



**City of Maple Ridge**

# **PUBLIC HEARING**

**April 16, 2019**

**CITY OF MAPLE RIDGE**

**PUBLIC HEARING AGENDA**  
**April 16, 2019**  
**7:00 pm**  
**Council Chambers, 1<sup>st</sup> Floor, City Hall**

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

- 1) **2017-124-RZ**  
**12555, 12599, 12516 240 Street and 12511 241 Street**  
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 2 of the North West Quarter of Section 22 Township 12 Group 1 New Westminster Plan LMP22485  
Lot A Section 22 Township 12 New Westminster District Plan LMP9379

**Maple Ridge Official Community Plan Amending Bylaw No. 7537-2019**

- To amend Schedule "B" from areas designated Estate Suburban Residential to Conservation and Forest.
- To amend Schedule "C" by adding areas designated to Conservation and to Forest.

**Maple Ridge Zone Amending Bylaw No. 7343-2017**

- To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential). The current application is to create a 26 lot subdivision with park dedication on a 8.19 hectare (20 acre) site.





**CITY OF MAPLE RIDGE**  
**NOTICE OF PUBLIC HEARING**

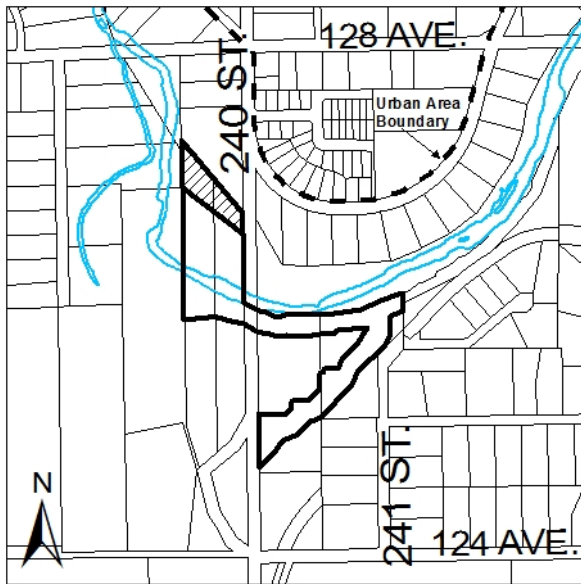
TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 pm., Tuesday, April 16, 2019, to consider the following bylaws:

- 1) **2017-124-RZ**  
**12555, 12599, 12516 240 Street and 12511 241 Street**  
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 2 of the North West Quarter of Section 22 Township 12 Group 1 New Westminster Plan LMP22485  
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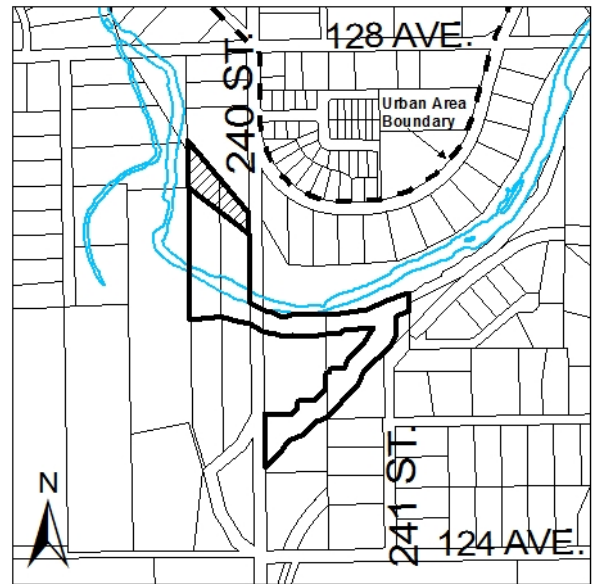


**Maple Ridge Official Community Plan Amending Bylaw No. 7537-2019**

- To amend Schedule "B" from areas designated Estate Suburban Residential to  Conservation and  Forest. (as shown on Map No. 999)
- To amend Schedule "C" by adding areas designated to  Conservation and to  Forest. (as shown on Map No. 1000)



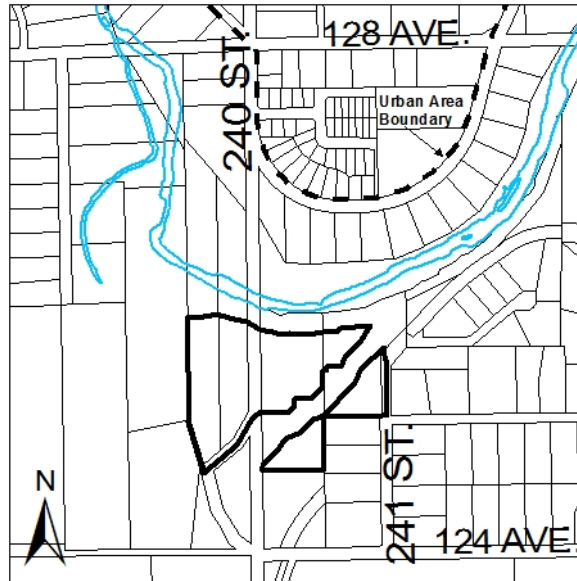
Map No. 999



Map No. 1000

**Maple Ridge Zone Amending Bylaw No. 7343-2017**

- To rezone from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential). The current application is to create a 26 lot subdivision with park dedication on a 8.19 hectare (20 acre) site.



**AND FURTHER TAKE NOTICE** that a copy of the aforesaid bylaws and copies of staff reports and other information considered by Council relevant to the matters contained in the bylaws will also be available for public inspection at the Planning Department Counter of City Hall, between 8:00 am and 4:00 pm from April 3, 2019 to April 16, 2019, weekends and Statutory Holidays excepted. The Public Hearing Agenda with full reports can be viewed on the City website at [www.mapleridge.ca/640](http://www.mapleridge.ca/640).

**ALL PERSONS** who deem themselves affected by any of these bylaws shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaws or by making a written submission to the attention of the Corporate Officer or by sending an email to the Clerk's Department at [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca), by 4:00 pm, April 16, 2019. Please note that all written submissions provided in response to this consultation will become part of the public record which includes the submissions being made available for public inspection.

Dated this 3rd day of April, 2019.

