



City of Maple Ridge

PUBLIC HEARING

February 20, 2018

CITY OF MAPLE RIDGE

PUBLIC HEARING AGENDA
February 20, 2018
7:00 pm
Council Chambers, 1st Floor, City Hall

The purpose of the Public Hearing is to allow all persons who deem themselves affected by any of these bylaws a reasonable opportunity to be heard before Council on the matters contained in the bylaws. Persons wishing to speak for or against a bylaw will be given opportunities. You will be asked to give your name and address. Please note that all written submissions provided in response to this consultation including names and addresses will become part of the public record which includes the submissions being made available for public inspection. Further consideration of bylaws on this agenda will be at the next regular Council meeting. The meeting is recorded by the City of Maple Ridge.

- 1) **2016-004-RZ**
13245 236 Street
Lot 39 Section 28 Township 12 New Westminster District Plan 40978

Maple Ridge Zone Amending Bylaw No. 7211-2016

To rezone from RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential). The current application is to permit the future development of 31 townhouse units.

- 2) **2016-091-RZ**
14155 Marc Road
Lot 3 Section 32 Township 12 New Westminster District Plan LMP14126

Maple Ridge Official Community Plan Amending Bylaw No. 7416-2017

To amend Silver Valley Area Plan Figure 2 from Eco Cluster and Conservation to Conservation, Eco Cluster and Neighbourhood Park.

To Amend Silver Valley Area Plan Figure 4: Trail/Open Space as shown; to Add to Conservation, Add to Neighbourhood Park, to Remove from Conservation and Add to Trail

Maple Ridge Zone Amending Bylaw No. 7254-2016

To rezone from A-2 (Upland Agricultural) to R-1 (Residential District) and R-2 (Urban Residential District). The current application is to permit a future subdivision of approximately 109 lots.

3) 2018-022-RZ
Text Amendment

Maple Ridge Zone Amending Bylaw No. 7428-2018

PART 4, GENERAL REGULATIONS, SECTION 401 USES OF LAND, BUILDINGS AND STRUCTURES, Subsection (3) Prohibited Uses of Land, Buildings and Structures is amended as follows:

By inserting the following as item (h):

“(h) the retail sale of cannabis”

A bylaw to prohibit the retail sale of cannabis. The bylaw is an interim measure intended to prevent business operations establishing in advance of the Federal and Provincial regulations. Once the Provincial context is known, future zoning bylaw amendments may be warranted.

CITY OF MAPLE RIDGE
NOTICE OF PUBLIC HEARING

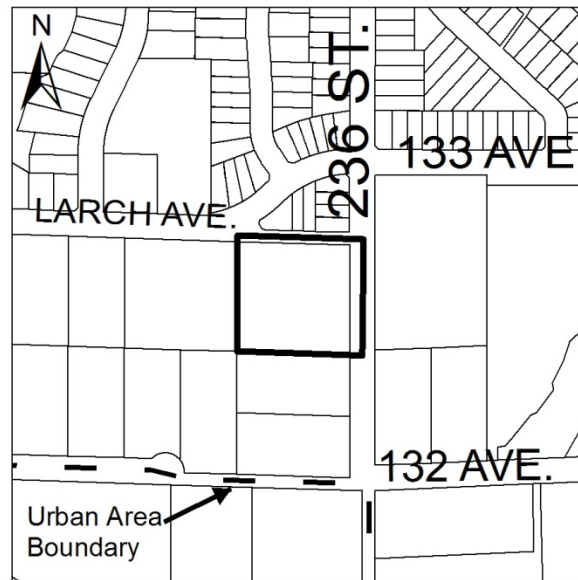
TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 pm., Tuesday, February 20, 2018 to consider the following bylaws:

- 1) **2016-004-RZ**
13245 236 Street
Lot 39 Section 28 Township 12 New Westminster District Plan 40978



Maple Ridge Zone Amending Bylaw No. 7211-2016

To rezone from RS-2 (One Family Suburban Residential) and RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential). The current application is to permit the future development of 31 townhouse units.






- 2) **2016-091-RZ**
14155 Marc Road
Lot 3 Section 32 Township 12 New Westminster District Plan LMP14126






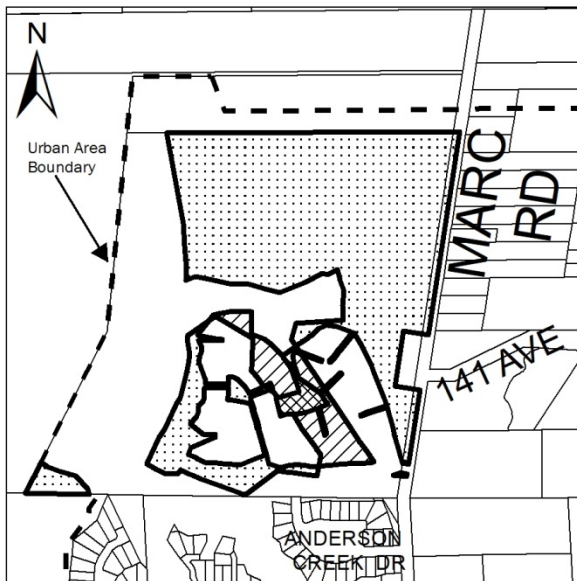
Maple Ridge Official Community Plan Amending Bylaw No. 7416-2017

To amend Silver Valley Area Plan Figure 2 from Eco Cluster and Conservation to

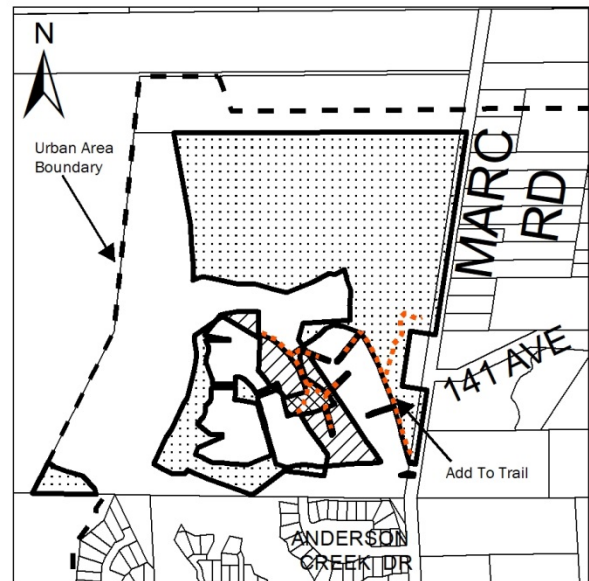
Conservation , Eco Cluster  and Neighbourhood Park  (as shown on Map 969)

To Amend Silver Valley Area Plan Figure 4: Trail/Open Space as shown; to Add to

Conservation , Add to Neighbourhood Park , to Remove from Conservation  and Add to Trail "*****" (as shown on Map 970)





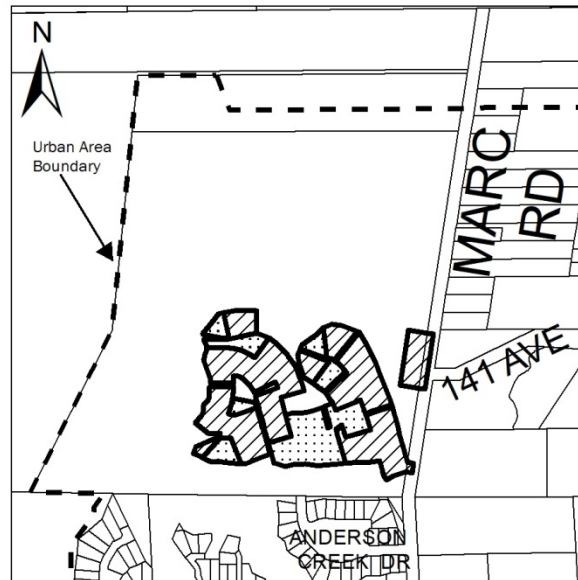
Map 969



Map 970

Maple Ridge Zone Amending Bylaw No. 7254-2016

To rezone from A-2 (Upland Agricultural) to R-1 (Residential District)  and R-2 (Urban Residential District) . The current application is to permit a future subdivision of approximately 109 lots.



3) 2018-022-RZ Text Amendment

Maple Ridge Zone Amending Bylaw No. 7428-2018

PART 4, GENERAL REGULATIONS, SECTION 401 USES OF LAND, BUILDINGS AND STRUCTURES, Subsection (3) Prohibited Uses of Land, Buildings and Structures is amended as follows:

By inserting the following as item (h):

“(h) the retail sale of cannabis”

A bylaw to prohibit the retail sale of cannabis. The bylaw is an interim measure intended to prevent business operations establishing in advance of the Federal and Provincial regulations. Once the Provincial context is known, future zoning bylaw amendments may be warranted.

AND FURTHER TAKE NOTICE that a copy of the aforesaid bylaws and copies of staff reports and other information considered by Council relevant to the matters contained in the bylaws will also be available for public inspection at the Planning Department Counter of City Hall, between 8:00 am and 4:00 pm from February 8, 2018 to February 20, 2018, weekends and Statutory Holidays excepted. The Public Hearing Agenda with full reports can be viewed on the City website at [*www.mapleridge.ca/640*](http://www.mapleridge.ca/640).

ALL PERSONS who deem themselves affected by any of these bylaws shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaws or by making a written submission to the attention of the Corporate Officer or by sending an email to the Clerk's Department at [*clerks@mapleridge.ca*](mailto:clerks@mapleridge.ca), by 4:00 pm, February 20, 2018. Please note that all written submissions provided in response to this consultation will become part of the public record which includes the submissions being made available for public inspection.

Dated this 8th day of February, 2018.

