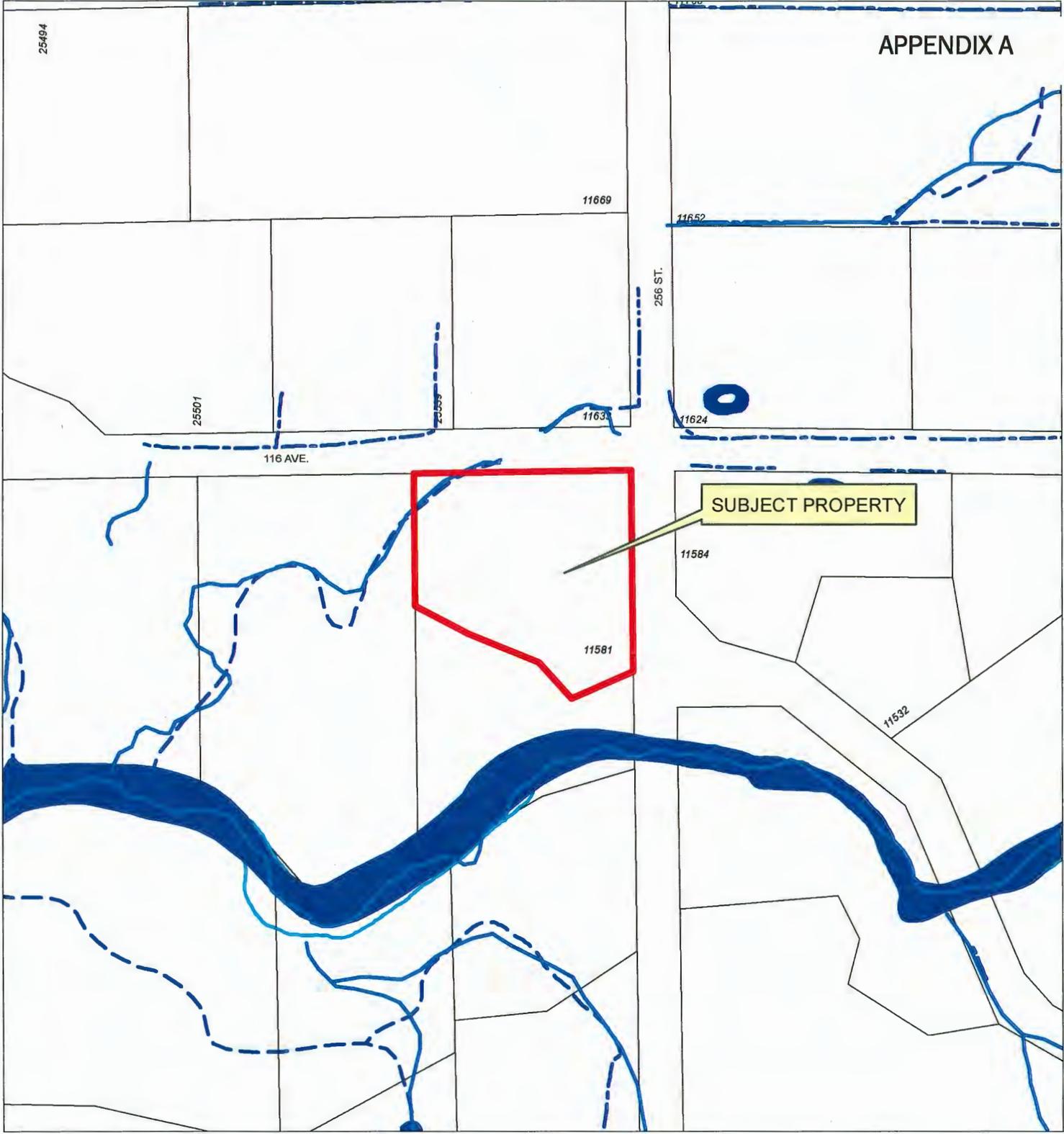
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*Concurrence:* **Scott Hartman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – 11581 256 Street Subject Map and Ortho Map
- Appendix B – Official Community Plan Amending Bylaw No. 7748-2021
- Appendix C – Zone Amending Bylaw No. 7710-2021

APPENDIX A



Scale: 1:2,500

**Legend**

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

11581 256 ST

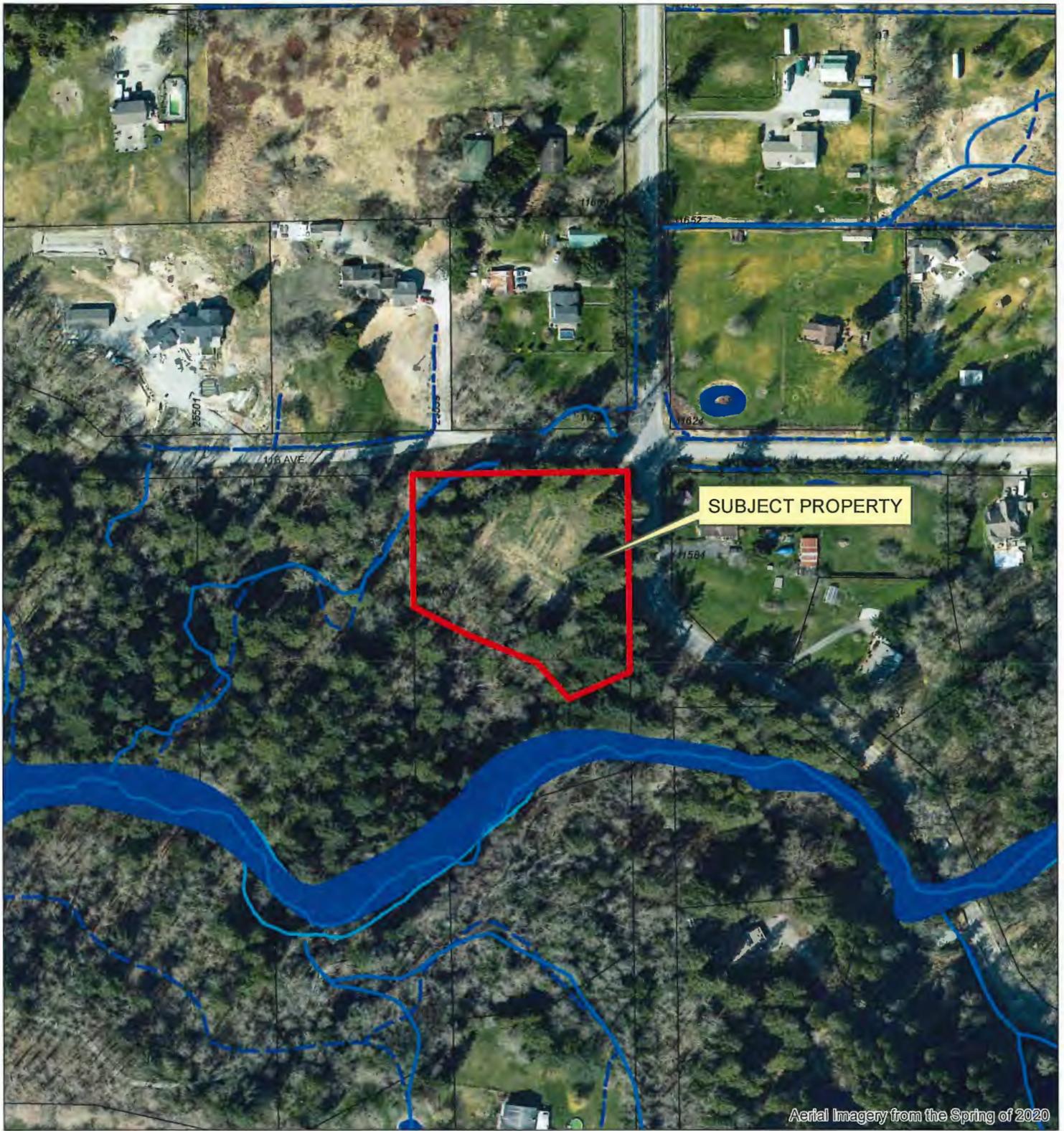
Planning Department



**mapleridge.ca**

FILE: 2021-029-RZ  
DATE: Jan 21, 2021

BY: DT



Scale: 1:2,500

**Legend**

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

11581 256 ST

Planning Department



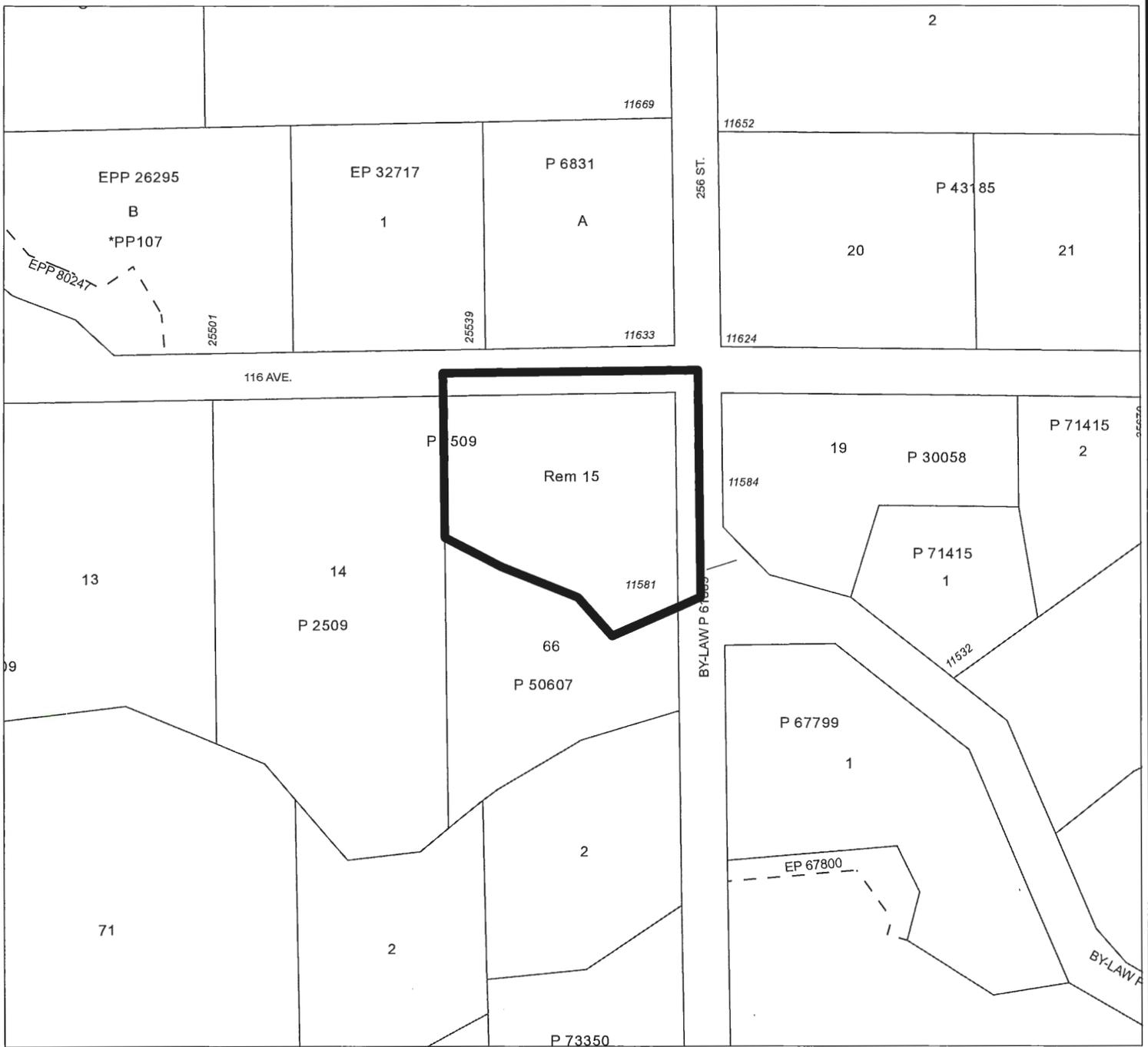
[mapleridge.ca](http://mapleridge.ca)

FILE: 2021-029-RZ  
DATE: Jan 21, 2021

BY: DT







# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7710-2021  
 Map No. 1869  
 From: LUC (Land Use Contract)  
 To: RS-3 (Single Detached Rural Residential)





**mapleridge.ca**

**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** February 15, 2022  
**FILE NO:** 2021-533-RZ  
**MEETING:** C o W

**SUBJECT:** **First and Second Reading**  
**Termination and Replacement of Land Use Contract**  
**Zone Amending Bylaw No. 7807-2021**  
**11698 226 Street**

---

**EXECUTIVE SUMMARY:**

In May 2014, the Province made changes to the *Local Government Act* to require all Land Use Contracts in British Columbia to automatically terminate on June 30, 2024 and for municipalities to enact zoning regulations for all properties affected by Land Use Contracts prior to June 30, 2022. The *Local Government Act* also allows municipalities to terminate Land Use Contracts prior to 2024 provided zoning is enacted for the affected lands.

To meet provincial legislated deadlines, the strategy has been to enact zoning regulations for properties regulated through Land Use Contracts by bringing bundles of rezoning bylaws to Council over the course of 2021 and 2022. Two bundles of rezoning bylaws have been adopted, but due to the complex nature of the third bundle, each property is being brought forward in a separate report.

The purpose of this report is to present a zone amending bylaw for the subject property located at 11698 226 Street and the creation of a new zone, CD-4-21 (Appendix B). The proposed underlying zoning, CD-4-21, replicates the uses and sitting permitted with the Land Use Contract.

**RECOMMENDATION:**

**That Zone Amending Bylaw No. 7807-2021 be given first and second reading and forwarded to Public Hearing.**

**1.0 BACKGROUND:**

Between 1971 and 1978, the Municipal Act (now called the Local Government Act) allowed local governments to enter into Land Use Contracts with property owners. In May 2014, the Province made changes to the Local Government Act requiring municipalities to enact zoning regulations for all properties affected by Land Use Contracts prior to June 30, 2022 and that all Land Use Contracts will automatically be terminated after June 30, 2024.

At the October 13, 2020 Council Workshop meeting the process for early termination of Land Use Contracts and the strategy to meet provincial deadlines was presented. The strategy is to bring bundles of rezoning bylaws to Council meetings over the course of 2021 and 2022.

To ensure the process and implications were clearly communicated to property owners, staff mailed tailored information packages to all property owners involved, created a page on the City's website

that includes general information on Land Use Contracts and invited all affected property owners to an information session. However, the information session was cancelled due to low registration of property owners and staff have been meeting with interested property owners on a case-by-case basis. A Development Information Meeting is not required as no new development is being proposed.

On April 27, 2021, the first bundle of seven rezoning bylaws for properties with a Land Use Contract was adopted. On July 27, 2021, the second bundle of seven rezoning bylaws for properties with a Land Use Contract was adopted. Due to the more complex nature of the third bundle, each property is being brought forward in separate reports.

The subject property within this report (as well as all other properties involved in the Land Use Contract removal process) will continue to be regulated by the current Land Use Contract, even upon adoption of new underlying zoning, until June 30, 2024, when all Land Use Contracts in the Province will be automatically terminated.

Should a property owner want to voluntarily discharge the Land Use Contract on title prior to June 30, 2024, the property owner can sign a "Consent Agreement" with the City and a zone amending bylaw can go through four readings and a public hearing. This approach allows property owners the option to keep their Land Use Contract or discharge the Land Use Contract if they are considering new construction, subdivision, or uses (i.e. secondary suites, etc.).

## 2.0 DISCUSSION:

### a) Background Context:

The subject property located at 11698 226 Street is currently regulated by a Land Use Contract established in 1976 to permit the use of a "90 Bed Intermediate Care Nursing home" and "Accessory Off-Street Parking". The 1976 Land Use Contract is an amended version to the original 1973 Land Use Contract, which permitted only 60 beds.

Within Urban Area Boundary: Yes  
Area Plan: Town Centre Area Plan  
OCP Major Corridor: Yes

Existing OCP Designation: Low-Rise Apartment and Conservation

Existing Zoning: Land Use Contract  
Proposed Zoning: CD-4-21

#### Surrounding Uses:

North: Use: Town Centre Commercial  
Zone: C-3  
Designation: Town Centre Commercial

South: Use: Park  
Zone: RS-1  
Designation: Conservation

East: Use: Park  
Zone: RS-1  
Designation: Conservation

West: Use: Medium/High Density Apartment Residential  
Zone: RM-3  
Designation: Ground-Oriented Multi-Family

**b) Site Characteristics:**

The subject property is 1.1 ha (2.7 acres) in area with a sloping topography of over 30% comprising the south portion of the site and a stream running diagonally from the east through the southwest corner. The current existing development sites on the relatively flat northern portion of the site.

**c) Official Community Plan:**

The subject property is located within the Town Centre Area Plan and designated Low-Rise Apartment (29%) and Conservation (71%). The Low-Rise Apartment land use designation is in the northern portion of the subject property and is intended for development of a three (3) to five (5) storey apartment form, where units are accessed from an internal corridor and residential parking is provided underground. The land use designation supports zones RM-2 (Medium Density Apartment), CD-1-00 (Comprehensive Development (Assisted Living)), and any Comprehensive Development (CD) zones approved by Council.

The Conservation land use designation generally aligns with the steep slope and creek setbacks in the southern portion of the subject property and this portion of the site would be subject to the following OCP policies should the property redevelop.

*4-10 Conservation areas are intended for viewing and interpretation only. Where appropriate, Greenway Trails may be incorporated into these areas for the enjoyment of experiencing these natural systems (See Multi-Modal Transportation Network Map, Figure 1, for intended Greenway Trails). A Greenway Trail is a recreational pathway that connects recreation sites and other points of interest in the community. These trails provide opportunities for walking/hiking, mountain biking, or jogging.*

*4-11 All public or privately owned sites in the Town Centre that contain a watercourse, wetland area, rocky outcrop, or steep slope, will continue to be subject to the environmental policies in the Maple Ridge Official Community Plan and all related environmental protection bylaws.*

*4-12 All sites in the Town Centre that are designated for Park and Conservation are subject to the Maple Ridge and Pitt Meadows Parks, Recreation & Culture Master Plan.*

**d) Planning Analysis:**

The subject property is currently an Assisted Living Residence, registered through Fraser Health, and is regulated by a Land Use Contract that permits “90 Bed Intermediate Care Nursing home” as the principal use. The Land Use Contract also specifies the setbacks, density, parking, and lot coverage. The provisions specified in the Land Use Contract do not align with the setback, density, parking, and lot coverage provisions of the CD-1-00 zone, being the zone in the Zoning Bylaw used for assisted living use. As such, a new CD zone is proposed for the subject property.

The Zone Amending Bylaw No. 7807-2021, which proposes the creation of zone CD-4-21 and rezoning the subject property to CD-4-21, replicates the sitting provisions from the 1976 Land Use Contract that

currently regulates the property and proposes the principal use as “Assisted Living Residence” in order to avoid non-conformities with the Zoning Bylaw.

The proposed zoning is consistent with the surrounding uses, as the land use is not changing. Additionally, the proposed zone of CD-4-21 meets the intent of the OCP land use designation as the principal use is “Assisted Living Residence”.

### **3.0 CONCLUSION:**

In May 2014, the Province made changes to the *Local Government Act* to require all Land Use Contracts in British Columbia to automatically terminate on June 30, 2024 and for municipalities to enact zoning regulations for all properties affected by Land Use Contracts prior to June 30, 2022.

This report presents Zone Amending Bylaw No. 7807-2021 for the subject property at 11698 226 Street and the creation of a new zone, CD-4-21 (Appendix B). The proposed underlying zoning, CD-4-21, replicates the uses and sitting permitted with the Land Use Contract.

“Original signed by Krista Gowan”

---

Prepared by: **Krista Gowan, MA**  
**Planner 1**

“Original signed by Charles Goddard”

---

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

“Original signed by Christine Carter”

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

“Original signed by Scott Hartman”

---

Concurrence: **Scott Hartman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map and Ortho Map

Appendix B – Zone Amending Bylaw No. 7807-2021

2014-006-DP

APPENDIX A

2019-428-VP  
2019-428-DP

SUBJECT PROPERTY

2018-266-DP  
2017-461-SD

2021-531-RZ

2021-198-RZ

IGHWAY

LOUGHEED HWY.

