

City of Maple Ridge

COUNCIL MEETING AGENDA
June 9, 2020
7:00 p.m.
Virtual Online Meeting

Meeting Decorum:

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

Note: This Agenda is also posted on the City's Web Site at www.mapleridge.ca

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

For virtual public participation during Public Question Period register by clicking on the date above or by going to www.mapleridge.ca/640/Council-Meeting and clicking on the meeting date

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- 100 **CALL TO ORDER**
- 200 **AMENDMENTS TO THE AGENDA**
- 300 **APPROVAL OF THE AGENDA**
- 400 **ADOPTION OF MINUTES**
- 401 Minutes of the Regular Council Meeting of May 26, 2020
- 402 Report of the Public Hearing of May 19, 2020
- 500 **PRESENTATIONS AT THE REQUEST OF COUNCIL**
- 600 **DELEGATIONS**
- 601 **Municipal Advisory Committee on Accessibility and Inclusiveness (MACAI) Update**
 • Petra Frederick, Community Coordinator and MACAI Staff Liaison

700 ITEMS ON CONSENT

701 Minutes

- 701.1 Minutes of the Development Agreements Committee Meetings of
- May 26, 2020
 - June 1, 2020

702 Reports

703 Correspondence

704 Release of Items from Closed Council Status

705 Recommendation to Receive Items on Consent

800 UNFINISHED BUSINESS

801 Community Child Care Space Creation Action Plan

Staff report dated June 9, 2020 recommending that the Community Child Care Space Creation Action Plan be endorsed.

900 CORRESPONDENCE

1000 BYLAWS

1100 COMMITTEE REPORTS AND RECOMMENDATIONS

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

Planning & Development Services

- 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.

Engineering Services

Corporate Services

Parks, Recreation and Culture

Administration (including Fire and Police)

- 1200 STAFF REPORTS

- 1300 OTHER MATTERS DEEMED EXPEDIENT

1400 PUBLIC QUESTION PERIOD

1500 MAYOR AND COUNCILLOR REPORTS

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING


1700 ADJOURNMENT

APPROVED BY::

DATE:

CHECKED BY:

DATE:




June 4, 2020

A. Saint

June 4, 2020

CHECKED BY:

DATE:



June 4/20

PUBLIC QUESTION PERIOD

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 by having Council members attend remotely and having only necessary staff present in person to administer the meetings. Balancing the health and safety of citizens and our democratic processes is first and foremost in our approach during this health emergency.

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

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. For more information on virtual participation please go to <http://mapleridge.ca/640/Council-Meetings>. Each person will be permitted **2 minutes** to ask their question (a second opportunity is permitted if no one else is sitting in the chairs in front of the podium). Questions must be directed to the Chair of the meeting and not to individual members of Council. **The total session is limited to 15 minutes.**

If you have a question or comment that you would normally ask as part of Public Question Period, you can email clerks@mapleridge.ca before 4:00 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.

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

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

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 on these opportunities contact:

Clerk's Department at 604-463-5221 or clerks@mapleridge.ca

Mayor and Council at mayorcouncilandcaol@mapleridge.ca

City of Maple Ridge
COUNCIL MEETING MINUTES
MAY 26, 2020
VIRTUAL ONLINE MEETING

The Minutes of the Council Meeting held on May 26, 2020 at 7:00 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.

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
D. Pollock, General Manager Engineering Services
D. Denton, Deputy Corporate Officer
T. Thompson, Chief Financial Officer

Other Staff as Required

C. Goddard, Director of Planning
M. McCullen, Manager of Development and Environmental Services
J. Mickleborough, Director of Engineering
Michael Vogal, Computer Support Specialist
A. Gaunt, Legislative Coordinator

Note: These Minutes are also posted on the City's Web Site at www.mapleridge.ca
Video of the meeting is posted at media.mapleridge.ca/Mediasite/Showcase

Note: Due to the COVID-19 pandemic, Council members participated electronically. The Mayor chaired the meeting from Council Chambers.

100 CALL TO ORDER

200 AMENDMENTS TO THE AGENDA

300 APPROVAL OF THE AGENDA

400 ADOPTION OF MINUTES

401 Minutes of the Regular Council Meeting of May 12, 2020

R/2020-208

Moved and seconded

That the minutes of the Regular Council Meeting of May 12, 2020 be adopted as circulated.

CARRIED
401

500 PRESENTATIONS AT THE REQUEST OF COUNCIL – Nil

600 DELEGATIONS

601 Maple Ridge Climate Hub

- Kirk Grayson, Maple Ridge Climate Hub

Ms. Grayson gave a presentation addressing climate change and provided information on changes in greenhouse gas emissions since 2010, advised on reductions needed to limit global warming and become net carbon neutral, outlined the impacts of the continued rise in greenhouse gas emissions and addressed Metro Vancouver emissions trends. Ms. Grayson spoke on actions which can be taken by communities to reduce emissions and put forward a resolution for consideration by Council on actions suggested for the City of Maple Ridge to address urgent issues related to climate change.

The Senior Policy and Sustainability Analyst provided background information on requests of the same nature made to the City in the past and outlined the direction in which the City is moving with regard to sustainability.

601.1

R/2020-209

Moved and seconded

That the resolution put forward by the Maple Ridge Climate Hub be endorsed and that staff provide a report on the recommendations in the resolution and on the implementation plan suggested.

DEFEATED

Mayor Morden, Councillor Dueck, Councillor Meadus,
Councillor Svendsen - OPPOSED

601.2

R/2020-210

Moved and seconded

That the resolution put forward by the Maple Ridge Climate Hub be referred to staff to provide further information.

CARRIED

602 **Maple Ridge Pitt Meadows Katzie Community Response Network**

- Judith Macrae, Chair, Volunteer Co-ordinator

Ms. Macrae provided information on the role of community response networks ("CRN's") in creating awareness of elder abuse, neglect and self neglect in local communities. She advised on educational and informational sessions provided by the network. Ms. Macrae shared that June 15 was declared World Elder Abuse Awareness Day ("WEAAD") and expressed appreciation for the support of the City of Maple Ridge by the lighting of City Hall in purple which is the chosen colour to create awareness for WEAAD.

700 **ITEMS ON CONSENT**

701 **Minutes**

701.1 **Development Agreements Committee Meetings**

- May 7, 2020
- May 14, 2020
- May 20, 2020

701.2 **Meetings of Committees and Commissions of Council**

- Environmental Advisory Committee - March 11, 2020

702 **Reports**

702.1 **Disbursements for the month ended April 30, 2020**

Staff report dated May 26, 2020 providing information on disbursements for the month ended April 30, 2020.

703 **Correspondence – Nil**

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

From the February 25, 2020 Closed Council Meeting

- Item 4.5 Silver Valley Gathering Place – Adjacent to Blaney Hamlet Park – Update – approval of the purchase of a 1 acre portion of property situated at 23101 136 Avenue, Maple Ridge for \$3,400,000 to accommodate the Silver Valley Gathering Place

705 Recommendation to Receive Items on Consent

R/2020-211

Moved and seconded

That the items on the "Items on Consent" agenda be received into the record.

CARRIED

800 UNFINISHED BUSINESS – Nil

900 CORRESPONDENCE – Nil

Note: Councillor Duncan excused herself from the meeting at 8:13 p.m. due to a health issue

1000 BYLAWS

Note: Items 1001 to 1005 are from the May 19, 2020 Public Hearing

Bylaws for Third Reading

1001 2017-473-RZ, 13616 and 13660 232 Street

1001.1 Maple Ridge Official Community Plan Amending Bylaw No. 7430-2018

To amend Figure 2 and 3A of the Silver Valley Area Plan from Open Space, Medium Density Residential, Low Density Residential and Eco Cluster to Medium/High Density Residential, Medium Density Residential, Open Space, Low Density Urban and Conservation.

To amend Figure 4, Trails/Open Space to remove from Open Space, to add to Open Space and Conservation.

To revise the boundaries of the land use designations to fit the site conditions with respect to slopes and natural features.

R/2020-212

Moved and seconded

That Official Community Plan Amending Bylaw No. 7430-2018 be given third reading.

CARRIED

1001.2 Maple Ridge Zone Amending Bylaw No. 7431-2018

To rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential), RS-1 (One Family Urban Residential), R-1 (Residential District), R-2 (Urban Residential District), RST-SV (Street Townhouse – Silver Valley). The current application is to permit the future development of approximately 10 street townhouse units and approximately 13 single family lots.

R/2020-213

Moved and seconded

That Zone Amending Bylaw No. 7431-2018 be given third reading.

CARRIED

1002 2018-464-RZ , 11907 223 Street

1002.1 Maple Ridge Official Community Plan Amending Bylaw No. 7631-2020

To amend Section 10.4 Town Centre Area Plan, 3.3 Land Use Designations, Low-Rise Apartment, Policy 3-22, to allow the maximum number of storeys associated with the Low-Rise Apartment designation in the Town Centre Area Plan to be increased from five (5) storeys to six (6) storeys where impacts such as building shadowing, neighbourhood character and view obstruction are sufficiently mitigated.

R/2020-214

Moved and seconded

That Official Community Plan Amending Bylaw No. 7631-2020 be given third reading.

CARRIED

1002.2 Maple Ridge Zone Amending Bylaw No. 7563-2019

To rezone from RM-3 (High Density Apartment Residential District) to RM-2 (Medium Density Apartment Residential District). The current application is to permit the future construction of a 6 storey residential apartment building containing approximately 51 units utilizing the Density Bonus provisions within the Zoning Bylaw.

R/2020-215

Moved and seconded

That Zone Amending Bylaw No. 7563-2018 be given third reading.

CARRIED

- 1003 **2016-411-RZ, 21188 Wicklund Avenue**
 Maple Ridge Zone Amending Bylaw No. 7505-2018
 To rezone from RS-1 (One Family Urban Residential) to R-4 (Single Detached (Infill) Urban Residential). The current application is to permit a future subdivision of approximately 2 single family lots of 484 sq. m in size.

R/2020-216

Moved and seconded

That Zone Amending Bylaw No. 7505-2018 be given third reading.

CARRIED

- 1004 **2018-004-RZ, 22567, 22583 and 22577 Brown Avenue**
 Maple Ridge Zone Amending Bylaw No. 7445-2018
 To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential District). The current application is to permit the future construction of a 5 storey apartment building containing approximately 48 units utilizing the Density Bonus provisions within the Zoning Bylaw.

R/2020-217

Moved and seconded

That Zone Amending Bylaw No. 7445-2018 be given third reading.

CARRIED

- 1005 **2018-498-RZ, 21640 124 Avenue**
 Maple Ridge Zone Amending Bylaw No. 7533-2019
 To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill). The current application is to permit the future construction of a Courtyard Housing project containing 4 dwelling units.

R/2020-218

Moved and seconded

That Zone Amending Bylaw No. 7533-2019 be given third reading.

REFER TO STAFF

R/2020-219

Moved and seconded

That Application 2018-498-RZ be referred back to staff for further discussion with the applicant.

CARRIED

Bylaws for Adoption

- 1006 **2016-219-RZ, 12258 228 Street**
Staff report dated May 26, 2020 recommending adoption

Maple Ridge Zone Amending Bylaw No. 7261-2016
To rezone from RS-1 (One Family Urban Residential) to R-3 (Special Amenity Residential District) to permit a future 3 lot subdivision.

R/2020-220

Moved and seconded

That Zone Amending Bylaw No. 7261-2016 be adopted.

CARRIED

- 1007 **2018-301-RZ, 12294 Laity Street**
Staff report dated May 26, 2020 recommending adoption

Maple Ridge Zone Amending Bylaw No. 7486-2018
To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District) to create a 2 lot subdivision

R/2020-221

Moved and seconded

That Zone Amending Bylaw No. 7486-2018 be adopted.

CARRIED

- 1008 **2020 Tax Rates Bylaws - Albion and Maple Ridge Road 13 Dyking Districts**

- 1008.1 **Albion Dyking District Tax Rates Bylaw No. 7643-2020**

To impose taxes upon lands in the Albion Dyking District for purposes of dyke maintenance and improvements and equipment repair and maintenance.

R/2020-222

Moved and seconded

That Albion Dyking District Tax Rates Bylaw No. 7643-2020 be adopted.

CARRIED

Councillor Yousef - OPPOSED

1008.2 Maple Ridge Road 13 Dyking District Tax Rates Bylaw No. 7644-2020

To impose taxes upon lands in Maple Ridge Road 13 Dyking District for purposes of dyke maintenance and improvements and equipment repair and maintenance.

R/2020-223

Moved and seconded

That Road 13 Dyking District Tax Rates Bylaw No. 7644-2020 be adopted.

CARRIED

Councillor Robson, Councillor Yousef - OPPOSED

1100 COMMITTEE REPORTS AND RECOMMENDATIONS

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.

R/2020-224

Moved and seconded

That Application 2020-017-AL be forwarded to the Agricultural Land Commission for their review and discussion.

CARRIED

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.

R/2020-225

Moved and seconded

That Application 2020-035-AL, respecting property located at 25309 Hilland Avenue, be forwarded to the Agricultural Land Commission for their review and consideration.

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.

1103.1

R/2020-226

Moved and seconded

That the Non-Farm Use Application 2020-054-AL, respecting the property located at 12406 254 Street, not be authorized to proceed to the Agricultural Land Commission.

DEFEATED

Mayor Morden, Councillor Dueck, Councillor Meadus, Councillor Robson,
Councillor Yousef - OPPOSED

1103.2

R/2020-227

Moved and seconded

That the Non-Farm use Application 2020-054-AL, respecting the property located at 12406 254 Street be authorized to proceed to the Agricultural Land Commission.

CARRIED

Councillor Svendsen - OPPOSED

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.

R/2020-228

Moved and seconded

- 1. That Zone Amending Bylaw No. 7641-2020 be given first reading; and**
- 2. 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.**

CARRIED

Note: Councillor Robson left the meeting at 8:52 p.m.

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 and of the Development Procedures Bylaw No. 5879-1999.

The Director of Planning advised on research being done on the heritage aspect of the buildings currently on the property.

R/2020-229

Moved and seconded

1. In respect of Section 475 of the Local Government Act, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
 - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
 - iii. The Council of any municipality that is adjacent to the area covered by the plan;
 - iv. First Nations;
 - v. Boards of Education, Greater Boards and Improvements District Boards; and
 - vi. The Provincial and Federal Governments and their agencies.

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

2. That Zone Amending Bylaw No. 7645-2020 be given first reading; and
3. That the applicant provide further information as described on Schedules A, C and D and of the Development Procedures Bylaw No. 5879-1999.

CARRIED

Note: Councillor Robson returned to the meeting at 8:54 p.m. He did not participate in the vote on Item 1105

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 minimum required lot width and to reduce road right-of-way width for a Collector Road standard with a bike lane.

R/2020-230

Moved and seconded

That the Corporate Officer be authorized to sign and seal 2018-301-DVP respecting property located at 12294 Laity Street.

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.

R/2020-231

Moved and seconded

That the Corporate Officer be authorized to sign and seal 2016-219-DP respecting property located at 12258 228 Street.

CARRIED

Corporate Services – Nil

Parks, Recreation and Culture – Nil

Administration (including Fire and Police) – Nil

1200 STAFF REPORTS – Nil

1300 OTHER MATTERS DEEMED EXPEDIENT – Nil

1400 PUBLIC QUESTION PERIOD

There were no participants for public question period.

