

City of Maple Ridge

**COUNCIL WORKSHOP AGENDA**

**April 9, 2019**

**1:30 PM**

**Blaney Room, 1<sup>st</sup> Floor, City Hall**

*The purpose of the Council Workshop is to review and discuss policies and other items of interest to Council. Although resolutions may be passed at this meeting, the intent is to make a consensus decision to send an item to Council for debate and vote or refer the item back to staff for more information or clarification. The meeting is live streamed and recorded by the City of Maple Ridge.*

**REMINDERS**

**DATE**

Council Meeting

7:00 p.m.

1. **APPROVAL OF THE AGENDA**
2. **ADOPTION OF MINUTES - Nil**
3. **PRESENTATIONS AT THE REQUEST OF COUNCIL**
4. **UNFINISHED AND NEW BUSINESS**
  - 4.1 **Metro Vancouver – Katzie Pump Station Upgrades & North Langley Sewage Treatment Plant Update - Presentation**
    - Paul Wilting, P.Eng., Program Manager - Northwest Langley Wastewater Treatment Projects Project Delivery, Liquid Waste Services, Metro Vancouver
  - 4.2 **Draft Farm Protection Development Permit Area Guidelines (FPDP) and Consultation Process**

Staff report dated April 9, 2019 recommending that the attached report titled “Draft Farm Protection Development Permit Area Guidelines (FPDP) and Consultation Process” be forwarded to the next Council meeting.

- 4.3 **Updated Maple Ridge Zoning Bylaw No. 7600-2019; First Reading**

Staff report dated April 9, recommending that the attached report titled “Updated Maple Ridge Zoning Bylaw No. 7600-2019; First Reading” be forwarded to the next Council meeting.

5. **CORRESPONDENCE**

5.1 **District of Kitimat - Request for Local Governments to Support C.O.R.E.Y Motorcycle Safety**

Correspondence from Mayor Phillip Germut, District of Kitimat, requesting letters of support be written to the Province to finalize and implement the Graduated Licensing Program for Motorcycles (GLP-M), including Power Restrictions and Mandatory Training.

Options:

- For information only (no resolution);
- That a letter of support be written to the Province.

5.2 **Upcoming Events**

**By Invitation to Mayor and Council:**

Tuesday, April 9 1:00 – 3:00 pm	Maple Ridge Seniors Activity Centre Re-Opening Celebration 12150 224 Street
Thursday, April 11 8:30 am – 2:30 pm	MRSS Graduation Transition Presentations MRSS - 21911 122 Ave
Saturday, April 13 10:00 am – 2:00 pm	Earth Day Celebrations Memorial Peace Park


**General Community Events:**

Wednesday, April 10 4:00 – 8:00 pm	Lougheed Transit Corridor Study Open House Glenwood Elementary School Gymnasium
Thursday, April 11 7:00 – 8:30 pm	Alouette River Management Society AGM Maple Ridge Public Library
Saturday, April 13 9:00 am – 2:00 pm	Maple Ridge Lawn Bowling Open House 11445 232 Street
Saturday, April 13 10:00 am – 2:00 pm	Maple Ridge Celebrates National Volunteer Week Memorial Peace Park
Saturday, April 13 10:30 am – 12:30 pm	Resisting Peer Pressure and Bully Proofing Your Child Colleen Findlay Place

6. *BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL*

7. *MATTERS DEEMED EXPEDIENT*

8. *ADJOURNMENT*

Checked by: 

Date: Apr 4/19

## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Draft Farm Protection Development Permit Area Guidelines (FPDP) and Consultation Process

**MEETING DATE:** April 9, 2019  
**FILE NO:**  
**MEETING:** Council Workshop

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### EXECUTIVE SUMMARY:

The attached report is scheduled to be on the next Council Meeting agenda for discussion and consideration of the recommendation. The Council Workshop forum provides an extended opportunity for Council to seek additional information if required, prior to decision-making.

### RECOMMENDATION:

That the attachment to the April 9, 2019 Council Workshop report titled "*Draft Farm Protection Development Permit Area Guidelines (FPDP) and Consultation Process*" be forwarded to the next Council Meeting.



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Approved by: Corporate Officer

### Attachment:

- Draft Farm Protection Development Permit Area Guidelines (FPDP) and Consultation Process – staff report dated April 9, 2019

## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Draft Farm Protection Development Permit Area Guidelines (FPDP) and Consultation Process

**MEETING DATE:** April 9, 2019  
**FILE NO.** 2017-361-CP  
**MEETING:** Council Workshop

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### EXECUTIVE SUMMARY:

On October 25, 2016, Council provided direction to the Agricultural Advisory Committee (AAC) for its 2017 work plan. The resolution was as follows:

*That Option 2 identified in the report dated October 17, 2016 and titled "Agricultural Plan Facilitated Session – Next Steps" be selected as the basis for the Agricultural Advisory Committee actions in 2017, which includes:*

- a) Preparation of Development Permit Area (DPA) guidelines to protect agricultural land.*
- b) Exploration of the feasibility of an agro-industrial strategy (food hub); and*
- c) Evaluation of the remaining actions items in Table 1 for Council consideration in the 2017 Business Planning process.*

This report presents draft Farm Protection Development Permit Area Guidelines (FPDP) towards completing the AAC's work plan in item (a) above. The FPDP (Appendix A) would apply to proposed development (with some exceptions) on non-farm lands adjacent to the ALR, with the intent of protecting the farming of such agricultural lands and minimizing impacts/nuisances for residential property owners. Also included is a draft FPDP Submission Checklist (Appendix B) intended to clarify the currently required Agricultural Impact Assessment (AIA) study for proposed development on non-farm use lands. The FPDP and the AIA are intended to work in concert, with the FPDP providing guidance in development design that is informed by mitigative measures identified through outcomes of the AIA study. This report also includes a review of best practices recommended by the B.C. Ministry of Agriculture.

Drafts of the FPDP have been presented to the AAC on September 28, 2017 and March 28, 2019 and the comments received are included in this report.

Public consultation in the form of a public open house is proposed for the draft DPA Guidelines. Some discussion has already been undertaken with the Agricultural Advisory Committee (AAC) and the development community and Comments from these discussions are included in this report. Further consultation with these two groups will be scheduled in the coming weeks.

It is important to note that the FPDP is in draft form and it is anticipated that changes will be made once the public has had an opportunity to review the FPDP components through the public consultation process and provide feedback.

## RECOMMENDATION:

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

and in that regard, it is recommended that the only additional consultation to be required in respect of this matter beyond the engagement strategy and timeline process outlined in the report titled “Farm Protection Development Permit Area Guidelines (FPDP)”, dated April 9, 2019 is the early posting of the proposed Official Community Plan amendments on the City’s website, together with an invitation to the public to comment;

2. That Section 5.0 “Next Steps – Public Open House” in the report titled “Farm Protection Development Permit Area Guidelines (FPDP)”, dated April 9, 2019 be endorsed.

## 1.0 BACKGROUND:

On July 5, 2016 Council undertook a prioritization process in order to provide direction to the AAC for its 2017 work plan. Attending members of Council identified 27 out of a possible 94 actions that could be further explored and developed. Staff compared the 27 actions to the results from three previous prioritization exercises. These exercises were conducted by the AAC, Council and staff respectively over a period of approximately eight months in fall/winter 2015 and spring/2016. Council passed the following resolution:

*That Option 2 identified in the report dated October 17, 2016 and titled “Agricultural Plan Facilitated Session – Next Steps” be selected as the basis for the Agricultural Advisory Committee actions in 2017, which includes:*

- d) *Preparation of Development Permit Area (DPA) guidelines to protect agricultural land.*
- e) *Exploration of the feasibility of an agro-industrial strategy (food hub); and*
- f) *Evaluation of the remaining actions items in Table 1 for Council consideration in the 2017 Business Planning process.*

## 1.1 Agricultural Plan Alignment

In 2009, Council endorsed the Maple Ridge Agricultural Plan to address agricultural issues in Maple Ridge. The Plan identifies three key challenges to the agricultural sector:

- 1) deteriorating agricultural infrastructure;
- 2) declining knowledge base about agriculture; and
- 3) loss of agricultural land.

Thirteen Goals are identified in the Plan to address challenges to the agricultural sector. Goal 9 addresses the issue of “stress in the agriculture-residential interface”, and states that, “in order for working agriculture to flourish, it must be provided with space, respect, and understanding that

farming operations employing good management practices are accepted in the community.” The development and implementation of farm protection guidelines is identified as the primary recommendation of Goal 9. It is as follows: “Implement Development Permit Area guidelines to minimize non-agricultural encroachment on agriculturally designated lands and farming activities, including specific provisions for buffer zones, appropriate landscaping, subdivision design, and building location.”

Since the adoption of the Agricultural Plan, the importance and need for an agricultural development permit is to not only protect agriculture from urban development, but to also minimize the impacts of farming activity on residential property owners.

## **1.2 Existing Municipal Tools to Protect Agriculture**

### **1.2.1 Official Community Plan**

Section 6.2 of the Official Community Plan contains several policies aimed at supporting agriculture in its contribution to the local economy, food security, and community character. Policies 6-7, 6-10 and 6-12 identify how Maple Ridge is currently encouraging compatibility between farming activities, the natural environment, and residents within the urban interface:

- 6-7 Maple Ridge will promote sustainable agriculture and consider the inclusion of the following in its Economic Development Strategy:
  - a) Increasing public awareness of farming values and practices;
  - b) Emphasizing the local and Regional importance of agriculture;
  - c) Emphasizing the importance of preserving and supporting access to locally grown food;
  - d) Encouraging farmers to implement Environmental Farm Plans;
  - e) Emphasizing the importance of agricultural land on the District's social and environmental values.
- 6-10 Maple Ridge will strive to maintain its agricultural land base in Maple Ridge through the following mechanisms:
  - a) Supporting the Metro Vancouver Regional Growth Strategy, which includes designated agricultural land;
  - b) Respecting the integrity of the urban area boundary by establishing a distinct separation between rural and urban designated areas;
  - c) Designating all lands outside of the Urban Area Boundary that are within the ALR as Agriculture in the Official Community Plan. Non-farm uses approved by the Agricultural Land Commission and the District will be permitted on all land designated Agricultural;
  - d) Striving for a balance between farming activity and conservation lands.
- 6-12 Maple Ridge will protect the productivity of its agricultural land by:
  - a) Adopting a guiding principle of “positive benefit to agriculture” when making land use decisions that could affect the agricultural land base, with favourable recognition of initiatives including but not limited to supportive non-farm uses, infrastructure improvements for farmland, or the inclusion of land elsewhere in the Agricultural Land Reserve;
  - b) Requiring Agricultural Impact Assessments (AIAs) and Groundwater Impact Assessment of non-farm development and infrastructure projects and identifying measures to off-set impacts on agricultural capability;

- c) Preserving larger farm units and areas by using appropriate buffers such as roads, topographic features, watercourses, ditching, fencing, or gradually reduced residential densities on properties adjacent to agricultural land;
- d) Discouraging subdivision of agricultural land into smaller parcels, except where positive benefits to agriculture can be demonstrated;
- e) Reinforcing the concept that the Agricultural Land Reserve is intended for agricultural use by increasing the minimum lot size for ALR properties that are zoned Rural Residential;
- f) Encouraging the amalgamation of smaller parcels of farmland into larger, more cohesive parcels.

Additionally, policy 6-13 discusses developing DPA Guidelines for the protection of farming:

- 6-13 As part of the Agricultural Planning process, Development Permit Area Guidelines for the protection of farming will be developed to:
- a) Reduce impacts on farmland and maintain compatibility between farm and non-farm uses;
  - b) Guide the form and character of future adjacent non-farm development;
  - c) Place conditions on title to inform non-farming rural residents of normal incidents encountered when living in an active agricultural areas (e.g. noise, odours, crop spraying, traffic).

Through policy 6-12 (b), the protection of farms is currently achieved through the requirement of AIAs and Groundwater Impact Assessments for non-farm development adjacent to agricultural lands. A professional agrologist has the required expertise to prepare these two studies, which are often combined into one report. While this current approach is helpful in identifying potential impacts to farm use and mitigative strategies, the proposed approach is intended to ensure greater clarity for applicants in undertaking the AIA study and identifying mitigative measures in complying with the following FPDP design guidelines for:

- Stormwater management;
- Subdivision design (if applicable);
- Site layout and design; and
- Landscape buffers.

### **1.2.2 Zoning Bylaw**

Farm Home Plate requirements are provided in the General Regulations section of the Maple Ridge Zoning Bylaw for properties located within the Agricultural Land Reserve. These requirements limit the size of residential development on agricultural parcels with the intent that much of the parcel is preserved for farming activity. There are no restrictions, however, on non-farm uses adjacent to farms in the ALR.

### **1.3 BC Ministry of Agriculture – The Guide to Edge Planning**

The British Columbia Ministry of Agriculture's *Guide to Edge Planning* (the *Guide*) provides information on best practices in planning for development to promote compatibility between non-farm and farm uses. This document has been utilized as a reference tool in the preparation of a draft FPDP. The link to the Ministry document is provided below.