LANE

ROYAL CRES.

ROYAL CRES.

BRICKWOOD CLOSE

RITCHIE AVE



**Legend**

-  Stream
-  Ditch Centreline
-  Indefinite Creek
-  Active Applications (RZ/SD/DP/VP)

Scale: 1:2,500

11689 226ST  
PID: 010-326-146

PLANNING DEPARTMENT

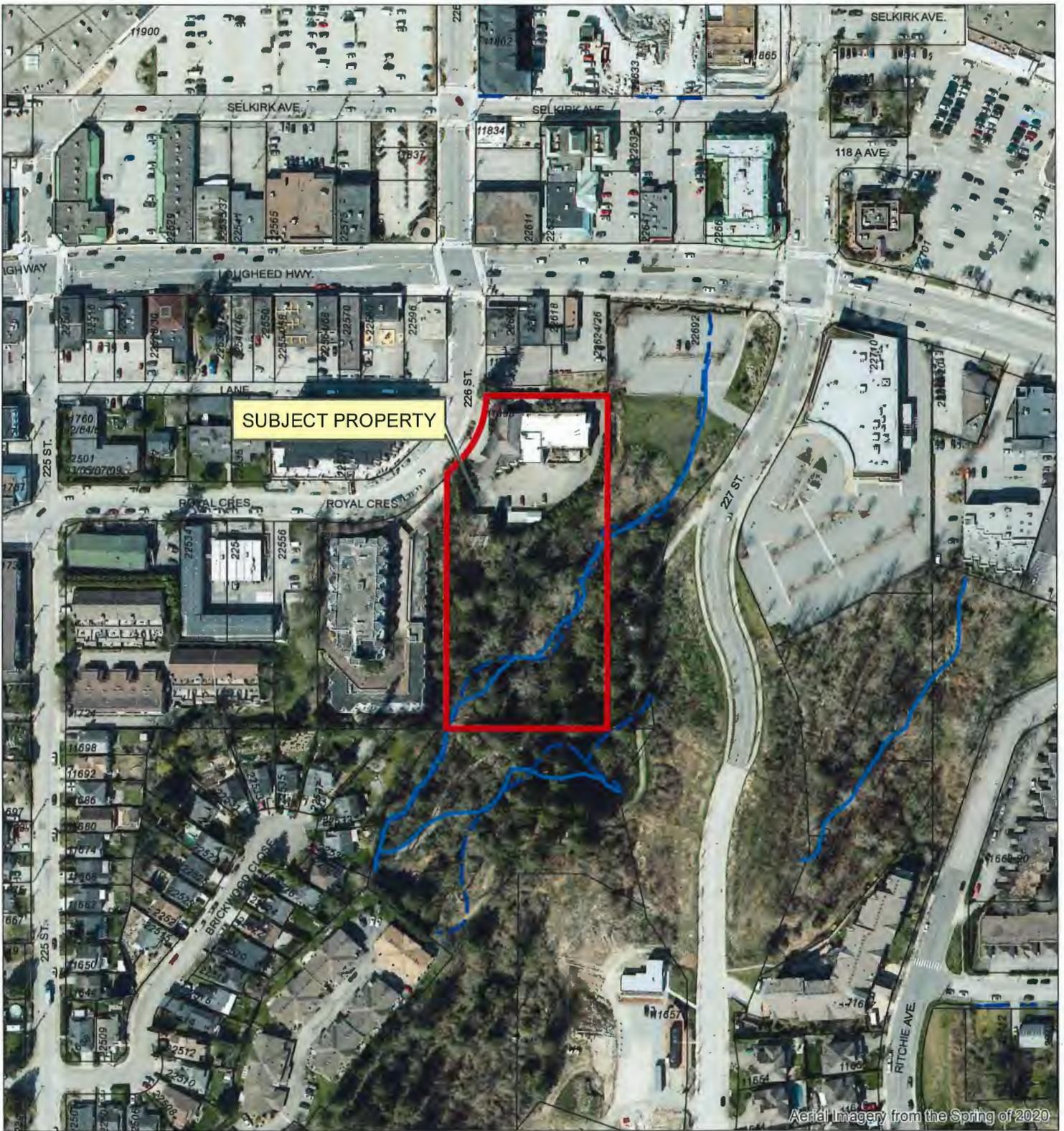


**MAPLE RIDGE**  
British Columbia

**mapleridge.ca**

FILE: Subject Map.mxd  
DATE: Jan 26, 2022

BY: DT



Aerial Imagery from the Spring of 2020



**Legend**

-  Stream
-  Ditch Centreline
-  Indefinite Creek

Scale: 1:2,500

11689 226ST  
PID: 010-326-146

PLANNING DEPARTMENT



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

FILE: Subject Map.mxd  
DATE: Jan 26, 2022

BY: DT

**CITY OF MAPLE RIDGE  
BYLAW NO. 7807-2021**

A Bylaw to amend the text forming part of Zoning Bylaw No. 7600 - 2019 as amended

---

**WHEREAS**, it is deemed desirable to create a new comprehensive development zone called "CD-4-21";

**AND WHEREAS**, it is deemed desirable to amend Maple Ridge Zoning Bylaw No. 7600-2019 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. 7807-2021."
2. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended by inserting the following CD Zone immediately following the last section in PART 10 COMPREHENSIVE DEVELOPMENT ZONES and numbering it in sequential order accordingly:

**10XX CD-4-21**

**10XX.1 PURPOSE**

1. This Comprehensive Development Zone provides for the use of Assisted Living Residence for LOT 23 EXCEPT: PARCEL B (EXPLANATORY PLAN 16567); DISTRICT LOT 401 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 18056, 11698 226 Street, Maple Ridge.

**10XX.2 PRINCIPAL USES**

1. The following Principal Uses Shall be permitted in this Zone:
  - a. Assisted Living Residence with over 10 residents, including staff; and
  - b. Community Care Facility of a residential class, where there are more than 6 residents in care or where there are more than 10 residents.

**10XX.3 ACCESSORY USES**

1. The following shall be permitted as Accessory Uses to one of the permitted Principal Uses in this Zone;
  - a. Accessory Off Street Parking
2. Refer to Sections 401 and 402 of this Bylaw for additional information

**10XX.4 LOT AREA AND DIMENSIONS**

1. Minimum Lot Area and dimensions shall be not less than;
  - a. in Lot Area 1.0 hectare
  - b. in Lot Width 74.0 metres
  - c. in Lot Depth 118.0 metres

2. Refer to Section 407 Building Envelope of the Bylaw for required minimum Building Envelope dimensions

**10XX.5**

**DENSITY**

1. Floor Space Ratio shall not exceed 0.3 times the Lot Area.

**10XX.6**

**LOT COVERAGE**

1. All Principal Buildings and Principal Structures and Accessory Buildings and Accessory Structures together shall not exceed a Lot Coverage of 7%.

**10XX.7**

**SETBACKS**

1. Minimum Setbacks for all Principal Building and Principal Structures shall be not less than:
  - a. from a Front Lot Line (224<sup>th</sup> Street) 7.3 metres
  - b. from a Rear Lot Line 7.7 metres
  - c. from an North Side Lot Line 6.4 metres
  - d. from an South Side Lot Line 118.0 metres
2. Minimum Setbacks for all Buildings and Structures shall meet the requirements of Section 403 (Visual Clearance at Intersections) of this Bylaw.

**10XX.8**

**HEIGHT**

1. Building Height for Principal Buildings, Principal Structures and Accessory Buildings and Structures shall not exceed 9.7 metres.
2. Refer to Section 403 (Building Height) of this Bylaw.

**10XX.9**

**LANDSCAPING**

1. Landscaping and screening shall be provided in accordance with Section 405 (Landscaping, Screening and Fencing Requirements) of this Bylaw.

**10XX.10**

**PARKING AND LOADING**

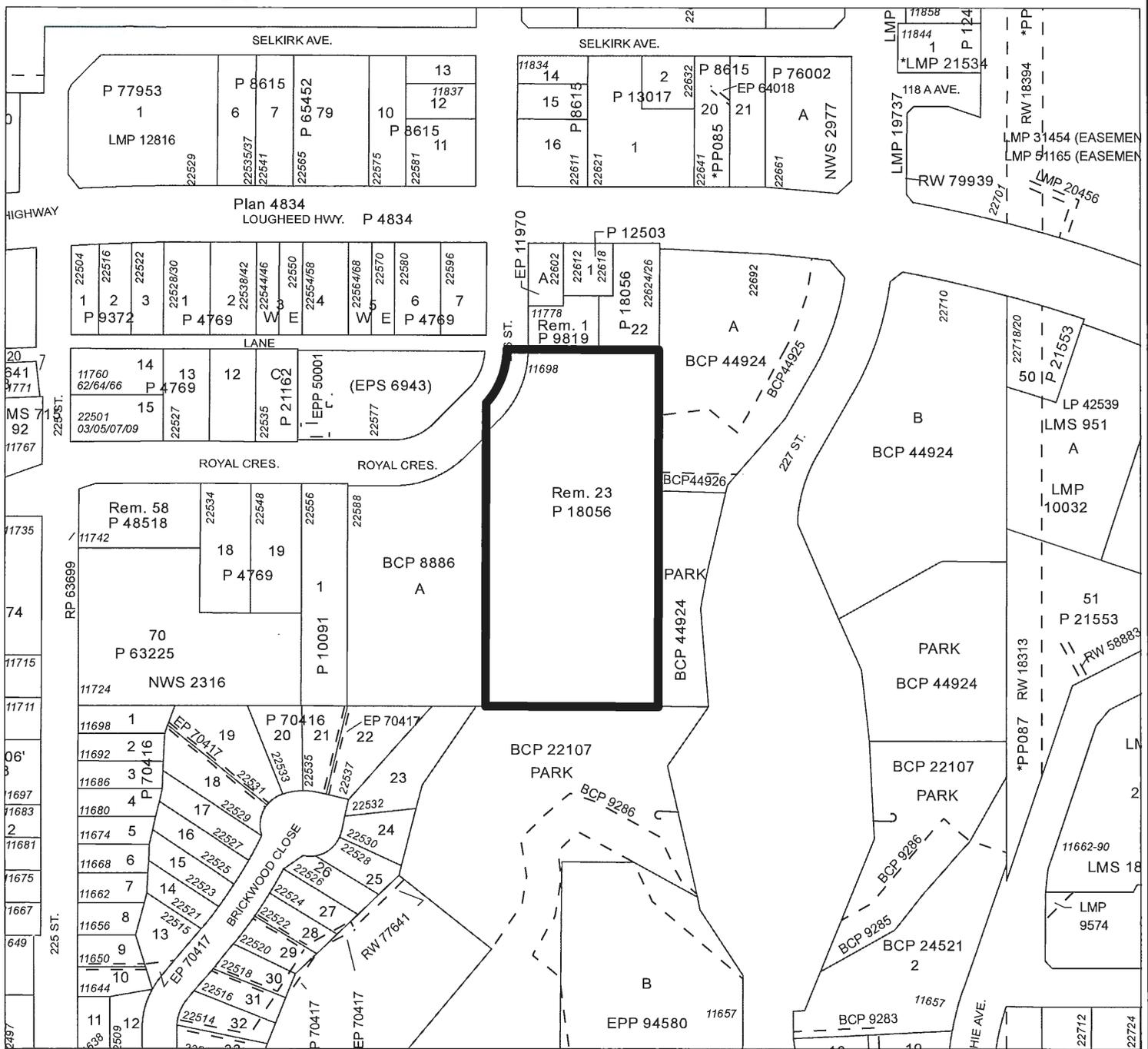
1. The Off-Street Parking and Off-Street Loading requirement shall be a minimum of 24 parking stalls.

4. That parcels or tracts of land and premises known and described as:

LOT 23 EXCEPT: PARCEL B (EXPLANATORY PLAN 16567); DISTRICT LOT 401 GROUP 1 NEW WESTMINSTER DISTRICT PLAN 18056

and outlined in heavy black line on Map No. 1952 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to CD-4-21.





# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7807-2021  
 Map No. 1952  
 From: LUC (Land Use Contract)  
 To: CD-4-21 (Comprehensive District)



**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** **First and Second Reading**  
**Termination and Replacement of Land Use Contract**  
**Zone Amending Bylaw No. 7809-2021**  
**12309 240 Street**

**MEETING DATE:** February 15, 2022  
**FILE NO:** 2021-534-RZ  
**MEETING:** C o W

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**EXECUTIVE SUMMARY:**

In May 2014, the Province made changes to the *Local Government Act* to require all Land Use Contracts in British Columbia to automatically terminate on June 30, 2024 and for municipalities to enact zoning regulations for all properties affected by Land Use Contracts prior to June 30, 2022. The *Local Government Act* also allows municipalities to terminate Land Use Contracts prior to 2024 provided zoning is enacted for the affected lands.

To meet provincial legislated deadlines, the strategy is to enact zoning regulations for properties regulated by Land Use Contracts by bringing bundles of rezoning bylaws to Council meetings over the course of 2021 and 2022. Two bundles of rezoning bylaws have been adopted, but due to the complex nature of the third bundle, each property is being brought forward in separate reports.

The purpose of this report is to present a zone amending bylaw for the subject property at 12309 240 Street and the creation of a new zone, CD-5-21 (Appendix B). The site is designated Agricultural in the Official Community Plan (OCP) and is located within the Agricultural Land Reserve (ALR). The proposed zone in Zone Amending Bylaw No. 7809-2021, CD-5-21 (Nine Hole Golf Course), is drafted to replicate the uses and siting currently permitted through the Land Use Contract. A golf course use is considered a non-farm use in the Agricultural Land Reserve and OCP Policy 6-10 permits non-farm uses on properties designated Agricultural if approved by the Agricultural Land Commission and the City. However, a golf course use (outdoor recreation) is permitted only under specific institutional zones within the Zoning Bylaw.

Staff have confirmed with the Agricultural Land Commission that the 1976 decision, by this legislating body and the City, to allow a golf course use will be upheld to permit continuation of the uses outlined in the Land Use Contract. As such, a Non-Farm Use application is not required if there is no expansion of the existing uses or buildings.

**RECOMMENDATION:**

1. That Zone Amending Bylaw No. 7809-2021 be given first and second reading and forwarded to Public Hearing.

## **1.0 BACKGROUND:**

Between 1971 and 1978, the Municipal Act (now called the Local Government Act) allowed local governments to enter into Land Use Contracts with property owners. In May 2014, the Province made changes to the Local Government Act requiring municipalities to enact zoning regulations for all properties affected by Land Use Contracts prior to June 30, 2022 and that all Land Use Contracts will automatically be terminated after June 30, 2024.

At the October 13, 2020 Council Workshop meeting the process for early termination of Land Use Contracts and the strategy to meet provincial deadlines was presented. The strategy is to bring bundles of rezoning bylaws to Council meetings over the course of 2021 and 2022.

To ensure the process and implications were clearly communicated to property owners, staff mailed tailored information packages to all property owners involved, created a page on the City's website that includes general information on Land Use Contracts and invited all affected property owners to an information session. However, the information session was cancelled due to low registration of property owners and staff have been meeting with interested property owners on a case-by-case basis. A Development Information Meeting is not required as no new development is being proposed.

On April 27, 2021, the first bundle of seven rezoning bylaws for properties with a Land Use Contract was adopted. On July 27, 2021, the second bundle of seven rezoning bylaws for properties with a Land Use Contract was adopted. Due to the more complex nature of the third bundle, each property is being brought forward in separate reports.

The subject property within this report (as well as all other properties involved in the Land Use Contract removal process) will continue to be regulated by the current Land Use Contract, even upon adoption of new underlying zoning, until June 30, 2024, when all Land Use Contracts in the Province will be automatically terminated.

Should a property owner want to voluntarily discharge the Land Use Contract on title prior to June 30, 2024, the property owner can sign a "Consent Agreement" with the City and a zone amending bylaw can go through four readings and a public hearing. This approach allows property owners the option to keep their Land Use Contract or discharge the Land Use Contract if they are considering new construction, subdivision, or uses (i.e. secondary suites, etc.).

## **2.0 DISCUSSION:**

### **a) Background Context**

The subject property located at 12309 240 Street is currently regulated by a Land Use Contract established in 1976 to permit the use of:

- A nine-hole golf course
- Accessory Minor Retail Use, which shall be limited to the rental of golf clubs and the rental or selling of golf tees or golf balls
- Single Family Residential Use
- Accessory Off-Street Parking Use

The subject property has been operating a nine-hole golf course since 1976 and at that time the Agricultural Land Commission permitted conventional golf courses outright. The city has a copy of a letter, dated March 30, 1976, from the Agricultural Land Commission (previously known as the British

Columbia Land Commission) which states that a conventional golf course is permitted as well as activities normally associated with the use such as a pro-shop and snack bar.

Within Urban Area Boundary: No  
Area Plan: General Land Use Plan  
OCP Major Corridor: Yes

Existing OCP Designation: Agricultural

Existing Zoning: Land Use Contract (Nine-hole Golf Course)  
Proposed Zoning: CD-5-21 (to permit the use of a Nine-hole golf course)

Surrounding Uses:

North: Use: Single Detached Rural Residential  
Zone: RS-3  
Designation: Estate Suburban Residential

South: Use: Single Detached (Medium Density) Residential  
Zone: RS-1b  
Designation: Urban Residential

East: Use: Single Detached Rural Residential  
Zone: RS-3  
Designation: Agricultural

West: Use: Single Detached Rural Residential  
Zone: RS-3  
Designation: Agricultural

**b) Site Characteristics**

The subject property is 4.2 ha (10.5 acres) in area. The site is characterized by slopes over 30% along the north east property lines, with Latimer Creek following the north east slopes through the center of the property.

**c) Official Community Plan:**

The subject property is located within the Agricultural Land Reserve and is designated *Agricultural* in the Official Community Plan (OCP). The City of Maple Ridge sees Agricultural land one of several economic drivers within the community and recognizes that the protection of agricultural lands is considered a strong element of protecting environmental values and contributes to the character of Maple Ridge and sense of community.

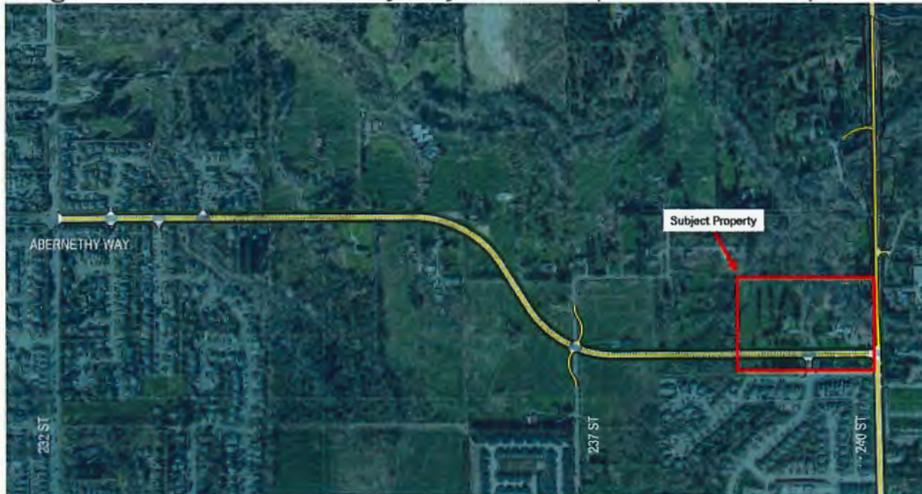
Golf courses are not a permitted use in the Agricultural Land Reserve and the Agricultural OCP land use designation does not support zones with a golf course use. However, OCP Policy 6-10 (c), speaks to permitting non-farm uses on properties designated *Agricultural* if by approved by the Agricultural Land Commission and the City.

d) Other Considerations:

**Abernethy Extension:**

At the November 26, 2019 Council Workshop meeting, Phase 3 of the Abernethy Way Extension (232 Street to 256 Street) was approved by Council. The new roadway will follow the east-west alignment of 124 Avenue. A diagonal S-curve will move the alignment to the southeast, connecting 240 Street to the south of the subject property, as shown in Image 1 below. While this extension will impact the subject property, it will not affect or be affected by the approach being taken to remove the Land Use Contract and establish underlying zoning through the proposed CD-5-21 zone.