Laura Benson, CPA, CMA
Corporate Officer

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2016-004-RZ
File Manager: Adam Rieu

Official Community Plan or Zoning Bylaw Amendments:	RECEIVED	NOT REQUIRED
1. A completed Application Form (Schedule "A" – Development Procedures Bylaw No. 5879-1999)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. An application fee, payable to the City of Maple Ridge, in accordance with Development Application Fee Bylaw no. 5949-2001.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. A Certificate of Title and Consent Form if the applicant is different from the owner shown on the Certificate of Title.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. A legal survey of the property(ies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Subdivision plan layout	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Neighbourhood context plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Lot grading plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Landscape plan ⁺⁺	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation ⁺⁺ .	<input checked="" type="checkbox"/>	<input type="checkbox"/>

* These items may not be required for single-family residential applications

+ These items may be required for two-family residential applications, as outlined in Council Policy No. 6.01

Additional reports provided:

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Zone Amending Bylaw No. 7211-2016
13245 236 Street

MEETING DATE: January 16, 2018
FILE NO: 2016-004-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 13245 236 Street, from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RM-1 (Townhouse Residential) to permit the future development of 31 townhouse units. Council granted first reading to Zone Amending Bylaw No. 7211-2016 on February 23, 2016.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per townhouse dwelling unit, for an estimated amount of \$127,100.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7211-2016 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the security deposit, as outlined in the Agreement;
 - ii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - iii) Registration of a Restrictive Covenant for protecting the Visitor Parking;
 - iv) Registration of a Restrictive Covenant for Tree Protection;
 - v) Registration of a Restrictive Covenant for Stormwater Management;
 - vi) Removal of existing buildings;
 - vii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and

- viii) That a voluntary contribution, in the amount of \$127,100.00 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Michael Oord
Legal Description:	Lot 39 Section 28 Township 12 New Westminster District Plan 40978
OCP:	
Existing:	Medium/High Density Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential)
Proposed:	RM-1 (Townhouse Residential)
Surrounding Uses:	
North:	Use: Multi-Family Residential Zone: RST-SV (Street Townhouse) Designation: Medium/High Density Residential
South:	Use: Single Family Residential Zone: RS-2 (One Family Suburban Residential), under application for RM-1 (Townhouse Residential) Designation: Medium/High Density Residential
East:	Use: Multi-Family Residential Zone: RM-1 (Townhouse Residential) Designation: Medium/High Density Residential
West:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential), under application for RM-1 (Townhouse Residential) Designation: Neighbourhood Park; Medium/High Density Residential; Conservation
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.78 ha (1.93 acres)
Access:	236 Street
Servicing requirement:	Urban Standard

2) Project Description:

The subject property is located in the River Village of the Silver Valley Area Plan and is approximately 0.78 ha (1.93 acres) in size. A single family home is currently located on the property and is bound by a proposed townhouse development (2016-031-RZ) to the south, a proposed townhouse development to the west, Larch Avenue and street townhouses to the north, and an existing townhouse development to the east. Larch Avenue has recently been constructed in a new alignment further north of the property; therefore, the adjacent road right-of-way to the north of the property will be maintained as a trail. The north-eastern portion of the subject property is higher in

elevation and slopes down towards the south-west. There is a considerable amount of vegetation and tree cover surrounding the existing house on the subject property (see Appendices A and B).

The applicant is proposing a townhouse development consisting of 31 units to be accessed from 236 Street. Double-car garages are proposed for 28 of the units, with the remaining 3 units proposed to have tandem garages. A common activity area is proposed along the northern property boundary. There are significant trees located on the western property boundary that will be retained through a tree protection covenant. Retaining walls will be required to mitigate the grade changes on site. The architectural aesthetics of the proposed development will utilize 'West Coast' inspiration of incorporating natural environment into the design, and this will be the subject of a future report to Council.

3) Planning Analysis:

i) Official Community Plan:

The subject property is located just north of the intersection of 236 Street and 132 Avenue, within the River Village of the Silver Valley Area Plan. The Official Community Plan (OCP) designation for the subject property is *Medium/High Density Residential*, which allows both single family and multi-family housing forms. Silver Valley Area Plan Policy 5.2. states: *River Village is located along a main arterial route in the Silver Valley area, on Fern Crescent, between Maple Ridge Park to the south and an escarpment to the north and east. Principle 5.2.2 a) identifies that the "River Village is to be a complete community, with a main shopping street, integrated multi-family housing, mixed-use buildings, civic buildings and community facilities, including a high school, and an elementary school."*

Densities of 30-50 units per hectare are encouraged for the River Village area and may include attached as well as detached fee-simple housing. The proposed RM-1 (Townhouse Residential) development, at 31 units per 0.78 hectare, is approximately 40 units per hectare, and therefore complies with the *Medium/High Density Residential* designation within the Silver Valley Area Plan.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) to RM-1 (see Appendix C) (Townhouse Residential) to permit the future development of approximately 31 townhouse units (see Appendix D).

The maximum allowable density of the RM-1 (Townhouse Residential) zone is a floor space ratio of 0.6 times the net lot area, excluding a maximum of 50 m² of habitable basement area per unit. This development has a floor space ratio of 0.58, so it complies with the allowable maximum density.

A preliminary review of the plans indicates that the proposal generally complies with the *Zoning Bylaw* and the *Subdivision and Development Services Bylaw*; however, several variances will be requested, as outlined below.

iii) Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following relaxations (see Appendix D):

1. To reduce the minimum front yard setback for Blocks 1 and 2 from 7.5 m (25 ft.) to 4.5 m (15 ft.) to the principal building at its shortest distance and to 2.8 m (9 ft.) to the deck
2. To reduce the minimum rear yard setback for Block 6 from 7.5 m (25 ft.) to 5.7 m (19 ft.) at its shortest distance.

3. To reduce the minimum side yard setback for Blocks 6 and 7 from 7.5 m (25 ft.) to 5.5 m (18 ft.) to the principal building at its shortest distance and for Blocks 2, 3, 6 and 7 to 2.8 m (9 ft.) to the deck.
4. To reduce the minimum required Usable Open Space per three bedroom unit with a minimum dimension of not less than 6 m (20 ft.) for Blocks 1, 3, 5, 6 and 7 down to 4.5 m (15 ft.) for its shortest length.
(Note that the shortfall of 26 m² (280 ft²) of Usable Open Space is provided in Community Amenity Space. Overall, the required amount of Community Amenity Space is 155 m² (1,668 ft²) and 184 m² (1,981 ft²) is being provided).
5. To increase the maximum retaining wall height from 1.2 m (4 ft.) to 4.1 m (13 ft.) at its highest point.
6. To increase the maximum building height for Blocks 1, 3, 4, 5, 6 and 7 from 11 m (36 ft.) to 11.8 m (39 ft.) at its highest point.
7. To reduce the required 3 m (10 ft.) parking radius arc for visitor parking stalls 4 and 6.

The requested variances to the RM-1 (Townhouse Residential) zone will be the subject of a future report to Council.

iv) Off-Street Parking And Loading Bylaw:

The *Off-Street Parking and Loading Bylaw No. 4350 – 1990* requires that the RM-1 (Townhouse Residential) zone provide two off-street parking spaces per dwelling unit, plus 0.2 spaces per dwelling unit designated for visitors. There are 31 dwelling units proposed, therefore, 62 resident parking spaces are provided and 7 visitor parking spaces, including one accessible parking space. Some of the driveway aprons of individual units are also capable of providing additional off-street parking spaces within the development.

v) Development Permits:

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

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 percent;
- All floodplain areas and forest lands identified on Schedule “C”

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

Pursuant to Section 8.12 of the OCP, a Wildfire Protection Development Permit application is required for all development and subdivision activity or building permits for areas identified as wildfire risk areas, as identified on the Wildfire Development Permit Area map.

vi) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans at a meeting held on October 18, 2017 (see Appendices E and F). Following presentations by the project Architect and Landscape Architect, the ADP made the following resolutions:

- *Provide alternate solution in case hedge row of trees won't be saved during the construction.*
- *Provide site sections to show transition including different types of retaining walls and transitions.*
- *Provide exterior stairs for exit and entry.*
- *Show light wells where necessary for occupied basement areas.*
- *Consider moving entrances forward where possible.*

The ADP concerns have been addressed and are reflected in the current plans (see Appendices A and B). A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.

vii) Development Information Meeting:

A Development Information Meeting was held at Yennadon Elementary School on November 16, 2017 and 5 people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- *Concern regarding the removal of the trees along the northern property boundary, adjacent to the municipal trail; and*
- *Suggestion that additional landscaping and trees within the municipal trail would help to enhance the neighbourhood and keep the privacy.*

The following are provided in response to the issues raised by the public:

- *Trees along the northern property line are proposed to be retained through a Tree Protection Covenant; and*
- *The applicant will not be providing any additional landscaping within the municipal trail.*

4) Environmental Implications:

An Environmental Assessment, prepared by Keystone Environmental; an Arborist Report, prepared by Van Der Zalm and Associates; and a Geotechnical Report, prepared by Geopacific Consultants, were all provided as part of the development application. The north-eastern portion of the subject property is higher in elevation and slopes down towards the south-west, where retaining walls will be used to mitigate those grade changes. Vegetation on the subject property consists of native and introduced trees, shrubs and grasses and the western property boundary has significant trees that will be retained through a Tree Protection Covenant. A Natural Features Development Permit, 2016-106-DP, will be the subject of a future report to the Director of Planning.

5) Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has identified this application will require upgrades, including: curb, gutter and sidewalk along the property frontage; road widening on the west side of 236 Street to the urban collector standard, as well as the ditch enclosure along 236 Street; street trees and street lights to be located along the property frontage, as well as new storm, sanitary and water connections.

ii) Licences, Permits and Bylaws Department:

The Licences, Permits and Bylaws Department reviewed the development application and has provided comments related to Building Code requirements which have been provided to the developer. These comments will be incorporated at the Building Permit stage.

6) School District No. 42 Comments:

The School District has noted that the subject property falls within the Yennadon Elementary and Garibaldi Secondary school catchments. Numbers for the 2017-18 school year indicate that Yennadon Elementary is at 106% utilization, with 580 students, including 130 students from out of catchment. For secondary school enrollment capacity, numbers for the 2017-18 school year indicate that Garibaldi Secondary is at 75% utilization, with 795 students, including 258 students from out of catchment.

7) Citizen/Customer Implications:

A Development Information Meeting was held on November 16, 2017. The results of the concerns expressed at that meeting are discussed above. The Public Hearing will provide an additional opportunity for citizens to express their concern or support of the development.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7211-2016, and that application 2016-004-RZ be forwarded to Public Hearing.