1500 MAYOR AND COUNCILLOR REPORTS

The Mayor and Council members provided their reports on activities participated in during the past few weeks.

1600 NOTICES OF MOTION AND MATTERS FOR FUTURE MEETING – Nil

1700 ADJOURNMENT – 9:07 p.m.

Certified Correct

M. Morden, Mayor

D. Denton, Deputy Corporate Officer

City of Maple Ridge

REPORT OF PUBLIC HEARING

May 19, 2020

The report of the Public Hearing held in the Council Chambers of City Hall, 11995 Haney Place, Maple Ridge, British Columbia on May 19, 2020 at 7:03 p.m. as a virtual online meeting.

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
D. Pollock, General Manager Engineering Services
S. Nichols, Corporate Officer
Other Staff as Required
C. Goddard, Director of Planning
M. McMullen, Manager of Development & Environmental Services
A. Kopystynski, Planner 2, Manager of Development & Environmental Services

Note: Councillor Robson was not in attendance at the start of the meeting. He joined the meeting at 7:05 p.m.

Note: Due to the COVID-19 pandemic, Council members participated electronically.

Mayor Morden called the meeting to order. The Corporate Officer explained the procedure and rules of order of the Public Hearing and advised that the bylaws will be considered further at the next Council Meeting on May 26, 2020.

The Mayor then called upon Planning Department staff to present the following items on the agenda:

- 1a) 2017-473-RZ
13616 and 13660 232 Street

South Part Lot 9 Except: Parcel "A" (Reference Plan 10274), Block "A" Section 33 Township 12 New Westminster District Plan 2409 being all that portion of said Lot lying to the South of a straight line drawn Parallel to and Perpendicularly Distant 200 Feet South from the North Boundary; and Parcel "A" (Reference Plan 10274) South Part Lot 9 Block "A" Section 33 Township 12 New Westminster District Plan 2409

Maple Ridge Official Community Plan Amending Bylaw No. 7430-2018

To amend Figure 2 and 3A of the Silver Valley Area Plan from Open Space, Medium Density Residential, Low Density Residential and Eco Cluster to Medium/High Density Residential, Medium Density Residential, Open Space, Low Density Urban and Conservation.

To amend Figure 4, Trails/Open Space to remove from Open Space, to add to Open Space and Conservation.

To revise the boundaries of the land use designations to fit the site conditions with respect to slopes and natural features.

1b) **2017-473-RZ**
13616 and 13660 232 Street

Maple Ridge Zone Amending Bylaw No. 7431-2018

To rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential), RS-1 (One Family Urban Residential), R-1 (Residential District), R-2 (Urban Residential District), RST-SV (Street Townhouse – Silver Valley).

The current application is to permit the future development of approximately 10 street townhouse units and approximately 13 single family lots.

The Corporate Officer advised that 7 notices were mailed out in relation to this application and that no correspondence was received on this item.

The Director of Planning gave a detailed description providing information on the application.

The Mayor called for speakers on first call.

Kevin Carson

Mr. Carson spoke in opposition to the application. He expressed concern with continued densification in the area, which he feels has been mishandled, and the negative impact culturally and on human and wildlife residents in the existing neighbourhoods. He spoke on the continuing increase in traffic congestion, lack of green space and the rise in human/wildlife conflicts. Mr. Carson expressed that densification should be concentrated in downtown areas and should not be done in a sprawling manner particularly in areas of waterways.

The Mayor repeated the call for speakers on first call and then called for speakers on second call. He advised that third call will be dealt with at the end of the meeting to allow the public further opportunity for input on the item.

- 2a) **2018-464-RZ, 11907 223 Street**
Lot 4 District Lot 398 Group 1 New Westminster District Plan 8380

Maple Ridge Official Community Plan Amending Bylaw No. 7631-2020

To amend Section 10.4 Town Centre Area Plan, 3.3 Land Use Designations, Low-Rise Apartment, Policy 3-22, to allow the maximum number of storeys associated with the Low-Rise Apartment designation in the Town Centre Area Plan to be increased from five (5) storeys to six (6) storeys where impacts such as building shadowing, neighbourhood character and view obstruction are sufficiently mitigated.

- 2b) **2018-464-RZ, 11907 223 Street**

Maple Ridge Zone Amending Bylaw No. 7563-2019

To rezone from RM-3 (High Density Apartment Residential District) to RM-2 (Medium Density Apartment Residential District).

The current application is to permit the future construction of a 6 storey residential apartment building containing approximately 51 units utilizing the Density Bonus provisions within the Zoning Bylaw.

The Corporate Officer advised that 118 notices were mailed out in relation to this application and that no correspondence was received on this item.

A. Kopystynski, Planner, gave a detailed description providing information on the application.

The Mayor called for speakers for first and second call.

Third call was dealt with at the end of the meeting to allow the public further opportunity for input on the item.

- 3) **2016-411-RZ, 21188 Wicklund Avenue**
Lot 119 District Lot 242 Group 1 New Westminster District Plan 47383

Maple Ridge Zone Amending Bylaw No. 7505-2018

To rezone from RS-1 (One Family Urban Residential) to R-4 (Single Detached (Infill) Urban Residential).

The current application is to permit a future subdivision of approximately 2 single family lots of 484 sq. m in size.

The Corporate Officer advised that 89 notices were mailed out in relation to this application and that no correspondence was received on this item.

The Manager of Development and Environmental Services gave a detailed description providing information on the application.

The Mayor called for speakers for first and second call.

Third call was dealt with at the end of the meeting to allow the public further opportunity for input on this item.

- 4) **2018-004-RZ, 22567, 22583 and 22577 Brown Avenue**
Lot 5 Section 20 Township 12 New Westminster District Plan 8843
Lot 6 Section 20 Township 12 New Westminster District Plan 8843
Lot 7 Section 20 Township 12 New Westminster District Plan 8081

Maple Ridge Zone Amending Bylaw No. 7445-2018

To rezone from RS-1 (One Family Urban Residential) to RM-2 (Medium Density Apartment Residential District).

The current application is to permit the future construction of a 5 storey apartment building containing approximately 48 units utilizing the Density Bonus provisions within the Zoning Bylaw.

The Corporate Officer advised that 106 notices were mailed out in relation to this application and that no correspondence was received on this item.

A. Kopystynski, Planner, gave a detailed description providing information on the application.

The Mayor called for speakers for first and second call.

Third call was dealt with at the end of the meeting to allow the public further opportunity for input on this item.

- 5) **2018-498-RZ, 21640 124 Avenue**
East 72 feet Lot 2, Except Part in Plan LMP16156, District Lot 245 Group 1 New Westminster District Plan 8586

Maple Ridge Zone Amending Bylaw No. 7533-2019

To rezone from RS-1 (One Family Urban Residential) to RT-2 (Ground Oriented Residential Infill).

The current application is to permit the future construction of a Courtyard Housing project containing 4 dwelling units.

The Corporate Officer advised that 31 notices were mailed out in relation to this application and that 9 pieces of correspondence in opposition were received from R. Scott, G. Toogood, F. Mah (Walters), D. and R. Schacter, N. and M. Beaudet, M. Sandhu, D. Sandhu, D. Jonescue and J. Thopson and S. Scott.

A. Kopystynski, Planner gave a detailed description providing information on the application.

The Mayor called for speakers on first call.

Mandeep Sandhu

Mr. Sandhu spoke in opposition to the application. He expressed concern with the negative impact of the proposed development on parking in the area and the increase in traffic congestion which in turn may impact the safety of children and seniors walking in the area. He also expressed concern with the lack of connectivity to Manor Avenue, and the current lack of lighting and existing problems with speeding vehicles. Mr. Sandhu felt the property would be best suited for development of one or two houses rather than townhomes.

The Mayor called for speakers on second call.

Robert Dumas

Mr. Dumas spoke in support of the application. He expressed that he did not see a problem with increased density for the area and felt the proposed development provided adequate parking spots. He expressed concern with the number of vehicles currently parking in the cul-de-sac.

Ryan Hultman – Applicant Representative

Mr. Hultman addressed concerns with the impact of the proposed development on parking. He advised that the building is designed to bring it into scale with existing housing and that onsite parking recommendations have been complied with.

David Webster

Mr. Webster spoke in opposition to the application. He expressed concern for the safety of neighbourhood children and senior citizens along Manor Avenue due to increased traffic congestion on the surrounding streets. He is opposed to the variance in minimum size and felt that the proposed development is not sensitive to current neighbourhood design. He also expressed concern with the impact of larger vehicles such as garbage trucks accessing the proposed development using the cul-de-sac. He requested that a three-plex be considered.

Warren Walters

Mr. Walters spoke in opposition to the application. He expressed concern with current traffic conditions in the area including speeding and vehicles parking on streets and blocking driveway visibility. He felt the proposed development will further impact the traffic related conditions already experienced in the neighbourhood. He questioned where the children of the families in the proposed dwellings will go to school as schools are full. He also questioned the impact of more families and higher density on water supply. Mr. Walters felt one or two houses on the site to be a better option.

Third call was dealt with at the end of the meeting to allow the public further opportunity for input on this item.

Note: To allow residents the opportunity to comment via email on applications of interest or concern, Public Hearing was extended an additional five minutes. The Mayor did not declare items dealt with until the end of the meeting and revisited each application individually.

1) 2017-473-RZ, 13616 and 13660 232 Street

The Mayor called for speakers on third call. There were no speakers present and no additional correspondence was received while the application was being dealt with.

2) 2018-464-RZ, 11907 223 Street

The Mayor called for speakers on third call. There were no speakers present and no correspondence was received while the application was being dealt with.

3) 2016-411-RZ, 21188 Wicklund Avenue

The Mayor called for speakers on third call. There were no speakers present and no correspondence was received while the application was being dealt with.

4) 2018-004-RZ, 22567, 22583 and 22577 Brown Avenue

The Mayor called for speakers on third call.

Meghan Ashton

Ms. Ashton spoke in favour of the application. She expressed that higher density and affordable housing is needed in this area and that the proposed development will be a good addition.

There were no other speakers on third call and no correspondence was received while the application was being dealt with.

5) 2018-498-RZ, 21640 124 Avenue

The Mayor called for speakers on third call.

Resident of Manor Avenue

The resident spoke in opposition to the application. He expressed concern with the amount of traffic and lack of parking already in the area and with the impact of the proposed development on these issues, particularly on Manor Avenue. He indicated that building one house on the property is acceptable, however, he expressed concern that a tree on the property will be removed and that the ecosystem will be impacted negatively.

Ryan Hultman – Applicant representative

Mr. Hultman spoke to the concerns of the scale of the development, advising that the four units proposed are on a small scale and will add to affordable units in the area. He addressed concerns over the impact on parking in the area.

Mandeep Sandhu

Mr. Sandhu disputed a statement made pertaining to parking on 124 Street and requested that traffic engineers visit the area to assess parking and traffic. He advised that he is not opposed to development and stated that a single or double family home is more acceptable for the neighbourhood.

Warren Walters

Mr. Walters spoke on the lack of parking and expressed concern with the loss of existing parking spots fronting his property. He felt that increased density should be kept within the city centre and not brought to neighbourhoods.

Joy Thompson

Ms. Thompson spoke in opposition to the application. She stressed that the cul-de-sac in the application is very small and that parking is already limited due to residents who, due to the number of family members, have no room to park in driveways. She felt that information provided at the information meeting held by the developer had not been sufficient and that question regarding ramifications and safety issues had not been fully addressed.

Randy Scott

Mr. Scott is opposed to the application in its current form, expressing that he would favour only one house being built on the property.

Joy Thompson

Ms. Thompson reiterated concerns over the impact on parking and traffic of the proposed development.

There being no further comment on any of the items, the Mayor declared each item dealt with.

Having given all those persons whose interests were deemed affected by the matters contained herein a chance to be heard, the Mayor adjourned the Public Hearing at 8:28 p.m.

M. Morden, Mayor

Certified Correct

S. Nichols, Corporate Officer

700 *ITEMS ON CONSENT*

701 *Minutes*

701.1 Development Agreements Committee

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

May 26, 2020
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 20-111660 BG

LEGAL: Lot 2 South East Quarter Section 28 Township 12 New Westminster
District Plan EPP97180
PID: 030-972-442
LOCATION: 23680 132 Avenue
OWNER: Pine Creek Developments Ltd. (Christopher Paul)
REQUIRED AGREEMENTS: Sanitary Pump Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 20-111660 BG.

CARRIED

2. 19-118053 BG

LEGAL: Lot 19 Section 10 Township 12 New Westminster District Plan
EPP76590
PID: 030-539-340
LOCATION: 10576 McVeety Street
OWNER: Highland Homes Ltd. (Jodhbir Takhar)
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-118053 BG.

CARRIED

3. 18-119538 BG

LEGAL: Lot 91 District Lot 277 Group 1 New Westminster District Plan 33160
PID: 006-789-943

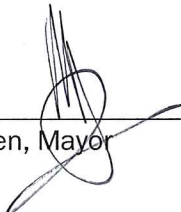
LOCATION: 20948 117 Avenue


OWNER: Wei Zhang and Junyan Shi

REQUIRED AGREEMENTS: Secondary Suite Covenant

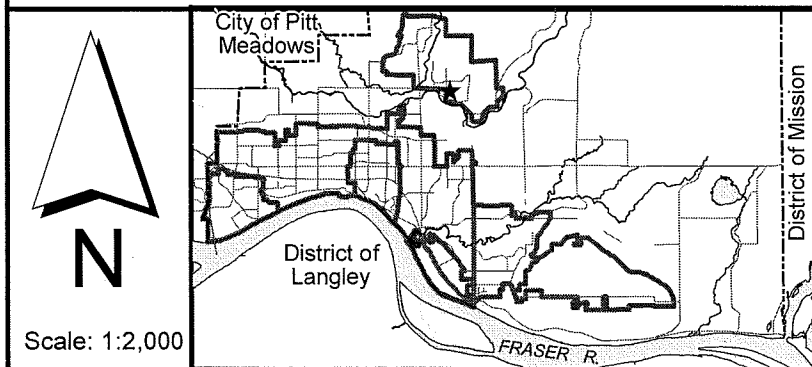
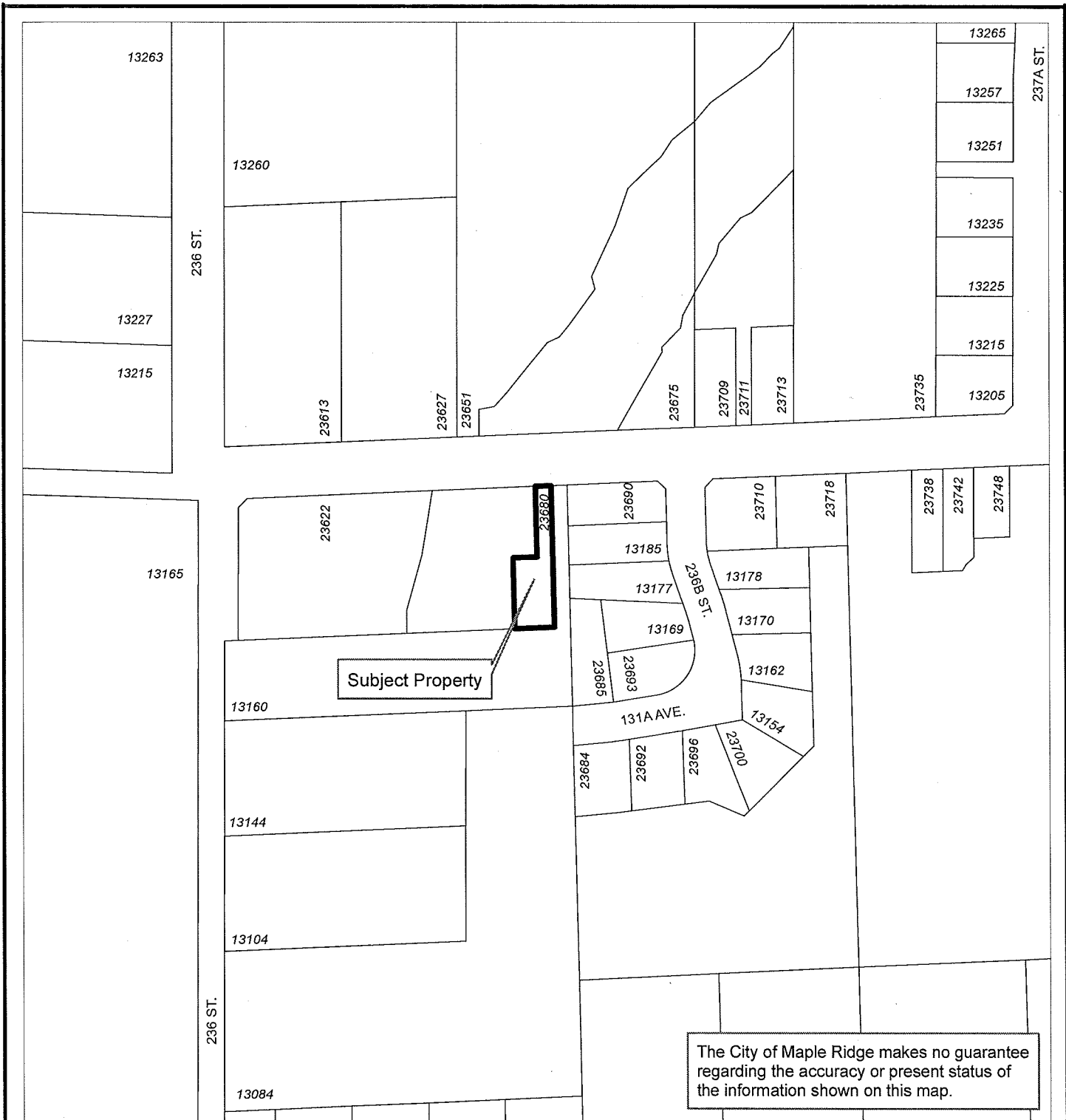
THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-119538 BG.

CARRIED



Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member



23680 132 Ave

LICENCES, PERMITS & BYLAWS DEPT.

MAPLE RIDGE

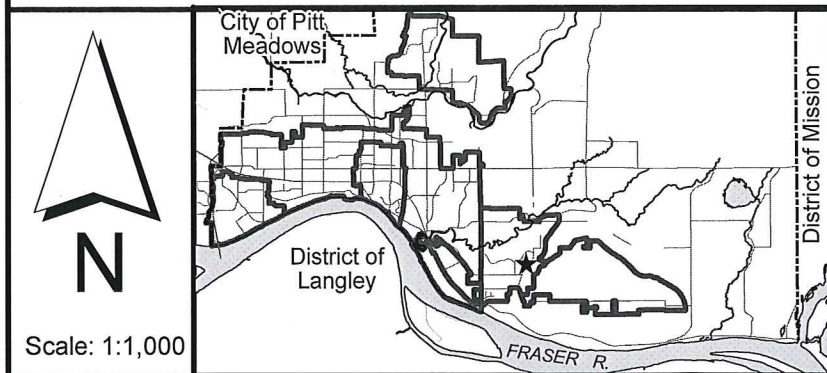
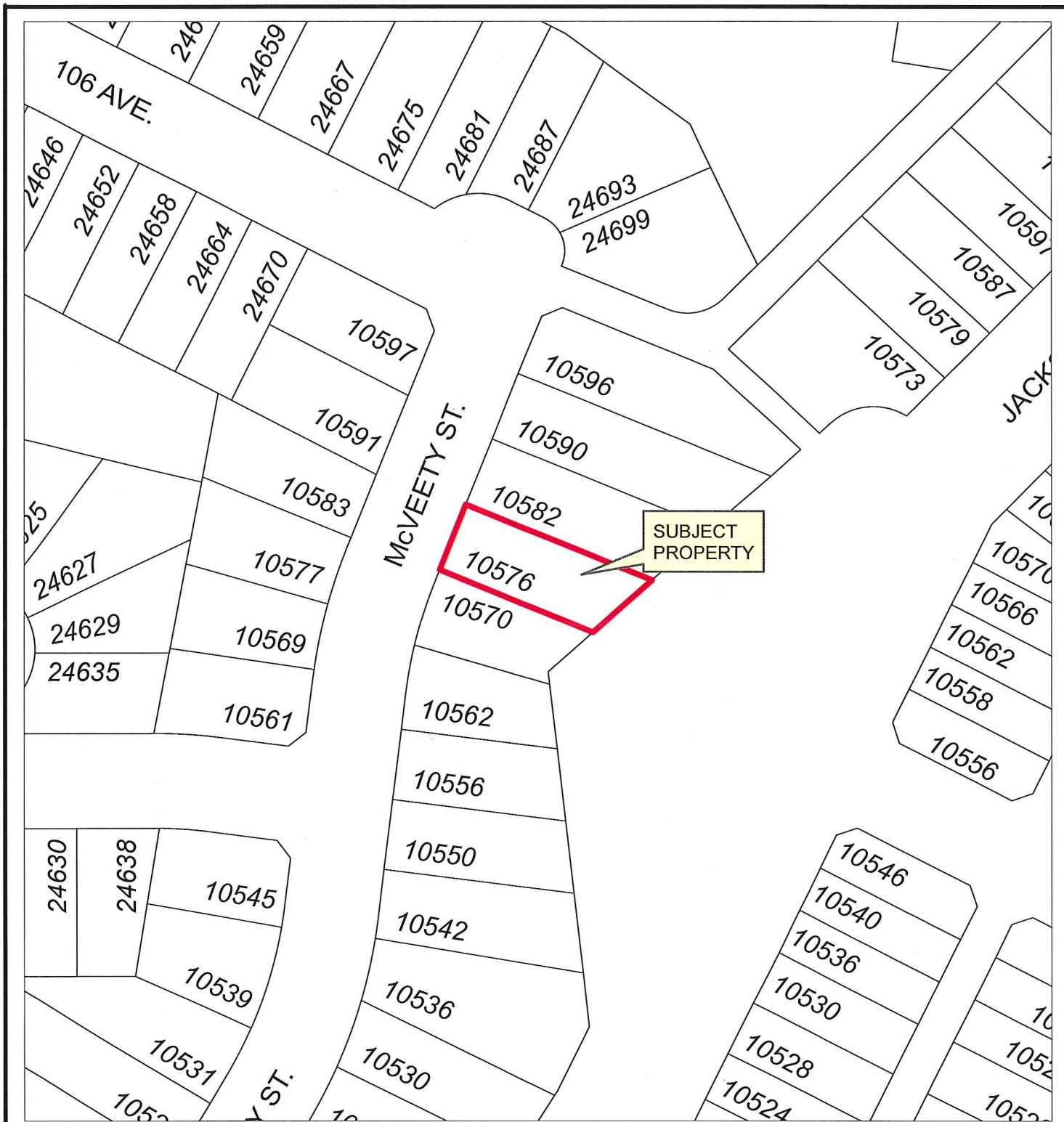
British Columbia


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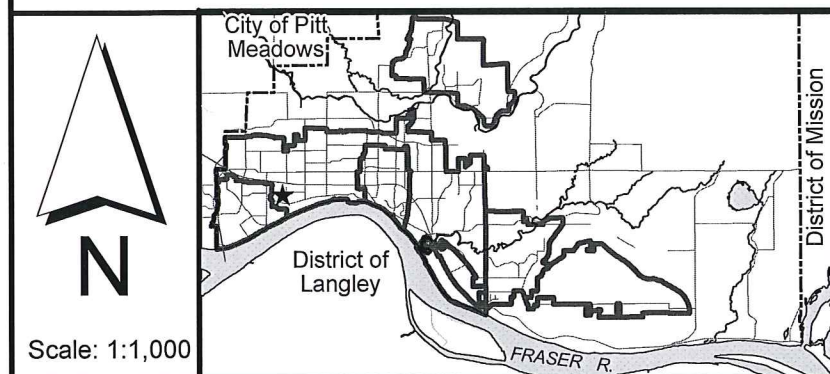
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DATE: May 25, 2020

BY: AA



10576 MCVEETY ST	
ENGINEERING DEPARTMENT	
	MAPLE RIDGE British Columbia
mapleridge.ca	
FILE: Untitled	BY: LM
DATE: May 20, 2020	



20948 117 Ave



FILE: Untitled
DATE: May 20, 2020

BY: LM

**CITY OF MAPLE RIDGE
DEVELOPMENT AGREEMENTS COMMITTEE**

June 1, 2020
Mayor's Office

CIRCULATED TO:

Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member

Catherine Schmidt, Recording Secretary

1. 2016-219-SD

LEGAL: Formerly: Lot 4 Section 20 Township 12 New Westminster District
Plan NWP13667
New: Lots 1 to 3, all of Section 20 Township 12 New Westminster
District Plan EPP97854

PID: N/A

LOCATION: 12258 228 Street

OWNER: Yadwinder and Navjot Dhaliwal

REQUIRED AGREEMENTS: Subdivision Servicing Agreement
No Build Covenant (Lot 1)
Stormwater Management Covenant (Lots 1-3)
Statutory Right of Way – Servicing
Statutory Right of Way – Vehicle Turn Around

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENTS AS THEY RELATE TO 2016-219-SD.

CARRIED

2. 2018-301-SD

LEGAL: Lot 2 District Lot 248 Group 1 New Westminster District Plan 14302
PID: 009-934-014

LOCATION: 12294 Laity Street

OWNER: Iqbal and Amanjit Rai

REQUIRED AGREEMENTS: Subdivision Servicing Agreement

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 2018-301-SD.

CARRIED

3. 19-108969 BG

LEGAL: Strata Lot 23 Section 11 Township 12 New Westminster District
Strata Plan EPS234
PID: 028-284-127
LOCATION: 11030 Carmichael Street
OWNER: Zia and Rawandeep Qamar
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 19-108969 BG.

CARRIED

4. 18-111919 BG

LEGAL: Lot 12 Section 16 Township 12 New Westminster District Plan
EPP62576
PID: 030-144-957
LOCATION: 11271 238 Street
OWNER: Maninder Sohi
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-111919 BG.

CARRIED

5. 18-115460 BG

LEGAL: Lot 1 Section 28 Township 12 New Westminster District Plan
EPP58888
PID: 029-961-874
LOCATION: 13306 235 Street
OWNER: Landmark Enterprises Ltd. (Paul Hayes, Peter Hayes)
REQUIRED AGREEMENTS: Secondary Suite Covenant

THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING DOCUMENT AS IT RELATES TO 18-115460 BG.

CARRIED

6. 19-113736 BG

LEGAL: Parcel "One" (Explanatory Plan 32717) Lot "B" Section 14 Township
12 New Westminster District Plan 6831


LOCATION: 25539 116 Avenue

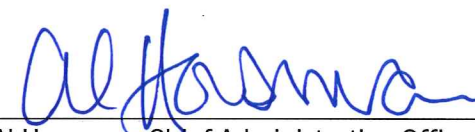
OWNER: Brody and Megan Long

REQUIRED AGREEMENTS: Secondary Suite Covenant

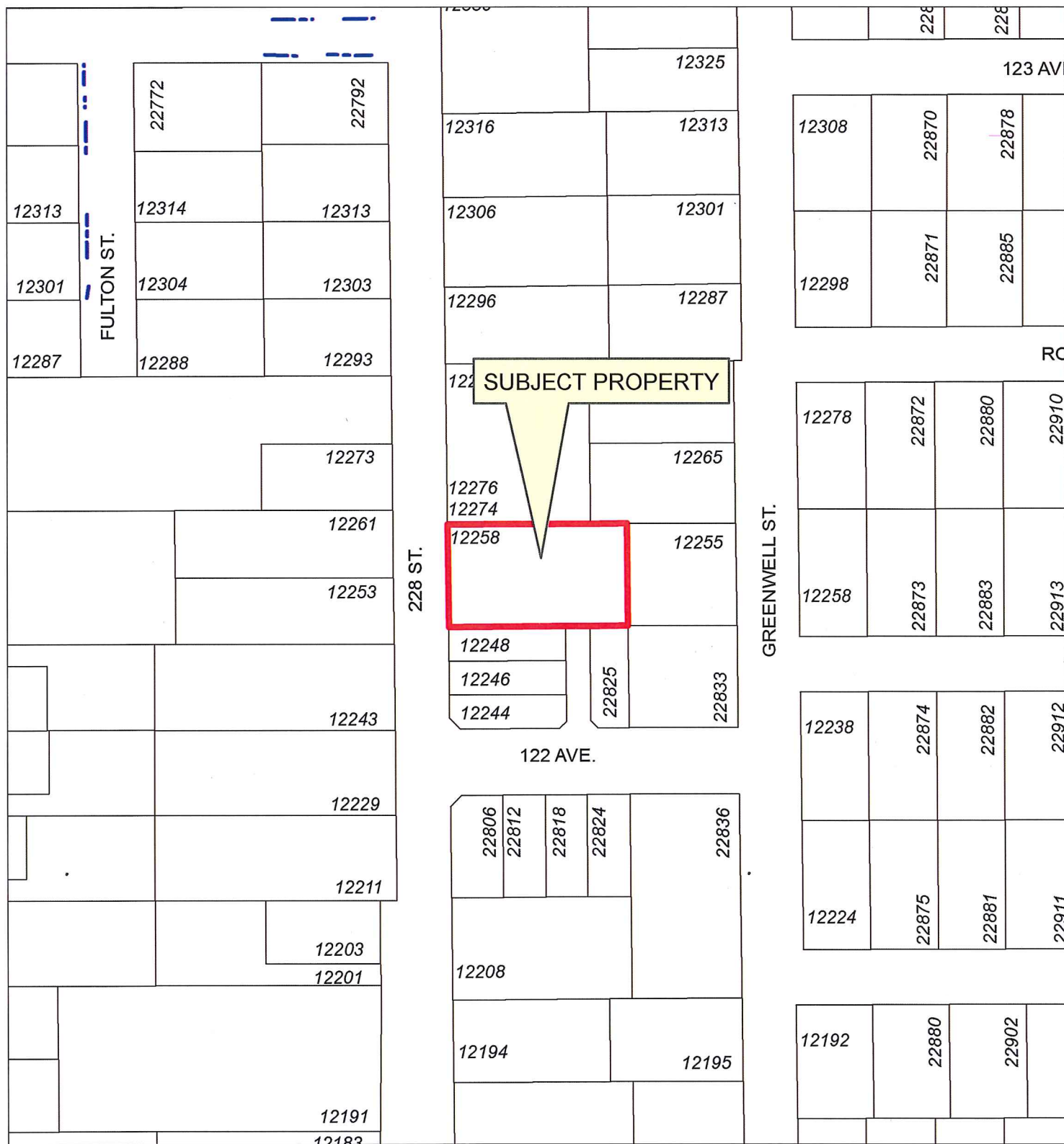
**THAT THE MAYOR AND CORPORATE OFFICER BE AUTHORIZED TO SIGN AND SEAL THE PRECEDING
DOCUMENT AS IT RELATES TO 19-113736 BG.**

CARRIED



Michael Morden, Mayor
Chair

Al Horsman, Chief Administrative Officer
Member



Scale: 1:1,500

Legend

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

12258 228 Street

PLANNING DEPARTMENT



MAPLE RIDGE

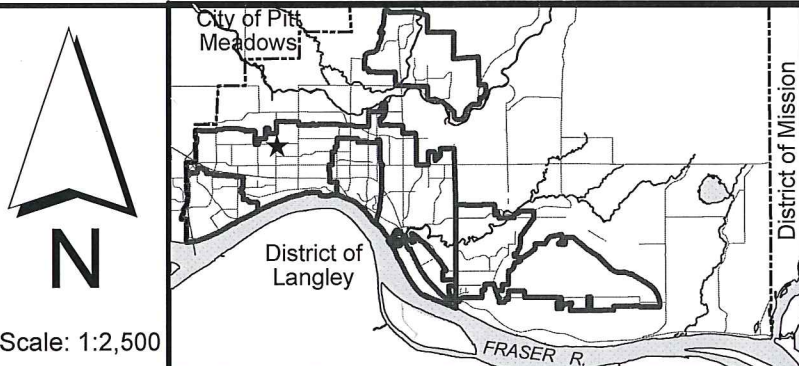
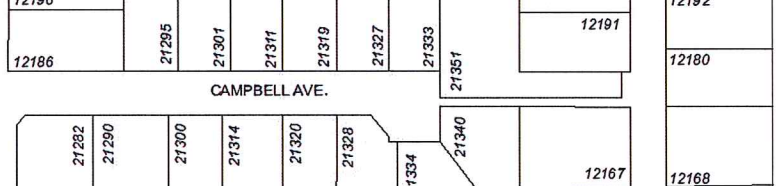
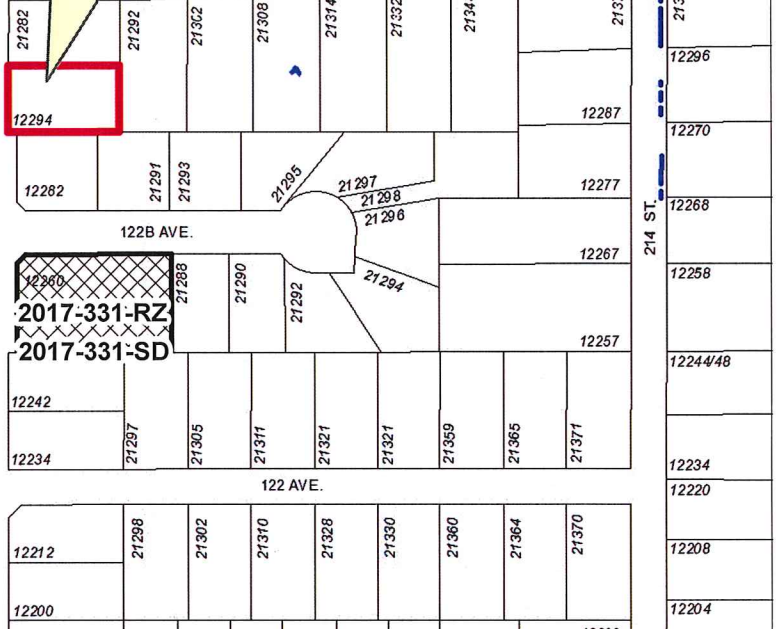
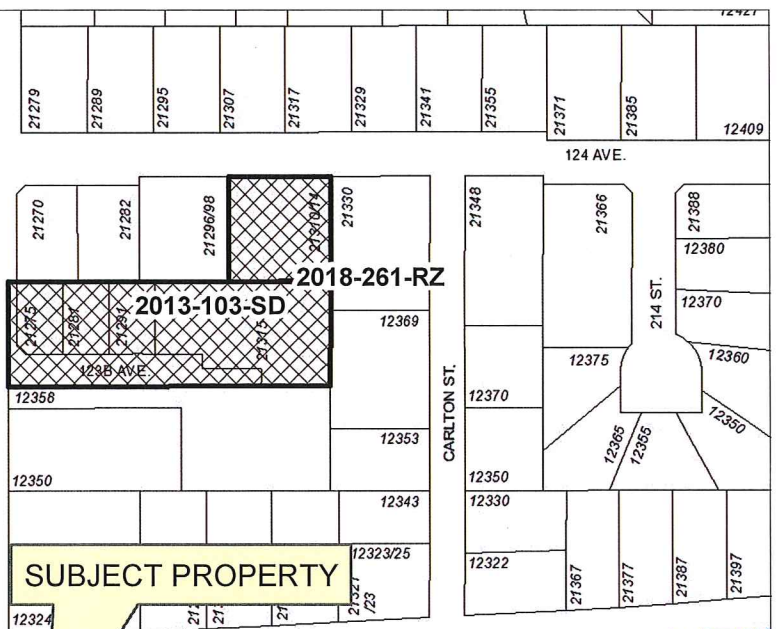
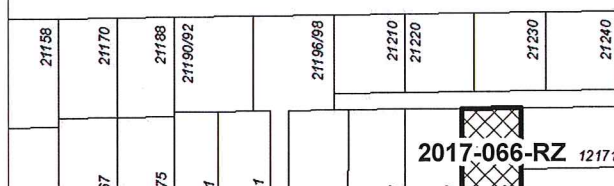
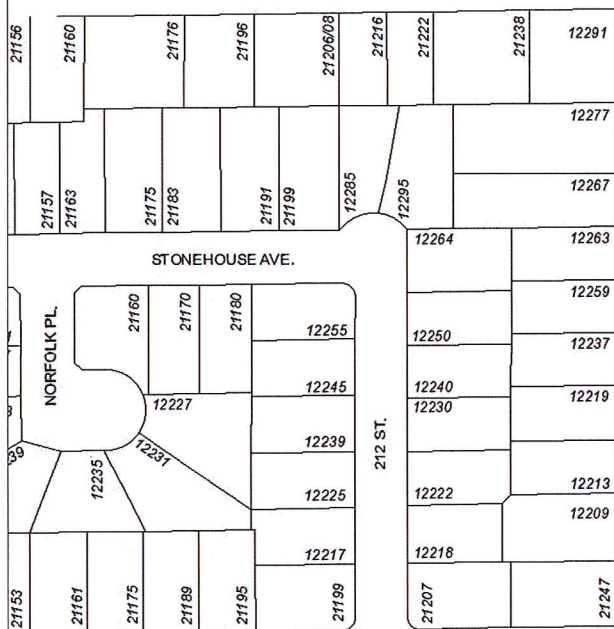
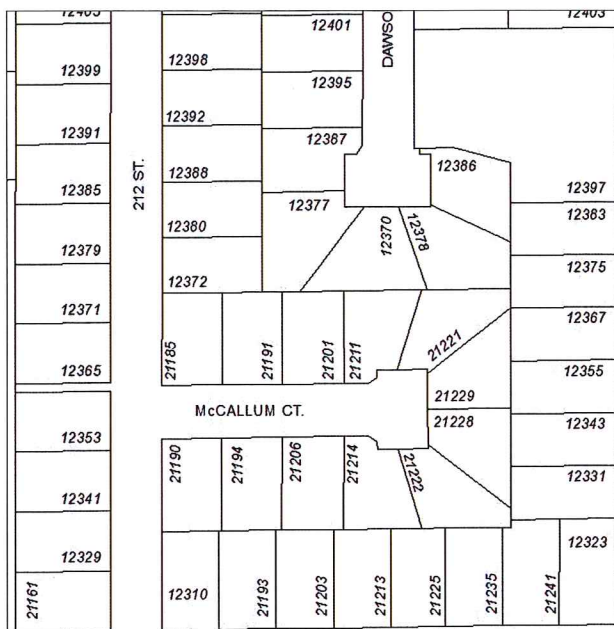
British Columbia

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2016-219-SD

DATE: Mar 1, 2017

BY: JV



Scale: 1:2,500

12294 Laity St

PLANNING DEPARTMENT



MAPLE RIDGE

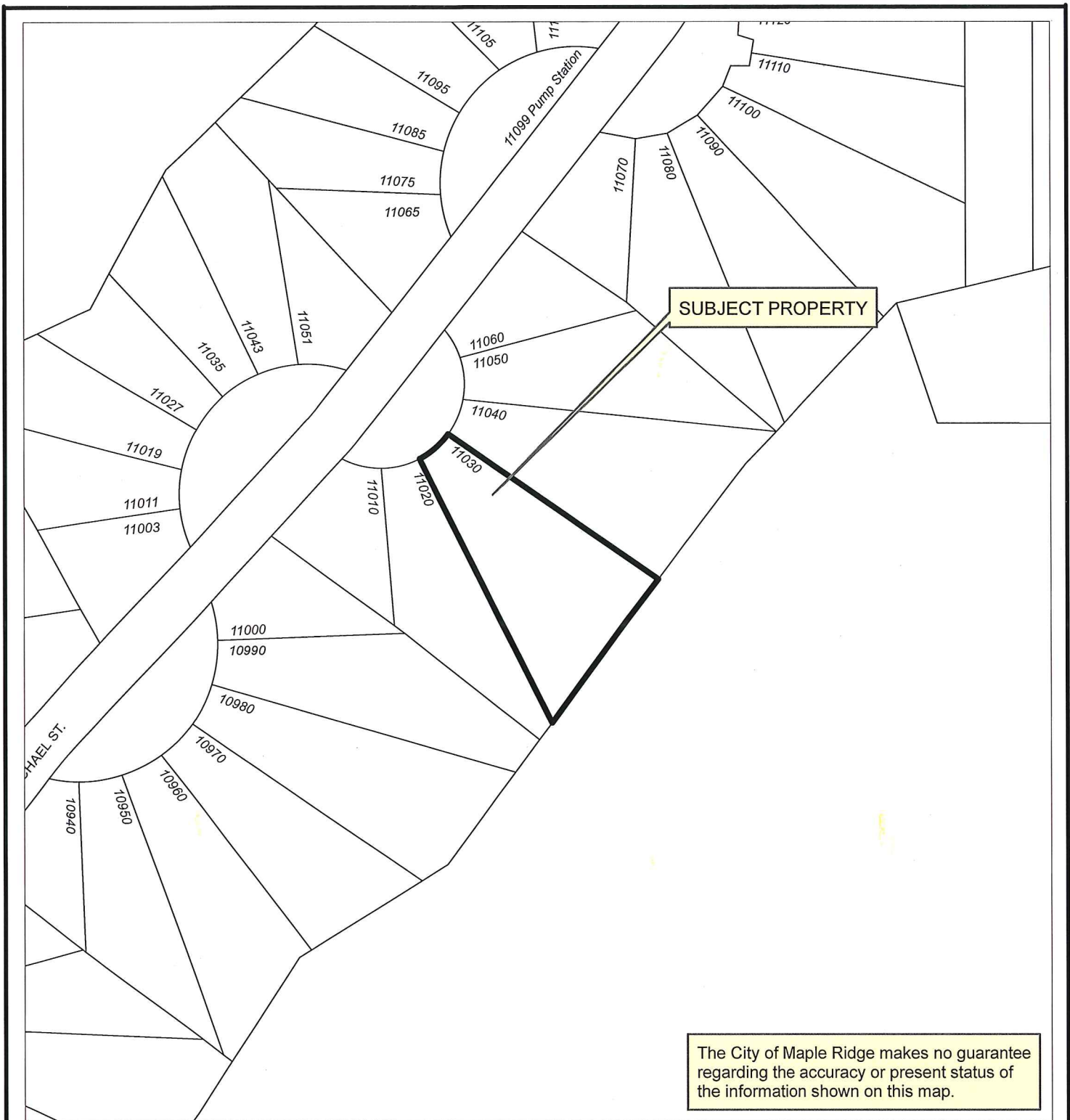
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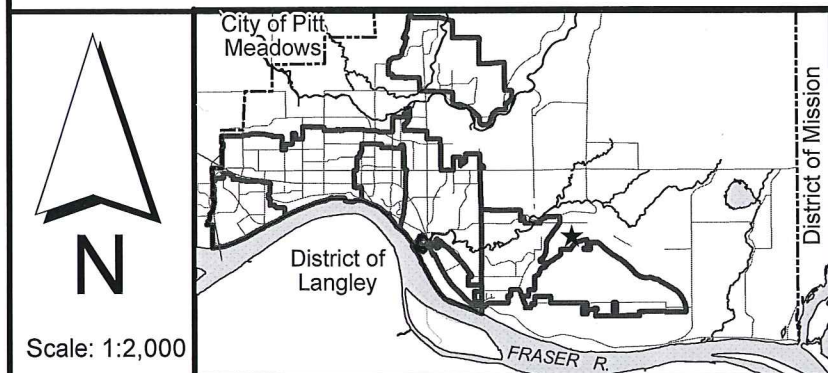
2018-301-SD

DATE: Jul 20, 2018

BY: JV



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



11030 Carmichael St

ENGINEERING DEPARTMENT



MAPLE RIDGE

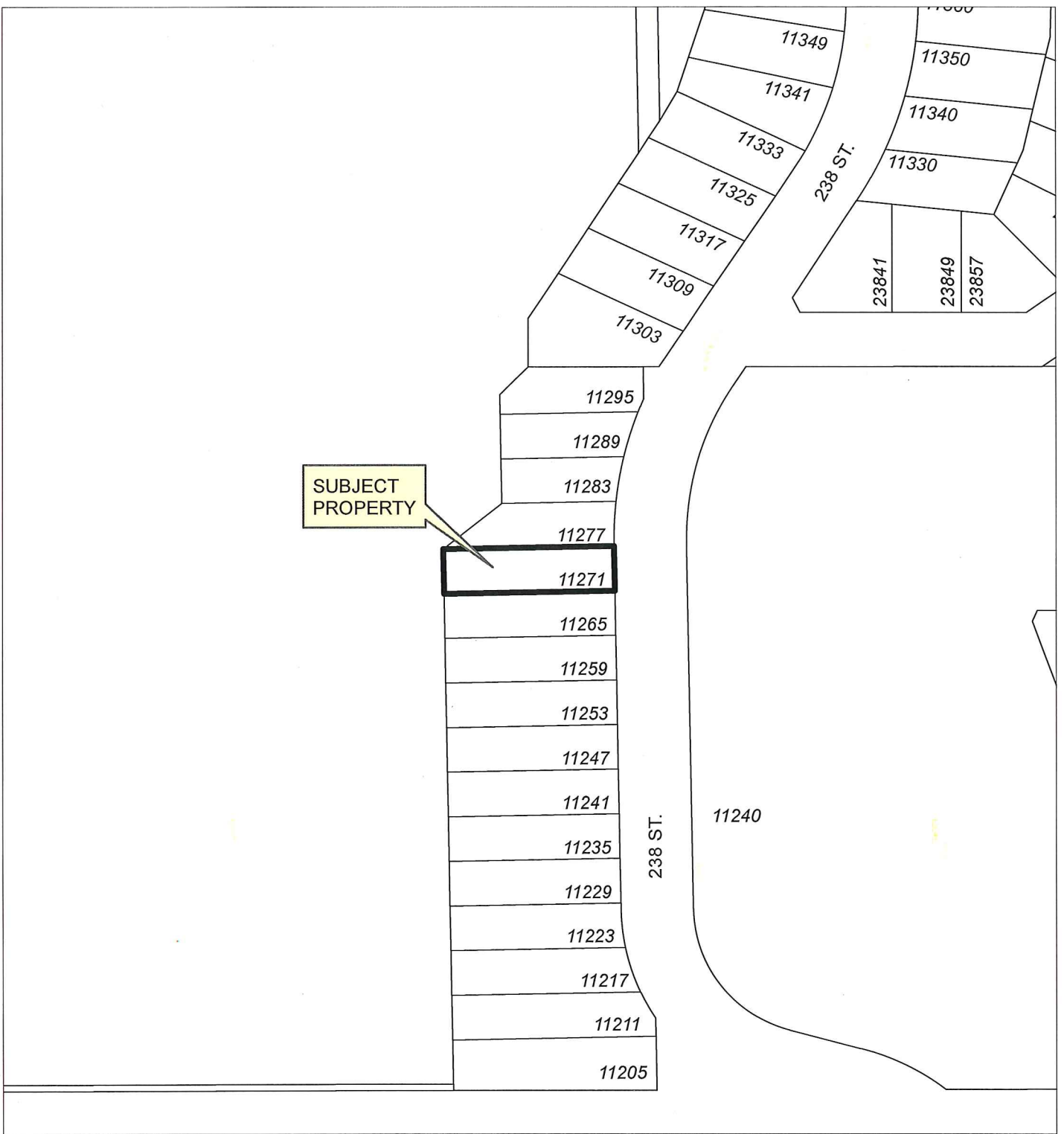
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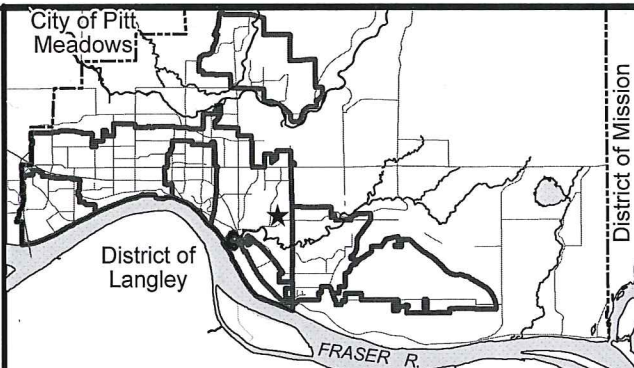
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DATE: May 27, 2020

BY: NV



Scale: 1:1,500



11271 238 ST

ENGINEERING DEPARTMENT



MAPLE RIDGE

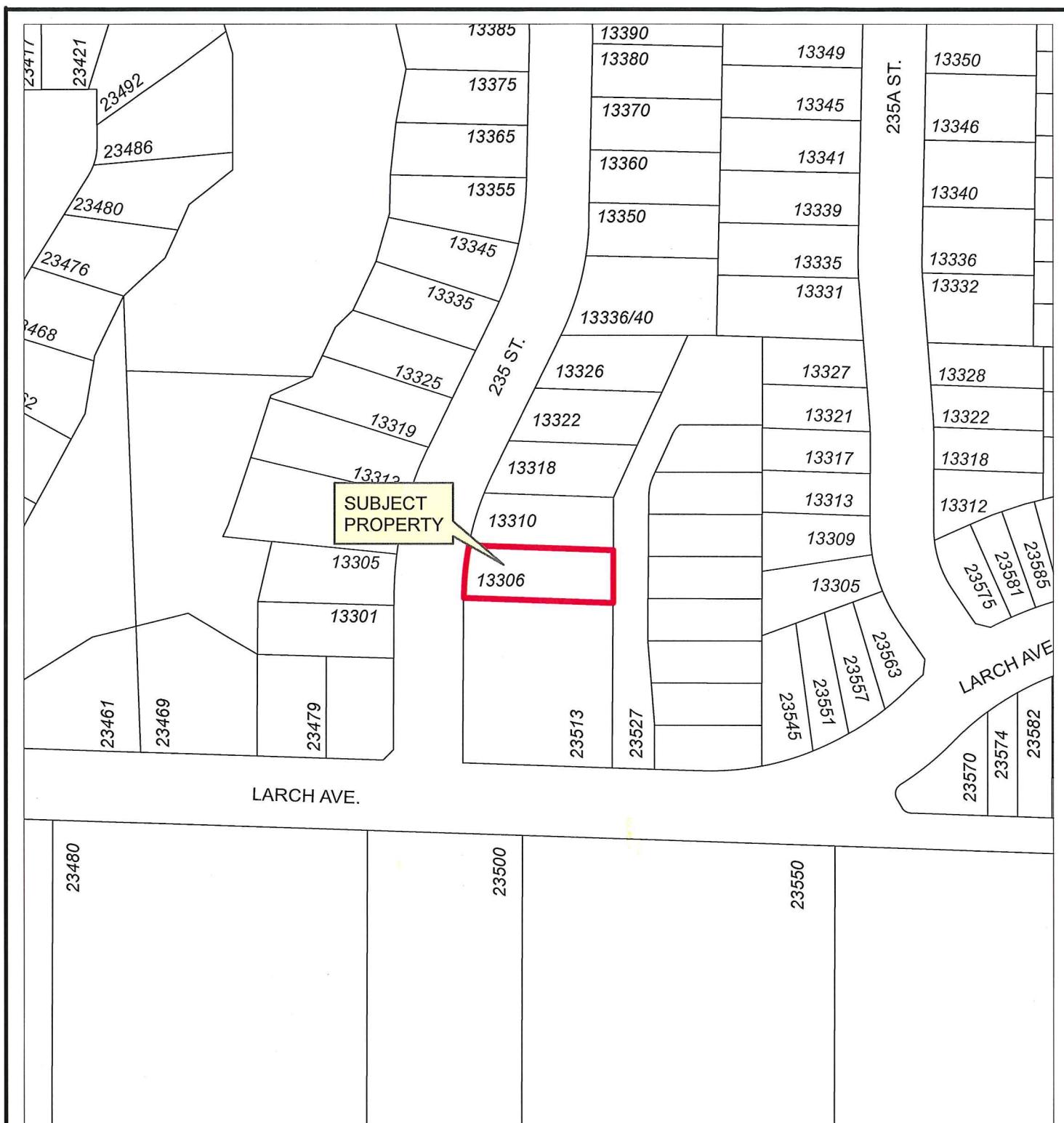
British Columbia

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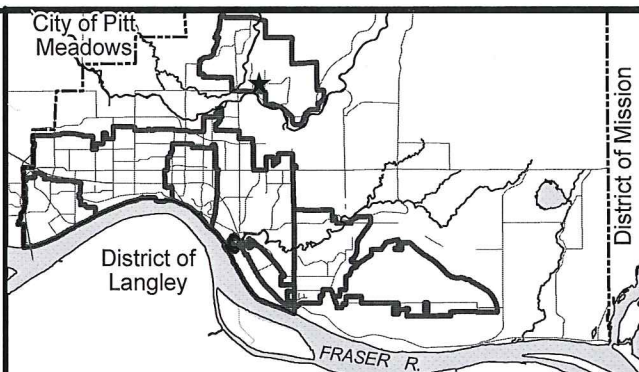
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DATE: May 27, 2020

BY: LM



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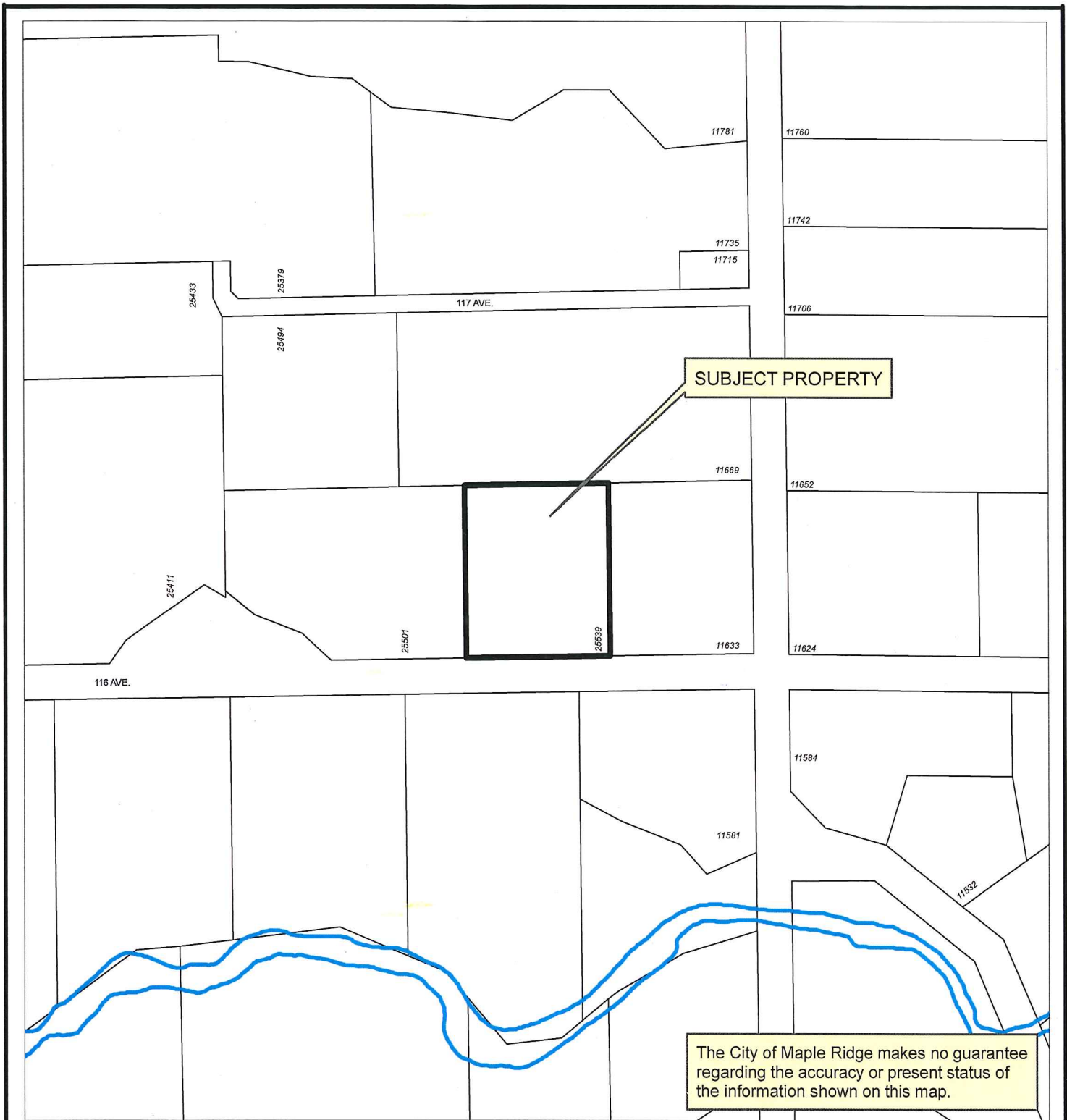
13306 235 ST



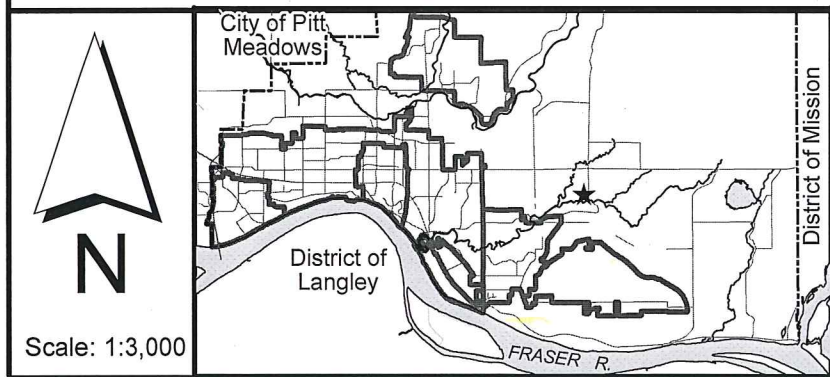
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FILE: Untitled
DATE: May 28, 2020

BY: LM



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25539 116 Ave

ENGINEERING DEPARTMENT

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FILE: Untitled
 DATE: May 28, 2020
 BY: NV

800 *Unfinished Business*

TO: His Worship Mayor Michael Morden
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Community Child Care Space Creation Action Plan

MEETING DATE: June 9, 2020
FILE NO: 01-0640-30-2020
MEETING: Council

EXECUTIVE SUMMARY:

At the May 12, 2020 Workshop, Council received into record the Child Care Action Plan (the Plan) and directed staff to review the recommended actions and provide clarifications on the roles and responsibilities of the City, senior levels of government and community child care stakeholders. Staff have updated the Plan to provide clarification on community and the City's roles.

RECOMMENDATION:

That the Community Child Care Space Creation Action Plan be endorsed.

DISCUSSION:

a) Background Context:

At the May 12, 2020 Workshop Meeting, Council shared concerns that some of the recommended actions presented in the Plan may extend beyond the City's responsibility for child care. Hearing this, staff updated the recommendations and leadership roles and responsibilities to reflect areas of responsibility where municipalities have direct influence, such as, planning policy, advocacy work and assisting with the creation of a local collaborative committee comprised of community agencies, service partners and stakeholders in the child care sector.

Municipal, Provincial and Federal governments all play a role in supporting child care, however areas of responsibility are different. The following identifies the roles of the levels of government and where these intersect:

Municipal

- Licenses and code requirement oversight
- Regulation of land use and zoning
- Official community planning
- Local awareness of gaps, barriers, issues
- Provide advice to support businesses and child care operators
- Support grass roots development of local agency partnerships and co-location opportunities
- Assist agencies with potential grant funding opportunities, obtaining Council resolution in support when needed
- Maximize underutilized facility space by leasing and/or renting to agencies providing child care where applicable
- Direct provision of after school recreation programs (i.e. licensed after school programs)

Provincial

- Development of BC's Early Learning Framework (strategy for early childhood and primary educators)
- Oversees subsidy supports for families (Affordable Child Care Benefit)
- Operator funding support (Child Care Fee Reduction Initiative and Child Care Operating Funding Program)
- Capital project funding (Child Care BC New Spaces Fund and Child Care Major Capital Funding Program)
- Licenses and regulates child care facilities (through public health)
- Funds the no-cost StrongStart preschool program across the province
- Funding for the operation of Child Care Resource and Referral Centre's throughout regions in BC
- Early Learning and Child Care Agreement (ELCC) with the Federal Government to test operational models towards a universal child care system

Federal

- Administers the Canada Child Benefit
- Provides funding to provinces for the implementation of the Early Learning and Child Care Framework

The revised Community Child Care Space Creation Action Plan focuses on deliverables where the City has the ability to influence and advocate to senior levels of government.

CONCLUSION:

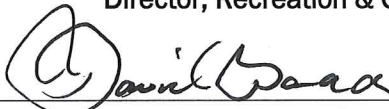
In accordance with Council's direction, the attached Action Plan has been submitted to the Union of British Columbia Municipalities as the final report for the Child Care Planning Grant which will guide the creation of much needed child care spaces in the community through policy and planning development.



Reviewed by: **Christa Balatti**
Manager, Health & Wellness



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



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



Concurrence: **Al Horsman**
Chief Administrative Officer

Attachment: Community Child Care Strategic Directions & Actions

Child Care Space Creation Action Plan Strategic Directions & Actions

Recommended Strategic Directions & Actions	Lead	2020-2021	2022 - 2024	2025 - 2029	Ongoing
1. Policy & Planning					
1.1 Explore the designation of child care as a standard community need, such as park land, and ensure that it continues to be considered in municipal policy, planning and land use decisions, including the review of larger developments and master planned communities.	Planning				X
1.2 Review municipal policies and bylaws that support child care space creation.	PRC Planning	X			
1.3 Research current child care space needs and consider building or incorporating space for child care facilities as part of the development of new municipal facilities or major renovations to existing ones.	PRC	X			
1.4 Review ground-floor commercial zoning requirements to promote a range of flexible mixed-uses in order to encourage the provision of child care spaces.	Planning	X			
1.5 Review the Off-Street Parking and Loading Bylaw's parking space requirements for child care centres.	Planning	X			
1.6 Research the development of a Child Care Facility policy similar to OCP Policy 6-45 (Employment Lands) which sets out preferable attributes of future child care facility locations. Possible attributes could include along major transportation corridors, access to green spaces, opportunity for unstructured play, etc. These attributes can be broken out by scale of child care facility.	Planning	X			
1.7 Review zoning bylaw definitions to better align with other City bylaws (i.e. Business Licencing Regulation) and other governing agency definitions, when appropriate.	Planning	X			
1.8 Explore permitting Neighbourhood Daycares in an Accessory Building similar to Home Based Businesses. This would apply to larger suburban / rural lots (i.e. RS-1, RS-1a, RS-1b, RS-1c, RS-1d, RS-2, RS-3).	Planning	X			
1.9 Review existing owner-occupancy requirements for Neighbourhood Day Cares.	Planning	X			
1.10 Update the Child Care Needs Assessment every five years (pending funding).	PRC Planning			X	

Child Care Space Creation Action Plan Strategic Directions & Actions

Recommended Strategic Directions & Actions	Lead	2020-2021	2022 - 2024	2025 - 2029	Ongoing
2. Advocacy					
2.1 Support the creation of a Child Care Action Table (CCAT), consisting of community agencies and child care stakeholders to facilitate implementation of the Child Care Action Plan.	PRC	X			
2.2 Support the advocacy of local agencies for child care program improvements and funding initiatives, inclusive of subsidy access and funding of low income families.	CCAT	X	X		
2.3 Support the advocacy of ongoing, increased funding dollars for educational bursaries for early childhood educators, and continued and increased wage and benefit enhancements for early childhood educators and business owners.	CCAT	X	X		
2.4 Advocate for increased funding support to agencies and organizations for children with varying abilities.	CCAT				X
3. Creating & Supporting Spaces					
3.1 Explore mechanisms for working with developers to maximize child care spaces.	Planning	X			
3.2 Directly apply and/or inform and support local agencies and businesses in applications for senior government capital grants.	PRC				X
3.2 Share information on new opportunities for agencies and partners to co-locate.	Building, Planning				X
4. Accessibility & Inclusion					
4.1 Encourage consultation with Indigenous and multicultural and immigrant serving agencies and organization to determine ways to improve cultural programming and awareness.	CCAT	X			
4.2 Share information and best practices in accessible barrier free designs and inclusive elements in child care spaces.	CCAT				X
4.3 Advocate to senior levels of government to explore creation of extended care opportunities (weekend, drop-in care) that are obtainable and barrier free for operators to incorporate into their programs.	CCAT		X		
5 Collaboration & Partnerships					
5.1 Prepare information for developers and realtors. This information would document needs, identify opportunities, discuss facility requirements, and provide links to resource materials.	Economic Development	Completed			

Child Care Space Creation Action Plan Strategic Directions & Actions

Recommended Strategic Directions & Actions	Lead	2020-2021	2022 - 2024	2025 - 2029	Ongoing
5.2 Participate on the Ridge Meadows Community Children's Table, including any action teams related to child care and child development.	PRC				X
5.3 Foster relationships with senior levels of government for future consultation opportunities on Federal and Provincial child care policy changes.	PRC Planning				X
6. Monitoring & Research					
6.1 Collaborate with CCRR, operators and other child care agencies to update and share information about emerging local child care needs.	CCAT		X		
7. Promotion & Marketing					
7.1 Utilizing existing agency promotional platforms and explore expanding other avenues such as social media, promote awareness of caregiver and child care operator supports, services and resources.	CCAT				X
7.2 Utilizing agency promotional platforms, collaborate to broaden availability of information to Maple Ridge families on child care and family-related resources.	CCAT				X
7.3 Continue to provide resource information on the City's child care webpage.	PRC				X

1100 *Reports and Recommendations*



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

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	
North:	Use: Single Family Residential Zone: RS-3 (One Family Rural Residential) Designation: Agricultural
South:	Use: Single Family Residential and Farm Zone: RS-3 (One Family Rural Residential) Designation: 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 m² 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"

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

"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

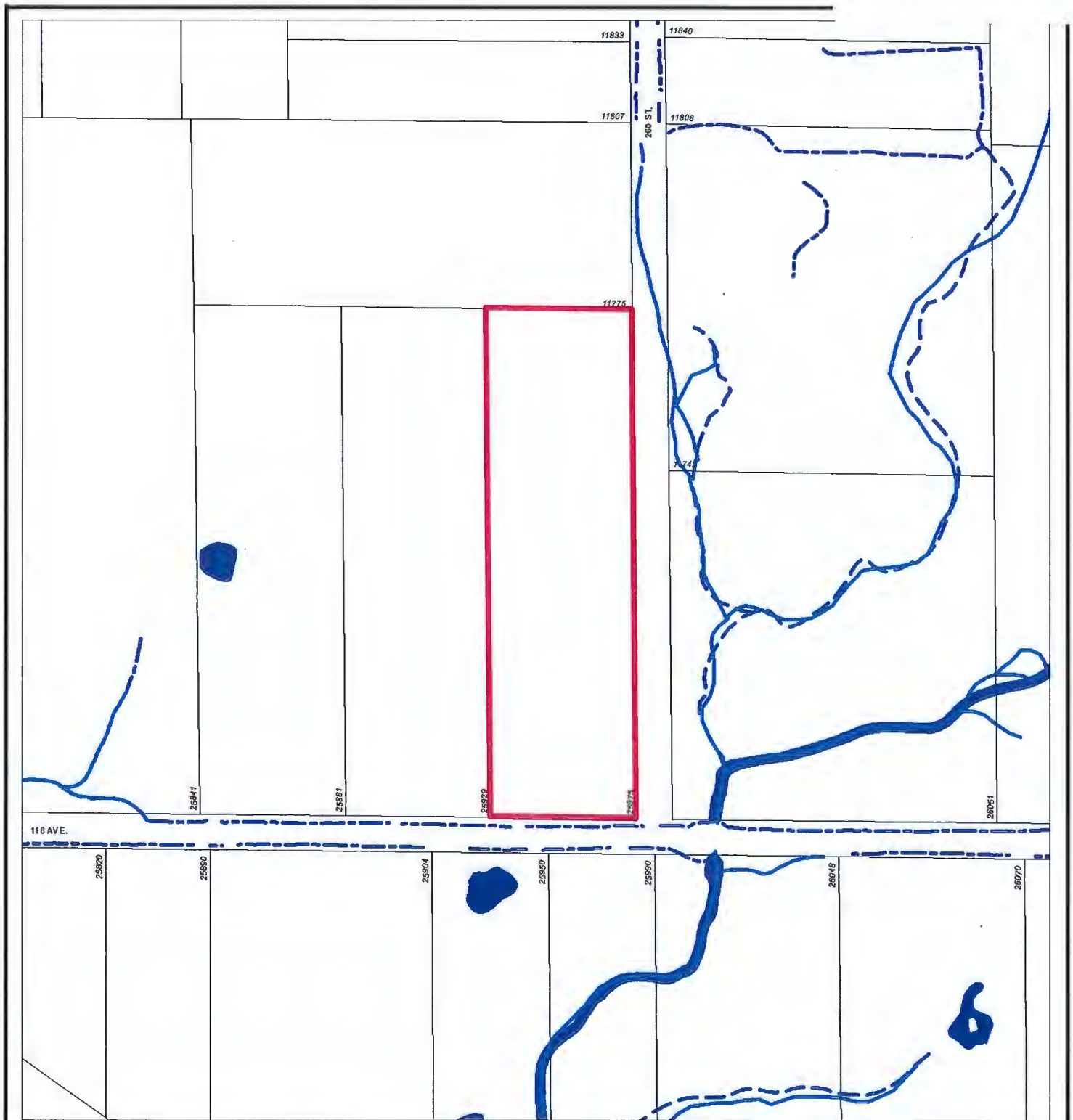
"Original signed by Al Horsman"

Concurrence: **Al Horsman**
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – 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

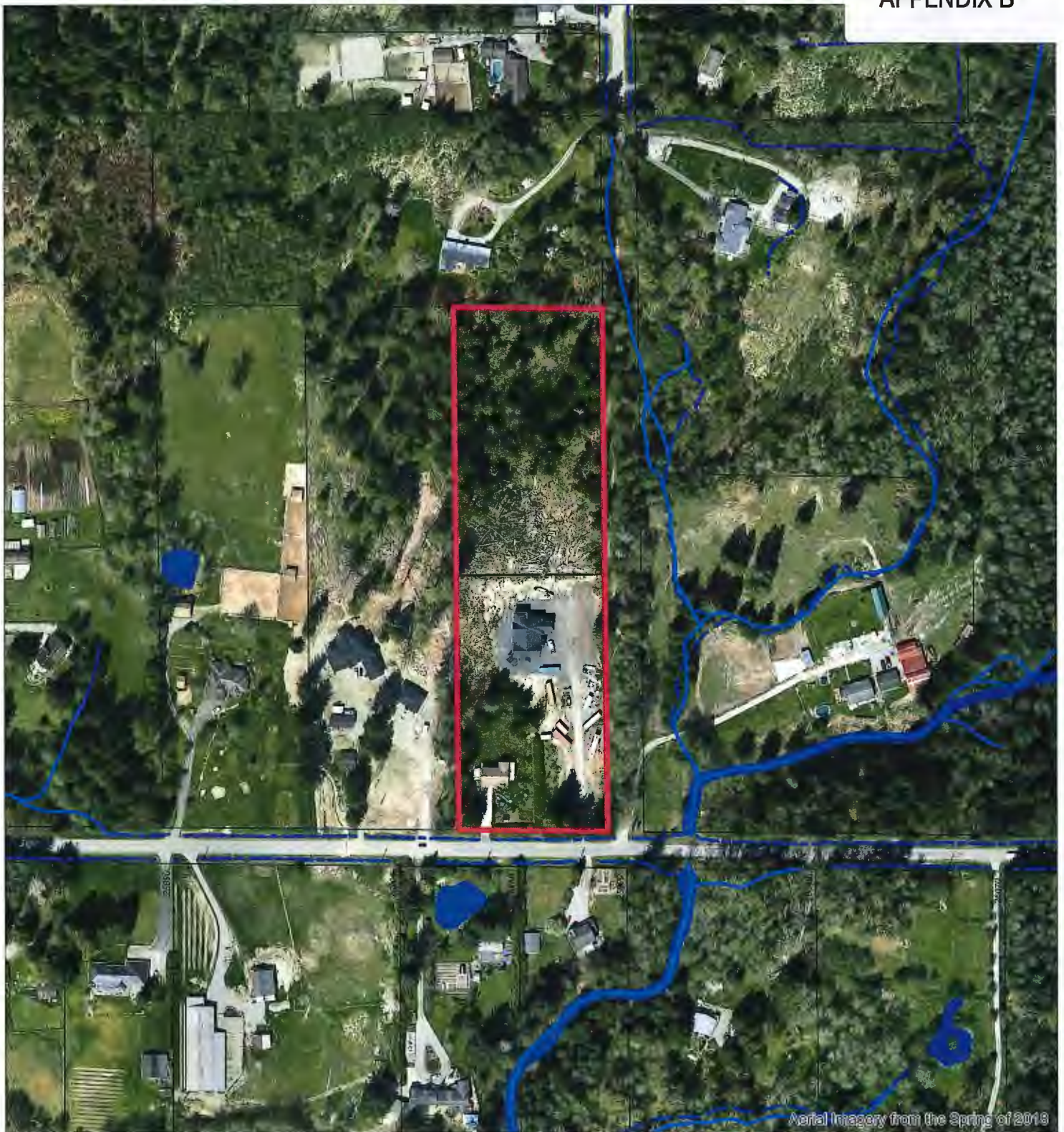


MAPLE RIDGE
British Columbia

mapleridge.ca

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

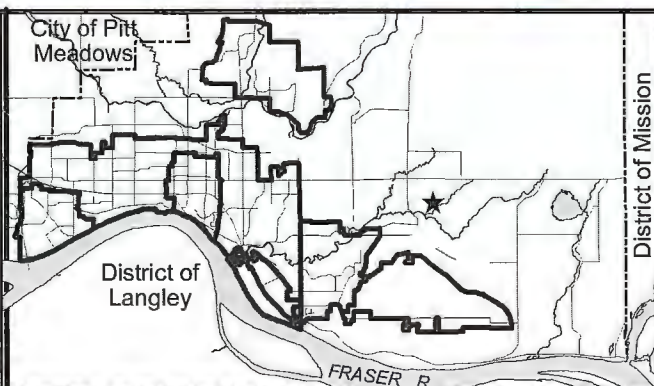
BY: MC



Aerial Imagery from the Spring of 2019



Scale: 1:3,000



25975 116 Ave
PID 011-230-746

PLANNING DEPARTMENT



MAPLE RIDGE
British Columbia

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

FILE: Untitled
DATE: Nov 6, 2018

BY: TL

AL NOTES

WORK AND MATERIALS TO CONFORM TO STANDARDS
REQUIREMENTS OF THE BRITISH COLUMBIA BUILDING
CODE (B.C.B.C.) 2000.

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

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

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

DESIGN MUST BE COMPLETED BEFORE FORM
CONSTRUCTION AND ENLARGED FOOTINGS AS DESIGNED
STRUCTURAL ENGINEER PURSUANT TO TRUSS POINT
DO NOT BE REQUIRED.

