

City of Maple Ridge

## **COUNCIL MEETING AGENDA**

*April 23, 2019*

*7:00 p.m.*

*Council Chamber*

### **MEETING DECORUM**

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

Note: This Agenda is also posted on the City's Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

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

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- 100      **CALL TO ORDER**
- 200      **AMENDMENTS TO THE AGENDA**
- 300      **APPROVAL OF THE AGENDA**
- 400      **ADOPTION OF MINUTES - NIL**
- 500      **PRESENTATIONS AT THE REQUEST OF COUNCIL**
- 600      **DELEGATIONS**
- 601      **Maple Ridge/Pitt Meadows Community Services**  
*Update on Youth Wellness Centre and transition to Foundry*
- Alicia Erenli, Program Coordinator/Site Lead of Youth Wellness Centre
  - Hailey Holloway, Principal Interior Designer, Work Design Studio Inc.
  - Vanessa Jansen, Principal Interior Designer, Work Design Studio Inc.

- 602      **Maple Ridge Pitt Meadows Katzie Local Immigration Partnership**  
*They would like the opportunity to engage in a collaborative partnership with Mayor and Council to host a community event that would also include federal and provincial collaborations focusing on health, education and employment for immigrants and refugees in Maple Ridge and Pitt Meadows.*
- Roberta O'Brien, interim LIPs Coordinator
  - Carolina Echeverri

- 650      **QUESTIONS FROM THE PUBLIC**  
Note: Questions from the Public are limited to 15 minutes unless extended by a motion approved by the majority of Council. Each speaker is limited to 2 minutes at a time.

700      **ITEMS ON CONSENT**

701      **Minutes**

- 701.1      Minutes of the Development Agreements Committee Meeting of April 9, 2019

- 701.2      Minutes of Meetings of Committees and Commissions of Council
- Audit and Finance Committee – February 19, 2019
  - Community Heritage Commission – December 13, 2018 and February 14, 2019
  - Environmental Advisory Committee – February 13, 2019
  - Public Art Steering Committee – January 31, 2019

704      **Release of Items from Closed Council Status**

*From the January 14, 2019 Closed Council Meeting:*

- Item 04.01      Community Heritage Commission Membership 2019/2020 Term Appointments
- Item 04.02      Agricultural Advisory Committee Membership 2019/2020 Term Appointments

*From the January 29, 2019 Closed Council Meeting:*

- Item 04.01      Social Policy Advisory Committee Membership 2019 Appointments
- Item 04.02      Public Art Steering Committee 2019 Term Appointments

*From the March 12, 2019 Closed Council Meeting:*

- Item 04.02      Active Transportation Membership Appointments

**800 UNFINISHED BUSINESS**

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

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

Staff report dated April 9, recommending that Maple Ridge Zoning Bylaw No. 7600-2019 be given first reading.

**802 2019-2023 Financial Plan Amending Bylaw**

Staff report dated April 16, 2019 recommending that Maple Ridge 2019-2023 Financial Plan Amending Bylaw No. 7544-2019 be given first, second and third readings.

**803 2019 Property Tax Rates Bylaw**

Staff report dated April 16, 2019 recommending that 2019 Property Tax Rates Bylaw No. 7545-2019 be given first, second and third readings.

**804 Sewer Rate Bylaw Amendment**

Staff report dated April 16, 2019 recommending that Sewer Rate Amending Bylaw No. 7546-2019 be given first, second and third readings.

**805 Albion and Maple Ridge Road 13 Dyking Districts 2019 Tax Rate Bylaws**

Staff report dated April 23, 2019 recommending that Albion Dyking District Tax Rates Bylaw No. 7458-2019 and Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7459-2019 to be given first, second and third readings.

**900 CORRESPONDENCE**

**1000 BYLAWS**

**Note:** *Item 1001 is from the April 16, 2019 Public Hearing*

Bylaws for Third Reading

1001 2017-124-RZ, 12555, 12599, 12516 240 Street and 12511 241 Street

1001.1 **Maple Ridge Official Community Plan Amending Bylaw No. 7537-2019**  
To amend Schedules "B" and "C" from areas designated Estate Suburban Residential to Conservation and Forest and by adding areas designated to Conservation and to Forest.  
Third reading

1001.2 **Maple Ridge Zone Amending Bylaw No. 7343-2017**  
To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to create a 26 lot subdivision with park dedication on a 8.19 hectare (20 acre) site.  
Third reading

**Bylaws for Adoption**

1002 **Maple Ridge Filing Fees Amending Bylaw No. 7538-2019**  
To bring fees and charges to a level consistent with surrounding municipalities  
Adoption

1100 **COMMITTEE REPORTS AND RECOMMENDATIONS**

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

1101 2019-018-AL, 22673 132 Avenue

Staff report dated April 16, 2019 recommending that application 2019-018-AL be deferred until a Council Policy for processing applications to the Agricultural Land Commission has been adopted and that additional non-farm use applications for cannabis production within the Agricultural Land Reserve be deferred pending the outcome of the Council policy for processing applications to the Agricultural Land Commission.

1102 2014-040-RZ, 24138 Lougheed Highway, RS-3 to RS-2

Staff report dated April 16, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7221-2016 to rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit future subdivision into two residential lots, not less than 4,000 m<sup>2</sup> (1 acre) be given first reading and that the applicant provide further information as described on Schedules A, B and G of the Development Procedures Bylaw No. 5879-1999 along with the information required for a Subdivision application.

1103     2018-301-RZ, 12294 Laity Street, RS-1 to R-1

Staff report dated April 16, 2019 recommending that Maple Ridge Zone Amending Bylaw No. 7486-2018 to rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a two lot subdivision be given second reading and be forwarded to Public Hearing.

1104     2017-524-DVP, 24650 and 24683 106 Avenue; 10589 and 10605 Jackson Road; and 10597 McVeety Street

Staff report dated April 16, 2019 recommending that the Corporate Officer be authorized to sign and seal 2017-524-DVP respecting properties located at 24650 and 24683 106 Avenue, 10589 and 10605 Jackson Road, and 10597 McVeety Street.

1105     Gasoline and Diesel Fuel Supply

Staff report dated April 16, 2019 recommending that the City enter into a letter agreement with Suncor Energy Products Partnership for the supply and delivery of gasoline and diesel fuels and that the Corporate Officer be authorized to execute the letter agreement.

5.        *CORPORATE SERVICES*

6.        *PARKS, RECREATION & CULTURE*

1151     Social Policy Advisory Committee Update

Staff report dated April 16, 2019 recommending that the Social Policy Advisory Committee Engagement Workshops for 2019 be endorsed.

1200     *STAFF REPORTS*

1300     *OTHER MATTERS DEEMED EXPEDIENT*

1400     *NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING*

1500     *MAYOR AND COUNCILLORS' REPORTS*

1600 **ADJOURNMENT**

*QUESTIONS FROM THE PUBLIC*

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

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

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

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

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

For more information on these opportunities contact:

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

Checked by: 

Date: Apr 18 / 19

700 *ITEMS ON CONSENT*

## 701.1 Development Agreements Committee



**CITY OF MAPLE RIDGE  
DEVELOPMENT AGREEMENTS COMMITTEE**

April 9 2019  
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor  
Chair

Kelly Swift, Acting Chief Administrative Officer  
Member

Catherine Schmidt, Recording Secretary

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**1. 18-107140 BG**

LEGAL: Lot 1 Section 22 Township 12 New Westminster District Plan  
EPP79032

LOCATION: 24228 125 Avenue

OWNER: Michael McBride and James Findlay

REQUIRED AGREEMENTS: Secondary Suite Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-107140 BG.**

**CARRIED**

**2. 2016-009-RZ**

LEGAL: Parcel "2" (J43410E) of Parcel "A" (Explanatory Plan 1734) of the  
South East Quarter Section 21 Township 12 Except: Firstly: Parcel  
"One" (Explanatory Plan 17000); Secondly Part Subdivided By Plan  
LMP36965; New Westminster District


LOCATION: 23729 Dewdney Trunk Road

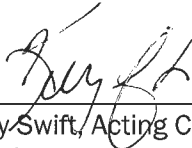
OWNER: 1046876 B.C. Ltd. (Sachin Jhanghu and Bhupinder Minhas)

REQUIRED AGREEMENTS: Geotechnical Covenant  
Stormwater Management Covenant  
Visitor Parking Covenant

**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-009-RZ.**

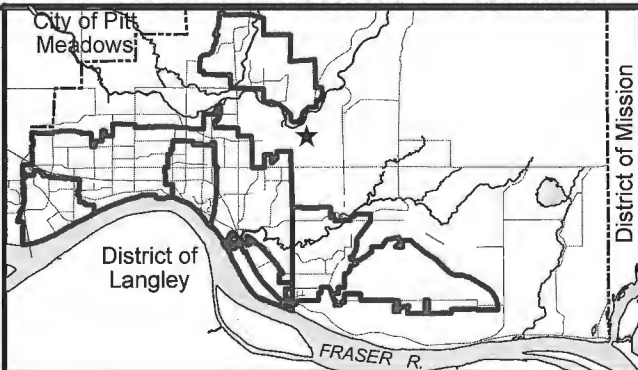
**CARRIED**

  
\_\_\_\_\_  
Michael Morden, Mayor  
Chair

  
\_\_\_\_\_  
Kelly Swift, Acting Chief Administrative Officer  
Member



Scale: 1:2,500



24228 125 AVE

LICENCES, PERMITS & BYLAWS DEPT.



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: Untitled

DATE: Apr 5, 2019

BY: RA



701.2 Minutes of Meetings of Committees and Commissions of Council

City of Maple Ridge

**AUDIT AND FINANCE COMMITTEE MEETING MINUTES**

The Minutes of the Audit and Finance Committee Meeting held in the Blaney Room of the Municipal Hall, 11995 Haney Place, Maple Ridge, BC on February 19, 2019 at 2:33 pm.

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**PRESENT**

**Committee Members**

Councillor J. Dueck, Chair  
Mayor M. Morden  
Councillor K. Duncan  
Councillor C. Meadus  
Councillor R. Svendsen  
Councillor A. Yousef

**Appointed Staff**

K. Swift, Acting Chief Administrative Officer  
F. Quinn, General Manager Public Works and Development Services  
C. Nolan, Corporate Controller  
T. Thompson, Chief Financial Officer  
L. Benson, Director of Corporate Administration  
A. Allen, Committee Clerk

**ABSENT**

Councillor G. Robson

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Note: These Minutes are also posted on the City's Website at [www.mapleridge.ca](http://www.mapleridge.ca)

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

Mayor Morden chaired the meeting as the presiding member.

1. **INTRODUCTIONS**

2. **APPOINTMENT OF CHAIRPERSON**

R/2019-001

It was moved and seconded

**That Councillor Judy Dueck be elected Chair of the Audit and Finance Committee.**

CARRIED

Note: Councillor Dueck assumed the Chair.

3. **APPROVAL OF THE AGENDA**

R/2019-002

It was moved and seconded

**That the agenda for the February 19, 2019 Audit & Finance Committee meeting be approved as circulated.**

CARRIED

4. **ADOPTION OF MINUTES**

R/2019-003

It was moved and seconded

That the minutes of the Audit & Finance Committee dated July 3, 2018 be adopted as circulated.

CARRIED

5. **ROLE OF THE AUDIT AND FINANCE COMMITTEE**

The Corporate Controller reviewed the role and responsibilities of the committee.

6. **ADOPT TERMS OF REFERENCE**

The Corporate Controller summarized the terms of reference. There was discussion on including additional terms in order to allow the Committee latitude to review aspects of the previous financial plan, current strategic plan, and metrics of the organization as well as including the Chair in setting the Committee agenda.

R/2019-004

It was moved and seconded

That the Audit and Finance Committee Terms of Reference be adopted as amended:

- The Committee Chair is to be included in the agenda setting process;
- To review the Business Planning framework;
- To review organizational metrics.

CARRIED

7. **2018 AUDIT UPDATE**

- Bill Cox, FCPA, FCA, Partner, BDO Canada LLP

Bill Cox, presented the audit service plan for the audit of the financial statements of the City of Maple Ridge for the year ended December 31, 2018. Mr. Cox reviewed high level aspects of the audit strategy and suggested the practice of including a closed notice on each Audit and Finance Committee agenda.

8. **NOTICE OF CLOSED COMMITTEE MEETING**

R/2019-005

It was moved and seconded

That the meeting following this meeting be closed to the public pursuant to Section 90 (1)(l) of the Community Charter as the subject matter being considered relates to the following:

- 1) Section 90(1)(l) discussions with municipal officers and employees respecting municipal objectives, measures and progress reports for the purposes of preparing an annual report under section 98 [annual municipal report].

CARRIED

9. **ADJOURNMENT** – 3:22 pm

“Original signed by Judy Dueck”

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Councillor Judy Dueck, Chair



The Minutes of the Regular Meeting of the Community Heritage Commission, held in the Blaney Room, Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on December 13, 2018 at 7:08 pm.

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**COMMISSION MEMBERS PRESENT**

Councillor Ryan Svendsen	City of Maple Ridge
Brenda Smith, Chair	Maple Ridge Historical Society
Julie Koehn	Maple Ridge Historical Society
Russell Irvine	Member at Large

**STAFF PRESENT**

Amelia Bowden	Staff Liaison, Planner 1
Amanda Allen	Committee Clerk

**GUEST**

Yvonne Chui	Recreation Manager, Arts and Community Connection, Parks Recreation and Culture Department
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**ABSENT**

Lindsay Foreman, Vice Chair	Member at Large
Eric Phillips	Member at Large
Len Pettit	Member at Large

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1. **CALL TO ORDER**
  2. **APPROVAL OF THE AGENDA**

R/2018-057

It was moved and seconded

**That the agenda for the December 13, 2018 Community Heritage Commission meeting be approved as circulated.**

CARRIED

3. **ADOPTION OF MINUTES**

R/2018-058

It was moved and seconded

**That the minutes of the November 8, 2018 Maple Ridge Community Heritage Commission meeting be amended to reflect the correct date; and that the minutes as amended be adopted.**

CARRIED



4. **DELEGATIONS**

4.1. **Cultural Plan Update**

- Yvonne Chui, Recreation Manager, Arts and Community Connection, Parks Recreation and Culture Department

Yvonne Chui gave a presentation on the Maple Ridge Cultural Plan and shared appreciation to Commission members for their engagement in developing the plan. Ms. Chui summarized key highlights of the Cultural Plan, guiding principles of cultural planning and six strategic priorities. Ms. Chui reported the implementation framework is targeted for Council presentation in the first quarter of 2019. Ms. Chui answered questions from the Commission.

5. **FINANCE**

5.1. **Financial Update**

Russell Irvine and the staff liaison provided an overview of the financial report as attached to the December 13, 2018 agenda. Mr. Irvine circulated year-end financial notes with an update on the projects and the funds not yet spend as well as funds committed but not yet billed. The staff liaison advised that a request for funding carryover has been submitted.

Mr. Irvine circulated a letter drafted by the Financial subcommittee relating to the 2019 budget and clarification around financial planning procedures and policy matters.

R/2018-059

It was moved and seconded

**That the Community Heritage Commission Financial Report as attached to the December 13, 2018 agenda be received for information.**

CARRIED

6. **CORRESPONDENCE - Nil**

7. **NEW AND UNFINISHED BUSINESS**

7.1. **Heritage Resources Program**

The amended Statements of Significance were circulated to Commissioners in November. The staff liaison aims to present the Statements of Significance to Council in February 2019 to coincide with Heritage Week. Mr. Irvine provided a high level overview of a statement of significance.

R/2018-060

It was moved and seconded

**That the 11 Statements of Significance be forwarded to Council for inclusion on the Maple Ridge Heritage Register.**

CARRIED

**7.2. BC History Digitization Program Grant Application – update**

The staff liaison reported that the grant application will be submitted by the December 17, 2018 deadline. As there are two streams of funding available under the grant opportunity, the City of Maple Ridge will be submitting an application to digitize approximately 6,500 bylaws from 1945 to 2018 and another application to digitize approximately 18,500 collector rolls from 1875 to 1981. There was discussion on cataloguing and indexing of the documents.

R/2018-061

It was moved and seconded

That \$6,000.00 in the Digitization budget be allocated to the City's Bylaws and Tax Collector Rolls digitization project should the City be successful in one or more of the BC History Digitization Program Grant applications; and

That the Community Heritage Commission submit an incremental package to Council in 2019 for a minimum of \$6000.00 to be used for the inventory of these Maple Ridge Historic Municipal records.

CARRIED

**7.3. 2019 Meeting Schedule Revision**

There was discussion on the 2019 meeting schedule and the need for an amendment due to the 2019 Council meeting calendar.

R/2018-062

It was moved and seconded

That the 2019 Community Heritage Commission meeting schedule be updated to remove the January 10, 2019 meeting date and add a July 11, 2019 meeting and that the schedule as amended be adopted.

CARRIED

**8. SUBCOMMITTEE REPORTS**

**8.1. Communications**

**8.1.1. Fall Calendar**

The Chair reviewed the calendar of events highlighting the January 26, 2019 Family Literacy Day at the Maple Ridge Public Library and the BC Heritage Roundtable scheduled January 28, 2019.

**8.2. Recognitions**

**8.2.1. Heritage Week 2019**

The Chair reported on events unfolding for Heritage Week including a discussion with Brian Murdoch, and walking tours of the cemetery and downtown.

**8.3. Education**

**8.3.1. Local Voices**

The Chair advised that the February 4, 2019 session will have a heritage theme to launch into heritage week.

**8.3.2. BC Heritage Fairs**

The Chair recently spoke about heritage fairs with Elaine Yamamoto, School District No. 42 Trustee.

**8.4. Master Conservation Plan**

Russell Irvine advised of a meeting scheduled December 13, 2018 for further discussion on the Master Conservation Plan.

**8.5. Robertson Cemetery**

The staff liaison reported on the surveyor's research. Unless an outstanding transfer can explain the change in the property's legal description it is unlikely that the Land Titles Office will be able to reconcile the land. There was discussion on possible methods in which the City of Maple Ridge could move forward with acquiring the land.

**9. LIAISON UPDATES**

**9.1. BC Historical Federation**

The Chair shared the quarterly publication of British Columbia History and advised it is also available for purchase online at [www.bchistory.ca](http://www.bchistory.ca).

**9.2. Heritage BC**

The Chair reported that Heritage BC will be sending out invitations to the Roundtable scheduled January 28, 2019 and that further details from organizer Nathan MacDonald, are forthcoming.

**9.3. BC Museums Association – 2018 Conference Report**

The Chair reviewed the report submitted by Lindsay Foreman.

R/2018-063

It was moved and seconded

**That the Community Heritage Commission**

- 1) Continue to observe/document how other BC communities are engaging the public with culture and heritage through different events and initiatives;**
- 2) Continue their membership with/support of the BCMA and their initiatives; and**
- 3) Continue to send a delegate to the annual BCMA conference, as this is the best approach to "keep our fingers on the pulse" in the museum sector.**

CARRIED

9.4. **Maple Ridge Historical Society**

Julie Koehn reported on items addressed at the November 22, 2018, Board meeting of the Maple Ridge Historical Society.

10. **QUESTION PERIOD** - Nil

11. **ROUNDTABLE**

Councillor Svendsen reported on the recent Strategic Planning sessions in which Council participated.

12. **ADJOURNMENT** – 9:11 pm.

“Original signed by Brenda Smith”

B. Smith, Chair

/aa



The Minutes of the Regular Meeting of the Community Heritage Commission, held in the Blaney Room, Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on February 14, 2019 at 6:58 pm.

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**COMMISSION MEMBERS PRESENT**

Councillor Ryan Svendsen	City of Maple Ridge
Eric Phillips	Member at Large
Len Pettit	Member at Large
Russell Irvine	Member at Large
Shane Gehring	Member at Large

**STAFF PRESENT**

Amelia Bowden	Staff Liaison, Planner 1
Amanda Allen	Committee Clerk

**ABSENT**

Brenda Smith	Maple Ridge Historical Society
Julie Koehn	Maple Ridge Historical Society

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Note: Councillor Ryan Svendsen chaired the meeting as the presiding member.