“Original signed by Adam Rieu”

Prepared by: Adam Rieu
Planning Technician

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

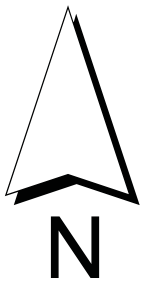
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“Original signed by Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Zone Amending Bylaw No. 7211-2016
Appendix D – Site Plan
Appendix E – Example Building Elevation
Appendix F – Landscape Plan



Scale: 1:2,500

Legend

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

13245 236 St
2011 Image

PLANNING DEPARTMENT



MAPLE RIDGE

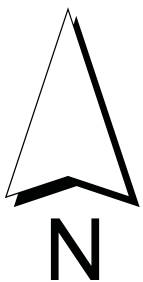
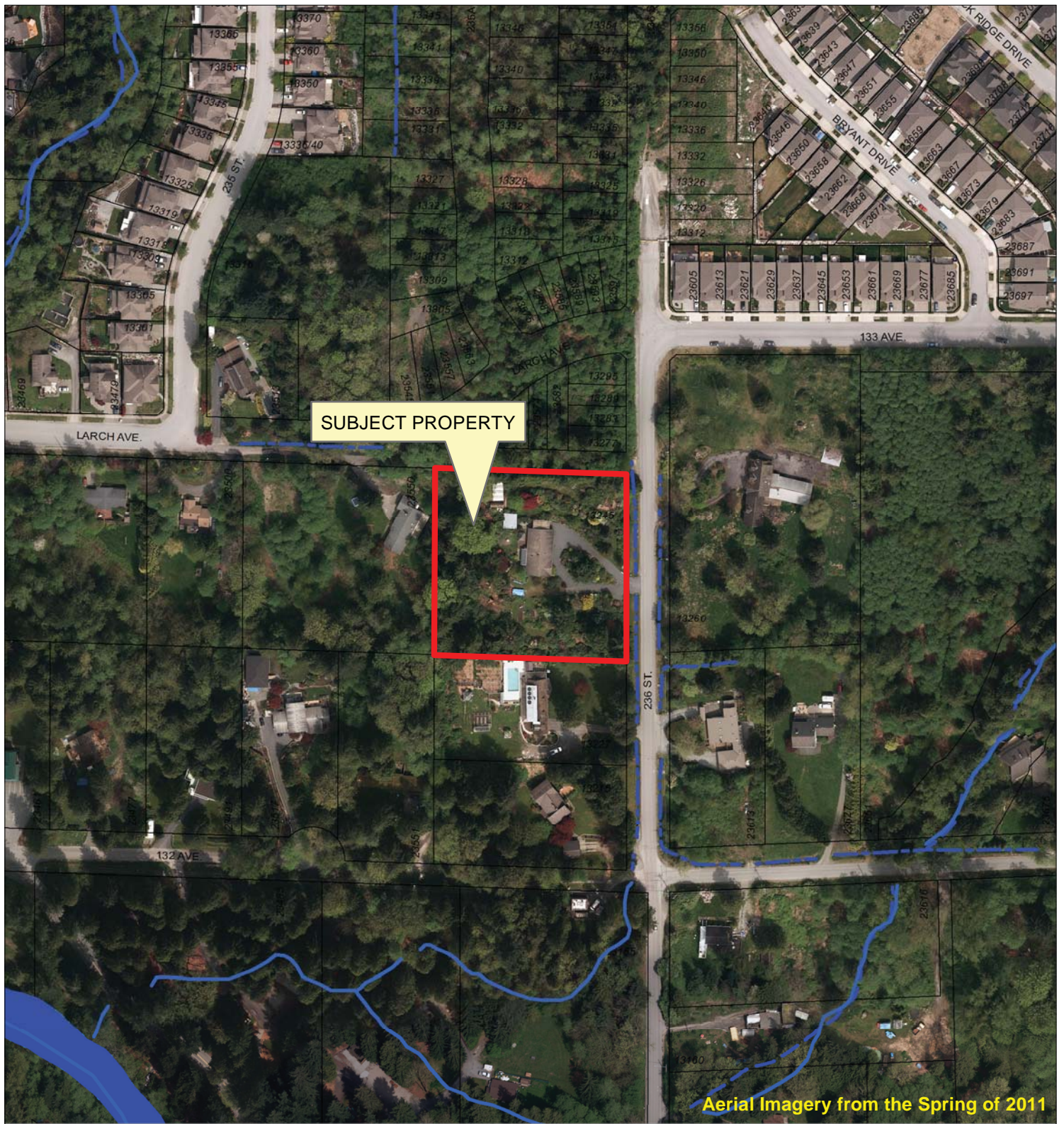
British Columbia

mapleridge.ca

2016-004-RZ

DATE: Jan 20, 2016

BY: JV



Scale: 1:2,500

Legend

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

13245 236 St
2011 Image

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2016-004-RZ
DATE: Jan 20, 2016

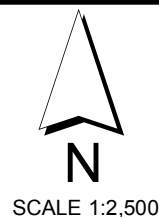
BY: JV

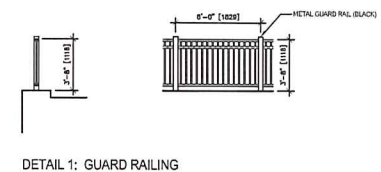
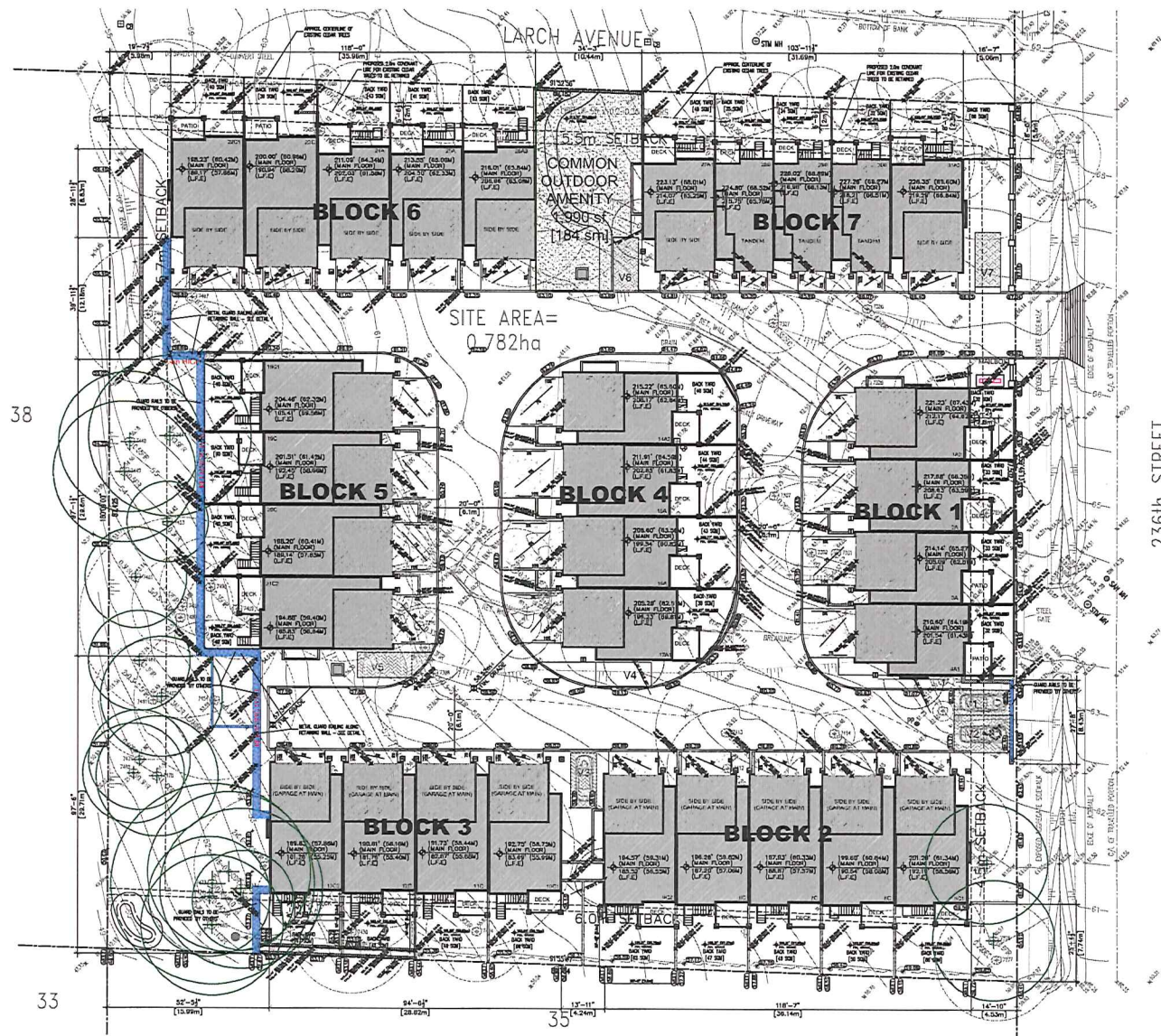
BYLAW NO. 7211-2016

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

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

CORPORATE OFFICER





RETAINING WALL LEGEND	
	CONCRETE RETAINING WALL
	ALLAN BLOCK RETAINING WALL
	REDI-ROCK RETAINING WALL
	CULTURED STONE WALL
	WALLS HIGHER THAN 1.2m
ABBREVIATIONS	
T.O.W.	TOP OF WALL
B.O.W.	BOTTOM OF WALL
*NOTE: GUARDRAILS TO BE PROVIDED WHERE RETAINING WALL IS 0.6m OR HIGHER.	



QUARTZ TOWNHOUSES

Proposed Townhouse Development

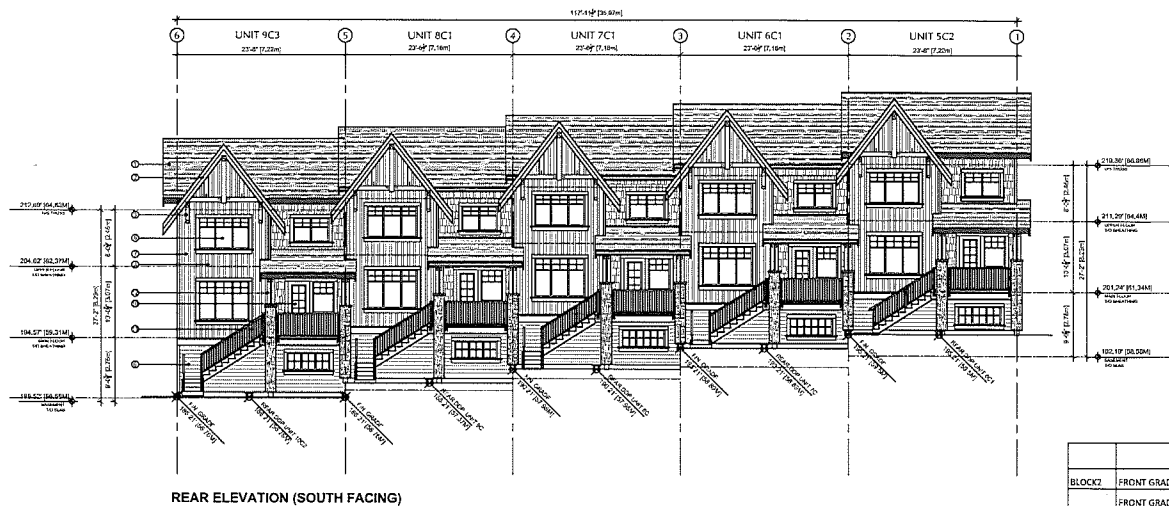
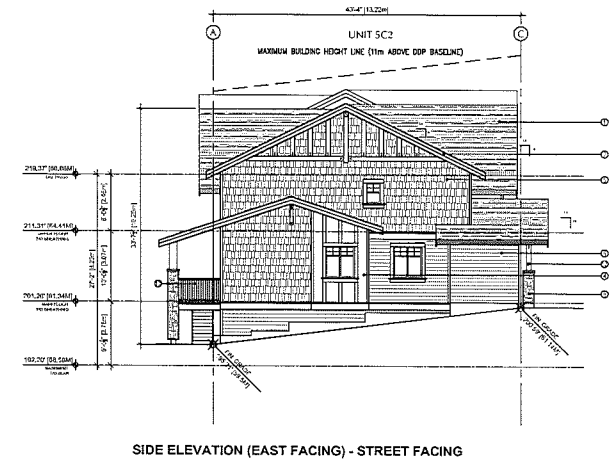
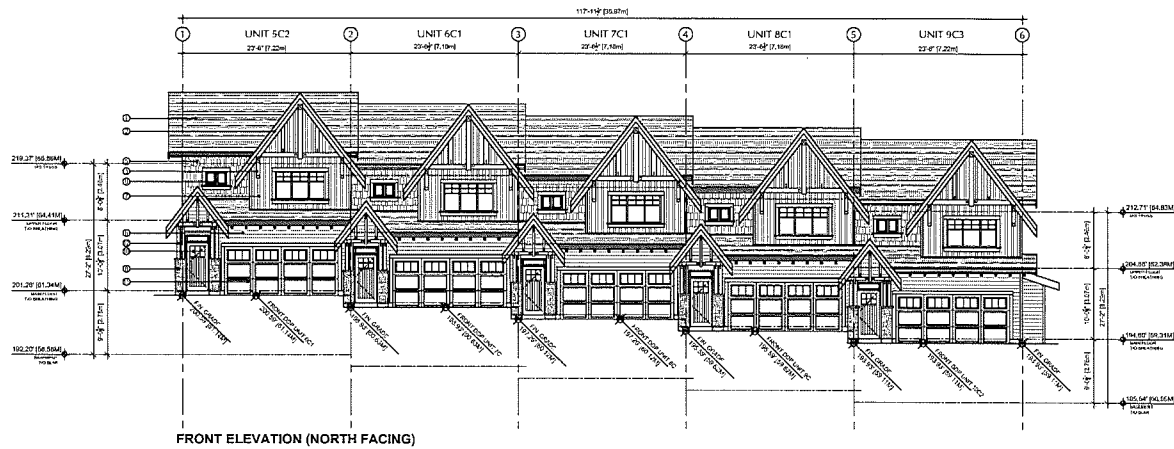
13245 236 STREET, MAPLE RIDGE, B.C.

QUARRY ROCK DEVELOPMENT
ATELIER PACIFIC ARCHITECTURE INC.
NOV. 14, 2017

DP 1.0

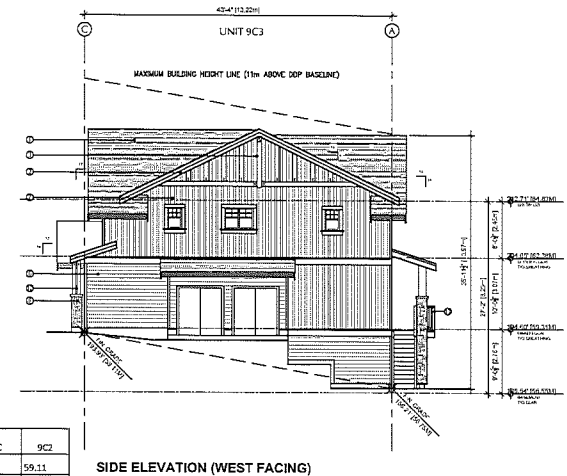
SITE PLAN

SCALE: 1:200



- MATERIALS LEGEND**
- ASPHALT SHINGLES
 - PAINTED WOOD FASCIA BOARD
 - PAINTED WOOD BRACKET
 - FIBER CEMENT SIDING PANELING
 - VINYL SHINGLE SIDING
 - VINYL HORIZONTAL SIDING
 - VINYL BOARD AND BATTEN SIDING
 - CULTURED STONE VENEER
 - VINYL WINDOW
 - PAINTED / STAINED 1 HOUR GLASS ENTRY DOOR
 - INSULATED GARAGE DOOR
 - WOOD COLUMN
 - ALUMINUM RAILING

		5C1	6C1	7C1	8C1	9C3
BLOCK 2	FRONT GRADE 1	61.14	60.63	60.12	59.62	59.11
	FRONT GRADE 2	61.14	60.63	60.12	59.62	59.11
	REAR GRADE 1	59.50	58.89	57.99	57.37	56.76
	REAR GRADE 2	59.50	58.89	57.98	57.37	56.76
	AVG. FIN. GRADE	60.32	59.76	59.05	58.50	57.94
	BASEMENT FLV.	58.58	58.08	57.57	57.06	56.55
	DIFFERENCE	-1.74	-1.68	-1.48	-1.44	-1.39



QUARTZ TOWNHOUSES

13245 236 STREET, MAPLE RIDGE, B.C.

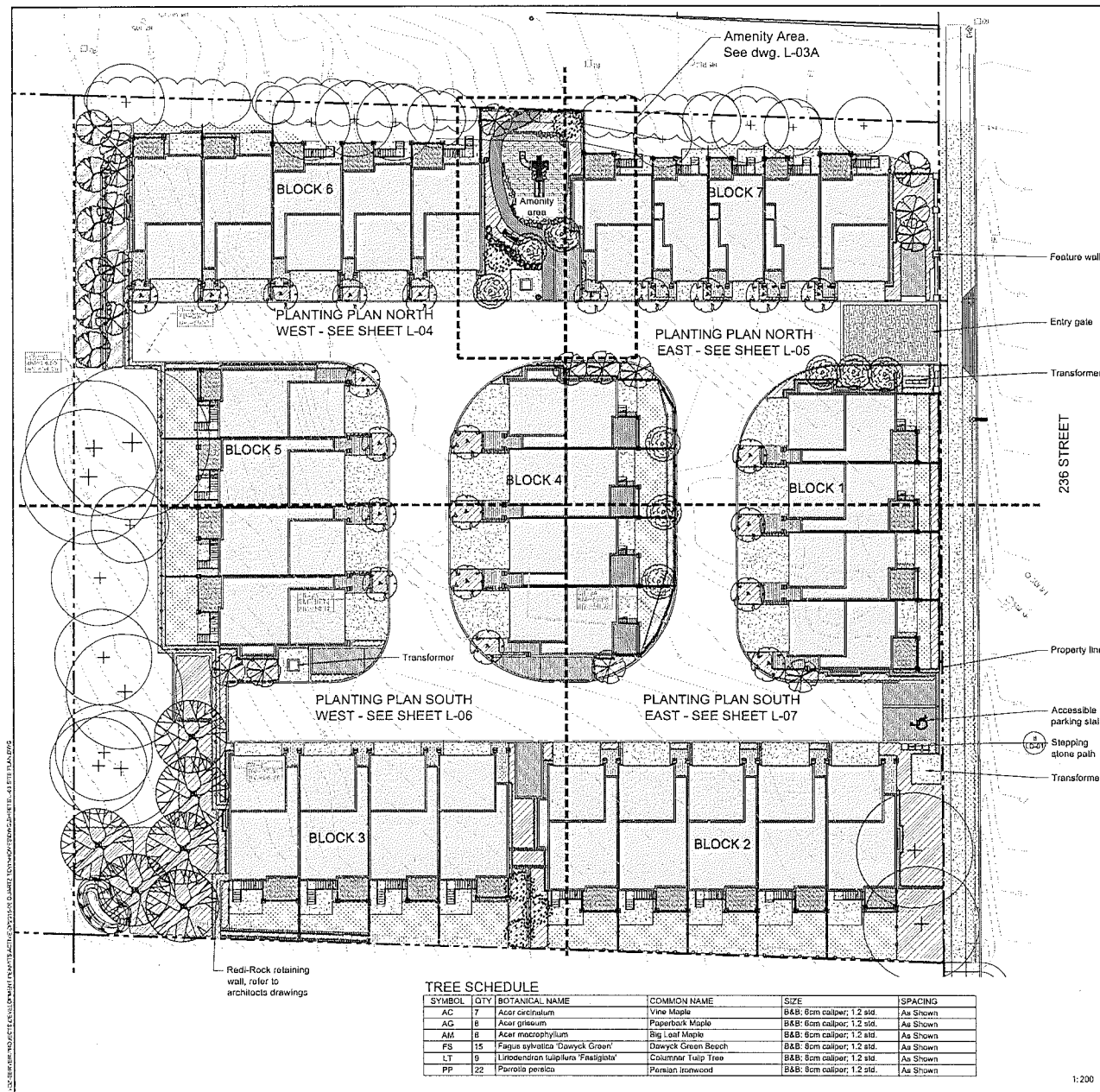
QUARRY ROCK DEVELOPMENT
ATELIER PACIFIC ARCHITECTURE INC.
NOV. 14, 2017

Proposed Townhouse Development



DP 3.2

BUILDING
ELEVATIONS
BLOCK 2
C2-C-C-C-C1
SCALE: 1:100



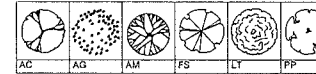
TREE SCHEDULE

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
AC	7	Acer circinatum	Vine Maple	8&B: 6cm caliper; 1.2 std.	As Shown
AG	8	Acer griseum	Paperbark Maple	8&B: 6cm caliper; 1.2 std.	As Shown
AM	8	Acer macrophyllum	Big Leaf Maple	8&B: 6cm caliper; 1.2 std.	As Shown
FS	15	Fagus sylvatica 'Dawson Green'	Dawson Green Beech	8&B: 8cm caliper; 1.2 std.	As Shown
LT	9	Liriodendron tulipifera 'Fastigiat'	Coummer Tree Tree	8&B: 8cm caliper; 1.2 std.	As Shown
PP	22	Parrotia persica	Parrotia tree	8&B: 8cm caliper; 1.2 std.	As Shown

