

City of Maple Ridge

COUNCIL MEETING AGENDA

July 11, 2017

7:00 p.m.

Council Chamber

ADDENDUM

800 *UNFINISHED BUSINESS*

Note: Item 801 was on the June 27, 2017 agenda. The first portion of the motion which reads “That Bylaw No. 7064-2014 be adopted” was moved and seconded and adopted by Council.

An additional condition stating “That the Corporate Officer be authorized to sign and seal 2014-003-CU respecting the properties located at 19975, 19989, and 19997 Dunn Avenue” requires authorization.

801 2014-003-CU, 19975, 19989, 19997 Dunn Avenue
Maple Ridge Official Community Plan Amending Bylaw No. 7064-2014
Staff report dated June 27, 2017 recommending adoption
To provide a Temporary Use Permit to temporarily allow vehicle inventory storage on the three subject properties zoned RS-3 (One Family Rural Residential)
Adopt

Checked by: _____

Date: _____

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Final Reading:
Official Community Plan Amending Bylaw No. 7064-2014
19975, 19989, 19997 Dunn Avenue

MEETING DATE: June 27, 2017
FILE NO: 2014-003-CU
MEETING: COUNCIL

EXECUTIVE SUMMARY:

Official Community Plan Amending Bylaw No. 7064-2014 has been considered by Council and at Public Hearing, and subsequently was granted third reading. The applicant has requested that final reading be granted. The purpose of the Temporary Use Permit is to allow the applicant, Maple Ridge Chrysler, temporary vehicle inventory storage on the three subject properties at 19975, 19989, and 19997 Dunn Avenue. The Temporary Use Permit is valid for three years following the date of adoption of the OCP amending bylaw. A one-time three year extension may be granted by Council should the applicant choose to apply for an extension.

Council granted first reading for the Official Community Plan Amending Bylaw No. 7064-2014 on March 25, 2014, and second reading on March 8, 2016. This application was presented at Public Hearing on April 19, 2016, and Council granted third reading on April 26, 2016.

RECOMMENDATION:

That Official Community Plan Amending Bylaw No. 7064-2014 be adopted; and,

That the Corporate Officer be authorized to sign and seal 2014-003-CU respecting the properties located at 19975, 19989, and 19997 Dunn Avenue.

DISCUSSION:

a) Background Context:

The purpose of the Temporary Use Permit is to allow the applicant, Maple Ridge Chrysler, temporary vehicle inventory storage on the three subject properties at 19975, 19989, and 19997 Dunn Avenue (see Appendices A, B and C). Council granted third reading to Official Community Plan Amending Bylaw 7064-2014 (see Appendix D) on April 26, 2016, with the stipulation that the following conditions be addressed:

- 1) Amendment to Official Community Plan Appendix D – Temporary Use Permits to add the subject properties to the list of Temporary Use Permit locations;
- 2) Provision of a landscape security for fencing and perimeter hedge planting; and,

- 3) Issuance of a Highway Use Permit to restore the existing boulevard along Maple Meadows Way and provision of a security as outlined in the Highway Use Permit.

Note that when third reading was granted to this application in April 26, 2016, the Temporary Use Permit Area location was cited as number 4. However, since that time, two other temporary use permits were granted. Therefore, the Temporary Use Permit Area Location for this OCP Amending Bylaw 7064-2014 is now location number 6.

CONCLUSION:

As the applicant has met Council's conditions, it is recommended that final reading be given to Official Community Plan Amending Bylaw No. 7064-2014. Furthermore, it is recommended that the Corporate Officer be authorized to sign and seal 2014-003-CU.

"Original signed by Chee Chan"

Prepared by: Chee Chan
Planner

"Original signed by Christine Carter"