Laura Benson, CPA, CMA  
Corporate Officer

**DEVELOPMENT APPLICATION CHECKLIST**  
**FOR FILE 2017-124-RZ**  
**File Manager: Diane Hall**

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

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

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

Additional reports provided:

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- 1) Floodplain Study
- 2) Geotechnical Report
- 3) Environmental Assessment Report

## City of Maple Ridge

**TO:** His Worship Mayor Michael Morden      **MEETING DATE:** March 19, 2019  
and Members of Council      **FILE NO:** 2017-124-RZ  
**FROM:** Chief Administrative Officer      **MEETING:** COW

**SUBJECT:** First and Second Reading  
Official Community Plan Amending Bylaw No. 7537-2019;  
Second Reading  
Zone Amending Bylaw No. 7343-2017;  
12555, 12599, & 12516 240<sup>th</sup> Street, and 12511 241 Street

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### EXECUTIVE SUMMARY:

This proposal is to rezone the subject properties from RS-3 One Family Rural Residential to RS-2 One Family Suburban Residential to create a 26 lot bare land subdivision with park dedication on a site area of 8.19 hectares (20 acres). Through density bonus provisions and a text amendment to the RS-2 Zone, this application proposes greater residential density than permitted under RS-2 Zoning. The highest density in the RS-2 Suburban Residential Zone is 2.5 lots per hectare, or 0.4 hectares per lot (1 acre lots). The proposed density with this application is 3.88 lots per hectare in a combination of individual lots and common properties. An amendment to the Official Community Plan will be required to the Conservation designation for riparian habitat and to Forest for additional dedicated lands.

The subject properties are within the Fraser Sewer Area of the Greater Vancouver Sewerage and Drainage District. For this reason, both sewer and water connections are available, making it possible to create parcels with smaller lot sizes. The typical lot size in the Estate Suburban designation is 0.4 hectares or 1 acre. For this application, the justification for reduced parcel sizes is due to the voluntary dedication of developable area for park purposes. After first reading was granted, an environmental assessment of the qualitative value of these areas proposed for dedication has been prepared by a qualified professional.

The issue of increased densities on qualifying properties in the Estate Suburban designation<sup>1</sup> has been discussed by Council for some time. On September 5, 2017, a report was presented to Council identifying feasible subdivision potential and the impacts to build out. The report also noted that the recently adopted Tree Bylaw provided tree protection measures that could outweigh advantages associated with density bonus measures for this purpose. In response to this report, Council voted in favour of leaving the Estate and Suburban Residential designations and their policy base unchanged.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$132,600.00.

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<sup>1</sup> Council has the jurisdiction to increase residential densities on Estate Suburban properties that are designated Urban in the Regional Growth Strategy of Metro Vancouver. This regional designation roughly pertains to Estate Suburban properties west of the 244<sup>th</sup> Street alignment, south of the Silver Valley area. All other Estate Suburban parcels are designated rural and could only be subdivided with minimum parcel sizes of 0.4 hectares (1 acre), although some are currently legal non-conforming urban lots.

## RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7537-2019 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7537-2019 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7537-2019 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7537-2019 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7343-2017 be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
  - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
  - ii) Park dedication as required; and removal of all debris and garbage from park land;
  - iii) Road dedication as required;
  - iv) Consolidation of the subject properties;
  - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject properties for the proposed development;
  - vi) Registration of a Restrictive Covenant for the floodplain report, which addresses the suitability of the subject property(ies) for the proposed development;
  - vii) Registration of a Restrictive Covenant for Tree Protection;
  - viii) Registration of a Restrictive Covenant, and Stormwater Management;
  - ix) Registration of a Restrictive Covenant for conservation purposes;
  - x) Removal of existing buildings;
  - xi) Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site;
  - xii) That a voluntary contribution, in the amount of \$132,600.00 (\$5100.00/lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

## DISCUSSION:

### 1) Background Context:

Applicant: Don Bowins

Legal Description:

OCP:

Existing: ESTRES (Estate Suburban Residential)  
Proposed: Single-Family Residential

OCP:

Existing: Estate Suburban Residential  
Proposed: Estate Suburban Residential

Zoning:

Existing: RS-3 (One Family Rural Residential)  
Proposed: RS-2 (One Family Suburban Residential) with density bonus provisions to reduce parcel size.

Surrounding Uses:

North:	Use:	Rural Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Estate Suburban Residential
South:	Use:	Rural Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Estate Suburban Residential
East:	Use:	Suburban Residential
	Zone:	RS-2 Suburban Residential
	Designation:	Estate Suburban Residential
West:	Use:	Vacant
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Estate Suburban Residential

Existing Use of Properties: Rural Residential  
Proposed Use of Property: Estate Suburban Residential  
Site Area: 8.35 Ha (20.6 acres)  
Access: 240 and 241 Street  
Servicing requirement: Urban Standard

Previous similar applications:

- Application 2014-054-RZ (23598 & 23627 Dogwood), which proposed to protect significant stands of trees with park dedication, was ultimately supported by Council, with refinements to the original proposal.
- In addition to the above, concurrent Application 2017-184-RZ (23585 Dogwood) proposes the protection of significant trees with park dedication as an extension of the above noted Dogwood application. This application has advanced to second reading, and will be presented at the March 19 Public Hearing.



## 2) Project Description:

The four subject properties are located to the south of the Silver Valley Horse Hamlet in the vicinity of 240 Street, Fern Crescent, and 124 Avenue. The South Alouette River bisects two of the properties, with the greater portion of the lands located south of the South Alouette River. A number of watercourses are located on or adjacent to the subject properties including Latimer Creek and two indefinite watercourses. As a result, the site offers pockets of potentially developable areas that are bounded by environmentally sensitive areas. Steep slopes define the site along its east and southern boundaries.

Three of the four subject properties are currently accessed via 240 Street, constructed to a gravel road standard on the south side of the river. The fourth property is accessed from 241 Street. This project proposes a bareland strata of 1 fee simple remainder lot and 25 bareland strata lots with a net density of 3.88 units per net hectare. The first reading report noted that a developable portion of the site comprising 1.2 hectares (3.0 acres) north of the South Alouette River was to be dedicated as parkland.

In order to realize this development, significant servicing upgrades are required to bring sewer and water to the site. Servicing requirements and the infrastructure required to provide them will be assessed by the Engineering Department as this application progresses.

This development proposal is tied to other works in relation to its context and servicing considerations. These works include a Flood Impact Study conducted by Northwest Hydraulics Consultants, and a new bridge crossing along the 240<sup>th</sup> Street Corridor.

**Flood Impact Study:** The first reading report noted that approximately 86% of the site was located within floodplain. Maple Ridge requirements for floodplain development are guided by Policy 9.10, titled Regulation of Earth Fill within Floodplains. Development applications within floodplains are required to provide a hydraulic assessment of the proposed work which addresses current site conditions, an impact assessment of proposed works, and a proposed mitigation plan. The engineering firm Northwest Hydraulics Consulting (NHC) was commissioned to conduct this work. The findings demonstrated that the placement of fill on the subject site for flood construction purposes would have very minimal impact. There was one structure that could be impacted within the study area. However, it was noted that the foundation of this affected residential structure was currently below existing flood construction levels. It should be noted that this assessment was based on anticipated flooding during a 1 in 200 year event, which has an estimated probability of 0.5% of occurring in any given year.