*Image 1 – Phase 3 of Abernethy Way Extension (232 St to 256 St)*



e) Planning Analysis

The OCP Zoning Matrix does not support zones with a golf course (outdoor recreation) use. However, a golf course is considered a non-farm use in the Agricultural Land Reserve and this use is supported through OCP Policy 6-10(c), which permits non-farm uses on properties designated Agricultural if by approved by the Agricultural Land Commission and the City.

Staff have confirmed with the Agricultural Land Commission that the 1976 decision will be upheld to permit the uses outlined in the Land Use Contract and a Non-Farm Use application is not required if there is no expansion on the uses or buildings. The proposed zone, CD-5-21, replicates the uses and siting stated in the Land Use Contract.

### 3.0 CONCLUSION:

In May 2014, the Province made changes to the *Local Government Act* to require all Land Use Contracts in British Columbia to automatically terminate on June 30, 2024 and for municipalities to enact zoning regulations for all properties affected by Land Use Contracts prior to June 30, 2022.

This report presents Zone Amending Bylaw No. 7809-2021 for the subject property located at 12309 240 Street currently regulated by a Land Use Contract and the creation of a new zone, CD-5-21 (Appendix B). The underlying zoning that is proposed, CD-5-21, replicates the uses and siting of the Land Use Contract. The Agricultural Land Commission has confirmed ongoing support of the 1976 decision and will not require a Non-Farm Use application if there is no expansion of the uses or buildings.

“Original signed by Krista Gowan”

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*Prepared by:* **Krista Gowan, MA**  
**Planner 1**

“Original signed by Charles Goddard”

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

“Original signed by Christine Carter”

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

“Original signed by Scott Hartman”

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*Concurrence:* **Scott Hartman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map and Ortho Map

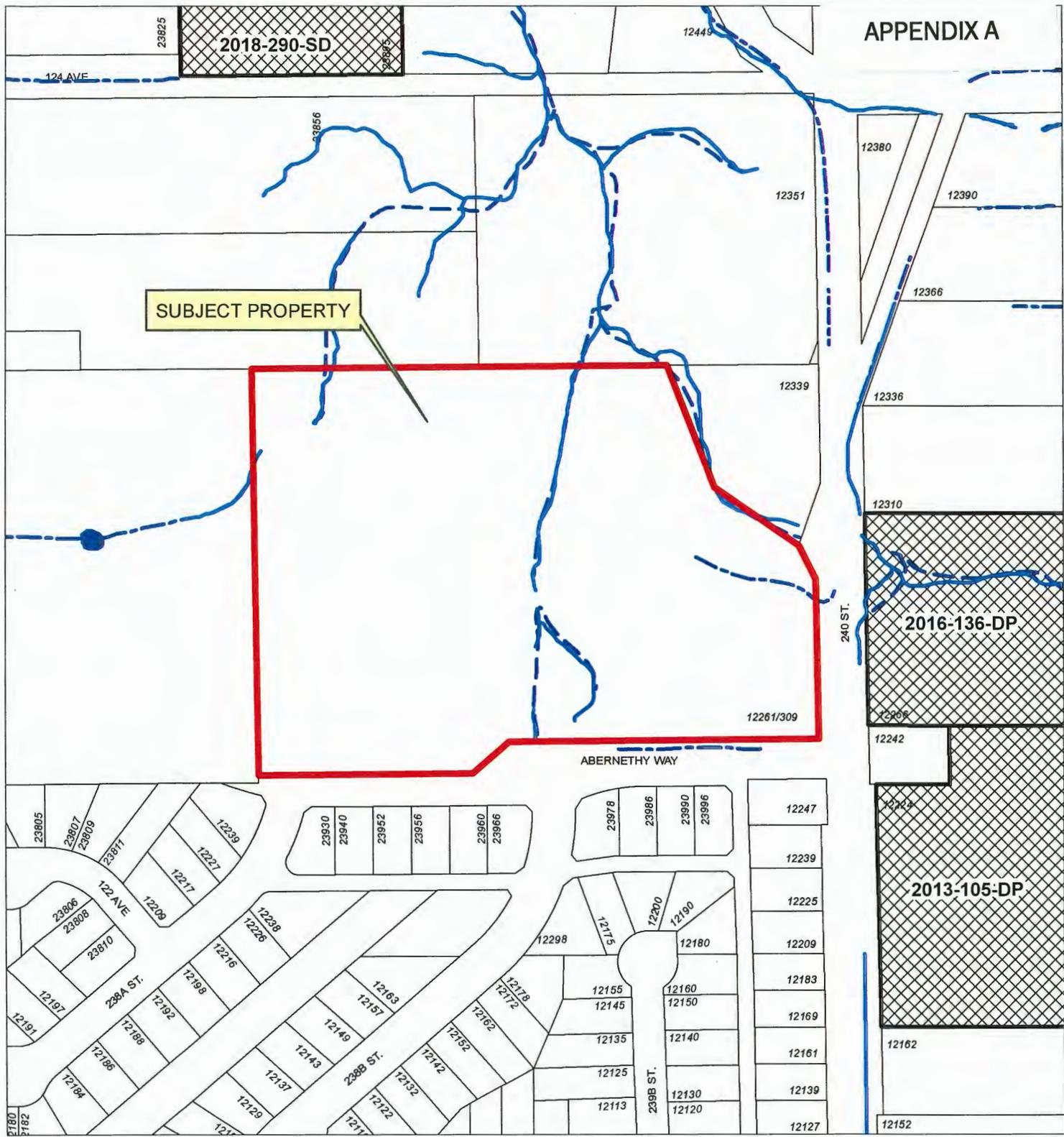
Appendix B – Zone Amending Bylaw No. 7809-2021

23825  
2018-290-SD  
23895

SUBJECT PROPERTY

2016-136-DP

2013-105-DP



Scale: 1:2,500

**Legend**

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

12309 240ST  
PID: 004-938-135

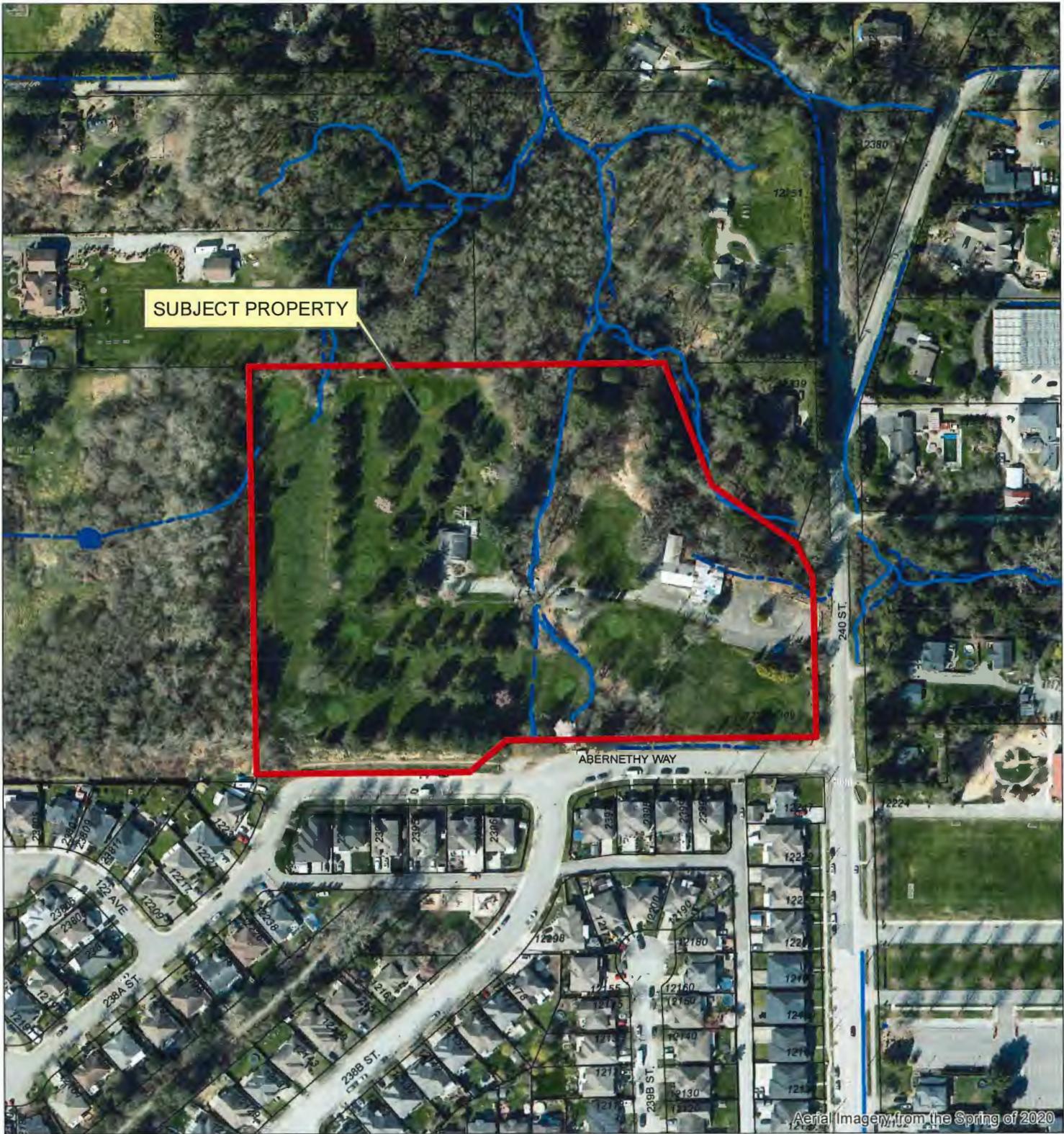
PLANNING DEPARTMENT



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

FILE: Subject Map.mxd  
DATE: Jan 26, 2022

BY: DT



SUBJECT PROPERTY

ABERNETHY WAY

240 ST.

Aerial Imagery from the Spring of 2020



**Legend**

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

Scale: 1:2,500

12309 240ST  
PID: 004-938-135

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: Subject Map.mxd  
DATE: Jan 26, 2022

BY: DT

**CITY OF MAPLE RIDGE  
BYLAW NO. 7809-2021**

A Bylaw to amend the text forming part of Zoning Bylaw No. 7600 - 2019 as amended

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**WHEREAS**, it is deemed desirable to create a new comprehensive development zone called "CD-5-21 Nine-Hole Golf Course";

**AND WHEREAS**, it is deemed desirable to amend Maple Ridge Zoning Bylaw No. 7600-2019 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. 7809-2021."
2. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended by inserting the following CD Zone immediately following the last section in PART 10 COMPREHENSIVE DEVELOPMENT ZONES and numbering it in sequential order accordingly:

- |                 |  |                |            |                 |              |                 |              |
|-----------------|--|----------------|------------|-----------------|--------------|-----------------|--------------|
| <b>10XX</b>     | <b>CD-5-21 Nine-Hole Golf Course</b>   |                |            |                 |              |                 |              |
| <b>10XX.1</b>   | <b>PURPOSE</b>   |                |            |                 |              |                 |              |
|                 | 1. This zone provides for a nine-hole golf course use for LOT 13 SECTION 21 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 51480, 12309 240 Street, Maple Ridge.  |                |            |                 |              |                 |              |
| <b>10XX.2</b>   | <b>PRINCIPAL USES</b>  |                |            |                 |              |                 |              |
|                 | 1. The following Principal Uses Shall be permitted in this Zone; <ol style="list-style-type: none"> <li>a. Nine- Hole Golf Course</li> <li>b. Single Detached Residential</li> </ol>   |                |            |                 |              |                 |              |
| <b>10XX.3</b>   | <b>ACESSORY USES</b>   |                |            |                 |              |                 |              |
|                 | 1. Minor retail use, which shall be limited to the rental of golf clubs and the rental or selling of golf tees or golf balls, limited to Nine Hole Golf Course Use only.   |                |            |                 |              |                 |              |
| <b>10XX.4</b>   | <b>LOT AREA AND DIMENSIONS</b>   |                |            |                 |              |                 |              |
|                 | 1. Minimum Lot Area and dimensions shall be not less than; <table border="0" style="margin-left: 20px;"> <tr> <td>a. in Lot Area</td> <td>3 hectares</td> </tr> <tr> <td>b. in Lot Width</td> <td>150.0 metres</td> </tr> <tr> <td>c. in Lot Depth</td> <td>150.0 metres</td> </tr> </table> | a. in Lot Area | 3 hectares | b. in Lot Width | 150.0 metres | c. in Lot Depth | 150.0 metres |
| a. in Lot Area  | 3 hectares   |                |            |                 |              |                 |              |
| b. in Lot Width | 150.0 metres   |                |            |                 |              |                 |              |
| c. in Lot Depth | 150.0 metres   |                |            |                 |              |                 |              |
|                 | 2. Refer to Section 407 Building Envelope of the Bylaw for required minimum Building Envelope dimensions   |                |            |                 |              |                 |              |

**10XX.5 DENSITY**

1. N/A

**10XX.6 LOT COVERAGE**

1. All Principal Buildings and Principal Structures and Accessory Buildings and Accessory Structures together shall not exceed a Lot Coverage of 5%.

**10XX.7 SETBACKS**

1. Minimum Setbacks for all Principal Building and Principal Structures shall be not less than:
  - a. from a Front Lot Line 45.5 metres
  - b. from a Rear Lot Line 96.5 metres
  - c. from an Interior Side Lot Line 45.5 metres
  - d. from an Exterior Side Lot Line 56.5 metres

**10XX.8 HEIGHT**

1. Building Height for Single Detached Residential use shall not exceed 11.5 metres.
2. Building Height for other Principal uses, Accessory Buildings and Accessory Structures shall not exceed 7.5 metres.

**10XX.9 PARKING AND LOADING**

1. The Off-Street Parking and Off-Street Loading shall be provided with a minimum of 34 parking stalls with a Nine-Hole Golf Course use.

**10XX.10 OTHER REQUIREMENTS**

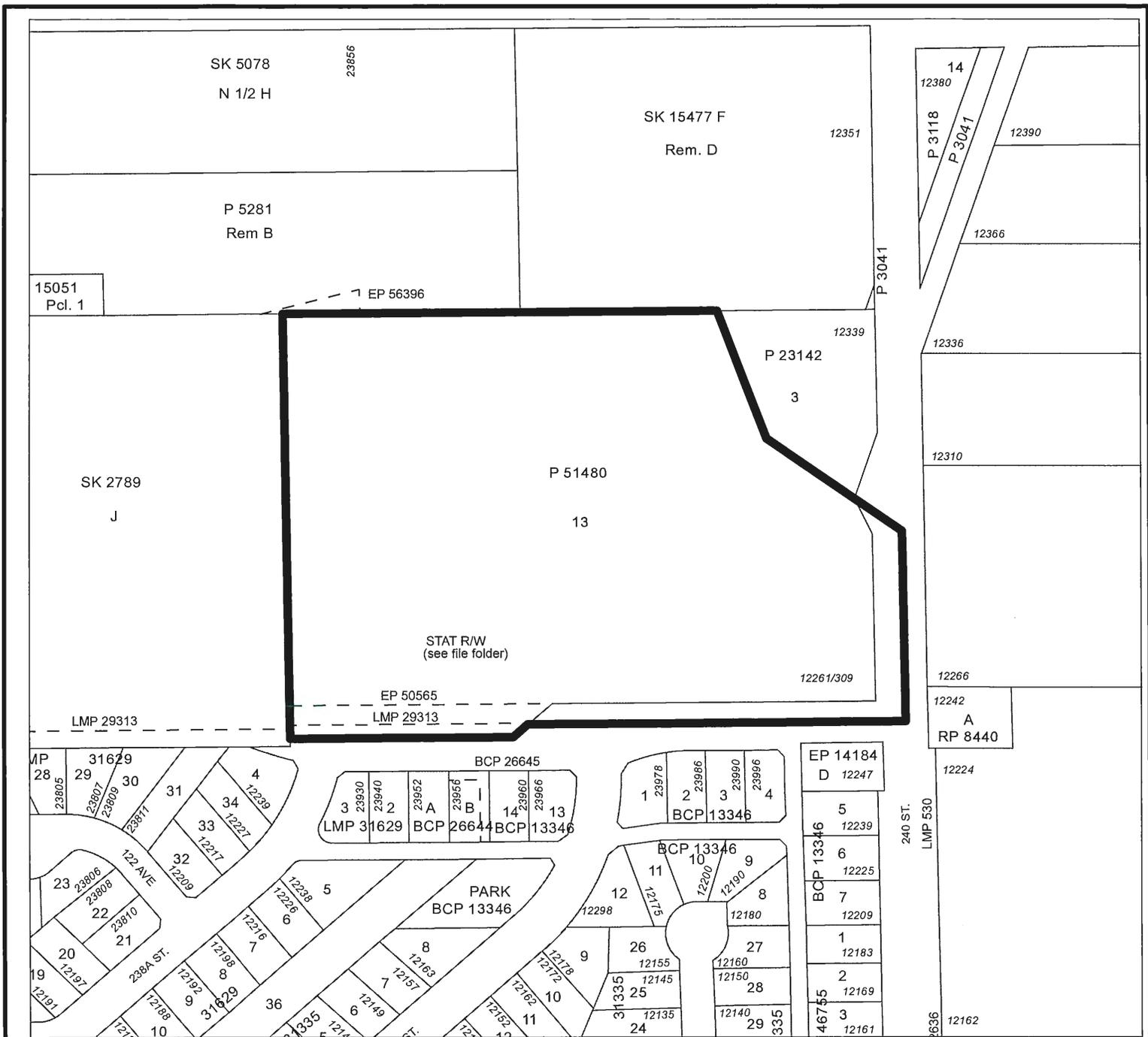
1. The Agricultural Land Commission Act and its Regulations shall prevail.
2. The Farm Home Plate requirements shall apply in accordance with Section 402 (Farm Home Plate) of this Bylaw.

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

LOT 13 SECTION 21 TOWNSHIP 12 NEW WESTMINSTER DISTRICT PLAN 51480

and outlined in heavy black line on Map No. 1953 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to CD-5-21 Nine-Hole Golf Course.





# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7809-2021  
 Map No. 1953  
 From: LUC (Land Use Contract)  
 To: CD-5-21 (Comprehensive District)



SCALE 1:2,500



**mapleridge.ca**

**City of Maple Ridge**

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

**MEETING DATE:** February 15, 2022  
**FILE NO:** 2018-190-DVP  
2018-190-DP

**FROM:** Chief Administrative Officer

**MEETING:** C o W

**SUBJECT:** **Development Variance Permit**  
**Development Permit**  
**23627 132 Avenue**

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**EXECUTIVE SUMMARY:**

Development Permit application 2018-190-DP and Development Variance Permit application 2018-190-DVP have been received to construct a 23-unit townhouse complex at 23627 132 Avenue. This application is subject to the Multi-Family Residential Development Permit Area Guidelines, which establish the form and character of multi-family development.

The applicant has requested variances to facilitate the proposed development as follows:

1. Setback reduction from 7.5m (24.61 ft.) to 6.0m (19.67 ft.) at the buildings' closest points to the north rear property line;
2. Setback reduction from 7.5m (24.61 ft.) to 4.5m (14.76 ft.) at the buildings' closest points to the west and east side property lines;
3. Building height increase from 9.5m (31.17 ft.) to 9.84m (32.28 ft.) for Block 6 and from 9.5m (31.17 ft.) to 9.9m (32.48 ft.) for Block 7; and
4. Outdoor Amenity Area reduction from 115m<sup>2</sup> (1,237.9 ft<sup>2</sup>) to 109.81m<sup>2</sup> (1,181.99 ft<sup>2</sup>).

Council considered rezoning application 2018-190-RZ and granted first reading for Zone Amending Bylaw No. 7420-2018 on June 26, 2018 and second reading on February 9, 2021. This application was presented at Public Hearing on March 23, 2021 and was given third reading on March 30, 2021. Council will be considering final reading for rezoning application 2018-190-RZ on February 22, 2022.