Guide to Edge Planning:

<https://www2.gov.bc.ca/gov/content/industry/agriculture-seafood/agricultural-land-and-environment/strengthening-farming/edge-planning>

The *Guide* characterizes the conflicts that arise between farm and non-farm uses as follows:

*Farms often experience trespass, property and equipment vandalism, crop damage and theft, livestock harassment, and litter. Flooding of farm land by rainwater runoff from upland urban development is another impact many farmers have experienced. All of these problems result in significant financial losses for farmers.*

*On the urban side of the 'fence', complaints can be related to odour, pesticide spraying, dust, aesthetics, and noise from different farm activities. Urban neighbours might complain about unfamiliar (to them) but normal and accepted farm practices, even if they are carried out in compliance with established regulations and standards.*

For planning new development on the non-farm side edge to agriculture land, the *Guide* provides the following five key "Performance Goals and Objectives" that the proposed design should aim to meet:

- *Within 300 metres of the ALR boundary, create farm-friendly urban development which promotes compatibility with agriculture and stabilizes the ALR boundary.*

*Within that goal, design performance objectives include:*

- *Use subdivision layouts which limit potential, future urban encroachment into the ALR or other farming areas;*
- *Limit the effects of urban development on farming by managing water, pedestrians, and traffic;*
- *Minimize the effects of farm activities on urban development through visual and spatial separation, reduction of risks, and public awareness of normal farm practices;*
- *Ensure the edge location is stable over time.*

### **1.3.1 Mitigative Approach to Planning & Design**

In meeting the above goals and objectives, the *Guide* provides a range of best practices for mitigating the impacts of non-farm use through the planning and design of new development. The areas of planning and design that the *Guide* focusses on include:

- Subdivision design: density, road, and lot patterns
- Building design and layout
- Open space and landscape design
- Storm and groundwater management
- Urban-side (non-farm use) landscape buffer design – the *Guide* recommends utilizing Restrictive Covenants to enforce the maintenance of the landscape buffer and also to create awareness of the buffer benefits.

While there are various tools that may enable local governments to establish best practices for planning and design, through bylaws or development permit areas, the *Guide* does not provide any specific recommendations on which regulatory tools to use, but does include an example of development permit area provisions for the protection of farming.

## 1.4 Comparison with Other BC Municipalities

Eight British Columbia municipalities that utilize best practices for the protection of agriculture, each utilizing DP Areas, were reviewed. Table 1 below lists each of these municipalities and the components of their DP Guidelines that correspond with the recommendations within the Ministry of Agriculture *Guide*. Also included are the components within the Maple Ridge draft FPDP and each are discussed in Section 2.2 of this report.

**Table 1: Municipal Scan**

	DP Area (adjacent Agricultural Land)	Buffers			Subdivision Layout		Covenants
		Minimum Landscaped Buffer Width (from property line)	Minimum Residential Building Setback (from property line)	Buffer Maintenance Covenants	Subdivision Layout Guidelines	Storm water Mgmt Guidelines	Covenants for Awareness
Ministry of Agriculture Guidelines	300m	15m	30m	Yes	Yes	Yes	Yes
Surrey	50m	15-24m (depending on use)	30m	Yes	Yes	Yes	Yes
Abbotsford	Adjacent	3-15m (depending on use)	≥buffer width	Yes	Yes	Yes	No
Richmond	Adjacent	"Approx. 15m"	None	No	No	No	No
Electoral Area A (Cowichan RD)	30m	15m	≥buffer width, "maximized"	Yes	Yes	No	No
Oliver Rural (Okanagan RD)	150m	5m	30m	No	Yes	Yes	No
Kelowna	Adjacent	"Consistent with Min of Ag Guidelines"	"maximized"	Yes	Yes	Yes	Yes
Arrowsmith (Nanaimo RD)	Adjacent	15m	None	Yes	Yes	No	No
Courtenay	Adjacent	10m	None	No	No	No	No
Proposed Maple Ridge FPDP	30m	3-30m (depending on use and site context)	Follow Zoning Bylaw regs	Yes	Yes	Yes	Yes

There is a broad range of what other municipalities are doing in terms of best practices in planning and design with respect to new development on the non-farm use edge, although each does show some alignment with the Ministry of Agriculture *Guide* in the sense that through their respective DPs, all of the municipalities reviewed required landscape buffers and most had requirements for a residential building setback, subdivision layout, stormwater management, and a restrictive covenant for buffer maintenance and awareness of benefits. It is also possible that other tools may be utilized in some of these municipalities for implementing best practices, such as utilizing a regulatory bylaw approach.

## **2.0 DISCUSSION:**

### **2.1 Current Policy Limitations**

Through policy 6-12(b) in the OCP, development applications for a rezoning or subdivision on property adjacent to farmland are currently required to undertake an AIA and a Groundwater Impact Assessment. While this current approach is beneficial for these types of applications, it does not address the redevelopment of lands that only require a building permit or a development permit for form and character, environmental features, etc. Additionally, while the current requirements are sound, they are not tied to any specific goals, objectives, or design guidelines, which assist in articulating the larger picture of what a particular regulatory tool is trying to achieve.

The aim of the FPDP is to provide applicants with better guidance on the best approach in the planning and design of a non-farm use adjacent to farmlands. The draft AIA requirements (which are contained within a Submission Checklist) have been updated from the current version with more refined details on expectations for an AIA study (including a Groundwater Impact Assessment) and an outline for the contents of the AIA report that align directly with the requirements of the FPDP. The aim of the AIA study is to identify potential negative impacts to the adjacent farmland and include recommendations for mitigation that will inform the applicant in fulfilling the requirements of the FPDP during the planning and design of the proposed development.

### **2.2 Draft Farm Protection Development Permit (FPDP)**

While the FPDP is not aimed at restricting any of the current land use designations within the OCP, the current land use designations of non-farm lands adjacent to ALR are primarily residential and vary from small lot urban residential to acreage lots on rural lands. Many of these “edge” lands are built out and future development will be mainly through redevelopment, infill, or additions to existing buildings. Some potential for new development remains, but this is not expected to be substantial. A recognition of the variation in future edge development has resulted in a draft FPDP that is less of a “one size fits all” approach recommended by the Ministry of Agriculture *Guide* and more of a “situational” approach that depends on the site context of new development being proposed.

At a high level, the draft DPA Guidelines for the Protection of Farming (attached as Appendix A) include:

- I. Will apply to any development application on a property that is within 30 metres from the ALR boundary (on the non-farm use side);
- II. Planning and Design Guidelines for:
  - a. Stormwater Management;
  - b. Subdivision layout;
  - c. Site layout and design;
  - d. Building siting and setbacks (proposed to follow Zoning Bylaw requirements);

- III. A landscape buffer to be determined based on one of five development types, including appropriate buffer width and plant materials to be determined through completion of an AIA (discussed in further detail 2.3.1 below);
- IV. Several exemptions for the draft DP are proposed, including placement of impermanent structures, regular property maintenance, alteration or reconstruction of existing legal buildings, and farm activities under the *Farm Practices Protection (Right to Farm) Act*;

For applications that involve a rezoning and/or a subdivision, a restrictive covenant will be required on the property title that prescribes ongoing maintenance requirements of the landscape buffer and will also help create awareness on the benefits of maintaining it.

#### **2.2.1 Proposed FPDP Area**

While it is recommended in the Provincial *Guide* that a farm protection DP area should cover all non-farm use lands within 300 meters of the ALR boundary, it is recognized that in Maple Ridge that would include many properties that are not located adjacent to the ALR and because many of the existing lands are largely built out and many of these are urban sized lots, it was determined that many of the FPDP requirements would not apply. As such, it was determined that a 30 metre DP area would capture adjacent lands and those that may fall into any potential future subdivision developments.

#### **2.2.2 Proposed for Stormwater Management**

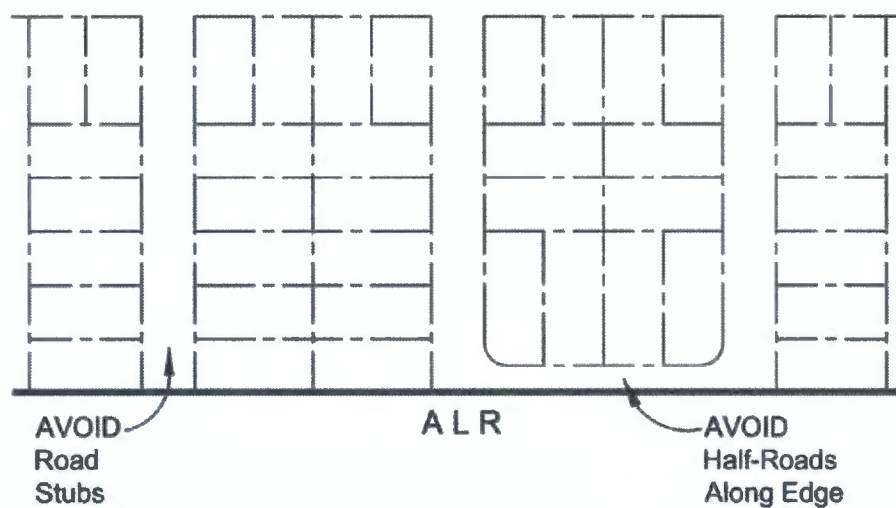
Maple Ridge currently requires the provision of stormwater management for all new development. The *Guide* recommends that changes to water cycles be avoided and to consider whether some stormwater flows may benefit the adjacent farm lands. These recommendations have been incorporated into the FPDP, along with the following best practices deemed to be beneficial in ensuring appropriate stormwater design adjacent to farm uses:

- Open spaces with landscaped buffers that are designed with water retention capacity or an adequate rainwater/storm drainage system shall be located along the ALR edge (as these will help ensure a large capacity for stormwater infiltration and exfiltration to adjacent farm lands);
- Avoiding alteration of natural drainage systems that disrupt the natural hydrological cycle;
- Ensure design reduces the impacts of pollution of the surface or groundwater supplies.

#### **2.2.3 Proposed for Subdivision Layout and Design**

Several best practices are recommended in the *Guide* to encourage an effective subdivision layout that minimizes non-farm use impact on agriculture. For instance, most communities with these requirements do not permit road stubs (i.e. “dead-ends”) or half-roads adjacent to agricultural land (as shown in Figure 1 below) as these imply further development into agricultural land.

**Figure 1: Road Patterns to Avoid in Subdivision Design**



*From "Guide to Edge Planning", BC Ministry of Agriculture*

The *Guide* recommends designing cul-de-sacs, where appropriate, and complete roads that direct non-farm use traffic away from the farm edge, as shown in Figure 2 below.

**Figure 2: Road Patterns Compatible with Adjacent Farmland**



The additional approaches discussed in Figures 1 and 2 above are also included in the draft FPDP as well as the following *Guide* recommendations:

- Utilities, such as water and sewer are not permitted to be extended into the ALR lands;
- Aim to accommodate longer/deeper rear or side yard single-family lots to be created adjacent to the ALR lands to allow for creation of the landscape buffer and sufficient space for rear or side yard enjoyment.
- Passive public and strata open spaces should be located next to the ALR boundary, with the provision of a landscape buffer.

Note that the requirements of the Subdivision and Development Servicing Bylaw will also apply under a FPDP application.

Other approaches recommended in the *Guide* for subdivision that were not included in the draft FPDP include:

- Density transfer and creation of housing clusters: The OCP has existing policies for these, which may be considered on a site by site basis;
- Incorporating park dedication along farm edge: This may be considered through rezoning or subdivision on a site by site basis, as the farm edge may not be the most appropriate location for establishing park land;
- Encouraging smaller lots and denser development forms along farm edge, as these uses coincide with an expectation for more activity and noise in the vicinity: The residential lands located along the extent of the ALR lands are designated for a range of lot sizes, with many being small lot residential within the urban area boundary, but many others being large lot suburban and rural outside of the urban area boundary.

#### **2.2.4 Proposed for Site Layout and Design**

Several of the *Guide* recommendations for site layout and design were incorporated into the draft FPDP, including:

- Aim to locate patios and decks (i.e. active outdoor space) away from the edge of the ALR;
- Locate passive parks and passive open spaces for multi-family developments directly adjacent to the ALR boundary and active parks and open spaces as far away from the ALR as possible;
- Aim to design surface parking areas away from ALR edge and if not possible, design using a permeable surface and a landscape buffer between parking area and ALR land.

Recommendations within the *Guide* that were deemed not appropriate for the Maple Ridge context include:

- A 30 metre setback for residential buildings from the ALR edge: For many residential properties adjacent to the ALR, this would be challenging if not impossible. As such, it has been determined that following the setbacks in the Zoning Bylaw is the most appropriate approach for Maple Ridge;
- A minimum 15 metre landscape buffer width for residential uses, 8 metres for commercial use, and 15 metres for an institutional use: Similar to the rationale for the building setback above, this would not be feasible in many situations, so the five landscape buffer types are proposed, with the AIA outcomes providing the final recommendation on exact buffer widths.