HARDSCAPE MATERIALS

KEY	REF.	DESCRIPTION
	1 (LD-01)	CONCRETE PAVING
	1 (LD-01)	INTEGRAL COLOURED CONCRETE
	3 (LD-01)	UNIT PAVERS (PEDESTRIAN)
	2 (LD-01)	UNIT PAVERS (VEHICULAR)
	4 (LD-01)	PERMEABLE PAVERS
	5 (LD-01)	RUBBER SAFETY SURFACE
	6 (LD-01)	GRAVEL SURFACE
	6 (LD-01)	Gravel Surface
	6 (LD-01)	Gravel Surface
		REDI-ROCK RETAINING WALL
		CONCRETE RETAINING WALL
	1 (LD-02)	FEATURE WALL
	1 (LD-03)	WOOD FENCE
	2 (LD-03)	ALUMINUM FENCELINE
	4 (LD-02)	BENCH
	5 (LD-02)	WASTE RECEPTACLE
	7 (LD-03)	BOLLARD LIGHT
	7 (LD-03)	UP LIGHTING

TREE LEGEND



van der Zalm + associates inc.
 Parks & Recreation • Civil Engineering
 Urban Design • Landscape Architecture
 1000 10th Avenue • 10th Floor • Vancouver, BC V6Z 1G6
 Tel: 604.681.1111 • Fax: 604.681.1112
 www.vdz.ca



NO.	DATE	DESCRIPTION	BY	CHKD.
1	15.10.2017	Issued for DP Submission	AD	
2	15.10.2017	Issued for DP Submission	AD	
3	15.10.2017	Issued for DP Submission	AD	
4	15.10.2017	Issued for DP Submission	AD	
5	15.10.2017	Issued for DP Submission	AD	
6	15.10.2017	Issued for DP Submission	AD	
7	15.10.2017	Issued for DP Submission	AD	
8	15.10.2017	Issued for DP Submission	AD	
9	15.10.2017	Issued for DP Submission	AD	
10	15.10.2017	Issued for DP Submission	AD	
11	15.10.2017	Issued for DP Submission	AD	
12	15.10.2017	Issued for DP Submission	AD	
13	15.10.2017	Issued for DP Submission	AD	
14	15.10.2017	Issued for DP Submission	AD	
15	15.10.2017	Issued for DP Submission	AD	
16	15.10.2017	Issued for DP Submission	AD	
17	15.10.2017	Issued for DP Submission	AD	
18	15.10.2017	Issued for DP Submission	AD	
19	15.10.2017	Issued for DP Submission	AD	
20	15.10.2017	Issued for DP Submission	AD	
21	15.10.2017	Issued for DP Submission	AD	
22	15.10.2017	Issued for DP Submission	AD	
23	15.10.2017	Issued for DP Submission	AD	
24	15.10.2017	Issued for DP Submission	AD	
25	15.10.2017	Issued for DP Submission	AD	
26	15.10.2017	Issued for DP Submission	AD	
27	15.10.2017	Issued for DP Submission	AD	
28	15.10.2017	Issued for DP Submission	AD	
29	15.10.2017	Issued for DP Submission	AD	
30	15.10.2017	Issued for DP Submission	AD	

Project:
 QUARTZ TOWNHOUSES

Location:
 13245 - 236th STREET
 MAPLE RIDGE, BC

Drawn: AD PC	Stamp:
Checked: DJ	
Approved: MVDZ	Original Sheet Size: 24"x36"
Scale: 1:200	Scale: 1:200

Drawing Title
 SITE PLAN



Project #:
 DP2016-06

Drawing #:
 L-03

1:200 0 2m 4 6 8 10 12 14 16 18 20 22 24 26 28 30

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2016-091-RZ
File Manager: Diane Hall

Official Community Plan or Zoning Bylaw Amendments:	RECEIVED	NOT REQUIRED
1. A completed Application Form (Schedule "A" – Development Procedures Bylaw No. 5879-1999)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. An application fee, payable to the City of Maple Ridge, in accordance with Development Application Fee Bylaw no. 5949-2001.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. A Certificate of Title and Consent Form if the applicant is different from the owner shown on the Certificate of Title.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. A legal survey of the property(ies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Subdivision plan layout	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Neighbourhood context plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Lot grading plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. Landscape plan**	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation**.	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* These items may not be required for single-family residential applications

+ These items may be required for two-family residential applications, as outlined in Council Policy No. 6.01

Additional reports provided:

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: January 16, 2018
FILE NO: 2016-091-RZ
MEETING: Council
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7416-2017;
Second Reading
Zone Amending Bylaw No. 7254-2016;
14155 Marc Road

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 14155 Marc Road from A-2 (Upland Agricultural) to R-1 (Residential District), and R-2 (Urban Residential District), to permit a future subdivision of approximately 109 lots. Council granted first reading to Zone Amending Bylaw No. 7254-2016 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on June 14, 2016. The minimum lot size for the current A-2 Upland Agricultural Zone is 4.0m² (10.0 acres).

The proposed development is in compliance with the policies of the Silver Valley Area Plan of the Official Community Plan (OCP). Ground-truthing on the site has established the developable areas, and as a result, an OCP amendment is required to revise the boundaries of the land use designations to fit the site conditions.

Ground truthing has also led to significant revisions of the original proposal that accompanied the first reading report. The site plan accompanying this report, attached as Appendix E, proposes a reduced lot yield and only single family lots (no townhouse units).

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$555,900.00.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7416-2017 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7416-2017 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7416-2017 is consistent with the Capital Expenditure Plan and Waste Management Plan;

- 4) That Official Community Plan Amending Bylaw No. 7416-2017 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7254-2016 be amended as identified in the staff report dated January 16, 2018, be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Amendment to to Official Community Plan Schedule “A”, Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 4 - Trails / Open Space,
 - iii) Park dedication as required, including construction of multi-purpose trails, emergency access roads; and removal of all debris and garbage from park land;
 - iv) Registration of a Restrictive Covenant for the Geotechnical, which addresses the suitability of the subject property for the proposed development;
 - v) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas on the subject property;
 - vi) Registration of a Restrictive Covenant for Tree Protection;
 - vii) Registration of a Restrictive Covenant for Stormwater Management;
 - viii) Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site; and
 - ix) That a voluntary contribution, in the amount of \$555,900.00 (\$5,100.00/lot), be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

a) Background Context:

Applicant:	Morningstar Homes Ltd. Ryan Lucy
Legal Description:	Lot 2, Section 32, Township 12, Plan: LMP14126, Lot 3, Section 32, Township 12, Plan: LMP14126
OCP:	
Existing:	ECO (Eco Clusters), Conservation, Rural Residential
Proposed:	Eco Clusters, Conservation
Zoning:	
Existing:	A-2 (Upland Agricultural)
Proposed:	R-1 (Residential District) and R-2 (Urban Residential District)

Surrounding Uses:

North:	Use:	Vacant
	Zone:	A-2 (Upland Agricultural)
	Designation:	Rural Residential & Agricultural
South:	Use:	Single Family Residential
	Zone:	R-1 (Residential District)
	Designation:	Eco Clusters
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Eco Clusters and Conservation
West:	Use:	Blaney Bog
	Zone:	A-5 (Agriculture Only)
	Designation:	Park within the ALR and Rural Residential

Existing Use of Property:	Vacant
Proposed Use of Property:	Urban Residential
Site Area:	30.079 Ha. (74.32 acres)
Access:	Marc Road
Servicing requirement:	Urban Standard

BACKGROUND:

A previous application for this site (RZ/008/09, not completed) proposed a development of 137 units, which is more lots than proposed by the current application.

A central feature of the Silver Valley Plan and the Eco-cluster designation is for the land to inform development, thereby enabling the built form to be sensitive to the natural features of the land base. The Plan's goals are to preserve the character and features of the lands as much as possible and to avoid wholesale regrading or blasting to enlarge development envelopes. Slopes in excess of 25% should not be disturbed or built on. A complete assessment of these elements by this applicant has resulted in a proposal of fewer lots than proposed in the first reading report, providing a better "fit" with developable portions of the site.

b) Project Description:

The current application proposes to rezone the subject properties from A-2 (Upland Agricultural) to R-1 (Residential District), and R-2 (Urban Residential District).

The proposed lot yield includes a total of 109 single family lots with 28 R-1 (Residential District) lots and 81 R-2 (Urban Residential District) lots. Large tracts of conservation lands enclose the site, amounting to 23.7 hectares (58.6 acres) of dedicated parkland. In addition, a 0.31 hectare neighbourhood park will be located in the centre of the developable portion of the site. The total percentage of park dedication will be roughly 80% of the lot.

Trail development as indicated in the Silver Valley Area Plan will be constructed as part of this application.

c) Planning Analysis:

i) Official Community Plan:

The subject properties are split designated Eco-cluster and Conservation (the smaller northern parcel is also designated 46% Rural Residential). The Eco-cluster designation refers to the developable portions of the site. Some adjustments in the designations have been made in response to ground – truthing. These have been adjusted as shown in Appendix C, as attached. Section 5.4.6 of the Silver Valley Area Plan speaks to Eco-Cluster densities, as follows:

- a) Densities and housing types should be diversified within and between Eco-Clusters.
- b) The densities of Eco-Clusters in the eastern sector should be lower than other Eco-Clusters due to limited access and the requirements for accommodating equestrian activities, i.e. pastures and stables.
- c) An Eco-Cluster includes varying levels of density, ranging from 5 to 15 units per hectare, in the form of single and/or multi-family units, dependent on proximity to a Hamlet centre, slope constraints, view impacts, and existing development.
- d) Residential areas should be developed in a manner to allow a gradual and natural increase in density over time.