**RECOMMENDATIONS:**

1. That the Corporate Officer be authorized to sign and seal 2018-190-DVP respecting property located at 23627 132 Avenue; and further
2. That the Corporate Officer be authorized to sign and seal 2018-190-DP respecting property located at 23627 132 Avenue.

## DISCUSSION:

### a) Background Context

Applicant:	Don Schmidt
Legal Description:	Lot 20 Section 28 Township 12 New Westminster District Plan 47603
OCP:	
Existing:	Medium/High Density Residential
Zoning:	
Existing:	RS-2 (Single Detached Suburban Residential)
Proposed:	RM-1 (Low Density Townhouse Residential)
Surrounding Uses:	
North:	Use: Townhouses Zone: RM-1 (Low Density Townhouse Residential) and Conversation Designation: Medium/High Density Residential
South:	Use: Vacant Zone: RM-1 (Low Density Townhouse Residential) Designation: Medium/High Density Residential and Conservation
East:	Use: Townhouses Zone: RM-1 (Low Density Townhouse Residential) Designation: Medium/High Density Residential
West:	Use: Single-Family House (under rezoning 2021-352-RZ for a townhouse project) Zone: RS-2 (Single Detached Suburban Residential) Designation: Medium/High Density Residential
Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.405 ha (1.0 acre)
Access:	132nd Avenue
Servicing requirement:	Urban Standard
Concurrent Applications:	2018-190-RZ

### b) Project Description:

The subject property is bounded to the north by a new 61-unit townhouse development, the south by 132 Avenue and new townhouse developments, the west by an older single-family home, and to the east a newer 69-unit townhouse development. The subject site is sloping down from the northeast corner to the southwest corner, towards the intersection of 132 Avenue and 236 Street (see Appendix A).

The current development application consists of 23 townhouse units arranged in seven buildings that all face onto a strata road. The access for the site will be off 132 Avenue at approximately the middle of the road frontage of the site. The proposal has a mixture of double and tandem garages.

## c) Planning Analysis

### Official Community Plan

Pursuant to Sections 8.7 Multi-Family Development Permit Area Guidelines of the Official Community Plan (OCP), a Multi-Family Development Permit is required for all new Multi-Family development on land designated Urban Residential on Schedule B of the OCP, or Multi-Family development within an Area Plan. The purpose of the Multi-Family Development Permit is to enhance existing neighbourhoods with compatible housing styles that meet diverse needs and minimize potential conflicts on neighbouring land uses. The guidelines for a Multi-Family Development Permit, as outlined in the OCP, are summarized below, with responses from the Project Architect on how they are met:

1. **New development into established areas should respect private spaces, and incorporate local neighbourhood elements in building form, height, architectural features and massing.**

*Project Architect Comment: "The lot is bordered with adjacent properties on three sides. Two of the bordering lots are RM-1 zoning with completed RM-1 projects. The remaining bordering lot is an old timer single family, corner lot. This project respects similar heights and setbacks as the existing RM-1. Building are 2 and 3 storey with pitched roofs"*

2. **Transitional development should be used to bridge areas of low and high densities, through means such as stepped building heights, or low-rise ground-oriented housing located to the periphery of higher density developments.**

*Project Architect Comment: "This project respects similar heights and setbacks as the existing neighbouring RM-1 lots."*

3. **Large scale developments should be clustered and given architectural separation to foster a sense of community, and improve visual attractiveness.**

*Project Architect Comment: "This a 23 unit development. "*

4. **Pedestrian circulation should be encouraged with attractive streetscapes attained through landscaping, architectural details, appropriate lighting and by directing parking underground where possible or away from public view through screened parking structures or surface parking located to the rear of the property.**

*Project Architect Comment: "The site steps down 3 meters side to side (from East to West) and diagonally from Northeast to Southwest approximately 8m. The periphery of the property, along the three bordering properties is typically used for private rear yards spaces. Pedestrian circulation occurs only through the centre spline of the development."*

Based on the above review and analysis, the proposed development in is compliance with the Key Guidelines Concepts of the Multi-Family Development Permit Area.

**Proposed Variances:**

1. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 617.7, (2)* is varied by reducing the setbacks and allowing projections as follows:

Building Block	Required Setback to Property Line (m)	Proposed Setback from Building to Property Line (m)	Required Variance (m)
Building 1	7.5 (East)	4.5	3.0
Building 2	7.5 (East)	4.5	3.0
Building 3	7.5 (East)	4.5	3.0
Building 4	7.5 (North)	6.0	1.5
	7.5 (East)	4.5	3.0
Building 5	7.5 (North)	6.0	1.5
Building 6	7.5 (West)	4.5	3.0
Building 7	7.5 (West)	4.5	3.0

Since, the variances are considered minor in nature they can be supported to effectively address the unique geometry of the site that emerged through the required dedication of land for park as well as, the preservation of the Environmentally Sensitive Area.

2. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 617.8, (1)* by increasing the allowable building height as follows:

Building Block	Maximum Permitted Height (m)	Proposed Maximum Building Height (m)	Required Variance (m)
Building 6	9.5	9.84	0.34
Building 7	9.5	9.90	0.40

This proposed variance in height can be supported as the design of the development is in keeping with the surrounding townhouse development in the area.

3. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 6, Section 617.11, 1. Outdoor Amenity Area(s) 2):*  
To reduce the Outdoor Amenity required from 115m<sup>2</sup> (1,237.9 ft<sup>2</sup>) to 109.81m<sup>2</sup> (1,181.99ft<sup>2</sup>).

This variance to the Outdoor Amenity Space is minor in nature and has been necessitated by the linear parcel configuration of the development site. It should be noted that each unit has its own private amenity space.

**d) Advisory Design Panel:**

The Advisory Design Panel (ADP) reviewed the form and character as well as the landscaping plans for the proposed townhouse development at a meeting held on June 17, 2020 and the following resolution was carried:

*"That the following concerns be addressed and digital versions of revised drawings & memo be submitted to Planning staff; and further that Planning staff forward this on to the Advisory Design Panel for information:*

*Architectural Comments:*

- *Consider removing the parking space between Units 19 & 20 to ease entry into units - the development only requires 5 visitor parking stalls, not 6 as currently provided;*
- *Consider including more double garages;*
- *Consider relocating the stairs for Building 4/5, Units 12/15 to add more light;*
- *The elevations of the building could benefit from more rigor put into an overall architectural theme, character and detail consistency, especially the units that face 132<sup>nd</sup> Ave;*
- *Improve the relationship between the units, the open space and the livability of the development and creating place making;*
- *Consider a more prominent site entry;*
- *Information pertaining to material selections was not provided to the Advisory Design Panel prior to the meeting. Elevations pertaining to the neighbouring properties were not available. Site renderings and additional cross sections with neighbouring context need to be provided.*

*Landscape Comments:*

- *Consider planting material around the perimeter of site for seasonality and screening during winter. Provide consistent perimeter planting including in the amenity space;*
- *Recommend reviewing the location of services at the main entry and placing services away from the main entry if at all possible;*
- *Consider the addition of a pedestrian entry into the site;*
- *The tree next to the water meter chamber requires structural soil;*
- *Provide screening material between the rear yards of units (ie. solid fence or planting screen);*
- *Review the relationship of Buildings 1, 2, and 3 with the adjacent lot. Modify the fence type to increase visibility and to reduce the impact to the street and neighbouring properties;*
- *Provide details of retaining walls and other landscape materials. Ensure wall materials have long term durability;*
- *Ensure universal access to all common amenity spaces. Ensure access does not go through private entry to units;*
- *Consider putting stairs near Unit 11 and Unit 16 for maintenance entrance;*
- *Evaluate potential for usability of Unit 16 amenity space in coordination with project arborist;*
- *Side entries can be challenging for visitors, look at wayfinding opportunities and ensure the unit numbers are well marked; and*

- Consider material changes through the lane and markings to encourage pedestrian use and social gathering."

The Project Architect and Landscape Architect have responded to each of the resolution items as listed in Appendix G and are reflected in the current plans (see Appendices E and F). Staff can support the development as proposed based on the response to the recommendations of the ADP.

**e) Environmental Implications:**

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application has been received for all development identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire and where this risk may be reasonably abated through implementation of appropriate precautionary measures by reducing the fuel material adjacent to the dwelling.

**f) Citizen/Customer Implications:**

A Development Information Meeting was conducted via the Public Comment Opportunity process from December 14, 2020 to December 24, 2020 and a Public Hearing was held on March 23, 2021. A summary of the comments and discussions from the public that participated was summarized in the second reading staff report dated February 2, 2021.

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.

**g) Financial Implications:**

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on the estimated landscape cost, the security will be \$149,121.70.

**CONCLUSION:**

The proposed variances are supported for the reasons described above, it is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2018-190-DVP.

As the development proposal complies with the Multi-Family Development Permit Area Guidelines of the OCP for form and character, it is recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Permit 2018-190-DP.

“Original signed by Wendy Cooper”

---

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

“Original signed by Mark McMullen” for

---

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

“Original signed by Christine Carter”

---

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

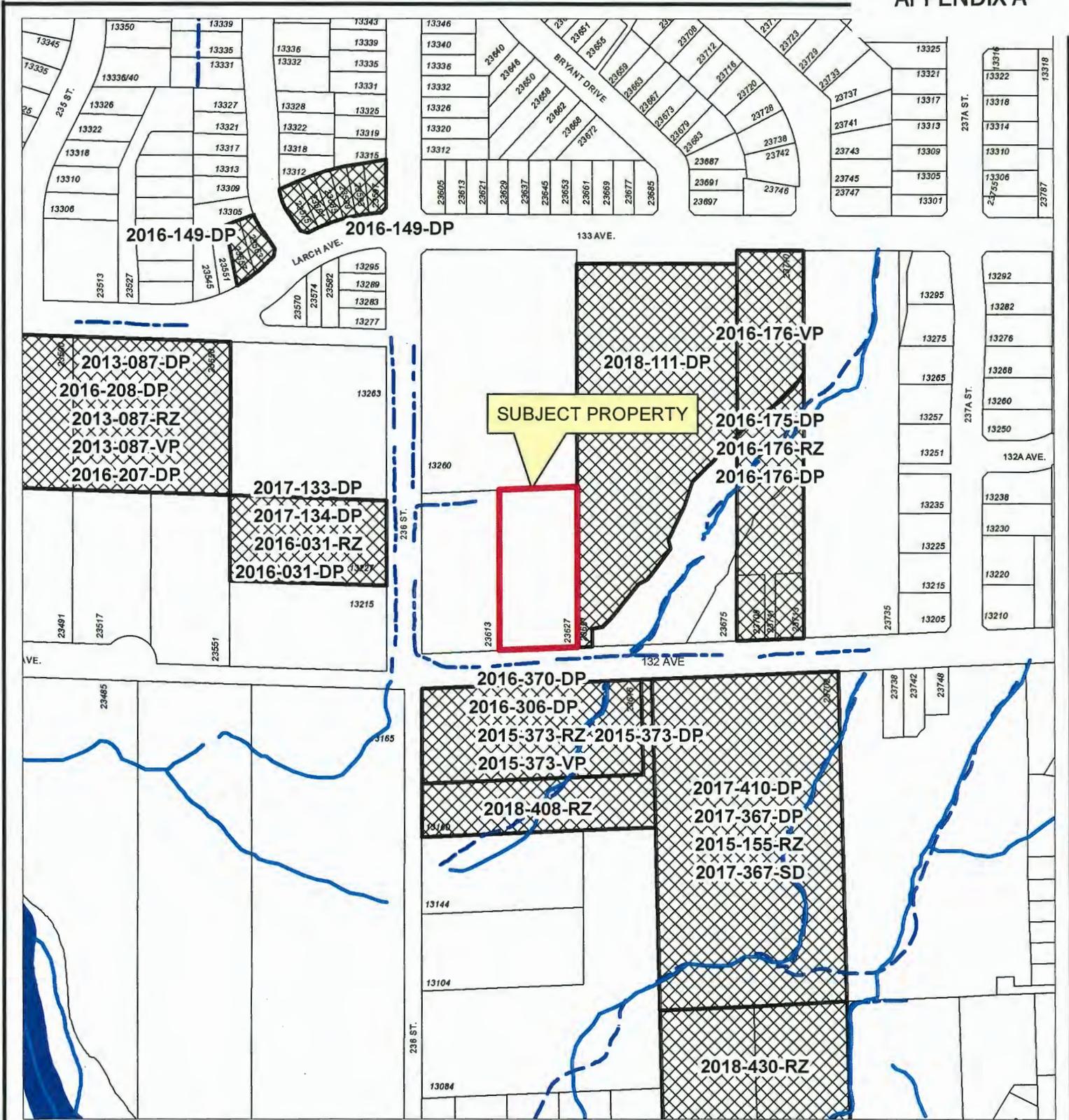
“Original signed by Scott Hartman”

---

*Concurrence:* **Scott Hartman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Site Plan
- Appendix D – Proposed Variances
- Appendix E – Building Elevations
- Appendix F – Landscape Plans
- Appendix G – ADP Comments and Responses



Scale: 1:3,000

**Legend**

-  Stream
-  Ditch Centreline
-  Edge of River
-  Indefinite Creek
-  River
-  Parcels
-  Major Rivers & Lakes
-  Active Applications (RZ/SD/DP/VP)

23627 132 AVE

PLANNING DEPARTMENT



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

FILE: 2018-190-VP  
DATE: Nov 28, 2018

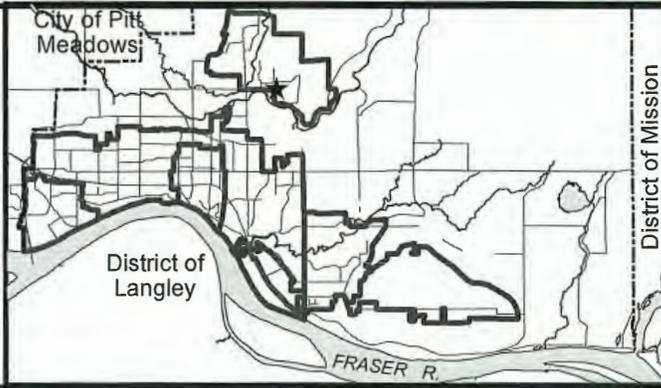
BY: RA



Aerial Imagery from the Spring of 2016



Scale: 1:3,000



23627 132 AVE

PLANNING DEPARTMENT



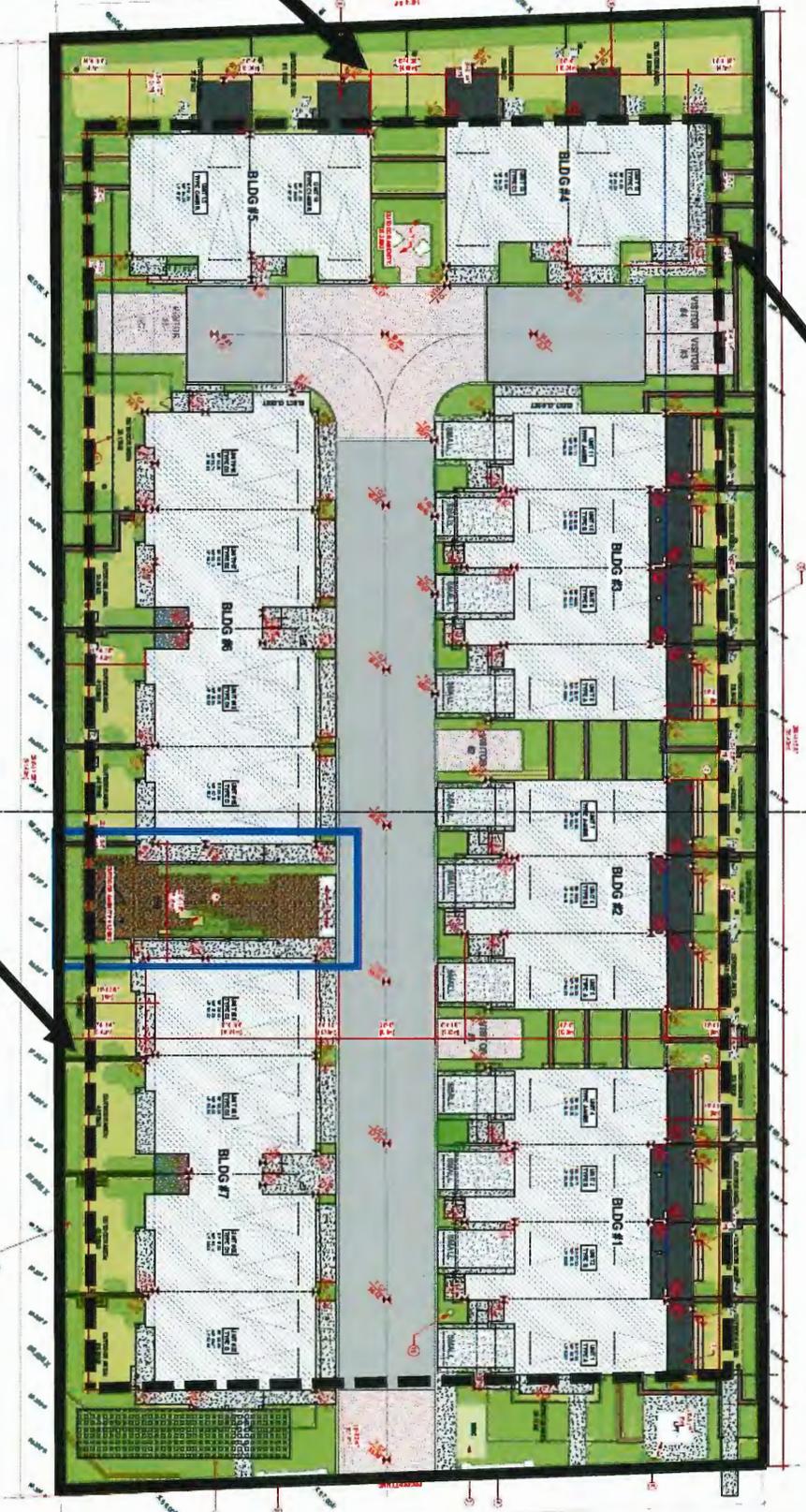
MAPLE RIDGE  
British Columbia

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

FILE: 2018-190-VP  
DATE: Nov 28, 2018

BY: RA





Variance to the east side yard setback from 7.5 m to 4.5m

Variance to the west side yard setback from 7.5 m to 4.5m



**BUILDING #6 ELEVATION - EAST**

**Height Variance- From 9.5 m to 9.84 m for Building # 6 units 16 - 19**

PROPERTY LINE

PROPOSED BUILDING HEIGHT

PROPOSED BUILDING HEIGHT

PROPOSED BUILDING HEIGHT

PROPOSE

UNIT 23

UNIT 22

UNIT 21

UNIT 20

Height Variance- From 9.5 m to 9.9 m for Building # 7 units 20-23

BUILDING #7 ELEVATION - EAST





1 BUILDING ELEVATION D-D  
Scale: 1/8" = 1'-0"



2 BUILDING ELEVATION - REAR  
Scale: 1/8" = 1'-0"



1 BUILDING ELEVATION B-B  
Scale: 1/8" = 1'-0"



2 BUILDING ELEVATION - REAR  
Scale: 1/8" = 1'-0"





PLANT SCHEDULE				PMG PROJECT NUMBER: 18-178
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
	9	ACER PALMATUM 'BLOODGOOD'	RED JAPANESE MAPLE	2.5M HT; B&B, UPRIGHT FORM
	2	ACER PLATANOIDES 'CRIMSON SENTRY'	COLUMNAR CRIMSON SENTRY MAPLE	8CM CAL; 2M STD, B&B
	2	CERCIS CANADENSIS 'HEARTS OF GOLD'	HEARTS OF GOLD REDBUD	5CM CAL; B&B
	8	CORNUS EDDIE'S 'WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	5CM CAL; STD FORM, B&B
	4	CORNUS FLORIDA 'RUBRA'	PINK FLOWERING DOGWOOD	2.5M HT; B&B
	8	CORNUS KOUSA	KOUSA DOGWOOD	2M HT; BUSH FORM, B&B
	10	FAGUS SYLVATICA 'DAWYCK GOLD'	DAWYCK GOLD BEECH	8CM CAL, B&B
	21	PICEA GLAUCA 'PENDULA'	WEeping WHITE SPRUCE	2.5M HT, B&B
	2	TREE TO BE RETAINED		

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CHLA STANDARD. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. \* ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. \* ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. \* BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT

REQUIRED REPLACEMENT TREES: 18  
 PROVIDED REPLACEMENT TREES: 18

**JY ARCHITECTURE INC.**  
2nd Floor, 8661 201 St. Langley BC V2Y 0G9  
t: 604 493 2001  
e: [contact@JYarch.com](mailto:contact@JYarch.com)  
[www.JYarch.com](http://www.JYarch.com)

**Jinyong Yum** Principal  
Architect AIBC, LEED BD+C  
t: 604 493 2001 ext.700  
e: [jyum@JYarch.com](mailto:jyum@JYarch.com)

October 2nd, 2020

**Re: Advisory Design Panel comments**

Ms. Wendy Cooper  
Planner, Planning Department  
City of Maple Ridge  
11995 Haney Place  
Maple Ridge, BC V2X 6A9

Dear Ms. Cooper

The followings are our responses to the ADP's comments received July 28, 2020:

**Architectural Comments:**

- **Consider removing the parking space between Units 19 & 20 to ease entry into units - the development only requires 5 visitor parking stalls, not 6 as currently provided;**
  - HC parking is relocated to btw Building 5 & 6, and a bigger play area provided.
- **Consider including more double garages;**
  - Understanding the intent of providing more double garages, Building #1, #2 & #3 provides affordable units and an extended driveway compatible with a typical parking space. The additional parking space will give the units flexible options and keep the cars away from the street and driveway.
- **Consider relocating the stairs for Building 4/5, Units 12/15 to add more light;**
  - Due to providing access to the garage, it is not feasible to relocate the stairs. However, the large windows (8ft x 5ft) at the living room and bedrooms and small windows at the stair wall will bring an adequate amount of the natural light.
- **The elevations of the building could benefit from more rigor put into an overall architectural theme, character and detail consistency, especially the units that face 132nd Ave;**
  - Overall, building elevation is revised. The consistency of using materials and their hierarchy has been established. The building elevation facing 132nd Avenue is also revisited to express simple yet interesting variations per unit types.

**JY ARCHITECTURE INC.**  
2nd Floor, 8661 201 St. Langley BC V2Y 0G9  
t: 604 493 2001  
e: [contact@JYarch.com](mailto:contact@JYarch.com)  
[www.JYarch.com](http://www.JYarch.com)

**Jinyong Yum** Principal  
Architect AIBC, LEED BD+C  
t: 604 493 2001 ext.700  
e: [jyum@JYarch.com](mailto:jyum@JYarch.com)

- **Improve the relationship between the units, the open space and the livability of the development and creating place-making;**
  - Fence and landscape screen provided between units. See landscape plans.
  - The parking space between building #6 and #7 has been deleted, and the main useable open space is enlarged with a relocated mailbox.
  - Visitor parking spaces are relocated to btw Building 1 & 2 & 3 and created new amenity area at btw Building 5 & 4.
  
- **Consider a more prominent site entry;**
  - The building signage with a stone cladding fence wall defines entry corners. LPT & WMC are relocated to the further side of the entry area.
  
- **Information pertaining to material selections was not provided to the Advisory Design Panel prior to the meeting.**
  - A revised material board is provided.
  
- **Elevations pertaining to the neighbouring properties were not available. Site renderings and additional cross-sections with neighbouring context need to be provided.**
  - See attached architectural contact drawings.
  
- **Side entries can be challenging for visitors, look at wayfinding opportunities and ensure the unit numbers are well marked.**
  - Enlarged unit number signages are proposed at the consistent location of each units. Backlit lights are provided for night time.

Should you have any questions or require further clarification, feel free to contact me (604) 493-2001 at your convenience.

Sincerely,  
**JY Architecture Inc.**

Per:



**Jinyong Yum**, Architect-AIBC, LEED BD+C  
Principal



Suite C100 - 4185 Still Creek Drive  
Burnaby, British Columbia, V5C 6G9  
p: 604 294-0011 ; f: 604 294-0022

October 01, 2020

**Re: ADP Comments  
R/2020-018  
PMG File: 18-178**

The following are PMG's responses (red) to the ADP's comments received July 28, 2020:

Landscape Comments:

- Consider planting material around the perimeter of site for seasonality and screening during winter. Provide consistent perimeter planting including in the amenity space;  
Consistent perimeter planting as screening during winter is provided.
- Recommend reviewing the location of services at the main entry and placing services away from the main entry if at all possible;  
For Civil to comment
- Consider the addition of a pedestrian entry into the site;  
A pedestrian entry is added.
- The tree next to the water meter chamber requires structural soil;  
The tree is relocated where has enough topsoil.
- Provide screening material between the rear yards of units (ie. solid fence or planting screen);  
Planting is provided as screen between the rear yards
- Review the relationship of Buildings 1, 2, and 3 with the adjacent lot. Modify the fence type to increase visibility and to reduce the impact to the street and neighbouring properties;  
Fence design is reviewed and revised. Please see L6 & L7.
- Provide details of retaining walls and other landscape materials. Ensure wall materials have long term durability;  
The details are added. Please see L8 & L9.
- Ensure universal access to all common amenity spaces. Ensure access does not go through private entry to units;  
The private entry to units is separated from common amenity spaces by fence and gate.
- Consider putting stairs near Unit 11 and Unit 16 for maintenance entrance;  
Considered. A maintenance entrance is added for Unit 16.  
Unit 11 has limited space to accommodate the stairs for 2.3 meters elevation change.
- Evaluate potential for usability of Unit 16 amenity space in coordination with project arborist;  
*A note saying Arborist to be onsite during any construction...within the tree protection zone is added on Landscape drawing L1.*
- Side entries can be challenging for visitors, look at wayfinding opportunities and ensure the unit numbers are well marked; and  
For Architect to comment
- Consider material changes through the lane and markings to encourage pedestrian use and social gathering.



October 01, 2020

Considered. The potential social gathering area is the lane on the north side (run through east-west direction). Since there is limited traffic on the lane, we considered the lane is safe and suitable for pedestrian to use.

Should you have any questions or require further clarification, feel free to contact me (604) 294-0011 at your convenience.

Yours truly,  
Yiwen Ruan, MBCSLA  
Landscape Architect  
**PMG Landscape Architects Ltd.**

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

**MEETING DATE:** February 15, 2022  
**FILE NO:** 2021-473-DVP  
2021-473-DP

**FROM:** Chief Administrative Officer

**MEETING:** C o W

**SUBJECT:** **Development Variance Permit**  
**Development Permit**  
**11545 Kingston Street**

---

**EXECUTIVE SUMMARY:**

Development Permit application 2021-473-DP and Development Variance Permit application 2021-473-DP have been received to permit an 946m<sup>2</sup> addition to an existing industrial warehouse located at 11545 Kingston Street.

The applicant has requested the following variance to facilitate the proposed development:

- To reduce the rear lot line setback from 3.0m to 0.3m.

**RECOMMENDATIONS:**

1. That the Corporate Officer be authorized to sign and seal 2021-473-DVP respecting property located at 11545 Kingston Street;
2. That the Corporate Officer be authorized to sign and seal 2021-473-DP respecting property located at 11545 Kingston Street; and further
3. That the City of Maple Ridge authorize the discharge of Restrictive Covenant (Registration Number AD207375) from the Title of Lot A District Lot 280 New Westminster District Plan LMP17888 located at 11545 Kingston Street.

**DISCUSSION:**

**a) Background Context:**

Applicant: Harry Evans

Legal Description: Lot A District Lot 280 New Westminster District Plan LMP17888

OCP:  
Existing: MMBP (Maple Meadows Business Park)  
Proposed: MMBP (Maple Meadows Business Park)

Zoning:  
Existing: M-3 (Business Park Industrial)  
Proposed: M-3 (Business Park Industrial)

Surrounding Uses:

North:	Use:	Industrial
	Zone:	M-3 (Business Park Industrial)
	Designation:	Maple Meadows Business Park
South:	Use:	Industrial
	Zone:	M-3 (Business Park Industrial)
	Designation:	Maple Meadows Business Park
East:	Use:	Industrial
	Zone:	M-3 (Business Park Industrial)
	Designation:	Maple Meadows Business Park
West:	Use:	Golden Ears Way (Transportation Corridor)
	Zone:	No Zone
	Designation:	Maple Meadows Business Park

Existing Use of Property: Industrial  
Proposed Use of Property: Industrial

Site Area: 7,520.0m<sup>2</sup>  
Access: Kingston Street  
Servicing: Urban Standard  
Previous Applications: Not applicable

**b) Project Description:**

Development Permit application 2021-473-DP and Development Variance Permit application 2021-473-DP have been received to permit an 946m<sup>2</sup> addition to an existing 3,708.7m<sup>2</sup> industrial building in the M-3 (Business Park) zone (see Appendix A). The existing building located adjacent to Kingston Street (east) frontage of the subject property will remain (see Appendix B). The new warehouse addition is proposed to be located on the west side of the existing building, to be used as additional warehouse space for the existing advanced manufacturing business which specializes in geotechnical instruments and other related products (see Appendix C).

**Proposed Variance**

To accommodate the warehouse expansion, a rear lot line setback variance is being requested by the applicant (see Appendix D).

1. **Maple Ridge Zoning Bylaw No. 7600-2019, Section 803.7(1)(b)**  
To reduce the rear lot line setback from 3.0 metres to 0.3 metres.

### c) Planning Analysis:

The proposed warehouse addition and the requested variance is supported by the Planning Department as it would allow an existing business to expand and utilize more of the site while keeping within the density requirements of the M-3 zone. The location of the proposed warehouse addition will be abutting Golden Ears Way (owned by Translink) and a pedestrian and cycling path. The massing of the proposed warehouse addition is in close proximity (2m to 2.5m) to the pedestrian and cycling path which, in turn, is separated from Golden Ears Way by a large 15m to 20m boulevard. In an effort to reduce the massing impact on the users, the applicant has included a pattern on the warehouse addition building façade and flora vine at the base of the warehouse addition abutting the path and planting of trees and shrubs on the northwest corner (see Appendices E, and F). This would allow the proposed warehouse addition to meet the Greenspace and Landscaping Key Guidelines Concepts for the Maple Meadows Business Park in Section 8.13 of the OCP which state:

- *The intent of new development is to ensure a high quality and climate change resilient landscaping (including tree lined paths or sidewalks, landscaped rest areas, adequate lighting, visually pleasing shrubs and groundcover), along pedestrian and bicycling connections through this area.*
  - The proposed development would improve the site with additional trees, shrubs and other flora being planted which will help mitigate heat island effects and improve stormwater management compared to the existing parking lot.
  - The planted flora will enhance the visual scape of the site for users utilizing the adjacent path.
- *Incorporate public art or decorative, or colourful materials and signage through the area that enhances wayfinding and is pedestrian friendly.*
  - The site incorporates colourful materials and pallets along Golden Ears Way to improve the visual appeal of the development for adjacent path users.
- *Provide well maintained planted vegetated buffers that include trees, shrubs and groundcover plants between non-compatible uses.*
  - The planting of vine flora and trees, shrubs and other plants will improve the buffer between the industrial use and users of the adjacent pathway in an effort to reduce visual and massing impacts.

Planning staff are satisfied that the proposed warehouse addition meets the criteria for landscaping and design requirements of the Key Guidelines Concepts for the Maple Meadows Business Park and is therefore supported.

Aside from the rear lot line setback variance, the proposed building addition complies with the M-3 zone. The subject parcel is located within a known floodplain and there is an existing Floodplain Control Agreement Covenant (T107058) dated October 22, 1981 which determined that the minimum flood construction level (FCL) was 5.2 metres. However, with planetary changes in climate, the updated FCL is 6.6 metres. The existing Floodplain Control Agreement Covenant (T107058) will need to be discharged and replaced to reflect to the new FCL at the Building Permit stage.

In addition, there is a registered restrictive covenant (AD207375) which includes a 6.0 metre rear setback and controls the design regulations when the industrial park was created in 1989. This covenant is to be discharged as *Zoning Bylaw No. 7600-2019* now regulates the M-3 zone which encompasses Maple Meadows Business Park.

**d) Environmental Implications:**

There will be no change in the permeability of the site as the proposed building addition will be constructed on an area that is currently covered in asphalt. There will be an installation of an on-site water retention system that will improve the existing on-site storm water management.

**e) Financial Implications:**

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost, the security will be \$8,874.80.

**CONCLUSION:**

Staff are satisfied that the proposed Development Application complies with the Industrial Development Permit Guidelines of the OCP for form and character. The variance requested is supportable due to its minor impact on the pathway and minimal impact on adjacent land uses. It is recommended that the Corporate Officer be authorized to sign and seal 2021-473-DVP and 2021-473-DP respecting the subject property.

"Original signed by Tyson Baker"

---

*Prepared by:* **Tyson Baker, B.Pl.**  
**Planning Technician**

"Original signed by Mark McMullen" for

---

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

"Original signed by Christine Carter"

---

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

"Original signed by Scott Hartman"

---

*Concurrence:* **Scott Hartman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Site Plan
- Appendix D – Proposed Variances
- Appendix E – Architectural Plans
- Appendix F – Landscaping Plans



SUBJECT PROPERTY

2021-473-VP  
2021-473-DP

11545 KINGSTON ST  
PID 018-852-394



**Legend**

-  Stream
-  Canal Edge
-  Ditch Centreline
-  Indefinite Creek
-  Canal
-  Active Applications (RZ/SD/DP/VP)

Scale: 1:2,500

PLANNING DEPARTMENT



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

FILE: 2021-473-DP/VP  
DATE: Jan 26, 2022

BY: AH



Aerial Imagery from the Spring of 2020



Scale: 1:2,500



11545 KINGSTON ST  
PID 018-852-394

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2021-473-DP/VP  
DATE: Jan 26, 2022

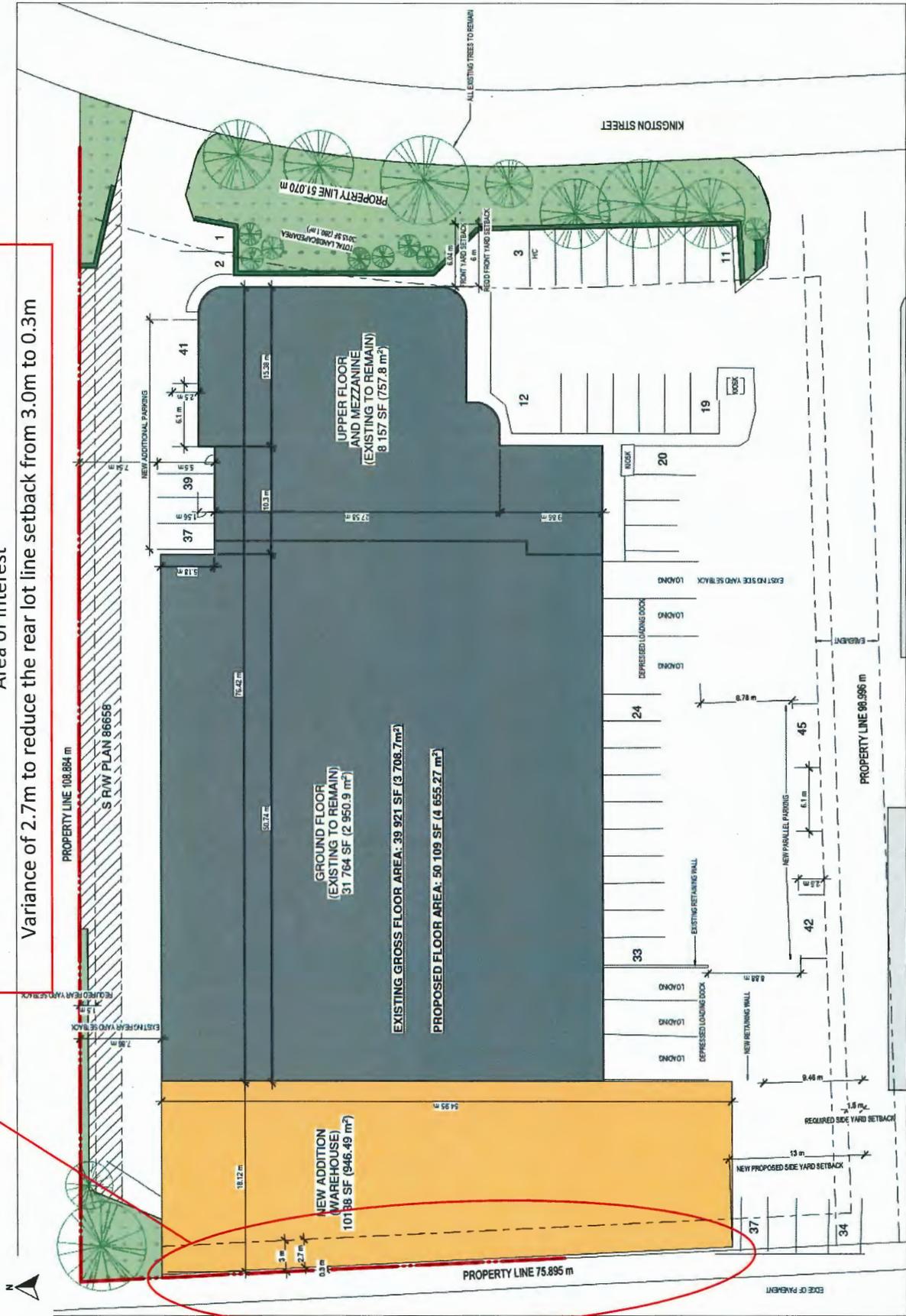
BY: AH



Development Application No. 2021-473-DVP/DP – Variance Proposal

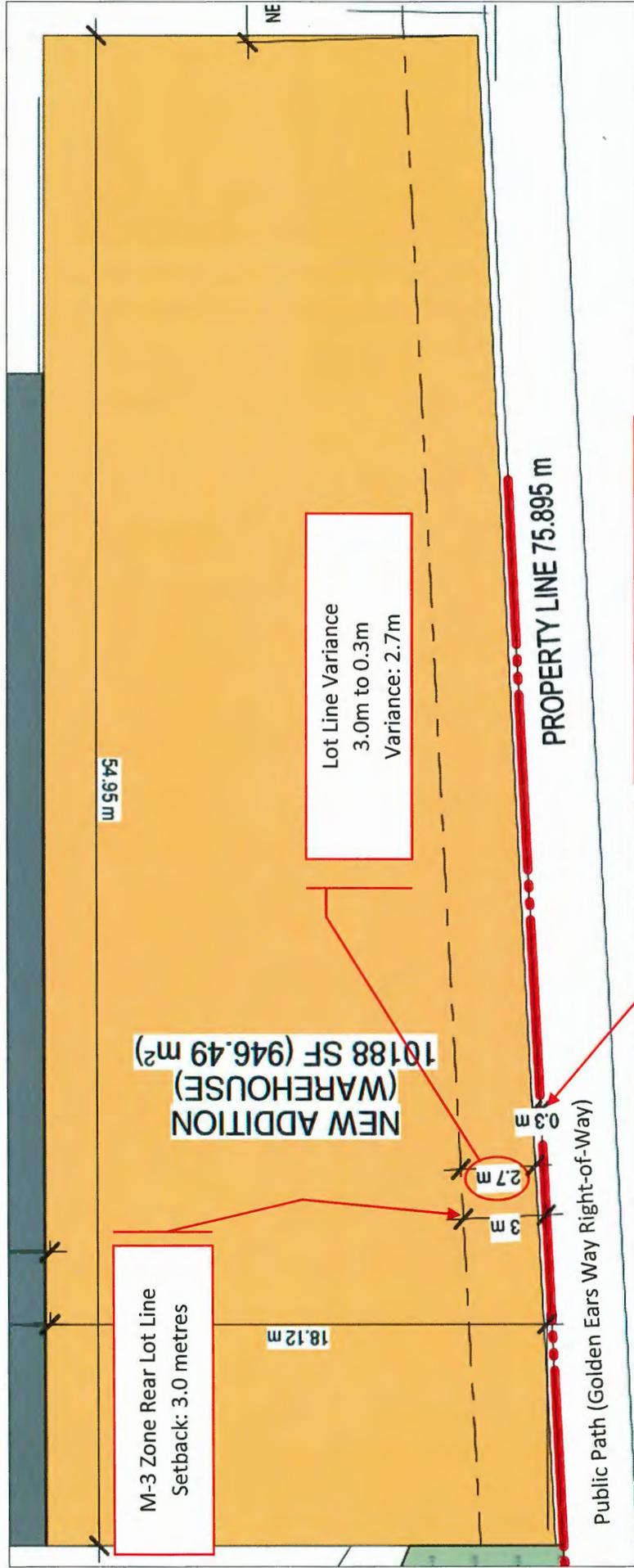
Area of Interest

Variance of 2.7m to reduce the rear lot line setback from 3.0m to 0.3m



Development Application No. 2021-473-DVP/DP – Variance Proposal

Magnified:





# RST INSTRUMENTS MANUFACTURING BUILDING ADDITION PROJECT



4.	ISSUED FOR DEVELOPMENT PERMIT	2021.05.13
3.	ISSUED FOR CLIENT	2021.07.23
2.	ISSUED FOR PRE-APP MEETINGS	2021.06.23
1.	ISSUED FOR COORDINATION	2021.06.23

**NO DESCRIPTION DATE**

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 Client:

**RST INSTRUMENTS**

**Project**  
 BUILDING ADDITION

**Address**  
 11545 KINGSTON STREET  
 MAPLE RIDGE, BC

**Sheet**  
 RENDERINGS

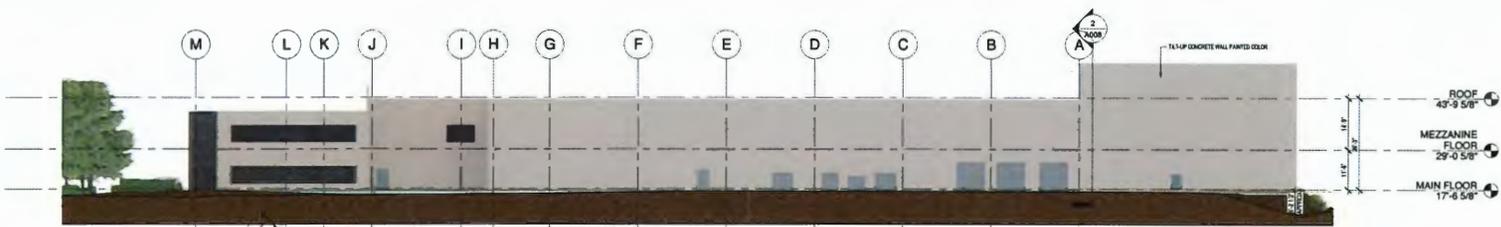
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**A002**

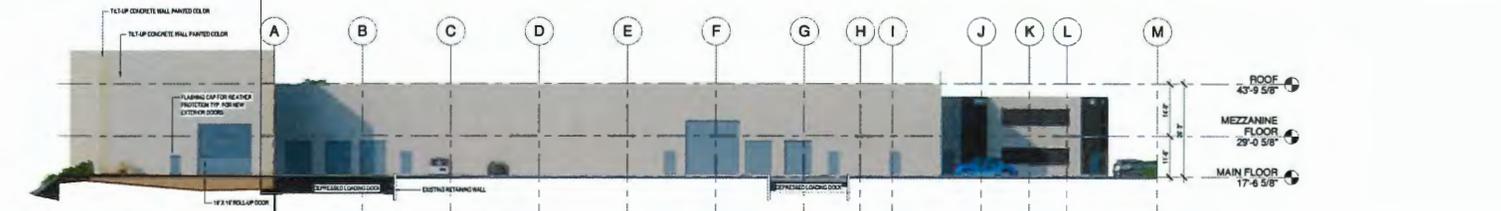
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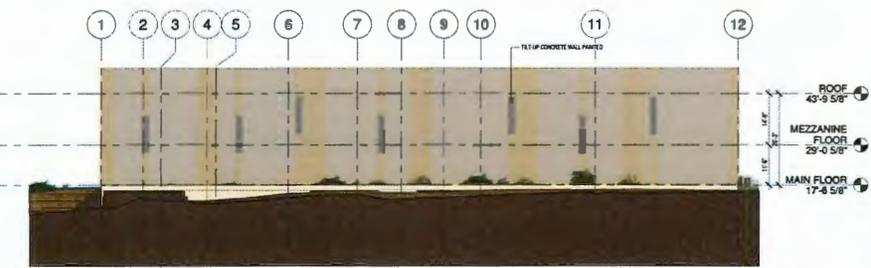
**SKArchitect**  
 29420 Dewdney Trunk Road,  
 Suite 202, Maple Ridge, BC  
 T. 604.516.9953 www.skarchitect.ca



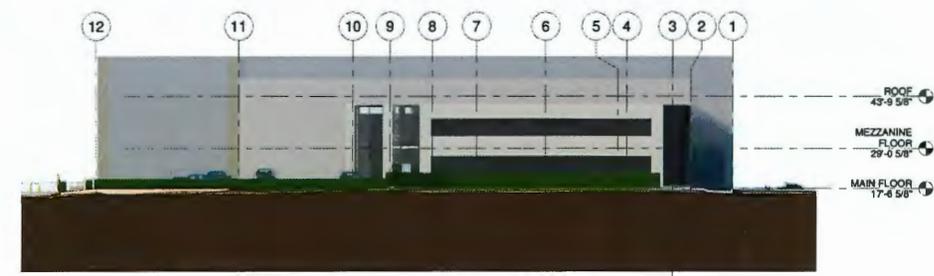
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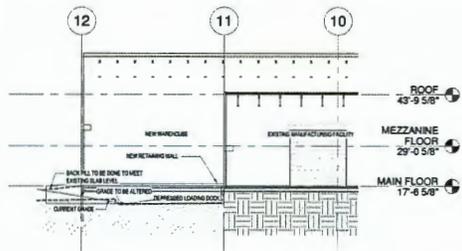
2 SOUTH ELEVATION  
1/16" = 1'-0"



4 WEST ELEVATION  
1/16" = 1'-0"



5 EAST ELEVATION  
1/16" = 1'-0"



3 SOUTH-NORTH SECTION  
1/16" = 1'-0"

4 ISSUED FOR DEVELOPMENT PERMIT 2021-09-13  
 2 ISSUED FOR CLIENT 2021-07-22  
 2 ISSUED FOR PRE APP MEETING 2021-09-09  
 1 ISSUED FOR COORDINATION 2021-04-02

ID	DESCRIPTION	DATE
1	ISSUED FOR DEVELOPMENT PERMIT	2021-09-13
2	ISSUED FOR CLIENT	2021-07-22
2	ISSUED FOR PRE APP MEETING	2021-09-09
1	ISSUED FOR COORDINATION	2021-04-02

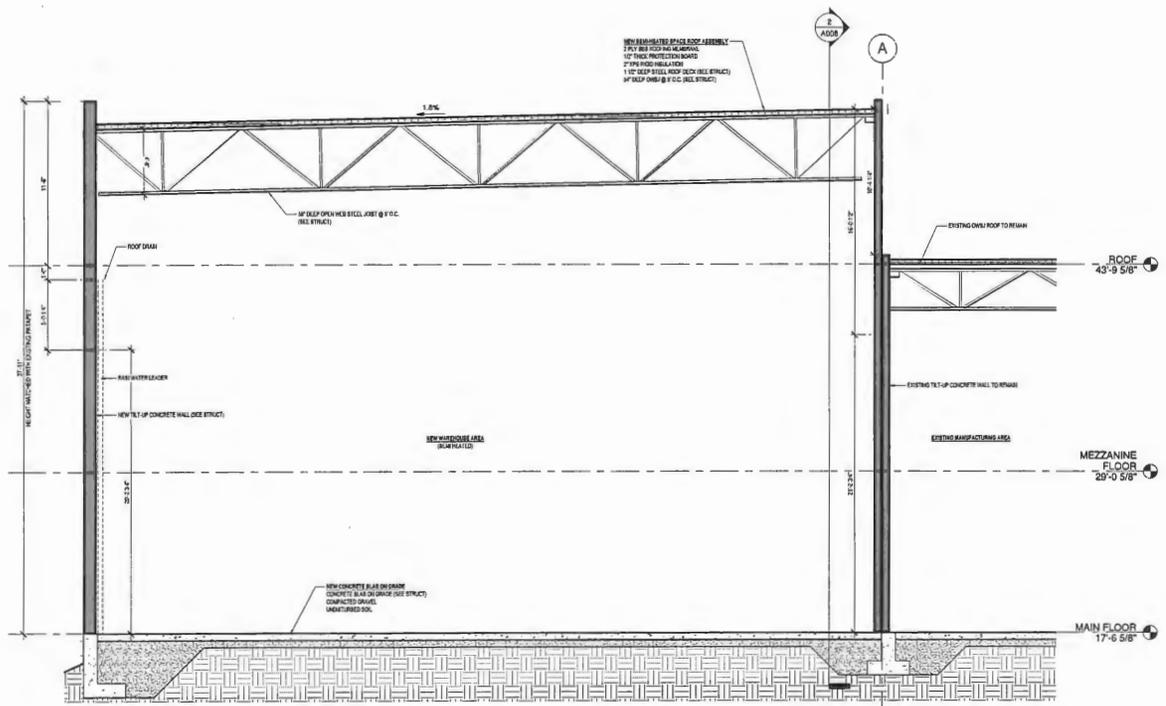
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 The design and drawings prepared by the SK ARCHITECT are herewith made a service for the purposes of the work shown and are the property of the SK ARCHITECT. No part of this work shall be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written consent of the SK ARCHITECT.  
 Drawings shall not be used for construction or for any other purpose without the prior written consent of the SK ARCHITECT.  
 The design documents are prepared solely for the use by the Party with whom the SK ARCHITECT has entered into a contract and shall not be used for any other purpose without the prior written consent of the SK ARCHITECT. The SK ARCHITECT has no liability for any Party who uses the SK ARCHITECT's drawings for any purpose other than that for which they were prepared.

Client  
**RST INSTRUMENTS**  
 Project  
**BUILDING ADDITION**  
 Address  
 11545 KINGSTON STREET  
 MAPLE RIDGE, BC  
 Sheet  
**ELEVATIONS & SECTIONS**  
 Project number  
 21034

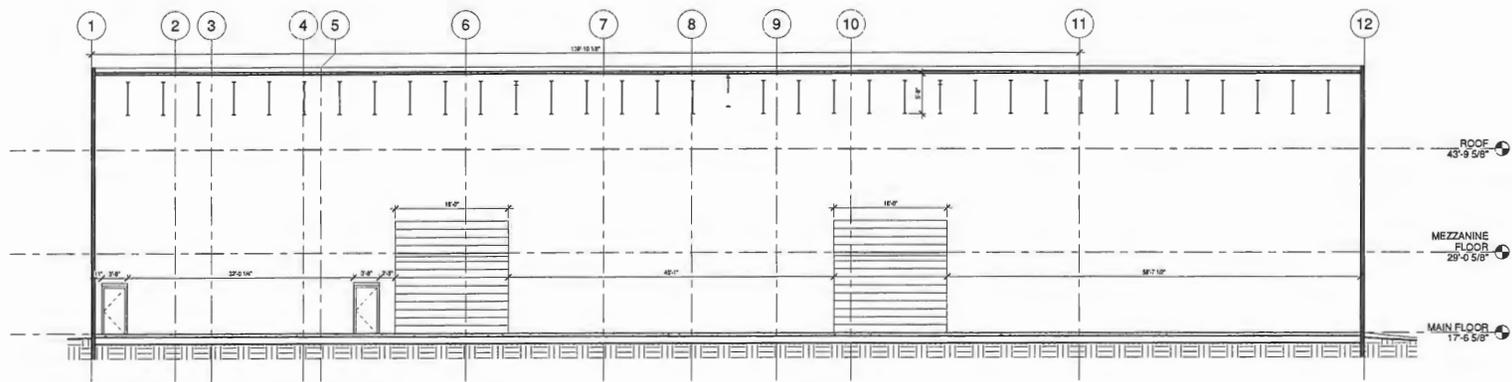
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 Scale 1/16" = 1'-0"

**SK Architect**  
 22420 Dewdney Trunk Road,  
 Suite 205, Maple Ridge, BC  
 T. 604.518.8600 www.skarchitect.ca

2021-09-13 3:02:25 PM



① EAST-WEST SECTION  
1/4" = 1'-0"



② EXISTING WEST EXTERIOR WALL  
ELEVATION  
1/8" = 1'-0"

4. REVIEW FOR DEVELOPMENT PERMIT	2021-09-13
3. ISSUED FOR CLIENT	2021-07-23
2. ISSUED FOR PRELIM MEETING	2021-06-05
1. REVIEW FOR COORDINATION	2021-05-22
NO.	DESCRIPTION
NO.	DATE

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Client

**RST INSTRUMENTS**

Project: **BUILDING ADDITION**

Address: **11545 KINGSTON STREET  
MAPLE RIDGE, BC**

Sheet: **SECTION**

Project number: **21034**

**A008**

Scale: **As Indicated**

**SKArchitect**

2520 Deerpark Trail, Burnaby  
Suite 202, Burnaby, BC V5A 4K9

T: 604.518.8953 www.skarchitect.ca







City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Intensive Residential Development Permit  
22829, 22831, and 22833 122 Avenue

**MEETING DATE:** February 15, 2022  
**FILE NO:** 2021-112-DP  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

An Intensive Residential Development Permit application has been received for the subject properties located at 22829, 22831, and 22833 122 Avenue to enable the construction of three intensive single detached residential dwellings.

The subject properties were originally rezoned and subdivided in September 2017 and an Intensive Residential Development Permit was previously approved under Development Application 2015-279-DP. The new owner would like a different design and the previous development permit has expired; therefore, a new Intensive Residential Development Permit is required. A lot width variance was approved with the previous application.

**RECOMMENDATIONS:**

1. That the Notice on Title CA6356664 be discharged from Title for the previous Intensive Residential Development Permit; and further
2. That the Corporate Officer be authorized to sign and seal 2021-112-DP respecting the properties located at 22829, 22831, and 22833 122 Avenue.

**DISCUSSION:**

**a) Background Context:**

Applicant:	A. Sangha
Legal Descriptions:	Lots 1 through 3 Section 2, Township 12 New Westminster District Plan EPP78055
OCP :	
Existing:	Single-Family Residential
Proposed:	Single-Family Residential
Zoning:	
Existing:	R-3 (Single Detached (Intensive) Urban Residential)
Proposed:	R-3 (Single Detached (Intensive) Urban Residential)

Surrounding Uses:

North:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Single-Family Residential
South:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Single-Family Residential
East:	Use:	Single-Family Residential
	Zone:	RS-1 (Single Detached Residential)
	Designation:	Urban Residential
West:	Use:	Single-Family Residential
	Zone:	R-3 (Single Detached (Intensive) Urban Residential)
	Designation:	Single-Family Residential

Existing Use of Property:	Vacant
Proposed Use of Property:	Single-Family Residential
Site Area:	842m <sup>2</sup> (9,063 ft <sup>2</sup> )
Access:	122 Avenue and Greenwell Street
Servicing:	Urban Standard
Previous Applications:	2015-279-RZ/SD/DP/VP (Council Approved)

**b) Project Description:**

An Intensive Residential Development Permit application has been submitted to enable the development of three single-family dwelling units located on the subject properties (see Appendices A and B). As there is no lane servicing these lots, vehicle access will be from the street and parking is provided by attached double-car garages (see Appendix C). The *Off-Street Parking and Loading Bylaw No. 4350-1990* will require that at least one parking space have roughed-in electrical infrastructure capable of Level 2 charging for electric vehicles.

**c) Planning Analysis:**

Development Applications No. 2015-279-RZ/SD/DP/VP were approved by Council on September 12, 2017. This approval allowed for the rezoning and subsequent subdivision to allow the creation of three R-3 (Single Detached (Intensive) Urban Residential) zoned lots. As part of this development process, a lot width variance was applied for, which reduced the lot width from 10.5m (34.4ft) to 10.0m (32.8ft) to accommodate a lane to the west and its compliance with the neighborhood concept plan. The submitted drawings and plans for the subject Development Application No. 2021-112-DP meet the regulations of the R-3 (Single Detached (Intensive) Urban Residential) zone in *Zoning Bylaw No. 7600-2019*; no further variances are being requested.

**Official Community Plan**

Pursuant to Sections 8.8 Intensive Residential Development Permit Area Guidelines of the Official Community Plan (OCP), an Intensive Residential Development Permit is required for all new Intensive Residential developments with R-3 (Single Detached (Intensive) Urban Residential) zoning. The

purpose of an Intensive Residential Development Permit is to provide a greater emphasis on high standards in aesthetics and quality of the built environment, while protecting important qualities of the natural environment. The key guidelines for the development permit area are as follows, with the architectural designer's response below (see Appendices D, E, and F):

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

*"The proposed development is located within the Town Centre Area Plan which the Plan itself promotes and supports a diverse range of housing forms which includes intensive residential single-family developments. The proposed development will be able to utilize the cycling and pedestrian network that is planned on Greenwell Street and 228 Street. The proposed development is architecturally compatible with adjacent intensive residential housing forms to the west."*

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

*"Lots 1 & 2 double parking garages will be front-loaded and accessed from 122 Avenue while Lot 3 will be side-loaded and accessed from Greenwell Street. There is no lane accessible for these lots as the original subdivision plan did not include a lane. The single-family homes will provide direct pedestrian access to the fronting 122 Avenue. The streetscape will be improved from the intensive residential housing forms by featuring a multitude of color schemes and materials that will provide the desired variety of housing. There will be an improvement to the streetscape with the installation of sidewalks, street trees and landscaping from the proposed development."*

**d) Advisory Design Panel:**

Intensive Residential Development Permits are not submitted to the Advisory Design Panel for review. This application has been assessed by planning staff to ensure the design meets the *Intensive Residential Development Permit Guidelines*.

**e) Environmental Implications:**

There are no environmental implications. The proposed development has been reviewed for landscaping and permeability requirements.

**f) Financial Implications:**

In accordance with Council's Landscape Security Policy, a refundable security equivalent to 100% of the estimated landscape cost will be provided to ensure satisfactory provision of landscaping in accordance with the terms and conditions of the Development Permit. Based on an estimated landscape cost, the security will be \$34,864.20.

**CONCLUSION:**

Staff have reviewed the proposed development application and are satisfied that it complies with the Intensive Residential Development Permit Guidelines of the OCP for form and character. It is recommended that the Corporate Officer be authorized to sign and seal 2021-112-DP respecting the subject properties.