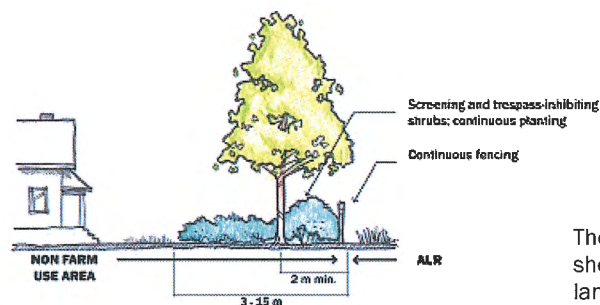
## 2.2.5 Proposed Landscape Buffers Design Criteria

According to the research undertaken in preparing the *Guide*, providing a vegetated buffer between farmland and residential areas helps establish a barrier that can significantly reduce complaints regarding farming activity from nearby residents by minimizing the noise, light, dust, or spray drift that is part of regular farming activity.

For residential lands located adjacent to an agriculture boundary, the *Guide* recommends a minimum 15 metre wide vegetated buffer with a dwelling unit building setback of 30 metres – both of these to be measured perpendicular from the farm edge boundary. The *Guide* also states that 8 metres is an appropriate buffer width for commercial or industrial use and 15 metres is recommended for an institutional use. As discussed in Section 2.2.4 above, it has been determined that strict adherence to these recommended buffer width setbacks are not feasible within the Maple Ridge context. As such, five buffer types are proposed for the FPDP, wherein the outcomes of the AIA study will identify and recommend an appropriate landscape buffer width and tree and plant species.

The proposed landscape buffer requirements in the FPDP include:

- Provision of a landscape plan that identifies one of the following five landscape buffer types that are appropriate for the site conditions and type of development application:
  - Minimum landscape buffer – Required for a building permit application with a buffer width between 3 and 15 metres (to be determined through AIA);
  - Moderate landscape buffer – Required for a rezoning or subdivision application on a parcel less than 2,000m<sup>2</sup> with a buffer width between 8 and 15 metres;
  - Maximum landscape buffer – Required for a rezoning or subdivision application on a parcel size greater than 2,000m<sup>2</sup> with a minimum 15 metre buffer;
  - Street edge landscape buffer – Where a proposed non-farm use includes a road or parking area directly adjacent to the ALR boundary, the buffer width will be between 3 and 6 metres, as the space in the road right-of-way allows;
  - ESA edge buffer – Required where a development application requires a Watercourse DP, a Natural Features DP, and/or a Wildfire DP and the buffer width will be determined through the AIA and other related environmental studies (with the greatest recommended width to apply if discrepancy between studies).
  - Alternative to above landscape buffer options: A provision is proposed to enable flexibility where an alternative buffer design to the above options is the best approach. This provision requires that the agrologist provide a written rationale for the alternative buffer option for City staff to review and confirm whether the proposed alternative is supportable.



The graphic to the left shows the “minimum landscape buffer” from the draft FPDP.

- The guidelines require that the buffer be designed:
  - Parallel and continuous to the edge of the ALR;
  - Utilization of plant materials appropriate for the soil, site, and climate conditions with an aim to include indigenous species wherever possible and feasible.
- Utilization of existing mature trees/shrubs within the buffer area;
- Construction of adequate fencing (if not currently provided on site);
- Inclusion of trails in the landscape buffer if less than one-third of the width of the buffer and located away from the ALR boundary.

### **2.2.6 Restrictive Covenants**

For non-farm use lands located directly adjacent to the agricultural boundary that are undergoing a rezoning and/or subdivision, a restrictive covenant is recommended in the *Guide* as an effective tool for ensuring compliance with the DPA Guidelines, particularly the long-term protection and maintenance of a landscape buffer on non-farm use lands. Additionally, a restrictive covenant can help provide awareness to potential purchasers of non-farm use properties that they will be residing close to farmland and can expect to experience some effects of farming activity.

It is discussed in the *Guide* that the impacts of farm activity have a reach of approximately 300 metres beyond the agricultural lands into non-farm use areas. Roadside signage is recommended in agricultural areas as another approach to help provide awareness in informing local residents that they live within a farmland area and can expect to experience farming activity effects. This will be explored wherever possible and will involve future discussions with the AAC for potential funding and implementation.

## **2.3 Draft Development Submission Checklist Requirements**

To support the FPDP, a draft Submission Checklist (Appendix B) is also proposed. The Checklist is intended to be incorporated into the existing Development Procedures Bylaw 5879-1999. This Bylaw also contains submission checklists for other DPs, such as the Wildfire DP and the Watercourse Protection DP, to help ensure applicants are informed on the process and procedures prior to making a development application.

The draft FPDP Submission Checklist requires that an AIA be undertaken by a professional agrologist with at least two years experience in preparing AIAs. The final AIA report must identify the following:

- Description of the development proposal;
- How it will comply with other applicable planning policies and regulations;
- On-site and surrounding area physical resource inventory – that includes potential drainage impacts, septic systems, wells, stormwater infiltration, groundwater, etc. and where a Groundwater Impact Assessment will be required;
- Potential impacts to agriculture through:
  - Noise and emissions;
  - Off-site impacts;
  - Effects on flexibility of future farm uses.
- Mitigative Measures – that includes recommended strategies to minimize residential/agricultural use conflicts and discussion on the how the recommendations and design of the landscape buffer (the landscape plan must be attached to the report) will help mitigate the non-farm and the farm uses.
- Recommendations on providing notification signage within the neighbourhood in the vicinity of the farmland.



- Ongoing care and maintenance of the landscape buffer – that includes recommendations on establishment of the vegetation for the first three years after planting and a cost estimate to determine the landscape security amount.

### **2.3.1 Potential Impacts to Existing Property Owners**

The proposed DP area extends into several residential land use designations, including the Silver Valley Area (see map attached to Appendix A), as well as some institutional lands. It also applies to lands within and outside of the Urban Area Boundary, ranging from small lot urban lands to acreage lands in Rural Residential designated areas. Most lands within the proposed FPDP area are built-out, although some property owners may choose to create new additions, redevelop, or subdivide where potential exists. As such, the proposed DP for the Protection of Farming will likely have an effect on a wide range of property owners.

## **3.0 PUBLIC INPUT:**

On September 15, 2017, staff presented an early draft of the FPDP to members of the development community. No comments were received from the meeting with developers.

On September 28, 2017 staff presented an early draft of the FPDP to the Agricultural Advisory Committee (AAC). Staff attended a subsequent AAC meeting on March 28, 2019 and presented the most recent draft of the FPDP and the Submission Checklist. Comments received from the AAC at both of these meetings, along with the staff responses are attached as Appendix C.

Further consultation with the development community and the AAC will be scheduled in the coming weeks.

## **4.0 INTERGOVERNMENTAL INPUT:**

The Ministry of Agriculture and the Agricultural Land Commission provided comments on an early draft of FPDP and the Submission Checklist in January 2018.

Comments from these agencies are primarily focussed on recommendations for best practices in the *Guide*, such as 15 metre wide landscape buffers and 30 metre building setbacks for all residential buildings. As discussed in Sections 2.2.4 and 2.2.5 above, due to the many small urban lot residential developments adjacent to the ALR boundary, the recommended buffer widths and building setbacks were not feasible within a significant portion of the Maple Ridge context. As such, the draft FPDP defers to existing Zoning Bylaw setback requirements.

Staff from the Ministry of Agriculture were in attendance at the March 28, 2019 AAC meeting and offered to provide additional comments on the latest draft. An electronic version of the draft was sent to the Ministry on March 29<sup>th</sup> and no comments have been received to date.

## **5.0 NEXT STEPS – PUBLIC OPEN HOUSE:**

It is proposed that the draft components of the FPDP be presented at a public open house for community discussion and input in late Spring 2019. The AAC has agreed to co-host the open house event with the Planning department. The open house will include a questionnaire for open house participants to provide input at the event and this will be made available for approximately three weeks after the event. The open house event will be advertised in the usual manner, such as newspaper ads, website promotion, and mail outs.

An outcomes report summarizing input received on the draft FPDP will be presented at Council Workshop. It is anticipated that a final draft of the DPA Guidelines will be prepared as an Official Community Plan amendment bylaw and a Development Procedures amending bylaw for First Reading.

## **6.0 INTERDEPARTMENTAL IMPLICATIONS:**

Planning staff will be including the Engineering Department, Building Department, Bylaws Department, and Parks Department in preparation for the open house event as well as final review of the FPDP and Submission Checklist.

## **CONCLUSION:**

Maple Ridge has a long history as a farming community and it remains not only a prominent industry within the community, but also largely defines the municipality's character. As the community continues to grow and development pressure continues to increase, the implementation of a FPDP will help establish a compatible coexistence between farm and non-farm uses. Additionally, creating a FPDP will require input from residents, developers, and farmers to ensure the approach taken is appropriate for the Maple Ridge community.

Staff have prepared a draft FPDP for the purpose of public consultation and review at an open house. Following the open house event, the FPDP will likely be amended to reflect the feedback received. The consultation results and updated FPDP will be presented to Council for consideration of first reading.

"Original signed by Lisa Zosiak"

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**Prepared by: Lisa Zosiak, MRM, MCIP, RPP**  
**Planner**

"Original signed by Christine Carter"

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**Reviewed by: Christine Carter, MPL, MCIP, RPP**  
**Director of Planning**

"Original signed by Frank Quinn"

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

"Original signed by Frank Quinn" for

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**Approved by: Kelly Swift, MBA**  
**Acting Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A: DRAFT Farm Protection Development Permit (FPDP)
- Appendix B: DRAFT FPDP Submission Checklist
- Appendix C: Comments received from AAC and Responses Provided

## AG DP - DRAFT OCP – Chapter 8

### 8.3 Justification (the following will be added to this section in the OCP)

- Protection of farmland and farm activities within the ALR from non-farm uses.

### 8.4 Exemptions:

#### 5. A Farm Protection Development Permit (FPDP) is not required for:

- a) Any construction occurring outside of the FPDP Area.
- b) The placement of impermanent structures such as benches, tables and garden ornaments, provided they are not located within a required vegetated buffer area.
- c) Repair, maintenance, alteration or reconstruction of existing legal buildings, structures or utilities, including those that are legal non-conforming, providing there is no expansion of the footprint.
- d) Farm operations as defined in the *Farm Practices Protection (Right to Farm) Act* and farm uses as defined in Section 2(2), (3), (4) and (5) of the Agricultural Land Reserve Use, Subdivision, and Procedure Regulation.
- e) Construction, repair, maintenance or alteration of a fence on non-farm use land located outside of the required landscape buffer width area.
- f) Construction, repair, maintenance or alteration of a non-farm use fence located within the required landscape buffer width area if the disturbance of any soil or vegetation is restricted to 0.5 metres on either side of the fence.
- g) The construction of a small residential accessory building such as a pump house, gazebo, garden shed or play house provided:
  - i. The building is located outside of the required landscape buffer width area;
  - ii. No shrubs or trees within the required landscape buffer width area are removed to accommodate the accessory building; and
  - iii. The gross floor area of the accessory building is less than 10m<sup>2</sup>.

### 8.14 Farm Protection Development Permit Area Guidelines

#### INTENT

The intent of the Farm Protection Development Permit Area Guidelines (FPDP) is to protect farmland in the Agricultural Land Reserve (ALR) from impacts associated with non-farm development, located outside but adjacent (within 30 metres) to the ALR boundary, and reduce conflicts between farm activities and non-farm land uses. The area covered under the FPDP, identified on attached Map 1 is designated a development permit area pursuant to Section 488(1)(c) of the *Local Government Act* for the protection of farming. The BC Agricultural Land Commission (ALC) and the BC Ministry of Agriculture (BCMA) have acknowledged that the development of lands adjoining or reasonably adjacent to

farmlands may compromise the agricultural use of ALR lands. These lands therefore require protection in order to ensure long-term agricultural use.

A FPDP application will be required for any development of lands identified on Map 1 to ensure adherence to best practices in farm and non-farm edge compatibility. Exemptions to a Farm DPAG are listed in the Development Permit Exemptions, Section 8.4, Item 5. The FPDP is intended to work in concert with all other guidelines, regulations and bylaws in effect.

#### **8.14.1 Key Guideline Concepts**

Applications for a FPDP will be assessed against the following key guideline concepts:

1. Plan new development in a manner that protects the long-term agricultural potential of farmland in Maple Ridge with an aim to:
  - a. Minimize the impacts of non-farm development located close to lands within the ALR.
  - b. Protect farmland through the mitigation of potential conflict between agriculture and residential, commercial, industrial, and institutional uses.
  - c. Help provide greater definition of the ALR boundary.
  - d. Visually screen farmland from adjoining non-farm development.
  - e. Mitigate adverse effects of agricultural operations such as noise, dust and odour on nearby non-farm use lands.
  - f. Increase the compatibility of adjacent land uses with farm uses.
  - g. Protect agricultural water supplies from non-agricultural uses and development of the landscape.
  - h. Work in concert with all other Maple Ridge guidelines, regulations and bylaws.
2. Completion of an Agricultural Impact Assessment (AIA) that complies with the FPDP Submission Checklist requirements and prescribes mitigative measures to address potential negative impacts identified by the proposed non-farm development.

#### **8.14.2 Guidelines**

##### **A. Stormwater Management:**

1. New development shall manage stormwater onsite as required by the Watercourse Protection Development Permit, the Natural Features Development Permit, the Watercourse Protection Bylaw, and the Subdivision and Development Servicing Bylaw.
2. In the design for new development, particular attention should be paid to ensuring that any drainage changes will not result in detrimental impacts such as flooding or reduced groundwater availability on agricultural lands.
3. Open spaces with landscaped buffers that are designed with water retention capacity or an adequate rainwater/storm drainage system shall be located along the edge of agricultural lands.
4. Alteration of natural drainage systems that disrupt the natural hydrological cycle shall not be permitted.
5. Development must be designed to reduce the impacts of pollution of surface or groundwater supplies.

### ***B. Subdivision Design:***

1. Subdivision layout and design will be prepared in accordance with the Subdivision and Development Servicing Bylaw.
2. Road endings or "dead-ends" which terminate at the edge of the ALR shall not be permitted except where required for farm vehicle access only.
3. Half roads and half cul-de-sacs along the boundary of the ALR are discouraged.
4. The road pattern shall be designed to direct non-farm traffic away from routes used by farmers to move equipment.
5. Utilities such as water and sewer lines and stormwater conveyance shall not be extended into the ALR.
6. For single-family and multi-family developments with rear or side yards planned adjacent to the ALR boundary, aim to accommodate longer or deeper setbacks than required that will allow for adequate space, outside of the buffer area, to ensure property owners are able to access and enjoy these yard areas.
7. Passive public parks and passive private open spaces (such as rear yards) should be located next to the boundary of the ALR, with a landscape buffer provided between the open space and the ALR boundary.

### ***C. Site Layout and Design:***

1. Design the building site so that patios and decks are located away from the edge of ALR, wherever possible.
2. Building siting and setbacks should follow Maple Ridge Zoning Bylaw requirements.
3. Active public parks and active private open spaces, located directly adjacent to the ALR should be designed so that active recreation facilities, such as playing fields, playgrounds, patios and decks, are located as far as possible from the ALR edge.
4. Surface parking adjacent to the boundary of the ALR is discouraged and only permitted if:
  - a. Designed and constructed as a permeable surface; and
  - b. A landscape buffer is provided to separate the parking use from the farmland, in accordance with landscape buffer requirements below.

### ***D. Landscape Buffer Types:***

1. Provision of a landscape plan for one of five possible landscape buffer types is a requirement for a FPDP application (see the five landscape buffer types in Table 1 below).
2. Each landscape buffer type provides guidance in appropriate buffer design for a non-farm use development on lands directly adjacent to the ALR boundary.
3. The landscape plan design details will be based on the mitigative measures identified in the AIA report that will be prepared for the proposed development. The AIA is to include verification of the appropriate landscape buffer type from Table 1 below and include a recommendation on appropriate buffer width.
4. The design and construction of a landscape buffer must meet the Canadian Landscape Standard (CLS), most recent edition.



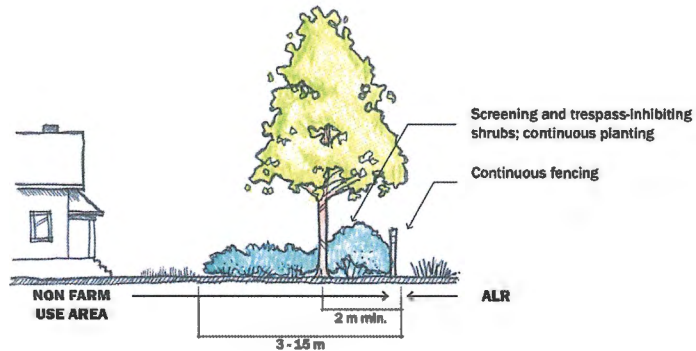
5. A maximum landscape buffer width, as identified for each of the five types in Table 1, will be utilized wherever possible.

**Table 1: Landscape Buffer Types**

**For guidance in buffer design for non-farm use lands directly adjacent to the ALR boundary**

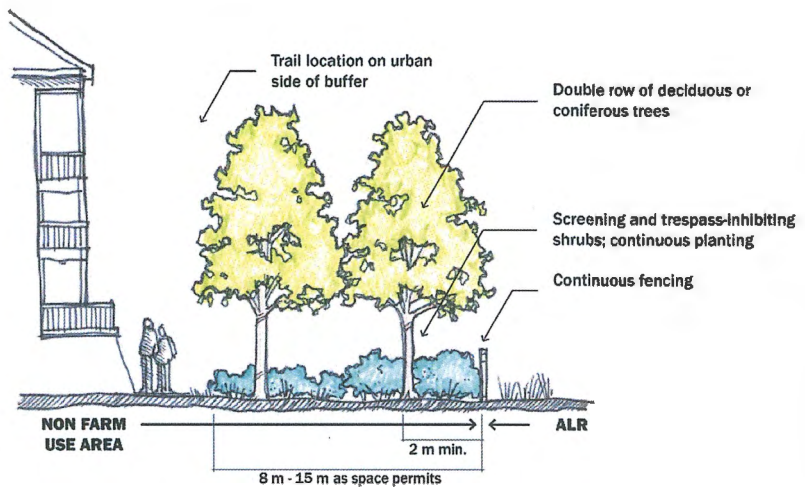
**1. Minimum Landscape Buffer**

- Required as part of a building permit application;
- Buffer width to be determined through AIA (permitted minimum is 3m and maximum is 15m);
- Provision of a single or double row of trees (deciduous or coniferous) to be determined through AIA;
- See fencing requirements in Section E below.



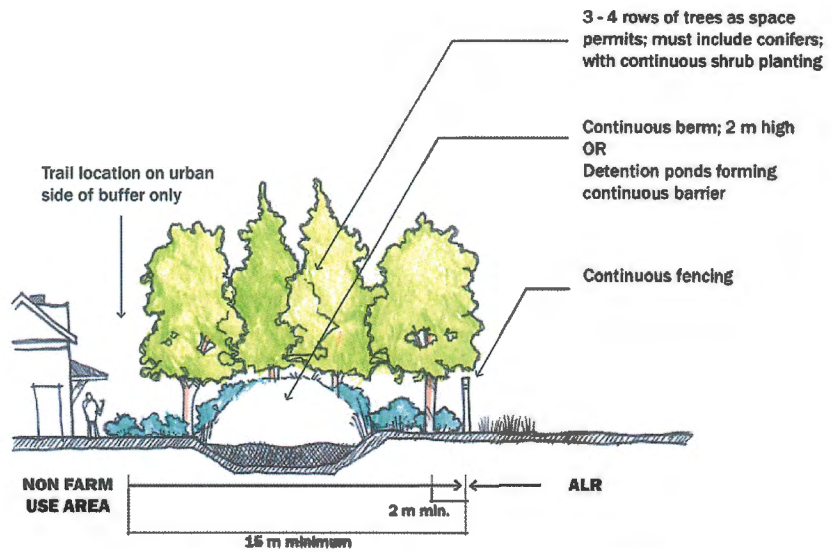
**2. Moderate Landscape Buffer**

- Required where a rezoning/subdivision is required for proposed new development on a parcel size less than 2,000m<sup>2</sup>;
- Width to be determined through AIA (minimum width of 8m and maximum width of 15m);
- Buffer to include a double row of trees (deciduous or coniferous);
- See fencing requirements in Section E below.



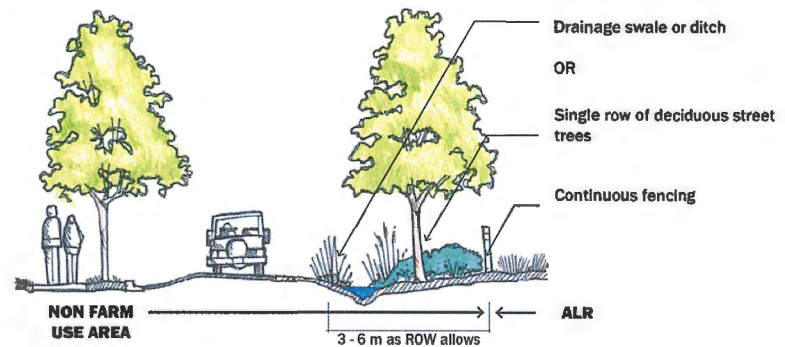
### 3. Maximum Landscape Buffer

- Where a rezoning/ subdivision is required for proposed new development on a parcel size greater than 2,000m<sup>2</sup>;
- Minimum 15 metre wide buffer;
- Provision of a continuous berm or detention ponds will be determined through AIA;
- Minimum three rows of trees (deciduous and coniferous);
- See fencing requirements in Section E below.



### 4. Street Edge Landscape Buffer

- Where proposed non-farm use development involves road or parking area construction (including upgrades) directly adjacent to ALR boundary.
- FPDP is required as part of rezoning, subdivision, or building permit application.
- Minimum 3 – 6 metre wide buffer, as space in right-of-way allows, after addressing requirements in Subdivision & Development Servicing Bylaw.
- Provision of a single row of street trees with trespass-inhibiting shrubs or a drainage swale (including rain garden(s)) to be determined through AIA;
- See fencing requirements in Section E below.

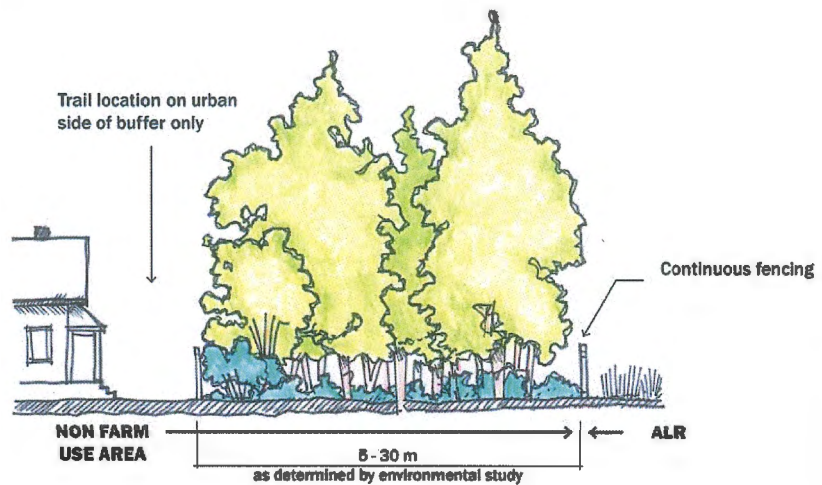


### 5. ESA Edge Landscape Buffer

- Required where a development application requires a Watercourse DP, a Natural Features DP, and/or a Wildfire DP;
- AIA to be completed in concert with other required DP(s).

- Buffer width will be determined through recommendations from AIA and environmental studies –

**Note:** Where a discrepancy in recommended buffer widths occurs between studies, the greatest width will apply



6. If an alternative buffer type to the five outlined above is proposed, a detailed written rationale may be proposed by the professional agrologist to the City for review and confirmation on whether the proposed alternative is supportable.
7. The landscape plan, including buffer type and width, will require review and final approval by the City of Maple Ridge.

### E. Landscape Buffer Design Criteria:

1. The design of a landscape buffer shall be:
  - a. Parallel and continuous to the edge of the ALR;
  - b. Intended to provide a continuous visual and physical barrier, using plant material and fencing, between non-farm development and farmland that also helps to reduce noise, dust and odours from farm activity;
  - c. Designed using tree and shrub species that are appropriate for the soil, site, and climate conditions;
  - d. Utilize indigenous tree and shrub species wherever possible and appropriate.
2. The plan should include:
  - a. Planting instructions that identify appropriate month(s) of the year for ensuring the best chance of survival for the plant materials; and
  - b. Whether irrigation is recommended as part of a strategy for ensuring plant survival in the first three years and thereafter for supporting plant health and vibrancy over the long-term.
3. Any existing mature trees and/or shrubs within the buffer area shall be incorporated into the buffer design wherever possible.



4. If adequate fencing is not currently provided on site, fencing must be constructed on non-farm use side at the edge of the ALR boundary. The proposed fence design and construction to be approved by the City of Maple Ridge.
5. Where paths and/or recreational uses are necessary to complete a trail network or will form part of parks or trail planning, a path may be included as part of a landscape buffer if designed to be less than one-third of the width of the buffer and located away from the ALR boundary. The remaining two-thirds of the buffer shall be designed with special attention to inhibiting trespass onto farmland.

DRAFT



**DRAFT**  
**Development Procedures Bylaw No. 5879-1999**  
**Schedule K**

**Farm Protection Development Permit Submission Checklist**

*The City encourages applicants to meet with staff from the appropriate departments prior to submitting an application for a Development Permit.*

An application for a Farm Protection Development Permit (FPDP) are to be made to the Planning Department and must include the following:

1. A complete application form with the prescribed fee.
2. Site information based on a survey plan prepared by a certified B.C. Land Surveyor.
3. Current state of title certificate and copies of all restrictive covenants registered on title, including relevant schedules.
4. Site location map.
5. Map or plan of the property, including topography, natural features, existing structures, infrastructure, surface drainage, parcel boundaries, adjacent streets and rights-of-way.
6. Detailed site plan and/or air photo overlay indicating the intended location of all proposed new lots, structures, landscape buffer, fences, trails, approved environmental protection setback areas for watercourses, wetlands, and steep slopes, sewage disposal systems, stormwater detention, drainage works, driveways, parking areas or impervious surfaces, and servicing infrastructure. Also include details on the extent of the proposed site clearing.
7. An Agricultural Impact Assessment (AIA) report, prepared by a professional agrologist with at least two years of experience in preparing AIAs. The AIA will need to be prepared in compliance with the FPDP, as well as all applicable planning policies and bylaws, and must include:
  - i. A landscape plan for one of five possible landscape buffer types, as identified and discussed in the FPDP;
  - ii. A cost estimate for the design and implementation of the landscape plan, which will be used to determine the landscape security.
8. A Coordinated Assessment Strategy for the proposed development project, which identifies the project member who will act as the Project Coordinator. This should be prepared in a letter format, written and signed by the Project Coordinator.



**CITY OF MAPLE RIDGE  
PLANNING DEPARTMENT**

**Agricultural Impact Assessment Guidelines**

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An Agricultural Impact Assessment (AIA) is required as part of a Farm Protection Development Permit (FPDP) application. These guidelines have been created to assist applicants with obtaining the information necessary for completing an AIA.

**A. PREPARATION OF AIA**

An AIA must be prepared by a professional agrologist with at least two years of experience in preparing AIA reports. All reports shall be submitted in a digital format, such as pdf, and the mapping components must be submitted in a format that is compatible with a GIS mapping program. Three paper copies of all reports and attachments must also be provided at the applicant's cost. Note that all reports, opinions, and plans shall be signed, sealed, and dated by the appropriate qualified professional.

**B. COORDINATION OF DEVELOPMENT APPLICATION PROCESS**

A Coordinated Assessment Strategy for the proposed development project, which identifies the project member who will act as the Project Coordinator. This should be prepared in a letter format, written and signed by the Project Coordinator (see Appendix A).

**C. COMPONENTS OF THE AIA REPORT**

Unless otherwise permitted in writing, by the Maple Ridge Planning Department, the AIA report must address the following items discussed below.

**1. Description of Proposal**

- a. Describe the proposed land use and development proposal;
- b. Describe any activities or processes associated with the proposal and indicate the range of possible uses and activities that may cause adverse impacts on agriculture.

**2. Compliance with Applicable Planning Policies and Regulations**

- a. Refer to the FPDP (Section 8.14 of Official Community Plan) for guidance and identify the appropriate farm edge landscape buffer type;
- b. Read through relevant provisions of the:
  - i. Official Community Plan: Specifically, for guidance on related agricultural policies in Chapter 6, Section 6.2 Agricultural Opportunities. Also, ensure AIA compliance with the following OCP sections, where applicable:
    - Watercourse Protection Development Permit Area Guidelines;
    - Natural Features Development Permit Area Guidelines;
    - Wildfire Development Permit Area Guidelines.
  - ii. Zoning Bylaw;
  - iii. Subdivision and Development Servicing Bylaw;

- iv. Watercourse Protection Bylaw;
  - v. Tree Protection and Management Bylaw;
  - vi. Development Procedures Bylaw;
  - vii. any other applicable municipal bylaws.
- c. Discuss how the proposed development is consistent with the above applicable policies and bylaws. If the application is for a rezoning or an Official Community Plan amendment, include a discussion on what, if any, impacts to farm activities, on the adjacent agricultural land, may be caused or intensified by a land use change on the subject site.

### **3. On-Site and Surrounding Area Physical Resource Inventory**

- a. Describe potential drainage impacts that can lead to flooding, erosion or siltation damage. Include how existing drainage patterns will be affected, and how road run-off and sediment and erosion control will be handled so as not to impact adjoining lands.
- b. Describe proposed on-site land improvements and potential impacts off-site, including on downstream well water and septic systems. If any potential impacts are identified:
  - i. identify and explain appropriate mitigation measures to be undertaken;
  - ii. provide recommendations on stormwater management best practices and explain how they are consistent with the FPDP, Maple Ridge Watercourse Protection Bylaw and the Subdivision and Development Servicing Bylaw.
  - iii. include any further best practice recommendations for unique site conditions.
- c. If the proposed project will utilize septic systems and/or wells in the Urban Reserve and areas outside the Urban Area Boundary, a separate Groundwater Impact Assessment (GIA) will be required. This report should address issues such as rapid run-off affecting groundwater recharge capacity for human and agricultural use and the potential for sewage contamination of well and irrigation water. See the Planning Department for guidelines on preparing a GIA study.
- d. In some cases, the City may require further studies in the following areas:
  - i. blowdown risk of remaining trees;
  - ii. drainage;
  - iii. hydrological recharge of water tables; and
  - iv. soil erosion.

### **4. Identify and Discuss Potential Impacts on Agriculture**

#### **I. Noise and Emissions Impacts**

- a. Discuss the noise levels that the proposal will generate and the effects that noise generated from the proposed development may have on production for farm animals and birds.
- b. Describe the type, volume and concentration of air emissions that the proposal will generate and any effects they may have on crops and animals.

#### **II. Off-Site Impacts**

- a. Describe how the site is served by transportation routes and how accessibility to neighbouring farm properties by farm machinery and farming efficiencies may be affected by the proposed non-farm development. Include consideration of any anticipated restrictions on the movement of farm vehicles and access to fields, impacts on safety with regard to traffic volumes and speeds, contaminants from road run-off or ditch irrigation water, and the use of pesticides for weed control along roads.

- b. Discuss any need to upgrade roads to serve both the proposed use and the farming community.

### **III. Impacts to Flexibility in Future Farm Uses**

- a. Discuss the effects of the proposed development on flexibility of adjacent agricultural lands to accommodate changes in types of farming, for example, from cash crops to livestock, expansion of livestock facility, or to farming activity that requires construction of greenhouse(s) or warehouse building(s).
- b. Generally discuss the potential cumulative impacts to farming of the proposed development in the context of other nearby (within 30m of non-farm use edge) existing and future non-farm developments.

## **5. Mitigative Measures**

- a. Recommend strategies to minimize residential/agricultural land use conflicts, such as:
  - i. trespass onto farmland;
  - ii. theft of crops;
  - iii. bird and animal harassment;
  - iv. vandalism to land, buildings and equipment;
  - v. encroachment of invasive species onto farmland; and
  - vi. options for crop spraying and the use of farm equipment that will have less impact on nearby non-farm uses.
- b. Clearly state the recommended landscape buffer type (from one of five types discussed in Section 8.14.2(D), Table 1, of the FPDP) and width for the proposed development and include a rationale for each. Attach and refer to the landscape plan for the landscape buffer.
  - i. If an alternative buffer type, to the five shown in Table 1 of FPDP, is identified by the agrologist as being the most appropriate design and width for the subject site and adjacent farmland conditions, this may be supportable. To propose an alternative buffer type, a detailed written rationale for the alternative buffer must be prepared and submitted by the agrologist to the City for review and confirmation on whether the proposed alternative is supportable.
- c. Identify mitigative measures that are recommended for the proposed development and also discuss how they align with the FPDP. Include discussion on how potential impacts to farmland will be reduced and if, due to nature of development and/or land use, additional or alternative mitigation measures are recommended to prevent conflicts.
- d. Provide recommendations on notification signs that could be included, as a condition of development, to ensure that the presence of surrounding agricultural operations are recognized and to advise future land owners that those operations may be subject to future expansion or shifts in production.

## **6. Ongoing Care and Maintenance of Landscape Buffer**

- a. Include recommendations on the ongoing care and maintenance of the landscape buffer\* and include discussion on:
  - i. the first three years after planting;
  - ii. implementation of best practices that will ensure long-term survival and effectiveness of the landscape buffer;

- b. Include a cost estimate for construction of the landscape buffer, which will be used to determine the landscape security amount. The landscape security will be provided as a requirement for approval and issuance of the FPDP. The establishment and inspection of the landscape buffer will follow the process outlined below for release of the landscape security.
- c. A Letter of Inspection from the professional who completed the landscape buffer design, confirming that the landscape buffer plant materials are deemed to be healthy and that any maintenance requirements are being followed, is a requirement for return of the security provided (see Appendix B). None of the landscape security is to be released until a report is received stating that all of the landscape tree and plant materials are healthy. The inspection process that will determine release of the security will be as follows:
  - i. 1<sup>st</sup> Year Landscape Buffer Report: One year after planting has been completed, the City will expect an inspection report from the professional who designed the buffer on the health of all trees and plant materials. If the report confirms all are healthy, 50% of the landscape buffer will be released.
  - ii. 2<sup>nd</sup> Year Landscape Buffer Report: Two years after planting has been completed, the City will expect an inspection report, as above. Upon receiving a report that all tree and plant materials are healthy, 90% of the original landscape buffer security amount will be released.
  - iii. 3<sup>rd</sup> Year Landscape Buffer Report: Three years after planting has been completed, the City will expect an inspection report, as above. Upon receiving a report that all tree and plant materials are healthy, the final amount of the landscape buffer will be released.

\* **Note:** Where other DPs (eg. Watercourse DP or Natural Features DP) and environmental studies are required as part of a development application for a specific site, the Project Coordinator (see Section B above, Coordination of Development Application Process) will need to confirm with City staff which DP process outcomes is most appropriate for determining the ongoing care and maintenance of the landscape buffer. This step is intended to ensure a coordinated communication approach amongst various professionals working on specific aspects of a complex development application and ensure that efforts are not duplicated nor outcomes contradictory.



## **APPENDIX A**

### **Coordinated Assessment Strategy Statement (CASS)**

All applications for a Rezoning, Subdivision, or Development Permit must include the assignment of one member of the development team to act as a Project Coordinator. The Project Coordinator must be identified when the supporting applications and detailed submissions are made prior to second reading of the rezoning application.

The role of the Project Coordinator is to ensure that the work of the consultants involved in the development is coordinated in all aspects of the proposal, and that reports, plans and sign-offs, etc. do not conflict, but are coordinated. The expectation is that a consultant does not make a recommendation for a design or activity that will negatively impact another consultant's recommendations for the development. Such conflicts, when identified and brought to the applicant's attention by staff, often result in delays in the approval process because key sign-offs cannot be given, or revised reports and plans need to be submitted.

The types of consultants to be coordinated include, but are not limited to: environmental, landscape design, arborists, heritage, agricultural/agronomist, engineering, geotechnical, geological/hydrological, septic, and architectural. If you are not sure if one of your consultants should be part of your coordinated team, please consult your File Manager in the Planning Department.

### **Required Components of a CASS**

The CASS should be in a letter format, written and signed by the Project Coordinator, and addressed to the Manager of Development and Environmental Services, and include the following:

1. A summary of the project that includes a list of the professional consultants who are part of the coordinated team;
2. An assurance from the Project Coordinator that he/she has reviewed all of the consultant reports and that there are no incompatibilities with regard to recommendations, standards, policies, or guidelines resulting from the work/reports of the professional consultants;
3. A brief statement that confirms that the final lot layout, environmental standards, project design details, etc. meet or exceed compliance with federal and provincial regulations, municipal bylaws and policies, and municipal guidelines; and
4. The letter is to be copied to the professional consultants who are part of the coordinated team, and submitted as part of the detailed submission of consultant reports, plans and other supporting materials when detailed information is submitted with required applications prior to second reading.

Note: Failure to prepare a CASS as described above may result in a delay to processing your development application.



**APPENDIX B**

**Letter of Inspection from the Professional Agrologist**

To: The City of Maple Ridge

From: \_\_\_\_\_

(insert name and company of Professional Agrologist)

RE: Final Inspection for Development located at \_\_\_\_\_

(insert address)

This is to certify that in accordance with Official Community Plan, Section 8.14 Farm Protection Development Permit Guidelines, dated \_\_\_\_\_, and prepared by \_\_\_\_\_, the Professional Agrologist identified in this certification:

1. Has completed an inspection of the Development on \_\_\_\_\_ (date); and
2. Certifies that the recommendations summarized in the Agricultural Impact Assessment have been completed to standards acceptable of a Professional Agrologist.

The undersigned professional may be contacted at:

\_\_\_\_\_

(insert business telephone number)

CERTIFIED AS OF \_\_\_\_\_ (date)

\_\_\_\_\_

Professional Agrologist Signature

## Draft Farm Protection Development Permit Area Guidelines

## AAC Comments and Responses

AAC Concern	Meeting Date	Staff Response to Concern
1 Enforcement of landscape buffer maintenance (and removal of trees and shrubs) is a concern. Restrictive covenants are difficult to enforce and not always effective. Would like to see resources for ensuring enforcement be properly funded or to take the vegetated buffer areas into public ownership for protection and maintenance by the City.	September 28, 2017 and March 28, 2019	While restrictive covenants are useful tools that do help to ensure awareness and compliance, a development permit is a bylaw and is able to be enforced as such. <i>Note that utilizing both of these tools, where applicable, for farmland protection has been recommended by the City's solicitor</i>
2 Requiring irrigation of buffer areas to ensure health and longevity will likely be a problem during summer months for those in the rural areas on well water.	September 28, 2017	Every effort has been made to help ensure sufficient requirements for establishing plant materials, without placing too much of a undue burden on the property owner. This includes requiring a 3-year landscape security review process, utilizing plant species that are appropriate for the soil, site, and climate conditions, planting instructions for the appropriate month(s) of the year for ensuring best chance of plant survival, and recommendations from the agrologist (through the AIA) on whether irrigation should be utilized over the long-term.
3 The AAC is considering a street signage project to promote awareness in areas close to agricultural lands about the benefits of farming. If this AAC project goes forward, it could be combined with any street signage that is part of a FPDP.	September 28, 2017	Staff will follow-up with the AAC on this suggestion to see where collaboration and cost-sharing can occur.

4	It can take at least five years to establish plant materials for long-term success and this timeframe for holding landscape securities should be considered.	March 28, 2019	The same response was provided in item 2 above.
5	How will the City address grade changes, wherein the ALR is in the floodplain and the proposed development site grade must be raised to meet the flood construction level?	March 28, 2019	The City requires that many forms of new development meet the floodplain construction level and this will be incorporated into the landscape buffer design (through the AIA outcomes), as well as any recommendations on mitigating potential impacts associated with the grade change.
6	Would like to see an invasive species management plan place to support this and other environmental regulations.	March 28, 2019	While the City does not currently have an invasive species management plan, the AIA should address mitigation of any potential for invasive species on the proposed development site. <i>Note: A consideration for this has been added to the AIA study requirements in the FPDP Submission Checklist.</i>
7	Would like to see the requirement for using indigenous plant species in the landscape buffer design.	March 28, 2019	The City has encountered situations in the past where the utilization of indigenous plant species has not been recommended as the most suitable within certain soil, site, and climate conditions. While there is a requirement to use plant species that are appropriate for the soil, site, and climate conditions in the draft FPDP, the following has since been added to the draft: <i>"utilize indigenous plant species wherever possible and appropriate in landscape buffer design"</i>

TO: His Worship Mayor Michael Morden  
and Members of Council  
FROM: Chief Administrative Officer  
MEETING DATE: April 9, 2019  
FILE NO:  
MEETING: Council Workshop  
SUBJECT: Updated Maple Ridge Zoning Bylaw No. 7600-2019; First Reading

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EXECUTIVE SUMMARY:

The attached report is scheduled to be on the next Council Meeting agenda for discussion and consideration of the recommendation. The Council Workshop forum provides an extended opportunity for Council to seek additional information if required, prior to decision-making.

RECOMMENDATION:

That the attachment to the April 9, 2019 Council Workshop report titled "*Updated Maple Ridge Zoning Bylaw No. 7600-2019; First Reading*" be forwarded to the next Council Meeting.



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Approved by: Corporate Officer

Attachment:

- Updated Maple Ridge Zoning Bylaw No. 7600-2019; First Reading – staff report dated April 9, 2019

## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Updated Maple Ridge Zoning Bylaw No. 7600-2019;  
First Reading

**MEETING DATE:** April 9, 2019  
**FILE NO:** 2018-394-RZ  
**ATTN:** Council Workshop

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### EXECUTIVE SUMMARY:

The Planning Department is pleased to submit for Council's consideration the updated Maple Ridge Zoning Bylaw No. 7600-2019 (Schedule A). The bylaw is the result of an extensive, complicated and lengthy review and consultation process geared towards achieving a modern and user friendly update of the current Zoning Bylaw No. 3510-1985, which is over three decades old. We believe we have achieved these goals with this amended bylaw and are proud of the hard work and tenacity of all staff who have worked on the project.

In summary the bylaw applies to all lands in the City and consists of the following regulations:

- Definitions and Interpretations;
- Basic Provisions of Uses, Zones, Parking and Loading, Enforcement and Prohibitions;
- General Regulations for the Use of Lands, Buildings and Structures;
- Specific Regulations for the Use of Lands, Buildings and Structures;
- Regulations for Size, Shape and Siting of Buildings and Structures;
- Waste and Energy Regulations, Landscaping, Fencing and Screening Regulations;
- Land Use Zones (Agricultural, Residential, Commercial, Industrial, Institutional and CD zones; and Schedules.

### RECOMMENDATION:

1. That Maple Ridge Zoning Bylaw No. 7600-2019 be given first reading.

### BACKGROUND:

The Zoning Bylaw is, by its very nature, a complicated document being both regulatory in nature, rich in detail and extensive in length and content. The bylaw's impact is significant; influencing directly the form our community takes and the opportunities, activities and land uses permitted. The Zoning Bylaw is essentially the engine that powers and gives form to the vision outlined in the Official Community Plan. Given these characteristics, the Zoning Bylaw should be described as a living document. As a living document it must remain both relevant and flexible enough to respond to new initiatives by Council, the community and other interested parties. Therefore, a Zoning Bylaw is never truly complete or finished.



The existing Zoning Bylaw No. 3510-1985 has been amended in various ways on a regular basis. It can be expected that changes and challenges to provisions of the new Zoning Bylaw No. 7600-2019 will also occur frequently. In fact, provincial legislation envisions the need and grants the power to make such change via: bylaw amendments, Development Variance Permits; Board of Variance appeals and legal court challenges. It should also be expected that normal housekeeping amendments to the Zoning Bylaw will be required to keep the bylaw relevant. New Council initiatives are also examples of positive change that will impact the new Zoning Bylaw.

## DISCUSSION

The new Zoning Bylaw is a significant piece of work and therefore, it is useful to briefly review the history, goals, and efforts in the past that have culminated in the new bylaw.

The City has had three comprehensive Zoning Bylaws since the early 1960s, each of which acted as a foundation for the next and introduced new components that were relevant at that time. Zoning Bylaws are technical and “organic” in nature (i.e. always evolving or reacting to new trends and policies) and are expected to ensure consistency for implementation. The City’s current Zoning Bylaw is no exception to this and has been amended innumerable times since 1985.

The goal of the Zoning Bylaw review has always been to achieve an updated bylaw that:

- Aligns with current regulatory language, Provincial legislation and policies in the Official Community Plan;
- Identifies and resolves issues/concerns raised by the public, the development community and City Departments;
- Responds to new market trends and the City’s sustainability goals and vision;
- Improves consistency and a format that is user-friendly, easily interpreted, enforceable and effective in regulating land use in the City; and
- Reduces the number of variance requests.

To achieve these goals the following steps have occurred:

- Council has continued to support a Zoning Bylaw modernization effort;
- Early efforts focused on important background work such as: information gathering; research of issues and problem identification; coordinating with other departments for their specific areas of concern; tracking historical bylaw revisions; looking at various alternative bylaw formats; testing other formats as examples and identifying key deficiencies and inconsistencies. This ground work was accomplished internally with existing resources to streamline the review process;
- In general, the scope of the review included the following: identification of issues, concerns and discrepancies; reformatting for ease of use and language; review of all zones (except CD Zones) and definitions for consistency and modernization; introduction of graphics and illustrations to improve ease of use and understanding; introduction of new provisions that reflect the goals and objectives of Council and the Official Community Plan;

- Countless staff meetings, formal joint departmental working group meetings, and a number of technical and workshop sessions were held with developer representatives. They provided both useful feedback and constructive input some of which has already been implemented such as the adoption of a uniform building height for single family dwellings to reduce the number of Development Variance Permits requested;
- Consultation sessions were held with the public, developer's representatives, and Council;
- A complete legal review of the bylaw has been completed to ensure its enforceability;
- Moving the bylaw forward as one entire project has proven difficult given heavy development workloads, limited staff resources and new and competing priorities. Therefore, it was decided to incrementally move elements of the new Zoning Bylaw forward as applications are received, opportunities arose and Council priorities dictated. The following provisions of the existing Zoning Bylaw have already been updated: enlarged use of secondary suites in residential zones; increased building heights for residential zones; new fence provisions, prohibition of certain uses such as payday loans, M-2 zone Auto Wrecking, shipping containers; updated Home Based Business Regulations; Farm Home Plate and numerous text amendments. These past incremental changes have reduced the scope and significance of the new changes being introduced with the new bylaw; and
- There is also work recently completed or currently underway on Council priority items such as: new duplex, triplex, four-plex and court yard housing provisions, additional secondary suite and detached garden suite regulations, and rental housing and density bonus provisions that will carry on through to the new bylaw. In addition, existing and new Council initiatives in the future will also trigger additional Zoning Bylaw amendments pertaining to the implementation of the: Housing Action Plan; Agricultural Plan; and other policy work.

It is important to note that there have been countless changes that can best be described as housekeeping and updating but there are also some significant changes. Most significant is the reorganization and rationalizing of the bylaw to be user friendly, consistent, updated and logical in organization and modern in look, format and language. There are many minute changes in the bylaw that cannot be noted in a simple staff report. Therefore, the new bylaw should be read by those interested in its entirety.

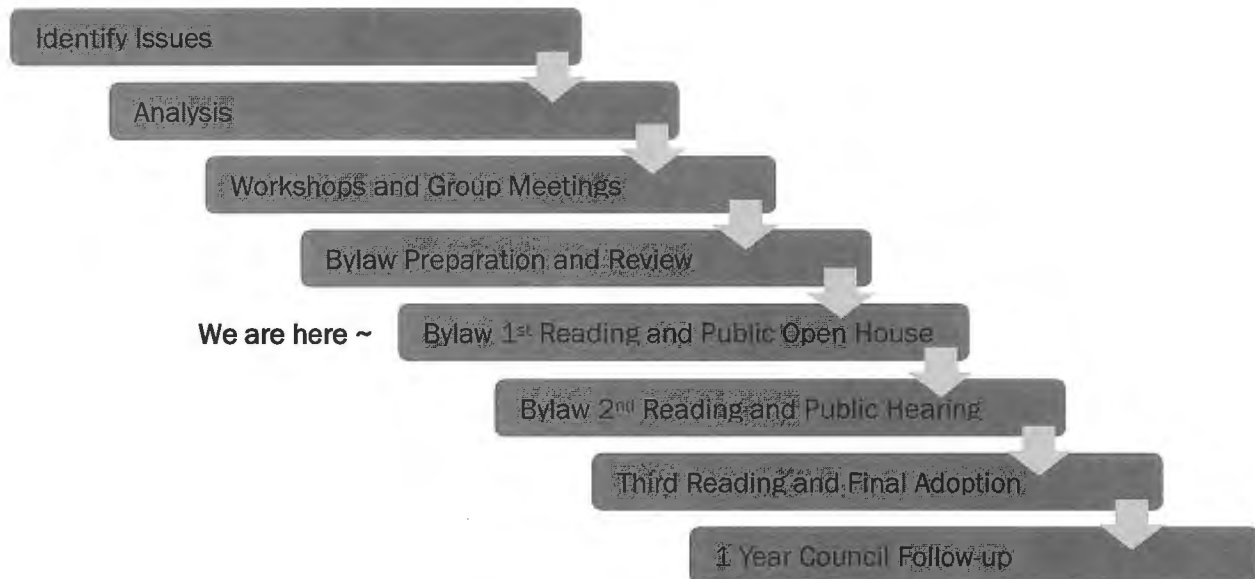
An additional housekeeping item is to correct small zoning boundary irregularities for approximately 200 properties to bring the zoning boundary in line with the property boundaries, and to rezone a few properties for which the zoning is not consistent with the existing uses. The list of properties is attached as Appendix C.

Another significant addition is the introduction of Floor Space Ratio (FSR) restrictions to the single-family residential zones to regulate the size, scale and massing of residential development. Such restrictions are a key component of all modern bylaws and very common throughout the region. In Maple Ridge this restriction previously only applied to multi-family development. Other important changes are: a table of contents of the bylaw for ease of use; a comprehensive definition section with graphic displays and links to the related bylaw section, one consistent bylaw format; consolidated landscape requirements for all zones; consolidated General Regulations section in alphabetical order; new Waste and Energy Regulations; separate zoning sheets for each zone all reproduced in the same style and format; and reorganized bylaw schedules with the resulting updated zoning map and diagrams.

## Council Endorsed Process

Prior to commencing the Zoning Bylaw review, staff prepared a process report which identified the key steps and process for reviewing the bylaw. The following chart illustrates the process:

### Next Steps:



Pursuant with the Council endorsed process, once first reading is granted to the Zoning Bylaw No. 7600-2019, referrals for comments should be made to the Urban Development Institute (UDI) and Canadian Home Builders Association of BC, the School District, the Agricultural Land Commission and the Ministry of Transportation and Infrastructure (MOTI). A public open house with newspaper notification will occur before second reading. Any comments received may require revisions to the bylaw. Once completed, second reading will be considered by Council and a Public Hearing date set. Third reading and final adoption could then occur at Council's discretion. Staff would then engage in some updating of documents and staff training sessions to bring employees of the various departments up to speed on the changes within Zoning Bylaw 7600-2019.

