

***COUNCIL WORKSHOP AGENDA
September 5, 2017
6:00 p.m.
Blaney Room, 1st Floor, City Hall***

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

1. *ADOPTION OF THE AGENDA*

2. *ADOPTION OF MINUTES*

2.1 Minutes

- July 18, 2017 Council Workshop Meeting
- August 1, 2017 Special Council Workshop Meeting

3. *PRESENTATIONS AT THE REQUEST OF COUNCIL*

4. *MAYOR AND COUNCILLORS' REPORTS*

5. *UNFINISHED AND NEW BUSINESS*

5.1 Loan Authorization Bylaws and Alternative Approval Process

Presentation by Laurie Darcus, Manager of Legislative Services

5.2 Parks, Recreation & Culture Infrastructure Projects

Update by the General Manager, Parks, Recreation & Culture

5.3 Review of Estate Suburban Residential and Suburban Residential Land Use Designations

Staff report dated September 5, 2017 recommending that no changes be made to the current policies in the Official Community Plan for Estate Suburban Residential and Suburban Residential land use designations.

6. *CORRESPONDENCE*

The following correspondence has been received and requires a response. Staff is seeking direction from Council on each item. Options that Council may consider include:

- a) Acknowledge receipt of correspondence and advise that no further action will be taken.*
- b) Direct staff to prepare a report and recommendation regarding the subject matter.*
- c) Forward the correspondence to a regular Council meeting for further discussion.*
- d) Other.*

Once direction is given the appropriate response will be sent.

6.1 Fraser Valley Regional Library (FVRL) – Termination of Member Service Agreements (MSA)

Letter dated August 16, 2017 from Councillor Chuck Stam, Fraser Valley Regional Library Board Chair advising Mayor and Council and Chief Administrative Officers of FVRL Member Local Governments that the FVRL will not be renewing individual Member Service Agreements.

Recommendation: Extend an invitation to Fraser Valley Regional Library representatives to attend a Council meeting

6.2 Discussion Paper: Special Events Permits – Liquor Control and Licensing Branch

Discussion paper dated August 2017 from the Liquor Control and Licensing Branch seeking input on changes to the special events permits policy.

6.3 Upcoming Events

September 9, 2017 9:30 a.m.	Parkinson SuperWalk – Spirit Square, 12017 Harris Road, Pitt Meadows Organizer: Parkinson Society BC
September 9, 2017 2:00 p.m.	Opening Reception, Modern Legends Exhibition – The ACT Organizer: The ACT Art Gallery
September 10, 2017 10:00 a.m.	Annual Community Service Sunday – 27123 River Road, 272 Street, Whonnock Organizer: Holy Spirit Anglican Church
September 24, 2017 9:30 a.m.	Walk for Reconciliation, Queen Elizabeth Outdoor Plaza Downtown Vancouver Reconciliation Canada

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

Links to member associations:

- Union of British Columbia Municipalities (“UBCM”) Newsletter *The Compass*
 - <http://www.ubcm.ca/EN/main/resources/past-issues-compass/2016-archive.html>
- Lower Mainland Local Government Association (“LMLGA”)
 - <http://www.lmlga.ca/>
- Federation of Canadian Municipalities (“FCM”)
 - <https://www.fcm.ca/>

8. ***MATTERS DEEMED EXPEDIENT***

9. ***ADJOURNMENT***

Checked by: _____
Date: _____

2.0 Minutes

COUNCIL WORKSHOP MINUTES

July 18, 2017

The Minutes of the City Council Workshop held on July 18, 2017 at 6:02 p.m. in the Blaney Room of City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor N. Read
Councillor C. Bell
Councillor K. Duncan
Councillor B. Masse
Councillor G Robson
Councillor T. Shymkiw
Councillor C. Speirs

Appointed Staff

F. Quinn, Acting Chief Administration Officer/General
Manager Public Works and Development Services
K. Swift, General Manager of Parks, Recreation & Culture
P. Gill, General Manager Corporate and Financial Services
L. Darcus, Manager of Legislative Services

Other Staff as Required

C. Balatti, Recreation Manager, Health and Wellness
D. Speers, Recreation Coordinator, Health and Wellness
C. Carter, Director of Planning
R. MacNair, Manager of Bylaw and Licensing Services
B. Elliott, Manager of Community Planning
L. Siracusa, Manager of Economic Development
F. Armstrong, Manager of Corporate Communications
S. Murphy, Planner 2
A. Grochowich, Planner 1

Note: These Minutes are posted on the City Web Site at www.mapleridge.ca

Note: The Mayor participated by telephone. Councillor Speirs chaired the meeting in her absence

1. *ADOPTION OF THE AGENDA*

R/2017-320

It was moved and seconded

That the agenda for the July 18, 2017 Council Workshop Meeting be approved as circulated.

CARRIED

2. ***MINUTES***

2.1 **Minutes of the June 20, 2017 and the July 4, 2017 Council Workshop Meeting**

R/2017-321

It was moved and seconded

That the minutes of the Council Workshop Meeting of June 20, 2017 and the July 4, 2017 be adopted as circulated.

CARRIED

3. ***PRESENTATIONS AT THE REQUEST OF COUNCIL*** – Nil

4 ***MAYOR'S AND COUNCILLORS' REPORTS***

Councillor Bell

Councillor Bell advised that Philip Hartwick is the Acting Executive Director for the ACT, that Bard in the Bandstand (Twelfth Night) is playing in Memorial Peace Park and encouraged all to attend.

Mayor Read

Mayor Read attended the swearing in ceremony for the BC Premier and Executive Council. She advised that local MLA Lisa Beare Minister was appointed as the Minister for Tourism, Arts and Culture.

Councillor Duncan

Councillor Duncan announced that Ridge Meadows Recycling received a \$50,000 bonus from Recycle BC.

