

City of Maple Ridge

**COMMITTEE OF THE WHOLE  
AGENDA  
June 2, 2020  
1:30 p.m.  
Virtual Online Meeting**

*Committee of the Whole is the initial venue for review of issues. No voting takes place on bylaws or resolutions. A decision is made to send an item to Council for debate and vote or to send an item back to staff for more information or clarification before proceeding to Council.  
The meeting is live streamed and recorded by the City of Maple Ridge.*

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***Chair: Acting Mayor***

**1. CALL TO ORDER**

**2. ADOPTION AND RECEIPT OF MINUTES**

**2.1 Minutes of the Committee of the Whole Meeting of May 19, 2020**

**3. DELEGATIONS / STAFF PRESENTATIONS (10 minutes each)**

**4. PLANNING AND DEVELOPMENT SERVICES**

Note:

- *Owners and/or Agents of development applications on this agenda may be permitted to speak to their item with a time limit of 10 minutes.*
- *The following items have been numbered to correspond with the Council Agenda where further debate and voting will take place, upon Council decision to forward them to that venue.*

**1101 2019-188-AL, 25975 116 Avenue, Non-Farm Use Application; Non Adhering Residential Use Application**

Staff report dated June 2, 2020 recommending that Application 2019-188-AL to allow fill onto the property for driveway access to proposed agricultural buildings and to allow retention of an existing single family dwelling for accessory farm help be forwarded to the Agricultural Land Commission.

**1102 2019-309-RZ, 22580 Hinch Crescent, RS-1 to R-2**

Staff report dated June 2, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7589-2019 to rezone from RS-1 (One Family Urban Residential) to R-2 (Urban Residential District) to permit a future subdivision of two lots be given first reading and that the applicant provide further information as described on Schedules A and B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

**1103 Proposed New Cannabis Retail Store at 11696 224 Street**

Staff report dated June 2, 2020 providing the options of approving or denying an application for a non-medical cannabis retail store by Green Dreamz Garage Inc. located at 11696 224 Street.

- 5. ENGINEERING SERVICES**
- 6. CORPORATE SERVICES**
- 7. PARKS, RECREATION & CULTURE**
- 8. ADMINISTRATION**
- 9. ADJOURNMENT**

## 10. COMMUNITY FORUM

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### COMMUNITY FORUM

The Community Forum provides the public with an opportunity to speak with Council on items that are of concern to them, with the exception of Public Hearing bylaws that have not yet reached conclusion.

During the COVID-19 health emergency it is important to ensure that our democratic processes continue to function and that the work of the City remains transparent for all citizens. We are doing business a bit differently during this time. City Hall is closed to the public. Council members are attending remotely and only necessary staff are present in person to administer meetings. Balancing the health and safety of citizens and our democratic processes is first and foremost in our approach during this health emergency.

Using Zoom, input from the public during Community Forum is being facilitated via email to [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca) and/or via the *raised hand* function through the Zoom meeting. For virtual public participation during Community Forum please register in advance by clicking on the date of the meeting at <https://www.mapleridge.ca/640/Council-Meetings>.

For detailed information on how to register for the meeting of interest, please refer to <https://www.mapleridge.ca/DocumentCenter/View/24663/Launch-Virtual-Meeting>

If you have a question or comment that you would normally ask as part of Community Forum, you can email [clerks@mapleridge.ca](mailto:clerks@mapleridge.ca) **before 1:00 p.m. on the day of the meeting** and your questions or comments will be shared with Council. If you miss this deadline staff will respond to you in writing as soon as possible.

As noted, during the COVID-19 health emergency, we will be using new virtual tools to ensure that citizens' voices are being heard as part of our meetings. We thank citizens for their support as we try innovative approaches to keep us all connected even as we separate to stop the spread of COVID-19.

For more information contact:

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

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APPROVED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

City of Maple Ridge

**COMMITTEE OF THE WHOLE MEETING MINUTES**

May 19, 2020

The Minutes of the Committee of the Whole Meeting held on May 19, 2020 at 1:32 p.m. in the Council Chambers of the City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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**PRESENT**

*Elected Officials*

Mayor M. Morden  
Councillor J. Dueck  
Councillor K. Duncan  
Councillor C. Meadus  
Councillor G. Robson  
Councillor R. Svendsen  
Councillor A. Yousef

*Appointed Staff*

A. Horsman, Chief Administrative Officer  
D. Boag, General Manager Parks, Recreation & Culture  
C. Carter, General Manager Planning & Development Services  
C. Crabtree, Acting General Manager Corporate Services  
S. Nichols, Deputy Corporate Officer  
D. Pollock, General Manager Engineering Services  
T. Thompson, Chief Financial Officer

*Other Staff as Required*

M. Baski, Planner 2  
C. Goddard, Director of Planning  
M. McMullen, Manager of Planning and Environmental Services  
A. Rieu, Planner 1  
J. Storey, Director of Engineering Operations

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Note: These Minutes are posted on the City website at [mapleridge.ca/AgendaCenter/](http://mapleridge.ca/AgendaCenter/)  
Video of the meeting is posted at [media.mapleridge.ca/Mediasite/Showcase](http://media.mapleridge.ca/Mediasite/Showcase)

Note: Due to the COVID-19 pandemic, Council members participated electronically.  
Councillor Meadus was absent at the start of the meeting.

1. **CALL TO ORDER**

2. **ADOPTION AND RECEIPT OF MINUTES**

2.1 Minutes of the Committee of the Whole Meeting of May 5, 2020

It was moved and seconded

That the minutes of the May 5, 2020 Committee of the Whole Meeting be adopted.

CARRIED

3. **DELEGATIONS/STAFF PRESENTATIONS – Nil**

4. **PLANNING AND DEVELOPMENT SERVICES**

1101 2020-017-AL, 12224 240 Street, Non-Farm Use Application

Staff report dated May 19, 2020 recommending that Application 2020-017-AL to permit a temporary structure to allow for a covered outdoor play space on the existing Meadowridge School site be forwarded to the Agricultural Land Commission.

M. Baski, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated May 19, 2020 titled "Non-Farm Use Application, 12224 240 Street" be forwarded to the Council Meeting of May 26, 2020.

CARRIED

Note: Councillor Meadus joined the meeting at 1:38 p.m. during the staff presentation for Item 1102.

1102 2020-035-AL, 25309 Hilland Avenue, Non-Adhering Residential Use in the Agricultural Land Reserve

Staff report dated May 19, 2020 recommending that Application 2020-035-AL to construct a new house on property at 25309 Hilland Avenue while living in an existing house on the same property be forwarded to the Agricultural Land Commission.

M. Baski, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated May 19, 2020 titled "Non-Adhering Residential Use in the Agricultural Land Reserve, 25309 Hilland Avenue" be forwarded to the Council Meeting of May 26, 2020.

CARRIED

**1103 2020-054-AL, 12406 254 Street, Non-Farm Use Application**

Staff report dated May 19, 2020 recommending that Non-Farm Use Application No. 2020-054-AL to allow a wedding/small event venue on property located at 12406 254 Street not be authorized to proceed to the Agricultural Land Commission.

M. Baski, Planner, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated May 19, 2020 titled "Non-Farm Use Application, 12406 254 Street" be forwarded to the Council Meeting of May 26, 2020.

CARRIED

**1104 2019-421-RZ, 21197 Cook Avenue, RS-1 to RS-1b**

Staff report dated May 19, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7641-2020 to rezone from RS-1 (One Family Urban Residential) to RS-1b (One Family Urban [Medium Density] Residential) to permit a future subdivision of two lots be given first reading and that the applicant provide further information as described on Schedule B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

The Manager of Planning and Environmental Services provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated May 19, 2020 titled "First Reading, Zone Amending Bylaw No. 7641-2020, 21197 Cook Avenue" be forwarded to the Council Meeting of May 26, 2020.

CARRIED

**1105 2020-065-RZ, 22323, 22335 and 22345 Callaghan Avenue, RS-1 to CD-3-20**

Staff report dated May 19, 2020 recommending that Maple Ridge Zone Amending Bylaw No. 7645-2020 to rezone from RS-1 (One Family Urban Residential) to CD-3-20 (Comprehensive Development) to permit future construction of a six-storey, market-oriented apartment building with residential units and ground floor commercial space be given first reading and that the applicant provide further information as described on Schedules A, C and D of the Development Procedures Bylaw No. 5879-1999.

The Director of Planning provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated May 19, 2020 titled "First Reading, Zone Amending Bylaw No. 7645-2020, 22323, 22335 and 22345 Callaghan Avenue" be forwarded to the Council Meeting of May 26, 2020.

CARRIED

1106 2018-301-DVP, 12294 Laity Street

Staff report dated May 19, 2020 recommending that the Corporate Officer be authorized to sign and seal 2018-301-DVP to reduce the minimum required lot width and to reduce the road right-of-way width for a Collector Road standard with a bike lane.

The Director of Planning introduced Adam Rieu, Planner 1, who provided a summary presentation. Staff answered Council questions.

It was moved and seconded

That the staff report dated May 19, 2020 titled "Development Variance Permit, 12294 Laity Street" be forwarded to the Council Meeting of May 26, 2020.

CARRIED

1107 2016-219-DP, 12258 228 Street

Staff report dated May 19, 2020 recommending that the Corporate Officer be authorized to sign and seal 2016-219-DP to permit a subdivision of three single family lots and dedication of a lane.

The Manager of Planning and Environmental Services, provided a summary presentation and staff answered Council questions.

It was moved and seconded

That the staff report dated May 19, 2020 titled "Development Permit, 12258 228 Street" be forwarded to the Council Meeting of May 26, 2020.

CARRIED

5.       ENGINEERING SERVICES – Nil
6.       CORPORATE SERVICES – Nil
7.       PARKS, RECREATION & CULTURE – Nil
8.       ADMINISTRATION – Nil
9.       OTHER COMMITTEE ISSUES – Nil
10.      ADJOURNMENT – 2:49 p.m.

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M. Morden, Chair  
Presiding Member of the Committee





**mapleridge.ca**

**City of Maple Ridge**

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Non-Farm Use Application  
Non-Adhering Residential Use Application  
25975 116 Avenue

**MEETING DATE:** June 2, 2020  
**FILE NO:** 2019-188-AL  
**MEETING:** C o W

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#### **EXECUTIVE SUMMARY:**

Two applications have been received for the subject property, located at 25975 116 Avenue: one for Non-Farm Use and one for a Non-Adhering Residential Use. The Non-Farm Use Application (Application 58709) is for the fill brought onto the property for the driveway access to the proposed agricultural buildings. The Non-Adhering Residential Use Application (Application 60227) is to retain an existing Single Family Dwelling for Accessory Farm Help. Although the Agricultural Land Commission (ALC) requires two separate applications as the uses are governed under two different sections under the *Agricultural Land Commission Act*, the City and the ALC can review the applications together under one report as long as both applications are linked.

#### **RECOMMENDATIONS:**

That Application 2019-188-AL, respecting property located at 25975 116 Avenue, be forwarded to the Agricultural Land Commission for consideration.

#### **DISCUSSION:**

##### **a) Background Context:**

**Applicant:** T. Katinic

**Legal Description:** Lot 1, Section 13, Township 12, New Westminster District Plan 7442

**OCP :**

**Existing:** Agricultural

**Zoning:**

**Existing:** RS-3 (One Family Rural Residential)

**Surrounding Uses**

<b>North:</b>	<b>Use:</b>	Single Family Residential
	<b>Zone:</b>	RS-3 (One Family Rural Residential)
	<b>Designation:</b>	Agricultural
<b>South:</b>	<b>Use:</b>	Single Family Residential and Farm
	<b>Zone:</b>	RS-3 (One Family Rural Residential)
	<b>Designation:</b>	Suburban Residential

**1101**

East:	Use:	260 Street Right-of-Way; Single Family Residential and Farm
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
West:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Agricultural
Existing Use of Property:		Single Family Residential and Farm
Proposed Use of Property:		Single Family Residential and Farm
Site Area:		2.43 ha (6 acres)
Access:		116 Avenue

**b) Project Description:**

The applicant has submitted two Agricultural Land Commission (ALC) applications for the subject property, located at 25975 116 Avenue (see Appendices A and B). Both ALC applications are discussed in detail below. City staff first visited the property in November 2018, in response to a complaint regarding the un-authorized storage of vehicles on the property. The applicant stated that the vehicles were stored there temporarily until an appropriately zoned property for that use was available. Upon subsequent inspection of the property, the vehicles were removed and the applicant had brought in trees for a potted tree nursery, along with fill that had been brought onto the property without a permit (see Appendix C). Some of the fill is considered prohibited under the Agricultural Land Reserve (ALR) Use Regulations, as it contains some concrete materials and asphalt grindings. The applicant states that the fill is to prepare for the driveway access to the new proposed agricultural buildings which will store farming equipment and materials (see Appendix D). The applicant has since obtained Farm Status for the potted tree nursery.

**c) Planning Analysis:**

**Non-Farm Use Application for Fill (ALC Application 58709):**

The Non-Farm Use Application is for the placement of fill to accommodate the extension of the driveway access to the two proposed agricultural buildings. The buildings are proposed to be used for storage of farming equipment and materials. Under the *Soil Deposition Bylaw*, concrete and asphalt grindings are defined as "other materials" and a permit could be issued by the City if the ALC accepts the material. The owner has been advised that the asphalt will likely need to be removed as it will likely be considered a prohibited fill material by the ALC.

**Non-Adhering Residential Use Application (ALC Application 60227):**

The subject property is zoned RS-3 (One Family Rural Residential) and is 2.4 ha (5.9 acres) in area. The owner is proposing to use a second dwelling on this property as a Temporary Residential Use and later, as an Accessory Employee Residential Use. Originally, the owner constructed a new single family dwelling with a Temporary Second Dwelling Agreement to live in the existing home until the new home was constructed (see Appendix E). The owner deposited a \$10,000.00 security and agreed to render the existing home non-inhabitable by converting the building to an accessory structure as long as it can conform with the *Zoning Bylaw* requirements for that use. The applicant is now proposing to use the home as a Temporary Residential Use and later as an Accessory Employee Residential Use.

A Temporary Residential Use is permitted in the *Zoning Bylaw* and by the Agricultural Land Commission, if the use is either within the same building as the One Family Residential Use, or if it is

within a CSA Z240 certified mobile home. The ALC does not allow a pre-existing residential structure to be used as a second dwelling for family. If this application complied with ALC policies and the Building Permit was approved prior to the end of 2020, an application for Non-Farm Use would not be required in order for the proposal to proceed. However, this application deviates from the *Zoning Bylaw* requirements and ALC policies due to the structure type (a single family home versus a manufactured home). The *Zoning Bylaw* also does not support the existing two-storey structure as a Temporary Residential Use as it is not a temporary structure. The main reason why manufactured homes are preferred for this purpose is that they may be removed more readily when they are no longer required for their immediate purpose. Should the owner wish to have a Temporary Residential Use, they can do so through a self-contained mobile home, or by creating the use within the newer home constructed on the property.

An Accessory Employee Residential Use is permitted within the RS-3 (One Family Rural Residential) zone, if the lot is larger than 2 ha (5 acres) and if the property has Farm Status. The subject property is larger than 2 ha (5 acres) and the owner has achieved Farm Status.

The *Zoning Bylaw* also states that an Accessory Employee Residential Use:

- (a) shall not exceed a lot coverage of 10% or 279 m<sup>2</sup> whichever is the lesser;
- (b) shall not exceed a height of 7.5 metres;
- (c) shall not be sited less than:
  - (i) 7.5 metres from front and rear lot lines;
  - (ii) 1.5 metres from an interior side lot line but with the sum of the two interior side lot line setbacks to be not less than 3.5 metres;
  - (iii) 3.0 metres from an exterior side lot line;
  - (iv) 3.0 metres from a building used for a one family residential use.

The siting, lot coverage, and height of the existing home comply with the Accessory Employee Residential Use regulations.

*ALC Information Bulletin 05 – Residences in the ALR*, states that generally, land in the ALR may have no more than one residence per parcel, but the ALC may allow more than one residence if necessary for farm use. Non-adhering residential uses should be commensurate with the type and scale agriculture taking place on the property. Some intensive agricultural activities and livestock require on-site farm help either seasonally or year round.

The ALC has consistently considered residential uses based on:

- current level of agriculture on the property (e.g. intensive agricultural operations)
- number of people involved in agriculture on the property (i.e. most or all of the people in the residences are involved with agriculture on the property)
- minimizing the loss of arable land (i.e. size and siting of residence)

Should the ALC determine that the Accessory Employee Residential Use is warranted, they may impose conditions to the use. The City will also require a restrictive covenant registered with the Land Title Office, restricting the dwelling to an Accessory Employee Residential Use.

#### d) Interdepartmental Implications

##### Building Department:

Should the ALC approve the Non-Adhering Residential Use application for the Accessory Employee Residential Use, a Building Permit would be required to convert the existing home to an Accessory

Employee Residential Use. A restrictive covenant would be required to restrict the use to an Accessory Employee Residential Use. The Building Department will not approve the second single family home for a Temporary Residential Use and the applicant has been advised of this. A text amendment to the *Zoning Bylaw* would be required to allow a Temporary Residential Use.

#### Engineering Department:

Road widening of approximately 1.0m would be required along the property frontage along 116 Avenue. A cash in lieu contribution could be considered in lieu of construction.

A new access culvert was installed in 2014. This was contingent on the existing culvert being removed and the ditch re-instated. The *Subdivision and Development Servicing Bylaw* only allows one access per property. The access culvert has not been removed and there are still securities being held for the access removal. The Engineering Department will not support a new Building Permit until the deficiencies from the old permit are rectified.

The property is outside the Urban Containment Area and is served by a septic field. Should the second dwelling be permitted, septic capacity will need to be confirmed by a qualified engineer.

There is an existing 50mm water service connection. If the proposed agricultural buildings require water, the owner's engineer will need to determine if the existing connection size is adequate. Storm drainage is to be handled on site. An on-site source control facility will need to be constructed to effectively deal with the Three Tier Stormwater Management criteria outlined in the Design Criteria Manual within the *Subdivision and Development Servicing Bylaw*.

#### Environment Section:

Any Soil Deposit Violations on this property will need to be remediated once the ALC makes a decision on the fill. It appears that trees may need to be removed for the proposed agricultural buildings. A Farm Plan or Farm Status is required by the City to clear land in ALR. A Tree Permit will be required for any tree removals at the Building Permit stage.

#### Fire Department:

The Fire Department has indicated that addressing will need to be clarified should the ALC approve the Accessory Employee Residential Use and the second dwelling is permitted to remain.

#### e) Alternatives:

As with all applications to the ALC, Council has the option of denying this application from proceeding further, in which case it is effectively denied. If this application is denied from proceeding, the secondary residence would have to be either removed, demolished or re-purposed as an Accessory Residential Structure. If the structure is to be re-purposed as an Accessory Residential Structure, it will need to comply with the *Zoning Bylaw* regulations around that use, through renovation or through a Development Variance Permit.

As the owner has made the Non-Farm Use Application to retroactively legitimize the fill material that was previously placed without the benefit of a Soil Permit, it is recommended that the application be permitted to go forward to the ALC for the fill component of this application. Should the application not proceed to the ALC, the existing soil deposited without a permit will need to be removed.

## CONCLUSION:

This application is for a Non-Adhering Residential Use for an existing single family dwelling to be used as an Accessory Employee Residential Use. A Non-Farm Use application is also required for fill that was previously brought onto the property to access two proposed agricultural buildings. It is recommended to forward this application to the ALC for their consideration.

"Original signed by Michelle Baski"

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*Prepared by:* **Michelle Baski, AScT, MA  
Planner**

"Original signed by Mark McMullen" for

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*Reviewed by:* **Charles R. Goddard, BA, MA  
Director of Planning**

"Original signed by Christine Carter"

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*Approved by:* **Christine Carter, M.PL, MCIP, RPP  
GM Planning & Development Services**

"Original signed by Al Horsman"

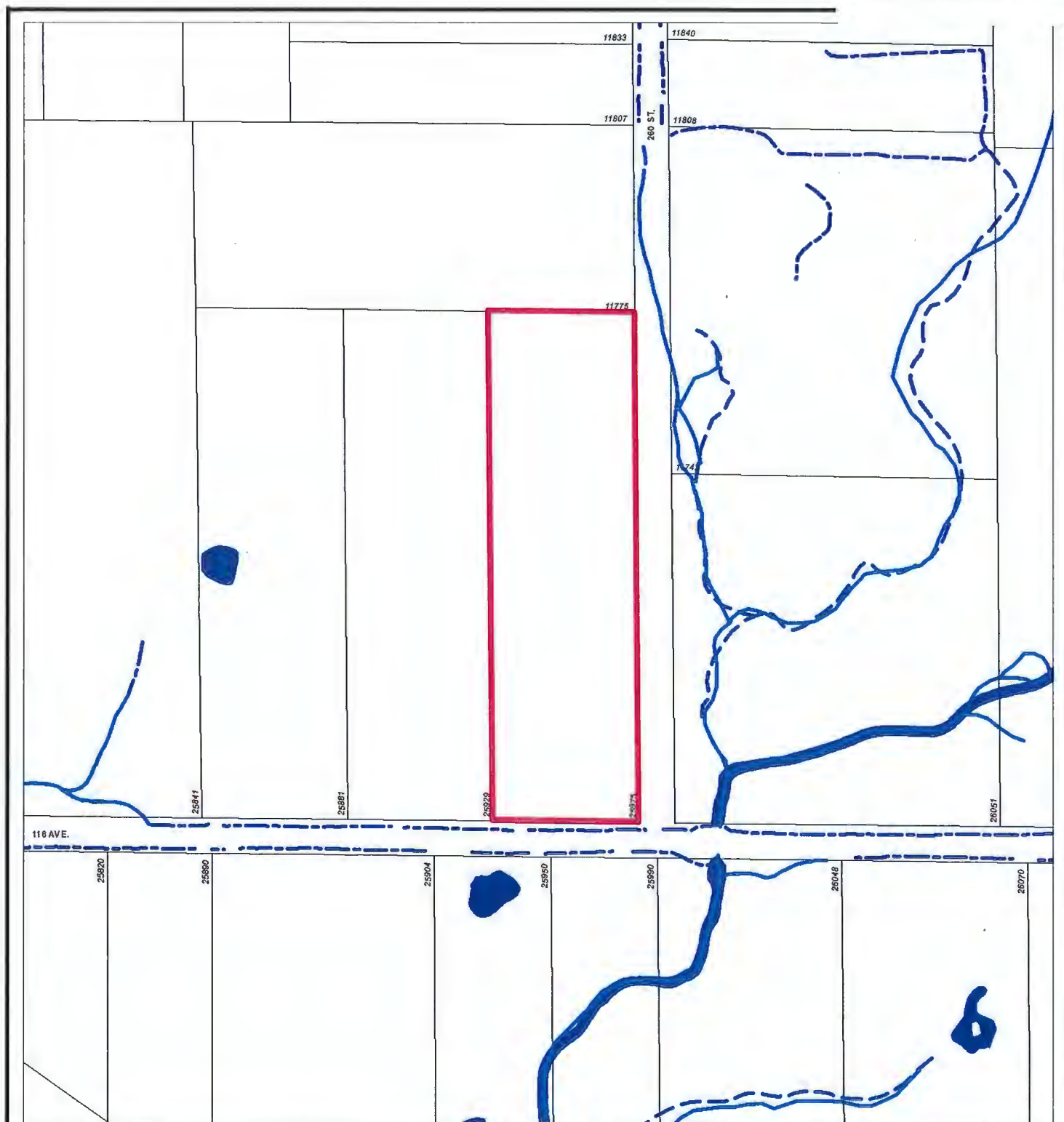
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*Concurrence:* **Al Horsman  
Chief Administrative Officer**

The following appendices are attached hereto:

Appendix A – Subject Map  
Appendix B – Ortho Map  
Appendix C – Extent of Fill Brought onto the Property  
Appendix D – Proposed Site Plan  
Appendix E – Temporary Second Dwelling Agreement

# APPENDIX A



Scale: 1:3,000

## Legend

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

25975 116 Ave  
PID 011-230-746

PLANNING DEPARTMENT



MAPLE RIDGE

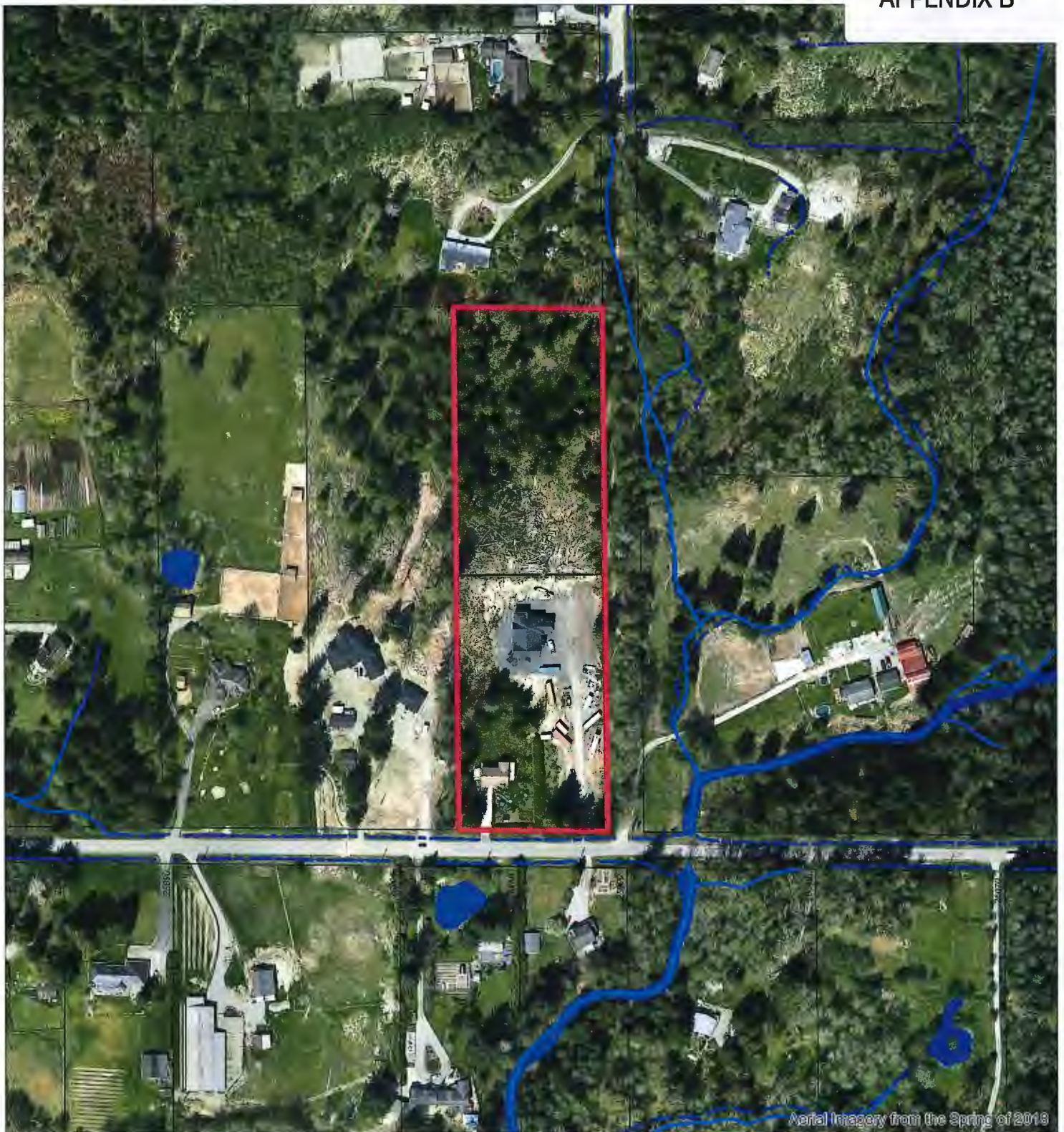
British Columbia

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

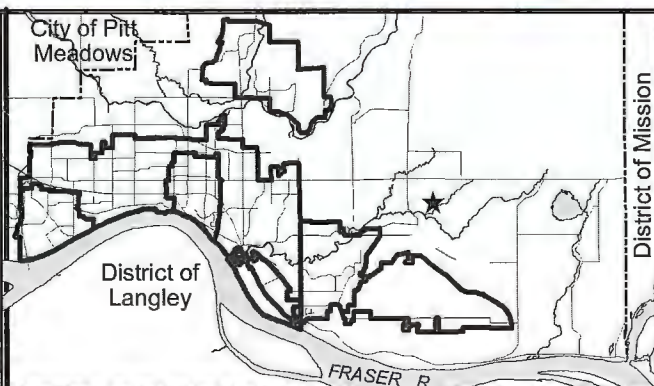
FILE: 2019-188-AL  
DATE: May 30, 2019

BY: MC





Scale: 1:3,000



25975 116 Ave  
PID 011-230-746

PLANNING DEPARTMENT



**MAPLE RIDGE**  
British Columbia

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

FILE: 2019-188-AL  
DATE: May 30, 2019

BY: MC





Scale: 1:1,500

The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.

25975 - 116 Ave  
Fill Deposit (Topsoil / Gravel)

PLANNING DEPARTMENT



MAPLE RIDGE  
British Columbia

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

FILE: Untitled  
DATE: Nov 6, 2018

BY: TL



WORK AND MATERIALS TO CONFORM TO STANDARDS  
REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING  
CODE (B.C.B.C.) 2002.

DRAWINGS MUST BE APPROVED BY CITY/MUNICIPAL  
 AUTHORITIES HAVING JURISDICTION AND HAVE  
 OBTAINABLE PERMITS ISSUED BEFORE STARTING  
 CONSTRUCTION.

THE ENGINEER MUST ENSURE THAT ALL WORK PERFORMED ON THE AVIATED AREA COMPLIES WITH WORKER'S COMPENSATION BOARD'S REQUIREMENTS AND STANDARDS. BUILDER MUST NOTIFY THE ENGINEER BEFORE AND AFTER EXCAVATION AND OBTAIN CERTIFICATION FROM THE ENGINEER BEFORE WORKERS ARE ALLOWED TO WORK IN THE AVIATED AREA. SUCH CERTIFICATION MUST BE OBTAINED ON SITE AT A PROMINENT LOCATION AND MAINTAINED BY THE ENGINEER AT REGULAR INTERVALS.

CONTRACTORS AND/OR SUB-TRADEES RESPONSIBLE  
ON SITE EXECUTION OF WORK THESE DRAWINGS  
ALL ARE TO CHECK AND VERIFY ALL DRAWINGS FOR  
ORDS AND OMISSIONS BEFORE ORDERING MATERIALS  
STARTING WORK. CONTRACTOR TO NOTIFY SEL  
ENGINEERING LTD. IMMEDIATELY OF ANY CHANGES  
OMISSIONS.

3 DESIGN MUST BE COMPLETED BEFORE FORM  
STRUCTURE AND ENLARGED FOOTINGS AS DESIGNED  
STRUCTURAL ENGINEER PURSUANT TO TRUSS POINT  
DB MAY BE REQUIRED.

POINT LOADS MUST BE FULLY SUPPORTED DOWN TO FOUNDATION. THE WIDTH OF SUPPORTING COLUMNS SHALL NOT BE LESS THAN THE WIDTH OF THE SUPPORTED BEAM (3.11.1). ALL POINT LOADS FROM TRUSSES MUST BE STRUCTURALLY SUPPORTED BY COLUMNS OR NEEDED BEAMS AND DOUBLE CRIPPLE STUDS AS DESIGNED BY STRUCTURAL ENGINEER.

- |    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     |                                                                                                                                     |     |                                                                                                                                                                                                                                                                                                                                    |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-------------------------------------------------------------------------------------------------------------------------------------|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. | CONTRACTORS, SUB-CONTRACTORS AND/OR SUB-TRADES, SHALL INSURE THAT ANY CONCENTRATED LOAD WHICH MAY ARISE DURING CONSTRUCTION, WHETHER OR NOT SPECIFICALLY DETAILED, SHALL BE SUPPORTED ACCORDING TO GOOD PRACTICE AND THAT THE METHOD OF SUPPORT, AS WELL AS ALL MEMBERS SUPPORTING SUCH LOADS, SHALL FIRST BE APPROVED BY THE AUTHORITY HAVING JURISDICTION AND/OR A PROFESSIONAL ENGINEER, AND SHALL CONFORM TO THE B.C.B.C. BEFORE SUCH LOADING SHALL BE ALLOWED TO OCCUR. | 15. | GUARDS SHALL CONFORM TO 9.8.8.                                                                                                      | 21. | BUILDINGS WITH ATTACHED GARAGE - ALL WALLS AND CEILING SEPARATING ATTACHED GARAGE AND DWELLING MUST HAVE TWO LAYERS OF DRYWALL, STAGGERED JOINTS, ON THE GARAGE SIDE AS A GAS BARRIER. DOORS SEPARATING GARAGE AND DWELLING MUST BE SOLID CORE, WEATHER STRIPPED AND WITH SELF-CLOSING DEVICES.                                    |
| 2. | ALL BEAM SIZES TO BE CONFIRMED OR DESIGNED BY PROFESSIONAL ENGINEER.                                                                                                                                                                                                                                                                                                                                                                                                         | 16. | ALL EXTERIOR GUARDRAILS TO BE 4" HIGH (36" IF DIFFERENCE IN ELEVATION IS LESS THAN 6 FT.)                                           | 22. | WINDOWS AND SKYLIGHTS - ALL WINDOWS SHALL CONFORM TO WINDOW STANDARDS AS PER S12, AND GLASS STANDARDS AS PER S13. SKYLIGHTS SHALL CONFORM TO STANDARDS AS PER S17. WINDOWS LOCATED WITHIN 3' OF EXTERIOR DOOR LOCKS SHALL HAVE SAFETY GLASS, WIRE GLASS OR TETHERED GLASS.                                                         |
| 3. | BEAMS WHICH EXCEED SPECIFICATIONS OF THE B.C.B.C. MUST BE CHECKED AND VERIFIED BY A STRUCTURAL ENGINEER BEFORE STARTING CONSTRUCTION.                                                                                                                                                                                                                                                                                                                                        | 17. | ALL INTERIOR GUARDRAILS TO BE 36" HIGH.                                                                                             | 23. | DECK OVER HABITABLE AREA - PROVIDE 2X4 CROSS FULN AT 16" O.C. AND DECK JOIST AND CROSS VENTILATION, EXCEPT FOR BUILD-UP ROOFING (TAR AND GRAVEL). ALL OTHER WATER-PROOFING MEMBRANE MUST BE AN APPROVED PRODUCT AND BE CERTIFIED BY A REGISTERED ARCHITECT OR PROFESSIONAL ENGINEER.                                               |
| 4. | FRAMING MATERIAL TO BE DOUGLAS FIR NO.2 OR BETTER GRADE (S322), UNLESS NOTED OTHERWISE BY A PROFESSIONAL ENGINEER.                                                                                                                                                                                                                                                                                                                                                           | 18. | ALL HANDRAILS 315" TO 38" HIGH (S3.7.4).                                                                                            | 24. | STARTING WORK SHALL IMPLY ACCEPTANCE OF THESE TERMS AND SHALL MEAN ACCEPTANCE OF ALL SPECIFICATIONS, DIMENSIONS AND REQUIREMENTS AS WELL AS ALL SURFACES AND CONDITIONS AS BEING SUITABLE TO RECEIVE SAID WORK.                                                                                                                    |
| 5. | ALL LINTELS TO BE MIN. 2-2X6 D.R. NO. 2 UNLESS OTHERWISE NOTED (S323.3.1)                                                                                                                                                                                                                                                                                                                                                                                                    | 19. | ALL EXTERIOR DOORS TO BE SOLID CORE AND WEATHER STRIPPED.                                                                           | 25. | DO NOT SCALE DRAILINGS.                                                                                                                                                                                                                                                                                                            |
| 6. | CONCRETE TO BE MIN. 25 MPA # 28 DAYS, 100 MM SLUMP UNLESS OTHERWISE DESIGNED BY STRUCTURAL ENGINEER (S33).                                                                                                                                                                                                                                                                                                                                                                   | 20. | INSTALL C.S.A. APPROVED SMOKE ALARMS AND CO2 DETECTORS ON ALL FLOOR LEVELS TO CEILING OF HALLWAYS SERVING SLEEPING AREAS (S32.8.2). | 26. | ATTENTION<br>IN THE CASE OF RENOVATIONS, THESE DRAWINGS WERE DERIVED FROM AS-BUILT SKETCHES AND/OR ON-SITE DIMENSION TAKES. DUE TO THE FACT THAT SOME SURFACES AND AREAS AFFECTED ARE HIDDEN PRIOR TO COMPLETION OF THESE DRAWINGS, CONTRACTORS SHALL NOTIFY SELF ENGINEERING LTD. AND ADJUST AFFECTED AREAS ON SITE AS NECESSARY. |
| 7. | FOUNDATION WALLS NOT LATERALLY SUPPORTED HIGHER THAN 4'-6" FROM SLAB TO GRADE AND NON-LATERALLY SUPPORTED WALLS GREATER THAN 1'-6" FROM SLAB TO GRADE MUST BE REINFORCED.                                                                                                                                                                                                                                                                                                    | 21. | PROVIDE VENTILATION FOR THE DWELLING IN ACCORDANCE WITH (S337).                                                                     |     |                                                                                                                                                                                                                                                                                                                                    |
| 8. | ALL FOOTINGS SHALL EXTEND BELOW FROST LEVEL TO SUITABLE BEARING. IF SUITABLE BEARINGS CANNOT BE OBTAINED A PROFESSIONAL SOILS ENGINEER SHOULD BE CONSULTED.                                                                                                                                                                                                                                                                                                                  | 22. | ROOF ACCESS MIN. 26" X 215" (S322.1) VENTING MIN. 1000 (S36.3.1)                                                                    |     |                                                                                                                                                                                                                                                                                                                                    |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 23. | SECURITY BLOCKS FOR 1 STD BRIDGES BY ALL EXTERIOR DOORS (S36.3.3)                                                                   |     |                                                                                                                                                                                                                                                                                                                                    |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 24. | WATERPROOF BACKING (AQUA BOARD) IS TO BE USED FOR ALL BATHTUBS AND SHOWER ENCLOSURES.                                               |     |                                                                                                                                                                                                                                                                                                                                    |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 25. | INSULATION AND VAPOUR BARRIER TO CONFORM TO PART 5, PROVIDE INSULATION, VAPOUR BARRIER AND GYPROC FOR FIREPLACE AND B VENT SHAFTS.  |     |                                                                                                                                                                                                                                                                                                                                    |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 26. | STAIR RISE AND RUN TO CONFORM TO S3.3.1 HEADROOM MIN. 8'-8" (10571) (S3.3.4).                                                       |     |                                                                                                                                                                                                                                                                                                                                    |
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |     | 8'-2" - 15"1" (10571 - 260911)<br>8'-2" - 14" (10571 - 355911)<br>TREAD 12"3" - 14" (73911 - 350911)                                |     |                                                                                                                                                                                                                                                                                                                                    |

CIVIC ADDRESS:	28975 16TH AVENUE, MAPLE RIDGE, BC
LEGAL DESCRIPTION:	LT 1, BLK 7, SEC 19, TWP 2, NED, PL NUP1442
ZONING:	R2S-3

SITE AREA:	261923.74 SF. (7425.6666')
SITE DIMENSIONS:	1350' (W) x 7143' (N/S) (66')
* STOREYS:	1 STOREY w/ STORAGE
DETACHED AGRICULTURAL STORAGE BUILDING	
DESCRIPTION:	ALLOCATED: PROPOSED:
RETBACKS	
FRONT YARD:	35.00' (9.425') 144.30' (473.49')
REAR YARD:	35.00' (9.425') 114.34' (375.51')
EAST YARD:	15m (74.6') 76.20' (232.29')
WEST YARD:	15m (74.6') 516.46' (1583.43')
BACK STRL:	15m (74.6') 24.60' (75.00')
MAX. BUILDING HEIGHT:	9.5m (31') 9.71m (35.08')
MAX. SITE COVERAGE (ACCESSORY BLDG.)	61% (MAX) 22%
	261215.50 SQFT 9050.00 SQFT
MAX. SITE COVERAGE:	40% (MAX) 8.0%
	23935.36 SQFT 4319.45 SQFT
SITE COVERAGE:	
EXISTING BUILDING:	EXISTING: PROPOSED:
EXISTING ACC. BLDG	450.50 SF.
NEW SHOP	16350 SF.
	8680.00 SF.
TOTAL:	439533.50 SF. (23935.36 SF. (X))

1	ISSUED FOR BLDG. F
---	--------------------



2871, 3803 ST. JOE  
FORT MOODY, BA  
TELEPHONE: 640  
FACSIMILE: 640  
E-MAIL: SEL@SEL

SEAL

1. CHANGHO CHANG, P. ENG. HAVE  
CONFIRMED THAT ALL STRUCTURE  
CONNECTIONS OF THIS BUILDING  
TO RESIST WIND AND SEISMIC LO

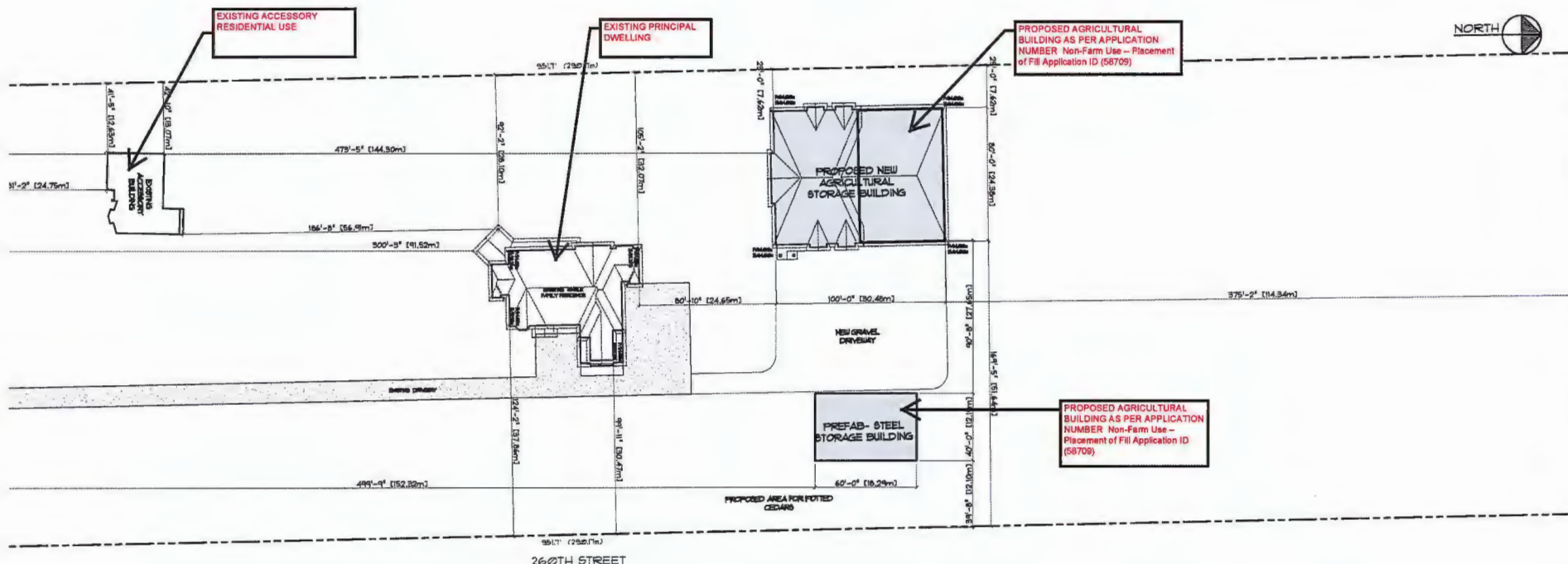
(C) COPYRIGHT RESERVED.  
THIS PLAN AND DESIGN ARE, AND  
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AND BE RESPONSIBLE FOR ALL  
CONDITIONS ON PROJECT AND TO  
IMPORTED OF ANY VARIATIONS  
AND CONDITIONS SHOWN ON THE

PROJECT TITLE:  
PROPOSED AGRICULTURE  
BUILDING AT:  
25375- 16TH AVENUE,  
MAPLE RIDGE BC

**DRAWING TITLE:**  
**SITE PLAN AND ZONING**

DESIGN
CHECK
DRAWN
PROJECT
DATE:
SCALE:
DRAWN

## APPENDIX D

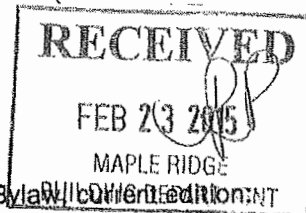


SITE PLAN  
SCALE: 1/32" = 1'-0"

THESE DRAWINGS COMPLY TO THE 2022 BCBC INCLUDING DEC. 2024 REVISIONS



## Temporary Second Dwelling Agreement



REQUIREMENTS OF THIS AGREEMENT as stated in the District of Maple Ridge Building Bylaw, current edition: NT

1. property must be not less than 0.4 hectares in area (1 acre) per Maple Ridge Zoning Bylaw, as amended,
2. permit for new single family dwelling must be issued prior to or at the same time as this agreement,
3. provisional occupancy permit must be issued on the new single family dwelling prior to (a) or (b) below, commencing,
4. to obtain an occupancy permit (a) or (b) below, must be completed to the District's satisfaction.

THIS AGREEMENT DATED the 23 day of FEB 20 15

BETWEEN:

THE DISTRICT OF MAPLE RIDGE

AND

(registered owner)

TOM KATNICK

(property address)

25975 116TH AVE

(legal description)

- ☒ (1) The owner is constructing a new single family dwelling on the above mentioned property, during which time the owner will be residing in the existing dwelling.

The owner shall, within 365 days of issuance of a building permit for the single family dwelling on said lands:

- ☐ (a) demolish the existing one-family residence on the said lands, or
- ☒ (b) render the structure "non-inhabitable" as defined in the District's Building Bylaw, as amended. A permit with drawings is required to convert the building to an accessory structure so long as the building conforms to the District's Zoning Bylaw for Accessory structures in the applicable zone and has been upgraded to the requirements of the current BC Building Code.

If permission is granted to extend the time period to longer than 365 days, an additional fee will be required to renew this agreement.

The owner shall place a \$10,000 (Ten Thousand Dollar) deposit in the form of cash, term deposit or letter of credit, as security to ensure compliance with either (a) or (b) of the above requirements.

I, THE UNDERSIGNED, hereby agree to the conditions and requirements set forth in the above agreement.

TOM KATNICK

Registered Owners Name (Please Print)

[Signature]

Registered Owners Signature

23 FEB 2015

Date

MARIA DEL ROSARIO PEREZ  
Commissioner for taking  
Affidavits in the Province of B.C.  
11995 Haney Place  
Maple Ridge, B.C. V2X 6A9  
Phone: (604) 467-7311  
Expiry Date: December 31, 2015

[Signature]  
Commissionaire's Stamp & Signature

15-105993

District of Maple Ridge

Rev July 13, 2012

11995 Haney Place, Maple Ridge, BC V2X 6A9 Tel: 604-467-7311 Fax: 604-467-7461

permits@mapleridge.ca www.mapleridge.ca

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** First Reading  
Zone Amending Bylaw No. 7589-2019;  
22580 Hinch Crescent

**MEETING DATE:** June 2, 2020  
**FILE NO:** 2019-309-RZ  
**MEETING:** C o W

---

**EXECUTIVE SUMMARY:**

An application has been received to rezone the subject property, located at 22580 Hinch Crescent, from RS-1 (One Family Urban Residential) to R-2 (Urban Residential District), to permit a future subdivision of two lots. To proceed further with this application additional information is required as outlined below.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program, where a voluntary contribution of \$5,100.00 will be requested for one additional lot, as the original lot is exempt.

The Official Community Plan designation for the subject property is *Single-Family Residential*, as described within the Town Centre Area Plan which requires that properties less than 371 m<sup>2</sup> have access via a rear lane only. The applicant is proposing a subdivision into two lots of approximately 334 m<sup>2</sup> each, with access from the street, as there is no ability to accommodate a lane.

Council has directed staff to work on the Town Centre Visioning process, where these policies will be reviewed and potentially updated. For the subject property to be rezoned, a site specific text amendment would allow development without amending Town Centre Area Plan policies beforehand.

**RECOMMENDATIONS:**

1. That Zone Amending Bylaw No. 7589-2019 be given first reading; and
2. That the applicant provide further information as described on Schedule A and B of the Development Procedures Bylaw No. 5879-1999, along with the information required for a Subdivision application.

**DISCUSSION:**

**a) Background Context:**

Applicant: New Radiant Homes  
Legal Description: Lot 259, Section 20, Township 12, New Westminster District  
Plan 42134

**OCP:**

Existing:	Single-Family Residential
Proposed:	Single-Family Residential

**Zoning:**

Existing:	RS-1 (One Family Urban Residential)
Proposed:	R-2 (Urban Residential District)

**Surrounding Uses:**

North:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single-Family Residential
South:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single-Family Residential
East:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single-Family Residential
West:	Use:	Single Family Residential
	Zone:	RS-1 (One Family Urban Residential)
	Designation:	Single-Family Residential

Site Area: 668 m<sup>2</sup> (0.16 acres)

Access: Hinch Crescent

Servicing requirement: Urban Standard

**b) Site Characteristics:**

The subject property, located at 22580 Hinch Crescent, is within the Town Centre Area Plan, and is surrounded by single-family residential lots. Hinch Crescent is a looped local road, connected by 122 Avenue to 227 Street. The subject property is flat, and contains a single family dwelling that will be demolished.

**c) Project Description:**

The current application is proposing to rezone the subject property from RS-1 (One Family Urban Residential) to R-2 (Urban Residential District) to permit future subdivision into two single family lots of approximately 334 m<sup>2</sup> (3595 ft<sup>2</sup>) each (See Appendices A and B).

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

d) **Planning Analysis:**

**Official Community Plan:**

The development site is located within the Town Centre Area Plan and is currently designated *Single-Family Residential*. The *Single Family Residential* designation of the Town Centre Area Plan is intended to provide options for increasing density and choice of housing form, while retaining the single family character in established neighbourhoods in the Town Centre. As such, a variety of smaller, single-family lot sizes are supportable in this area.

**Proposed Addition to Town Centre Zoning Matrix:**

When the R-2 (Urban Residential District) zone was adopted in February, 2012, it was not included in the Zoning Matrix in the Town Centre Area Plan that had been adopted in 2008. As this zone is appropriate for the Single-Family designation within the Town Centre Area Plan, it is proposed that the R-2 (Urban Residential District) zone be added to the Zoning Matrix.

**Proposed Site Specific Text Amendment:**

Town Centre Area Plan Policy 3-17 requires that smaller single-family lot sizes, between 213m<sup>2</sup> and 370m<sup>2</sup>, provide vehicle driveway access from a rear lane only. This driveway access requirement applies to the R-3, R-2 and R-1/CD-1-93 single-family zones. A site specific text amendment is proposed to remove the rear lane access requirement and allow driveway access from the street which would facilitate smaller lot sizes than currently permitted. The OCP currently requires lots to be over 370m<sup>2</sup> size and the proposed OCP amendment would allow 334 m<sup>2</sup> sized lots. It should be noted that the majority of R-2 zoned lots that have been created outside of the Town Centre Area have driveway access from the street, which is permitted under the existing R-2 zone regulations. As such, the proposed site specific text amendment for the subject property is supportable.

**Zoning Bylaw:**

The current application proposes to rezone the property located at 22580 Hinch Crescent from RS-1 (One Family Urban Residential) to R-2 (Urban Residential District) (see Appendix C) to permit future subdivision into two single family lots (see Appendix D). The minimum lot size for the proposed zone is 315 m<sup>2</sup>, where the proposed two lots are approximately 334 m<sup>2</sup> each. Any variations from the requirements of the proposed zone will require a Development Variance Permit application.

**Development Information Meeting:**

Due to initially raised concerns from neighbours, the applicant facilitated an early voluntary Development Information Meeting (DIM) which was advertised following the standard newspaper and neighbourhood notification requirements under the City's DIM policy. On February 15, 2020, the DIM meeting was held at the subject location. Six people signed the sign-in sheet and two neighbours submitted written responses. The biggest concerns discussed were dwelling heights, and the designs fitting into the neighbourhood. Furthermore, drainage is a concern in this neighbourhood. The applicant requested the architect to design the new houses to fit the neighbourhood, with building heights similar to the existing, and their project engineer to provide relief to the existing drainage problem. As background information, the neighbours were informed that the present owner would move into one of the new houses, and would not have a suite. Each house will have two off street parking spaces along with a double garage.

Another Development Information Meeting (DIM) meeting will be held prior to second reading as required under the City DIM policy.

**e) Interdepartmental Implications:**

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

- a) Engineering Department;
- b) Operations Department;
- c) Fire Department;
- d) Building Department; and
- e) Canada Post.

The above list is intended to be indicative only and it may become necessary, as the application progresses, to liaise with agencies and/or departments not listed above.

This application has not been forwarded to the Engineering Department for comments at this time; therefore, an evaluation of servicing and site access requirements have not been undertaken. We anticipate that this evaluation will take place between first and second reading.

**f) Development Applications:**

In order for this application to proceed the following information must be provided, as required by *Development Procedures Bylaw No. 5879-1999* as amended:

- 1. An OCP Application (Schedule A);
- 2. A complete Rezoning Application (Schedule B); and
- 2. A Subdivision Application.

The above list is intended to be indicative only, other applications may be necessary as the assessment of the proposal progresses.

**g) Alternative consideration:**

Council could additionally require the applicant to register a restrictive covenant, limiting the height of the future homes to two storeys or 8.0 metre, as a tool to ensure the neighbourhood fit with the existing streetscape.

**CONCLUSION:**

The development proposal is meeting the intent of the policies of the Town Centre Area Plan in the OCP, providing options for increasing density within the single family character zones. With justification to support an OCP site specific text amendment to allow the subject lots to have driveway access from the street and smaller lot sizes, it is recommended that Council grant first reading subject to additional information being provided and assessed prior to second reading.

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

"Original signed by Mark McMullen" for

---

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

"Original signed by Mark McMullen" for

---

*Reviewed by:* **Charles R. Goddard, BA, MA**  
**Director of Planning**

"Original signed by Christine Carter"

---

*Approved by:* **Christine Carter, M.PL, MCIP, RPP**  
**GM Planning & Development Services**

"Original signed by Al Horsman"

---

*Concurrence:* **Al Horsman**  
**Chief Administrative Officer**

The following appendices are attached hereto:

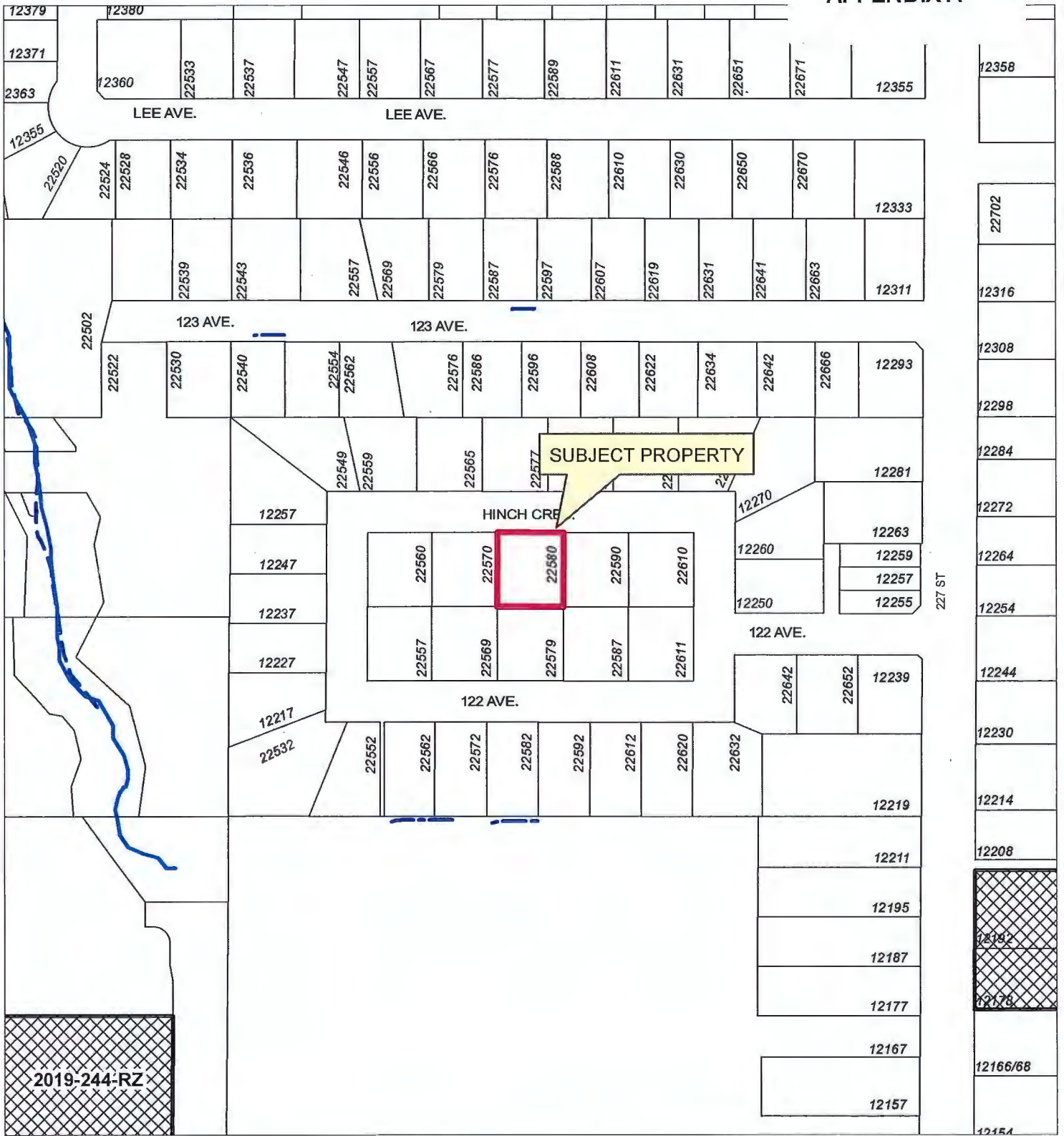
Appendix A – Subject Map

Appendix B – Ortho Map

Appendix C – Zone Amending Bylaw No. 7589-2019

Appendix D – Proposed Site Plan





Scale: 1:2,000

### Legend

- Stream
- Ditch Centreline
- Indefinite Creek
- Active Applications (RZ/SD/DPNP)

**22580 HINCH CRESCENT**  
P.I.D: 006-333-648

PLANNING DEPARTMENT



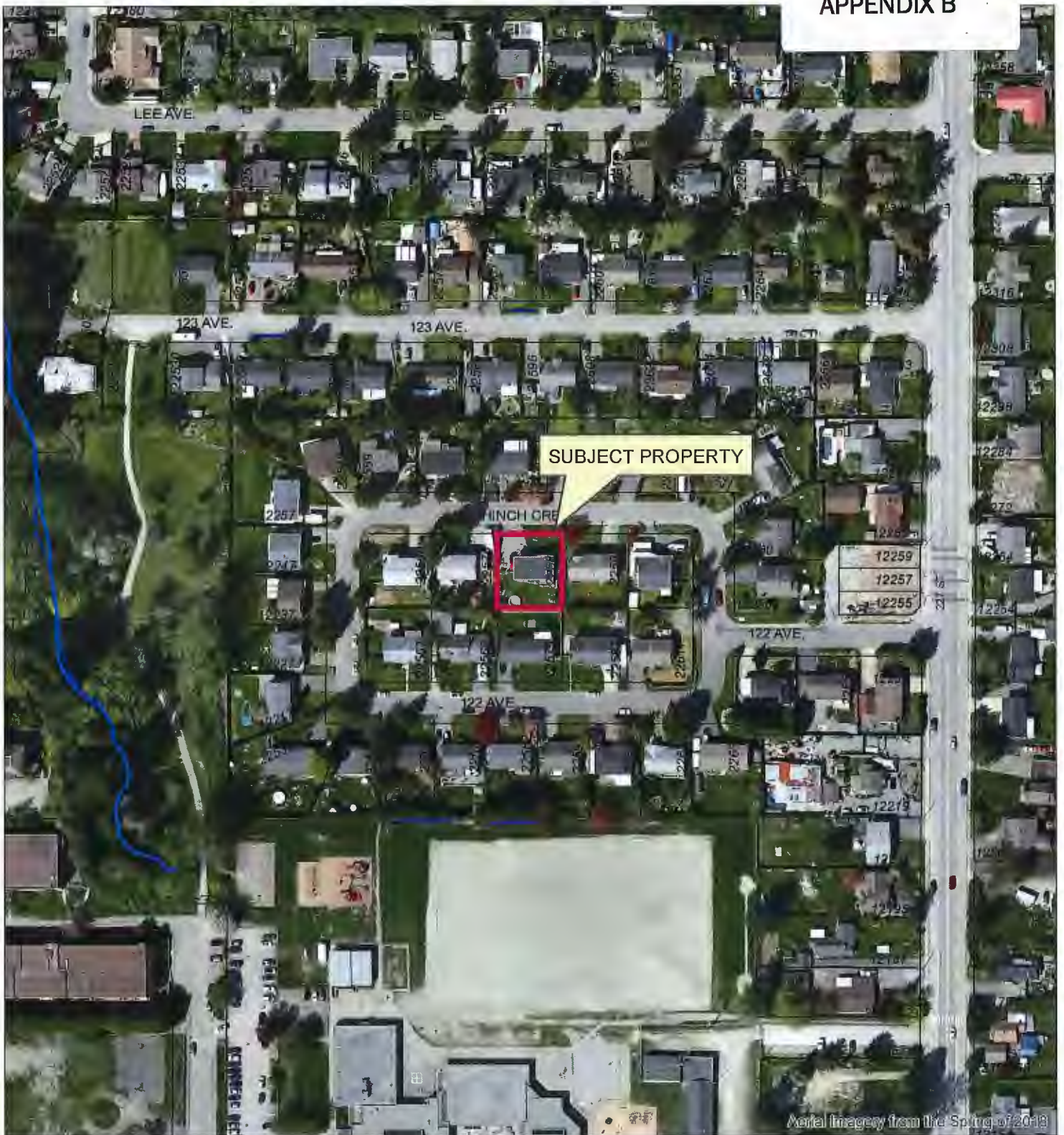
**MAPLE RIDGE**  
British Columbia

**mapleridge.ca**

FILE: 2019-309-RZ  
DATE: Aug 28, 2019

BY: AA

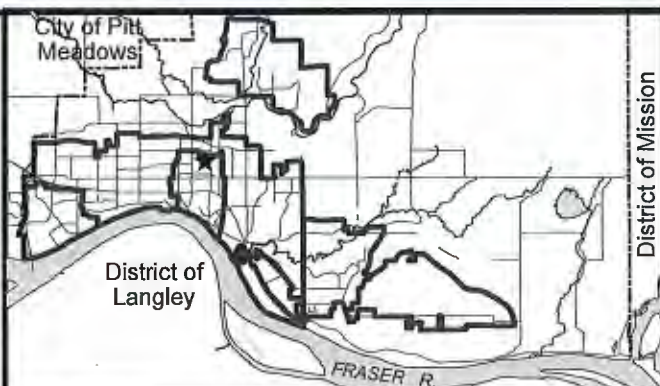




Aerial Imagery from the Spring of 2018



Scale: 1:2,000



22580 HINCH CRESCENT  
P.I.D: 006-333-648

PLANNING DEPARTMENT



MAPLE RIDGE  
British Columbia

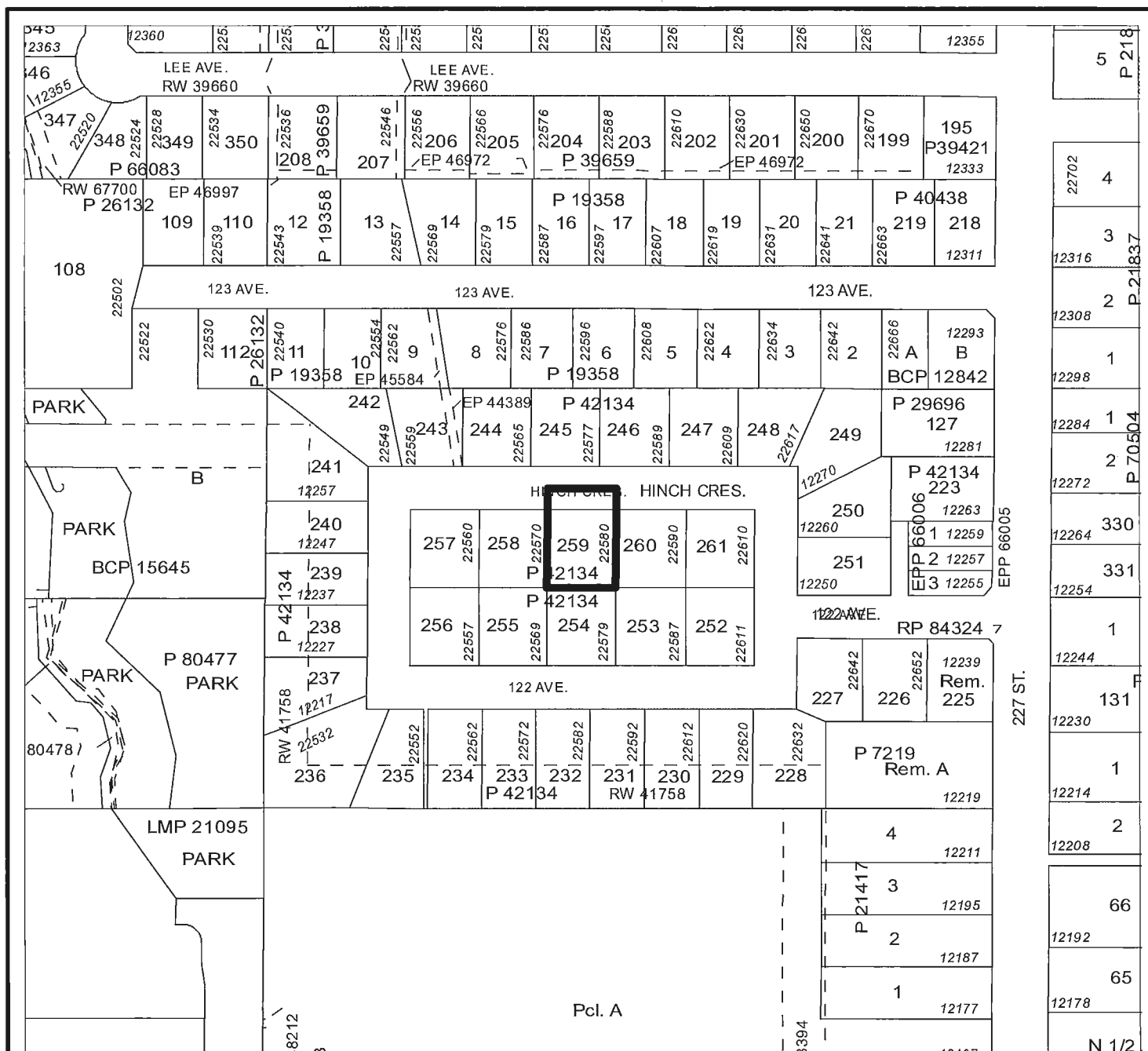
[mapleridge.ca](http://mapleridge.ca)

FILE: 2019-309-RZ  
DATE: Aug 28, 2019

BY: AA

CORPORATE OFFICER





# MAPLE RIDGE ZONE AMENDING

Bylaw No. 7589-2019

Map No. 1815

From: RS-1 (One Family Urban Residential)

To: R-2 (Urban Residential District)



SCALE 1:2,000



R-2 ZONING

MIN LOT SIZE 315m<sup>2</sup>  
MIN LOT WIDTH 10.5  
MIN LOT DEPTH 27.0  
NEW LOTS 334.4m<sup>2</sup>

[illegible]

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Proposed New Cannabis Retail Store at 11696 224 Street

**MEETING DATE:** June 2, 2020  
**FILE NO:** 09-4560-20  
**MEETING:** COW

---

**EXECUTIVE SUMMARY:**

On November 27, 2018, Council adopted Council policy 6.33 Cannabis Retail Store Processing and Evaluation Criteria. This policy determines how approvals for cannabis retail are to be processed at the municipal level. This policy was reviewed, updated and approved by Council on May 12, 2020.

After the LCRB completed their integrity checks and security screenings they forwarded an application to the City on January 30, 2020 for a non medical retail cannabis store known as Green Dreamz to be located at 11696 224 Street.

One of the considerations utilized by the LCRB in reviewing an application is a resolution from the local government. A number of regulatory criteria must be addressed in the Council resolution as well as comments pertaining to the views expressed by area residents.

Council may choose to support the application, not support the application or indicate they do not wish to comment.

**RECOMMENDATION(S):**

1. That the application for a non medical cannabis retail store by Green Dreamz Garage Inc. located at 11696 224 Street, Maple Ridge be approved based on the information contained in the staff report dated June 2, 2020; OR
2. That the application for a non medical cannabis retail store by Green Dreamz Garage Inc. located at 11696 224 Street, Maple Ridge be denied based on the information contained in the staff report dated June 2, 2020; and
3. That a copy of the resolution be forwarded to the Liquor and Cannabis Regulation Branch in accordance with the legislative requirements.

**DISCUSSION:**

**a) Background Context:**

On November 27, 2018, Council adopted Council policy 6.33 Cannabis Retail Store Processing and Evaluation Criteria. The Policy determines how approvals for cannabis retail are to be processed at the municipal level. This Policy was amended on May 12, 2020 to reflect current updates.

After the LCRB completed their financial integrity checks and security screenings for Green Dreamz Garage Inc., they forwarded the application for a non medical retail cannabis store, known as Green Dreamz, to be located at 11696 224 Street to the City. The owner of Green Dreamz Garage Inc. also contacted city staff to provide a copy of their business plan as well information on their community relations (Appendix II).

Staff reviewed this application to ensure that it met all requirements contained in the Policy including the Application Review Criteria (Section 10 of Council Policy 6.33). All the criteria have been fully satisfied except for Article A, which is the requirement for a 1000 meter separation from another cannabis retail store. The 1000 meter requirement still exists in the Zoning Bylaw but staff have been directed to remove this. The bylaw is currently being processed.

A map of the surrounding area has been included in this report as Appendix I.

The LCRB guidelines request a specific Council resolution commenting on the application in terms of community impacts which may occur as a result of the proposed retail cannabis store at this particular location. Part of the process requires Council to gather views of the residents who may be affected by the establishment of a cannabis retail store in their neighbourhood.

In following the public input requirement, the City mailed 368 letters to owners and occupants of property within 200 metres of the subject site. Out of the 368 letters sent, 3 responses were received by the deadline, all opposed to the application.

The Maple Ridge RCMP Detachment was asked for their input on this matter and they have confirmed they do not have any operational issues with this application.

**b) Intergovernmental Issues:**

Both local government and the provincial government have an interest in ensuring that cannabis regulations are followed and that licensed establishments listen to the needs of the community.

**c) Citizen/Customer Implications:**

The review of this application has taken into consideration the potential for concerns from surrounding properties in terms of parking, traffic and noise generation as well as the proximity of schools and similar establishments.

**d) Interdepartmental Implications:**


The Licences & Bylaws Department has coordinated in the review process and solicited input from the public, other municipal departments as well as the RCMP.

**e) Alternatives:**


Council could also choose to approve the application with conditions.

**CONCLUSIONS:**

That Council make the necessary resolution regarding the application from Green Dreamz Garage Inc. based upon the staff findings set out in this report.

  
Prepared by: R. MacNair  
Senior Advisor, Bylaw & Licensing Services

  
Co-Prepared by: Michelle Orsetti  
Director, Bylaw & Licensing Services

  
Approved by: Christine Carter, M.Pl., MCIP, RPP  
General Manager: Planning and Development Services

  
Concurrence: Al Horsman  
Chief Administrative Officer

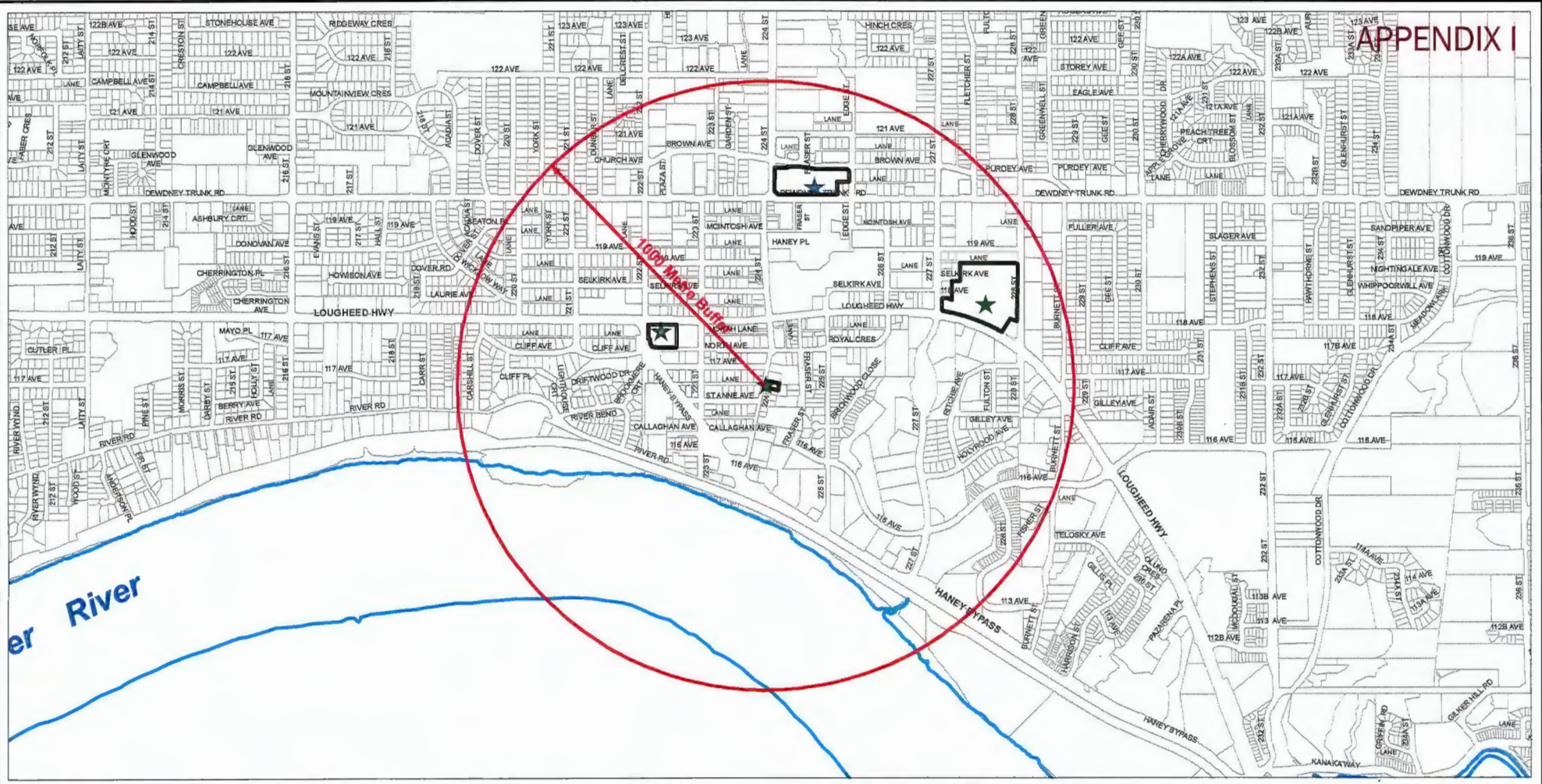
RM/jd

**Attachments:**

- Appendix I: Map of surrounding area
- Appendix II: Green Dreamz Garage Inc. Business and Community Impact Overview
- Appendix III: Responses from area mailout



# APPENDIX I



Scale: 1:12,000

## Legend

- ★ Private Retail
- ★ Government Retail

The City of Maple Ridge makes no guarantee regarding the accuracy or present status of the information shown on this map.