**Bridge Crossing on 240<sup>th</sup> Street.** The first reading report noted that 240<sup>th</sup> unconstructed road right of way was earmarked in the Major Corridor Network Plan for future bridge connection to Silver Valley. Since first reading was granted on October 10, 2017, further exploration of a bridge crossing at this location has taken place, and has been determined to be feasible. The 240<sup>th</sup> corridor has been determined to be the best location for a bridge crossing over the Alouette River.

As a result, this proposal will be integrated with the site preparations for the bridge. This work will involve the placement of fill to reduce the required span of the bridge. NHC has reviewed the impact of additional filling of the 240<sup>th</sup> corridor and have concluded that this will not result in a measurable change to the predicted flood profile of the Alouette River.

Additional environmental compensation is required with the bridge development, requiring a shift in the proposed conservation boundaries. As a result, a portion of the developable area of the site proposed as a bonus park will now be used for riparian enhancement and will then be designated as conservation. The integration of this site preparation in anticipation of a future bridge will provide significant cost savings to the municipality as it provides needed infrastructure improvements within the community.

A habitat balance evaluation of these proposed site preparations has been provided by a qualified environmental professional. This evaluation concludes that there is a net gain of riparian area with the compensatory measures proposed by this application.

### 3) Planning Analysis:

#### i) Official Community Plan:

The Estate Suburban designation is characterized generally by lots of 0.4 hectare (1 acre) in size. Based on a net area of 6.8 hectares (17.2 acres), in a bareland strata format which combines both developable and protected areas (by a restrictive covenant), a maximum of up to 17 lots could be created under the RS-2 Suburban Residential Zone for this development site. However, these lots would be dispersed across the site and north of the Alouette River.

In order to realize higher density than is permitted in the Official Community Plan this application proposes to utilize density bonus provisions. The subject properties are designated *Estate Suburban Residential* in the OCP, and Urban in the Metro Vancouver Regional Growth Strategy. The *Estate Suburban Residential* designation aligns with land that is serviceable by the regional sanitary service within the Fraser Sewer Area. Where these lands are within the Regional Urban Containment Boundary, development to urban densities are possible without triggering the requirement for an amendment to the Regional Growth Strategy.

The following OCP policies guide the form and density supported in the *Estate Suburban Residential* land use designation:

*Policy 3-14 Urban-level residential densities will not be supported in areas designated Estate Suburban Residential*

*Policy 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.*

The intent of these policies was reaffirmed by Council on September 5, 2017. However, these properties are also designated Urban in the Regional Growth Strategy of Metro Vancouver, and as additional Regional approvals are not required, Council therefore has significant freedom in designating land uses and residential densities for these properties.

Policy 2-9 of the Official Community Plan provides a density bonus mechanism to support higher density, as follows:

*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.*

In the Maple Ridge Official Community Plan, only properties within the Albion Area Plan are currently subject to a prescribed formula for density bonus provisions. As the subject property is not subject to such a specific formula, in either the Zoning Bylaw or Official Community Plan, Council must assess whether the amenities provided and the density proposed are appropriate, and supportable. Portions of the site in the riparian protection area are to be designated conservation in response to ground truthing and riparian compensation. The proposed remaining park will be designated as forest, in accordance with the following two key OCP policies:

*Policy 5-13 Maple Ridge will promote the retention of urban and mature trees and of natural forests and woodland areas, and ensure that additional trees and plant material are provided as part of all development proposals. To enhance the ecological integrity of the District, the use of native trees, plants and naturescape principles will also be encouraged.*

*Policy 6-62 To protect ecological diversity and the integrity of forested lands, Maple Ridge will retain parts of the northern slope of Thornhill as Forest. Innovative development proposals that protect unique site characteristics, ecologically sensitive areas, or amenities on lands designated Forest and within private ownership, may be considered for a density bonus. The value of the density bonus will be at Council's discretion, in return for the development providing an identified community benefit.*

In particular, Policy 6-62 speaks to a density bonus framework as a mechanism for protecting unique site characteristics, such as forested lands, that provide an identified community benefit. The density bonus structure proposed for this development application, while site-specific presently, is consistent with the Dogwood applications. It is noted that the OCP supports using a density bonus framework in three specific development scenarios.

The subject application is supportable for three important reasons. Firstly, the subject property is serviceable by sanitary sewer due to their location in the Fraser Sewer Area, and there is no Regional policy impediment that would require lot sizes to remain at 0.4 hectare (1 acre).

Secondly, the proposed development will ensure long term protection of environmentally sensitive areas under public ownership in dedicated parkland in alignment with Policy 6-62 of the OCP. The habitat balance assessment provided by the applicant concludes a net gain of riparian habitat through proposed compensatory measures for this development and for the future bridge alignment.

Thirdly, this proposal will integrate the site preparation for the future 240<sup>th</sup> Street Bridge, to provide needed community infrastructure with significant cost savings to the municipality. These site preparations will be included in the works required for the rezoning servicing agreement and will be a condition of final reading.

The proposed density bonus structure used to accommodate reduced densities will not trigger an OCP amendment, because the Official Community Plan recognizes and supports additional density for density bonus purposes. The Zoning Bylaw text amendment will be established to create the density bonus framework, made on a site specific basis, based on an evaluation of community benefits of the dedicated lands. This application will be providing additional dedication for park and infrastructure improvements rather than a cash contribution. In the absence of prescribed density bonus provisions in the site area, this site specific approach provides similar opportunities to the

Albion Area Community Amenity Program, which has a prescribed fee schedule that applies to all developments utilizing the density bonus program in Albion.

**ii) Zoning Bylaw:**

The current application proposes to rezone the properties located at 12511 241 Street, 12555, 12599, and 12516 240 Street from RS-3 (One Family Rural Residential) to RS-2 (One Family Suburban Residential) to permit 25 bareland strata and 1 fee simple lot. The minimum lot size for the current RS-3 zone is 8000 m<sup>2</sup>, and the minimum lot size for the proposed RS- 2 zone is 4000m<sup>2</sup>.