1. **CALL TO ORDER**

2. **APPROVAL OF THE AGENDA**

R/2019-001

It was moved and seconded

**That the agenda for the February 14, 2019 Community Heritage Commission meeting be approved as circulated.**

CARRIED

3. **ADOPTION OF MINUTES**

R/2019-002

It was moved and seconded

**That the minutes of the Maple Ridge Community Heritage Commission meeting dated December 13, 2018 be adopted.**

CARRIED

4. **DELEGATIONS - Nil**

5. **QUESTION PERIOD - Nil**

6. **NEW AND UNFINISHED BUSINESS**

6.1. **2019 Chair and Vice Chair Elections**

The staff liaison opened the floor to nominations for a Chair

R/2019-003

It was moved and seconded

**That Brenda Smith be elected Chair of the Community Heritage Commission for 2019.**

CARRIED

The staff liaison opened the floor to nominations for a Vice Chair. No nominations were received and the item will be included on the next agenda.

6.2. **Heritage Resources Program**

The Council liaison reported on Council's endorsement of the seven new and three revised Statements of Significance at the February 12, 2019 Council meeting. The staff liaison advised of updates to the Sparling Residence and why it was not included for endorsement at this time. The staff liaison reported on the subsequent procedural requirements.

6.3. **Heritage BC Membership Renewal**

Russell Irvine provided context on the Heritage BC organization.

R/2019-004

It was moved and seconded

**That the Community Heritage Commission authorize the expenditure of \$100.00 to renew membership with Heritage BC.**

CARRIED

Mr. Irvine summarized the January 28, 2019 Heritage BC Roundtable and reported on programming Heritage BC aims to bring forward at the conference in Nanaimo.

R/2019-005

It was moved and seconded

**That the Community Heritage Commission authorize Russell Irvine to serve as the Maple Ridge Community Heritage Commission delegate at the 2019 Heritage BC Conference; and That \$200.00 from the Community Heritage Commission budget be used towards the registration fee for Russell Irvine to attend the Heritage BC Conference on May 9 – 11, 2019.**

CARRIED

#### 6.4. Business Plan Task Allocation

The staff liaison reviewed the business plan items. There was discussion on subcommittee protocols and on forming subcommittees to achieve the noted actions.

A Planning and Projects subcommittee was proposed to perform project based work to advance heritage conservation and planning through formal policies, plans and initiatives.

A Recognitions subcommittee was proposed with purposes that included:

- Awards and Heritage Week;
- Management of existing, proposed, and requested heritage plaques, signage, and wraps;
- Development of recognition protocols, policies and practices.

R/2019-006

It was moved and seconded

**That a Planning and Projects subcommittee be formed for 2019 consisting of Russell Irvine to participate on project based work to advance heritage conservation and planning through formal policies, plans and initiatives.**

CARRIED

R/2019-007

It was moved and seconded

**That a Recognitions subcommittee be formed for 2019 consisting of Eric Phillips, Len Pettit, Shane Gehring and Councillor Svendsen to manage heritage identification and develop recognition protocols, policies and practices.**

CARRIED

Further discussion is warranted on additional proposed subcommittees and is to be included on the next agenda:

- Finance:
  - Budget;
  - Business Planning.
- Education and Communications:
  - Calendar of Events;
  - Preservation of historic records;
  - Education/ programming partnerships with other organizations.

7. **FINANCE**

7.1. **Financial Update**

Russell Irvine reviewed the Financial Report and highlighted several project line items. The staff liaison reported on the next steps of the Incentives Review project.

R/2019-008

It was moved and seconded

**That the Community Heritage Commission Financial Report and 2019 Budget dated February 14, 2019 be received for information.**

CARRIED

8. **CORRESPONDENCE - Nil**

9. **SUBCOMMITTEE REPORTS**

9.1. **Recognitions**

9.1.1. **Heritage Week 2019**

The staff liaison reported on the events scheduled to celebrate Heritage Week, February 18-24, 2019 on the theme 'The Tie That Binds':

- February 17, 2019 Cemetery Walking Tour;
- February 21, 2019 Heritage Awards, St. Andrew's Heritage Church Hall;
- February 23, 2019 My Very Own Book, Maple Ridge Public Library;
- February 24, 2019 Downtown Walking Tour;
- February 24, 2019 Behind the Scenes Tour, Maple Ridge Museum.

R/2019-009

It was moved and seconded

**That a maximum of \$1,000.00 be allocated to the 2019 Heritage Awards event.**

CARRIED

10. **LIAISON UPDATES**

10.1. **Maple Ridge Historical Society - Nil**

11. **ROUNDTABLE**

Members reported out on relevant local heritage topics and activities.

12. **ADJOURNMENT – 8:43 pm.**

"Original signed by Ryan Svendsen"

R. Svendsen, Acting Chair

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City of Maple Ridge  
**ENVIRONMENTAL ADVISORY COMMITTEE**  
**MEETING MINUTES**

The Minutes of the Regular Meeting of the Environmental Advisory Committee, held in the Blaney Room at Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on February 13, 2019 at 7:03 pm

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**COMMITTEE MEMBERS PRESENT**

Councillor Ryan Svendsen	Council Liaison - Alternate
Leanne Koehn, Chair	Ridge Meadows Recycling Society
Betty von Hardenberg	Thornhill Aquifer Protection Study (TAPS)
David Neufeld	Environmental Professional
Gerry Pinel	Community Education on Environment and Development (CEED) Centre
Jessie Lees, Vice Chair	Member at Large – Youth Representative
Ross Davies	Kanaka Education and Environmental Partnership Society (KEEPS)

**GUESTS**

Kirk Grayson	Chair, Environmental Communications
Klaus von Hardenberg	Thornhill Aquifer Protection Study (TAPS) - Alternate

**STAFF MEMBERS PRESENT**

Rodney Stott	Staff Liaison / Environmental Planner
Amanda Allen	Committee Clerk

**ABSENT**

Cheryl Ashlie	Alouette River Management Society (ARMS)
Dennis Kinsey	Member at Large
Janice Jarvis	Environmental Professional
Sara Barron	Member at Large

**NON-VOTING MEMBERS**

Dan Ruimy	Member of Parliament
Lisa Beare	MLA – Maple Ridge-Pitt Meadows
Bob D'Eith	MLA – Maple Ridge-Mission
Katzie First Nation Representative	
Kwantlen First Nation Representative	
BC Conservation Officer Service Representative	
Metro Vancouver Representative	

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1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**

R/2019-001

It was moved and seconded

**That the February 13, 2019 Environmental Advisory Committee agenda be approved as circulated.**

CARRIED

3. **ADOPTION OF THE MINUTES**

R/2019-002

It was moved and seconded

**That the minutes of the Maple Ridge Environmental Advisory Committee meeting dated November 14, 2018 be adopted.**

CARRIED

4. **DELEGATIONS - Nil**

5. **QUESTION PERIOD - Nil**

6. **NEW AND UNFINISHED BUSINESS**

6.1. **2019 Chair and Vice Chair Elections**

The staff liaison opened the floor to nominations for a Chair.

R/2019-003

It was moved and seconded

**That Leanne Koehn be elected Chair of the Environmental Advisory Committee for 2019.**

CARRIED

The staff liaison opened the floor to nominations for a Vice Chair.

R/2019-004

It was moved and seconded

**That Jessie Lees be elected Vice Chair of the Environmental Advisory Committee for 2019.**

CARRIED

6.2. **Vulnerable Aquifer Mapping OCP Amendment Update**

Betty and Klaus von Hardenberg gave a summary of the Thornhill Aquifer Protection Study. The staff liaison gave a PowerPoint presentation providing the following information:

- Background of groundwater use in Maple Ridge
- Ongoing issues/concerns
- Provincial jurisdiction
- Municipal interests
- Municipal tool box for watershed management
- Awareness campaign and education
- Current OCP Aquifer Map and Updated Provincial Aquifer Map

The staff liaison answered questions from the committee.

R/2019-005

It was moved and seconded

**That the OCP Aquifer map amendment and proposed mapping updates be forwarded to Council for their consideration.**

CARRIED

### **6.3. 2019 Training and Field Trip Ideas**

The staff liaison sought interest from members on training or possible field trips. Possible locations identified include:

- Bioswales in Jackson Farm
- Natural bioswales in Hammond
- Watershed
- Downtown Maple Ridge
- Walking tour of 104 Avenue and Jackson Road
- Woodlots

There was discussion on linking the Green Infrastructure and Natural Asset Inventory and Evaluation education sessions with a field trip. The Communications and Outreach subcommittee will assist with event planning of field trips.

## **7. SUBCOMMITTEE REPORTS**

### **7.1. Green Infrastructure and Natural Asset Inventory and Evaluation**

- Jessie Lees, Vice Chair

Ms. Lees provided an update on work underway by the subcommittee including:

- Internal policy review for the town centre
- Collecting information and photographs of green infrastructure within Maple Ridge and the region to form part of the scoping report to Council
- Tentative scheduling of a booth at Earth Day
- Webpage [www.mapleridge.ca/2128](http://www.mapleridge.ca/2128) populated with resources and information

### **7.2. Environmental Communications and Outreach**

- Kirk Grayson, Chair

Ms. Grayson outlined how the subcommittee will be moving forward to meet their goals and achieve their mandate.

## **8. STAFF LIAISON UPDATES**

### **8.1. Neighbourhood / Area Planning Exercises**

The staff liaison advised of numerous area plans currently underway and the ongoing consultation processes that Community Planning is forecasting with Council, committees and

the public. There was discussion on area plans and the potential for future neighbourhood planning.

8.2. **Metro Van Greenscaping Guidelines and Best Management Practices for Green Infrastructure**

The staff liaison shared Metro Vancouver Regional Planning subcommittee resources and spoke to how capacity is being built at regional level to green up the region.

9. **CORRESPONDENCE**

9.1. **Upcoming Events**

February 9, 2019 11:00 am – 2:00 pm	Repair Café Maple Ridge Public Library (22470 Dewdney Trunk Road) Organizer: Ridge Meadows Recycling Society
March 9, 2019 11:00 am – 2:00 pm	Repair Café Maple Ridge Public Library (22470 Dewdney Trunk Road) Organizer: Ridge Meadows Recycling Society
April 13, 2019 10:00 am – 2:00 pm	Repair Café Memorial Peace Park (11900 224 Street) Organizer: Ridge Meadows Recycling Society
April 13, 2019 10:00 am – 2:00 pm	Earth Day Memorial Peace Park, Bandstand (11900 224 Street) Organizer: Ridge Meadows Recycling Society
May 3, 2019 4:00 pm – 8:00 pm	Repair Café Home Show's Family Fest, Albion Fairgrounds (23448 Jim Robson Way) Organizer: Ridge Meadows Recycling Society

10. **ROUNDTABLE**

Members provided updates and reports on environmental activities.

Earth Day planning meeting, Fraser Valley Regional Library, February 16, 2019 at 1:00pm.

Kanaka Watershed Stewardship Centre Open House, February 17, 2019 at 1:00–4:00 pm.

Goodbye Chums! Kanaka Creek Regional Park, April 28, 2019 at 11:00 – 3:00pm.

11. **ADJOURNMENT – 8:39 pm**

“Original signed by L. Koehn”

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L. Koehn, Chair

/aa

City of Maple Ridge  
**PUBLIC ART STEERING COMMITTEE MEETING MINUTES**

The Minutes of the Regular Meeting of the Public Art Steering Committee, held in the  
Coho Room, at Maple Ridge City Hall, 11995 Haney Place, Maple Ridge, British Columbia, on  
January 31, 2019 at 4:05 pm.

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**COMMITTEE MEMBERS PRESENT**

Councillor Ryan Svendsen	City of Maple Ridge
Leanne Koehn	Community at Large Member
Barbara Duncan	Arts Council Representative
Don Miskiman, Vice-Chair	Community at Large Member
Donald Luxton	Developer

Amended as per  
April 11, 2019

**STAFF MEMBERS PRESENT**

Yvonne Chui	Manager, Arts and Community Connections / Staff Liaison
Michael Millward	Facilities Operations Manager
Amanda Allen	Committee Clerk

**ABSENT**

Wayne Bissky, Chair	Architect
Wan-Yi Lin	Artist

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Note: Wayne Bissky was not in attendance. Don Miskiman chaired the meeting as the presiding member.

1. **CALL TO ORDER**
2. **APPROVAL OF THE AGENDA**

R/2019-001

It was moved and seconded

That the January 31, 2019 Public Art Steering Committee agenda be approved as circulated.

CARRIED

3. **ADOPTION OF THE MINUTES**

R/2019-002

It was moved and seconded

That the minutes of the Maple Ridge Public Art Steering Committee meeting dated November 27, 2018 be adopted.

CARRIED

4. **DELEGATIONS**

4.1. **South Albion Community Centre**

- Michael Millward, Facilities Operations Manager, Parks, Recreation and Culture

Mr. Millward gave a PowerPoint presentation on the South Albion Community Centre providing the following information:

- site
- exterior rendering
- retaining walls
- exterior elevations
- floor plan
- interior rendering

Mr. Millward answered questions from the committee. There was discussion on the retaining wall timeline and material, accent lighting in the parking lot, etched glass art at the entrances, pattern walkway between the joint use site and on increasing the budget.

R/2019-003

It was moved and seconded

**Develop and send out an Artist Call for the South Albion Community Centre with a project budget up to \$150,000 for artist teams to develop a concept plan for the site.**

CARRIED

R/2019-004

It was moved and seconded

**That Donald Luxton and Donald Miskiman be the representatives for the Public Art Steering Committee on the selection panel for the South Albion Community Centre public art project.**

CARRIED

5. **QUESTION PERIOD – Nil**

6. **NEW AND UNFINISHED BUSINESS**

6.1. **2019 Chair and Vice Chair Elections**

The staff liaison opened the floor to nominations for a Chair.

R/2019-005

It was moved and seconded

**That Wayne Bissky be elected Chair of the Maple Ridge Public Art Steering Committee for 2019.**

CARRIED

The staff liaison opened the floor to nominations for a Vice Chair.

R/2019-006

It was moved and seconded

**That Don Miskiman be elected Vice Chair of the Maple Ridge Public Art Steering Committee for 2019.**

CARRIED

**6.2. Culture Plan Implementation Framework – draft to Council February 5, 2019**

Members were encouraged to attend the February 5, 2019 Council Workshop meeting where a report on the Culture Plan Implementation Framework will be reviewed by Council. The staff liaison summarized the phased approach of the Implementation Framework.

Note: Councillor Svendsen left the meeting at 4:57 pm and returned at 5:00 pm.

**6.3. Artist in Residence Program 2019-2022**

The staff liaison provided an update on the Artist in Residence Expression of Interest (EOI) Call and revisions to the program for this intake. Site visits and an information meeting is scheduled for February 2, 2019. The EOI deadline is February 14, 2019.

**6.4. Community Public Art Call**

There was discussion on how partnerships could be forged between the artist in residence and community applicants/partners.

The staff liaison reviewed the community public art application from the Ridge Meadows Opioid Response Community Action Team and artist Kat Wahamaa. There was discussion on the \$1000.00 grant request for the development of a community musical play.

R/2019-007

It was moved and seconded

**That the Public Art Steering Committee approve a \$1000.00 grant application from the Ridge Meadows Opioid Response Community Action Team and artist Kat Wahamaa for the *Community Musical*.**

CARRIED

6.5. **Mapping Public Art Projects 2019-2021, timelines, budget and processes**

The staff liaison outlined Spring projects including the Artists in Residence, the South Albion Community Centre, street banners and windows at City Hall. The staff liaison requested members begin to identify public art opportunities for the 2020 Summer Games and how the call should be structured. Ideas discussed included:

- installation of legacy or temporary pieces;
- interactive displays
- temporary site specific installations
- branding on medals, banners, sports equipment;
- fabric pop ups for picture taking.

The 2020 BC Summer Games will be placed on a future agenda for further discussion.

7. **ROUNDTABLE**

The committee received verbal reports on local events, exhibitions, and activities.

Note: Barbara Duncan left the meeting at 5:29 pm and did not return.

R/2019-008

It was moved and seconded

**That the Public Art Steering Committee meeting scheduled for March 7, 2019 be moved to April 11, 2019.**

CARRIED

8. **ADJOURNMENT** – 5:43 pm

“Original signed by Don Miskiman”

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D. Miskiman, Vice Chair

/aa



800     *Unfinished Business*

## 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.

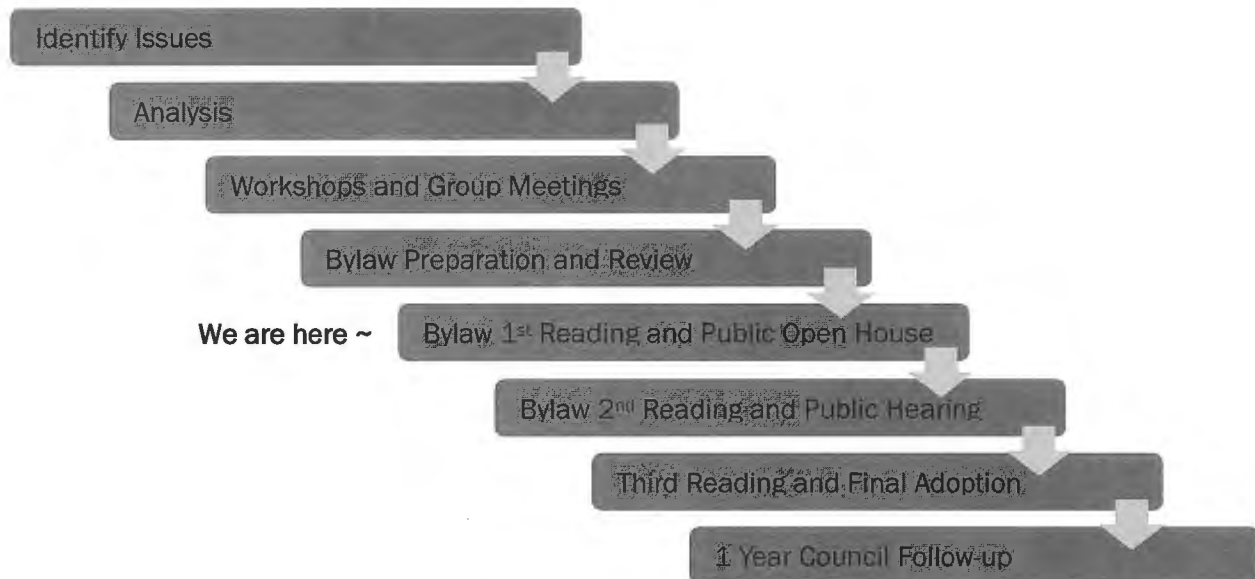
An additional housekeeping item is to correct small zoning boundary irregularities for approximately 200 properties to bring the zoning boundary in line with the property boundaries, and to rezone a few properties for which the zoning is not consistent with the existing uses. The list of properties is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

## CITY OF MAPLE RIDGE

### BYLAW NO. 7600-2019

A Bylaw to adopt a new Zoning Bylaw for the City of Maple Ridge

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**WHEREAS**, Section 479 of the *Local Government Act* provides that the Council may adopt, by Bylaw, a Zoning Bylaw;

**AND WHEREAS** it is deemed desirable to adopt a new Zoning Bylaw for the City of Maple Ridge;

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

1. This Bylaw may be cited as “Maple Ridge Zoning Bylaw No. 7600-2019”;
2. That the document attached hereto as Schedule “A” is hereby adopted as the Zoning Bylaw for the City of Maple Ridge.

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

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

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

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

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

**ADOPTED** the       day of       , 20

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**



**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

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** 2019-2023 Financial Plan Amending Bylaw

**MEETING DATE:** April 16, 2019  
**MEETING:** Audit & Finance Committee

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**EXECUTIVE SUMMARY:**

Prior to setting the 2019 property tax rates, it is desirable to update the 2019-2023 Financial Plan to reflect information received since the plan's adoption last July. The changes to the plan, as summarized in this report, have been incorporated into the amended Financial Plan Bylaw that is attached.

**RECOMMENDATION:**

That Maple Ridge 2019-2023 Financial Plan Amending Bylaw No. 7544-2019 be given first, second and third readings.