Councillor Shymkiw

Councillor Shymkiw advised that he has been involved in many meetings with business owners to discuss the increasing challenges around the St. Anne Park camp. He commented on the increased responsiveness from the RCMP, and advised that there continue to be severe impacts on surrounding businesses.

Councillor Speirs

Councillor Speirs attended a number of events on behalf of Mayor Read. He also attended a meeting of the Metro Vancouver Utilities Committee.

5. ***UNFINISHED AND NEW BUSINESS***

5.1 **Sport & Physical Activity Strategy Update**

The General Manager, Parks, Recreation and Culture introduced staff who would be presenting.

The Recreation Coordinator Health & Wellness gave a PowerPoint presentation providing an update on the Sport & Physical Activity Strategy. He outlined work done since the endorsement of the strategy and benefits and examples of the intended outcomes of the strategy. He highlighted the priorities, current outcomes and next steps for the strategy.

5.2 **Backyard Chickens – Discussion Paper**

Staff report dated July 18, 2017 recommending that a backyard chickens program be developed to permit the keeping of chickens in residential areas.

S. Murphy, Planner reviewed the staff report and provided a PowerPoint presentation which included:

- Introduction & background
- Summarized Timeline
- Current Zoning
- Municipal scan of areas in which other municipalities are and are not permitting backyard chickens
- Advantages
- Potential Issues
- Proposed Process

R/2017-322

It was moved and seconded

That staff in consultation with the Agricultural Advisory Committee, develop a backyard chickens program to permit the keeping of chickens in residential areas as identified under the Process section of the report entitled “Backyard Chickens – Discussion Paper” dated July 18, 2017.

CARRIED

Councillor Masse, Councillor Robson- OPPOSED

Note: The meeting recessed at 6:52 p.m. and reconvened at 8:43 p.m.

5.3 Home Based Business Review Follow-up and Proposed Consultation Plans

The Manager of Economic Development introduced the item. He advised that the Home Based Business Task Force was very involved and greatly contributed to the report and recommendations.

A. Grochowich, Planner gave a power point presentation which included:

- Introduction to the review of home based businesses and proposed consultation plans
- Definition of a home based business
- Background on the review process
- Comparison of the City of Maple Ridge to other municipalities and how home based businesses may affect a neighborhood
- Proposed Regulations
 - Location and Size
 - Expanded Uses
 - Further Opportunity
 - Proposed Consultation Program

R/2017-323

It was moved and seconded

That the “Proposed Consultation Program” section of the report titled “Home Based Business Review Follow-up and Proposed Consultation Program”, dated July 18, 2017 be endorsed.

CARRIED

5.4 Donation Bins within the City of Maple Ridge

Staff report dated July 18, 2017 discussing options and regulatory requirement for a permit structure to allow donation bins from charitable organizations to be placed on City owned property.

The General Manager of Public Works and Development advised on ownership of the bins currently in the City of Maple Ridge.

R/2017-324

It was moved and seconded

That the City maintain the current practice of requiring organizations providing clothing donation bins to site them on private properties.

CARRIED

5.5 Outdoor Pool - Reconsideration of a motion according to Maple Ridge Council Procedure Bylaw 6472-2007 Part 17

Reconsideration of the following motions from the staff report dated July 4, 2017 providing options to pursue or not pursue an outdoor pool.

R/2017-325

It was moved and seconded

That staff be directed to move forward with the process identified on page 3 of the staff report dated July 4, 2017, and report back to Council on potential locations for an outdoor pool, including any viable City owned lands and other locations including full cost implications.

CARRIED

Councillor Duncan – OPPOSED

6. ***CORRESPONDENCE*** – Nil

7. ***BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL*** – Nil

8. ***MATTERS DEEMED EXPEDIENT*** – Nil

9. ***ADJOURNMENT*** - 9:41 p.m.

N. Read, Mayor

Certified Correct

L. Darcus, Corporate Officer

SPECIAL COUNCIL WORKSHOP MINUTES

August 1, 2017

The Minutes of the City Council Special Workshop held on August 1, 2017 at 6:33 p.m. in the Blaney Room of City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

PRESENT

Elected Officials

Mayor N. Read
Councillor C. Bell
Councillor K. Duncan
Councillor B. Masse
Councillor G Robson
Councillor T. Shymkiw
Councillor C. Speirs

Appointed Staff

E.C. Swabey, Chief Administrative Officer
K. Swift, General Manager of Parks, Recreation & Culture
P. Gill, General Manager Corporate and Financial Services
F. Quinn, General Manager Public Works and Development Services
L. Darcus, Manager of Legislative Services

Other Staff as Required

D. Boag, Director of Parks and Facilities

Note: These Minutes are posted on the City Web Site at www.mapleridge.ca

Note: Councillor Bell, Councillor Duncan and Councillor Shymkiw participated in the meeting via telephone.

1. *ADOPTION OF THE AGENDA*

The agenda was adopted as circulated.

2. *ADOPTION OF MINUTES*

2.1 Minutes of the July 11, 2017 Special Council Meeting

R/2017-370

It was moved and seconded

That the minutes of the Special Council Meeting of July 11, 2017 be adopted as circulated.

CARRIED

3. ***UNFINISHED AND NEW BUSINESS***

3.1 **Potential Outdoor Pool Sites**

Staff report dated August 1, 2017 providing options to proceed or not proceed with an outdoor pool and should the option to proceed be chosen, recommending that a design-build Request for Proposal be issued for an outdoor pool and providing five potential locations.

3.1.1

R/2017-371

It was moved and seconded

That staff be directed to proceed with issuing a design-build Request for Proposal for an outdoor pool at Thomas Haney Tennis/Lawn Bowling Site on 232 Street as per the staff recommendation on page 3 of the report related to Project Timing and Logistics.