A site specific text amendment will be required to the RS-2 zone in order to permit a subdivision with higher density than permitted under zoning. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

As this is a bareland strata development, a range of strata lots is proposed, with no individual strata lot being less than 1000 m<sup>2</sup>. In addition, there are common areas under conservation covenants that will be part of this development. The proposed lot dimensions that accompany this rezoning text amendment include a minimum lot width of 20 metres, and a minimum lot depth of 30 metres. These dimensions in the RS-2 Zone are respectively, 36 metres, and 60 metres.

Any variances from the requirements of the RS-2 Zone will be required to obtain approvals prior to proceeding.

**iii) Off-Street Parking And Loading Bylaw:**

The Off-Street Parking And Loading Bylaw identifies a minimum of 2.0 parking spaces for a one family residential use. This can readily be accommodated on the proposed lots.

**iv) Development Permits:**

Pursuant to Section 8.9 of the OCP, a Watercourse Protection Development Permit application is required for all developments and building permits within 50 metres of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourse and riparian areas.

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

- All areas designated *Conservation* on Schedule “B” or all areas within 50 metres of an area designated *Conservation* on Schedule “B”, or on Figures 2, 3 and 4 in the Silver Valley Area Plan;
- All lands with an average natural slope of greater than 15 percent;
- All floodplain areas and forest lands identified on Schedule “C”

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

**v) Development Information Meeting:**

A Development Information Meeting was held at Meadowridge School on January 29, 2019. A total of 20 people signed the signup sheet at the meeting. This had been the third public information meeting held by the applicant. This latest meeting was to provide updates with the proposal and how it would be integrated with the site preparations for the 240<sup>th</sup> Street Bridge Crossing. No comments were made by the public at this meeting.

A previous meeting, held on May 15, 2018, was held at Meadowridge School, with 45 people signing in. A total of 10 comment sheets were provided, with 6 comments sheets noting concerns about impacts to fish habitat, loss of trees, flood impacts, and potentially incompatibility between the future bridge and residential development. There were 4 positive comment sheets, and one of these emphasized the potential for improved equestrian trail development with this proposal.

For municipal purposes, the applicant has addressed concerns by securing qualified consultant services for riparian compensation, hydrological assessments, and by providing additional developable land for park development.

**vi) Parkland Requirement:**

For this project, there is sufficient land that is proposed to be dedicated as park on the subject properties and this land will be required to be dedicated as a condition of Final Reading. This parkland requirement will be met with a combined dedication of Forest and Conservation areas, totaling 5.1 hectares (12.6 acres).

**4) Environmental Implications:**

The proposed new Alouette crossing has necessitated a revised application to the Ministry of Environment due to the required infilling within the 240<sup>th</sup> Street Right of Way. The new bridge involves a change in restoration works proposed with the first reading report. The current proposal is to utilize these areas and restoration and enhancement works as compensation. Clay fill deposited on the slope at the east end of the slope during the development of upslope Academy Park (about 30 years ago) may have resulted in these flows being cut off, impeding fish movement. The current proposal is to remove the deposited clay-based material to create a direct connection to the Alouette River at its east end. The proposed works will increase the area utilized by fish providing direct fish habitat all year round. Further, it will allow for the contribution of oxygenated, nutrient rich flow to downstream fish populations.

A habitat balance report provided by the environmental consultant indicates a net gain of riparian habitat proposed with this development.

**5) Interdepartmental Implications:**

**i) Engineering Department:**

In addition to works required for the proposed bridge crossing, the Engineering Department has outlined the development considerations in support of this proposal. These include road construction, servicing the site with water and sewer, decommissioning any existing septic disposal systems, and street trees. This development may be eligible for latecomers fees.

**ii) Parks & Leisure Services Department:**

The Parks and Leisure Services Department reviewed this proposal and expressed the following:

- Retention of the equestrian trail along 240<sup>th</sup> is retained in the current road allowance and not disturbed.
- Development of a formal trail connection along the Alouette river connecting to 241 St to the east, along with a reduction of the existing informal trails being used along the south bank of the Alouette river, in order to minimize compaction and disturbance of the shore area.

These priorities will need to be addressed with the proposed bridge, and will be considered in the future as the project develops.

**iii) Building Department:**

The Building Department will require municipal standards to be applied to this strata development, with the inclusion of sidewalks, lighting, and street trees.

**iv) Fire Department:**

The Fire Department has established standards for emergency access, private fire hydrants, and residential addresses.

**6) Intergovernmental Issues:**

**i) Local Government Act:**

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

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

**7) Citizen/Customer Implications:**

The applicant has hosted 3 information meetings in support of this project. Additional opportunities for public input will be provided at the required public hearing, which will be scheduled should second reading be granted.

## CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7538-2019, that second reading be given to Zone Amending Bylaw No. 7343-2017, and that application 2017-124-RZ be forwarded to Public Hearing.

“Original signed by Diana Hall”

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*Prepared by:* **Diana Hall, M.A, 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**