**DISCUSSION:**

a) **Background Context:**

The existing 2019-2023 Financial Plan was adopted last July. The property tax increases remain unchanged at 3.50% for 2019 and consists of increases for:

1. General Purposes, to cover cost increases for existing service levels, of 1.90%.
2. Infrastructure Sustainability, to replace and maintain existing assets, of 0.70%
3. Parks & Recreation, to fund the Parks & Rec. Master plan and new assets, of 0.60%
4. Drainage Improvements, of 0.30%.

The 2019-2023 Financial Plan Overview Report, a 39 page document, provides much of the background around the existing financial plan and can be found on our website.

The following changes have been incorporated into this financial plan amendment:

1. Capital and operating projects that were approved in prior years and are still underway along with the associated funding sources;
2. Growth in property tax revenue based on actual property assessments;
3. Grants in lieu of taxes, both assessment and revenue based;
4. Continued cost savings on dental and medical benefits;
5. Actuarial estimate cost reduction for sick and service severance accruals;
6. Updates to interest on property tax prepayments, arrears and penalties;



7. Water and sewer costs from the region and sewer revenues;
8. Major Road Network (MRN) revenues and road maintenance costs;
9. Corporate inflation contingency reduced;
10. Recycling revenues from RecycleBC and Ridge Meadows Recycling Society contract;
11. Contract costs updated: library, RCMP, janitorial, dispatch and golf course lease;
12. Community Safety Plan development; and
13. Façade improvement program continuation for the next three years.

The transfer to General Revenue Accumulated Surplus in 2019 is \$67,000. To put this figure in perspective the operating costs for 2019 are in excess of \$120 million.

**CONCLUSION:**

It is desirable to amend the Financial Plan Bylaw before setting the property tax rates. While Council can amend the Financial Plan at any time, the budget in place prior to the property tax rates being set is used in our Annual Report.

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*T. Thompson*  
Prepared by: Trevor Thompson, BBA, CPA, CGA  
Chief Financial Officer

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

CITY OF MAPLE RIDGE

BYLAW NO. 7544-2019

A bylaw to amend Maple Ridge 2019-2023 Financial Plan Bylaw No7452-2018

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WHEREAS, a process of public consultation was undertaken in adopting the previous financial plan;

AND WHEREAS, the public will have the opportunity to provide comments or suggestions with respect to the amendment to the financial plan;

AND WHEREAS, Council deems this to be a process of public consultation under Section 166 of the Community Charter;

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

1. This Bylaw may be cited as "Maple Ridge 2019-2023 Financial Plan Amending Bylaw No. 7544-2019".
2. Statement 1, Statement 2 and Statement 3 attached to and forming part of Maple Ridge 2019-2023 Financial Plan Bylaw 7452-2018 are deleted in their entirety and replaced by Statement 1, Statement 2 and Statement 3 attached and forming part of Maple Ridge 2019-2023 Financial Plan Amending Bylaw No. 7544-2019.

READ a first time the                      day of                      .

READ a second time the                      day of                      .

READ a third time the                      day of                      .

PUBLIC CONSULTATION completed on the                      day of                      .

ADOPTED the                      day of                      .

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PRESIDING MEMBER

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CORPORATE OFFICER

ATTACHMENT: Statement 1, Statement 2 and Statement 3

# Statement 1

## Consolidated Financial Plan 2019-2023 (in \$ thousands)

	2019	2020	2021	2022	2023
<b>REVENUES</b>					
Revenues					
Development Fees					
Developer Contributed Assets	20,000	20,000	20,000	20,000	20,000
Developer Cost Charges	42,283	7,901	5,999	2,977	1,304
Developer Projects & Amenity Contributions	3,875	-	-	-	-
Parkland Acquisition	1,520	200	200	200	200
Contribution from Others	2,400	1,405	1,357	1,334	1,341
Development Fees Total	70,078	29,506	27,556	24,511	22,845
Property Taxes	86,850	91,456	96,270	101,299	106,600
Parcel Charges	3,235	3,337	3,442	3,552	3,665
Fees & Charges	44,173	46,354	48,708	51,250	53,996
Interest	2,248	2,413	2,428	2,443	2,458
Grants	16,694	4,931	5,191	4,931	4,931
Property Sales	1,500	2,500	-	-	-
Total Revenues	224,778	180,497	183,595	187,986	194,495
<b>EXPENDITURES</b>					
Operating Expenditures					
Debt & Interest Payments	2,752	3,020	3,540	3,373	3,201
Amortization	21,330	21,330	21,330	21,330	21,330
Other Expenditures	120,681	117,679	122,599	128,755	134,417
Total Expenditures	144,763	142,038	147,478	153,458	158,948
<b>ANNUAL SURPLUS</b>	80,015	38,459	36,117	34,528	35,547
Add Back: Amortization Expense (Surplus)	21,330	21,330	21,330	21,330	21,330
Less: Capital Expenditures	196,965	27,778	25,631	19,754	20,097
Less: Developer Contributed Capital	20,000	20,000	20,000	20,000	20,000
<b>CHANGE IN FINANCIAL POSITION</b>	(115,620)	12,011	11,816	16,104	16,780
<b>OTHER REVENUES</b>					
Add: Borrowing Proceeds	56,537	-	-	-	-
<b>OTHER EXPENDITURES</b>					
Less: Principal Payments on Debt	3,786	3,871	5,064	5,192	5,324
<b>TOTAL REVENUES LESS EXPENSES</b>	(62,869)	8,140	6,752	10,912	11,456
<b>INTERNAL TRANSFERS</b>					
Transfer From Reserve Funds					
Capital Works Reserve	4,270	150	150	150	150
Equipment Replacement Reserve	7,623	1,395	1,963	2,183	1,815
Fire Department Capital Reserve	11,697	-	-	-	-
Sanitary Sewer Reserve	1,492	-	-	-	-
Total Transfer From Reserve Funds	25,082	1,545	2,113	2,333	1,965
Less :Transfer To Reserve Funds					
Capital Works Reserve	2,625	4,007	2,153	3,726	3,192
Equipment Replacement Reserve	3,107	3,348	3,523	3,776	3,960
Fire Department Capital Reserve	911	873	1,016	1,163	1,315
Land Reserve	5	5	5	5	5
Total Transfer To Reserve Funds	6,648	8,233	6,697	8,670	8,472
Transfer From (To) Own Reserves	41,422	(595)	638	(438)	(1,576)
Transfer From (To) Surplus	3,013	(857)	(2,806)	(4,137)	(3,373)
Transfer From (To) Surplus & Own Reserves	44,435	(1,452)	(2,168)	(4,575)	(4,949)
<b>TOTAL INTERNAL TRANSFERS</b>	62,869	(8,140)	(6,752)	(10,912)	(11,456)
<b>BALANCED BUDGET</b>	-	-	-	-	-

## Statement 2

### Revenue and Property Tax Policy Disclosure

#### REVENUE DISCLOSURE

Revenue Proportions	2019		2020		2021		2022		2023	
	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%	\$ ('000s)	%
<b>Revenues</b>										
Property Taxes	86,850	30.9	91,456	50.7	96,270	52.4	101,299	53.9	106,600	54.8
Parcel Charges	3,235	1.1	3,337	1.8	3,442	1.9	3,552	1.9	3,665	1.9
Fees & Charges	44,173	15.7	46,354	25.7	48,708	26.5	51,250	27.3	53,996	27.8
Borrowing Proceeds	56,537	20.1	-	-	-	-	-	-	-	-
Other Sources	90,520	32.2	39,350	21.8	35,175	19.2	31,885	17.0	30,234	15.5
<b>Total Revenues</b>	<b>281,315</b>	<b>100</b>	<b>180,497</b>	<b>100</b>	<b>183,595</b>	<b>100</b>	<b>187,986</b>	<b>100</b>	<b>194,495</b>	<b>100</b>
<b>Other Sources include:</b>										
Development Fees Total	70,078	24.9	29,506	16.3	27,556	15.0	24,511	13.0	22,845	11.7
Interest	2,248	0.8	2,413	1.3	2,428	1.3	2,443	1.3	2,458	1.3
Grants (Other Govts)	16,694	5.9	4,931	2.7	5,191	2.8	4,931	2.6	4,931	2.5
Property Sales	1,500	0.5	2,500	1.4	-	-	-	-	-	-
	90,520	32.2	39,350	21.8	35,175	19.2	31,885	17.0	30,234	15.5

#### OBJECTIVES & POLICIES

##### Property Tax Revenue

Property tax revenue is the City's primary revenue source, and one which is heavily reliant on the residential class. Diversification of the tax base and generation of non-tax revenue are ongoing objectives, outlined in Financial Sustainability Policy 5.52 section 6.

The Financial Plan includes property tax increases that are as listed below:

	2019	2020	2021	2022	2023
General Purpose	1.90%	2.00%	2.00%	2.00%	2.00%
Infrastructure Replacement	0.70%	0.70%	0.70%	0.90%	0.90%
Parks & Recreation	0.60%	0.60%	0.60%	0.60%	0.60%
Drainage	0.30%	0.30%	0.30%	0.10%	0.10%
<b>Total Property Tax Increase</b>	<b>3.50%</b>	<b>3.60%</b>	<b>3.60%</b>	<b>3.60%</b>	<b>3.60%</b>

Additional information on the tax increases and the cost drivers can be found in the most recent Financial Plan Overview Report. Specific policies discussing the tax increases are included in the Financial Sustainability Plan and related policies.

Property tax revenue includes property taxes as well as grants in lieu of property taxes.

##### Parcel Charges

Parcel charges are comprised of a recycling charge, a sewer charge and on some properties, a local area service or improvement charge. Parcel charges are a useful tool to charge all or a subset of properties for a fixed or variable amount to support services. Unlike property taxation the variable amount does not need to be related to property assessment value, but can be something that more accurately reflects the cost of the service.

## Statement 3

### Capital Expenditure Disclosure

#### Fees & Charges

Fees should be reviewed annually and updated if needed. Past fee amendments include recreation fees, development application fees, business license fees and cemetery fees. A major amendment to the Development Costs Charges (DCC) was approved in 2018. Some fees are used to offset the costs of providing specific services. The utility fees are reviewed annually with a view towards using rate stabilization practices to smooth out large fluctuations in rates, as set out in the Business Planning Guidelines.

#### Borrowing Proceeds

Debt is used when it makes sense, and with caution as it commits future cash flows to debt payments, restricting the ability to use these funds to provide other services. The source of the debt payments needs to be considered as does the justification for advancing the project. More information on previously approved borrowing can be found in the most recent Financial Plan Overview report and our website for information on the new parks and recreation infrastructure.

#### Other Sources

This will vary greatly year to year as it includes:

- Development fees which fund capital projects from the DCC Reserve
- Contribution from others in relation to capital
- Grants which are sought from various agencies and may be leveraged with City funds

## PROPERTY TAX DISCLOSURE

### Property Tax Revenue Distribution

Property Class	Taxation Revenue		Assessed Value		Tax Rate	Multiple
	('000s)		('000s)		(\$/1000)	(Rate/Res.Rate)
1 Residential	66,349	78.4%	23,423,181	92.4%	2.8326	1.0
2 Utility	731	0.9%	18,278	0.1%	40.0000	14.1
4 Major Industry	653	0.8%	31,591	0.1%	20.6674	7.3
5 Light Industry	3,275	3.9%	366,459	1.5%	8.9367	3.2
6 Business/Other	13,409	15.8%	1,500,444	5.9%	8.9367	3.2
8 Rec./ Non-Profit	63	0.1%	5,263	0.0%	12.0643	4.3
9 Farm	164	0.2%	4,657	0.0%	35.2285	12.4
Total	84,644	100%	25,349,873	100%		

## Statement 3

### Capital Expenditure Disclosure

#### Objectives & Policies

Property taxes are the City's largest source of revenue and are contained by efficient business practices. Annual business planning practices are the mechanism for resource allocation decisions.

The City's Financial Sustainability Policy section 6 discusses the necessity of diversifying the tax base. Development of employment-related properties is one method of diversification; therefore a key performance measurement in Strategic Economic Initiatives tracks the increased investment and development of non-residential properties.

A policy in the Financial Sustainability Plan that calls for stable tax increases and the adoption of the annual increase early in the prior year in the Business Planning Guidelines provides citizens with a more stable and predictable set of cost increases. In some cases costs are phased in over multiple years to stay within the set tax increases.

#### Property Tax Rates

It is policy to adjust property tax rates annually to negate the impact of fluctuations in the market values of properties. Property tax increases are then applied at the same relative increase for all classes, unless legislation restricts the rates, as with Class 2, Utility.

The Business Class and Light Industry Class properties have the same tax rate and are treated as a composite class when setting the tax rates, as the types of businesses in each class are similar. In 2016, the increase was reduced from 3.15% to 1.85% to reduce the relative property tax burden for these properties.

A review was done on the Major Industry Class rates and the recommendation from the Audit and Finance Committee and Council was a 5% property tax reduction in both 2009 and 2010 to support additional investments in the subject property and to keep rates competitive. In 2014 and 2015, property taxes charged to major industrial class properties were reduced by \$70,000 in each year.

In reviewing tax rates to ensure competitiveness, absolute rates, tax multiples and overall tax burden are considered. The impact that assessed values have when comparing to other geographical areas must be considered in a comparison of tax rates.

#### Permissive Tax Exemptions

Council has set policies around the use of permissive tax exemptions. These are Council Policies 5.19 through 5.24. These policies discuss Churches, Community Halls, Heritage Sites, Homes for the Care of Children and the Relief of the Aged, the Poor, the Disabled and the Infirm, Municipal Recreational Services, Private Hospitals and Daycares, Private School and Youth Recreation Groups.

#### Revitalization Tax Exemptions

Revitalization Tax Exemptions have been leveraged as a tool to provide incentives for the attainment of strategic goals related to land development and the attraction of high-value jobs. The Town Centre Investment Incentive Program was established to attract private investment in the fulfillment of the Town Centre Area Plan. Similarly, the Employment Land investment Incentive Program was designed to encourage job creation by supporting investment in buildings and infrastructure on identified "employment lands".

### Statement 3

#### Capital Expenditure Disclosure

The sole purpose of this statement is to meet legislative requirements and highlight the value of the DCC program; no other conclusions should be drawn from the figures as the information could be misconstrued. This disclosure is required under the Local Government Act s. 560 (2); capital costs attributable to projects to be partially funded by Development Cost Charges (DCC) must be included in the financial plan. The DCC program includes projects as far out as 2038 so the capital expenditures must be extended to match. Certain types of projects are not planned past the five year time horizon of the financial plan. Much less scrutiny is given to projects that are planned in years 2024 through 2038. Projects in these years typically exceed likely funding available.

#### Capital Works Program for 2024 - 2038

(in \$ thousands)

<b>Capital Works Program</b>	<b>350,802</b>
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#### Source of Funding

##### Development Fees

Development Cost Charges	158,922
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Parkland Acquisition Reserve	-
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Contribution from Others	3,224
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162,146

##### Borrowing Proceeds

-

Grants	39,512
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Transfer from Reserve Funds	19,175
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Revenue Funds	129,969
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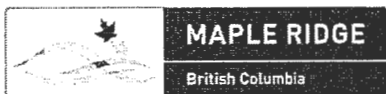
188,656

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**350,802**

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## City of Maple Ridge

**mapleridge.ca**

TO: His Worship Mayor Michael Morden  
and Members of Council  
FROM: Chief Administrative Officer  
SUBJECT: 2019 Property Tax Rates Bylaw

MEETING DATE: April 16, 2019  
FILE NO:  
MEETING: Audit & Finance Committee

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### EXECUTIVE SUMMARY:

The Property Tax Rates Bylaw is required to be adopted prior to May 15 of each year. The property tax increases were included in the Financial Plan adopted by the previous Council last July.

The updated assessment roll was received from BC Assessment at the beginning of April and the property tax rates can now be set. This bylaw will go to the next two regular Council meetings with anticipated adoption on May 14.

Typically, in the spring, Council adopts Business Planning Guidelines which include the property tax increases expected for the next years, almost a full year before they are levied. This provides staff with the time required to align the next year's business plans to Council's direction.

### RECOMMENDATION:

That 2019 Property Tax Rates Bylaw No. 7545-2019 be given first, second and third readings.

### DISCUSSION:

#### a) Background Context:

Property tax rates are adjusted for two key factors each year:

1. The average market value change for each property class and
2. The increased revenue requirements, as outlined in the Financial Plan.

The Revised Roll was received at the beginning of April and is what the property tax rates are calculated against. The property tax rates are adjusted to negate the impact of market value changes. Property tax increases are then applied, at the same relative increase to all classes, unless otherwise directed by Council or restricted by legislation, as with Class 2, Utility.

The average market value increase in 2019 for the Residential Class was about 9.5%, though there is variation around this average. While the tax rate for the Residential Class has been reduced to 2.8326 from 2.9961, the actual increase or decrease in property taxes for each property will vary, depending on the relative change in assessed value for that property.



The average market value increase for the Light Industry and Business Classes was about 15%. The tax rate for these classes is reduced to 8.9389 from 9.8429.

The property tax notice that we issue includes levies from others (Provincial Government, BC Assessment, Translink etc.) and we have no control over these levies.

b) Citizen/Customer Implications:

For illustrative purposes, the property tax levies estimated for a home valued at \$744,363 is shown in the attached appendix. This average value is a composite value for single family homes, townhouses and apartments. As noted earlier, the increase experienced by individual properties will vary, depending on the relative change in the assessed value of that property.

**CONCLUSION:**

This bylaw sets the property tax rates which generates the majority of the City's revenue. A property tax rate bylaw must be adopted each year prior to May 15.

  
\_\_\_\_\_  
Prepared by: Trevor Thompson, BBA, CPA, CGA  
Chief Financial Officer

  
\_\_\_\_\_  
Concurrence: Kelly Swift, MBA  
Acting Chief Administrative Officer

**Attachments:**

(A) Appendix A - Illustrative Residential Property Tax Comparison

## Appendix A – Illustrative Residential Property Tax Comparison

Property Taxes on Residence assessed at \$744,363

	2018	2019	Increase	
Assessed Value	\$679,692	\$744,363	\$64,671	9.51%
<b>Municipal Property Taxes:</b>				
General & Infrastructure	\$1,977.02	\$2,031.81	\$54.79	
Drainage Improvement	31.13	36.70	5.57	
Parks & Recreation Improvements	28.28	39.97	11.69	
Subtotal Property Taxes	\$2,036.43	\$2,108.48	\$72.05	3.54%
<b>User Fees:</b>				
Water	\$604.20	\$631.40	\$27.20	4.50%
Sewer	368.85	397.25	28.40	7.70%
Recycling	72.57	74.57	2.00	2.75%
Municipal Subtotal	\$3,082.05	\$3,211.70	\$129.65	4.21%

CITY OF MAPLE RIDGE

BYLAW NO. 7545-2019

A bylaw to establish property tax rates for Municipal  
and Regional District purposes for the year 2019

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WHEREAS pursuant to provisions in the Community Charter Council must, by bylaw, establish property tax rates;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge 2019 Property Tax Rates Bylaw No. 7545-2019".
2. The following rates are hereby imposed and levied for the year 2019:
  - (a) For all lawful general purposes of the municipality on the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Row "A" of Schedule "A" attached hereto and forming a part hereof.
  - (c) For the purposes of improving drainage services the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Row "B" of Schedule "A" attached hereto and forming a part hereof.
  - (d) For the purposes of improving parks and recreation services the assessed value of land and improvements taxable for general municipal purposes, rates appearing in Row "C" of Schedule "A" attached hereto and forming a part hereof.
  - (e) For purposes of the Greater Vancouver Regional District on the assessed value of land and improvements taxable for regional hospital district purposes, rates appearing in Row "A" of Schedule "B" attached hereto and forming a part hereof.
3. The minimum taxation upon a parcel of real property shall be One Dollar (\$1.00).

READ a first time the                      day of                      , 2019

READ a second time the                      day of                      , 2019.

READ a third time the                      day of                      , 2019.

ADOPTED the                      day of                      ,2019.