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

"Original signed by Christine Carter" for

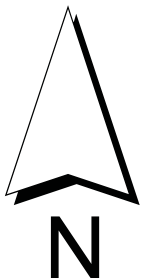
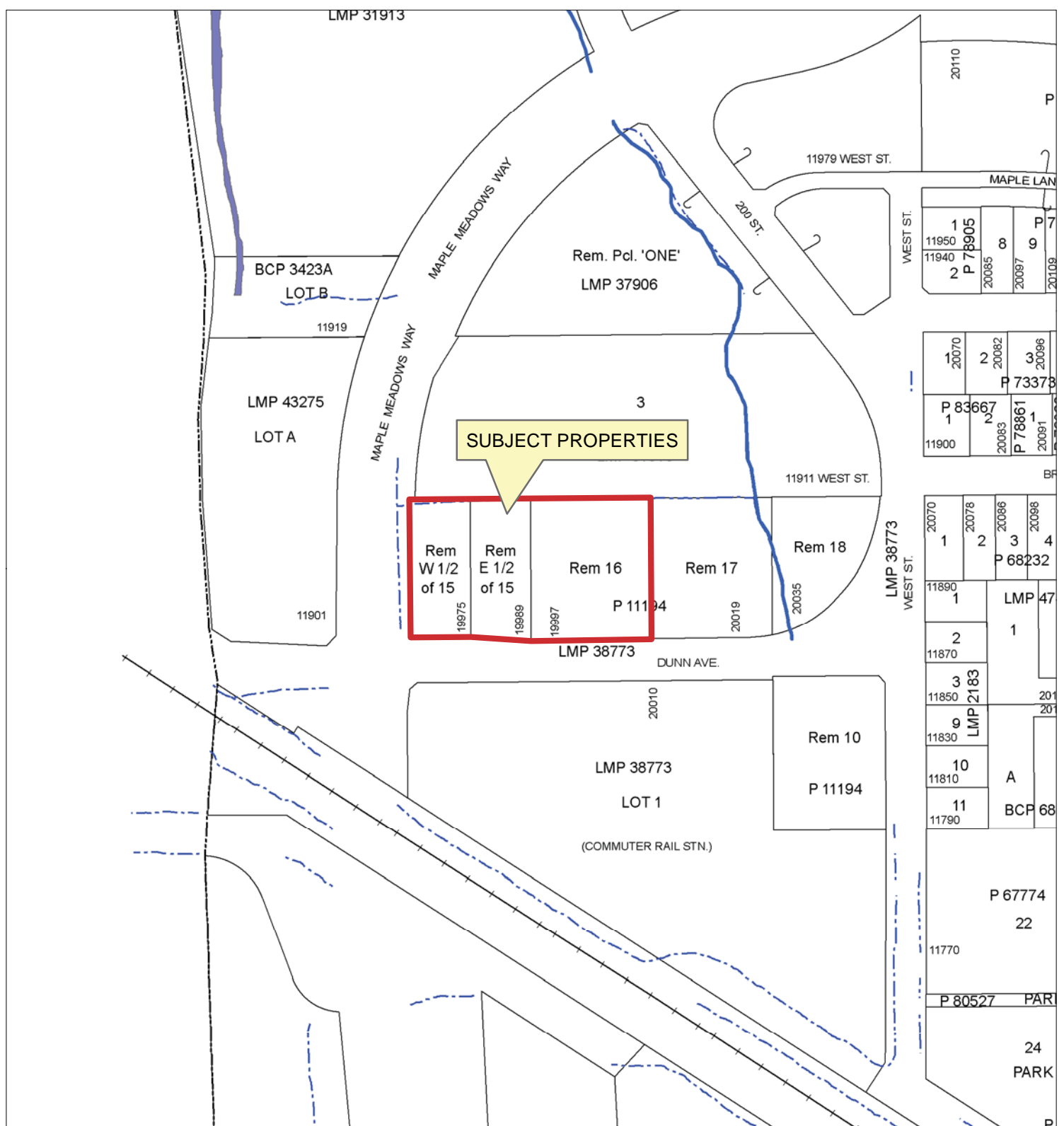
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

"Original signed by E.C. Swabey"

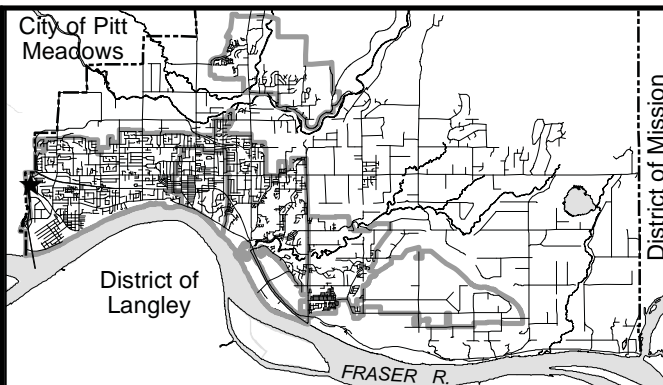
Concurrence: E.C. Swabey
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Site Plan
Appendix D – OCP Amending Bylaw No. 7064-2014



Scale: 1:2,500



19975/89/97 DUNN AVENUE



CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE
PLANNING DEPARTMENT

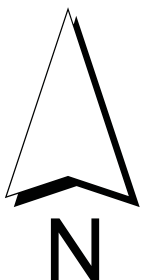
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FILE: 2014-003-CU

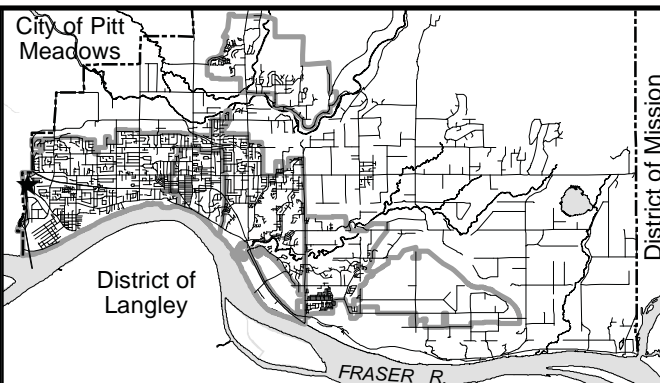
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District of Maple Ridge



Scale: 1:2,500



19975/89/97 DUNN AVENUE



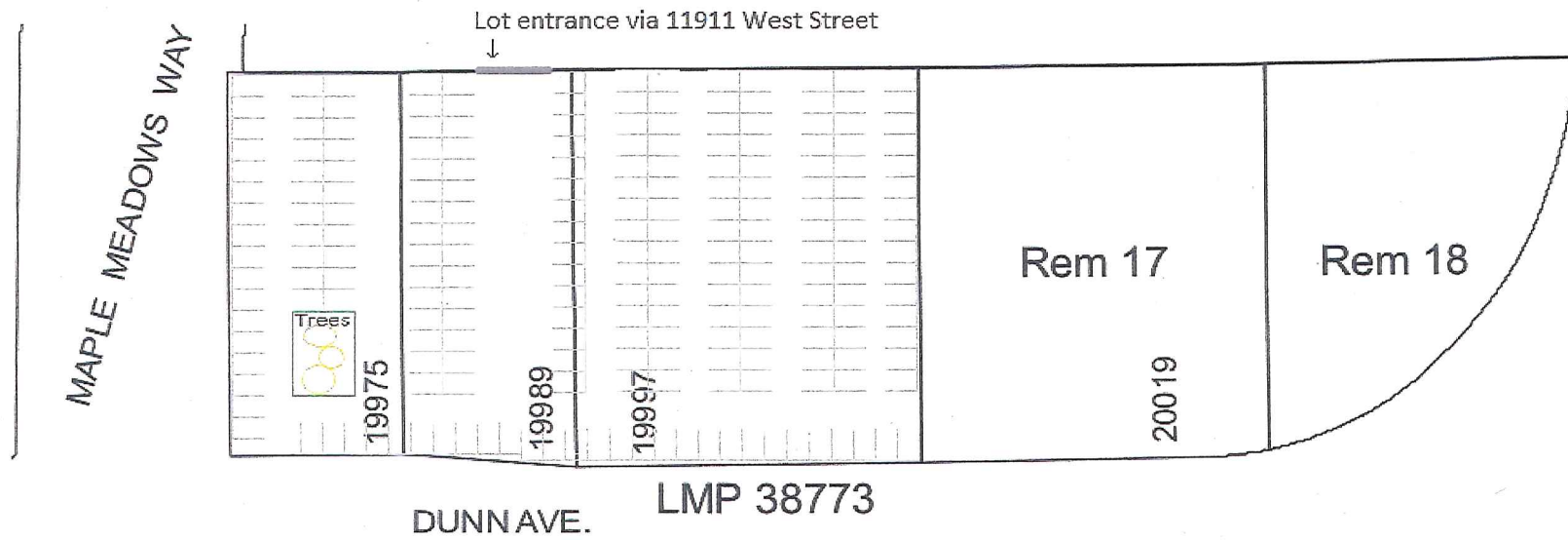
CORPORATION OF
THE DISTRICT OF
MAPLE RIDGE
PLANNING DEPARTMENT

DATE: Jan 13, 2014

FILE: 2014-003-CU

BY: PC

APPENDIX C



CITY OF MAPLE RIDGE BYLAW NO. 7064-2014

A Bylaw to amend 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 desirable to amend Schedule "A" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No.7064-2014."
2. Appendix D. Temporary Use Permits, Section TEMPORARY USE PERMIT AREA is amended by the addition of the following:

"TEMPORARY INDUSTRIAL USE PERMIT AREA LOCATION No. 6"

Purpose:

To permit outdoor storage of vehicles.

Location:

Those parcels or tracts of land and premises shown on Temporary Industrial Use Permit Area Location No. 4 map, and known and described as:

- Lot 15 Except: Firstly; the West Half Secondly; Parcel 11 (Bylaw Plan LMP34902) Thirdly Part in Plan BCP29640 District Lot 222 Group 1 New Westminster District Plan 11194
- West Half Lot 15 Except First: Parcel 7 (Bylaw Plan LMP34902) Secondly; Part in Plan BCP29640 District Lot 222 Group 1 New Westminster District Plan 11194
- Lot 16 Except Firstly: Parcel 8 (Bylaw Plan LMP34902) Secondly: Part in Plan BCP29640 District Lot 222 Group 1 New Westminster District Plan 11194"

are hereby designated to permit a temporary industrial use for outdoor storage of vehicles, for a three-year period, effective upon adoption of this bylaw.

3. Appendix D. Temporary Use Permits, Section TEMPORARY USE PERMIT AREA is amended by the addition of the attached Temporary Industrial Use Permit Area Location No. 6 map in sequential numeric order after Temporary Industrial Use Permit Area Location No. 5.
4. Maple Ridge Official Community Plan Bylaw No. 6425-2006 is hereby amended accordingly.

READ A FIRST TIME the 25th day of March, 2014.

READ A SECOND TIME the 8th day of March, 2016.

PUBLIC HEARING HELD the 19th day of April, 2016.

READ A THIRD TIME the 26th day of April, 2016.

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER