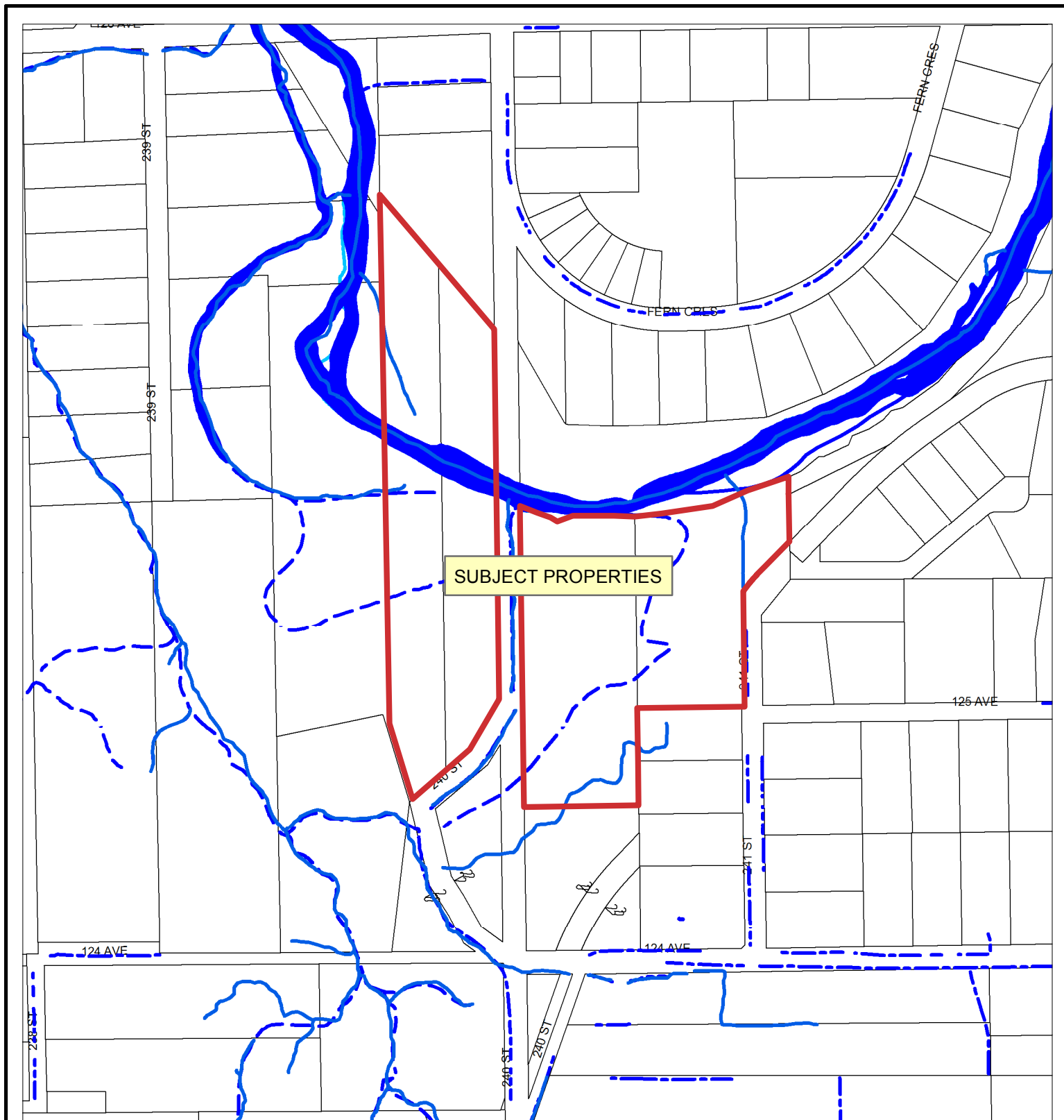
“Original signed by Kelly Swift”

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

The following appendices are attached hereto:

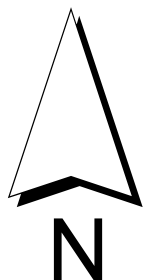
Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – OCP Amending Bylaw No. 7537-2019  
Appendix D – Zone Amending Bylaw No. 7343-2017  
Appendix E – Site Plan



SUBJECT PROPERTIES

### Legend

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



Scale: 1:4,500

12516/12555/12599 240 ST  
12511 241 ST

ENGINEERING DEPARTMENT



MAPLE RIDGE

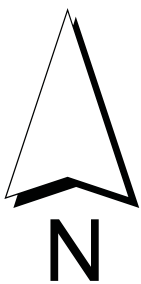
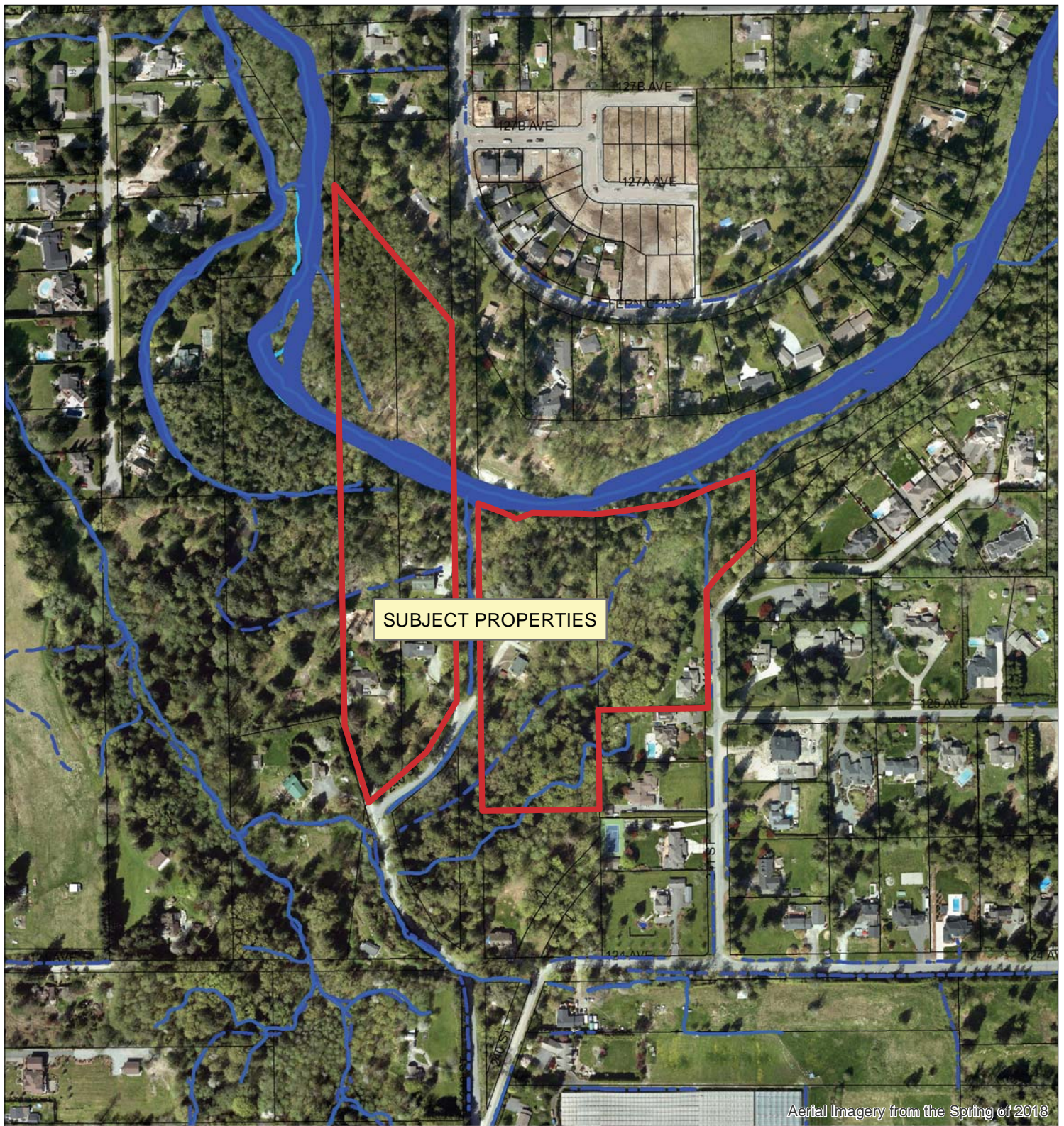
British Columbia