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PRESIDING MEMBER

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CORPORATE OFFICER

City of Maple Ridge  
Schedule 'A' to Bylaw No. 7545 - 2019

Tax Rates (dollars of tax per \$1,000 taxable value)

	1	2	4	5	6	8	9
	Residential	Utility	Major Industry	Light Industry	Business/ Other	Rec/ Non-profit	Farm
A General Municipal	2.7296	38.5454	19.9159	8.6117	8.6117	11.6256	33.9474
B Drainage Improvements Levy	0.0493	0.6960	0.3596	0.1555	0.1555	0.2099	0.6130
C Park & Recreation Improvements Levy	0.0537	0.7586	0.3919	0.1695	0.1695	0.2288	0.6681
Total	2.8326	40.0000	20.6674	8.9367	8.9367	12.0643	35.2285

City of Maple Ridge  
Schedule 'B' to Bylaw No. 7545 - 2019

Tax Rates (dollars of tax per \$1,000 taxable value)

	1	2	4	5	6	8	9
	Residential	Utility	Major Industry	Light Industry	Business/ Other	Rec/ Non-profit	Farm
A Metro Vancouver Regional District	0.0436	0.1526	0.1482	0.1482	0.1068	0.0436	0.0436

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Sewer Rate Bylaw Amendment

**MEETING DATE:** April 16, 2019  
**FILE NO:**  
**MEETING:** Audit & Finance Committee

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**EXECUTIVE SUMMARY:**

The majority of the sewer costs are driven by the region based on its cost to treat wastewater. The City is responsible for our local infrastructure and the associated operating and capital costs.

The significant capital investments at the regional level have resulted in the regional levy increasing 13.6% in 2019 followed by annual increases of 9.3%, 12.8%, 13.0% and 8.7%. These increases are smoothed and moderated to Maple Ridge's ratepayers, with a proposed annual sewer rate increase of 8.5%. The City is able to achieve this lower increase as our own sewer costs increases are more moderate and additional revenue is generated by new residential units.

The region's forecasts will be reviewed annually and future rate increases may be revised.

**RECOMMENDATION:**

That Sewer Rate Amending Bylaw No. 7546-2019 be given first, second and third readings.

**DISCUSSION:**

- a) **Background Context:**  
The 2019-2023 Financial Plan included annual sewer rate increases of 3.6%. Maple Ridge sewer rates need to be adjusted to cover the regional cost increases, which average 11.5%.
- b) **Desired Outcome:**  
Sewer rates that generate sufficient revenue to cover the cost to provide the service.
- c) **Strategic Alignment:**  
The region is improving wastewater treatment thus reducing the impact to the environment.
- d) **Citizen/Customer Implications:**  
The flat rate sewer rate increase of 8.5% equates to an increase of \$28.40 for 2019. The sewer parcel charge remains unchanged at \$35, resulting in a total increase of 7.7% for single family dwelling units.


e) Business Plan/Financial Implications:

The rate increases from the region and to our own ratepayers have been updated in the Financial Plan amendment currently before Council. The rate schedule is for five years, as is the budget horizon for both the region and Maple Ridge. The rate increases will be reviewed annually.

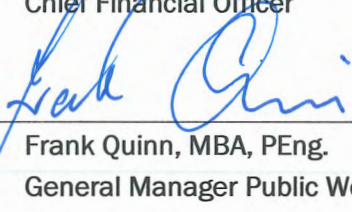
CONCLUSION:

The region is making significant investment in wastewater treatment resulting in increased costs being allocated to the municipalities served. The rate changes in this bylaw amendment are needed to cover Maple Ridge's portion of the regional costs.

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Prepared by:  Trevor Thompson, BBA, CPA, CGA  
Chief Financial Officer

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Reviewed by:  Frank Quinn, MBA, PEng.  
General Manager Public Works & Development Services

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Concurrence:  Kelly Swift, MBA  
Acting Chief Administrative Officer

CITY OF MAPLE RIDGE

BYLAW NO. 7546 - 2019

A Bylaw to further amend Maple Ridge Sewer Rate Bylaw No. 718-1964

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WHEREAS the Council has by bylaw imposed charges against the owners of real property for the provision and maintenance of the sanitary sewer system and wishes to amend those charges for all uses;

AND WHEREAS it is deemed expedient to further amend Maple Ridge Sewer Rate Bylaw No. 718-1964;

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

1. This Bylaw shall be cited for all purposes as "Maple Ridge Sewer Rate Amending Bylaw No. 7546 - 2019".
2. That Schedule "A" of Maple Ridge Sewer Rate Bylaw No. 718-1964, be deleted in its entirety and replaced with the attached Schedule "A".

READ a first time the    day of                      , 2019.

READ a second time the    day of                      , 2019.

READ a third time the    day of                      , 2019.

ADOPTED the    day of                      , 2019.

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PRESIDING MEMBER

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CORPORATE OFFICER

Attachment: Schedule "A"

City of Maple Ridge  
Maple Ridge Sewer Rate Bylaw No. 718-1964

**SCHEDULE "A"**  
**Flat Rate & Metered Charges**

USE

	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
<b>A. Residential</b>					
(1) Per Single Family Dwelling Unit	\$ 362.25	\$ 393.05	\$ 426.45	\$ 462.70	\$ 502.05
(2) Per Additional Dwelling Unit located within the structure of a Single Family Dwelling Unit	\$ 362.25	\$ 393.05	\$ 426.45	\$ 462.70	\$ 502.05
(3) Per Additional Dwelling Unit or Detached Garden Suite located on the same parcel as the Single Family Dwelling Unit	\$ 362.25	\$ 393.05	\$ 426.45	\$ 462.70	\$ 502.05
(4) Per Dwelling Unit for Duplex, Triplex, Apartment, Townhouse or Mobile Home	\$ 362.25	\$ 393.05	\$ 426.45	\$ 462.70	\$ 502.05
(5) (a) Per Boarding House or Rest Home, plus	\$ 362.25	\$ 393.05	\$ 426.45	\$ 462.70	\$ 502.05
(b) Per Boarder or Roomer in excess of two (2) for each Boarding House or Rest Home	\$ 94.35	\$ 102.35	\$ 111.05	\$ 120.50	\$ 130.75
<b>B. Commercial and Institutional</b>					
(1) Per Unit (Hall, Theatre, Church, Store, Office, Shop, Barber Shop, Beauty Shop)	\$ 362.25	\$ 393.05	\$ 426.45	\$ 462.70	\$ 502.05
(2) (a) Per Restaurant, plus	\$ 362.25	\$ 393.05	\$ 426.45	\$ 462.70	\$ 502.05
(b) Per Seat in excess of 10 seats for each Restaurant	\$ 37.30	\$ 40.45	\$ 43.90	\$ 47.65	\$ 51.70
(3) Per Classroom in each School	\$ 262.15	\$ 284.45	\$ 308.65	\$ 334.90	\$ 363.35
(4) Per Bed in each Hospital	\$ 262.15	\$ 284.45	\$ 308.65	\$ 334.90	\$ 363.35
(5) (a) Per Motel or Hotel, plus	\$ 362.25	\$ 393.05	\$ 426.45	\$ 462.70	\$ 502.05
(b) Per Room in excess of one (1) room	\$ 95.15	\$ 103.25	\$ 112.05	\$ 121.55	\$ 131.90
(6) (a) Per Beverage Room, plus	\$ 362.25	\$ 393.05	\$ 426.45	\$ 462.70	\$ 502.05
(b) Per Seat in excess of 10 seats for each Beverage Room	\$ 37.30	\$ 40.45	\$ 43.90	\$ 47.65	\$ 51.70
(7) Per Laundry	\$ 596.75	\$ 647.45	\$ 702.50	\$ 762.20	\$ 827.00
(8) Per Dry Cleaner	\$ 362.25	\$ 393.05	\$ 426.45	\$ 462.70	\$ 502.05
(9) (a) Per Laundromat, plus	\$ 362.25	\$ 393.05	\$ 426.45	\$ 462.70	\$ 502.05
(b) Per Machine	\$ 95.15	\$ 103.25	\$ 112.05	\$ 121.55	\$ 131.90
<b>C. Industrial</b>					
(1) Where parcels are subject to Metered Water Rate applied to metered water charge each quarter	57.37%	59.57%	61.85%	64.21%	66.68%
(2) Where parcels are subject to Flat Rate Charges as established for the subject parcel by Maple Ridge Water Service Bylaw No. 6002-2001 (as amended)					
Per Industrial Unit	\$ 362.25	\$ 393.05	\$ 426.45	\$ 462.70	\$ 502.05



TO: His Worship Mayor Michael Morden and Members of Council      MEETING DATE: April 23, 2019

FROM: Chief Administrative Officer      MEETING: Audit & Finance Committee

SUBJECT: Albion and Maple Ridge Road 13 Dyking Districts 2019 Tax Rate Bylaws

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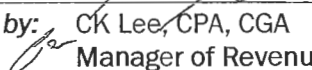
**EXECUTIVE SUMMARY:**

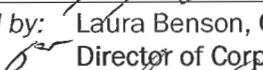
The City of Maple Ridge serves as Interim Trustee for Albion Dyking District and the Maple Ridge Road 13 Dyking District. Levies are collected from property owners within those dyking districts to maintain the dykes and equipment. Bylaws have been prepared for the collection of these levies. A 3.5% increase in the amount collected is in line with the municipal property tax increase and is proposed for the rates levied in 2019. The mill rates have been adjusted accordingly.

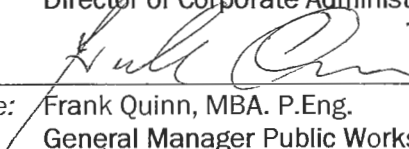
**RECOMMENDATION:**

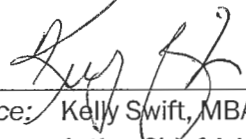
That Albion Dyking District Tax Rates Bylaw No. 7458 -2019 be given first, second and third readings; and

That Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7459-2019 be given first, second and third readings.

  
Prepared by: CK Lee, CPA, CGA  
Manager of Revenue & Collections

  
Reviewed by: Laura Benson, CPA, CMA  
Director of Corporate Administration

  
Concurrence: Frank Quinn, MBA. P.Eng.  
General Manager Public Works & Development Services

  
Concurrence: Kelly Swift, MBA  
Acting Chief Administrative Officer

CITY OF MAPLE RIDGE

BYLAW NO.7548-2019

A Bylaw for imposing taxes upon lands in the Albion Dyking District

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The Council of the City of Maple Ridge, acting as Receiver for the Albion Dyking District, enacts as follows:

1. This Bylaw may be cited for all purposes as "Albion Dyking District Tax Rates Bylaw No.7548-2019".
2. The following rates are hereby imposed and levied for those lands within the boundaries of Albion Dyking District:

For purposes of dyke maintenance and improvements and equipment repair and maintenance:

- (a) a rate of \$1.8807 per \$1000 of assessment of land and improvements in all categories
3. If any section, subsection, clause or other part of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

READ a first time on the      day of April, 2019.

READ a second time on the      day of April, 2019.

READ a third time on the      day of April, 2019

ADOPTED on the      day of      May, 2019.

---

PRESIDING MEMBER

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CORPORATE OFFICER

CITY OF MAPLE RIDGE

BYLAW NO. 7549-2019

A Bylaw for imposing taxes upon lands in Maple Ridge Road 13 Dyking District

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The Council of the City of Maple Ridge, acting on behalf of the Trustees for Maple Ridge Road 13 Dyking District, enacts as follows:

1. This Bylaw may be cited for all purposes as "Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7549-2019".
2. The following rates are hereby imposed and levied for those lands within the boundaries of Maple Ridge Road 13 Dyking District:

For purposes of dyke maintenance and improvements and equipment repair and maintenance:

- (a) a rate of \$0.2882 per \$1000 of assessment of land and improvements in all categories
  - (b) a rate of \$12.00 per acre of land with a minimum charge of \$5.00.
3. If any section, subsection, clause or other part of this Bylaw is for any reason held to be invalid by the decision of a court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this Bylaw.

READ a first time on the      day of April, 2019.

READ a second time on the      day of April, 2019.

READ a third time on the      day of April, 2019.

ADOPTED on the      day of May, 2019.

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PRESIDING MEMBER

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CORPORATE OFFICER

1000 Bylaws

**CITY OF MAPLE RIDGE  
BYLAW NO. 7537-2019**

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

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

**AND WHEREAS** it is deemed expedient to amend Schedules "B" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7537-2019

2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 2 of the North West Quarter of Section 22 Township 12 Group 1 New Westminster Plan LMP22485;

Lot "A" Except: Parcel "One" (Explanatory Plan 13720) Section 21 Township 12 New Westminster District Plan 9912;

Parcel "One" (Explanatory Plan 13720) Lot A Section 21 Township 12 New Westminster District Plan 9912;

Lot A Section 22 Township 12 New Westminster District Plan LMP9379;

and outlined in heavy black line on Map No. 999, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Lot 2 of the North West Quarter of Section 22 Township 12 Group 1 New Westminster Plan LMP22485;

Lot "A" Except: Parcel "One" (Explanatory Plan 13720) Section 21 Township 12 New Westminster District Plan 9912;

Parcel "One" (Explanatory Plan 13720) Lot A Section 21 Township 12 New Westminster District Plan 9912;

Lot A Section 22 Township 12 New Westminster District Plan LMP9379;

and outlined in heavy black line on Map No. 1000, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Conservation and Forest.

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

READ a first time the 19<sup>th</sup> day of March, 2019.

READ a second time the 19<sup>th</sup> day of March, 2019.

PUBLIC HEARING held the 16<sup>th</sup> day of April, 2019.

READ a third time the            day of            , 20

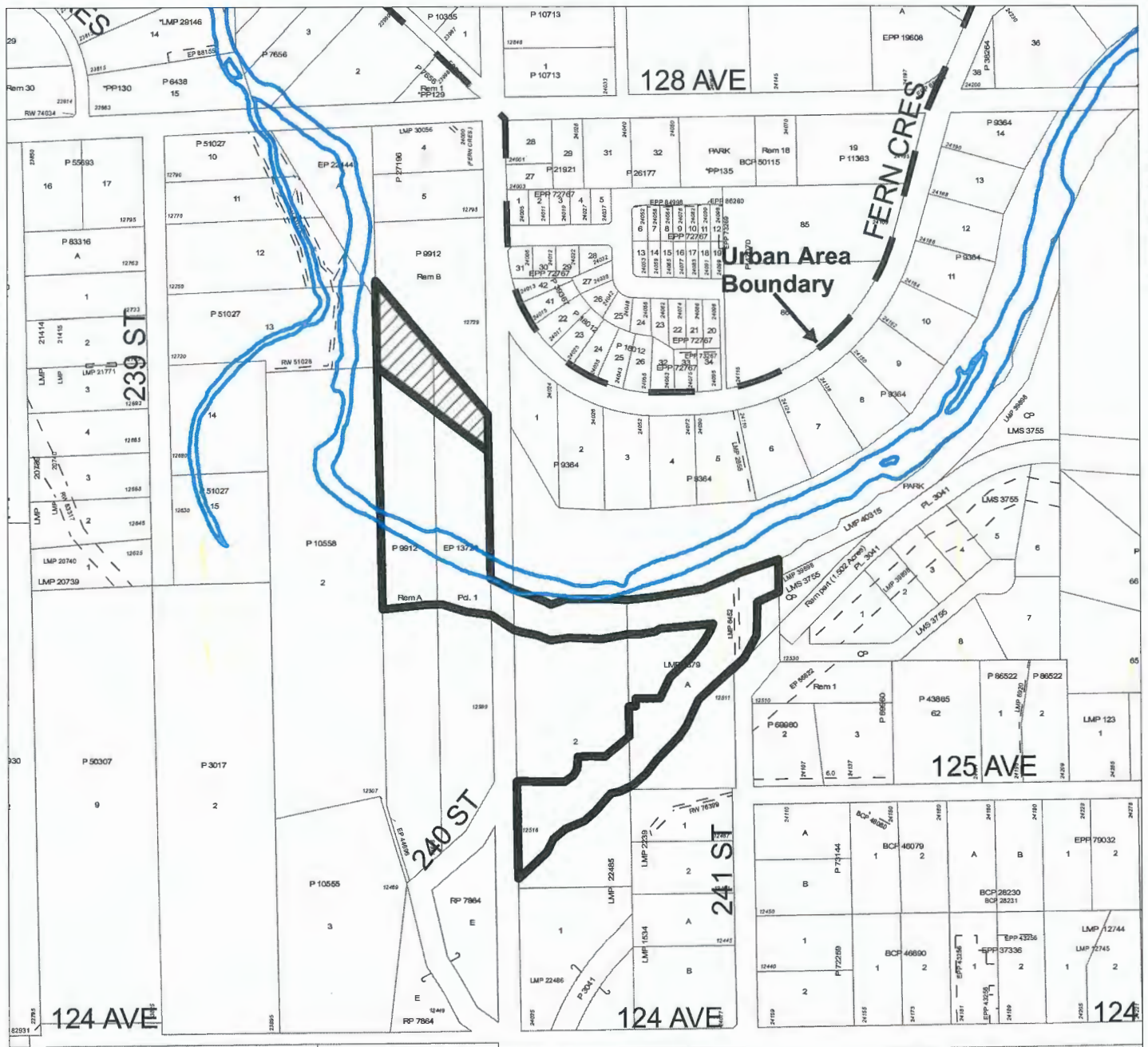
ADOPTED, the    day of            , 20 .

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PRESIDING MEMBER

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CORPORATE OFFICER



# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7537-2019

Map No. 999

From: Estate Suburban Residential

To:  Conservation  Forest

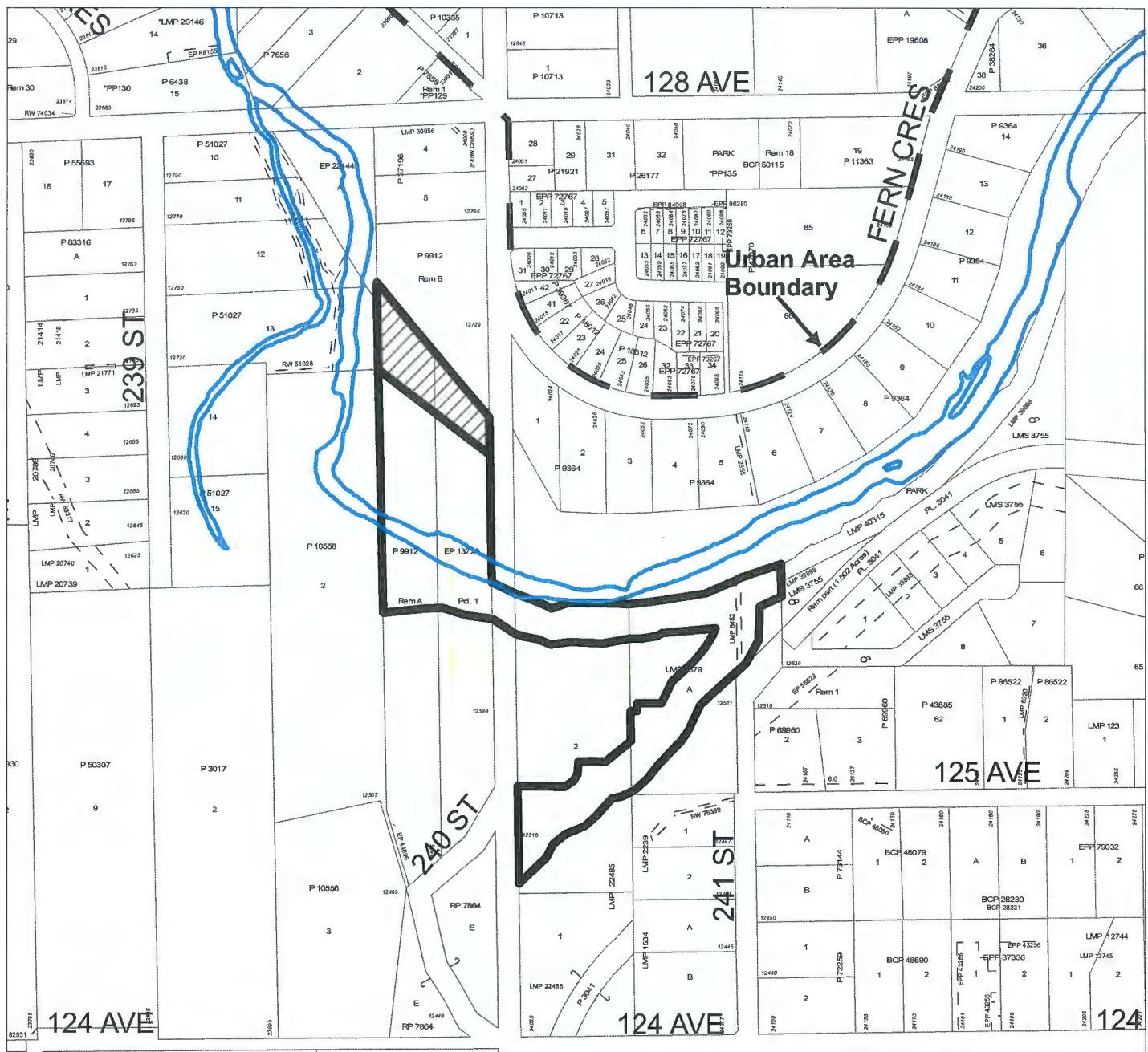


--- Urban Area Boundary



SCALE 1:5,000





# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7537-2019  
Map No. 1000  
Purpose: To Amend Schedule C As Shown

To Add To Conservation
 To Add To Forest



--- Urban Area Boundary





**CITY OF MAPLE RIDGE  
BYLAW NO. 7343-2017**

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

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

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7343-2017."