The Eco-Cluster designation is intended to provide development opportunities in sparsely developed or rural areas, in a cluster form which supports sensitive implementation, minimal site regrading and tree clearing, and integration of housing into a natural forest setting. Eco-clusters are located in areas where topography is difficult, where view impacts need to be minimized, and where the existing rural character should be retained.

The portions of the 30.0 hectare subject site that are designated Eco-Cluster amount to 18.3 hectares. For a site of this size, the number of units within the 5 – 15 units per hectare density range amount to between 100 to 300 units. The proposed 109 units of this development are within the lower end of this range. As this site is near the periphery of the Plan boundaries, adjacent to a rural context, and to land that is within the Agricultural Land Reserve, these lower densities are supportable.

Agricultural Policies: The Official Community Plan also contains policies aimed at protecting the productivity of agricultural land. The subject property is adjacent to Blaney Bog Regional Park to its West. As this park site is within the Agricultural Land Reserve, policy 6-12 b) will apply, as follows:

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

- b) Requiring agricultural impact assessments (AIAs) and Groundwater Impact Assessment of non-farm development and infrastructure projects and identifying measures to off-set impacts on agricultural capability...*

ZONING BYLAW:

The minimum lot size for the current A-2 Upland Agriculture zone is 4 hectares. The proposed R-1 (Residential District) Zone has a minimum parcel size of 371 m² and the proposed R-2 (Urban Residential District) Zone has a minimum parcel size of 315 m². The initial proposal included some multi-family development but has since been revised as shown on the site plan, attached as Appendix E.

ii) Off-Street Parking And Loading Bylaw:

Single family uses generate a required off-street parking complement of 2 off-street parking stalls per lot. However, the R-1 (Residential District) Zone permits a secondary suite as an accessory use, which has an additional required parking complement of 1 stall. Parking considerations will be addressed through the building permit process upon completion of the rezoning and subdivision application.

iii) Development Permits:

Pursuant to Sections 8.9 and 8.10 of the OCP, a Watercourse Protection Development Permit and a Natural Features Development Permit application is required to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas, and 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 percent;
- All floodplain areas and forest lands identified on Schedule “C”

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

iv) Development Information Meeting:

A Development Information Meeting was held at Yennadon School Gymnasium on November 30, 2017. 38 people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- Anderson Creek road emergency access would become road in response to traffic demand.
- Schools and commercial development needed in Silver Valley, more residential development needed in Town Centre.
- Impacts of Marc Road development on adjacent neighbourhood.

The following are provided in response to the issues raised by the public:

- Municipal departments have agreed that the Anderson Creek Drive access could be developed for emergency access only. This was not the original plan in the OCP, which shows a fully accessible road. However, the proposed lot layout and road pattern has been determined to be adequate for access and egress purposes.
- This residential development proposal is consistent with the subject property’s land use designation.
- Lots proposed on Marc Road have been moved further south for tree protection and reduced neighbourhood impacts.

v) Parkland Requirement:

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval.

For this project, there is sufficient land that is proposed to be dedicated as park on the subject property and this land will be required to be dedicated as a condition of Final Reading.

d) Environmental Implications:

The site plan has been developed through collaboration with the Environmental Planner and the applicant's consultant team. The lot layout has considered conservation lands and tree protection measures in its current form.

e) Agricultural Impact:

An agricultural impact assessment will be required, due to the proximity of the site to the Blaney Bog, which is within the Agricultural Land Reserve. This requirement can be met as a condition of subdivision.

f) Interdepartmental Implications:

i) Engineering Department:

Engineering comments focused on the need for servicing upgrades for road construction, sanitary sewer, storm sewer, street trees, street lighting, and the watermain. As adjacent parcels will benefit from the provision of this infrastructure, a latecomers agreement is proposed to reimburse the developer for these costs when adjacent properties develop in the future.

ii) Parks & Leisure Services Department:

Both municipal and regional park department involvement have been sought, due to the proximity of the site to Blaney Bog. Park dedication is required as a condition of rezoning.

iii) Fire Department:

The Fire Department agrees to allowing the Anderson Creek drive access to be downgraded to emergency access only. Further input will be sought at the subdivision stage for the wildfire development permit that must be approved prior to development occurring on the site. The applicant has provided a preliminary wildfire hazard assessment. This work will need to be updated upon review of the subdivision layout as a requirement of the subdivision application.

g) Intergovernmental Issues:

i) Local Government Act:

An amendment to the OCP requires the local government to consult with any affected parties and to adopt related bylaws in compliance with the procedures outlined in Section 477 of the *Local Government Act*. The amendment required for this application, to conservation boundaries, is considered to be minor in nature. It has been determined that no additional consultation beyond existing procedures is required, including referrals to the Board of the Regional District, the Council of an adjacent municipality, First Nations, the School District or agencies of the Federal and Provincial Governments.

The amendment has been reviewed with the Financial Plan/Capital Plan and the Waste Management Plan of the Greater Vancouver Regional District and determined to have no impact.

h) Citizen/Customer Implications:

The applicant has been consulting with the neighbourhood extensively as this application has progressed. To meet the City's formal consultation requirements, a Development Information Meeting was held on November 30, 2017. A public hearing will be required as part of this rezoning application.

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7416-2017, that second reading be given to Zone Amending Bylaw No. 7254-2016, and that application 2016-091-RZ be forwarded to Public Hearing.

“Original signed by “Diana Hall”

Prepared by: Diana Hall, M.A., MCIP, RPP
Planner 2

“Original signed by “Chuck Goddard” for

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

“Original signed by “Frank Quinn”

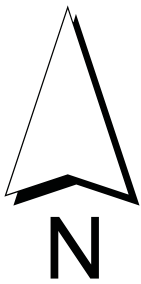
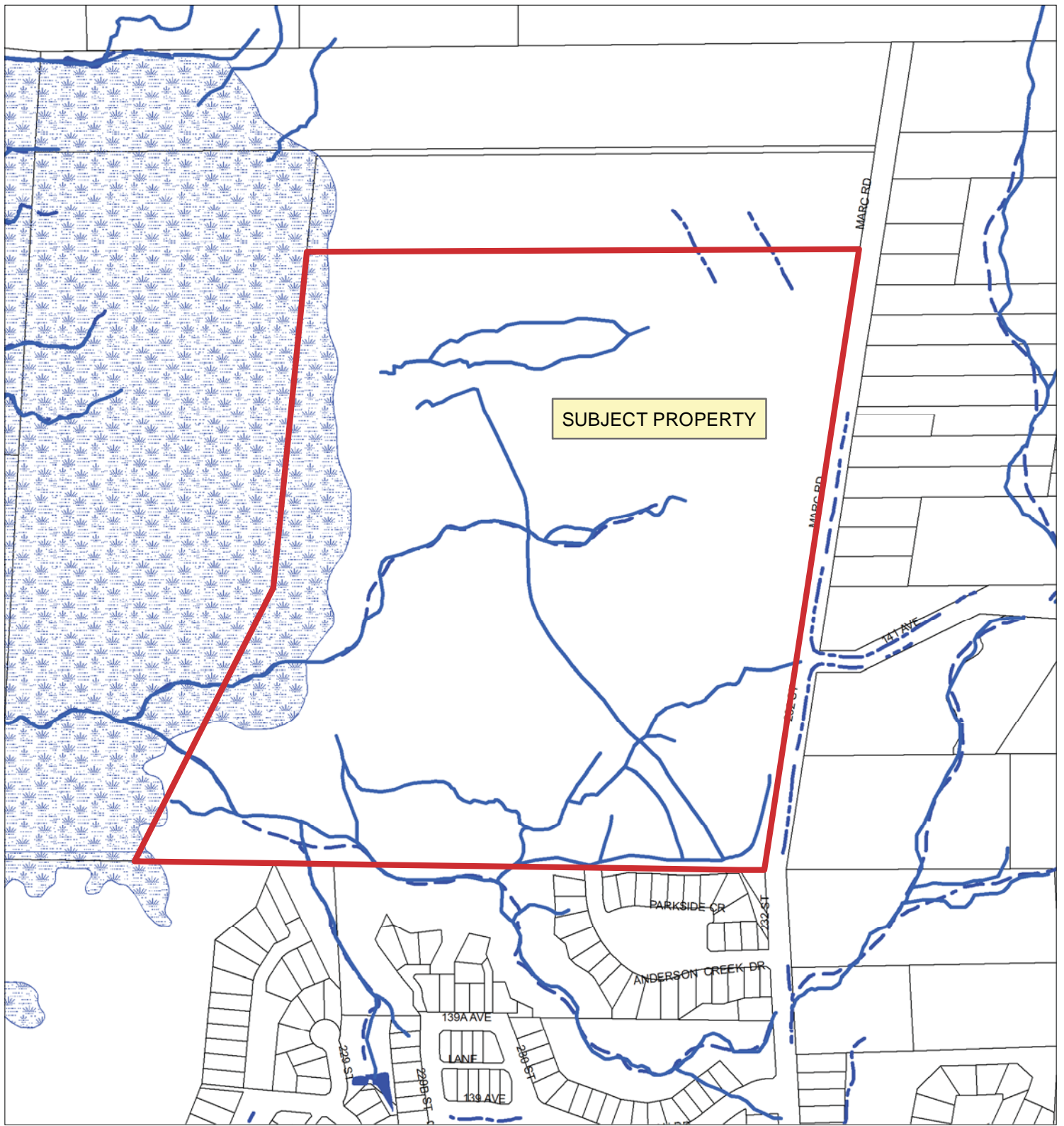
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“Original signed by “Paul Gill”

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7416-2017
Appendix D – Zone Amending Bylaw No. 7254-2016
Appendix E – Site Plan



Scale: 1:5,000

Legend

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

14155 MARC ROAD

PLANNING DEPARTMENT



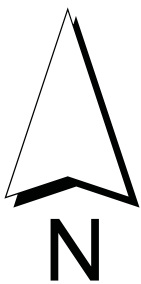
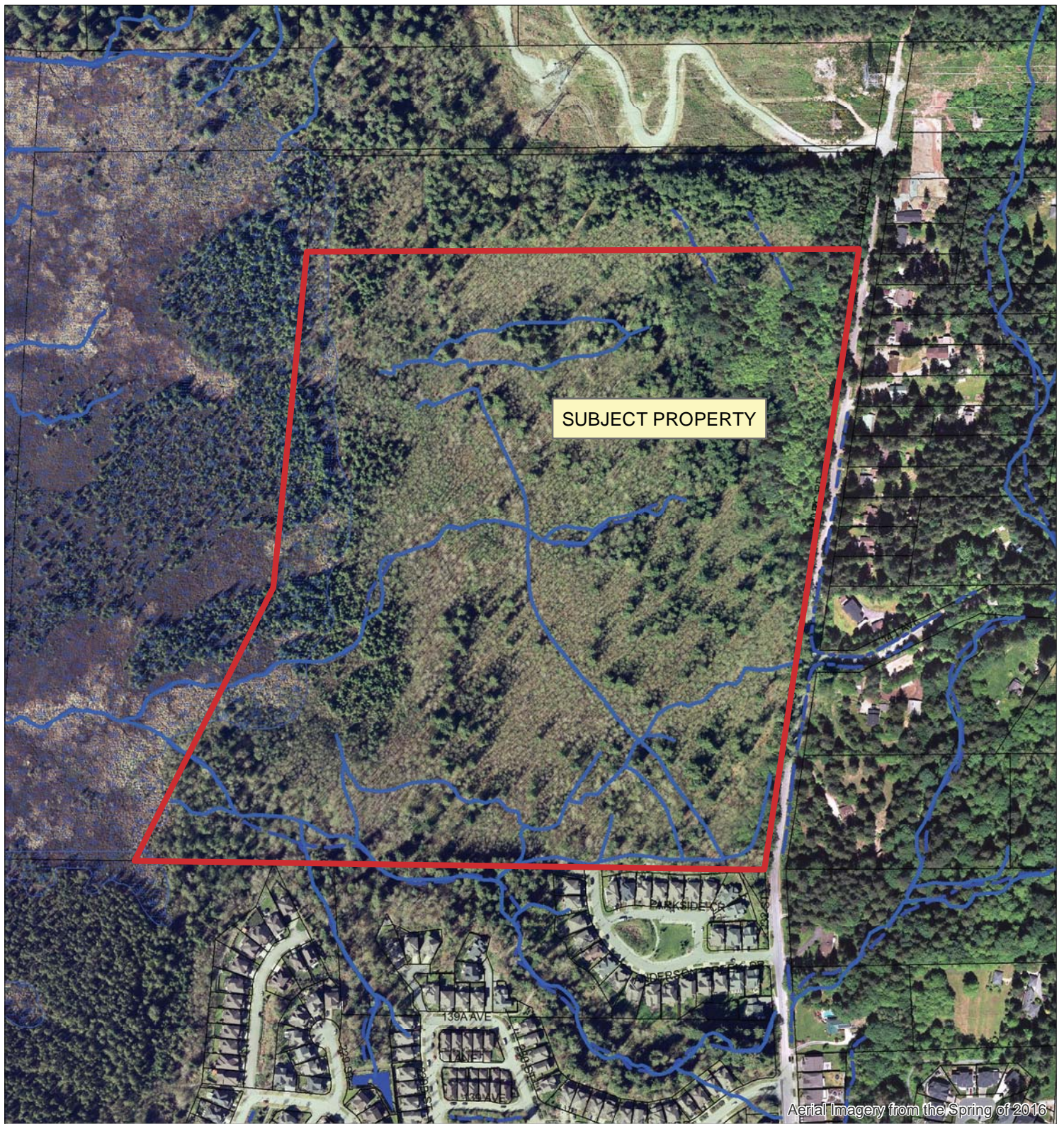
MAPLE RIDGE

British Columbia

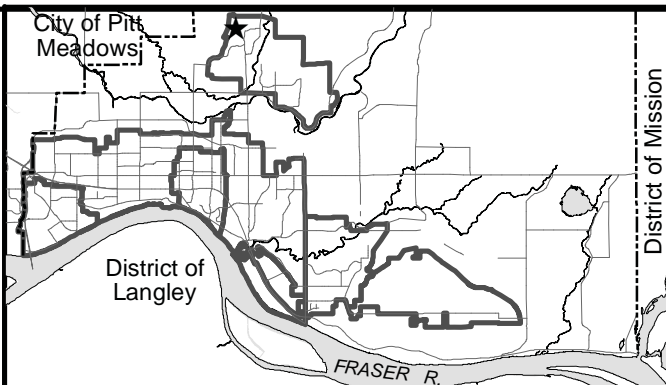
mapleridge.ca

FILE: 2016-091-RZ
DATE: Jan 3, 2018

BY: PC



Scale: 1:5,000



14155 MARC ROAD

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

mapleridge.ca

FILE: 2016-091-RZ
DATE: Jan 3, 2018

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7416-2017**

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

WHEREAS Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS it is deemed expedient to amend Schedule "A" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7416-2017."
2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, is hereby amended for the parcel or tract of land and premises known and described as:

Lot 3 Section 32 Township 12 New Westminster District Plan LMP14126

and outlined in heavy black line on Map No. 969, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

3. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails / Open Space is hereby amended for the parcel or tract of land and premises known and described as:

Lot 3 Section 32 Township 12 New Westminster District Plan LMP14126

and outlined in heavy black line on Map No. 970, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

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

READ a first time the 16th day of January, 2018

READ a second time the 16th day of January, 2018

PUBLIC HEARING held the day of , 20

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

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7416-2017

Map No. 969

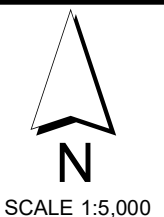
Purpose: To Amend Silver Valley Area Plan Figure 2

From: Eco CLuster and Conservation

To:  Conservation  Eco Cluster  Neighbourhood Park



--- Urban Area Boundary





MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7416-2017

Map No. 970

Purpose: To Amend Silver Valley Area Plan Figure 4: Trail/Open Space as shown

 Add to Conservation

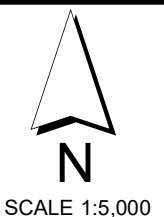
 Add to Neighbourhood Park

 Remove from Conservation

 Add to Trail



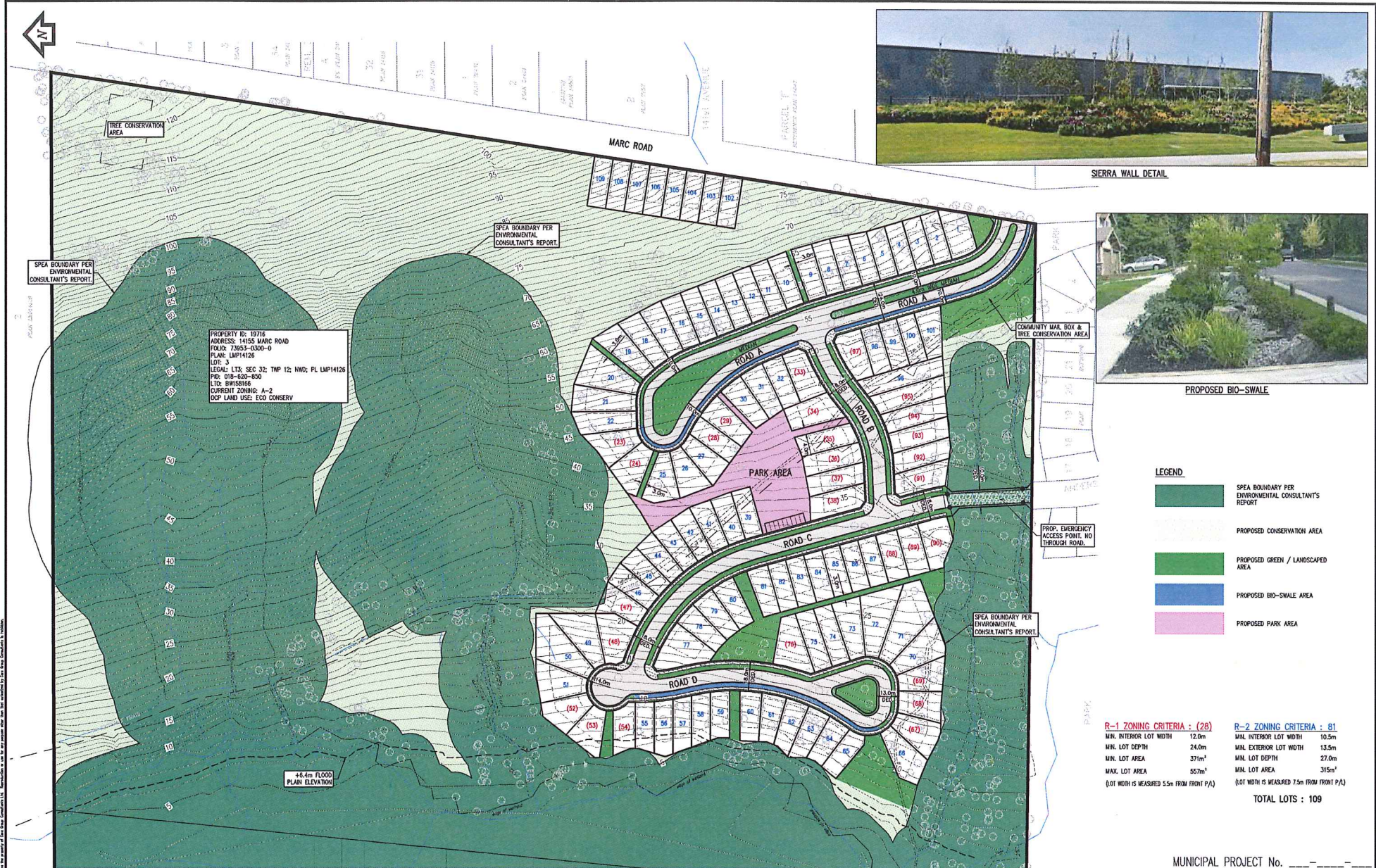
--- Urban Area Boundary



BYLAW NO. 7254-2016

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

CORPORATE OFFICER



SIERRA WALL DETAIL



PROPOSED BIO-SWALE

- LEGEND**
- SPEA BOUNDARY PER ENVIRONMENTAL CONSULTANT'S REPORT
 - PROPOSED CONSERVATION AREA
 - PROPOSED GREEN / LANDSCAPED AREA
 - PROPOSED BIO-SWALE AREA
 - PROPOSED PARK AREA