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

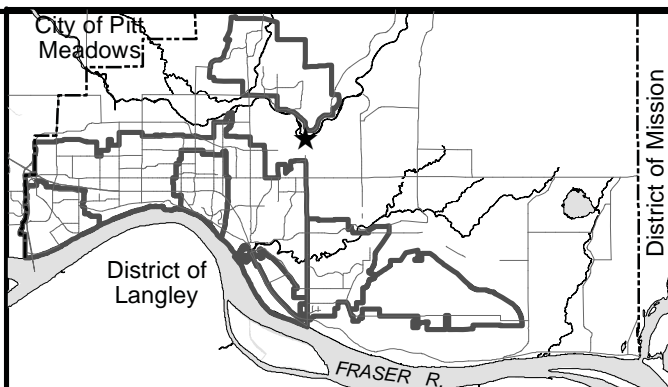
FILE: 2017-124-RZ  
DATE: Mar 31, 2017

BY: LM





Scale: 1:4,500



12516/12555/12599 240 St  
12511 241 St

ENGINEERING DEPARTMENT



MAPLE RIDGE  
British Columbia

mapleridge.ca

FILE:2017-124-RZ  
DATE: Mar 14, 2019

BY: MC



**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;

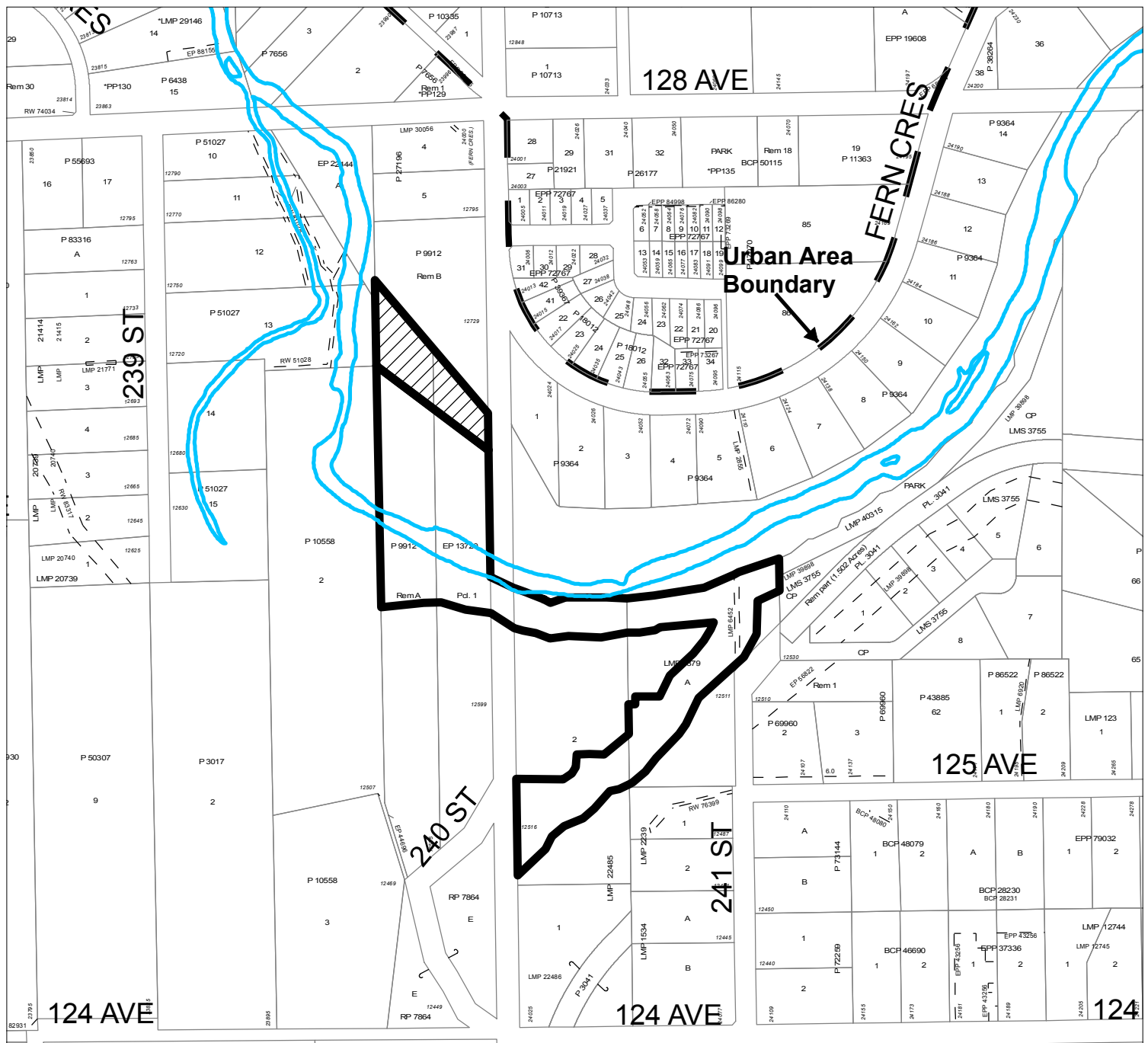
Parcel "One" (Explanatory Plan 13720) Lot A Section 21 Township 12 New Westminster District Plan 9912;

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.

- ADOPTED**, the       day of       , 20  .

CORPORATE OFFICER



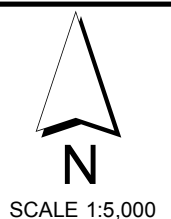
# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