Note: Councillor Duncan excused herself and left the conference call at 7:15 p.m. during discussions specifically related to the Thomas Haney site due to a potential conflict of interest

CARRIED

Councillor Speirs - OPPOSED

3.1.2

R/2017-372

It was moved and seconded

That staff prepare a report on an engagement process for the design of a future indoor pool similar to the engagement process used for the Albion Community Centre.

CARRIED

4. ***ADJOURNMENT*** – 8:27 p.m.

N. Read, Mayor

Certified Correct

L. Darcus, Corporate Officer

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Review of Estate Suburban Residential and Suburban Residential
Land Use Designations

MEETING DATE: September 5, 2017
FILE NO: 2017-191-CP
ATTN: Workshop

EXECUTIVE SUMMARY:

At the September 19, 2016 Council workshop, the following resolutions were passed:

That Item 1. Estate Suburban be referred back to staff to prepare a report addressing the comments and questions pertaining to options around density and eco clustering brought forward at the September 19, 2016 Council Workshop Meeting.

and

That staff draft a bylaw amendment which would allow portions of the Suburban Residential Land Use designation, specifically Whispering Falls, Rothsay Garibaldi and Bosonworth areas to complete subdivisions while maintaining the remainder of land use designations in parcels larger than 0.4 ha (1 acre).

The above arose out of concerns with the number of lots being proposed outside the Urban Area Boundary within the Estate Suburban Residential and Suburban Residential designations. Council discussed the impacts of new subdivisions, including the provision of municipal services, such as community water, schools, parks, and snow removal to outlying areas, as well as the effect new development has on the existing rural character.

All lands within the Estate Suburban designation are within the Fraser Sewer Area and have the ability to connect to the sanitary system. A recent Estate Suburban Residential subdivision that preserved 25% of the site through an eco-clustering density bonus was discussed at the September 19, 2016 Council workshop and led to the above Council resolution.

Most of the lands within the Suburban Residential designation have the ability to connect to community water, but sewage disposal is required through a private system.

Recently Council gave third reading to an Official Community Plan amending bylaw that re-designates 265 acres of land from Suburban to Industrial. Recognizing this change in designation, the analysis in this report concludes that only a relatively small number of parcels would remain impacted by the resolutions above. The report also concludes that there is limited benefit to implementing further changes to the Estate Suburban Residential and Suburban Residential designations and policies. As

a result, this report recommends that no changes be made. The report does identify alternatives to this recommendation.

RECOMMENDATION:

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

DISCUSSION:

1. Background:

At the May 24, 2016 Council meeting staff were directed to prepare a report on current development and growth patterns in the Estate Suburban and Suburban Residential land use designations. This was prompted by recent development applications within these designations that proposed 0.4 ha (1 acre) lots and concern that subdivisions outside the Urban Area Boundary may be impacting the rural character and promoting suburban sprawl.

A Council report was presented at the September 19, 2016 Workshop, wherein Council passed the following resolution on the Estate Suburban Residential designation:

That Item 1. Estate Suburban be referred back to staff to prepare a report addressing the comments and questions pertaining to options around density and eco clustering brought forward at the September 19, 2016 Council Workshop Meeting.

The discussion that led to Council's passing of the above resolution included an interest in exploring clustered development, whereby the development footprint is reduced so that portions of the parent parcel could be preserved in a natural state. A recent subdivision development on Dogwood Avenue was cited as an example that may be replicated within this designation, as it resulted in conservation of forest area, providing valuable wildlife habitat.

Council recognized that decreasing the minimum lot size to enable eco-clustering within developments could result in a density increase.

There were also concerns expressed with potentially increasing the minimum lot size from 0.4 ha (1 acre), as property owners with current subdivision potential may not support this increase that would reduce density and limit future subdivision potential.

The following resolution was also passed at the September 19, 2016 Council workshop:

That staff draft a bylaw amendment which would allow portions of the Suburban Residential Land Use designation, specifically Whispering Falls, Rothsay Garibaldi and Bosonworth areas to complete subdivisions while maintaining the remainder of land use designations in parcels larger than 0.4 ha (1 acre).

The neighbourhood developments, listed in the resolution above have active development applications in process.

2.0 Estate Suburban Residential Review, Analysis, and Options

2.1 Current Regulatory Framework of Estate Suburban Residential Designation

Pertinent to the discussion on eco-cluster development and appropriate densities within the Estate Suburban Designation are existing Official Community Plan policies and Zoning regulations that currently apply.

The following Official Community Plan policies are integral to this Estate Suburban designation discussion:

- 3-14 Urban-level residential densities will not be supported in areas designated Estate Suburban Residential.
- 3-15 Maple Ridge will support single detached and two-family residential housing in Estate Suburban Residential areas. The Estate Suburban Residential land use designation is characterized generally by 0.4 hectare lots.
- 3-16 Areas designated Estate Suburban Residential are located outside the Urban Area Boundary, but are within the Fraser Sewer Area, or on property where sewer services have already been connected. Properties within the Fraser Sewer Area that are not connected to servicing, will require municipal approval prior to connecting to sewer.

Appendix C to the Official Community Plan is the Zoning Matrix that identifies permitted zones within each land use designation. Two zones are permitted in this designation: RS-2 (One Family Suburban Residential) and RG-2 (Suburban Residential Strata). For each of these zones, Table 1 below shows the Zoning Bylaw minimum lot area requirements and the subdivision servicing requirements.