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

Lot 2 of the North West Quarter of Section 22 Township 12 Group 1 New Westminster Plan LMP22485;

Lot "A" Except: Parcel "One" (Explanatory Plan 13720) Section 21 Township 12 New Westminster District Plan 9912;

Parcel "One" (Explanatory Plan 13720) Lot A Section 21 Township 12 New Westminster District Plan 9912;

Lot A Section 22 Township 12 New Westminster District Plan LMP9379;

and outlined in heavy black line on Map No. 1715 a copy of which is attached hereto and forms part of this Bylaw, is/are hereby rezoned to RS-2 (One Family Suburban Residential).

3. Section 601 ONE FAMILY AND TWO FAMILY RESIDENTIAL ZONES (R-1, R-2, R-3, RS-1, RS-1a, RS-1b, SRS, RS-1c, RS-1d, RS-2, RS-3, RT-1, RE, CD-1-93) Subsection C. REGULATION FOR THE SIZE, SHAPE AND SITING OF BUILDINGS AND STRUCTURES of Maple Ridge Zoning Bylaw No. 3510 - 1985 is amended by adding the following as item 19:

"(19) DENSITY BONUS REGULATIONS

(a) A Density Bonus is permitted on the parcels or tracts of land and premises known and described as:

Lot 2 of the North West Quarter of Section 22 Township 12 Group 1 New Westminster Plan LMP22485;

Lot "A" Except: Parcel "One" (Explanatory Plan 13720) Section 21 Township 12 New Westminster District Plan 9912;

Parcel "One" (Explanatory Plan 13720) Lot A Section 21 Township 12 New Westminster District Plan 9912;

Lot A Section 22 Township 12 New Westminster District Plan LMP9379;

Provided that in addition to park land dedication required by Local Government Act Section 510, the owner dedicates park land for the purpose of protection of environmentally sensitive lands and recreational purposes.

(b) The base density is a minimum subdivision lot area of 4,000 m<sup>2</sup>, minimum subdivision lot width of 36 metres, and minimum subdivision lot depth of 60 metres. A Density Bonus is an option in the RS-2 zone as follows:

(i) The owner must dedicate as park land at least 12,100 m<sup>2</sup> in any subdivision containing one or more lots with an area of less than 4,000 m<sup>2</sup>, as a condition of subdivision approval by the Approving Officer, such area to be acceptable to the Approving Officer for the purpose of preserving mature trees on the parent parcel.

(ii) The maximum density bonus is:

- A) Minimum lot area of 1,012 m<sup>2</sup>
- B) Minimum lot width of 20 m
- C) Minimum lot depth of 30 m

4. Zoning requirements for the SRS (Special Urban Residential) zone shall apply and supersede the zoning requirements for the RS-2 zone for any subdivision approved pursuant to this item 19."

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

READ a first time the 10<sup>th</sup> day of October, 2017.

READ a second time the 19<sup>th</sup> day of March, 2019.

PUBLIC HEARING held the 16<sup>th</sup> day of April, 2019.

READ a third time the            day of            , 20

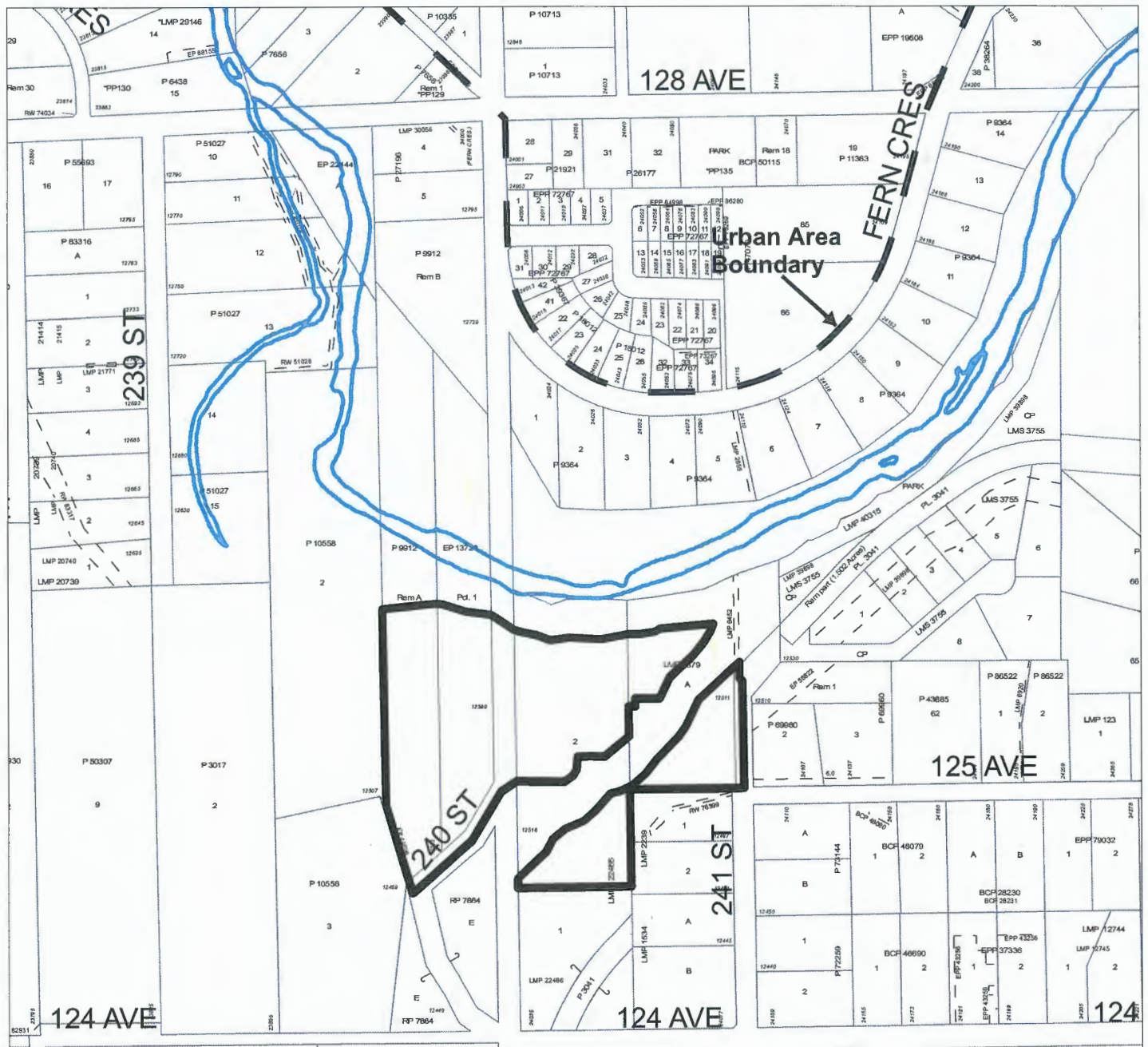
ADOPTED, the            day of            , 20

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PRESIDING MEMBER

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CORPORATE OFFICER



## MAPLE RIDGE ZONE AMENDING

Bylaw No. 7343-2017

Map No. 1715

From: RS-3 (One Family Rural Residential)

To: RS-2 (One Family Suburban Residential)



--- Urban Area Boundary



SCALE 1:5,000

CITY OF MAPLE RIDGE

BYLAW NO. 7538 - 2019

A Bylaw to amend Maple Ridge Filming Fees Bylaw No. 6669 - 2009

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WHEREAS, Section 194 of the Community Charter provides that the Council may impose fees;

AND WHEREAS, it is deemed desirable to establish a schedule for fees as provided by Section 194;

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

1. This bylaw may be cited as "Maple Ridge Filming Fees Amending Bylaw No. 7538 - 2019".
2. Maple Ridge Filming Fees Bylaw No. 6669 – 2009 be amended by:
  - a. Replacing the word "District" with "City" throughout the bylaw wherever reference is made to the "District of Maple Ridge";
  - b. Amending paragraph 7 to read:

7. A person holding the position of Film Production Liaison, their immediate supervisor or the Designate is authorized to negotiate and enter filming agreements on behalf of the City.
  - c. Amending paragraph 8 to read:

8. Notwithstanding any fee contained in this Bylaw or the schedule attached thereto, Filming Fees for local non-profit agencies under special circumstances may be reduced or waived at the discretion of the Film Production Liaison, their immediate supervisor or the Designate.
  - d. Amending paragraph 9 to read:

9. A cancellation fee may be imposed according to Schedule "A" or may be calculated on a cost recovery basis by the City in the event a production is cancelled.
3. Schedule "A" of the Maple Ridge Filming Fees Bylaw No. 6669-2009 is hereby replaced in its entirety by Schedule "A" attached hereto.
4. Maple Ridge Filming Fees Bylaw No. 6669-2009 is hereby amended accordingly.

READ a first time the 9<sup>th</sup> day of April, 2019.

READ a second time this 9<sup>th</sup> day of April, 2019.

READ a third time this 9<sup>th</sup> day of April, 2019.

ADOPTED this        day of   ,2019.

---

PRESIDING MEMBER

---

CORPORATE OFFICER

SCHEDULE "A" – FEES  
Bylaw No. 6669-2009

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<u>Item</u>	<u>May 1 2019</u>
Film Permit Application	
• Per application (1 to 6 locations)	\$250.00
• Each additional location	\$75.00
Parking Lot per day	\$300.00
Special Effects Permit	150.00
Municipal Staff Representative (Outside of regular working hours)	Two times (2X) current Collective Agreement rate (no additional admin fee)
Neighbourhood Parks per day	\$500.00
Municipal Parks per day	\$800.00
Municipal Facility	To be determined by the Film Production Liaison, their immediate supervisor or the Designate
Prep/Wrap (Prep and post filming procedures)	50% of location fee
Security Deposit/Damage Deposit	To be determined by the Film Production Liaison, their immediate supervisor or the Designate
Damage Deductions	Assessed as needed
Cancellation Fee	\$260.00
Fire Department equipment, staff and vehicles	To be determined by Fire Chief
RCMP equipment, staff and vehicles	To be determined by RCMP

1100 *Committee Reports and Recommendations*

**City of Maple Ridge**

<b>TO:</b>	His Worship Mayor Michael Morden and Members of Council	<b>MEETING DATE:</b>	April 16, 2019
<b>FROM:</b>	Chief Administrative Officer	<b>FILE NO:</b>	2019-018-AL
		<b>MEETING:</b>	C o W
<b>SUBJECT:</b>	Non-Farm Use Application for land in the Agricultural Land Reserve 22673 132 Avenue		

---

**EXECUTIVE SUMMARY:**

This application is seeking permission to build a structure on the property for a standard cultivation facility for cannabis as licenced by Health Canada. Due to the recent changes to ALC regulations, a non-farm use application is required for this proposal. The subject property is within the Agricultural Land Reserve and has an area of 4.0 hectares (10.0 acres).

This application is the first of its type under the new federal licensing program for the Commercial production of cannabis. Recent changes to ALC regulations include more stringent regulations for producing cannabis in structures. The federal and provincial regulatory changes will be discussed further in this report.

At the February 12, 2019 Council Workshop, Council was presented with a report that outlined recent federal and provincial changes in relation to cannabis production. It was recognized at that time that additional work was required at the municipal level in response to those changes. A priority was the development of a policy for processing non-farm use applications in the Agricultural Land Reserve for cannabis production facilities. This work is expected to be presented to Council in May 2019. A second report will follow, that will discuss possible potential zoning bylaw amendments in response to changed federal and provincial legislation.

This proposal is presented in advance of a Council policy and potential bylaw amendments. For this reason, this report is accompanied with a recommendation of deferral. However, alternatives are presented, should Council consider supporting or denying this application at this time.

**RECOMMENDATION:**

1. That application 2019-018-AL be deferred until a Council policy for processing applications to the Agricultural Land Commission has been adopted.
2. That additional non-farm use applications for cannabis production within the Agricultural Land Reserve be deferred pending the outcome of the Council policy for processing applications to the Agricultural Land Commission.

**DISCUSSION:**

**a) Background Context:**

Applicant: Agri-Tech Farms

Legal Description: Lot 2 Section 29 Township 12 New Westminster  
District Plan 9387



OCP:	Existing:	Agricultural (100% within the Agricultural Land Reserve)
Zoning:	Existing:	RS-3 One Family Rural Residential

#### Surrounding Uses

North:	Use:	Rural Residential
	Zone:	RS-3 One Family Rural Residential
	Designation:	Agricultural
South:	Use:	Farm and Rural Residential
	Zone:	RS-3 One Family Rural Residential
	Designation:	Agricultural
East:	Use:	Rural Residential
	Zone:	RS-3 One Family Rural Residential
	Designation:	Agricultural
West:	Use:	Rural Residential
	Zone:	RS-3 One Family Rural Residential
	Designation:	Agricultural

Existing Use of Property:	Farm and Rural Residential
Proposed Use of Property:	Cannabis production facility
Site Area:	4.0 Ha (10 Acres)
Access:	132 <sup>nd</sup> Avenue

#### b) Project Description:

The proposal is to use 0.4 hectares (1 acre) of this 4 hectare site for a cannabis production facility. The applicant notes that the balance of the site could continue to be used for other agricultural activities. The Maple Ridge Zoning Bylaw recognizes Medical Marihuana, but has not yet been revised with the legalization of recreational cannabis, although this work is in progress. For this reason the Zoning Bylaw provisions for the commercial production of Medical Marihuana now apply to cannabis production, and this proposal meets these municipal zoning regulations for this use. The type of production facility proposed is classified by Health Canada as a standard production facility, for production facilities that are larger than 200 square meters.

In August of 2018, the Agricultural Land Commission established regulations for structures for producing cannabis. New structures are now required to be soil based, with neither the foundation nor the structural supports utilizing poured concrete. Existing structures that complied with applicable permits at the time of construction and were intended for growing crops (or cannabis) could also be used for this purpose.

Proposals for structures that do not comply with these regulations are required to receive non-farm approval before construction can commence. Local governments have the jurisdiction to authorize or deny non-farm use applications from proceeding to the Agricultural Land Commission. However, local governments do not have the right to deny this use on structures that meet ALC regulations and do not require non-farm use applications to operate.

Details of the proposed structure have not been provided with this application. What has been provided is a site plan showing a building footprint of roughly 0.4 hectares, along with a statement from the applicant of the intent to install concrete floors for the building. Based on the changed



regulations from the Commission that prohibit poured concrete for new cannabis production facilities, a non-farm use application is required to construct this building.

The proposed siting of this structure meets the requirements of the Zoning Bylaw for the commercial production of Medical Marihuana.

**c) Planning Analysis:**

At the federal and provincial levels, the legal and regulatory framework surrounding cannabis use has undergone rapid changes. Through a series of legal challenges, enforcement concerns and new regulatory measures, the current system of legalized cannabis has emerged with increasing complexity.

At the February 12, 2019 Council Workshop, Council was given a presentation that discussed federal changes to cannabis licencing, and the recent introduction of 6 licence classes involved in commercial cannabis production. The current application pertains to the federal license classes of commercial cannabis producers. These producer classes are grouped into either micro producers or standard producers. Micro producers are limited to 200 m<sup>2</sup> of growing surface for their product. This current application is for a standard producer which is larger than the micro producer facility.

Although additional work is needed in order to develop a Council policy for processing non- farm use applications for cannabis production, at the February 12 Workshop meeting, Council expressed their concerns in preliminary comments that are pertinent to this application. These comments touched on a number of specific issues but 2 points that were repeated were:

1. Nuisance effects such as odour and light pollution.
2. Use of ground water for irrigation purposes. Council expressed concern that future developments be restricted to properties served by municipal water.

The proposal presented here does not offer sufficient detail to ensure mitigation of these nuisance effects. However, these mitigations can be required at the municipal level. As a condition of issuance of a building permit for cannabis production, the implementation of light covers and odour control technology should be required for all new structures built for this purpose. Furthermore, the subject property is served by municipal water and therefore will not be reliant on groundwater resources.

**d) Alternatives:**

As noted, this application is in advance of a Council policy for processing non-farm use applications for the purpose of constructing cannabis production facilities. For this reason, the application is considered premature and deferral is the recommended option until Council has endorsed this policy. However, two alternatives are presented for Council's consideration. The merits of this application include the potential for requiring nuisance mitigation (odour and light pollution effects) as a condition of a building permit. In addition, the subject property is served by community water, and the facility will not rely on groundwater resources for irrigation purposes.

Should Council wish to support this application, the following is presented:

1. That application 2019-018-AL be forwarded to the Agricultural Land Commission.

Or, should Council determine that this application has little merit, the following is presented:

2. That application 2019-018-AL not be forwarded to the Agricultural Land Commission.

**CONCLUSION:**

This non-farm use application is in support of the construction of a standard cannabis production facility as authorized under a Federal licence. The subject property is within the Agricultural Land Reserve. Recent changes to ALC regulations have established that concrete foundations and new construction for this purpose are not permitted outright in the Agricultural Land Reserve. Such a proposed structure would first require a non-farm use approval from the Commission prior to construction commencing.

A range of options is presented for Council's consideration in their decision of whether to forward this application, including deferral, authorization, or non-authorization.