“Original signed by Tyson Baker”

---

*Prepared by:* **Tyson Baker, B.Pl.  
Planning Technician**

“Original signed by Charles Goddard”

---

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

“Original signed by Christine Carter”

---

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

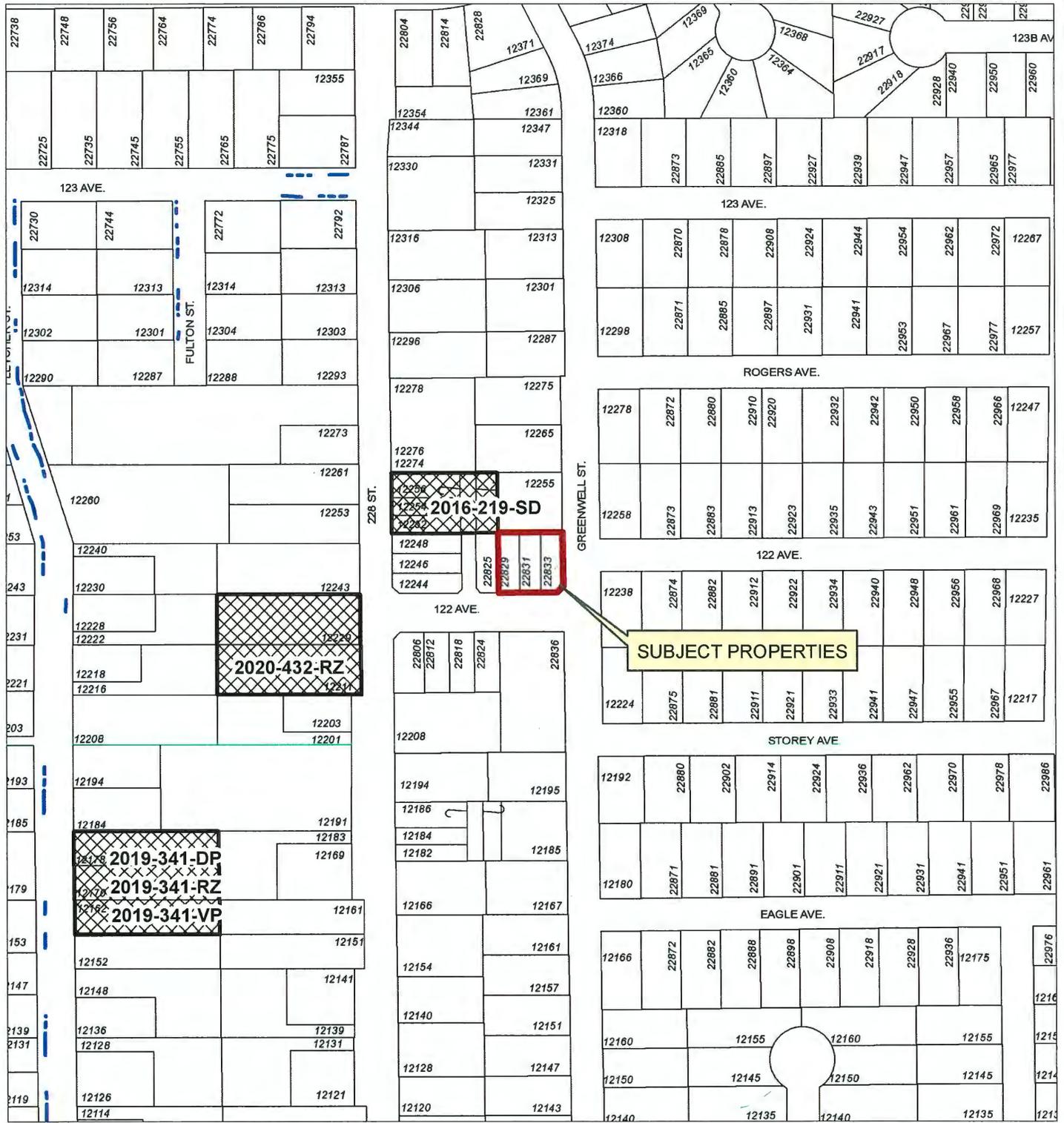
“Original signed by Scott Hartman”

---

*Concurrence:* **Scott Hartman  
Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Photo
- Appendix C – Site Plan
- Appendix D – Architectural Plans
- Appendix E – Landscaping Plan
- Appendix F – Building Rendering



SUBJECT PROPERTIES



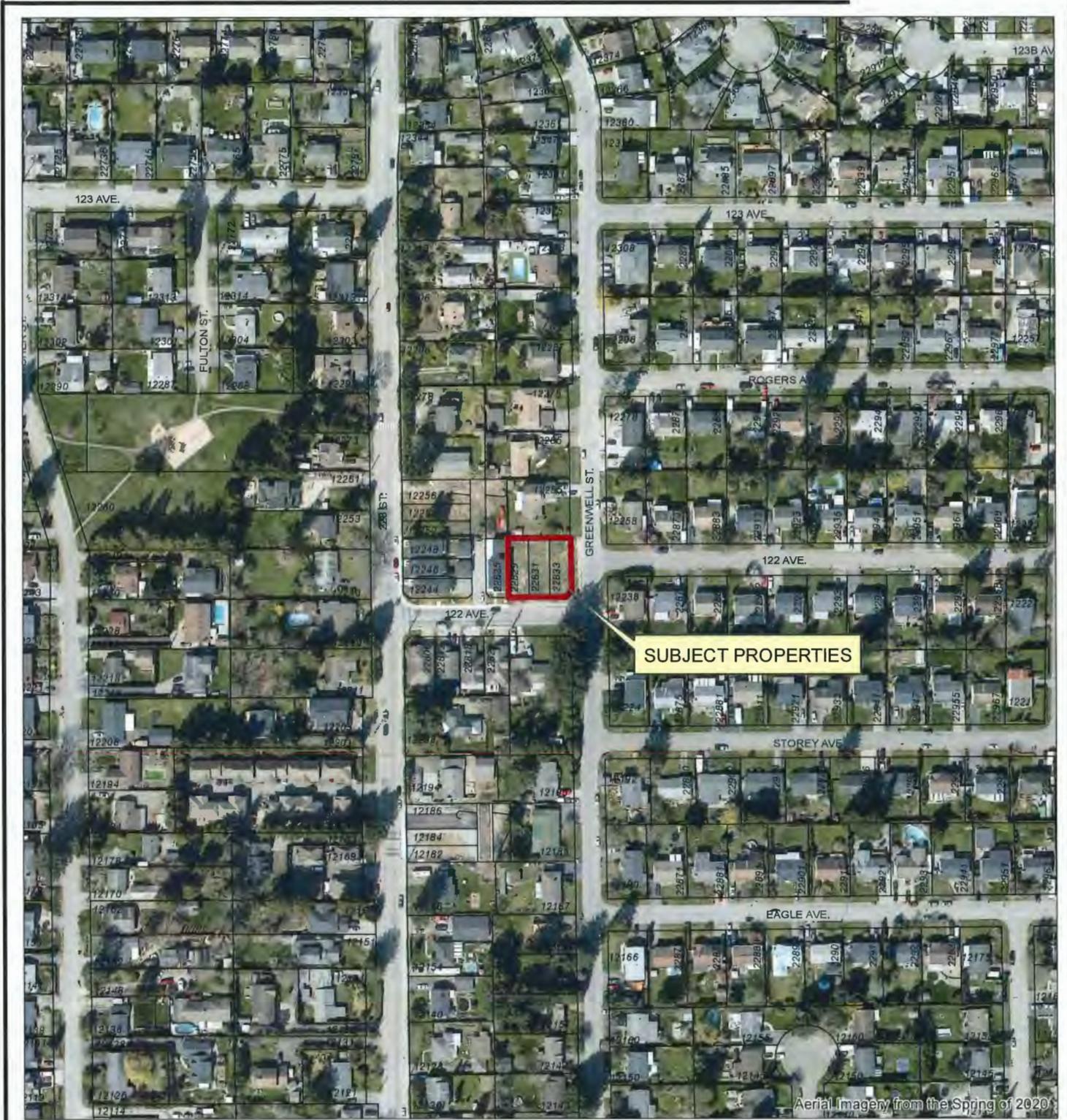
- Legend**
-  Ditch Centreline
  -  Active Applications (RZ/SD/DP/VP)

22829/31/33 122 AVE  
 PID: 030-330-734/742/751

PLANNING DEPARTMENT



**mapleridge.ca**



SUBJECT PROPERTIES

Aerial Imagery from the Spring of 2020



Scale: 1:2,500

22829/31/33 122 AVE  
PID: 030-330-734/742/751

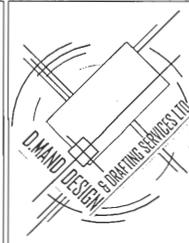
PLANNING DEPARTMENT



mapleridge.ca

FILE: 2021-112-DP  
DATE: Mar 1, 2021

BY: BD



14658 - 84 AVENUE  
SURREY, BC  
V3S 9K7  
t: 6045971838  
f: 6045971350  
dmand@telus.net  
www.dmanddesign.com

THESE PLANS CONFIRM TO PERMITS  
CONSTRUCTION SHALL COMPLY WITH  
THESE PLANS AND LOCAL BUILDING  
BY-LAW.  
CONTRACTOR SHALL CONFIRM ALL  
DIMENSIONS PRIOR TO START UP  
CONSTRUCTION.  
THE DESIGNER ASSUMES NO LIABILITY  
FOR ANY ERRORS OR OMISSIONS IN  
THESE PLANS. IT IS THE OWNER'S  
RESPONSIBILITY TO VERIFY AND VERIFY  
ALL LEVELS, DIMENSIONS AND  
STRUCTURAL REQUIREMENTS PRIOR TO  
CONSTRUCTION.  
DO NOT SCALE DRAWINGS  
\*\* BUILDER'S NOTES:  
THE OWNER/OWNER IS AWARE THAT  
OTHER BUILDINGS AND UTILITIES IN THE  
AREA MAY VARY FROM THESE CONDITIONS.  
SQUARE FOOTAGE SHOWN ARE APPROXIMATE  
THE DESIGNER RESERVES THE RIGHT TO MAKE  
ANY CHANGES AND ADJUSTMENTS  
FINAL HOME DESIGN AND MEASUREMENTS  
MAY NOT MATCH AS PER PLANS.  
IN ORDER TO COMPLY WITH BY-LAW,  
SOME DIMENSIONS AND SITE CONDITIONS  
MAY VARY FROM THESE PLANS. THE DESIGNER  
WILL BE RESPONSIBLE TO CHANGE  
WITHOUT NOTICE TO CLIENT/BUILDER.

JOB DESCRIPTION:  
-  
ADDRESS:  
LOT #1, 2 & 3  
22833 - 122 AVENUE  
MAPLE RIDGE, B.C.  
CLIENT:  
-

DATE: AUG 2021  
SCALE: 1/4" = 1'-0" (UND)  
DRAWN: HARP  
CHECKED: D.M.

APPENDIX C

**LOT #1  
R-3 ZONE**

**CALCULATIONS :**

LOT SIZE:	282.2 sq.m. (3,037.67 sq.ft.)
<b>PROPOSED FLOOR AREAS:</b>	
PRINCIPAL BUILDING:	
MAIN FLOOR:	1,481 sq.ft.
UPPER FLOOR:	1,230 sq.ft.
BASEMENT FLOOR:	895 sq.ft.
GARAGE AREA:	405 sq.ft.
<b>TOTAL FAR:</b>	<b>4,011 sq.ft.</b>
<b>LOT COVERAGE:</b>	
PERMITTED (50%):	1,518 sq.ft.
PROPOSED:	1,919 sq.ft.

**LOT #2  
R-3 ZONE**

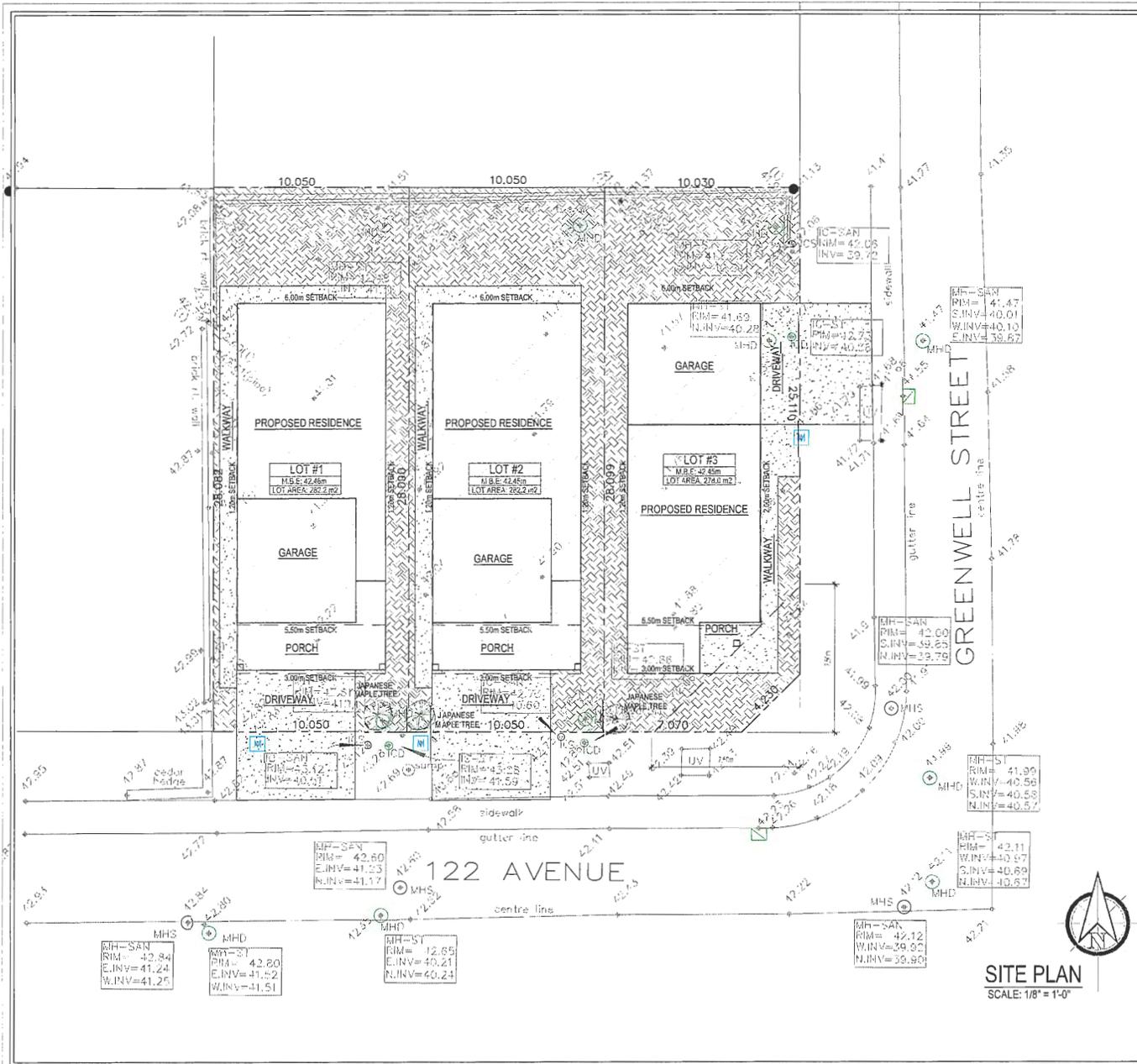
**CALCULATIONS :**

LOT SIZE:	282.2 sq.m. (3,037.67 sq.ft.)
<b>PROPOSED FLOOR AREAS:</b>	
PRINCIPAL BUILDING:	
MAIN FLOOR:	1,481 sq.ft.
UPPER FLOOR:	1,230 sq.ft.
BASEMENT FLOOR:	895 sq.ft.
GARAGE AREA:	405 sq.ft.
<b>TOTAL FAR:</b>	<b>4,011 sq.ft.</b>
<b>LOT COVERAGE:</b>	
PERMITTED (50%):	1,518 sq.ft.
PROPOSED:	1,919 sq.ft.

**LOT #3  
R-3 ZONE**

**CALCULATIONS :**

LOT SIZE:	278.0 sq.m. (2,992.46 sq.ft.)
<b>PROPOSED FLOOR AREAS:</b>	
PRINCIPAL BUILDING:	
MAIN FLOOR:	1,245 sq.ft.
UPPER FLOOR:	1,132 sq.ft.
BASEMENT FLOOR:	892 sq.ft.
GARAGE AREA:	458 sq.ft.
<b>TOTAL FAR:</b>	<b>3,687 sq.ft.</b>
<b>LOT COVERAGE:</b>	
PERMITTED (50%):	1,496 sq.ft.
PROPOSED:	1,937 sq.ft.



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



LOT #1

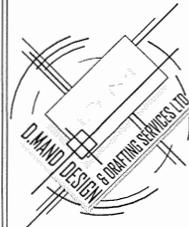
LOT #2

LOT #3

122 AVENUE



GREENWELL STREET



14658 - 84 AVENUE  
SURREY, BC  
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t: 6045971338  
f: 6045971350  
dmand@telus.net  
www.dmanddesign.com

THESE PLANS CONFORM TO BCBC 2018 CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.

CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.

THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. IT IS THE BUYER'S OWNED RESPONSIBILITY TO REVIEW AND VERIFY ALL LEVELS, DIMENSIONS AND STRUCTURAL DETAILS PRIOR TO CONSTRUCTION.

DO NOT SCALE DRAWINGS  
\*\*BUILDER'S NOTES:  
THE OWNER/BUYER IS AWARE THAT DOORS, WINDOWS AND BUILDING ELEVATIONS MAY VARY DUE TO SITE CONDITIONS.

SQUARE FOOTAGE SHOWN ARE APPROXIMATE  
THE BUILDER RESERVES RIGHT TO MAKE ON GOING CHANGES AND ADJUSTMENTS  
FINAL HOME DESIGN AND MEASUREMENTS MAY NOT MATCH AS PER PLANS

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

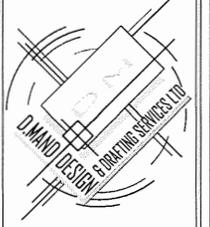
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ADDRESS:  
LOT #1, 2 & 3  
22833 -122 AVENUE  
MAPLE RIDGE, B.C

CLIENT:  
  
DATE: AUG 2021  
SCALE: 1/4"=1'-0" (UND)  
DRAWN: HARP | CHECKED: D.M.

APPENDIX D

# LOT #1



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f: 6045971350  
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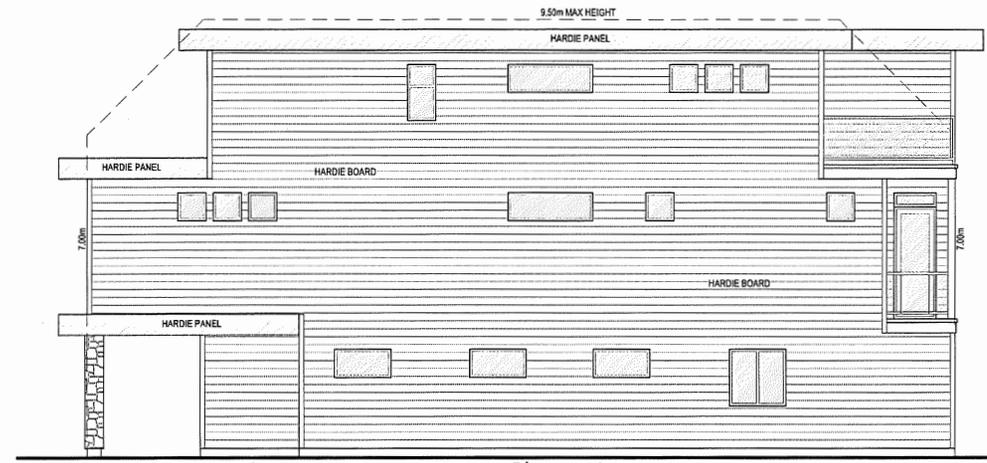
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BY LAWS.  
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THESE PLANS. IT IS THE BUILDER/OWNER  
RESPONSIBILITY TO VERIFY AND VERIFY  
ALL LEVELS, DIMENSIONS AND  
STRUCTURAL PRECEDENCES PRIOR TO  
CONSTRUCTION.  
DO NOT SCALE DRAWINGS  
\*\* BUILDERS NOTES:  
THE OWNER/BUYER IS AWARE THAT  
PICTURES, WINDOWS AND BUILDING ELEVATIONS  
MAY VARY DUE TO SITE CONDITIONS  
SQUARE FOOTAGE SHOWN ARE APPROXIMATE  
THE BUILDER RECEIVES RIGHT TO MAKE  
ON GOING CHANGES AND ADJUSTMENTS  
FINAL HOME DESIGN AND MEASUREMENTS  
MAY NOT MATCH AS PER PLANS  
IN ORDER TO COMPLY WITH BY LAWS,  
BUILDING CODES AND SITE CONDITIONS,  
THIS SET OF PLANS ARE SUBJECT TO CHANGE  
WITHOUT NOTICE TO CLIENT/BUILDER

JOB DESCRIPTION:  
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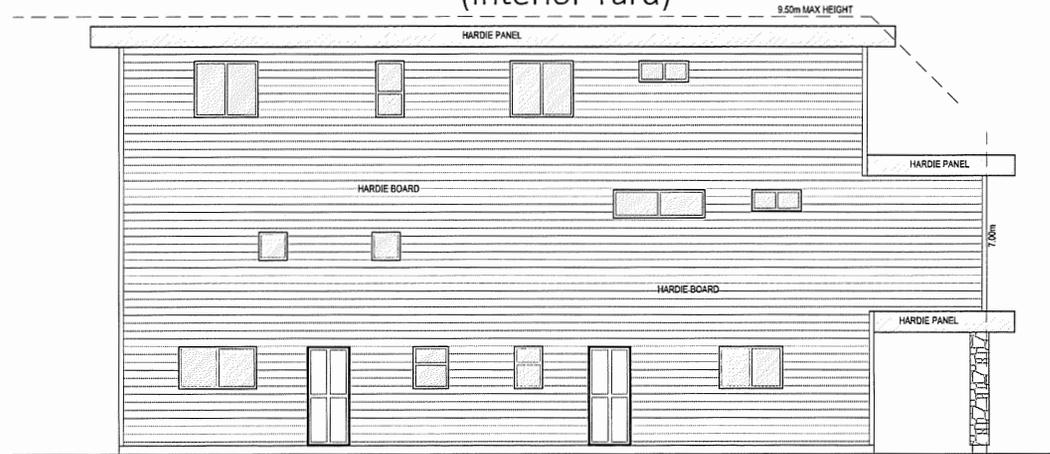
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LOT #1.2 & 3  
22833 -122 AVENUE  
MAPLE RIDGE, B.C

CLIENT:  
GATE: AUG 2021  
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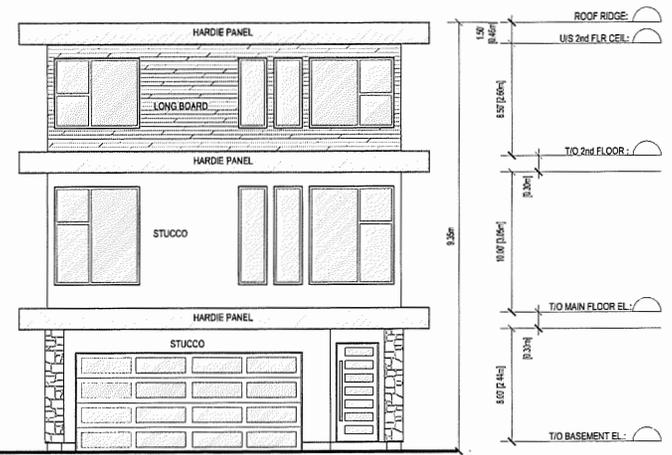
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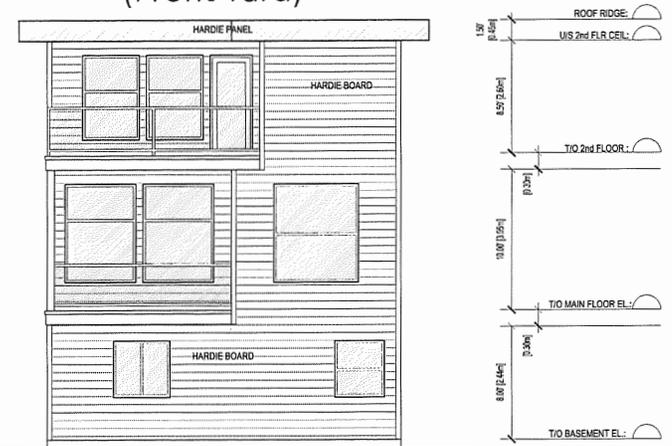
East Elevation  
(Interior Yard)



West Elevation  
(Interior Yard)



South Elevation  
(Front Yard)



North Elevation  
(Rear Yard)

# LOT #2



14658 - 84 AVENUE  
 SURREY, BC  
 V3S 9K7  
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 f: 6045971350  
 dmand@telus.net  
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 CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.  
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 DO NOT SCALE DRAWINGS.  
 \* BUILDERS NOTES:  
 THE OWNER/BUYER IS AWARE THAT THESE WINDOWS AND DOOR ELEVATIONS MAY VARY DUE TO SITE CONDITIONS.  
 SQUARE FOOTAGE SHOWN ARE APPROXIMATE.  
 THE BUILDER RECEIVES RIGHT TO MAKE OR OBTAIN CHANGES AND ADJUSTMENTS.  
 FINAL HOME DESIGN AND MEASUREMENTS MAY NOT MATCH AS PER PLANS.  
 IN ORDER TO COMPLY WITH BY-LAWS, BUILDING CODES AND SITE CONDITIONS, THESE PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE TO CLIENT/BUILDER.

JOB DESCRIPTION:  
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ADDRESS:  
 LOT #1.2 & 3  
 22833 -122 AVENUE  
 MAPLE RIDGE, B.C.

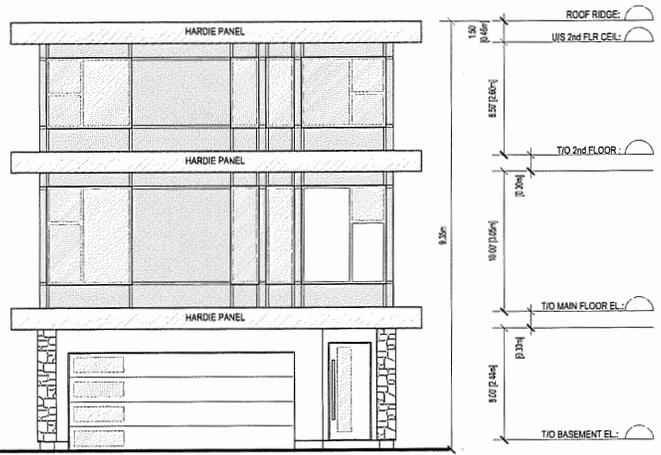
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DATE: AUG 2021

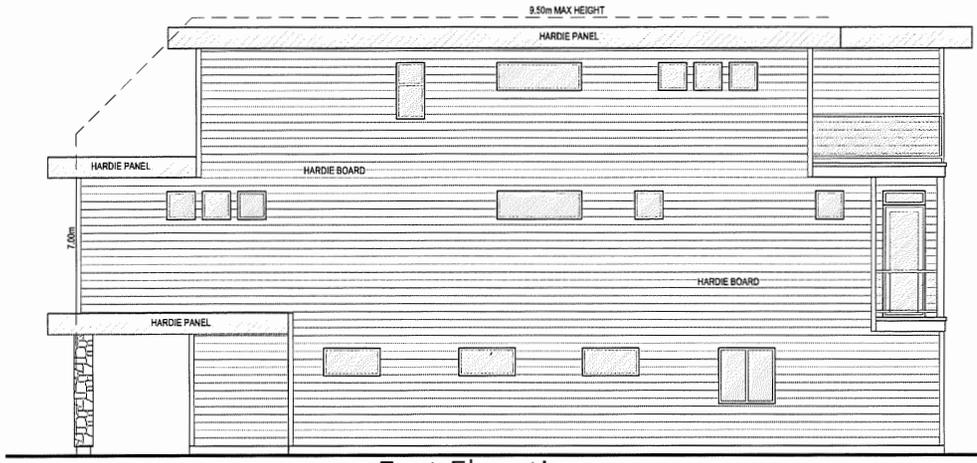
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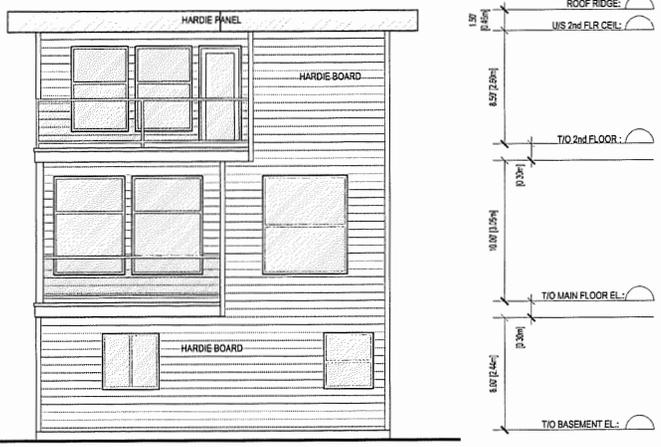
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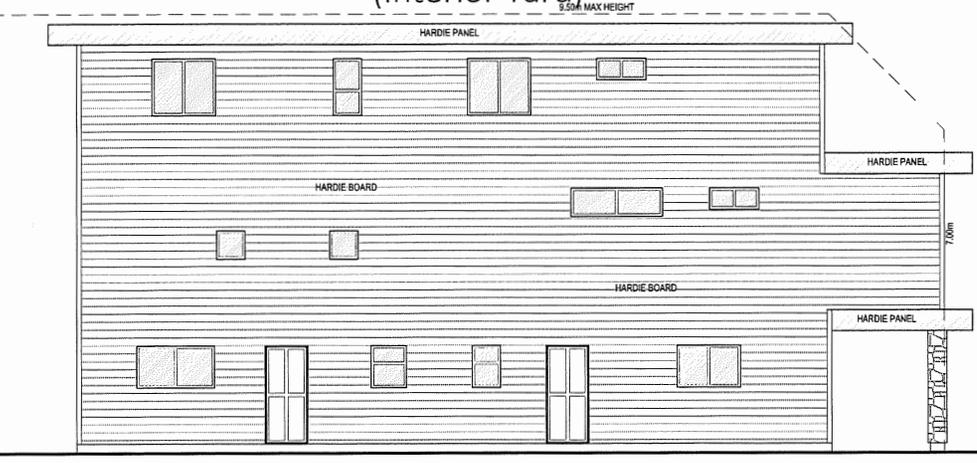
South Elevation  
 (Front Yard)



East Elevation  
 (Interior Yard)



North Elevation  
 (Rear Yard)



West Elevation  
 (Interior Yard)

# LOT #3



14658 - 84 AVENUE  
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t: 6045971838  
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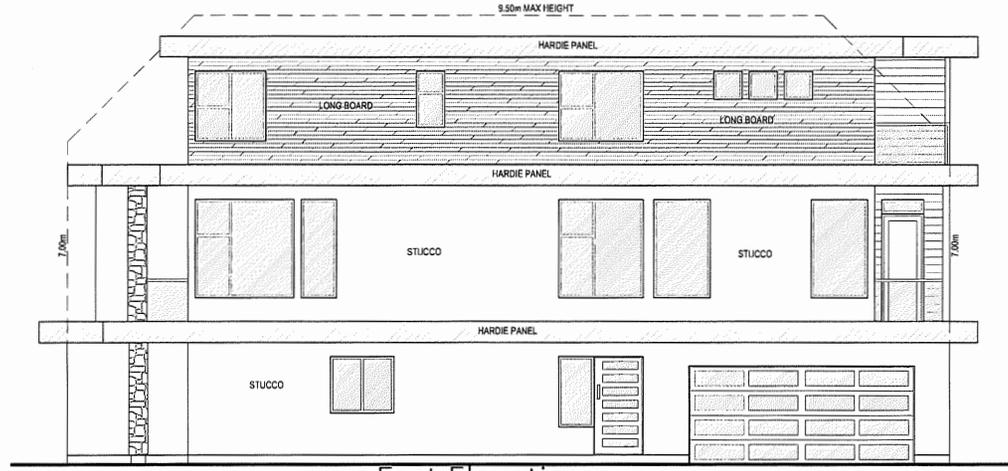
THESE PLANS CONFORM TO CBC 2018 CONSTRUCTION SHALL COMPLY WITH THESE PLANS AND LOCAL BUILDING BY-LAWS.  
CONTRACTOR SHALL CONFIRM ALL DIMENSIONS PRIOR TO START OF CONSTRUCTION.  
THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. IT IS THE BUILDER/OWNER RESPONSIBILITY TO REVIEW AND VERIFY ALL LEVELS, DIMENSIONS AND STRUCTURAL ASSESSANCES PRIOR TO CONSTRUCTION.  
DO NOT SCALE DRAWINGS.  
\*\*BUILDER'S NOTE:  
THE OWNER/BUYER IS AWARE THAT FINISH, WINDOWS AND DOOR ELEVATIONS MAY VARY DUE TO SITE CONDITIONS.  
SQUARE FOOTAGE SHOWN ARE APPROXIMATE.  
THE BUILDER RECEIVES RIGHT TO MAKE ON GOING CHANGES AND ADJUSTMENTS.  
FINAL HOME DESIGN AND MEASUREMENTS MAY NOT MATCH AS PER PLANS.  
IN ORDER TO COMPLY WITH B.C. BUILDING CODES AND SITE CONDITIONS, THESE PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE TO CLIENT/BUILDER.

JOB DESCRIPTION:  
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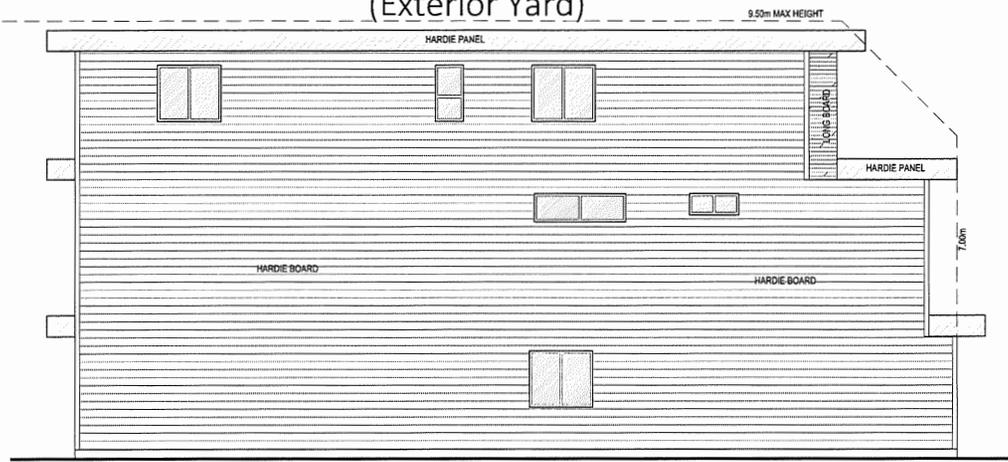
ADDRESS:  
LOT #1, 2 & 3  
22833 -122 AVENUE  
MAPLE RIDGE, B.C.

CLIENT:  
-

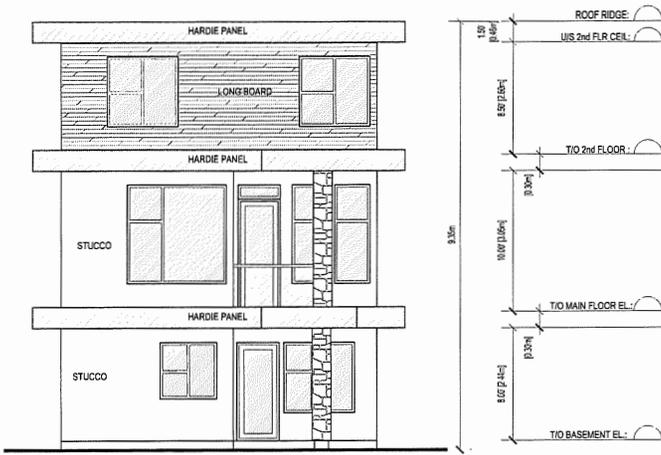
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CHECKED:	D.M.



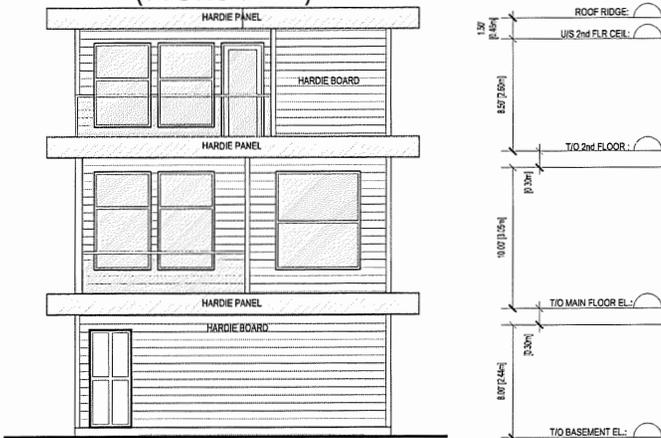
East Elevation  
(Exterior Yard)



West Elevation  
(Interior Yard)



South Elevation  
(Front Yard)



North Elevation  
(Rear Yard)



GREENWELL STREET

122 AVENUE



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



14658 - 84 AVENUE  
SURREY, BC  
V3S 9K7  
t: 6045971838  
f: 6045971350  
dmand@telus.net  
www.dmandesign.com

THESE PLANS CONFORM TO B.C. CODES  
CONSTRUCTION SHALL COMPLY WITH  
THESE PLANS AND LOCAL BUILDING  
BY-LAWS.

CONTRACTOR SHALL CONFIRM ALL  
DIMENSIONS PRIOR TO START OF  
CONSTRUCTION.

THE DESIGNER ASSUMES NO LIABILITY  
FOR ANY ERRORS OR OMISSIONS IN  
THESE PLANS. IT IS THE BUILDER'S  
RESPONSIBILITY TO CHECK AND VERIFY  
ALL LEVELS, DIMENSIONS AND  
STRUCTURAL REQUIREMENTS PRIOR TO  
CONSTRUCTION.

DO NOT SCALE DRAWINGS

BUILDERS NOTE:

THE OWNER/BUILDER IS AWARE THAT  
ELEVATIONS, WINDOWS AND DOOR ELEVATIONS  
MAY VARY DUE TO SITE CONDITIONS.

SQUARE FOOTAGE SHOWN ARE APPROXIMATE.

THE BUILDER RESERVES RIGHT TO MAKE  
ON ROAD CHANGE AND ADJUSTMENTS

FINAL HOME DESIGN AND MEASUREMENTS  
MAY NOT MATCH AS PER PLANS.

IN ORDER TO COMPLY WITH BYLAWS,  
BUILDER CANNOT AND DOES NOT GUARANTEE  
THESE PLANS ARE SUBJECT TO CHANGE  
WITHOUT NOTICE TO CLIENT/BUILDER.

JOB DESCRIPTION:

ADDRESS:  
LOT #1, 2 & 3  
22833 -122 AVENUE  
MAPLE RIDGE, B.C.

CLIENT:

DATE:	AUG 2021
SCALE:	1/4" = 1'-0" (LND)
DRAWN:	HARP
CHECKED:	D.M.

APPENDIX E



14658 - 84 AVENUE  
 SURREY, BC  
 V3S 9K7  
 t: 6045971338  
 f: 6045971350  
 dmand@telus.net  
 www.dmanddesign.com

THESE PLANS CONFORM TO BCBC 2018  
 CONSTRUCTION SHALL COMPLY WITH  
 THESE PLANS AND LOCAL BUILDING  
 BY-LAWS  
 CONTRACTOR SHALL CONFIRM ALL  
 DIMENSIONS PRIOR TO START OF  
 CONSTRUCTION  
 THE DESIGNER ASSUMES NO LIABILITY  
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 THESE PLANS. IT IS THE BUILDER/OWNER  
 RESPONSIBILITY TO REVIEW AND VERIFY  
 ALL LEVELS, DIMENSIONS AND  
 STRUCTURAL REQUIREMENTS PRIOR TO  
 CONSTRUCTION  
 DO NOT SCALE DRAWINGS  
 \*\*BIM/BIMB NOTE:  
 THE OWNER/BUILDER IS AWARE THAT  
 DOORS, WINDOWS AND BUILDING ELEVATIONS  
 MAY VARY DUE TO SITE CONDITIONS  
 SQUARE FOOTAGE SHOWN ARE APPROXIMATE  
 THE BUILDER RESERVES RIGHT TO MAKE  
 ON GOING CHANGES AND ADJUSTMENTS  
 FINAL HOME DESIGN AND MEASUREMENTS  
 MAY NOT MATCH AS PER PLANS  
 IN ORDER TO COMPLY WITH BYLAWS,  
 BUILDING CODES AND CITY REGULATIONS  
 THESE PLANS ARE SUBJECT TO CHANGE  
 WITHOUT NOTICE TO CLIENT/BUILDER.

JOB DESCRIPTION:  
 -  
 ADDRESS:  
 LOT #1, 2 & 3  
 22833 -122 AVENUE  
 MAPLE RIDGE, B.C

CLIENT:  
 -  
 DATE: AUG 2021  
 SCALE: 1/4"=1'-0" (UND)  
 DRAWN: HARP | CHECKED: D.M.



LOT #1

LOT #2

LOT #3

122 AVENUE



GREENWELL STREET