Table 1: Estate Suburban Residential: Zoning and Servicing Bylaw Subdivision Requirements

Permitted Zones in Estate Suburban Residential Designation *properties are located in the Fraser Sewer Area and have the ability to connect to the regional sewer system	<i>Zoning – Minimum Lot Area</i>	<i>Servicing Bylaw Standards</i>
RS-2 One Family Suburban Residential	Min lot area permitted through subdivision: 0.4 ha (1 acre)	Community water required
RG-2 Suburban Residential Strata Zone	Min lot area permitted through Subdivision: 4 ha (10 acres)	Community water and sanitary sewer required

Any changes proposed to the current development approach and/or density within the Estate Suburban designation will likely require an amendment to the Official Community Plan and the Zoning Bylaw.

2.2 Subdivision Potential Under Existing Estate Suburban Residential Regulations

Table 2 below shows the number of existing parcels within the Estate Suburban Residential designation, a range of parcel size categories, and the total hectares within each range. Currently, there are 782 parcels of land within the Estate Suburban Residential designation covering 209.8 hectares (518 acres).

Table 2: Current Number of Parcels and Net Hectares and Acres – Estate Suburban Residential

Estate Suburban Residential	Current Parcel Size Ranges (Net Hectares and Net Acres)							Total
	<0.1 ha	0.1<0.2 ha	0.2<0.4 ha	0.4<0.6 ha	0.6<0.8 ha	0.8<1.6 ha	<1.6 ha	
	<0.25 ac	0.25<0.5 ac	0.5<1 ac	1<1.5 ac	1.5<2 ac	2<4 ac	<4 ac	
# of Parcels	389	81	235	38	22	14	3	782
Net Hectares	30.7 ha	14.8 ha	90.1 ha	22.2 ha	18.1 ha	21.6 ha	12.3 ha	209.8 ha
Net Acres	75.8 ac	36.5 ac	222.6 ac	54.8 ac	44.7 ac	53.3 ac	30.3 ac	518 ac

Note: Net hectares above is calculated using approximate stream setbacks to determine developable area on each parcel. No other constraints to lot area were utilized, such as steep slope setbacks and 20% for provision of roads.

Under the existing regulatory framework, the minimum lot size needed for subdivision is a net of 0.8 hectares (2 acres). Table 3 below shows that there are currently 17 parcels that have a net area of 0.8 hectares (2 acres) and thus have subdivision potential. Of these 17 parcels, covering 33.9 hectares (83.6 acres), it is estimated that 67 new 0.4 hectare (1 acre) lots could be created under existing regulations. By adding an additional 67 lots to a current total of 782 parcels the total yield at build-out would be 849 parcels, thereby realizing an increase of less than 8.5%.

Table 3: Estate Suburban Residential - Subdivision Potential and Estimated Lot Yield (0.4 ha lots)

	Area of Subdividable Parcels and Estimated Lot Yield of 0.4 ha Lots		
	0.8<1.6 ha	>1.6 ha	Total
	2<4 ac	>4 ac	
Existing Parcels	14	3	17
Net Hectares	21.6 ha (53.3 ac)	12.3 ha (30.3 ac)	33.9 ha (83.6 ac)
Potential Lot Yield	43.3	24.5	67

Note: The above were calculated using approximate stream setback areas and a 20% parcel size reduction for provision of roads. Steep slope setbacks and 5% park dedication were not included. Potential subdivisions through lot consolidation were not considered in this review.

2.3 Dogwood Eco-Cluster Development Example in Estate Suburban Residential

On March 8, 2016 Council approved zoning amendments enabling a 12 lot subdivision in the Estate Suburban Residential designation. The gross site area was 3.3 hectares (8 acres) and located on Dogwood Avenue, east of 232nd Street. The intent of this application was to preserve significant forest area that would not otherwise be protected through existing regulations in exchange for a density bonus.

Under the current Estate Suburban Residential Official Community Plan policies and permitted zones, the minimum lot size for a single-family property is 0.4 hectares (1 acre) if connected to community water and the regional sewer system. If the site were developed under these policies and supporting regulations, the lot yield would have likely been seven (7) lots, after watercourse conservation area dedication, road requirements, and 5% park dedication through subdivision. Instead, through an eco-cluster density bonus, 12 lots were created, all of which were smaller than 0.4 hectares (1 acre), ranging in size from 0.12 hectares ($\frac{1}{3}$ acre) to 0.23 hectares (almost $\frac{2}{3}$ acre).

acre). As a result, an additional 25% of the lands were preserved, after conservation of the watercourse setback area and 5% park dedication.

This density bonus approach was enabled through Policy 2-9 of the Official Community Plan, which states:

Community Amenity Contributions and density bonuses may also be considered at Council's discretion for all Official Community Plan and Zoning Bylaw amending applications that are seeking a higher density than is envisioned in Schedule "A" and/or Schedule "B", to help provide a variety of amenities and facilities throughout the municipality.

Steep slope conservation and watercourse setbacks are regulated through the Watercourse Protection and Natural Features Development Permit Areas and supporting bylaws. However, in the absence of steep slopes and watercourses, there are limited means for conservation of additional lands with high environmental values. The density bonus approach, through Policy 2-9 above, enabled this unique approach for residential development in the Estate Suburban Residential designation.

At the time the Dogwood development application was underway, the Tree Protection and Management Bylaw (7133-2015) was being developed. As such, the Dogwood application was subject to the previous Tree Bylaw, which did not have a requirement for tree retention. The new Tree Protection bylaw was adopted on January 12, 2016 and applicants are required to follow the regulation, including obtaining permits and paying related fees. However, it should be noted that if the Tree Protection and Management Bylaw was in place prior to the Dogwood development application being received, it is likely that approximately the same number of trees would have been preserved through covenants on a fewer number of lots, albeit not likely in the continuous green strip that occurred through the eco-cluster approach. Additionally, the Tree Bylaw has been implemented with an enforcement component that helps to ensure property owners preserve the trees under covenant on their land.

2.7 Recommendations for Estate Suburban Residential Designation

Retaining status quo is recommended for the Estate Suburban Residential designation for the following reasons:

- The Official Community Plan recognizes that citizens enjoy the variety of lot sizes available within the community.
- Policy 2-9 in the Official Community Plan allows for clustering and density bonus, which can be applied in unique circumstances at Council's discretion, as it was in the Dogwood development application.
- The new Tree Protection Bylaw is an effective tool for retaining significant tree stands, providing many benefits to the community, including maintaining existing character.

- If no changes are made to the existing policies and regulations, it is estimated that a total of 67 new lots may be created resulting in a total build-out for Estate Suburban Residential of approximately 849 lots. With the contribution of less than 10% of potential new lots to the existing total, there will likely be little benefit to proposing changes to the Estate Suburban Residential policies.
- Because most of the residential growth within Maple Ridge can be accommodated through infill and growth areas, such as the Town Centre and Silver Valley, there is no need to identify opportunities for increasing residential lot yields.

3.0 Suburban Residential Review, Analysis and Options

3.1 Current Regulatory Framework of Suburban Residential Designation

Pertinent to the discussion on Suburban Residential development and appropriate densities are existing Official Community Plan policies and Zoning regulations that currently apply.

The following are the Official Community Plan policies that support the Suburban Residential designation:

- 3-10 Urban-level residential densities will not be supported in areas designated Suburban Residential.
- 3-11 Maple Ridge will support some agricultural uses and single detached housing on large suburban lots. Lot sizes within this land use designation are generally 0.4 hectares in size.
- 3-12 Maple Ridge will continue to support garden suites as a form of infill in Suburban Residential areas. See Zoning Bylaw for more details.
- 3-13 Areas designated Suburban Residential are located outside the Urban Area Boundary. City water is required and sewage disposal is provided through a private system.

Appendix C to the Official Community Plan is the Zoning Matrix that identifies permitted zones within each land use designation. Two zones are permitted in the Suburban Residential designation: RS-2 (One Family Suburban Residential) and RG-2 (Suburban Residential Strata). For each of these zones, Table 5 below shows the Zoning Bylaw minimum lot area requirements and the subdivision servicing requirements.

Table 5: Suburban Residential: Zoning and Servicing Bylaw Subdivision Requirements

Permitted Zones in Suburban Residential Designation	Zoning – Minimum Lot Area	Servicing Bylaw Standards
RS-2 One Family Suburban Residential	Min lot area permitted through subdivision: 0.4 ha (1 acre)	Community water required
RG-2 Suburban Residential Strata Zone	Min lot area permitted through subdivision: 4 ha (10 acres)	Community water and sanitary sewer required

Any changes proposed to the current development approach and/or density within the Suburban Residential designation will likely require an amendment to the Official Community Plan and the Zoning Bylaw.

3.3 Suburban Residential Lands with Future Subdivision Potential

The Suburban Residential designation has a total 963 existing parcels on a developable land area of approximately 570 hectares (1,408.4 acres).

At the September 19, 2016 Council workshop, staff were directed to prepare a bylaw (attached as Appendix A) to increase the minimum lot size in the Suburban Residential designation and to exclude the Whispering Falls, Rothsay Garibaldi and Bosonworth developments from the bylaw to allow them to continue through to completion under the existing regulations. Additionally, Council granted Third Reading to the potential Employment Lands Bylaws 7299-2016 and 7335-2017 on July 25, 2017 and some of these lands are currently designated Suburban Residential. The Alouette looping lands are also excluded from the bylaw in order to enable new development that will require connections to the community water system and result in establishing a system loop to help ensure it functions efficiently and effectively. These excluded lands from the attached bylaw are listed in Table 6 below with the number of parcels and net hectares for each and also identified on a map attached as Appendix B.

Table 6: Lands Not Included in Draft Bylaw for Density Decrease

	Number of Parcels	Net Area
Potential Employment Lands	99	107 ha (264.3 ac)
Whispering Falls	219	91.4 (225.8 ac)
Rothsay Garibaldi	284	155.4 (383.9 ac)
Bosonworth	143	63.4 (156.6 ac)
Alouette Community Water Looping Area	36	32.3 (79.8 ac)
Total	782	449.5 (1,110.4 ac)

Note: Net hectares above is calculated using approximate stream setbacks to determine developable area on each parcel. No other constraints to lot area were utilized, such as steep slope setbacks and 20% for provision of roads.

Excluding the lands discussed above, Table 7 below shows there is currently 181 parcels of land in the Suburban Residential designation that cover an area of 120.5 hectares (297.9 acres) included in this review.

Table 7: Current Number of Parcels and Net Hectares for Lands Included in Draft Bylaw

<i>Suburban Residential Lands Included in Draft Bylaw</i>	Current Number of Parcels and Estimated Lot Yield					
	<0.4 ha	0.4<0.8 ha	0.8<1.6 ha	1.6<2.0 ha	2.0<4.0 ha	Total
	<1 ac	1<2 ac	2<4 ac	4<5 ac	5<10 ac	
Number of existing parcels	83	54	26	9	9	181 Lots
Net Hectares	19.5 ha	31.9 ha	30.2 ha	15.7 ha	23.2 ha	120.5 ha
Net Acres	48.2 ac	79 ac	74.6 ac	38.8 ac	57.3 ac	297.9 ac

Note: Net hectares above is calculated using approximate stream setbacks to determine developable area on each parcel. No other constraints to lot area were utilized, such as steep slope setbacks and 20% for provision of roads.

Under existing regulations, with a permitted minimum lot area of 0.4 hectares (1 acre), subdivision potential would require that a parcel be at least net 0.8 hectares (2 acres) in size to create one new lot. Table 8 below shows that a total of 44 parcels, covering 69.1 hectares (170.7 acres), are estimated to have subdivision potential. The estimated total lot yield of potential future subdivisions under current regulations is estimated at 170 lots and adding this number to the existing 181 parcels in the Suburban Residential designation would almost double the current total to a build-out of approximately 351 parcels.

Table 8: Suburban Residential - Subdivision Potential and Estimated Lot Yield (0.4 ha lots)

	Area of Subdividable Parcels and Estimated Lot Yield of 0.4 ha Lots			
	0.8<1.6 ha	1.6<2.0 ha	2.0+ ha	Total
	2<4 ac	4<5 ac	5+ ac	
Existing Parcels	26	9	9	44
Net Hectares	30.2 ha	15.7 ha	23.2 ha	69.1 ha
Net Acres	74.6 ac	38.8 ac	57.3 ac	170.7 ac
Potential Yield of New Lots (0.4 ha lots)	74.6	38.8	57.3	170 Lots

Note: The above were calculated using approximate stream setback areas and a 20% parcel size reduction for provision of roads. Steep slope setbacks and 5% park dedication were not included. Potential subdivisions through lot consolidation were not considered in this review.

However, when considering all the lands outside of the Urban Area Boundary, the net developable lands total is 4,807.2 hectares (11,878 acres), as shown in Table 9 below. Comparing this total land area with what is currently remaining with future development potential in the Suburban Residential designation, excluding the lands in Table 6 above, future development for 69.1 hectares of land is 1% of the total amount of developable land outside the Urban Area Boundary.

Table 9: Number of Parcels and Land Area Outside Urban Area Boundary

	Current # of Parcels and Total Land Area of Properties Outside Urban Area Boundary	
Land Use Designation	Current # of Parcels	Net Area of Lands in Land Use Designation
Estate Suburban	782	209.8 ha (518 ac)
Suburban	963	570 ha (1,408.4 ac)
Rural Residential	799	1,177.5 ha (2,909.5 ac)
Agricultural	1,500	2,874.9 ha (7,103.7 ac)
Totals	4,044 Parcels	4,807.2 ha (11,878.4 ac)

Note: Net hectares above is calculated using approximate stream setbacks to determine developable area on each parcel. No other constraints to lot area were utilized, such as steep slope setbacks and 20% for provision of roads.

While increasing the minimum lot area permitted for 69.1 hectares of land in the Suburban Residential designation would reduce the potential future lot yield, the benefits provided to the rural character outside the Urban Area Boundary is questionable for these lands, which are located in relatively small pockets of east Maple Ridge. As discussed in the Estate Suburban Residential section in this report, the new Tree Protection Bylaw is an effective tool in the retention of significant trees throughout Maple Ridge. Tree retention provides many benefits to the community, including maintaining the existing character within neighbourhoods. Additionally, such a change would impact 44 property owners, many of whom may have purchased their land based on the ability to subdivide under current Official Community Plan policies and supporting Zoning Bylaw.

3.4 Recommendations for Suburban Residential Designation

Based on the analysis in section 3.3 above, the recommendation for the Suburban Residential designation is to not proceed with the attached draft bylaw and retain status quo. The rationale for this is as follows:

- The Official Community Plan recognizes that citizens enjoy the variety of lot sizes available within the community.
- For the small pockets of future development potential in the 69.1 hectares of land in the Suburban Residential, the impacts of potential new development is minimal.
- The New Tree Protection Bylaw, as discussed in Section 2.3 of this report, is an effective tool for retaining significant tree stands, which provides many benefits to the community, including retaining existing neighbourhood character.
- Decreasing density for the 69.1 hectares of land in the Suburban Residential will negatively impact 44 property owners who may have purchased their land based on current policies and regulations and they may not be supportive of such a change.

- The 44 property owners who would be losing their future subdivision potential may be perceived as a disregarded minority (being 4.78% of total Suburban Residential land owners) amongst the remaining 919 property owners within the Suburban Residential designation who have either been allowed to achieve their subdivision potential or have been permitted to retain their future subdivision potential (i.e. Whispering Falls, Rothsay Garibaldi, Bosonworth, Alouette Water Looping area, and potential Employment Lands).

INTERDEPARTMENTAL IMPLICATIONS:

Planning and Engineering staff will continue to work closely in sharing information on any policy changes or future studies to ensure infrastructure capacity needs continue to be met.

FINANCIAL IMPLICATIONS:

No financial implications are identified.

ALTERNATIVE RECOMMENDATIONS:

Should Council wish to proceed in a different manner than the recommendations provided in this report, alternative recommendations have been provided below:

Estate Suburban Residential Designation

1. Should Council prefer the option to increase density, the recommendation is as follows:

That staff prepare a report and Official Community Plan amending bylaw to reduce the minimum lot size in the Estate Suburban Residential land use designation and include an outline for a public process; or

2. Should Council prefer the option to reduce density, the recommendation is as follows:

That staff prepare a report and Official Community Plan amending bylaw to increase the minimum lot size in the Estate Suburban Residential land use designation and include an outline for a public process.

Suburban Residential Designation

1. Should Council prefer the option to reduce density, there is a draft bylaw attached as Appendix A for Council's consideration and the recommendation is as follows:

That staff prepare a report and include the attached Official Community Plan amending bylaw to increase the minimum lot size in the Suburban Residential land use designation and include an outline for a public process; or

2. Should Council prefer the option to increase density, the recommendation is as follows:

That staff prepare a report and Official Community Plan amending bylaw to reduce the minimum lot size in the Suburban Residential land use designation and include an outline for a public process.

CONCLUSION:

Council's direction was to consider eco-cluster development in the Estate Suburban Residential designation and to prepare a bylaw to increase the minimum lot size in the Suburban Residential designation. This arose from Council's concern with the impacts of residential development outside of the Urban Area Boundary. An analysis of the impacts of these changes provided in this report indicates there is limited benefit to a bylaw change, as the remaining lands with future subdivision potential are small when compared with the existing number of lots and total area of all lands outside the Urban Area Boundary. As a result, the report recommendation is that no changes be made to the Estate Suburban Residential and the Suburban Residential Official Community Plan policies.

A key concern for Council is the retention of rural character as new development occurs and as discussed in this report, the new Tree Protection Bylaw is an effective tool for retaining significant trees throughout Maple Ridge and thus helps to maintain existing neighbourhood character.

"Original signed by Lisa Zosiak"

Prepared by: Lisa Zosiak, M.R.M., MCIP, RPP
Planner

"Original signed by Christine Carter"

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

"Original signed by Frank Quinn"

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

"Original signed by Kelly Swift" for

Concurrence: E. C. Swabey
Chief Administrative Officer

Appendices:

- Appendix A Draft Suburban Residential Re-Designation Bylaw
Appendix B Map showing Lands Currently Designated Suburban Residential

CITY OF MAPLE RIDGE

BYLAW NO. XXXX-2017

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

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

AND WHEREAS it is deemed expedient to amend Schedule “B” 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 “Suburban Residential Re-Designation Bylaw No. XXXX-2017.”
2. **Schedule “B”** is hereby deleted and replaced with Schedule 1, which is attached hereto and forms part of this Bylaw.
3. Maple Ridge Official Community Plan bylaw No. 7060-2014 as amended is hereby amended accordingly.

READ a first time the day of , 2017.

READ a second time the day of , 201 .

PUBLIC HEARING held the day of , 201 .

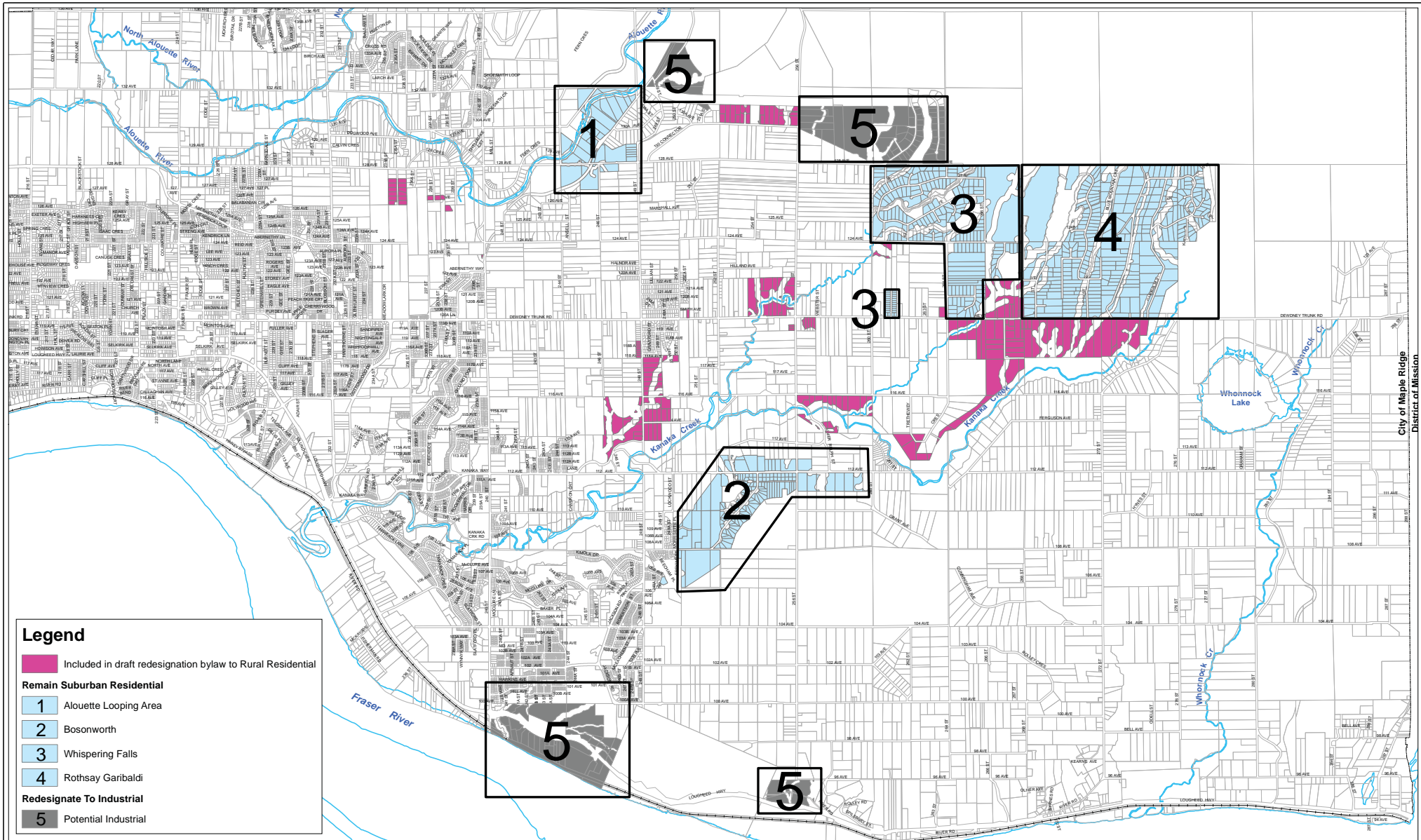
READ a third time the day of , 201 .

ADOPTED, the day of , 201 .