As with all zoning bylaw changes the normal notification process required by provincial legislation should be followed to adopt this new bylaw. The normal notification process of newspaper notification and a public hearing will occur. This will permit all interested parties an opportunity to review the new bylaw and to understand any possible impacts.

To remind Council, there have been a number of meetings with the development community in the past to make them aware of the new bylaw and its content. A number of stakeholder meeting or workshops were held with interested parties as shown as Appendix B. They were supportive of the bylaw update effort and its contents. Again it should be noted that many of the bylaw changes first envisioned have been already implemented incrementally over time.



## **Transition Process from Old to New Zoning Bylaw**

The transition from an old zoning bylaw to a new zoning bylaw can be tricky due to the fact that there are many amending bylaws at various stages making their way through the bylaw approval process. Amending bylaws that reference the existing Zoning Bylaw (3510-1985) could be stranded in the approval process if no transitioning strategy is considered when the new Zoning Bylaw (7600-2019) is adopted. Making this transition even more difficult is the fact that timing is often determined by the applicant's decision to provide the necessary information, securities and legal documents to proceed.

The City always has some older zoning amendment bylaws sitting for long periods of time without being able to be approved. A zoning amendment bylaw that cannot proceed because the underlying bylaw has been repealed becomes orphaned and in limbo. Therefore, to avoid this, it is proposed that Maple Ridge Zoning Bylaw No. 3510-1985 not be rescinded immediately with the adoption of the new Maple Ridge Zoning Bylaw No. 7600-2019. This approach will leave the City with two zoning bylaws for a short period of time. This will essentially allow all existing amending bylaws amending the old Zoning Bylaw (3510-1985) to complete as normal. This will avoid a lengthy review of all the existing bylaws and the necessary work to bring them into conformity with the new Zoning Bylaw (7600-2019) or having to process many new variance applications.

The new Zoning Bylaw (7600-2019) will be used for all new rezoning applications made after the bylaw adoption, which is when it comes into legal force. Council will be asked to pass a resolution authorize this transition strategy in the final reading report for the new Zoning Bylaw (7600-2019). All existing applications will be monitored to determine, depending on where they are in the approval process, if they can be transitioned to the new Zoning Bylaw (7600-2019) or not. Typically, a bylaw that has been given third reading under the old Zoning Bylaw (3510-1985) will proceed under the old Zoning Bylaw (3510-1985), thus avoiding the need for a second Public Hearing on solely technical grounds. Applications that have only received first and second reading can still be amended to reference the New Zoning Bylaw No. 7600-2019 and proceed to Public Hearing. However, care will need to be taken by staff to ensure each proposal conforms in every way to the new Zoning Bylaw (7600-2019), if not, the old Zoning Bylaw (3510-1985) will be used.

Eventually the existing amending bylaws currently in the approval process will either complete or expire and the old Zoning Bylaw (3510-1985) will be repealed. Thus, leaving the City again with only one Zoning Bylaw (7600-2019).

## **CONCLUSION:**

The importance of a clear, concise, legally enforceable and user-friendly Zoning Bylaw is the goal of Council and this review. The Zoning Bylaw Review is a significant piece of work that will need to be continually monitored into the future as circumstances change for the City. However, the proposed new bylaw is a significant improvement over the existing bylaw and one we can be proud of.

We are very grateful for all advice, effort and hard work of the past and present planning staff, other departments, the development community and our solicitor. Staff is very pleased to present this bylaw to Council and the community. Therefore, it is recommended that first reading be granted to Maple Ridge Zoning Bylaw No. 7600-2019.

"Original signed by Ann Edwards" for

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*Prepared by:* **Charles R. Goddard BA MA**  
**Manager of Development and Environmental Services**

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

"Original signed by Frank Quinn" for

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

The following appendices are attached hereto:

Appendix A – Draft Zoning Bylaw (separate document)

Appendix B – List of Stakeholders

Appendix C – List of properties to be rezoned

The DRAFT Zoning Bylaw No. 7600-2019 is available for viewing on our website at:

<http://mapleridge.ca/152/Planning>

**OUTSIDE AGENCY CONTACT LIST**  
 (Local Developers, Realtors, Architects, Surveyors, Builders)

<b>COMPANY</b>	<b>TITLE</b>
Valley Geotechnical	Engineer
Remax Realty	Realtor
Wayne Bissky Architecture	Architect
D K Bowins & Associates	Surveyor
Consultant Past Employee	Consultant
Progressive Construction	Project Manager
Di Giovanni Land Surveyors	Surveyor
Slade Dyer & Associates	Consultant
Concordia Homes	Developer
Oakvale Homes	Builder
Renisary Homes	Builder
Falcon Homes	Builder/Developer
Garcia Zunino Architects	Architect
Heffelfinger Designs Ltd.	Designer
Graham Hoffart Mathiason Architecture	Architect
Damax Consultants Ltd.	Engineer
Parklane Homes	
Portrait Homes	Builder/Developer
Coldwell Banker	Realtor
Stan Wade & Associates	Surveyor
	Realtor
	Realtor/Builder
	Builder
ABM Engineering	Engineer
Epic Homes	Developer

ITEM #	HOUSE #	STREET	PID	LEGAL DESCRIPTION
1	24652	100A AVE	028-946-553	LT 8, SEC 3, TWP 12, NWD, EPP23645
2		east of 24225 104 AVE	PARK	SEC 10, TWP 12, NWD, BCP48970 DEDICATED PARK
3	24185	106B AVE	027-063-950	LT 3, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
4	24185	106B AVE	027-063-968	LT 4, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
5	24185	106B AVE	027-063-976	LT 5, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
6	24185	106B AVE	027-063-984	LT 6, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
7	24185	106B AVE	027-063-992	LT 7, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
8	24185	106B AVE	027-064-000	LT 8, SEC 10, TWP 12, GP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
9	24185	106B AVE	027-139-921	LT 9, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
10	24185	106B AVE	027-330-991	LT 25, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
11	24185	106B AVE	027-331-008	LT 26, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
12	24185	106B AVE	027-331-016	LT 27, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
13	24185	106B AVE	027-331-024	LT 28, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

14	24185	106B AVE	027-331-032	LT 29, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
15	24185	106B AVE	027-331-041	LT 30, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
16	24185	106B AVE	027-331-059	LT 31, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
17	24185	106B AVE	027-331-067	LT 32, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
18	24185	106B AVE	027-350-061	LT 33, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
19	24185	106B AVE	027-350-070	LT 34, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
20	24185	106B AVE	027-350-088	LT 35, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
21	24185	106B AVE	027-350-096	LT 36, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
22	24185	106B AVE	027-350-100	LT 37, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
23	24185	106B AVE	027-350-118	LT 38, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
24	24185	106B AVE	027-350-126	LT 39, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
25	24185	106B AVE	027-350-134	LT 40, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.



26	24185	106B AVE	027-541-398	LT 41, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
27	24185	106B AVE	027-541-401	LT 42, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
28	24185	106B AVE	027-541-410	LT 43, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
29	24185	106B AVE	027-541-428	LT 44, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
30	24185	106B AVE	027-541-436	LT 45, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
31	24185	106B AVE	027-541-444	LT 46, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
32	24185	106B AVE	027-541-452	LT 47, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
33	24185	106B AVE	027-541-461	LT 48, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
34	24185	106B AVE	027-541-479	LT 49, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
35	24185	106B AVE	027-541-487	LT 50, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
36	24185	106B AVE	027-644-511	LT 52, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
37	24185	106B AVE	027-644-596	LT 60, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

38	24185	106B AVE	028-068-530	LT 61, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
39	24185	106B AVE	028-068-548	LT 62, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
40	24185	106B AVE	028-068-556	LT 63, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
41	24185	106B AVE	028-068-564	LT 64, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
42	24185	106B AVE	028-068-572	LT 65, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
43	24185	106B AVE	028-068-581	LT 66, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
44	24185	106B AVE	028-068-599	LT 67, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
45	24185	106B AVE	028-068-602	LT 68, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
46	24185	106B AVE	028-068-611	LT 69, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
47	24185	106B AVE	028-068-629	LT 70, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
48	24185	106B AVE	028-275-403	LT 71, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
49	24185	106B AVE	028-275-756	LT 72, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

50	24185	106B AVE	028-275-764	LT 73, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
51	24185	106B AVE	028-275-772	LT 74, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
52	24185	106B AVE	028-275-781	LT 75, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
53	24185	106B AVE	028-275-799	LT 76, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
54	24185	106B AVE	028-339-762	LT 77, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
55	24185	106B AVE	028-339-771	LT 78, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
56	24185	106B AVE	028-339-789	LT 79, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
57	24185	106B AVE	028-340-094	LT 80, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
58	24185	106B AVE	028-355-539	LT 82, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
59	24185	106B AVE		LT A, SEC 10, TWP 12, GP 1, Except Plan BCS2331, EXC PH 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12 BCP25215
60	24185	106B AVE	027-063-933	LT 1, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
61	24185	106B AVE	027-063-941	LT 2, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
62	24185	106B AVE	027-139-930	LT 10, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

63	24185	106B AVE	027-139-948	LT 11, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
64	24185	106B AVE	027-139-956	LT 12, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
65	24185	106B AVE	027-139-964	LT 13, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
66	24185	106B AVE	027-139-972	LT 14, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
67	24185	106B AVE	027-139-981	LT 15, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
68	24185	106B AVE	027-139-999	LT 16, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
69	24185	106B AVE	027-280-047	LT 19, GP 1, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
70	24185	106B AVE	027-280-021	LT 17, GP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
71	24185	106B AVE	027-280-039	LT 18, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
72	24185	106B AVE	027-280-055	LT 20, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
73	24185	106B AVE	027-280-063	LT 21, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
74	24185	106B AVE	027-280-071	LT 22, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

75	24185	106B AVE	027-280-080	LT 23, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
76	24185	106B AVE	027-280-098	LT 24, SEC 10, TWP 12, PL BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
77	24185	106B AVE		BCP25215, SEC 10, TWP 12 Except Plan BCX2331 PH 1, 2 3, 4, 5, 6, 7
78	24185	106B AVE	027-644-502	LT 51, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
79	24185	106B AVE	027-644-529	LT 53, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
80	24185	106B AVE	027-644-537	LT 54, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
81	24185	106B AVE	027-644-545	LT 55, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
82	24185	106B AVE	027-644-553	LT 56, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
83	24185	106B AVE	027-644-561	LT 57, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
84	24185	106B AVE	027-644-570	LT 58, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
85	24185	106B AVE	027-644-588	LT 59, GP 1, SEC 10, TWP 12, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
86	24185	106B AVE	028-355-521	LT 81, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
87	24185	106B AVE	028-355-547	LT 83, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.



88	24185	106B AVE	028-355-555	LT 84, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
89	24185	106B AVE	028-355-563	LT 85, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
90	24185	106B AVE	028-355-571	LT 86, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
91	24185	106B AVE	028-355-580	LT 87, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
92	24185	106B AVE	028-355-598	LT 88, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
93	24185	106B AVE	028-564-251	LT 89, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
94	24185	106B AVE	028-564-260	LT 90, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
95	24185	106B AVE	028-564-278	LT 91, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
96	24185	106B AVE	028-564-286	LT 92, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
97	24185	106B AVE	028-564-294	LT 93, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
98	24185	106B AVE	028-564-308	LT 94, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
99	24185	106B AVE	028-564-316	LT 95, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

100	24185	106B AVE	028-564-324	LT 96, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
101	24185	106B AVE	028-729-854	LT 97, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
102	24185	106B AVE	028-729-862	LT 98, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
103	24185	106B AVE	028-729-871	LT 99, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
104	24185	106B AVE	028-729-889	LT 100, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
105	24185	106B AVE	028-729-897	LT 101, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
106	24185	106B AVE	028-729-901	LT 102, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
107	24185	106B AVE	028-729-919	LT 103, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
108	24185	106B AVE	028-729-927	LT 104, SEC 10, TWP 12, GP 1, BCS2331 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
109	24977	109 AVE	029-899-826	LT 4, GP 1, SEC 11, TWP 12, NWD, EPP60956
110	24981	109 AVE	029-899-834	LT 5, GP 1, SEC 11, TWP 12, NWD, EPP60956
111	25215	110 AVE	028-284-879	LOT 98, GP 1, SEC 11, TWP 12, EPS234 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
112	24359	113 AVE	029-685-478	LT 45, SEC 15, TWP 12, NWD, EPP54924
113	26795	122 AVE	028-979-745	LT 13, SEC 19, TWP 15, NWD, EPP22559
114	23164	123 AVE	025-692-577	LT 7, GP 1, SEC 20, TWP 12, NWD, PL BCP6236
115	21944	124 AVE	008-376-328	LT 186, DL 396, NWD, GP 1, Except Plan LMP18829, Plan 37141
116	26610	124 AVE		LT 9, Part SW 1/4 Except Plan BCP33185, SEC 19, TWP 15, PL 8097
117		east of 26580 124 AVE	PARK	SEC 19, TWP 15, EPP22887 DEDICATED PARK