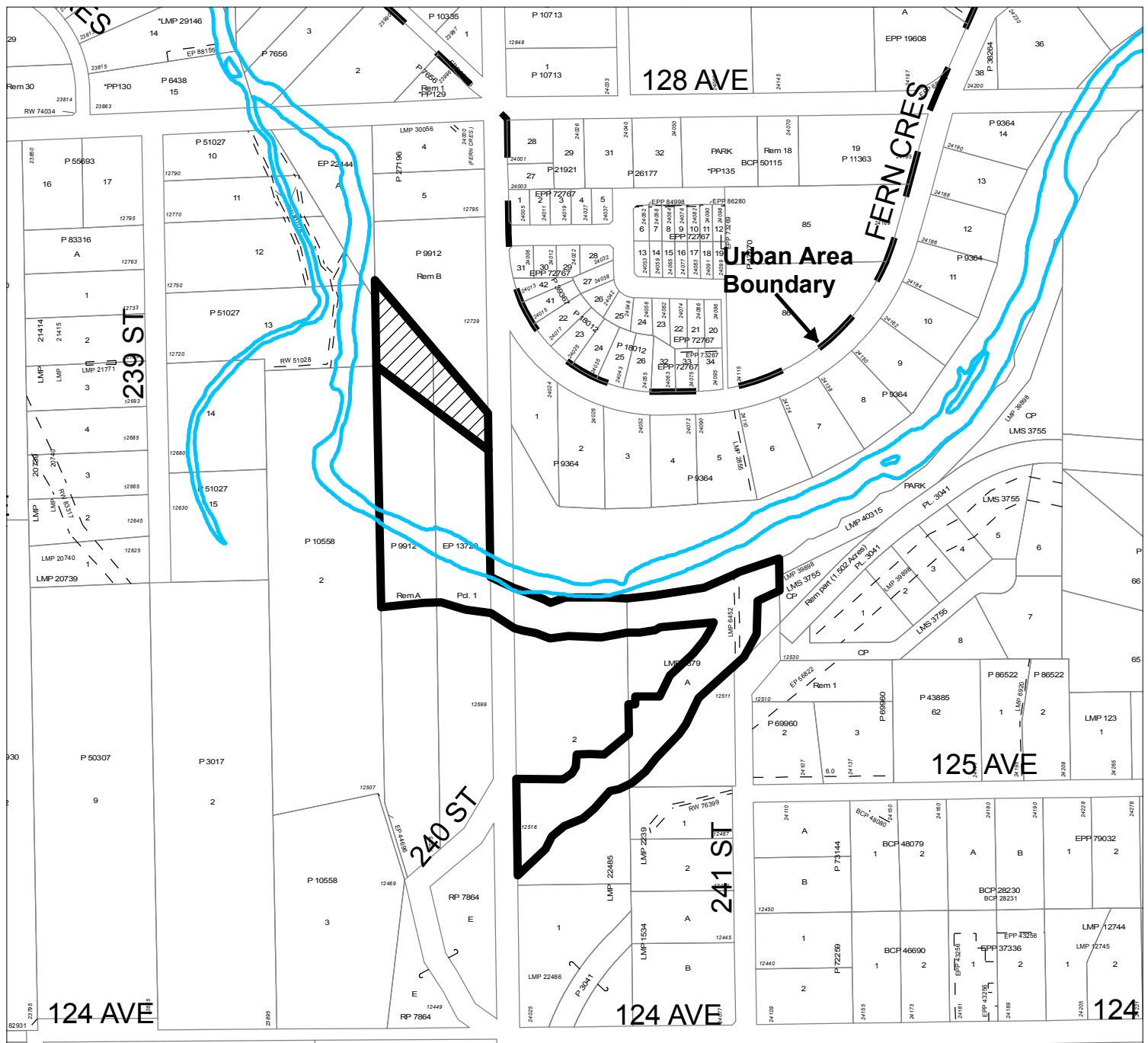
Bylaw No. 7537-2019  
 Map No. 999  
 From: Estate Suburban Residential

To:  Conservation  Forest



-- Urban Area Boundary



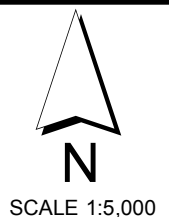


# MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

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



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;

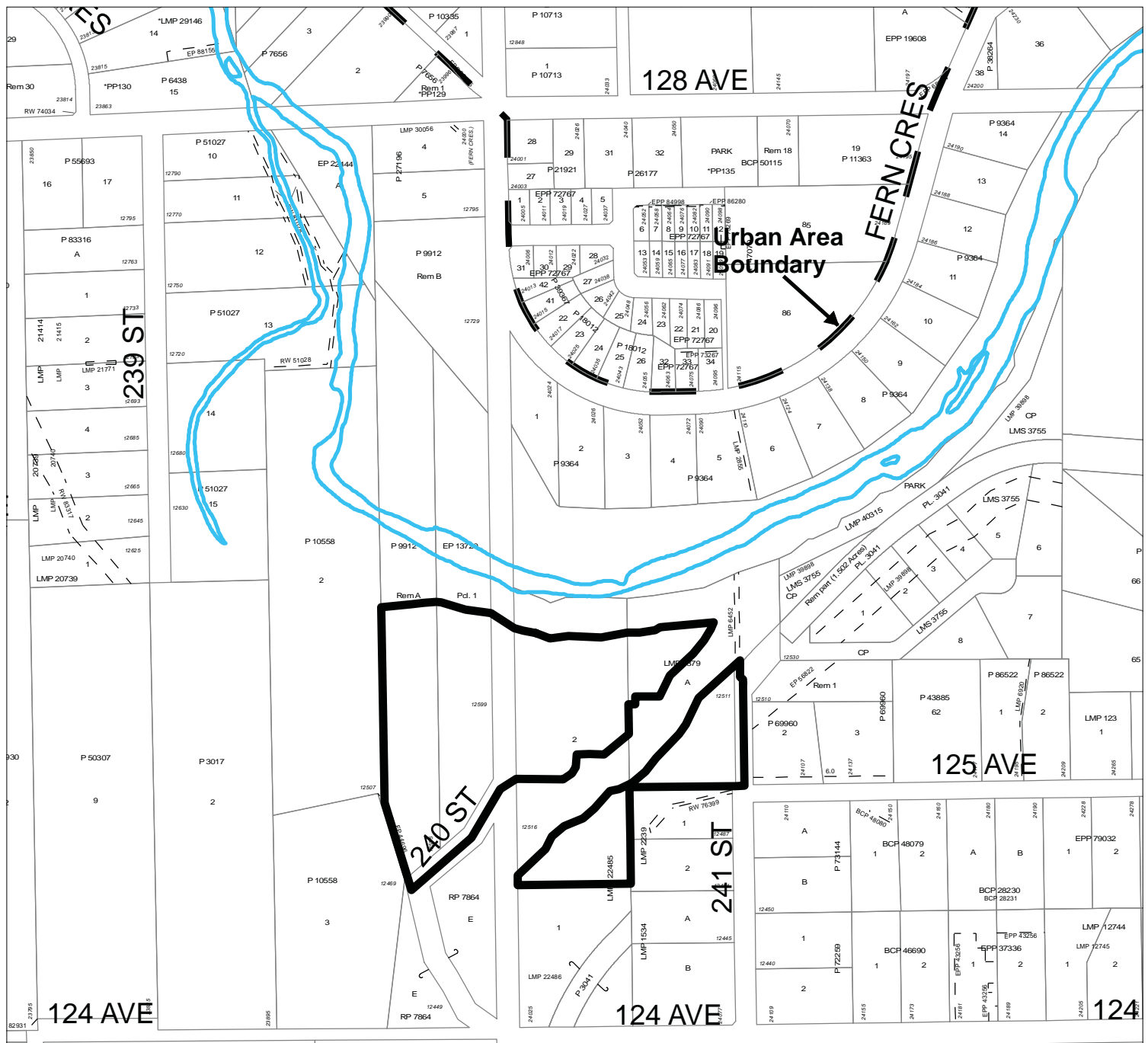
Lot "A" Except: Parcel "One" (Explanatory Plan 13720) Section 21 Township 12 New Westminster District Plan 9912;

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.





# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7343-2017

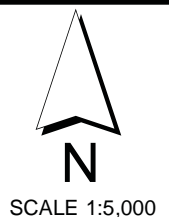
Map No. 1715

From: RS-3 (One Family Rural Residential)

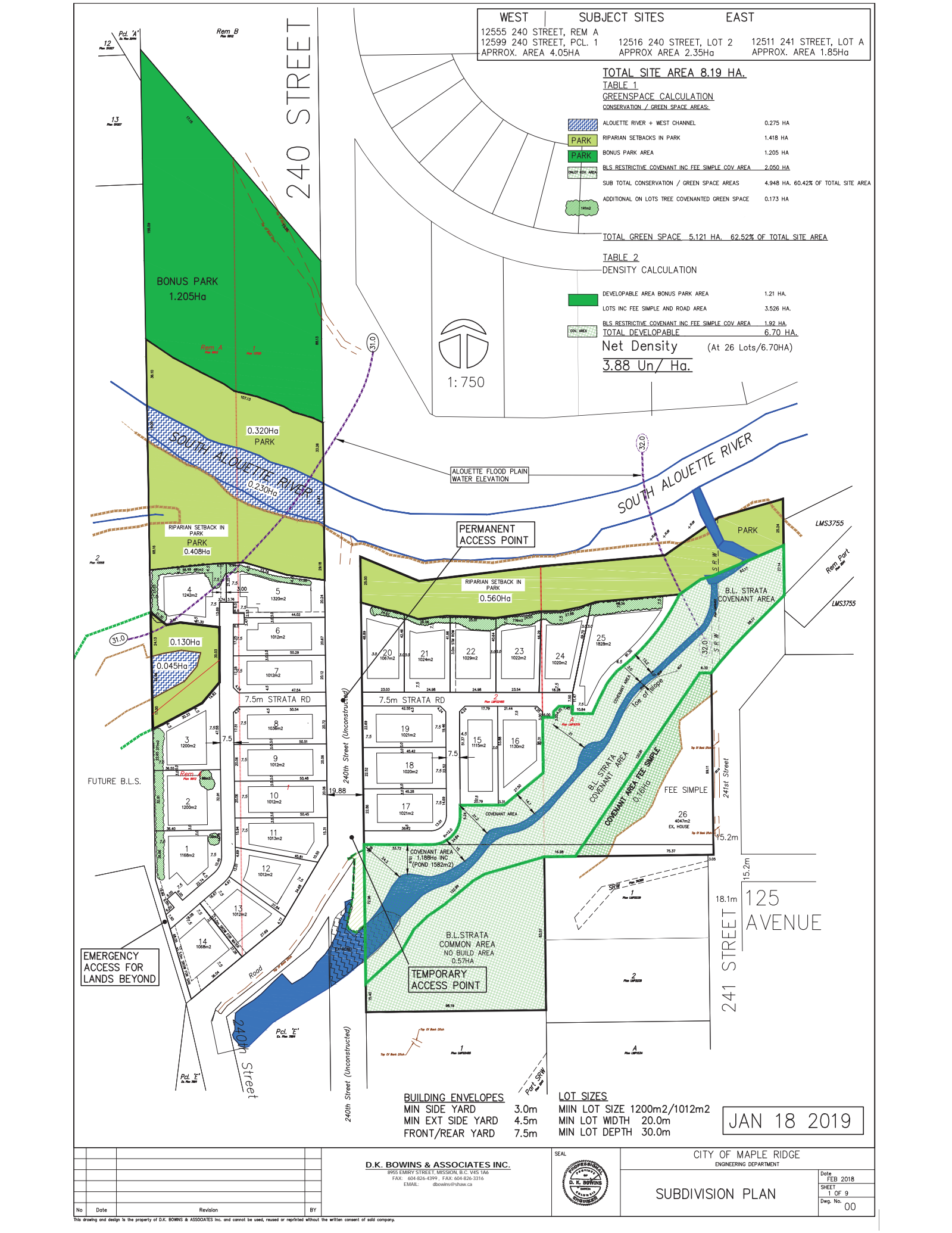
To: RS-2 (One Family Suburban Residential)



— — Urban Area Boundary







WEST	SUBJECT SITES	EAST
12555 240 STREET, REM A	12516 240 STREET, LOT 2	12511 241 STREET, LOT A
12599 240 STREET, PCL. 1		
APPROX. AREA 4.05HA	APPROX AREA 2.35Ha	APPROX. AREA 1.85Ha

TOTAL SITE AREA 8.19 HA.

TABLE 1  
GREENSPACE CALCULATION  
CONSERVATION / GREEN SPACE AREAS:

ALOUETTE RIVER + WEST CHANNEL	0.275 HA
PARK RIPARIAN SETBACKS IN PARK	1.418 HA
BONUS PARK AREA	1.205 HA
B.L.S. RESTRICTIVE COVENANT INC FEE SIMPLE COV AREA	2.050 HA
SUB TOTAL CONSERVATION / GREEN SPACE AREAS	4.948 HA, 60.42% OF TOTAL SITE AREA
ADDITIONAL ON LOTS TREE COVENANTED GREEN SPACE	0.173 HA

TOTAL GREEN SPACE 5.121 HA, 62.52% OF TOTAL SITE AREA

TABLE 2  
DENSITY CALCULATION

DEVELOPABLE AREA BONUS PARK AREA	1.21 HA.
LOTS INC FEE SIMPLE AND ROAD AREA	3.526 HA.
B.L.S. RESTRICTIVE COVENANT INC FEE SIMPLE COV AREA	1.92 HA.
TOTAL DEVELOPABLE	6.70 HA.

Net Density (At 26 Lots/6.70HA)  
3.88 Un/ Ha.

BUILDING ENVELOPES  
MIN SIDE YARD 3.0m  
MIN EXT SIDE YARD 4.5m  
FRONT/REAR YARD 7.5m

LOT SIZES  
MIIN LOT SIZE 1200m2/1012m2  
MIN LOT WIDTH 20.0m  
MIN LOT DEPTH 30.0m

JAN 18 2019