1000m Buffer of  
11696 224 Street



FILE: CannabisLocations4.mxd  
DATE: Apr 16, 2020

BY: DT



# APPENDIX II

## Green Dreamz Garage INC. Business and Community Impact Overview



### Content:

- a) **Business Overview**
- b) **Details of signage to demonstrate compliance with Provincial and Municipal regulations**
- c) **Information regarding availability of parking on the site and adjacent to the store**
- d) **Community benefit**
- e) **Details of mitigation plan to minimize community impact**
- f) **Information Regarding Staff Training**

## a) Business Overview

*(Please provide a business description, number of staff, how the business will operate and be in compliance with all provincial regulations; how minors will be prevented from purchasing cannabis; and how provincial identification requirements will be met)*

### 1. Business Description

Green Deamz Garage Inc. ("GDG") is a of cannabis retail store that will provide an unparalleled patient shopping experience. The customers will enjoy shopping in a safe environment that provides comfort and high-quality customer experience.

Founded in 2018 by Mike Mitchell, the President of **Bollman Roofing and Sheet Metal**, a full-service commercial roofing contractor, proudly serving Vancouver and the Lower Mainland for many decades. Mike decided to transfer his business acumen and knowledge to the Cannabis Industry via a Non-Medical Cannabis Retail Store.

He implemented a strong foundation of excellence and innovation based on the values that will propel GDG to the forefront of the cannabis retail industry- safety, quality, compliance, advocacy, and customer satisfaction.

As a company, GDG understands the importance of being good neighbors and being involved in our community. We intend to be very sensitive to the needs of our community and contribute to local charities.

GDG wants to lead the cannabis industry evolution through example, transparency, compliance, education, innovation, and advocacy. We do this with an unwavering adherence to our core values of safety, integrity, compliance, advocacy, and customer satisfaction.

GDG intends to become a cannabis retailer that upholds the highest standards of industry excellence in client experience, product education, and cannabis retailing.

Our knowledgeable employees will navigate and guide our customers through our vast product variety featuring cannabis products from all over Canada. Our store is designed to be bright, clean, welcoming and professional – creating a safe and favorable alternative to purchasing non-medical cannabis from the illicit market.

Located in Maple Ridge 11696 224 St. Maple Ridge, BC V2X 6A2, our store, *Green Deamz Garage*, will cater to Maple Ridge area, providing the following product categories:

- » Dried - Flower & Pre-rolls
- » Ingestible Extracts - Oils & Tinctures, and Capsules & Pills
- » Inhalable Extracts - Vape kits & Cartridges, and Hash and Rosin
- » Edibles - Chocolate, Baked Goods and Snacks, Beverages, and Chews & Candies

- » Cannabis Accessories (including rolling papers, bongs, pipes, vaporizers, and other products for the consumption of cannabis)

We intend to become a knowledgeable and trusted source of recreational cannabis, to offer a premium consumer experience and to focus on social-responsibility practices related to safe and responsible use of non-medical cannabis.

## **2. Number of staff - *Our Team***

Mike Mittchell as a CEO and director of the company will drive the strategy of the company and its day to day operations.

We intend to carefully select a team of 7 employees form the community, and will develop strong vendor relationships and many strategic partnerships extending nationally and covering all areas of the Cannabis Industry.

GDG Team:

- CEO/Director- Mike Mitchell
- Operations Manager -TBD
- Sales Team (3) TBD
- Security Team (2) TBD

**Our mission:** To build our brand on the core values of customer service and care, hospitality, highest standards of quality, honesty, integrity and community outreach.

**Vision:** Be the number one cannabis Non-Medical Retail Store in Maple Ridge Area.

**Goal:** To advocate and support a safe approach to cannabis sales by providing a local and safe environment for the community.

## **3. *Business Compliance***

As a cannabis retailer, our top priority is to stay compliant with federal, provincial, and local regulations.

GDG created a set of Standard Operation Procedures (SOPs)to ensure full compliance. It is the responsibility of the CEO to approve the SOPs, to ensure they are current and compliant, and to ensure that all employees are trained and have full access to them as needed. It is the responsibility of the CEO to ensure that all SOPs are followed by employees at all times.



GDG is a standalone business, equipped with a Security Plan that meets all requirements. No liquor, tobacco, snacks, or any other products besides cannabis and accessories will be sold in GDG Store.

As a non-medical cannabis retailer, we are required to submit monthly reports to the LCRB through a web-based cannabis licensing portal. These reports on sales, inventory, and number of employees are due by the 10th of each month and are ultimately sent by the province to Health Canada to be updated in the federal Cannabis Tracking System. It is the responsibility of the CEO to ensure that this requirement is followed.

Record Keeping: GDG is required to track and keep certain records for six years while the license is valid and for six months after a license expires or is cancelled. These records include, but are not limited to: cannabis wholesale purchases, cannabis retail sales (including quantity sold, price charged), when cannabis is disposed of (date, location, method of disposal, type, and amount of cannabis), accessory, and employee records (all employees must be registered with the Province).

All Records will be kept in the storage area in a fireproof cabinet as per GDG Record Keeping Standard Operation Procedures.

All retail activities will take place on site, as per requirements, no retail sales are permitted at outdoor festivals and events, no deliveries.

No window displays of products; GDG will ensure that all windows are opaque and prevent anyone to see activities inside the store.

GDG will be equipped with an intrusion alarm that is both audible and monitored by a 3<sup>rd</sup>-party security service. Locks will be used on perimeter doors, storage rooms, and display cases. Security cameras will monitor the full sales floor, any product storage area, and the interior and exterior of all entrances and exits. The system will record at all times and you must save footage for at least 30 days. Cannabis on display will be locked in secure containers. All cannabis products will be stored at GDG retail location.

GDG will ensure that all customers are purchasing within the limits: Adults aged 19 and older may purchase up to 30 grams of dried cannabis or an equivalent amount of non-dried cannabis product. The daily purchase limit is 70 grams for liquid product, 15 grams for edibles, 0.25 grams for concentrate, 5 grams for fresh cannabis, and 1 cannabis plant seed.

BC has set the minimum age at 19, which is consistent with the purchase and consumption age for alcohol and tobacco. GDG will take extraordinary precautions to prevent minors from entering or purchasing cannabis.

GDG is required to collect a Provincial Sales Tax (PST) on every sale of cannabis, paid for by the retail customer and register for PST with the Ministry of Finance.

Hours of Operations: Sunday-Saturday from 09:00 am until 11.00 pm in two shifts.

GDG, in our marketing efforts will ensure to comply with Canada's federal cannabis law which specifically outlines five main marketing and advertising restrictions:

- No testimonials or personal endorsements;
- Cannot appeal to minors or advertised anywhere minors may frequent;
- No advertisement can include price information unless it is at the point of sale;
- No depiction of a person, character, or animal (whether real or fiction) can be used to promote cannabis;
- Cannabis advertising cannot relate the substance to a glamorous or "cool" lifestyle.

GDG will sell gift cards that can be used at a licensed non-medical cannabis retail store. A licensee may sell gift cards from a non-medical cannabis retail store location or online., ensuring not to sell gift cards that can be used at another business (including a liquor licensed establishment), or to a minor. The maximum amount for a gift card is \$ 300 CAD/individual/day.

GDG will provide plain brown shopping paper bags with no advertisement or promotional messages.

GDG store will have display sections with smell jars, physically attached to the display case. Patrons cannot touch the cannabis. The cannabis used for smell jar display will not be sold and must be disposed of according to GDG Disposing of Cannabis Plan. The cannabis will also be recorded in the cannabis register.

All non-medical cannabis supply GDG will by directly from the Liquor Distribution Branch. Cannabis accessories will be obtained from sources other than the Liquor Distribution Branch.

GDG has a written plan in regards to disposal of cannabis that cannot be sold, including cannabis from smell jars. The Cat litter method will be used to ensure destroyed cannabis will be unfit for human consumption. GDG has a Destruction Logbook (Date of disposal, Type of cannabis disposed, Amount of cannabis disposed How it was rendered inconsumable, where it was disposed and signature of 2 GDG employees witnessing the destruction)

GDG will use COVA POS Services and Express Checkout. It is a service specially designed for non-medical cannabis retail stores and it has integrated in it all legal requirements: age check, quantities limits, receipts and invoices, record of sales and all mandatory reporting.

#### **4. Preventing Minors from purchasing Cannabis - Minors (in B.C., those under the age of 19).**

**GDG has a strict policy to protect minors and ensure that they have no access, or exposure to cannabis. Children and young people are not permitted to enter the store at any time, even if accompanied by a parent or guardian.**

GDG will ensure by all means possible that:

- no minors will be allowed to enter or be in the retail store
- No minors will be employed in the retail store
- No visibility from outside (All glass surfaces are frosted/opaque)
- No sell under any circumstances non-medical cannabis or cannabis accessories to a minor.

GDG has a set of Preventative Measures:

- Rigorously follow the ID Protocol at Entry
- Posted signage at the entrance to their stores indicating that minors are not permitted
- Being proactive in identifying if adults are buying cannabis for youth
- ID check & Scan at Purchasing time

In order to prevent underage sales, the GDG dispensary security officers will require customers to present valid identification which will be verified through our electronic identification scanner prior to obtaining access to the secured sales area. A backup scanner will be stored in the security area should the first scanner becomes inoperable. To further ensure no underage customer is able to purchase marijuana, all identification will be verified again by a Cannabis Consultant prior to commencing the sales conversation. In the event an employee discovers an identification card is not valid or that an underage person has been allowed into the store, the customer will be escorted out of the facility by a security guard and an incident report will be filed.

Two pieces of ID must be requested and examined both pieces carefully, and act on the authenticity of the identification. If the patron cannot produce two pieces of acceptable identification, service must be refused.

##### **First ID**

- Must be issued by a government agency; and
- Must include the holder's name, date of birth and picture.

Examples of primary ID include:

- Province or State driver's licence
- Passport
- Photo BC Services Card
- Citizenship card

- Certificate of Indian Status
- Federal Firearms Possession and Acquisition licence

### **Secondary ID**

Used to verify the authenticity of the first piece, and:

- Must include the holder's name;
- and Must include either the holder's signature OR picture.

Any acceptable piece of primary ID can be used as secondary ID.

Examples of other acceptable secondary ID include:

- BC CareCard/BC Services Card (separate to a BC Driver's licence) Interim driver's licence (issued by ICBC)
- BC Transit ProPASS
- University or college student card
- Credit card
- Canadian Blood Services donor card
- Transport Canada's Pleasure Craft Operator's Card
- Many bank cards and rewards cards
- National Defence ID

All GDG Employees will be trained on ID Verification SOP. Noncompliance with all steps required can be grounds for dismissal. If assistance is required, GDG employee can appeal to the CEO and/or Operations Manager.

### **b) Details of signage to demonstrate compliance with Provincial and Municipal regulations.**

The signage outside GDG store "Green Dreamz" is compliant with the existing regulations.



Figure 1: Rendering of GDG Signage



The business name is displayed on the front side of the building and complies with the following:

- Signage does not contain any pictures, images or symbols that imply the sale of medical cannabis
- Signage does not imply an association with another business.
- Signage is in good taste and not depict a lifestyle, endorsement, person, character or animal.
- Signage does not promote intoxication
- Signage does not claims beneficial health effects, or makes a statement regarding increased potency or concentration
- No use of any term, symbol or graphic normally associated with medicine, health or pharmaceuticals are prohibited in a store name or signage
- The Sign does not include graphics which:
  - appeal to minors;
  - show the use of cannabis;
  - display intoxication;
  - display or identify a cannabis product or accessory;
  - display a price or indicate a price advantage; or
  - display any sporting or cultural event or activity

**c) Information regarding availability of parking on the site and adjacent to the store.**

GDG currently has 10 parking stalls available for customers. It is anticipated that a customer will spend an average of 10-15 min/per visit.

The parking lot will be monitored by surveillance cameras to ensure the safety of our customers and the neighbourhood. No smoking will be allowed in the parking area and GDG will make sure to put "No Smoking" signs every 20 ft.



**d) Community benefit.**

**Please provide details of contributions or supports to non-profit organizations or local community groups etc. Demonstrate how your business will be a good community partner.**

GDG is determined to be a good neighbour and be an active participant in the community. We have **Four Pillars of Social Responsibility:**

- I. People
- II. Environment
- III. Community
- IV. Governance.

**I. People**

Our store is creating jobs for our community. We are committed to implement and maintain rigorous health and safety policies, while providing funding for training and skills development for our staff.

We actively promote moderation and educate our customers about the harms associated with over-consumption.

**II. Environment**

Our commitment to the environment is something we take very seriously. Our Green Program will implement sustainable practices, including reducing waste by recycling and composting, using LED lighting and providing staff with reusable water bottles and tumblers to reduce single use plastic waste.

**III. Community**

We are dedicated to giving back to the community where we live and work. As part of our Community plan, we proudly intend to support local and provincial organisations through community Fundraising and volunteering activities.

We are committed to allocate 0.5 % of our net profits to the BC Children Hospital Foundation and other charities.

**Other community related initiatives:**

**Community support/improvements-** we will coordinate with Maple Ridge Neighbourhood Association to assist them with initiatives. We are interested in knowing our neighbours, and having a positive contribution.

**Adopt a Highway/Street-** we will adopt a local street and highway and provide our Community Crew to help maintain a clean and orderly environment for all to enjoy.

**Shop Local First** - we will ensure to secure local services and suppliers for our renovation activities and during operations.

**Local food bank-** Because these types of organizations serve many local children, we thought it best to anonymously donate to an unnamed local food bank. We will offer this program 25% of the proceeds from our Grand Opening day, as well as continued financial support.

**Neighbourhood introduction:** GDG has an outreach plan to contact and engage residents and businesses in the local neighborhood. GDG will host a community meet and greet event prior to opening. All immediate neighborhoods and businesses will be invited to attend. This event will be an opportunity for the community to get to know us and our staff, and the opportunity for the community to learn more about our business. We will offer information regarding cannabis awareness programs and campaigns, as well as safety and security procedures.

**Volunteering-** Given the nature of our business and the potential marketing implications, GDG decided to support and encourage their employees to volunteer on a regular basis, without promoting our business.

**Educational sessions-** GDG with the support and engagement of consultants, would like to raise awareness about the dangers and laws surrounding cannabis usage. Regular educational meetings will be held in the community to ensure that our customers are familiar with cannabis usage, the applicable legislation and the implications of driving under the influence of cannabis.

**Locals Career Opportunities Plan** - GDG prefers to hire local residents from the community to work in our store. We will offer local residents the opportunity to apply for positions and give them precedence over other possible employees.

**Annual Thanksgiving Food Drive** - GDG will organize a food drive within the store by creating a donation box affording employees and customers the opportunity to donate canned and boxed goods to be given to local needy residents.

#### **IV. Governance**

An important part of social responsibility is acting with integrity while respecting all applicable laws and regulations, as well as the local community in which we operate. A key part of this is working closely with a variety of organizations and stakeholders to ensure compliance and positive contributions.

#### **e) Details of mitigation plan to minimize community impact.**

**Neighborhood Safety-** GDG will post signs informing the general public of surveillance cameras and recording systems at its location. GDG employs security personnel at its location. Additionally, GDG may offer our security personnel's services to neighboring businesses who may need the security assistance with issues related to parking, traffic, events, or general commotion in the neighborhood.

**Educational Initiatives:** GDG plans to hold seminars to educate adjacent neighborhood residents about cannabis industry, marijuana and product potency, odor, and other safety concerns involving the consumption and use of cannabis products. These seminars will also inform attendees of best practices for storing marijuana product in households with vulnerable groups such as children and animals.

**Odour Control:** We realize odors can be a nuisance, and the scent of marijuana is known to be rather strong. In the spirit of being a good neighbor, we will use high-quality, 2" pleated carbon filters in a carbon filtration system for recirculated air in the HVAC systems. Additionally, all marijuana delivered to GDG will arrive pre-packaged. We want all who visit our shop, and its surrounding businesses, to do so without any distractions.

**Waste Control:** GDG regulations require all waste marijuana products to be made unusable and unrecognizable prior to disposal. In addition to following all regulations, our dumpster will remain locked and under surveillance to prevent any unauthorized attempts to access waste products.

**Protecting the community:** Security is of utmost importance to GDG. Our store will be equipped with numerous high-definition cameras surveilling entryways/exits, POS stations, back offices, hallways, storage areas, the lobby, the building exterior, etc. Our high definition cameras can capture footage of criminals engaged in activities not associated with our business, which will be provided to the local police to apprehend those individuals. We intend to continue our culture of cooperation with local authorities in all matters of safety for our community.

#### **Resource Impacts**

Given the nature of the business, the everyday operations of our GDG store should not have an impact on the community resources (power, Water, Waste disposal, so on)  
GDG will comply with fire safety codes and any other applicable local codes.

#### **Safety Hazards**

Our GDG Cannabis Retail store does not present any safety hazards.

#### **Traffic**

It is anticipated to see traffic present during operational hours. The average amount of time spent in the store per client is around 5-10 minutes.

### ***Aesthetics***

GDG has planned to do renovations to the existing building. We will make sure that all proposed plans are compliant with local requirements.

### **GDG Complaints Procedure:**

In the event that a business or local resident has a complaint, the following policies and procedures will be in place:

- A posted sign will be in the store indicating that all complaints can be made to the manager either in person, via email, or by phone. All contact information will be provided.
- All complaints can will be relayed to the Community Relations Representative and will be answered and the issue will be resolved within 24 hours, if not sooner.

GDG has numerous procedures and policies in place to mitigate all issues before they become complaints.

Written policies, procedures and corporate standards:

- No loitering around store or in parking area
- No smoking of any kind in or around the store area or parking lots
- Regularly scheduled cleanup and inspection of property throughout the day
- Store security measures above and beyond regulations and requirements
- GDG holds all store employees to a high level of excellence

### **Complaints:**

In case of a complaint, it is the responsibility of the CEO or Operations Manager to perform investigation into the merits of the complaint. Such investigation may include, but is not limited to, the following:

- Discussions with employees, including store manager
- Discussions with Complainant
- Discussions with company ownership
- Discussion with other witnesses
- Review of written report by store employee
- Review of any video surveillance footage that the company may have at the store

### **Receipt of Complaint**



Employee who receives complaint from neighborhood resident or business representative ("Complainant") shall immediately refer the complainant to the on-duty store manager. Anyone communicating with the Complainant shall act and speak respectfully to Complainant and listen thoroughly to complaint's concern. Employee shall provide Complainant with contact information of store manager and Sweet Leaf's vice president. Employee shall not make any decisions, promises, or assurances without first speaking about complain with store manager.

Proper documentation of Complaint:

Employee who received complaint shall document in a written report the following:

- Date of Complaint
- Time of Complaint
- Name of Complainant
- Organization represented by Complainant (if any)
- Narrative description of Complaint

Notification of Complaint

- Employee shall notify Operations Manager of the complaint.
- Operations Manager shall notify CEO of the complaint decision and commence that plan of action that he/she deems most appropriate to resolve the concerns or complaints of the Complainant.

Such response will be determined on a case-by-case situation and may include, but is not limited to:

- Further discussion with Complainant or others affected by concerns
- Specific action taken by company to remedy the concern or complaint
- Any other actions necessary to resolve the concerns or complaints of Complainant

#### **f) Information Regarding Staff Training**

GDG is committed to ensure that all employees meet the mandatory training required by the *B.C. Cannabis Control and Licensing Act*, the *B.C. Cannabis Distribution Act*, or the federal *Cannabis Act*, and the Internal Training Program.

All GDG employees must obtain the security verification and notify their direct supervisor in case of revocation.

GDG will pay for their employees the costs related to the Security Screening.

While we wait for the provincial training program to be issued, GDG will develop its own training included in the Employee Handbook.

It is comprised of clear and consistent policies concerning store culture, workplace standards, benefits and employee behavior.

Content; The 'WELCOME' This section introduces employees to the handbook's importance and purpose. Include descriptions of the GDG's culture and mission, and how employees can support the company's goals.

Acknowledgment and Receipt: All employees are required to complete the acknowledge receipt form.

1. Employment Agreement
2. Equal Opportunity and Handling of Complaints.
3. Conflicts of Interest and Confidentiality.
4. Employment Relationship.
5. Employment of Relatives and Domestic Partners.
6. Separation From Employment.
7. Workplace Guidelines.

Attendance, Job Performance, Dress Code, Social Media, staff communication, updates and notices, solicitation by employees and non-industry parties, handling confidential information on company computers, policies regarding internet use, email and company resources

8. Disciplinary Procedure.
9. Paid and Unpaid Time Off and Leaves of Absence.
10. Workplace Safety.
11. Employee Benefits.

## Resources:

Maple Ridge Cannabis Retail Processing and Evaluation Criteria - 6.33

<https://www.mapleridge.ca/DocumentCenter/View/21269/Cannabis-Retail-Processing-and-Evaluation-Criteria---633?bidId=>

CANNABIS CONTROL AND LICENSING ACT

<http://www.bclaws.ca/civix/document/id/complete/statreg/18029>

Cannabis Retail Store Licence -Terms and Conditions

<https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/guides-and-manuals/cannabis-retail-store-licence-handbook.pdf>

<https://justice.gov.bc.ca/cannabislicensing/policy-document/worker-qualification-training>

Worker Qualification Guidebook – <https://www2.gov.bc.ca/assets/gov/employment-business-and-economic-development/business-management/liquor-regulation-licensing/guides-and-manuals/worker-qualification-guidebook.pdf>

## APPENDIX III

Jaci Diachuk,  
Administrative Assistant,  
Maple Ridge, BC

Re: Non Medical Cannabis Store

Dear Jaci,

I respectfully object to the proposed non medical cannabis store at 11696 224 St in Maple Ridge. I feel that the area south of North Ave should be reserved for residential development only. That particular area appears to have some attractive projects planned and a retail store would not be appropriate. There seem to be ample opportunities just north of North Ave and that would be a much better location.

I would certainly be willing to discuss this on more detail if appropriate.

Sincerely

[REDACTED]  
Maple Ridge, BC  
[REDACTED]  
[REDACTED]

Freedom of Information and Protection of Privacy Act  
Section 21(1)  
(Severed portions are highlighted)



**Jaci Diachuk**

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**From:** [REDACTED]  
**Sent:** Tuesday, April 7, 2020 7:45 PM  
**To:** Jaci Diachuk  
**Subject:** Green Dreamz Cannabis retail store

**Dear Miss Jaci,**

I got your letter concerning the proposed Non-medical cannabis retail store, Green Dreamz.

I DO NOT agree on the Proposed non-medical retail store.

*Kind regards.*

[REDACTED]

Freedom of Information and Protection of Privacy Act  
Section 21(1)  
(Severed portions are highlighted)

Ms. Jaci Diachuk  
Administrative Assistant  
11995 Haney Place  
Maple Ridge, BC V2X6A9

Dear Ms. Diachuk

I am writing in response to the Green Dreamz Garage Inc. application for a non medical cannabis retail store on 224<sup>th</sup> Street in Maple Ridge.

I am greatly opposed to such a retail outlet in that area. For years people in that neighbourhood have had to deal with a myriad of problems associated with the homeless camp where drug use was rampant. Many of those individuals who lived in the homeless camp still frequent that neighbourhood and are known drug users. Not only that but there is the supportive housing complex nearby on Royal Crescent and neighbours of that complex complain on a regular basis about the open drug use nearby. Do we really need to support that behaviour by providing those drug users with a commercial outlet where they can purchase cannabis freely? I don't think so.

I live on [REDACTED] and for a number of years now we have been bothered with property crime and we have attributed it to the former homeless camp (eg. theft of propane tanks off patios, theft of garden supplies, etc.). We thought that with the removal of the homeless camp we would get respite from this but now there is an application for a business that will only encourage people who use drugs to again frequent our neighbourhood and again bring these unwanted behaviours.

Hopefully this application will be denied at this time.

[REDACTED]

Freedom of Information and Protection of Privacy Act  
Section 21(1)  
(Severed portions are highlighted)