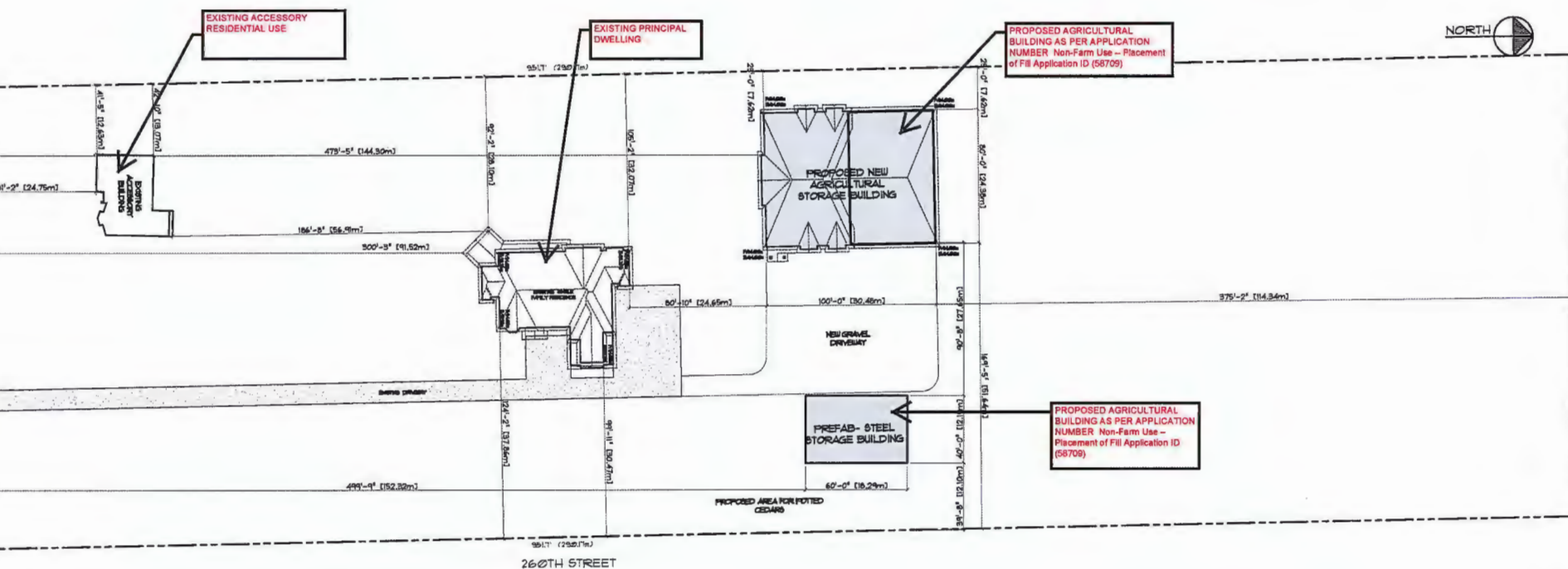
POINT LOADS MUST BE FULLY SUPPORTED DOWN TO
FOUNDATION. WIDTH OF SUPPORTING COLUMNS
SHALL NOT BE LESS THAN THE WIDTH OF THE SUPPORTED
BEAM (BUT ALL POINT LOADS FROM TRUSSES
IF BE STRUCTURALLY SUPPORTED BY COLUMNS OR
NEEDED BEAMS AND DOUBLE CRIPPLE STUDS AS
DESIGNED BY STRUCTURAL ENGINEER.

- CONTRACTORS, SUB-CONTRACTORS AND/OR
SUB-TRADES, SHALL INSURE THAT ANY CONCENTRATED
LOAD WHICH MAY ARISE DURING CONSTRUCTION,
WHETHER OR NOT IT HAS BEEN 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.
- ALL BEAM SIZES TO BE CONFIRMED OR DESIGNED BY
PROFESSIONAL ENGINEER.
- BEAMS WHICH EXCEED SPECIFICATIONS OF THE B.C.B.C.
MUST BE CHECKED AND VERIFIED BY A STRUCTURAL
ENGINEER BEFORE STARTING CONSTRUCTION.
- FRAMING MATERIAL TO BE DOUGLAS FIR NO. 2 OR BETTER
GRADE (93.22.1), UNLESS NOTED OTHERWISE BY A
PROFESSIONAL ENGINEER.
- ALL INTERIORS TO BE MIN. 2-2X10 D.P. NO. 2 UNLESS
OTHERWISE NOTED (93.22.3).
- CONCRETE TO BE MIN. 25 MPA # 28 DAYS, 150 MM SLUMP
UNLESS OTHERWISE DESIGNED BY STRUCTURAL
ENGINEER (93.22.1).
- FOUNDATION WALLS NOT LATERALLY SUPPORTED HIGHER
THAN 4'-0" FROM SLAB TO GRADE AND NON-LATERALLY
SUPPORTED WALLS GREATER THAN 1'-6" FROM SLAB TO
GRADE MUST BE REINFORCED.
- ALL FOOTINGS SHALL EXTEND BELOW FROST LEVEL TO
SUITABLE BEARINGS. IF SUITABLE BEARINGS CANNOT BE
OBTAINED A PROFESSIONAL SOILS ENGINEER SHOULD BE
CONSULTED.

- GUARDS SHALL CONFORM TO 93.8.
- ALL EXTERIOR GUARDRAILS TO BE 42" HIGH (36" IF
DIFFERENCE IN ELEVATION IS LESS THAN 6 FT).
- ALL INTERIOR GUARDRAILS TO BE 36" HIGH.
- ALL HANDRAILS 315" TO 38" HIGH (36" IF).
- ALL EXTERIOR DOORS TO BE SOLID CORE AND WEATHER
STRIPPED.
- INSTALL C.S.A. APPROVED SMOKE ALARMS AND CO2
DETECTORS ON ALL FLOORS LEVELS TO CEILINGS OF
HALLWAYS SERVING SLEEPING AREAS (93.8.1).
- PROVIDE VENTILATION FOR THE DUELLING IN
ACCORDANCE WITH (93.2).
- ROOF ACCESS MIN. 20" X 215" (93.22.1) VENTING MIN.
1/2000 (93.22.1).
- SECURITY BLOCKS FOR 2 STUD SPACES BY ALL EXTERIOR
DOORS (93.8.3).
- WATERPROOF BACKING (AQUA BOARD) TO BE USED FOR
ALL BATHS AND SHOWER ENCLOSURES.
- INSULATION AND VAPOUR BARRIER TO CONFORM TO PART
5. PROVIDE INSULATION, VAPOUR BARRIER AND GYPROC
FOR FIREPLACE AND B VENT SHAFTS.
- STAIR RISE AND RUN TO CONFORM TO 93.3.1 HEADROOM
MIN. 6'-8" (1981.4) (93.3.4.2)
RISE 432" - 187" (10914 - 28691)
RUN 827" - 14" (20911 - 35911)
TREAD 333" - 14" (83911 - 35911)

- BUILDINGS WITH ATTACHED GARAGE - ALL WALLS AND
CEILING SEPARATING ATTACHED GARAGE AND DUELLING
MUST HAVE TWO LAYERS OF DRYWALL, STAGGERED
JOINTS, ON THE GARAGE SIDE AS A GAS BARRIER. DOORS
SEPARATING GARAGE AND DUELLING MUST BE SOLID
CORE, WEATHER STRIPPED AND WITH SELF-CLOSING
DEVICES.
 - WINDOWS AND SKYLIGHTS - ALL WINDOWS SHALL
CONFORM TO WINDOW STANDARDS AS PER S.T.3. AND
GLASS STANDARDS AS PER S.T.3. SKYLIGHTS SHALL
CONFORM TO STANDARDS AS PER S.T.1. WINDOWS
LOCATED WITHIN 3 FT OF EXTERIOR DOOR LOCKS SHALL
HAVE SAFETY GLASS, WIRE GLASS OR TEMPERED
GLASS.
 - DECK OVER HABITABLE AREA - PROVIDE 2X4 CROSS
FURLIN AT 16" O.C. ON 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.
 - 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.
 - DO NOT SCALE DRAWINGS.
- ATTENTION
IN THE CASE OF RENOVATIONS, THESE DRAWINGS WERE DERIVED FROM
AS-BUILT SKETCHES AND/OR ON-SITE DIMENSION TAKEOFFS.
DUE TO THE FACT THAT SOME SURFACES AND AREAS AFFECTED ARE
HIDDEN PRIOR TO COMPLETION OF THESE DRAWINGS, CONTRACTORS
SHALL NOTIFY SEI ENGINEERING LTD. AND ADJUST AFFECTED AREAS ON
SITE AS NECESSARY.

ZONING SUMMARY:		
CIVIC ADDRESS:	2955 16TH AVENUE, MAPLE RIDGE, BC	
LEGAL DESCRIPTION:	LT 1 BLK 7, SEC 8, TWP 2, NID, PL NUP1442	
ZONING:	RS-3	
SITE AREA:	24125.74 SF. (2425.66m ²)	
SITE DIMENSIONS:	591'7" (200.60m) x 114'8" (34.97m)	
* STOREYS:	1 STOREY w/ STORAGE	
DETACHED AGRICULTURAL STORAGE BUILDING		
DESCRIPTION:	ALLOWED:	PROPOSED:
SETBACKS:		
FRONT YARD:	30.0m (98.425')	144.30m (473.45')
REAR YARD:	30.0m (98.425')	143.4m (470.35')
WEST YARD:	13m (42.6')	1.62m (5.31')
EAST YARD:	13m (42.6')	51.64m (169.43')
SUB TOTAL:	11m (36.1')	24.65m (80.87')
MAX. BUILDING HEIGHT:	9.5m (31.1')	9.1m (29.87')
MAX. SITE COVERAGE:	10% (MAX)	22%
MAX. SITE COVERAGE:	2612.50 SQFT	4800.00 SQFT
MAX. SITE COVERAGE:	40% (MAX)	9.75%
MAX. SITE COVERAGE:	2395.35 SQFT	4291.49 SQFT
SITE COVERAGE:		
EXISTING:	451.5 SF.	PROPOSED:
EXISTING RESIDENCE	1630.0 SF.	
EXISTING ACC. BLDG		
NEW SHOP		8000.0 SF.
TOTAL:	4393.3 SF. (2295.35 SF. (20)	



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

THESE DRAWINGS COMPLY TO THE 2020 B.C.B.C. INCLUDING DEC. 2024 REVISIONS

REVISIONS:

1 ISSUED FOR BLDG. PERMIT

SEI Eng Lim Consult

5911 3603 ST. JOHN
PORT MOODY, BC
TELEPHONE: 604-464-1664
FACSIMILE: 604-464-1664

E-MAIL: SEI@SEI.CA

SEAL:

PROJECT TITLE:
PROPOSED AGRICULTURAL BUILDING AT:
2955-16TH AVENUE,
MAPLE RIDGE, BC

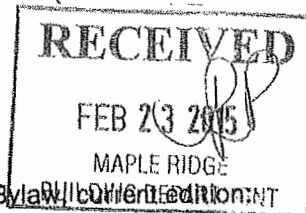
DRAWING TITLE:
SITE PLAN AND ZONING

DESIGN:
CHECKED:
DRAWN:
PROJECT:
DATE:
SCALE:
DRAWN:

APPENDIX D



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 m² have access via a rear lane only. The applicant is proposing a subdivision into two lots of approximately 334 m² 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 m² (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 m² (3595 ft²) 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 213m² and 370m², 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 370m² size and the proposed OCP amendment would allow 334 m² 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 m², where the proposed two lots are approximately 334 m² 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

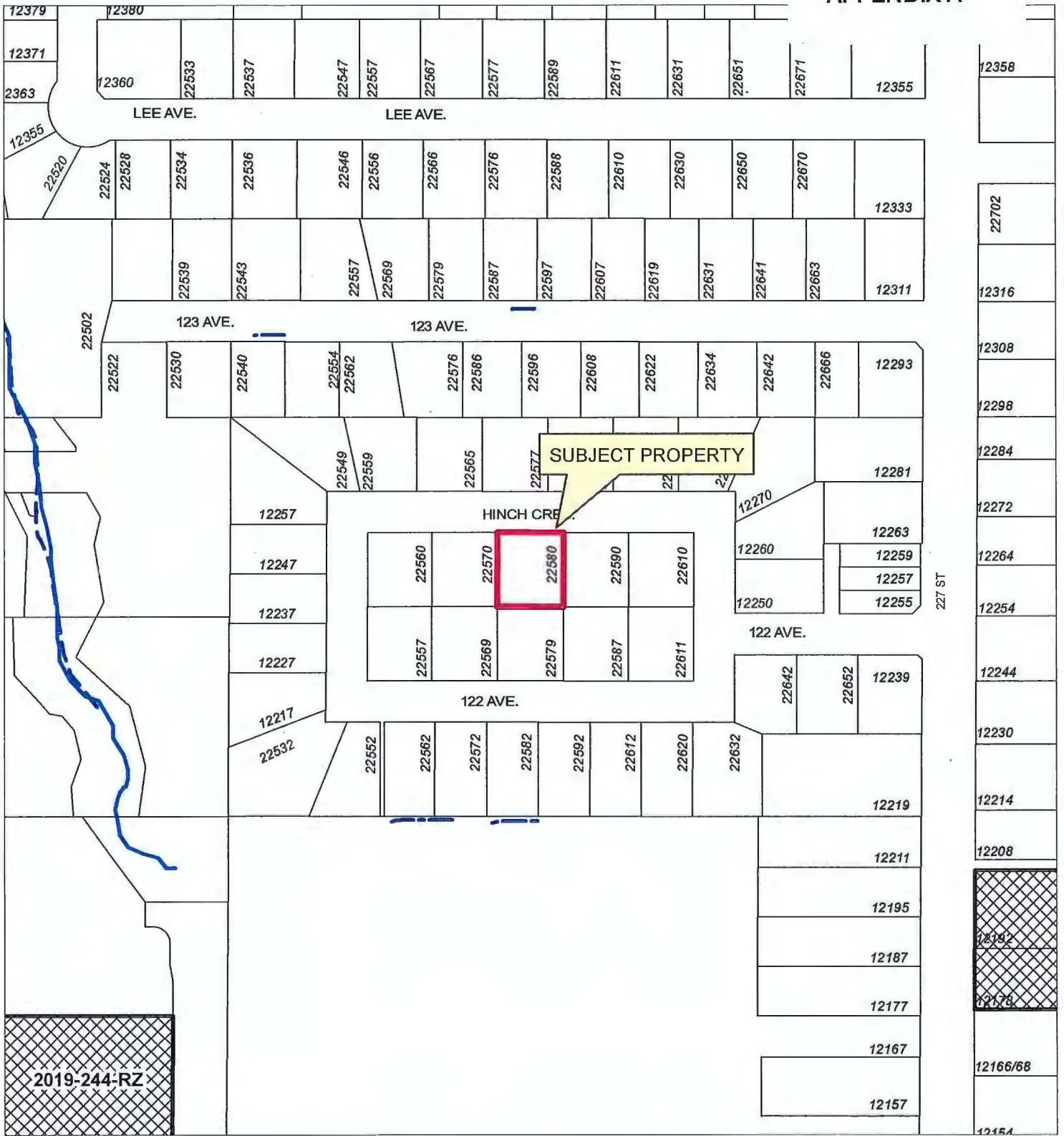
The following appendices are attached hereto:

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

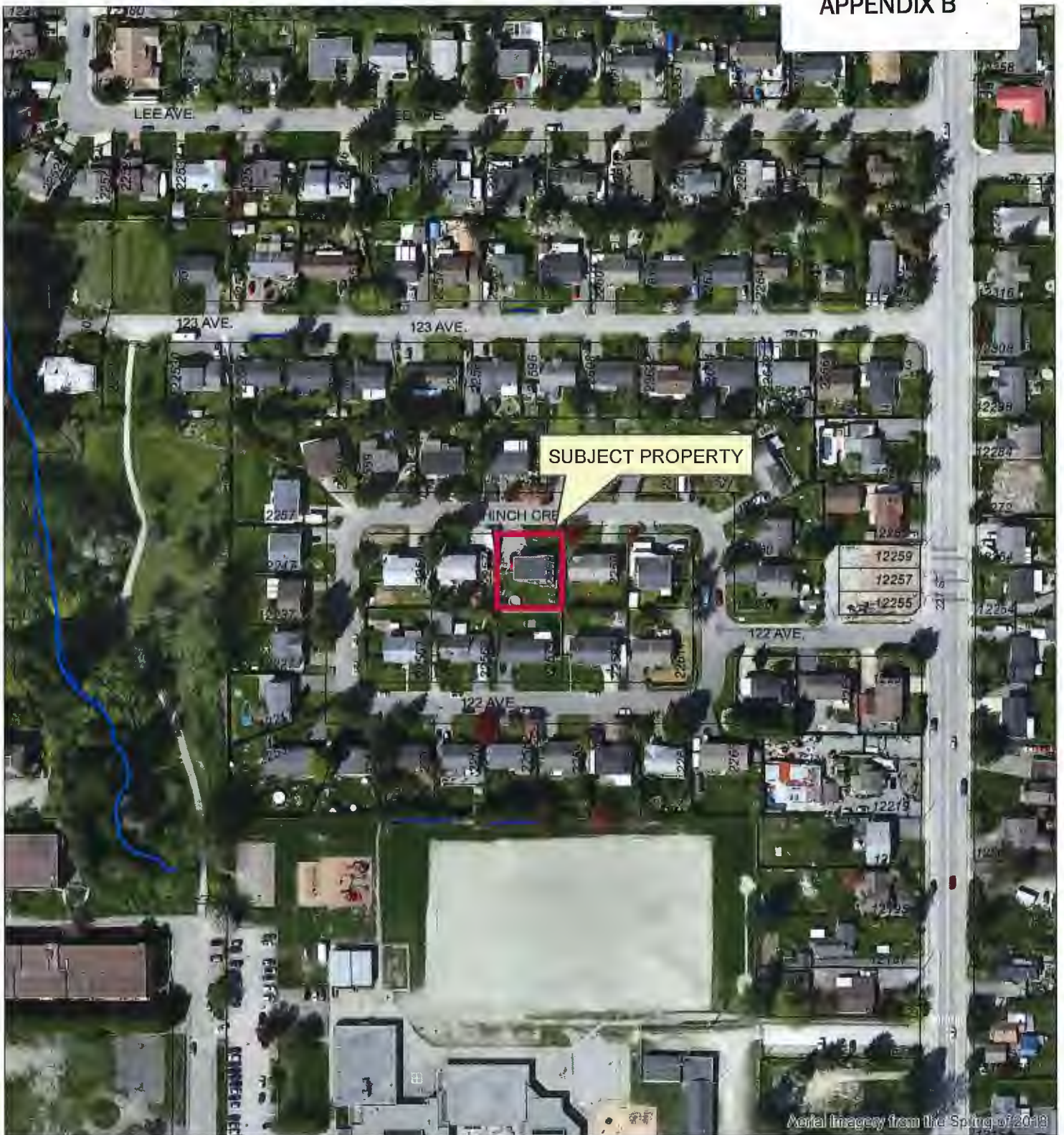


MAPLE RIDGE
British Columbia

mapleridge.ca

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

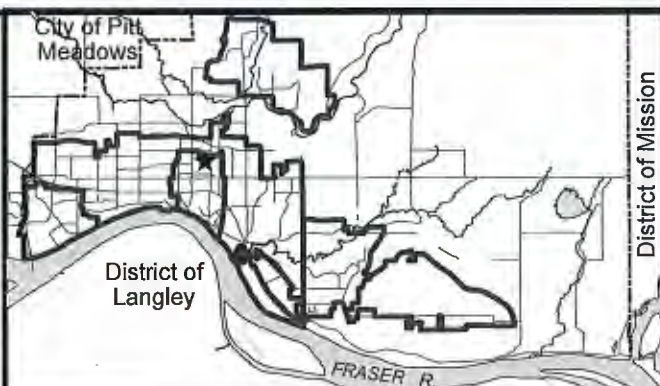
BY: AA



Aerial Imagery from the Spring of 2018



Scale: 1:2,000



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

PLANNING DEPARTMENT



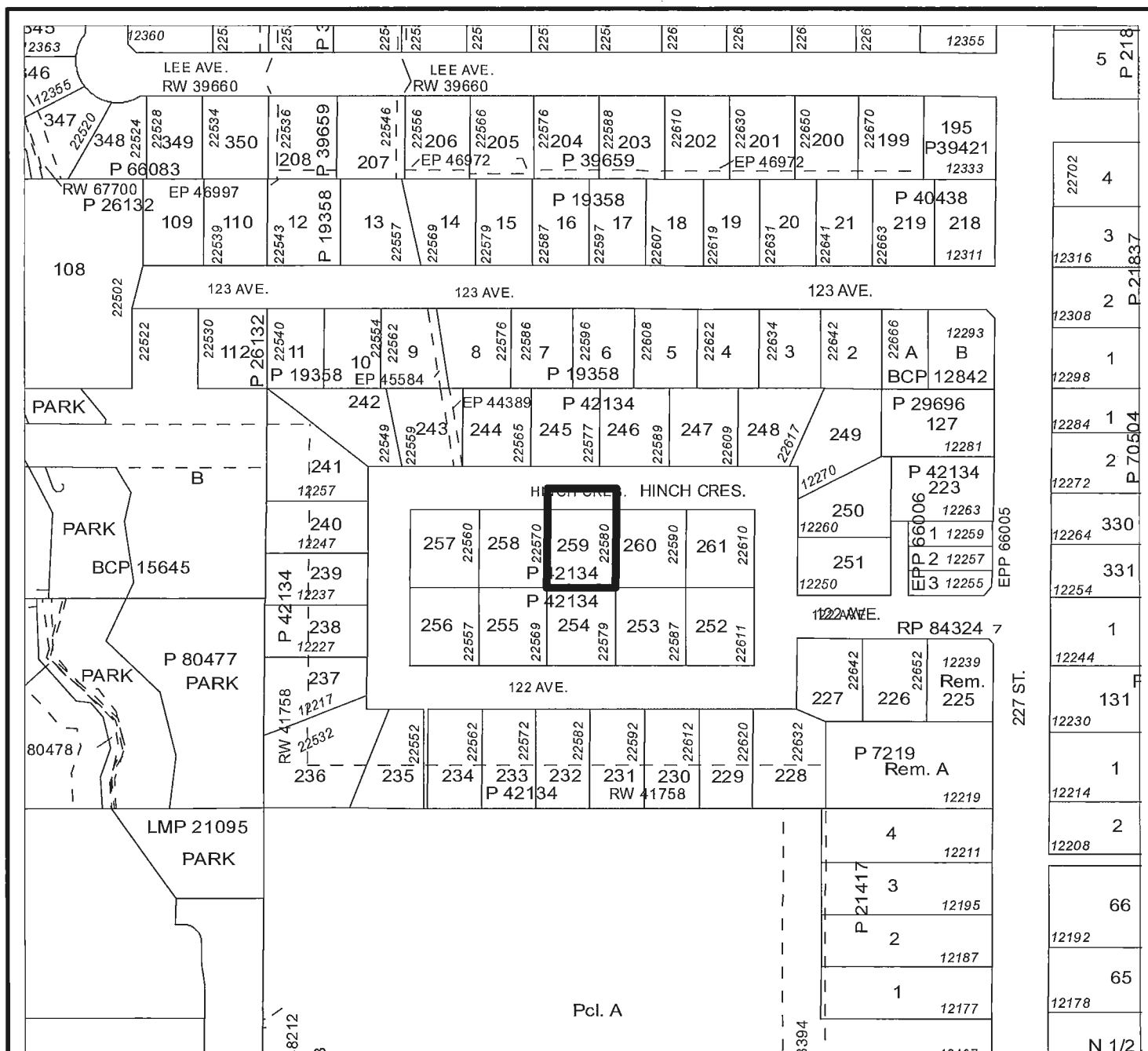
MAPLE RIDGE
British Columbia

mapleridge.ca

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

BY: AA

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7589-2019

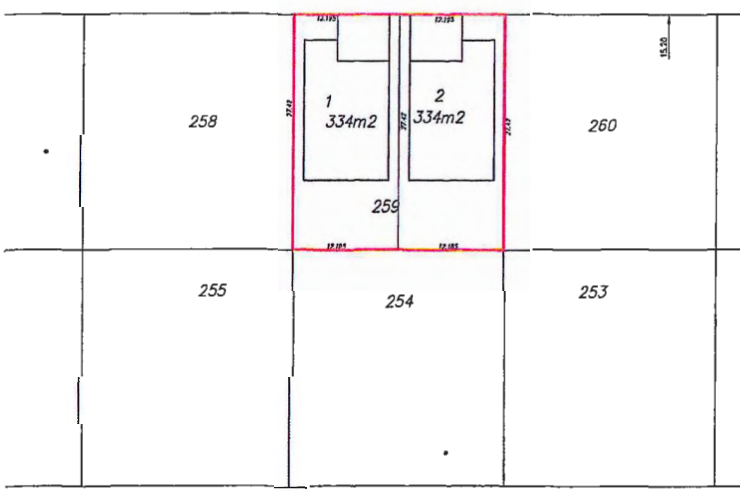
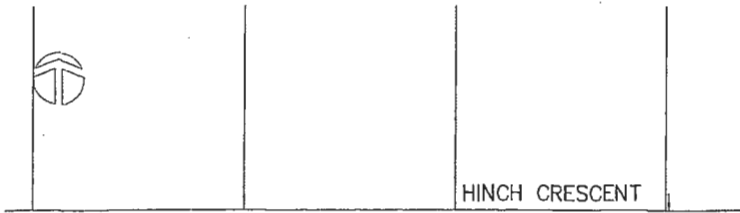
Map No. 1815

From: RS-1 (One Family Urban Residential)

To: R-2 (Urban Residential District)



SCALE 1:2,000



R-2 ZONING
 MIN LOT SIZE 315m²
 MIN LOT WIDTH 10.5
 MIN LOT DEPTH 27.0
 NEW LOTS 334.4m²

No. _____ Date _____ Revision _____ BY _____		Standard Notes: D.K. BOWINS & ASSOCIATES INC. 8325 EMERY STREET, MISSION, BC V4S 1A6 PHONE: 604-826-4399 EMAIL: dbowins@shaw.ca	EXISTING: PROPOSED STORM SEWER SANITARY SEWER GAS WATER U.G. LIGHTING U.G. HYDRO U.G. TELEPHONE MARSHAL CATCH BASIN WATER OT GAS VALVE	NEW: UTILITY POLE / HOOKUP TREE REMOVAL SIGN POST EXISTING ELEC. SIDE OF PAVEMENT FENCE SIDEWALK STREET ROSEMOUNT SAN. INSPECTION CHAMBER STREET LIGHT	DATE OF DESIGN: DATE OF CONSTRUCTION DATE OF RECORD DATE OF RECORD DATE OF RECORD DATE OF RECORD	DESIGNED: A.J.D. CHECKED: D.K.B. IN CHARGE: APPROVED: FILED BOOK: SCALE: HORIZ. 1:250 VERT. -	SEAL: CITY OF MAPLE RIDGE ENGINEERING DEPARTMENT SUBDIVISION PLAN 22580 HINCH AVE	Date: AUG 2019 Sheet: 01 Draw. No.:
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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

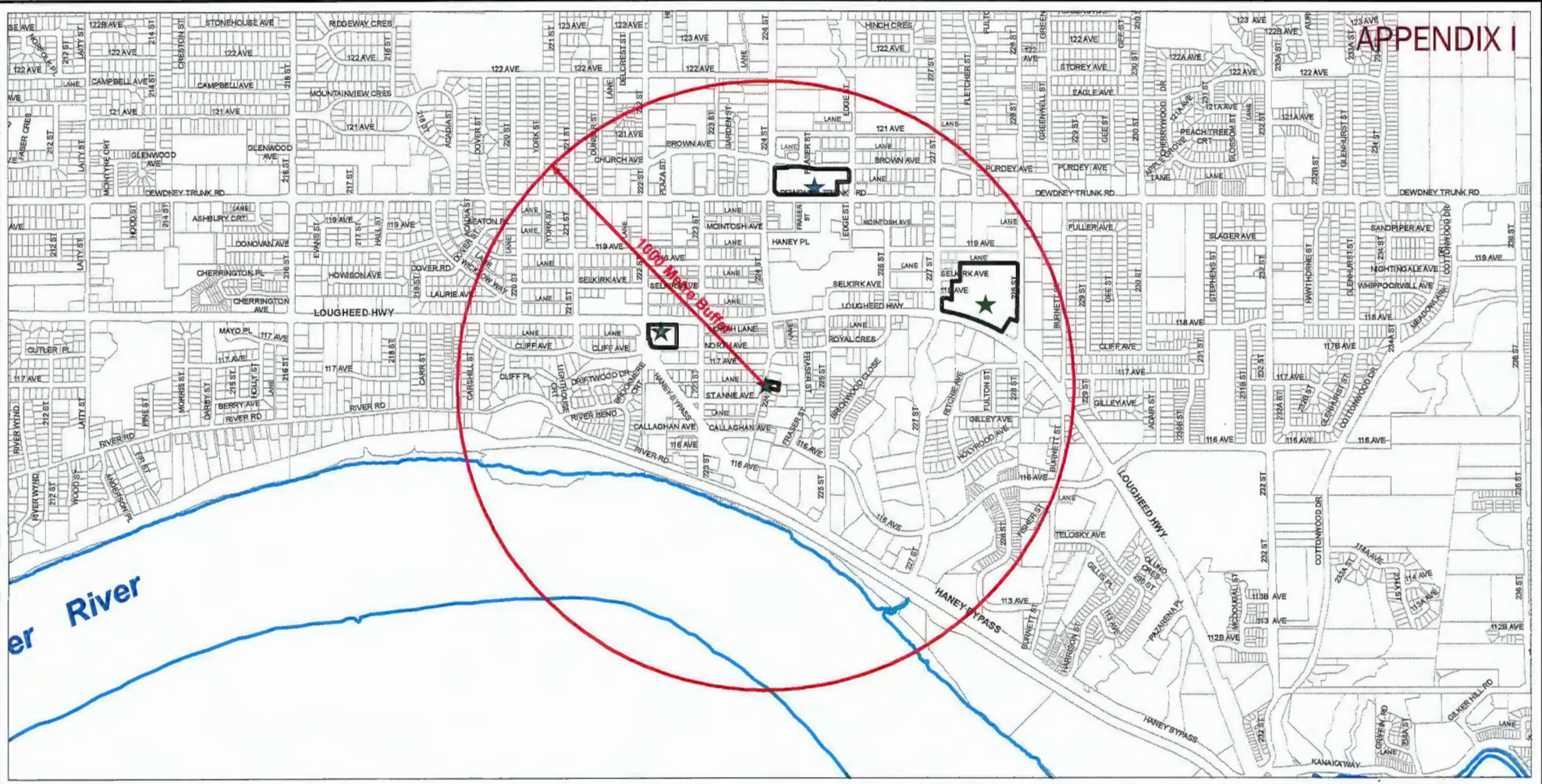

Concurrence: Al Horsman
Chief Administrative Officer

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 3rd-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 Signature]

Maple Ridge, BC

[Redacted Address Line]

[Redacted Address Line]

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

Jaci Diachuk

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 224th 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)