PRESIDING MEMBER

CORPORATE OFFICER

APPENDIX B



Scale: 1:17,000

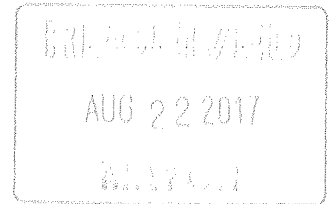
Lands Currently Designated Suburban Residential



Suburban Residential Lots



FILE: SuburbanResLotsBreakdown.mxd
DATE: Aug 23, 2017
BY: DT



August 16, 2017

Dear Mayor and Council, and Chief Administrative Officers of FVRL Member Local Governments:

Re: Termination of Member Service Agreements (MSA)

The purpose of this letter is to advise that Fraser Valley Regional Library (FVRL) will not be renewing individual Member Service Agreements (MSA).

The MSA's were created approximately ten years ago to clarify financial responsibilities at Member libraries and to require a reasonable level of consultation on services provided by both FVRL and Members relating to library building services.

While the MSA's appear to be a typical agreement, they do not provide any direct means for Members to make changes to their services, or to terminate services with FVRL. As detailed in the Dispute Resolution section of the MSA's, all disputes are to be determined by a final binding decision made by the FVRL Board. This is due to all Member services being provided under the terms of the Library Act, a similar legislative structure to services provided by Regional Districts.

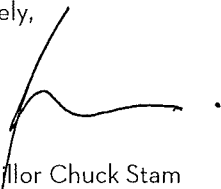
Under the Library Act it is the FVRL Board that sets service levels. Over the past two years, the FVRL Board has approved the Financial Management Policy (FMP) (www.fvrl.bc.ca/board_policies.php) that details the service arrangement and substantially incorporates the contents of the MSA.

The FMP provides significantly greater ability for Members (over the MSA's) to manage their overall library costs and associated service levels. The FMP requires Member approval for material (>\$10,000) on-going service level changes that would result in an increase in the respective Member's assessment. Additionally, the FMP provides a process for all Members to implement service level increases or decreases at their local library, subject to FVRL Board approval.

Many of the Member MSA have expired and existing agreements contain outdated sections, including the funding formula. While overall content is very similar, they are not identical and often the specific wording used to achieve the same end is different. Updating and renewing 15 agreements is a significantly time consuming process for both FVRL and Member staff. The existence of the FMP, combined with the administrative cost to update and maintain the MSA's, has brought us to the conclusion that the MSA's are no longer required.

The FVRL Board strives to ensure that FVRL services, associated costs and decision processes are transparent, and in the best interest of all Members. Should you have any questions about the termination of the MSA's, the intent of the afore mentioned policy, or any aspect of the library services in your community please contact our Chief Executive Officer, Scott Hargrove.

Sincerely,



Councilor Chuck Stam
Fraser Valley Regional Library Board Chair

Discussion Paper: Special Event Permits

**Liquor Control and Licensing Branch
August 2017**

Background

There are over 25,000 Special Event Permits (SEPs) issued by the Liquor Control and Licensing Branch (LCLB) each year, covering a variety of events from small private weddings to large public festivals. In the previous regulatory framework, SEPs were intended to be non-profit. If a permittee chose to charge over the cost recovery price list all profits made from the event had to be distributed to a charitable purpose.

On April 6, 2017 the Liquor Control and Licensing Regulation was amended authorizing the general manager to exempt permittees from the requirement to donate profits to charity if they charge over the cost recovery list. This policy change was made, in part, to support the music industry in BC. However, due to the election period, an exemption policy and criteria have not yet been determined.

During this interim period the general manager has been considering each exemption request as a unique submission and basing the approval decision on policy guidelines in use in Ontario. Exemption approvals were granted during this time with the understanding that once an approved policy is adopted the criteria for the exemption may change.

At this time, LCLB is seeking input on a draft policy that could guide the general manager's decisions respecting exemptions from the requirement to donate profits to charity if the SEP holder were to charge over the cost recovery list.

Proposed Policy

The general manager may exempt SEP holders from donating event profits to charity when they charge more than the cost recovery list provided that the permittee's event is of a municipal, provincial, national or international significance.

The general manager will use different criteria to determine whether an event is of municipal significance versus provincial, national or international significance.

Municipal Significance

Municipally significant events are those deemed uniquely important to that specific municipality. For example, a municipally significant event may have historical value to the region or benefit the community at large.

- An event of municipal significance requires a municipal resolution or a letter from a delegated municipal official designating the event as "municipally significant".
- This documentation will be required at the event site for inspection.

Provincial, National and International Significance

The Branch will review exemption requests for provincial, national and international significant events. To determine whether an event qualifies, the following questions will be assessed:

- Where are the participants and/or performers from? Are they primarily from around the province, Canada, or the world?
- Does the event attract spectators from around the province, Canada, or the world?
- Is there province-wide, nation-wide, or world-wide media coverage of the event?

Consultation Questions

- ❖ **What type of organization do you represent? (Promoter, charity, municipality, etc.)**
- ❖ **Is your organization generally supportive of the proposed policy?**
- ❖ **Are there any concerns you have with the proposed policy?**

Contact

Thank you for your input, your answers to the above questions will help shape government policy on Special Event Permits.

All submissions will be required by **September 15, 2017**. You may email your responses to lclb.lclb@gov.bc.ca – with the heading: SEP Policy Consult – or mail them to:

Policy, Planning, and Communications
Liquor Control and Licensing Branch
PO Box 9292 Stn Prov Govt
Victoria, BC V8W 9J8

Additionally, if you have any questions or concerns you may contact Josh Huska, project lead, directly at (250) 952 5794.

The personal information you submit may be collected by the Liquor Control and Licensing Branch under s. 26(c) of the Freedom of Information and Protection of Privacy Act for the purposes of engaging and consulting with the public. To protect your own privacy and the privacy of others, please do not include any personal information or share personal information about others. If you have any questions about the collection of your personal information, please contact the Freedom of Information Officer at PO Box 9292 STN PROV GVT, Victoria, BC, V8W 9J8 or by phone at 250.952.5787. If you are outside of Victoria, please call 1.866.209.2111. By fax 250.952.7066.