118	23375	124A AVE	005-397-928	GP 1, Except Plan 85151, LT 15, SEC 21, TWP 12, NWD, PL 40700
119	24011	127B AVE	030-279-569	LT 2, SEC 22, TWP 12, NWD, EPP72767
120	24019	127B AVE	030-279-577	LT 3, SEC 22, TWP 12, NWD, EPP72767
121		130A AVE at 239B ST	Red Alder Park	SEC 28, TWP 12, NWD, BCP42361 DEDICATED PARK
122	23862	133 AVE	023-928-689	GP 1, E 1/2, LT 40, SEC 28, TWP 12, NWD, PL LMP35466
123	23852	133 AVE	023-928-697	GP 1, E 1/2, LT 41, SEC 28, TWP 12, NWD, PL LMP35466
124	23933	133 AVE	024-791-423	LT 6, GP 1, SEC 28, TWP 12, NWD, PL LMP46247
125		east of 23933 133 AVE	PARK	GP 1, E 1/2 LMP35466 - PARK ADJACENT TO LT 1 & LTS 60 TO 64 SEC 28, TWP 12, NWD, LMP46247
126	23117	134 LOOP	030-195-705	LT 15, GP1, SEC 29, TWP 12, NWD, EPP65849
127	12566	223 ST	030-079-764	LT 1, GP 1, DL 400, NWD, EPP65486
128	13757	230A ST	028-350-308	LT 108, SEC 32, TWP 12, NWD, BCP46218
129		south of 12231 232 ST	PARK	GP 1, DEDICATED PARK ADJACENT TO LOTS 5 TO 10 OF PL BCP6236, SEC 20, TWP 12, NWD, BCP6236
130	11160	234A ST		BCS2566
131	11160	234A ST	027-253-571	LT 1, GP 1, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
132	11160	234A ST	027-253-589	LT 2, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
133	11160	234A ST	027-253-597	LT 3, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
134	11160	234A ST	027-253-601	LT 4, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
135	11160	234A ST	027-253-619	LT 5, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
136	11160	234A ST	027-253-627	LT 6, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
137	11160	234A ST	027-253-635	LT 7, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

138	11160	234A ST	027-253-643	LT 8, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
139	11160	234A ST	027-253-651	LT 9, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
140	11160	234A ST	027-253-660	LT 10, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
141	11160	234A ST	027-253-678	LT 11, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
142	11160	234A ST	027-253-686	LT 12, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
143	11160	234A ST	027-253-694	LT 13, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
144	11160	234A ST	027-253-708	LT 14, GP 1, PLAN BCS 2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
145	11160	234A ST		
146	11160	234A ST	027-264-840	LT 16, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
147	11160	234A ST	027-264-831	LT 15, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
148	11160	234A ST	027-264-858	LT 17, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
149	11160	234A ST	027-264-866	LT 18, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
150	11160	234A ST	027-264-874	LT 19, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.

151	11160	234A ST	027-264-882	LT 20, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
152	11160	234A ST	027-264-891	LT 21, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
153	11160	234A ST	027-264-904	LT 22, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
154	11160	234A ST	027-264-912	LT 23, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
155	11160	234A ST	027-264-921	LT 24, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
156	11160	234A ST	027-264-939	LT 25, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
157	11160	234A ST	027-264-947	LT 26, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
158	11160	234A ST	027-264-955	LT 27, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
159	11160	234A ST	027-264-963	LT 28, GP 1, BCS2566 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
160	13425	235 ST	028-047-486	LT 18, GP1, SEC 28, TWP 12, NWD, BCP42355
161	13443	235 ST	028-047-524	LT 22, GP 1, SEC 28, TWP 12, NWD, BCP42355
162	11962	236 ST		BCS1441
163	13050	237A ST	029-931-363	LT 11, SEC 28, TWP 12, NWD, EPP60509
164	10695	239 ST	026-358-034	LT 1, GP 1, DL 408, NWD, PL BCP18894
165	13219	239B ST	026-279-711	LT 5, SEC 28, TWP 12, NWD, PL BCP17359
166	13223	239B ST	026-279-720	LT 6, SEC 28, TWP 12, NWD, PL BCP17359
167	13227	239B ST	026-279-738	LT 7, SEC 28, TWP 12, NWD, PL BCP17359
168	13231	239B ST	026-279-746	LT 8, SEC 28, TWP 12, NWD, PL BCP17359
169	13245	239B ST	026-279-789	LT 12, SEC 28, TWP 12, NWD, PL BCP17359
170	13013	239B ST	028-067-185	LT 4, SEC 28, TWP 12, NWD, BCP42732



171	9996	240A ST	024-943-878	LT 16, GP 1, SEC 3, TWP 12, NWD, PL LMP48725
172	12530	241 ST		LMS3755
173	10155	247 ST	030-083-109	LT 4, SEC 3, TWP 12, NWD, EPP68470
174	10767	248 ST	009-770-267	Parcel A, EXPL PL 17117 LT 2, SEC 10, TWP 12, PL 13100
175	10811	256 ST	017-501-334	Parcel A, Part NE 1/4, GP 1, SEC 11, TWP 12, PL LMP1489
176		280 ST	027-775-194	PCL A, GP 1, SEC 16, TWP 15, NWD, BCP39435
177	25721	east of 24166 MCCLURE DR	PARK	GP 1, DEDICATED PARK BESIDE PARK BCP438, SEC 10, TWP 12, NWD, PLAN BCP8153
178	11843	BURNETT ST	001-109-731	LT 167, Part NE 1/4, GP 1, SEC 17, TWP 12, NWD, PL 43930
179	11903	BURNETT ST	009-150-587	LT 7, BLK 2, Part NE 1/4 GP 1, SEC 17, TWP 12, NWD, PL 22046
180	11851	BURNETT ST	009-150-650	LT 11, Part NE 1/4, GP 1, SEC 17, TWP 12, NWD, PL 22046,
181	11075	CARMICHAEL ST	028-284-747	LOT 85, GP 1, SEC 11, TWP 12, EPS234 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
182	11043	CARMICHAEL ST	028-284-771	LOT 88, GP 1, SEC 11, TWP 12, EPS234 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
183		east of 11720 COTTONWOOD DR	PARK	GP 1, Dedicated PARK Adjacent to PCL A, SEC 16, TWP 12, NWD, PL LMP42851
184		COTTONWOOD DR/234A ST	PARK	BCP8026, SEC 16, TWP 12 PARK
185	22753	DEWDNEY TRUNK RD	011-333-316	Parcel A, Part W 1/2, EXP PL 12239, Except Pt Rd PL 61650, LT 1, SEC 20, TWP 12, NWD, PL 8333
186	24015	FERN CRES	002-761-289	LT 41, SEC 22, TWP 12, NWD, PL 39367
187	24003	FERN CRES	010-605-240	LT 27, GP 1, SEC 22, TWP 12, NWD, PL 21921
188	22893	GILLIS PL	004-398-696	LT 17, GP 1, DL 402, NWD, PL 71904
189	25350	GODWIN DR	028-284-674	LOT 78, GP 1, SEC 11, TWP 12, EPS234 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
190	11275	HARRISON ST	004-398-548	LT 3, GP 1, DL 402, NWD, PL 71904
191	11279	HARRISON ST	004-398-556	LT 4, GP 1, DL 402, NWD, PL 71904
192	11283	HARRISON ST	004-398-564	LT 5, GP 1, DL 402, NWD, PL 71904
193	11287	HARRISON ST	004-398-581	LT 6, GP 1, DL 402, NWD, PL 71904
194	11291	HARRISON ST	004-398-599	LT 7, GP 1, DL 402, NWD, PL 71904
195	11295	HARRISON ST	004-398-602	LT 8, GP 1, DL 402, NWD, PL 71904
196	11299	HARRISON ST	004-398-611	LT 9, GP 1, DL 402, NWD, PL 71904
197	11301	HARRISON ST	004-398-629	LT 10, GP 1, DL 402, NWD, PL 71904
198	11305	HARRISON ST	004-398-637	LT 11, GP 1, DL 402, NWD, PL 71904
199	11309	HARRISON ST	004-398-645	LT 12, GP 1, DL 402, NWD, PL 71904
200	22718	HOLYROOD AVE	025-112-511	LT 22, GP 1, DL 402, NWD, PL LMP50997
201	11762	LAITY ST	026-329-875	LT 1, GP 1, DL 248, NWD, PL BCP18456

202	20503	LOUGHEED HWY		024-828-971	Parcel 1, GP 1, DL 222, NWD, LMP46838
203	22799	LOUGHEED HWY		002-206-587	LT 5, DL 401, NWD, GP 1, Except Plan RP80528, Plan 13497
204	23075	LOUGHEED HWY		014-508-397	Parcel L, GP 1, NWD, Except Plan 4834, REF PL 3957, OF PCL J REF PL 3829, DL 402 & 403, & EXC PT S OF RD SRW PL 4834, SRW PL 71204.
205	23423	LOUGHEED HWY		011-345-853	Parcel A, GP 1, Portion OF LT 7, Except Plan SRW 65178, (RP 13150) PL8827
206	22890	PURDEY AVE		019-201-001	LOT 1, GP 1, LMS1887 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE.
207	22892	PURDEY AVE		019-201-010	LOT 2, GP 1, LMS1887 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM 1.
208	22890	PURDEY AVE			LMS1887
209	13210	SHOESMITH CRES		027-586-979	LOT 8, GP 1, SEC 27, TWP 12, BCS 2979 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LT AS SHOWN ON FORM V.
210	22889	TELOSKY AVE		004-398-777	LT 22, GP 1, DL 402, NWD, PL 71904
211	22860	TELOSKY AVE		PARK	DL 402 7 403, GP1, NWD, PL BCP34229 DEDICATED PARK
212	22878	TELOSKY AVE		027-431-002	LT 4, GP 1, DL 402 & 403, NWD, PL BCP34230

March 25, 2019

Dear Mayor and Council

VIA EMAIL



**KITIMAT**

District of Kitimat  
270 City Centre  
Kitimat, British Columbia  
Canada V8C 2H7

Phone 250.632.8900  
Fax 250.632.4995

On March 3, 2005, a motorcycle accident occurred that would forever change the life of Ms. Denise Lodge. Her 21-year old son Corey bought his first motorcycle, a high speed 1000cc racing sport bike. He wrote his learners license on the same day. In less than 24 hours he was involved in a fatal accident on the Malahat Highway. Unable to navigate the turn, the worst possible outcome was realized.

From this fateful event grew a movement affectionately known as The Coalition of Riders Educating Youth (C.O.R.E.Y). This alliance was organized by a mother who vowed to change an outdated system of motorcycle laws in an effort to advance motorcycle safety initiatives. Over the past 14 years C.O.R.E.Y has been working with the Government asking for them to give New Riders the Skills to have a safe ride.

In 2016, C.O.R.E.Y started working with the RCMP and RoadSafetyBC, presenting to over 7,900 Grade 9 – 12 high school students in Northern and Central BC. The interactive discussion brings full awareness of motorcycles to the new drivers as half of the deaths occur because the driver of the other vehicle does not see the motorcyclist. To further highlight the need of this program a recent statistic from the coroner indicates that there were thirty (30) motorcyclist deaths from January to July 2018. This is a 114% increase over the number of motorcyclist deaths occurring from January to July 2017.

At the 2016 UBCM Conference the following resolution was submitted by the District, and adopted by the North Central Local Government Association at the conference in Dawson Creek. Due to time constraints the resolution was not considered by the UBCM membership; however, it was endorsed post-conference by the UBCM Community Safety Committee:

Graduated Licensing for Motorcycles

DISTRICT OF KITIMAT

**WHEREAS** many changes and improvements have occurred regarding the operation of motorcycles including: increased fines for dangerous behavior while riding, mandatory approved helmet laws, and new seating regulations which require that the passenger's feet must remain on the foot pegs to prevent children who are too small from riding as passengers;

**AND WHEREAS** motorcycles make up three per cent of BC's insured vehicles, yet they are involved in approximately eleven per cent of all road fatalities:

**THEREFORE BE IT RESOLVED** that the Provincial Government implement the final phase of the graduated licensing program for motorcycles including power restrictions and mandatory training.

As the program has not yet been implemented, The District of Kitimat Mayor and Council are requesting letters of support be written to the Province to finalize and implement the Graduated Licensing Program for Motorcycles (GLP-M), including Power Restrictions and Mandatory Training.

We ask that letters of support be forwarded to:

Honourable Mike Farnworth, MLA  
[pssg.minister@gov.bc.ca](mailto:pssg.minister@gov.bc.ca)

CoreySafe Society  
[coreysafe@outlook.com](mailto:coreysafe@outlook.com)

Sincerely,

A handwritten signature in black ink, appearing to read "Phillip Germuth". The signature is written in a cursive, flowing style.

Mayor Phillip Germuth  
District of Kitimat