"Original signed by Diana Hall"

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*Prepared by:* **Diana Hall, MA, MCIP, RPP**  
**Planner 2**

"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 Kelly Swift"

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

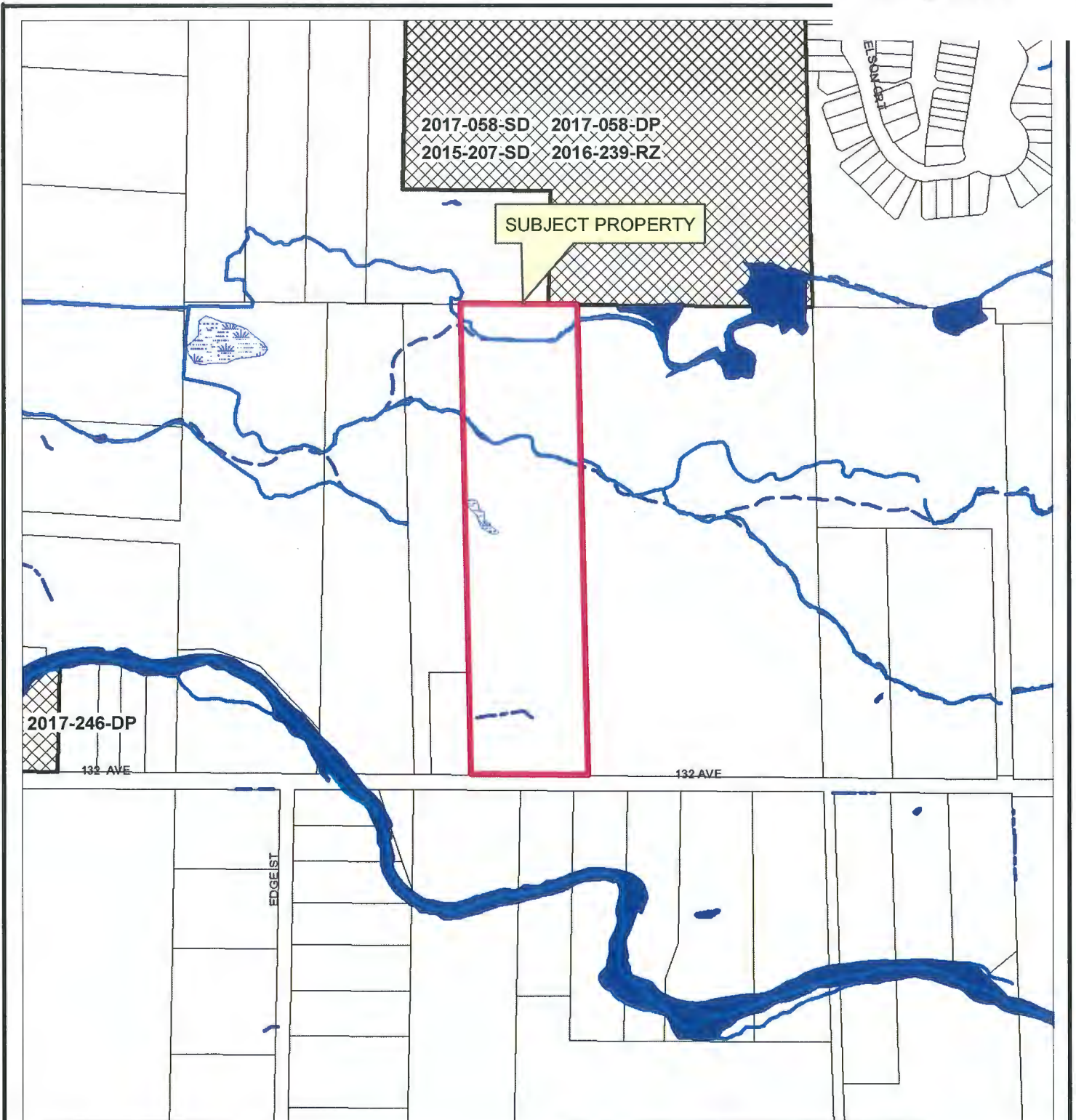
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Proposed site design

# APPENDIX A



Scale: 1:4,500

## Legend

- Stream
- Canal Edge
- Ditch Centreline
- Edge of River
- Edge of Marsh
- Indefinite Creek
- River Centreline
- Canal
- Lake or Reservoir
- Marsh
- River
- Major Rivers & Lakes
- Active Applications (RZ/SD/DP/NP)

22673 132 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2019-018-AL

DATE: Jan 17, 2019

BY: LP

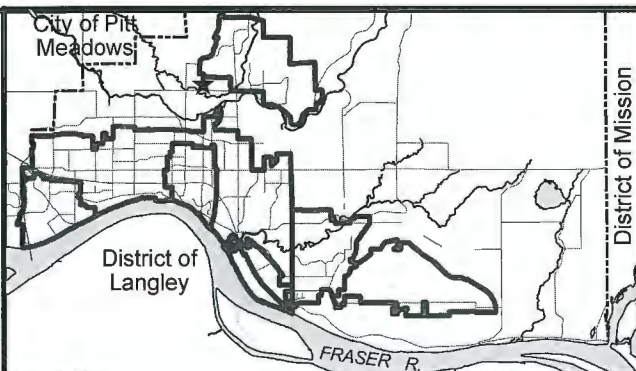




Aerial imagery from the Spring of 2018



Scale: 1:4,500



22673 132 AVENUE

PLANNING DEPARTMENT



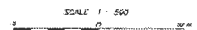
MAPLE RIDGE

British Columbia

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

FILE: 2019-018-AL  
DATE: Jan 17, 2019

BY: LP

[illegible]



**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7221-2016  
24138 Lougheed Highway

**MEETING DATE:** April 16, 2019  
**FILE NO:** 2014-040-RZ  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

An application was received on May 15, 2014 to rezone the subject property, located at 24138 Lougheed Highway, from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential), to permit a future subdivision into two lots.

Council deferred the application on June 28, 2016, pending the outcome of the feasibility analysis to determine the employment potential of the site for industrial development, and completion of the Suburban Residential land use review. The public process resulted in the subject property located at 24138 Lougheed and zoned RS-3 (One Family Rural Residential) getting re-designated from *Suburban Residential* to *Rural Residential*. This designation accommodates the RS-3 (One Family Rural Residential) zone, but not the proposed RS-2 (One Family Suburban Residential) zone. Due to the recent change in designation of the subject area, the proposed zone does not comply with the Official Community Plan (OCP). On February 12, 2019 Council gave consideration to the staff report that recommended denial of the application. Council passed the following resolution:

*That staff be directed to prepare a new rezoning bylaw and accompanying OCP amending bylaw for consideration, with additional information being provided and assessed prior to second reading.*

As directed by Council, staff have prepared Zone Amending Bylaw No. 7221-2016.

**RECOMMENDATION:**

In respect of Section 879 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. School District Boards, greater boards and improvements district boards; and
- vi. The Provincial and Federal Governments and their agencies.

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

That first reading for Zone Amending Bylaw No. 7221-2016 be granted, and

That the applicant provide further information as described on Schedules A, B and G of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program, where a voluntary contribution will be requested for an approximate amount of \$10,200

## DISCUSSION:

### a) Background Context:

Applicant:	Hue I Yun
Legal Description:	Lot 7, Except part in Plan LMP28323, District Lot 407, Group 1, New Westminster District Plan 33984
OCP:	
Existing:	Rural Residential
Proposed:	Suburban Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RS-2 (One Family Suburban Residential)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Industrial
South:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) and RS-2 (One Family Suburban Residential) Designation: Industrial
East:	Use: Single Family Residential Zone: RS-2 (One Family Suburban Residential) Designation: Rural Residential
West:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Industrial
Existing Use of Property:	Residential
Site Area:	1.15 ha (2.8 acres)
Access:	River Road, with access easement (MOTI requirement)
Servicing requirement:	Rural Standard

### b) Site Characteristics:

The subject property, located at 24138 Lougheed Highway, is approximately 1.15 ha. (2.8 acres) in size, with significant slopes along the north, north-east, south-west and west side, and a generally flat area in the centre and south-east side (see Appendices A and B). The subject property is located south of Lougheed Highway, and is outside the Urban Area Boundary, serviced by a private well and septic system.

**c) Project Description:**

The application proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit future subdivision into two residential lots, not less than 4,000 m<sup>2</sup> (1 acre) (see Appendix C). The existing residence will remain on the western portion of the property, with the new lot created on the eastern portion (see Appendix D). The existing home currently has direct access from Lougheed Highway. The Ministry of Transportation and Infrastructure (MOTI) requires that the existing access will be closed and a new access from River Road for both proposed lots is created. An access easement would need to be registered on proposed Lot 1, to provide access to proposed Lot 2.

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

**Project History:**

The current application was received on May 15, 2014 to rezone the subject property from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential), for future subdivision into two lots. Due to required permissions from the Ministry of Transportation & Infrastructure (MOTI), to grant access off of Lougheed Highway, and changes in applicants, the application was not ready to move forward to Council until June 2016.

The subject property is located outside of the Urban Area Boundary and is outside of the Metro Vancouver Urban Containment Boundary.

On March 18, 2016 Council directed staff to review the lands east and west of the Kwantlen First Nations, to determine if the lands could support employment-generating land uses. Council also pursued further dialogue with Kwantlen First Nations. In addition, staff were working on preparing a report on the *Suburban Residential* land use designation, based on Council concerns with the subject form of development.

On June 28, 2016, Council deferred this application, pending the outcome of the feasibility analysis to determine the employment potential of the property for industrial development, and completion of the *Suburban Residential* land use review.

Through the feedback provided during the rigorous public consultation process by the community, land owners, and stakeholders, it was acknowledged that issues related to the environmental conditions of the properties along Lougheed Highway were impacting the residential lots considerably, reducing the overall potential for redevelopment into employment lands. Re-designating these lots into *Rural Residential* would provide all current land owners with certainty regarding their properties remaining residential and at the same time reduce subdivision opportunities and potential for industrial/residential interface challenges.



As part of the ongoing updates on the City's Employment Land Re-designation process, both OCP Amending Bylaws (Bylaw No. 7299 – 2016 Area 1: 256<sup>th</sup> Street Lands and Bylaw No. 7335-2017 Area 2: Loughheed Lands) were considered for final reading and adopted at the September 12, 2017, Council Meeting.

The public process resulted in the subject property getting re-designated from *Suburban Residential* to *Rural Residential*. This designation accommodates the current RS-3 (One Family Rural Residential) zone, and does not support the proposed RS-2 (One Family Suburban Residential) zone.

On February 12, 2019, Council discussed the first reading report which included a recommendation of denial, and directed staff to prepare a Zone Amending Bylaw.

**d) Planning Analysis:**

**Official Community Plan:**

The subject property is currently designated *Rural Residential*, which permits agricultural uses and single detached and duplex housing forms outside of the Urban Area Boundary, where municipal servicing is not available. The *Rural Residential* land use designation aligns with the RS-3 (One Family Rural Residential) zone, therefore rezoning to the RS-2 (One Family Suburban Residential) zone is not supportable. In order to utilize the RS-2 (One Family Suburban Residential) zone, an OCP amendment from *Rural Residential* to *Suburban Residential* is required.

On December 12, 2017 Council amended the city-wide Community Amenity Contribution (CAC) Program policy, which permits amenity contribution for residential development throughout Maple Ridge, including the provision of affordable and special needs housing in a financially sustainable manner. Each CAC will be based on a contribution rate of \$5,100 per single family lot created. A voluntary contribution is anticipated to be requested for the amount of \$10,200.

**Zoning Bylaw:**

The *Rural Residential* land use designation aligns with the current RS-3 (One Family Rural Residential) zone. The proposed application is requesting a rezoning to RS-2 (One Family Suburban Residential) which is not permitted. The rezoning to two RS-2 (One Family Suburban Residential) lots necessitates the OCP amendment from *Rural Residential* to *Suburban Residential*.

The minimum lot size for the current RS-3 (One Family Rural Residential) zone is 0.80 ha (2 acres) when connected to City water, and the minimum lot size for the proposed RS-2 (One Family Suburban Residential) zone is 0.40 ha (1 acre). The subject lot is 1.15 ha (2.8 acres) in area. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

The subject property is a rural property located outside of the Urban Area Boundary, and is currently not connected to city services.

**Development Permits:**

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

- All areas designated Conservation on Schedule “B” or all areas within 50 metres of an area designated Conservation on Schedule “B”, or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
  - All lands with an average natural slope of greater than 15 %;
  - All floodplain areas and forest lands identified on Natural Features Schedule “C”
- to ensure the preservation, protection, restoration and enhancement of the natural environment and for development that is protected from hazardous conditions.

**e) Interdepartmental Implications:**

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department;
- e) Utility companies;
- f) Ministry of Transportation and Infrastructure; and
- g) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above. This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing requirements has not been undertaken. We anticipate that this evaluation will take place between first and second reading.

**f) Early and Ongoing Consultation:**

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

## CONCLUSION:

The development is seeking an OCP amendment from *Rural Residential* to *Suburban Residential*. Pursuant with Council direction the Zone Amending Bylaw has been prepared and is presented for consideration of first reading, subject to additional information being provided and assessed prior to second reading.

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

"Original signed by Therese Melser"

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

"Original signed by Christine Carter"

---

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 Kelly Swift"

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

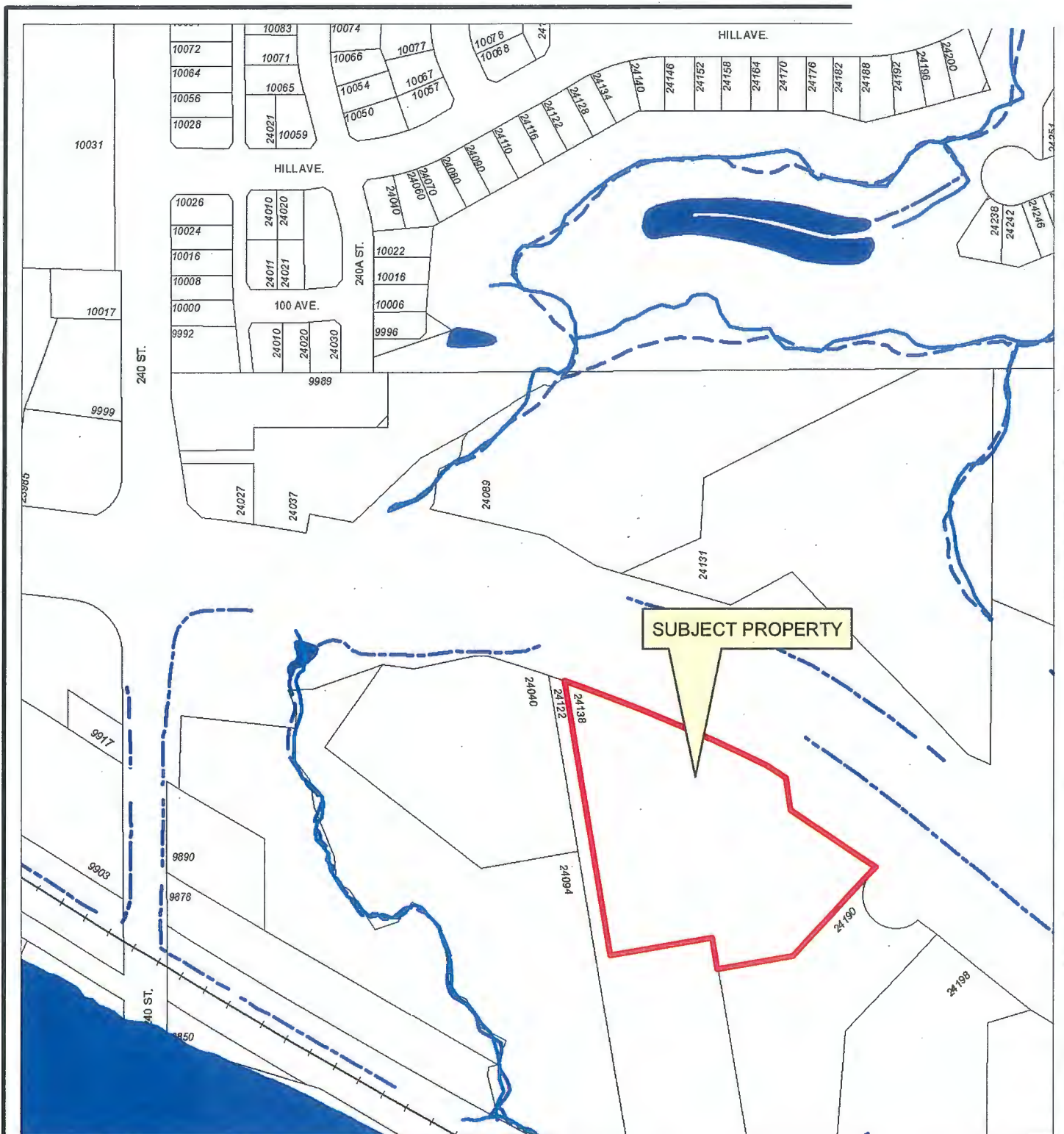
The following appendices are attached hereto:

Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7221-2016

Appendix D – Proposed Site Plan



SUBJECT PROPERTY

24138 LOUGHEED HWY

PLANNING DEPARTMENT



MAPLE RIDGE  
British Columbia

mapleridge.ca

2014-040-RZ  
DATE: Jun 16, 2016

BY: JV



Scale: 1:2,500

### Legend

- Stream
- Indefinite Creek
- River
- Major Rivers & Lakes





Aerial Imagery from the Spring of 2015



Scale: 1:2,500

## Legend

- Stream
- Indefinite Creek
- River
- Major Rivers & Lakes

24138 LOUGHEED HWY

PLANNING DEPARTMENT



MAPLE RIDGE  
British Columbia

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

2014-040-RZ  
DATE: Jun 16, 2016

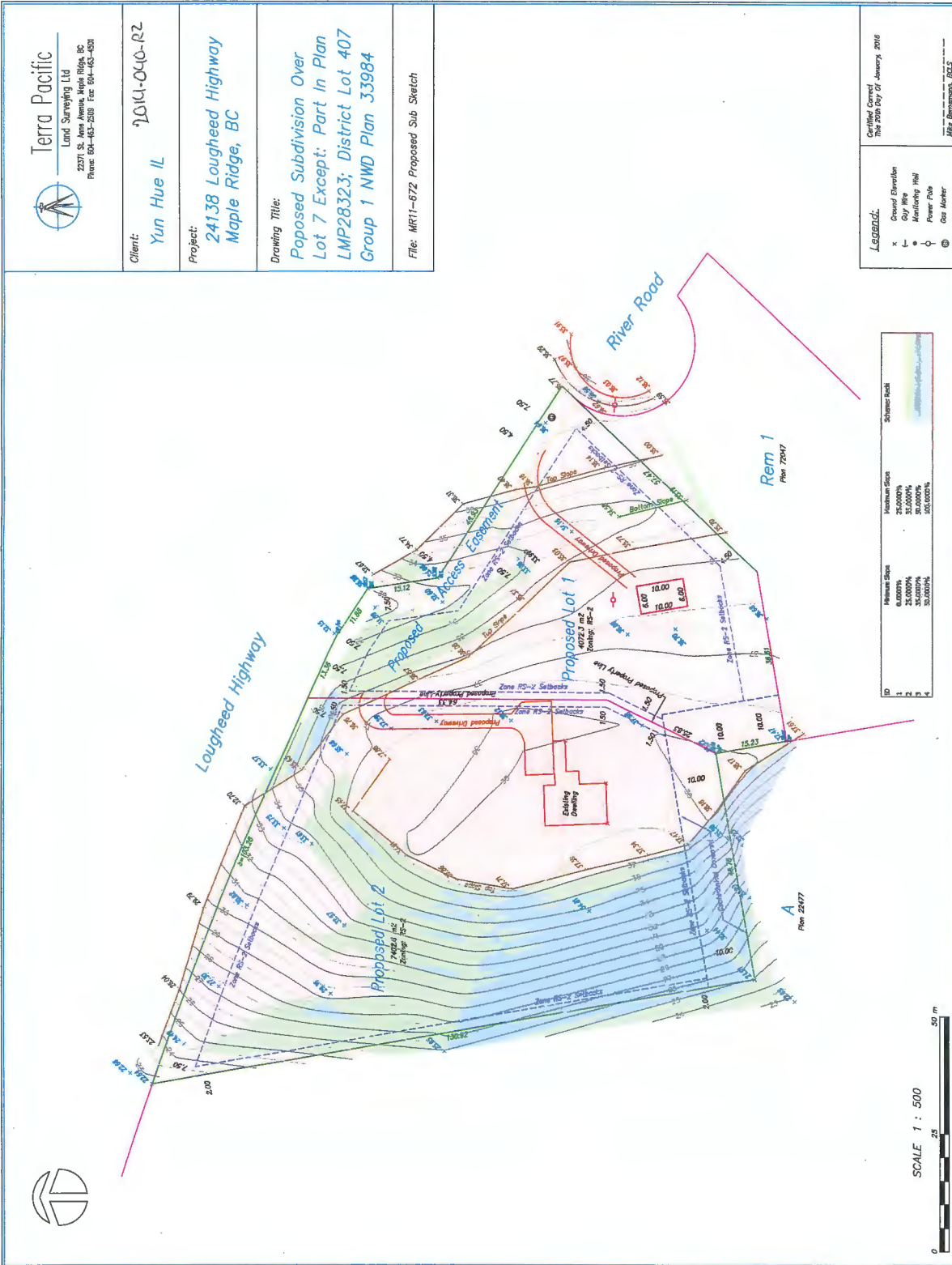
BY: JV

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

CORPORATE OFFICER









**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Second Reading  
Zone Amending Bylaw No. 7486-2018  
12294 Laity Street

**MEETING DATE:** April 16, 2019  
**FILE NO:** 2018-301-RZ  
**MEETING:** COW

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 12294 Laity Street, from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a two lot subdivision. Council granted first reading to Zone Amending Bylaw No. 7486-2018 on September 18, 2018. This application is in conformance with the Major Corridor Infill policies of the *Urban Residential* designation within the Official Community Plan.

One of the two single family lots is subject to a \$5,100 charge as part of the Community Amenity Contribution (CAC) Program Policy 6.31 as updated December 12, 2017.

**RECOMMENDATIONS:**

- 1) That Zone Amending Bylaw No. 7486-2018 be given second reading, and be forwarded to Public Hearing; and
- 2) That the following terms and conditions be met prior to final reading:
  - i) Road dedication on Laity Street as required;
  - ii) Registration of a Restrictive Covenant for Stormwater Management;
  - iii) Removal of existing buildings;
  - iv) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
  - v) That a voluntary contribution, in the amount of \$5,100 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

**DISCUSSION:**

1) **Background Context:**

Applicant: Pavan Rakhra

Legal Description:	Lot 2, District Lot 248, Group 1, New Westminster District Plan 14302
OCP:	
Existing:	Urban Residential
Proposed:	No change
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	R-1 (Residential District)
Surrounding Uses:	
North:	Use: Single family dwelling Zone: RS-1 Designation: Urban Residential
South:	Use: Single family dwelling Zone: RS-1 Designation: Urban Residential
East:	Use: Single family dwelling Zone: RS-1 Designation: Urban Residential
West:	Use: Single family dwelling Zone: RS-1 Designation: Urban Residential
Existing Use of Property:	Single family dwelling
Proposed Use of Property:	Two single family dwellings
Site Area:	887 m <sup>2</sup> (0.22 acres)
Access:	Laity Street
Servicing requirement:	Urban Standard

## 2) Project Description:

The subject property, located at 12294 Laity Street, is a rectangular shaped corner lot that is approximately 887 m<sup>2</sup> (0.22 acres) in size (see Appendix A). The subject property and surrounding lots are characterized by one or two storey single family dwellings in a well-established residential neighbourhood (see Appendix B). The subject property is flat with no trees on it.

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit the subdivision into two single family lots.

## 3) Planning Analysis:

### i) Official Community Plan:

The development site is located within the Urban Area Boundary west of the Town Centre and north of Dewdney Trunk Road. It is currently designated *Urban Residential*. No OCP amendment is required to support the proposed R-1 (Residential District) zoning.

The development of the property is subject to the Major Corridor infill policies of the OCP because it is located on Laity Street, a collector road. While the R-1 zone will allow smaller lots than the surrounding

RS-1 zoned properties, the future single family dwellings on these two lots would not significantly alter the character of the surrounding neighbourhood. The use of the R-1 zone on this development site is consistent with the OCP.

However, Policy 3-21 of the OCP states that development should respect and reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention to site design, setbacks, and building massing, among other considerations. In the case of this particular application, further consideration of maximum building height may be warranted. The houses located to the west and north of the development site are one and two storeys, and approximately 5 m to 8 m in height. The houses to the south and southeast are newer, two storey homes with basements that are around 10 m in height. This compares to the 11 m maximum height currently allowed by the proposed R-1 zone, as well as in all of the City's current single family and duplex zones.

Council has also recently been considering new infill zones that propose maximum building heights of 9.5 m. In July 2018, Council considered the creation of a new, 450 m<sup>2</sup> residential infill zone, and has recently adopted the new RT-2 (Ground-Oriented Residential Infill) zone for triplexes, fourplexes and courtyard. Both new zones propose a 9.5 m maximum building height. The reduced height was recommended in order to allow infill projects to be more compatible with older, existing homes in established residential neighbourhoods.

Therefore, noting that the neighbourhood around the development site appears to be sensitive to the height of new infill developments, should Council wish to limit the height of new houses in this development application, a covenant can be applied to restrict the maximum building height to 9.5 m. This would be in line with the new infill zones being created, and can enhance neighbourhood compatibility.

**ii) Zoning Bylaw:**

The current application proposes to rezone the subject property located at 12294 Laity Street from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a two lot single family subdivision. The minimum lot size for the current RS-1 zone is 668 m<sup>2</sup>, while the minimum lot size for the proposed R-1 zone is 371 m<sup>2</sup>. The proposed subdivision will create two lots approximately 409 m<sup>2</sup> (4,402 sf) in size, which is greater than the minimum area required.

**iii) Proposed Variances:**

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

- To reduce the minimum lot width from 12.0m to 11.48m; and
- To reduce the asphalt width of a Collector Road Standard to a Local Road Standard.

The requested variances will be the subject of a future Council report.

**iv) Advisory Design Panel:**

A Form and Character Development Permit is not required because this is a single family development, therefore, this application does not need to be reviewed by the Advisory Design Panel.

**v) Development Information Meeting:**

A Development Information Meeting was not required for this development as it did not require an OCP amendment and there is less than 5 dwelling units proposed, as per Council Policy 6.20 for Development Information Meetings.

#### 4) **Environmental Implications:**

The subject property is located within the Fraser River Escarpment area, where stormwater must be directed to Municipal storm sewer, as per Council Policy 6.23.

#### 5) **Interdepartmental Implications:**

##### i) **Engineering Department:**

A Rezoning Servicing Agreement is not required for this rezoning application, as there are no works or services required for the rezoning. All deficient services will be provided through a Subdivision Servicing Agreement at the time of subdivision.

#### **CONCLUSION:**

It is recommended that second reading be given to Zone Amending Bylaw No. 7486-2018, and that application 2018-201-RZ be forwarded to Public Hearing.

"Original signed by Adam Rieu"

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

"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 Kelly Swift"

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

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7486-2018
- Appendix D – Subdivision Plan



[illegible]

2

12294

2017-331-RZ  
2017-331-SD

2017-066-RZ 12171

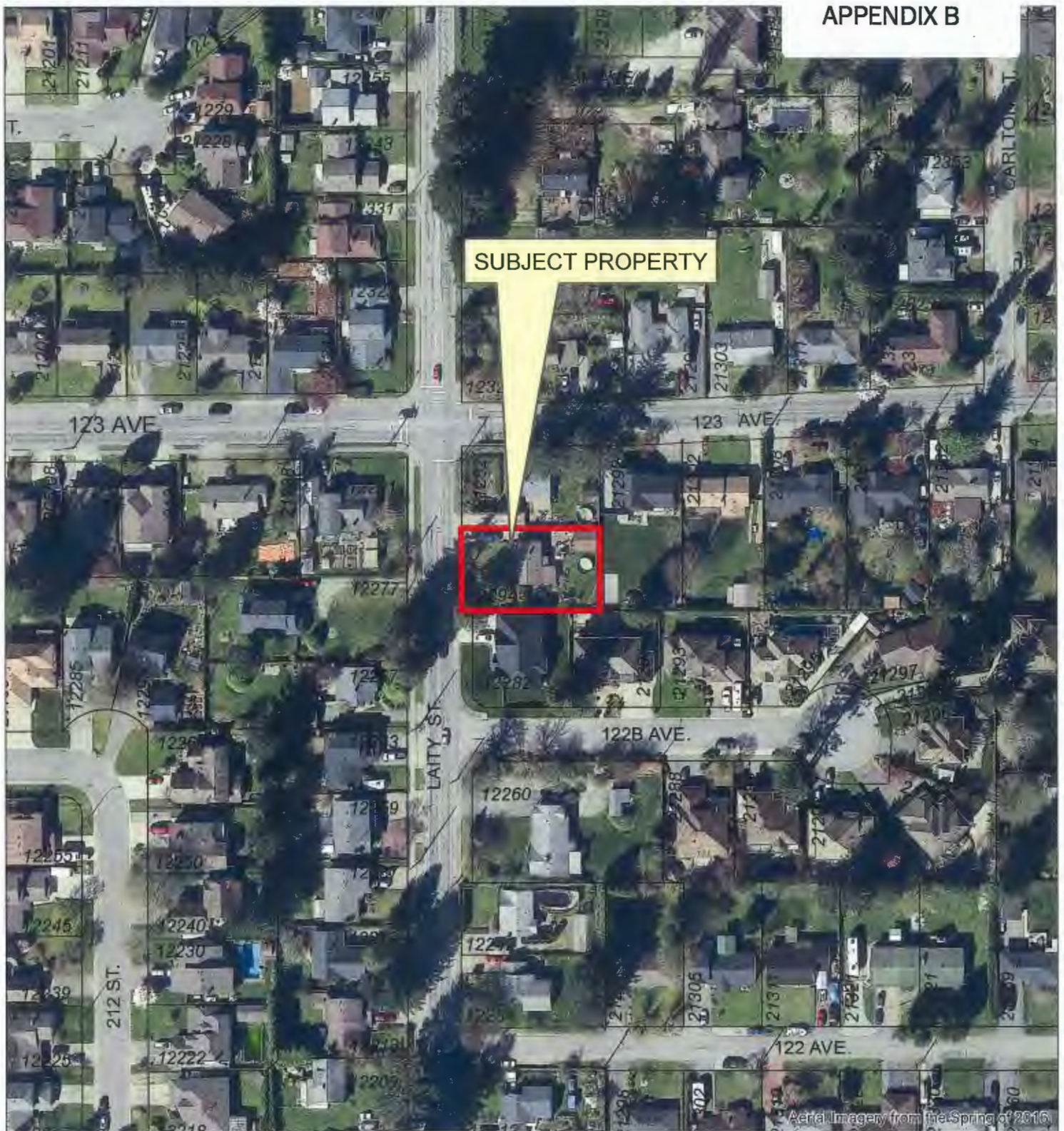


A map of the City of Pitt Meadows, British Columbia, Canada. The map shows the Fraser River flowing through the city. The City of Pitt Meadows is outlined in a thick black line. The District of Langley is labeled to the west of the city, and the District of Mission is labeled to the east. The Fraser River is labeled at the bottom. A star is located within the City of Pitt Meadows, near the Fraser River. The map also shows various roads and boundaries within the city and surrounding districts.

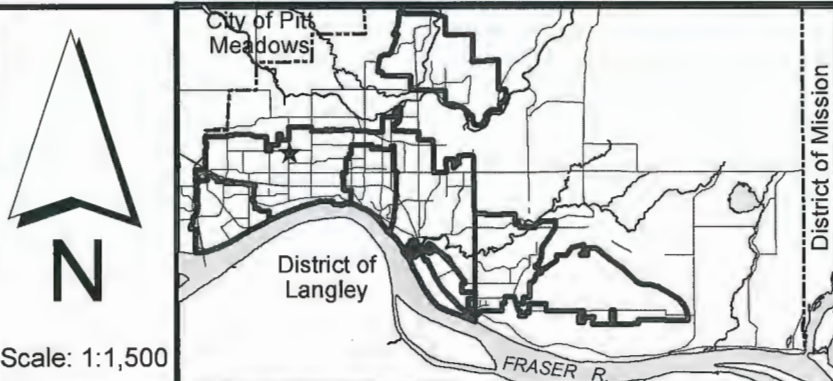
mapleridge.ca

BY: JV





SUBJECT PROPERTY



Scale: 1:1,500

12294 Laity St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2018-301-RZ  
DATE: Jul 20, 2018

BY: JV

CORPORATE OFFICER



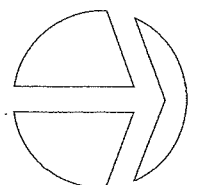




Laity Street

PROPOSED 2 R-1 LOTS  
MIN AREA 371m<sup>2</sup>  
MIN LOT DEPTH 27m  
MIN LOT WIDTH 12.0m

PROPOSED 409m<sup>2</sup>  
PROPOSED 35.70m  
PROPOSED 11.48m DVP REQUIRED



1:250

14

22.95

LOT 2

11.48

11.47

8.00

35.70

35.70

35.71

38.71

3 38.70

12294 Laity Street

409.4m<sup>2</sup>

ENV AREA 224.2m<sup>2</sup>

24.70

24.70

1

1.20

1.20

9.08

3.00

11.48

24.70

2

409.5m<sup>2</sup>

ENV AREA 224.2m<sup>2</sup>

24.70

9.08

11.48

5.5

9.08

11.48

3.00

3.00

ROAD DEDICATION 68.88m<sup>2</sup>

22.96

1

2

Client:  
Iqbal Rai  
Project:  
12294 Laity Street  
Maple Ridge, BC

PROPOSED SUBDIVISION Plan of Lot 2  
DL 248 Gp 1 NWD  
Plan 14302

**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Development Variance Permit  
24650 and 24683 106 Avenue; 10589 and 10605 Jackson Road; and  
10597 McVeety Street

**MEETING DATE:** April 16, 2019  
**FILE NO:** 2017-524-DVP  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

Development Variance Permit application 2017-524-DVP has been received in conjunction with a subdivision application to reduce the setbacks for some of the lots, as listed below:

1. For proposed Lot 7: To reduce the rear yard setback from 8.0 m (26.2 ft.) to 6.0 m (19.7 ft.);
2. For proposed Lot 10: To reduce the interior side yard setback from 1.5 m (4.9 ft.) to 1.2 m (3.9 ft.); and
3. For proposed Lot 12: To reduce the front yard setback from 6.0 m (19.7 ft.) to 3.0 m (9.8 ft.); to reduce the side yard setback from 1.5 m (4.9 ft.) to 1.2 m (3.9 ft.); to reduce the rear yard and interior yard setback for an accessory residential structure from 1.5 m (4.9 ft.) to 1.0 m (3.3 ft.).

It is recommended that Development Variance Permit 2017-524-DVP be approved.

**RECOMMENDATION:**

That the Corporate Officer be authorized to sign and seal 2017-524-DVP respecting properties located at 24650 and 24683 106 Avenue, 10589 and 10605 Jackson Road, and 10597 McVeety Street.

**DISCUSSION:**

**a) Background Context**

**Applicant:** Cipe Homes Inc.

**Legal Descriptions:** Lots 14 and 15, Section 10, Township 12, New Westminster District Plan EPP76590  
Lot 83, Except: Part Subdivided by plan BCP26096; Section 10, Township 12, NWD Plan 17976  
Lot 84, Section 10, Township 12, NWD Plan BCP17976  
Lot 148, Section 10, Township 12, NWD Plan BCP26096

**OCP :**

Existing: Low/Medium Density Residential  
Proposed: Low/Medium Density Residential

**Zoning:**

Existing: RS-1b (One Family Urban (Medium Density) Residential)  
Proposed: RS-1b (One Family Urban (Medium Density) Residential)

**Surrounding Uses:**

North:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Low/Medium Density Residential
South:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Low/Medium Density Residential
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Medium Density Residential
West:	Use:	Single Family Residential
	Zone:	RS-1b (One Family Urban (Medium Density) Residential)
	Designation:	Low/Medium Density Residential

Existing Use of Property: Vacant  
Proposed Use of Property: Single Family Residential  
Site Area: 0.71 ha (1.8 acres)  
Access: 106 Avenue, McVeety Street, and lane  
Servicing: Urban  
Concurrent Application: 2015-087-SD

**b) Project Description:**

The subject properties, located at 24650 and 24683 106 Avenue, 10589 and 10605 Jackson Road, and 10597 McVeety Street are remnant parcels from previous rezoning and subdivision applications for the overall area (see Appendices A and B). The applicant is proposing to consolidate and subdivide the subject properties into 16 single family lots, taking advantage of the density bonus provision within the Albion Area Plan. The properties are currently zoned RS-1b (One Family Urban (Medium Density) Residential) and the applicant will pay the density bonus amenity contribution of \$3,100.00 per 13 lots that are less than 557m<sup>2</sup> (5,996 ft<sup>2</sup>) in order to apply the R-1 (Residential District) zone requirements. Three lots (proposed Lots 10, 11, and 12) meet the minimum lot size for the RS-1b (One Family Urban (Medium Density) Residential) zone, therefore those zoning requirements apply to those lots (see Appendix C).

**c) Variance Analysis:**

The Zoning Bylaw establishes general minimum and maximum regulations for single family development. A Development Variance Permit allows Council some flexibility in the approval process.

The requested variances and rationale for support are described below (see Appendix D):

1. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 601 C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS OF STRUCTURES, (11) (c) ii): To reduce the minimum rear setback from 8.0 m (26.2 ft.) to 6.0 m (19.7 ft.) for proposed Lot 7.

This variance can be supported as it is consistent with previous reduced rear yard setbacks for R-1 (Residential District) zoned lots.

2. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 601 C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS OF STRUCTURES, (9) (c) ii): To reduce the interior side yard setback from 1.5 m (4.9 ft.) to 1.2 m (3.9 ft.) for proposed Lots 10 and 12.

These variances can be supported as they are minor in nature and apply to only 2 lots in the subdivision.

3. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 601 C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS OF STRUCTURES, (9) (c) i): To reduce the front yard setback from 6.0 m (19.7 ft.) to 3.0 m (9.8 ft.) for proposed Lot 12.

This variance can be supported as the lot has an odd shape due to the road dedication and the proximity of the structure would not have negative impact on the users of the walkway.

4. *Zoning Bylaw No. 3510 -1985*, Part 6, Section 601 C. REGULATIONS FOR THE SIZE, SHAPE AND SITING OF BUILDINGS OF STRUCTURES, (10) (c) i): To reduce the rear yard and interior yard setback for an accessory residential structure from 1.5 m (4.9 ft.) to 1.0 m (3.3 ft.) for proposed Lot 12.

This variance can be supported as it allows the detached garage to be in line with the other garages that will be constructed in compliance with the R-1 (Residential District) zone, due to the Albion Density Bonus provisions.

**d) Citizen/Customer Implications:**

In accordance with the *Development Procedures Bylaw No. 5879-1999*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels, any parts of which are adjacent to the properties that are subject to the permit.

**CONCLUSION:**

The proposed variances for the reduced setbacks are supported as they are minor in nature, are consistent with previous variances, and do not have a negative impact on the surrounding properties.

It is therefore recommended that this application be favourably considered and the Corporate Officer be authorized to sign and seal Development Variance Permit 2017-524-DVP.

"Original signed by Michelle Baski"

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*Prepared by:* **Michelle Baski, ASCT, MA**  
**Planner 2**

"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 Kelly Swift"

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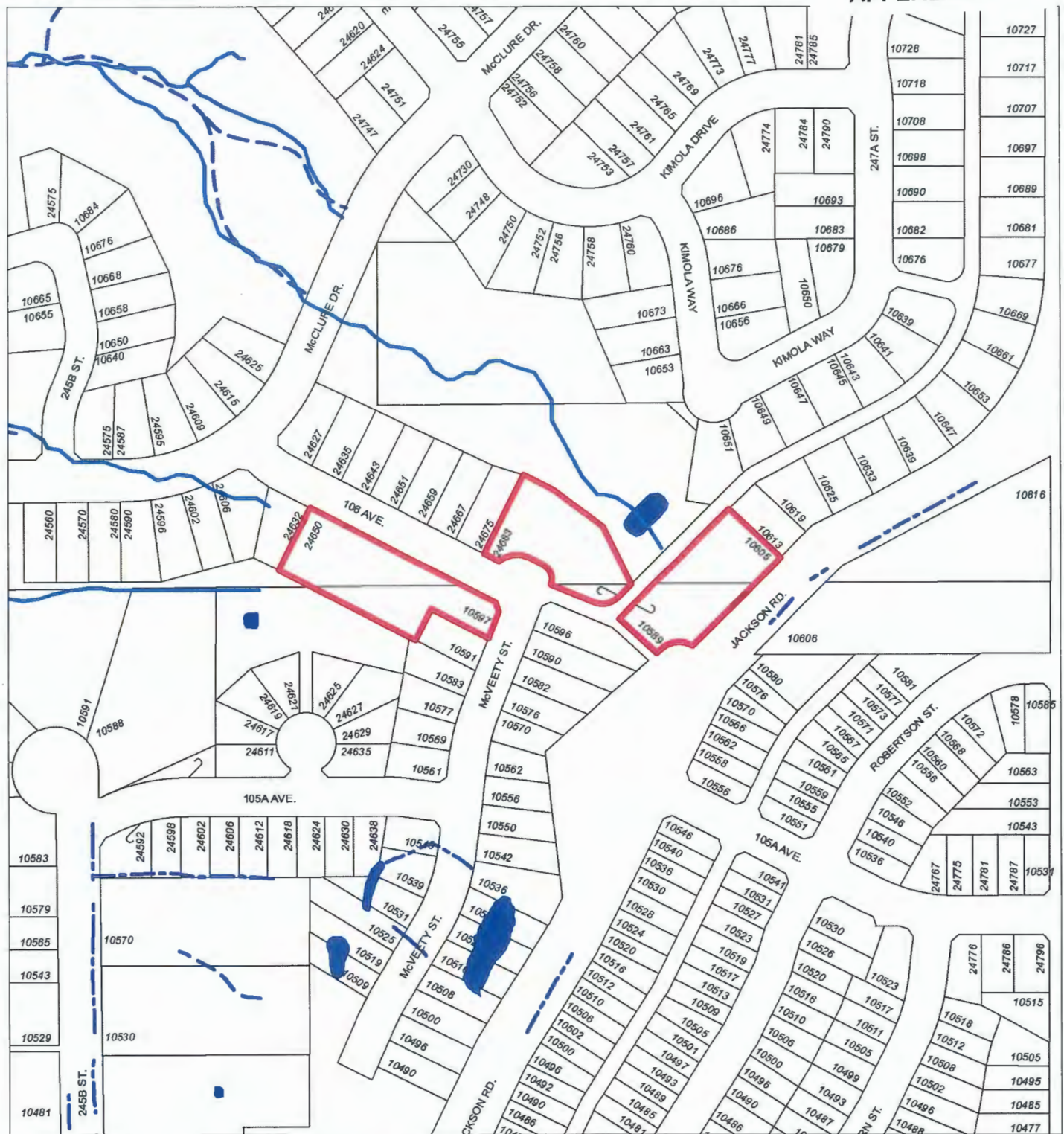
*Concurrence:* **Kelly Swift, MBA**  
**Acting Chief Administrative Officer**

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Proposed Subdivision Plan
- Appendix D – Summary of Proposed Variances



# APPENDIX A



Scale: 1:2,500

## Legend

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

24650/83 106 AVENUE (PID'S 026-312-841/026-312-832)  
 10597 MCVEETY STREET (PID 030-539-293)  
 10589/10605 JACKSON ROAD  
 (PID'S 030-539-307/026-811-324)

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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

FILE: 2017-524-VP

DATE: Mar 29, 2019

BY: PC

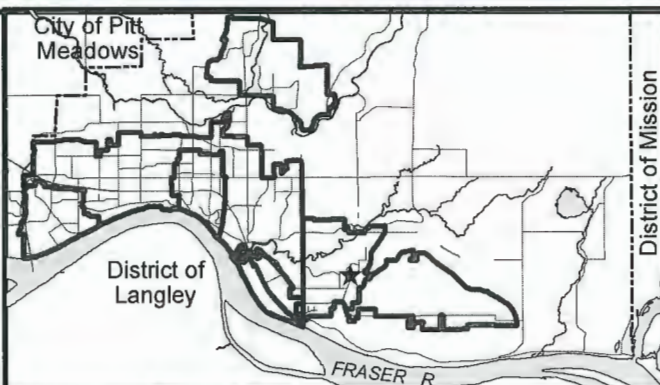




Aerial Imagery from the Spring of 2018



Scale: 1:2,500



24650/83 106 AVENUE (PID'S 026-312-841/026-312-832)  
10597 MCVEETY STREET (PID 030-539-293)  
10589/10605 JACKSON ROAD  
(PID'S 030-539-307/026-811-324)

PLANNING DEPARTMENT



MAPLE RIDGE  
British Columbia

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

FILE: 2017-524-VP  
DATE: Mar 29, 2019

BY: PC



**PROPOSED SUBDIVISION PLAN OF REM LOT 83 PLAN BCP17976, LOT 84 PLAN BCP17976, LOT 148 PLAN BCP26096, AND LOT 14 AND 15 PLAN EPP76590, ALL OF SECTION 10 TOWNSHIP 2 NEW WESTMINSTER DISTRICT.**



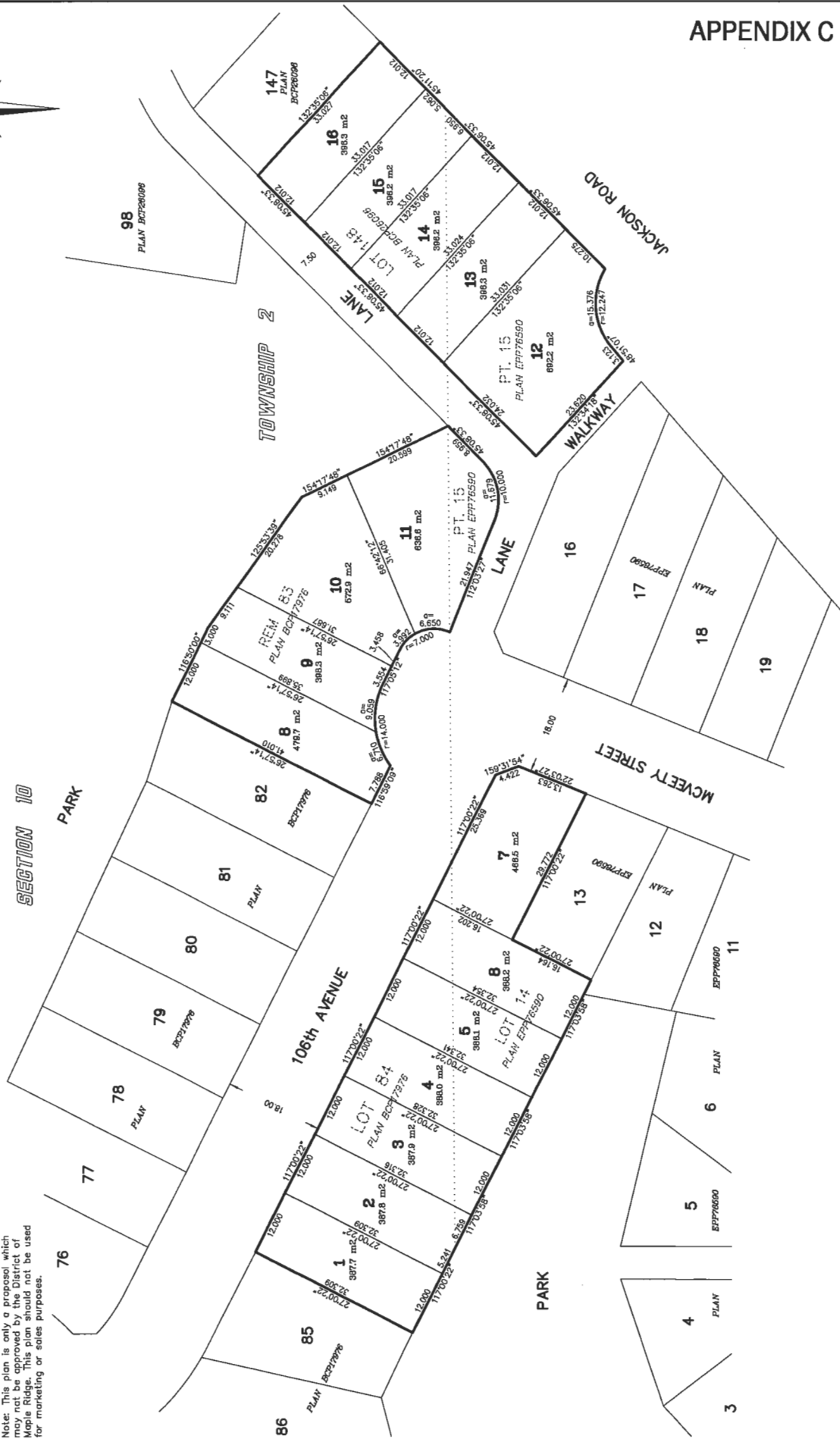
All Distances are in Metres.  
The intended plot size of this plan is 432mm in height by 580mm in width (C size) when plotted at a scale of 1:500

Notes: This plan is only a proposed which may not be approved by the District of Maple Ridge. This plan should not be used for marketing or sales purposes.



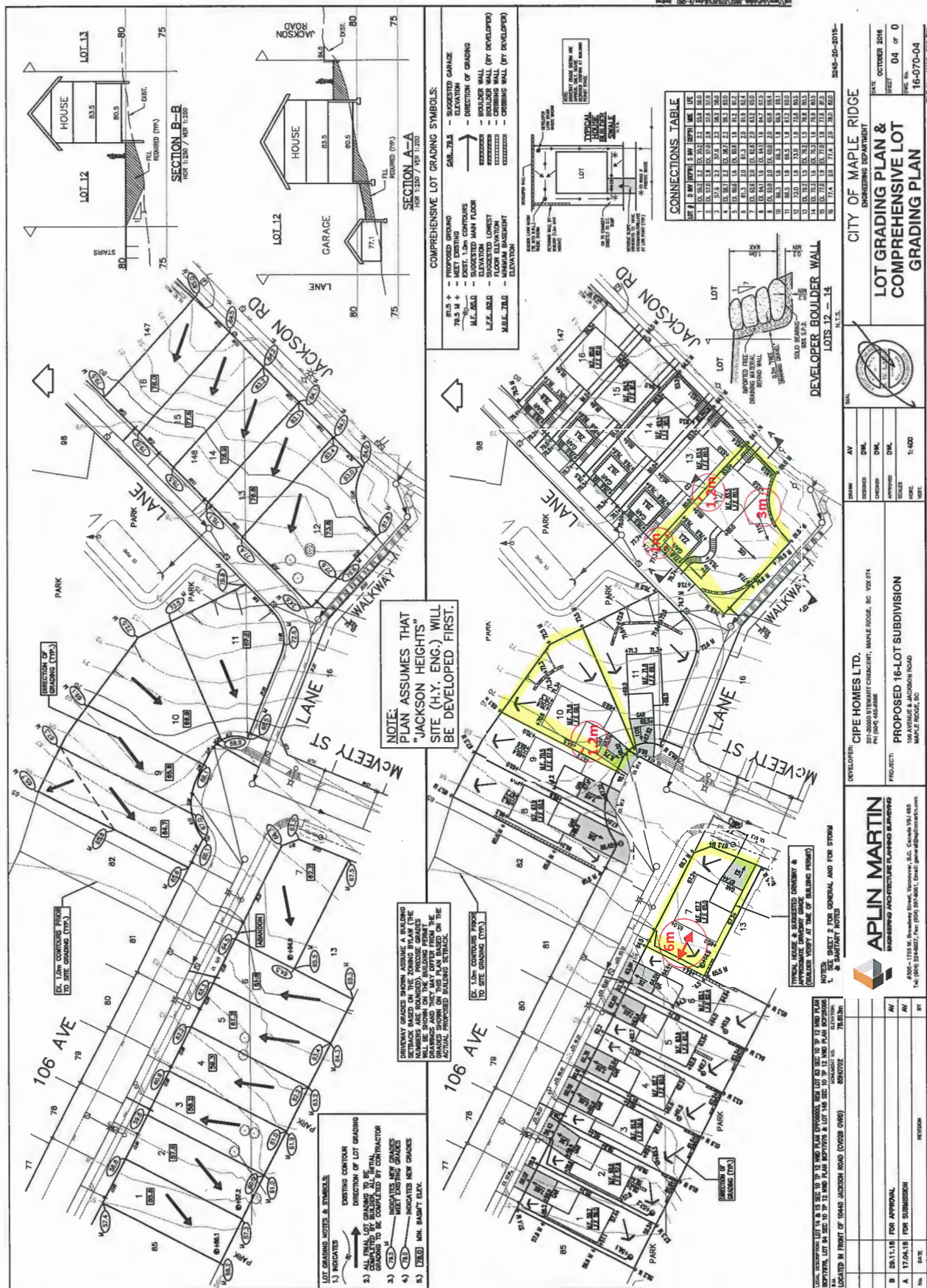
**SECTION 10**

**PARK**



**APPENDIX C**





**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Gasoline and Diesel Fuel Supply

**MEETING DATE:** April 16, 2019  
**FILE NO:** PS20180305  
**MEETING:** Committee of the Whole

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**EXECUTIVE SUMMARY:**

The City provides fuel to its fleet vehicles through a fuel station located at Operations. Fuel is purchased through a bulk supply agreement negotiated through a buying group, the BC Petroleum Products Buying Group ("BCPPBG"), comprised of approximately 70 regional and municipal governments, and school board member organizations. In this buying group the participating agencies benefit from economies of scale resulting in favourable pricing. Through the City of Vancouver, acting as the lead agency of the BCPPBG, a Request for Proposal was released for the supply and delivery of fuels. Following a review of the proposals Suncor Energy Products Partnership ("Suncor") was deemed to be the successful proponent. Participating organizations are required to enter into a letter agreement to receive the favourable pricing.

**RECOMMENDATION:**

That the City of Maple Ridge, as a member of the BC Petroleum Products Buying Group, enter into a letter agreement with Suncor Energy Products Partnership for the supply and delivery of gasoline and diesel fuels.

And furthermore, that the Corporate Officer be authorized to execute the letter agreement.

**DISCUSSION:**

**a) Background Context:**

The City provides fuel to its fleet vehicles through a fuel station located at Operations. The fuel is purchased and delivered through a bulk supply agreement administered through a cooperative buying group. Maple Ridge spends approximately \$880,000 annually for an estimated 700,000 liters of diesel and gasoline.

The City is a participating member of the BC Petroleum Products Buying Group, comprised of approximately 70 regional and municipal governments, and school board member organizations. The buying group includes large cities such as Vancouver, Surrey and Burnaby. The BCPPBG's combined annual volume of fuel products is 37 million liters. Through participation in this buying group Maple Ridge is able to access favourable pricing that would otherwise not be achieved.

Through the City of Vancouver, acting as the lead agency of the BCPPBG, a Request for Proposal was released for the supply and delivery of fuels. Five proposals were received and evaluated in accordance with the established criteria in the RFP. Following a review of the proposals Suncor Energy Products Partnership ("Suncor") was deemed to be the successful proponent. Participating organizations are required to enter into a letter agreement to receive the favourable pricing.

**b) Desired Outcome:**

To secure a cost effective, safe, reliable supplier of gasoline and diesel.

**c) Environmental Implications:**

In an effort to reduce the environmental impact of operating a large fleet of vehicles, the City has replaced traditional gas-powered cars with a total of four 100% electric vehicles and thirty eight hybrid vehicles. Since data tracking began in 2013, nearly 41,000 litres of fuel use has been avoided, which equates to roughly 11 tonnes of GHG emissions.

**d) Intergovernmental Implications**

By continuing to participate with other organizations in cooperative ventures the City is able to realize opportunities to increase efficiencies and reduce costs.

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

The agreement with Suncor will be in effect for five years with the option to renew for two additional one year terms. The financial plan includes a provision for the purchase of fuel and there are no additional financial implications.

**f) Policy Implications:**

The competitive bid process followed adheres to the parameters of the City's Purchasing Policy 5.45 and applicable trade agreements.

**g) Alternatives:**

Approaching the market on its own is not recommended as considerably lower volumes will not present the same benefits over the present strategy.

**CONCLUSION:**

Entering into a letter agreement with Suncor for fuel supply will provide the City with a secure, cost effective, safe and reliable supplier of gasoline and diesel.

“Original signed by Daniela Mikes”

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*Prepared by:* Daniela Mikes, SCMP, CRM  
Manager of Procurement

“Original signed by Walter Oleschak”

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*Prepared by:* Walter Oleschak  
Superintendent of Roads and Fleet

“Original signed by Catherine Nolan”

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*Reviewed by:* Catherine Nolan  
Corporate Controller

“Original signed by James Storey”

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*Reviewed by:* James Storey  
Director of Engineering Operations

“Original signed by Frank Quinn”

---

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

“Original signed by Kelly Swift”

---

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

## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**MEETING DATE:** April 16, 2019  
**FILE NO:** 2186321  
**FROM:** Chief Administrative Officer  
**MEETING:** COW  
**SUBJECT:** Social Policy Advisory Committee Update

---

### EXECUTIVE SUMMARY:

This report provides Council with an update on the recent work conducted by the Social Policy Advisory Committee (SPAC), including proposed Social Policy Engagement Workshops for 2019. The proposed workshops were selected based on information gathered through a SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis and to align with SPAC's mandate to focus these workshops on priority topics relevant to the community.

### RECOMMENDATION:

**That the Social Policy Advisory Committee Engagement Workshops for 2019 be endorsed.**

### DISCUSSION:

#### a) Background Context:

At its 2018 year-end meeting, SPAC reviewed its work over the past few years and conducted a SWOT analysis to help guide the direction of the Committee. This work was reviewed at their January 30, 2019 meeting, at which time the Committee established a sub-committee to carry out the development of a 2019-2020 SPAC Work Plan.

The Sub-Committee met on February 7, 2019 in advance of the SPAC meeting for a workshop focused on aligning committee work with Council priorities, the Healthier Community Partnership program and SPAC's mandate. Materials referred to at this workshop included Council's draft strategic plan, SPAC's terms of reference, the Maple Ridge Youth Strategy, Maple Ridge Age-friendly Strategy and the Social Services Delivery Project final report completed in 2016.

The Healthier Community Partnership (HCP) is a Fraser Health initiative based on improving the social and physical environments of communities through partnerships with local municipalities and community-based organizations. The HCP plays a critical role in strengthening relationships with communities to work collectively to promote health at the local level and address the social determinants of health, which aligns well with SPAC's mandate.



### **Proposed Engagement Workshops**

As per the Committee's Bylaw, SPAC delivers two Social Policy Engagement Workshops per year. These workshops are designed to encourage broad participation from the community for the purpose of gathering input or feedback on priority topics related to the approved work of the Committee, or regarding emerging issues. The following topics are recommended for the 2019 workshops:

- **Early Development Instrument (EDI):** The EDI is an evaluation tool where kindergarten teachers complete a questionnaire designed to measure children's ability to meet age-appropriate developmental expectations in a number of areas including physical health, social competence, emotional maturity, language and cognitive development and lastly communication skills and general knowledge. The intent of this workshop is to share data from the latest EDI with the community and service providers. This data assists program delivery organizations and policy makers in understanding the vulnerability of BC children, and helps them to make informed decisions about investments in new or adapted programs and policies that support children and families.
- **Chronic Disease Education:** Highlighting the Healthier Community Partnership priorities, this workshop will focus on the effects and prevention of chronic disease caused by food insecurity and unhealthy eating, lack of physical activity, binge drinking (youth specific), screen time and tobacco (vaping) use.

### **Upcoming Work**

The SPAC Bylaw also sets out the Committee's role to "monitor and identify opportunities to recommend for Council to advocate for policy change and service enhancements to meet the social needs of the community based on research, community engagement, and monitoring of social indicators of a healthy community". SPAC will be working through this at their May session and will provide Council with additional recommendations following that meeting.

**b) Desired Outcome:**

The desired outcome is to align SPAC's work with Council priorities to respond to social issues impacting our community and support the well-being of all citizens.

**c) Strategic Alignment:**

The proposed workshops support Council's strategic priority of Inter-Government Relations as they will be presented in collaboration with Fraser Health to deliver on priorities in the Healthier Community Partnership program.

**d) Citizen/Customer Implications:**

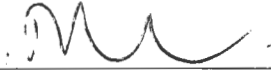
The proposed Social Policy Engagement Workshops will provide the opportunity for all members of the public to learn about these important public health topics.

### **CONCLUSION:**

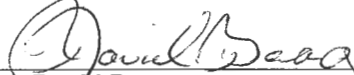
The proposed Social Policy Engagement Workshops aim to engage the broad community on a wide range of relevant health concerns including developmental expectations of young children and the impact of chronic disease on the overall well-being of residents.



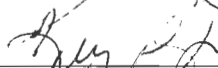
Prepared by: **Tony Cotroneo**  
**Manager of Community Engagement**



Reviewed by: **Danielle Pope**  
**Director of Recreation & Community Engagement**



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



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