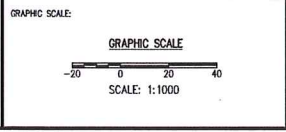
R-1 ZONING CRITERIA : (28)		R-2 ZONING CRITERIA : 81	
MIN. INTERIOR LOT WIDTH	12.0m	MIN. INTERIOR LOT WIDTH	10.5m
MIN. LOT DEPTH	24.0m	MIN. EXTERIOR LOT WIDTH	13.5m
MIN. LOT AREA	371m ²	MIN. LOT DEPTH	27.0m
MAX. LOT AREA	557m ²	MIN. LOT AREA	315m ²
(LOT WIDTH IS MEASURED 5.5m FROM FRONT P/L)		(LOT WIDTH IS MEASURED 7.5m FROM FRONT P/L)	

TOTAL LOTS : 109

BENCHMARK:
 ELEVATIONS WERE DERIVED FROM THE CITY OF MAPLE RIDGE, CONTROL MONUMENT 8410045 LOCATED ON MARC ROAD.
 ELEVATION = 57.528m

SEAL:

CoreGroup CONSULTANTS
 LAND DEVELOPMENT SERVICES
 320-8888 FRASERTON COURT
 BURNABY, BC V5J 5H8
 Tel. (604)299 0655 Fax. (604)299 0629



CHECK BEFORE YOU DIG
 INFORMATION ON EXISTING UTILITIES MAY NOT BE COMPLETE OR ACCURATE. PRIOR TO CONSTRUCTION CONTRACTOR SHALL EXPOSE LOCATIONS OF ALL EXISTING UTILITIES AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS. THIS DRAWING TO BE READ IN CONJUNCTION WITH ALL OTHER DRAWINGS FOR UTILITIES, SERVICE LOCATIONS, AND DETAILS. THE EXACT LOCATION OF THESE UTILITIES SHALL BE DETERMINED ON SITE.

DESIGNED -	BC
DRAWN -	BC
METRIC SCALE -	1:1000
APPROVED -	CN
DATE -	DEC. 7, 2017
REV'D DATE(Y/M/D)	BY CHD
0	2017/12/07 BC CN FOR PRELIMINARY APPROVAL

CITY OF MAPLE RIDGE Engineering Department

PROPOSED SUBDIVISION

PRELIMINARY SUBDIVISION PLAN
 LOT 3 MARC ROAD
 MAPLE RIDGE, BC

FILE -	CONSULTANTS DWG No- 1800
CITY DOC. No- -	SHEET 1 of 5

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2018-022-RZ
File Manager: Diane Hall

Official Community Plan or Zoning Bylaw Amendments:	RECEIVED	NOT REQUIRED
1. A completed Application Form (Schedule "A" – Development Procedures Bylaw No. 5879-1999)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. An application fee, payable to the City of Maple Ridge, in accordance with Development Application Fee Bylaw no. 5949-2001.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. A Certificate of Title and Consent Form if the applicant is different from the owner shown on the Certificate of Title.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. A legal survey of the property(ies)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Subdivision plan layout	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Neighbourhood context plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Lot grading plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Landscape plan ⁺⁺	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Preliminary architectural plans including site plan, building elevations, accessory off-street parking and general bylaw compliance reconciliation ⁺⁺ .	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* These items may not be required for single-family residential applications

+ These items may be required for two-family residential applications, as outlined in Council Policy No. 6.01

Additional reports provided:

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Zone Amending Bylaw No. 7428-2018

MEETING DATE: January 30, 2018
FILE NO: 2018-022-RZ
MEETING: Council

EXECUTIVE SUMMARY:

On January 9, 2018, Council reviewed a staff report recommending the prohibition of cannabis sales in all zones. In response, Council passed the following resolution:

That City of Maple Ridge staff begin the preparation of a Zoning Bylaw amendment in the form of a bylaw as attached in Appendix III of the staff report dated January 9, 2018 to prohibit the sale of cannabis in any zone.

The proposed zoning bylaw text amendment is appended to this report as Appendix A.

Federal legislation to legalize non-medical cannabis is expected to become law in July 2018. This provision to prohibit cannabis sales should be considered as an interim step until the Provincial government has confirmed details regarding its approach to the retail sale of cannabis. Most importantly, this measure is being used to prevent business operations from being set up in advance of the provincial retail model.

This approach taken is consistent with legal advice given at the 2017 UBCM Convention. Other BC municipalities, such as the City of White Rock, are also following this direction. This proposed amendment will provide Council with an opportunity to consider appropriate land use options for the sale of cannabis once the Provincial retail model is made clear.

RECOMMENDATION:

That Maple Ridge Zone Amending Bylaw No. 7428-2018 be given First and Second Reading and be forwarded to Public Hearing.

BACKGROUND:

1) PROJECT DESCRIPTION:

It is generally understood that the proposed Federal legislative changes are in process to make the recreational use and sale of cannabis legal. However, in advance of a provincial cannabis retail framework, it is a challenge for local governments to determine the most appropriate municipal

approach to these upcoming changes. In recognition of this challenge, Council has directed that a prohibition be placed on cannabis sales within municipal limits. It is recognized that further Zoning Bylaw amendments may be warranted once there is greater clarity in the Federal and Provincial context regarding this use.

2) PLANNING ANALYSIS:

This proposed amendment to the Zoning Bylaw is an interim regulatory measure. It will provide Council and the community with an opportunity to review appropriate regulations for this particular land use activity, once the Province has presented its regulatory framework. This bylaw is intended to prevent businesses from setting up in contravention of existing bylaws, and ensure that future cannabis retail sales outlets are established in appropriate locations in the municipality.

Currently, cannabis is regulated under the Controlled Drugs and Substances Act and the Access to Cannabis for Medical Purpose Regulations (formerly known as the Marihuana for Medical Purposes Regulations). Under this legislation, there is no provision allowing for the commercial sale or dispensing of cannabis and associated products. The anticipated date for Canadian legalization is July 2018.

Zoning Bylaw:

Most commercial zones in Maple Ridge permit retail sales. In the absence of zoning bylaw regulations, there is a risk that cannabis sales, once legalized, could be established in any of these commercial zones throughout the City, and retain legal non-conforming status once zoning bylaw amendments are made.

The proposed text amendment to the Zoning Bylaw is to be made by adding section (h) below as follows:

Part 4, General Regulations, Section 401 Uses of Land, Buildings and Structures, (3) Prohibited Uses of Land Buildings, and Structures.

The following uses shall be prohibited in all zones.

(h) the retail sale of cannabis.

3) INTERGOVERNMENTAL ISSUES:

Proposed legislative changes to cannabis will involve Federal, Provincial and Local governments. A summary of responsibilities is listed below.

Government of Canada. Under the new legislation, the Federal government is responsible for establishing and maintaining a comprehensive and consistent national framework for regulating production, setting standards for health and safety, and establishing criminal prohibitions.

Province of British Columbia. The Provincial government is authorized to establish a cannabis retail and distribution framework, provided that any sale of cannabis is subject to minimum federal conditions. Greater clarity is expected in the retail model, but so far the Province has confirmed that it will be utilizing the BC Liquor Distribution Branch to provide the wholesale distribution of non-medical cannabis. The retail system is anticipated to combine both private and public sector retail outlets. It is important to consider that the creation of a private retail system could allow existing illegal dispensaries to transition to the legal system and become legal retailers.

Local Government. In establishing proposed bylaw amendments relating to the consumption, cultivation, or retail sale of cannabis, local governments have the responsibility to consider the limits of their jurisdiction under the *Community Charter* and the *Local Government Act*.

In addition, the local government will need to respond to provincial regulations when they become known with appropriate bylaw amendments (either zoning bylaw or business licencing).

Local governments have an added responsibility in ensuring that business licensing fees for cannabis related businesses are a reasonable reflection of the costs of providing the business regulation and licensing service. Revenues generated above these costs cannot currently be re-directed to the local government's general revenues¹.

4) CITIZEN IMPLICATIONS:

Opportunities for public input will be provided through a Public Hearing that will be required prior to adoption of this proposed text amendment, or any future Zoning Bylaw amendments that would require Council approval.

5) INTERDEPARTMENTAL IMPLICATIONS:

As the proposed amendment is proposed as an interim measure prior to a clear Provincial retail framework, it will likely be amended in the future. In the meantime, it strengthens the ability of the Licences and Bylaws Department to provide enforcement services as the use will then clearly be prohibited in the Bylaw.

¹ In March 2017, UBCM requested that the Province consider a tax revenue sharing scheme with local governments to help cover expected cost increases at the local level in regards to regulating legal cannabis use.

CONCLUSION:

As directed by Council on January 9, 2018, the proposed interim bylaw amendment is recommended, to prohibit cannabis sales within the City of Maple Ridge. This will prevent businesses from setting up in contravention of existing bylaws, and will permit the City to consider options for land use regulations once the Provincial government has determined the final model for retail distribution of non-medical cannabis.

“Original signed by Diana Hall

**Co-Prepared by: Diana Hall M.A., MCIP, RPP
Planner 2**

“Original signed by Robin MacNair”

**Co- Prepared by: Robin MacNair
Manager of Bylaws and Licensing Services**

“Original signed by Christine Carter”

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

“Original signed by Frank Quinn”

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

“Original signed by Paul Gill”

**Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Zone Amending Bylaw No. 7428-2018

**CITY OF MAPLE RIDGE
BYLAW NO. 7428-2018**

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

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

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

1. This bylaw may be cited as “Maple Ridge Zone Amending Bylaw No. 7428-2018”.
2. Maple Ridge Zoning Bylaw No. 3510-1985 is hereby amended as follows:

PART 4, GENERAL REGULATIONS, SECTION 401 USES OF LAND, BUILDINGS AND STRUCTURES, Subsection (3) Prohibited Uses of Land, Buildings and Structures is amended as follows:

By inserting the following as item (h):

“(h) the retail sale of cannabis”

3. Maple Ridge Zoning Bylaw No. 3510-1985 as amended is hereby amended accordingly.

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

READ a second time the 30th day of January, 2018

PUBLIC HEARING held the day of ,20

READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER