



City of Maple Ridge

PUBLIC HEARING

October 9, 2018

CITY OF MAPLE RIDGE

***PUBLIC HEARING AGENDA
October 9, 2018
7:00 pm
Council Chambers, 1st Floor, City Hall***

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

**1) 2017-319-RZ
13589 232 Street**

Lot 7 Section 29 Township 12 New Westminster District Plan 11173

Maple Ridge Official Community Plan Amending Bylaw No. 7391-2017

To amend Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 – Land Use Plan and Figure 3A – Blaney Hamlet, from Eco Cluster to Low/Medium Density Residential and Conservation.

To amend Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley Figure 4 – Trails/Open Space, to add Conservation area.

Maple Ridge Zone Amending Bylaw No. 7387-2017

To rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District). The current application is to permit a future subdivision of approximately five lots.

**2) 2017-434-RZ
24364 112 Avenue**

Lot A Section 10 Township 12 New Westminster District Plan 7408

Maple Ridge Official Community Plan Amending Bylaw No. 7488-2018

To amend Schedule "B" from Conservation to Low/Medium Density Residential and Low/Medium Density Residential to Conservation.

To amend Schedule "C" to remove from Conservation and to add to Conservation.

Maple Ridge Zone Amending Bylaw No. 7399-2017

To rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) utilizing the Density Bonus provision. The current application is to permit a future subdivision of approximately 15 (371m²) lots.

- 3) **2016-176-RZ**
23710 133 Avenue
Lot 4 Section 28 Township 12 New Westminster District Plan EPP73927
- Maple Ridge Zone Amending Bylaw No. 7259-2016**
To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential).
The current application is to permit a future development of 16 townhouse units.
- 4) **2017-271-RZ**
11970 Glenhurst Street
Lot 21 Section 16 Township 12 New Westminster District Plan 18232
- Maple Ridge Zone Amending Bylaw No. 7361-2017**
To rezone from RS-3 (One Family Rural Residential) to RT-1 (Two Family Urban Residential). The current application is to permit future construction of a duplex.
- 5) **2017-320-RZ**
12327 203 Street
Lot 14 District Lot 263 Group 1 New Westminster District Plan 19098
- Maple Ridge Official Community Plan Amending Bylaw No. 7380-2017**
To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District). The current application is to permit a future subdivision of 2 lots.
- 6) **2018-218-RZ**
Auto Wrecking Services
- Maple Ridge Zone Amending Bylaw No. 7455-2018**
Zoning Bylaw Text Amendment to prohibit auto wrecking services from the M-2 (General Industrial) zone.
- 7) **2018-320-RZ**
Cannabis Retail Sales
- Maple Ridge Zone Amending Bylaw No. 7487-2018**
Zoning Bylaw text amendment to permit cannabis retail in the CS-1 Highway Commercial, C-2 Community Commercial, and C-3 Town Centre Commercial Zones subject to prescribed separation requirements from schools and other cannabis retail outlets.

CITY OF MAPLE RIDGE

NOTICE OF PUBLIC HEARING

TAKE NOTICE THAT a Public Hearing will be held in the Council Chamber of the City Hall, 11995 Haney Place, Maple Ridge, North-East corner entrance, at 7:00 pm., Tuesday, October 9, 2018 to consider the following bylaws:

- 1) **2017-319-RZ**
13589 232 Street
Lot 7 Section 29 Township 12 New Westminster District Plan 11173




Maple Ridge Official Community Plan Amending Bylaw No. 7391-2017

To amend Official Community Plan Schedule “A”, Chapter 10.3, Part VI, A – Silver Valley, Figure 2 – Land Use Plan and Figure 3A – Blaney Hamlet, from Eco Cluster to

Low/Medium Density Residential  and Conservation  (Map 956)

To amend Official Community Plan Schedule “A”, Chapter 10.3, Part VI, A – Silver Valley

Figure 4 – Trails/Open Space, to add to Conservation area  (Map 957)



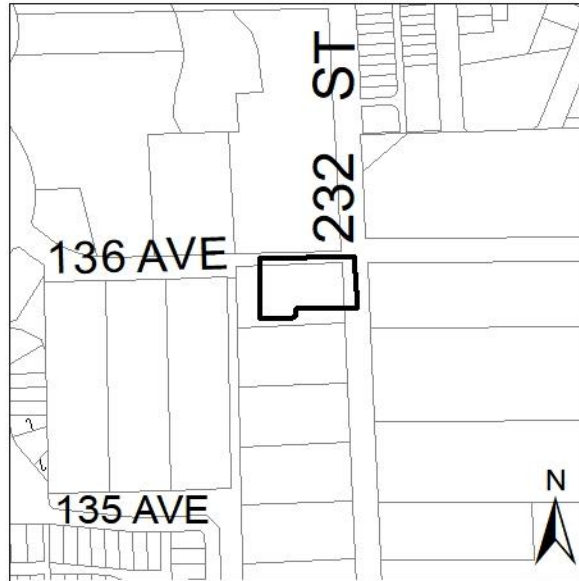
Map No. 956



Map No. 957

Maple Ridge Zone Amending Bylaw No. 7387-2017

To rezone from RS-3 (One Family Rural Residential) to R-1 (Residential District). The current application is to permit a future subdivision of approximately five lots.



2)

2017-434-RZ

24364 112 Avenue

Lot A Section 10 Township 12 New Westminster District Plan 7408

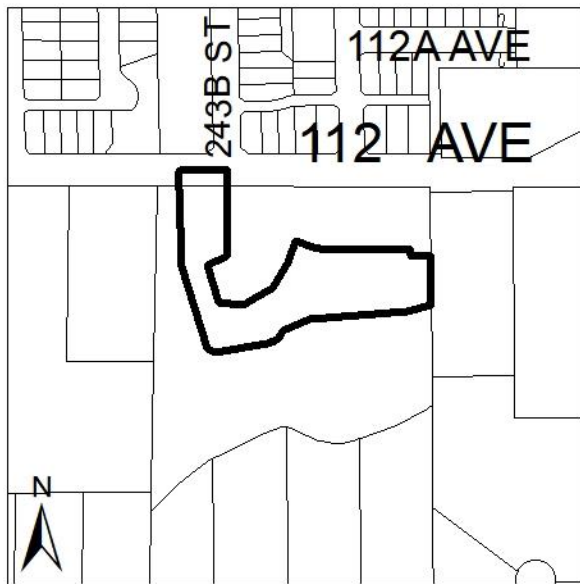


Maple Ridge Official Community Plan Amending Bylaw No. 7488-2018

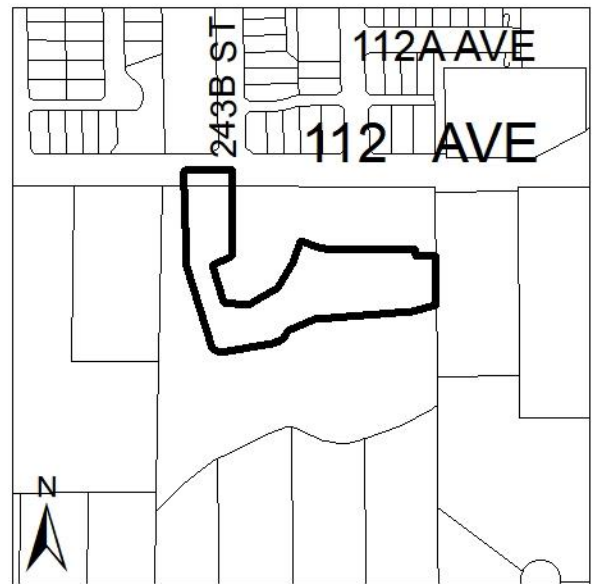
To amend Schedule “B” from Conservation to Low/Medium Density Residential and Low/Medium Density Residential to Conservation. (Map 980)

To amend Schedule “C” to remove from Conservation and to add to

Conservation  (Map 981)



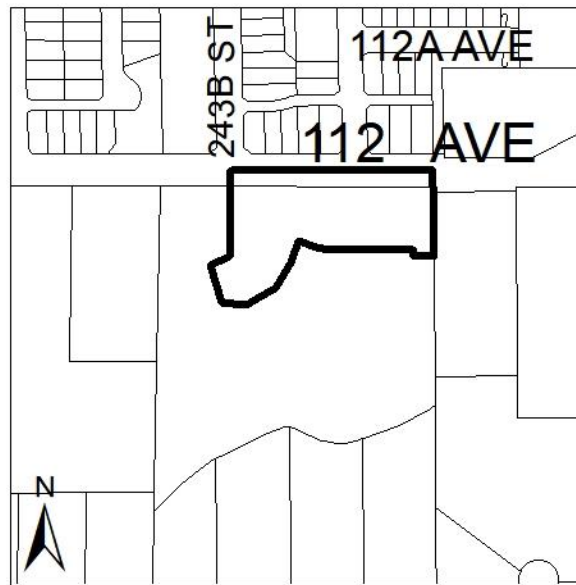
Map 980



Map 981

Maple Ridge Zone Amending Bylaw No. 7399-2017

To rezone from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) utilizing the Density Bonus provision. The current application is to permit a future subdivision of approximately 15 (371m²) lots.



3)

2016-176-RZ

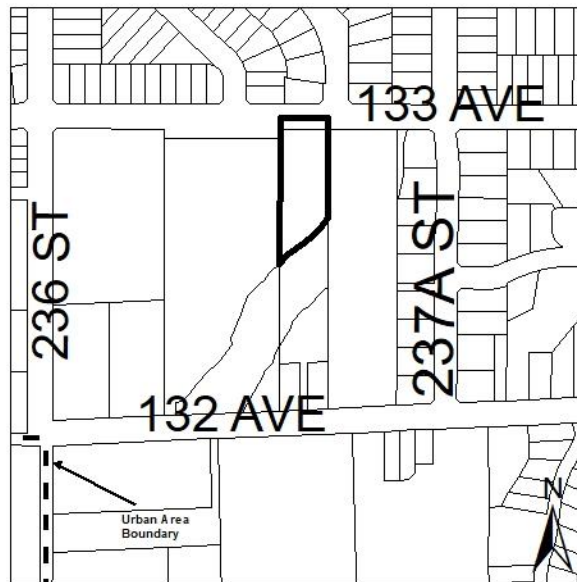
23710 133 Avenue

Lot 4 Section 28 Township 12 New Westminster District Plan EPP73927



Maple Ridge Zone Amending Bylaw No. 7259-2016

To rezone from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential).
The current application is to permit a future development of 16 townhouse units.



4)

2017-271-RZ

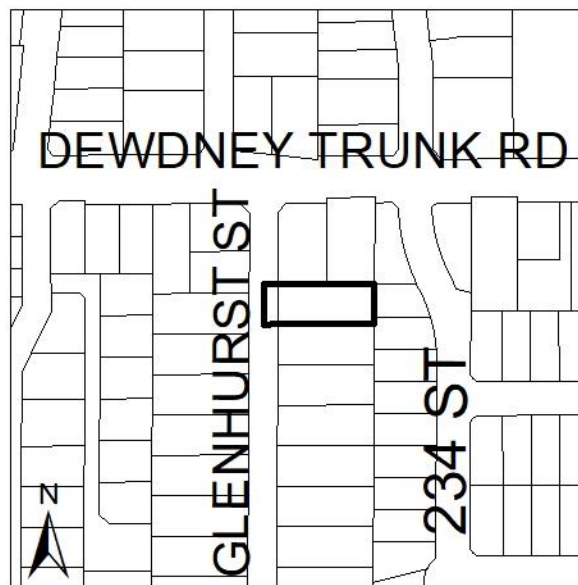
11970 Glenhurst Street

Lot 21 Section 16 Township 12 New Westminster District Plan 18232



Maple Ridge Zone Amending Bylaw No. 7361-2017

To rezone from RS-3 (One Family Rural Residential) to RT-1 (Two Family Urban Residential). The current application is to permit future construction of a duplex.



5)

2017-320-RZ

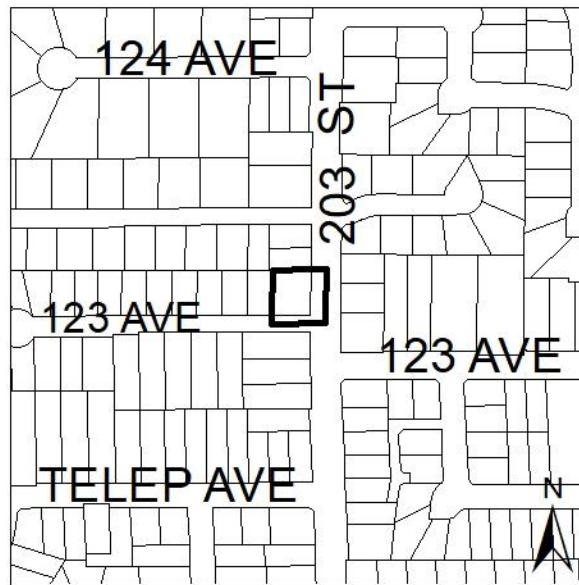
12327 203 Street

Lot 14 District Lot 263 Group 1 New Westminster District Plan 19098



Maple Ridge Official Community Plan Amending Bylaw No. 7380-2017

To rezone from RS-1 (One Family Urban Residential) to R-1 (Residential District). The current application is to permit a future subdivision of 2 lots.



6) **2018-218-RZ**
 Auto Wrecking Services

Maple Ridge Zone Amending Bylaw No. 7455-2018

Zoning Bylaw Text Amendment to prohibit auto wrecking services from the M-2 (General Industrial) zone.

7) **2018-320-RZ**
 Cannabis Retail Sales

Maple Ridge Zone Amending Bylaw No. 7487-2018

Zoning Bylaw text amendment to permit cannabis retail in the CS-1 Highway Commercial, C-2 Community Commercial, and C-3 Town Centre Commercial Zones subject to prescribed separation requirements from schools and other cannabis retail outlets.

AND FURTHER TAKE NOTICE that a copy of the aforesaid bylaws and copies of staff reports and other information considered by Council relevant to the matters contained in the bylaws will also be available for public inspection at the Planning Department Counter of City Hall, between 8:00 am and 4:00 pm from September 27, 2018 to October 9, 2018, weekends and Statutory Holidays excepted. The Public Hearing Agenda with full reports can be viewed on the City website at **www.mapleridge.ca/640** .

ALL PERSONS who deem themselves affected by any of these bylaws shall be afforded a reasonable opportunity to be heard at the Public Hearing before Council on the matters contained in the bylaws or by making a written submission to the attention of the Director of Corporate Administration or by sending an email to the Clerk's Department at **clerks@mapleridge.ca**, by 4:00 pm, October 9, 2018. Please note that all written submissions provided in response to this consultation will become part of the public record which includes the submissions being made available for public inspection.

Dated this 27th day of September, 2018.

Laura Benson, CPA, CMA
Director of Corporate Administration

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2017-319-RZ
File Manager: Michelle Baski**

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

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

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

Additional reports provided:

Environmental Assessment by Envirowest Consultants Inc. dated March 22, 2018
Aboriginal Assessment Report by Michael J. Mills Consulting dated March 19, 2018
Geotechnical Site Assessment by Able Geotechnical Ltd. dated May 16, 2018
Wildfire Hazard Assessment by B.A. Blackwell & Associates Ltd. dated March 19, 2018

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: September 18, 2018
FILE NO: 2017-319-RZ
MEETING: Council
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7391-2017
Second Reading
Zone Amending Bylaw No. 7387-2017
13589 232 Street

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 13589 232 Street, from RS-3 (One Family Rural Residential) to R-1 (Residential District), to permit a future subdivision of approximately five lots. Council granted first reading to Zone Amending Bylaw No. 7387-2017 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on October 10, 2017. The minimum lot size for the current RS-3 (One Family Rural Residential) zone is 8,000 m² (2 acres) and the minimum lot size for the proposed R-1 (Residential District) zone is 371 m² (3,993 ft²).

This application requires an amendment to the OCP to re-designate the land use from *Eco Clusters* to *Conservation* and *Low/Medium Density Residential*. This OCP amendment can be supported as the five lots fall within the density range of both the *Low/Medium Density Residential* designation and the *Eco Clusters* designation. An amendment to the OCP is also required to adjust the area designated *Conservation* around the watercourse.

Pursuant to Council Policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$25,500.00.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7391-2017 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7391-2017 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;
- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7391-2017 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7391-2017 be given first and second readings and be forwarded to Public Hearing;

- 5) That Zone Amending Bylaw No. 7387-2017, as amended in this report, dated September 18, 2018, be given second reading, and be forwarded to Public Hearing;
- 6) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Amendment to Official Community Plan Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, Figure 3A - Blaney Hamlet, and Figure 4 - Trails/Open Space;
 - iii) Road dedication on 136 Avenue and the new road, as required;
 - iv) Park dedication as required, including construction of a multi-purpose trail; and removal of all debris and garbage from park land;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - vi) Registration of a Restrictive Covenant for Tree Protection;
 - vii) Registration of a Restrictive Covenant for Stormwater Management;
 - viii) Removal of existing buildings;
 - ix) Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site, if required;
 - x) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
 - xi) That a voluntary contribution, in the amount of \$25,500.00 (\$5,100.00/lot) be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	D. Laird, Aplin & Martin Consultants
Legal Description:	Lot 7, Section 29, Township 12, New Westminster District Plan 11173
OCP:	
Existing:	Low/Medium Density Residential, Eco Clusters and Conservation
Proposed:	Low/Medium Density Residential and Conservation

Zoning:

Existing:	RS-3 (One Family Rural Residential)
Proposed:	R-1 (Residential District)

Surrounding Uses:

North:	Use:	Single Family Residential, under application for townhouses
	Zone:	A-2 (Upland Agricultural), under application to rezone to RM-1 (Townhouse Residential)
	Designation:	Medium/High Density Residential, Conservation, and Civic
South:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Eco Clusters and Conservation
East:	Use:	Single Family Residential
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Open Space, Conservation, and Eco Clusters
West:	Use:	Park
	Zone:	RS-3 (One Family Rural Residential)
	Designation:	Conservation

Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Site Area:	0.4 ha (1 acre)
Access:	136 Avenue and new road
Servicing requirement:	Urban Standard

2) Project Description:

The subject property, located at 13589 232 Street, is located on the south-west corner of 136 Avenue and 232 Street and slopes from east to west towards Cattell Brook (see Appendices A and B). There is an existing single family dwelling located on the eastern side of the property, and several trees located on the western half of the property.

The property to the north of the subject property is currently under application for a townhouse development of approximately 54 units, and the property to the east is currently under application for a single-family development of approximately 10 lots.

The applicant is proposing to rezone the property from RS-3 (One Family Rural Residential) to R-1 (Residential District) to allow the future subdivision of approximately five single family lots. As the subject property is located within 50 m (164 ft.) of the top of bank of a watercourse and contains some slopes greater than 15%, a Watercourse Protection and Natural Features Development Permit is required.

3) Planning Analysis:

i) Official Community Plan:

The subject property is located within the Blaney Hamlet of the Silver Valley Area Plan in the OCP. A strip along the western property line is designated as *Conservation*, the north half of the property is designated as *Low/Medium Density Residential* and the south half of the property is designated as *Eco Clusters*. The *Low/Medium Density Residential* designation is intended to provide 15 to 40 units per hectare, and will be located adjacent to schools, commercial uses, and civic uses. The *Eco Clusters* designation is intended to allow for a group of housing units, condensed within clearly defined limits, surrounded by open space and linked to other parts of the Silver Valley community by a single local road. Eco Clusters are intended to provide development opportunities in sparsely developed or rural areas, in a cluster form which support sensitive implementation, minimal site re-grading and tree clearing, and integration of housing into a forest setting. An Eco Cluster includes varying levels of density, ranging from 5 to 15 units per hectare, in the form of single family and/or multifamily units; however, due to the property's proximity to the Hamlet Centre, a density of 15 units per hectare is appropriate.

The five lots on this property result in a density of 12.5 units per hectare, which falls within the density range of both the *Low/Medium Density Residential* designation and the *Eco Clusters* designation. Staff are proposing an OCP amendment for housekeeping reasons to make the designation boundary consistent with the zone boundary, and a *Conservation* boundary adjustment is required (see Appendix C). This OCP amendment can be supported, as it is administrative in nature and would not impact an Eco Cluster development from occurring to the south.

ii) Zoning Bylaw:

Zoning Bylaw No. 7387-2017 was given first reading on October 10, 2017, with the intent to rezone to the RS-1b (One Family Urban (Medium Density) Residential) zone. The proposed subdivision and Zoning Bylaw have since been amended to the R-1 (Residential District) zone, to allow for the required road dedication and maintain the original proposal of five lots (see Appendices D and E). Variances are being requested, as discussed below.

iii) Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following variances (see Appendix F):

- *Zoning Bylaw No. 3510-1985, Part 6, Section 601C. REGULATIONS FOR THE SIZE, SHAPE AND SIZING OF BUILDINGS AND STRUCTURES, (11) Buildings and Structures for One Family Residential Use in the R-1 zone, (c) (i), to reduce the front yard setback from 5.5 m (18 ft.) to 4.5 m (14.8 ft.)*
- *Zoning Bylaw No. 3510-1985, Part 6, Section 601C. REGULATIONS FOR THE SIZE, SHAPE AND SIZING OF BUILDINGS AND STRUCTURES, (11) Buildings and Structures for One Family Residential Use in the R-1 zone, (c) (ii), to reduce the rear yard setback from 8.0 m (26.2 ft.) to 6.0 m (19.7 ft.)*

- *Zoning Bylaw No. 3510–1985, Schedule D – Minimum Lot Area and Dimensions*, to reduce the minimum lot depth from 24 m (78.7 ft.) to 22 m (72.2 ft.) for proposed lots 4 and 5.
- *Subdivision and Development Services Bylaw No. 4800 – 1993, City of Maple Ridge Design and Construction Documents – Part 4: Supplementary Standard Detail Drawings*: To reduce the minimum road Right-of-Way for a Silver Valley Local 1 road from 13.0 m (42.7 ft.) down to 12.0 m (39.4 ft.).

The requested variances will be the subject of a future Council report. Note that the requested variances for the front and rear setbacks are not required for the creation of the lots, but will impact the size of the home that can be built on proposed lots 4 and 5. Should Council not support the setback variances, the homes can be designed to comply with the regulations of the R-1 (Residential District) zone.

iv) Off-Street Parking And Loading Bylaw:

The applicant will need to provide two parking spaces per dwelling unit, as per the *Off-Street Parking and Loading Bylaw No. 4350–1990*, and will need to comply with Section 403 (7) of the Zoning Bylaw, which states that there needs to be 7.5 m (24.6 ft.) of visual clearance at an intersection with a street, preventing the construction of any fence, wall, or structure within that distance. Section 401 (3) of the Zoning Bylaw also prohibits a driveway that is within 7.5 m (24.6 ft.) of the point of intersection of an exterior side lot line with a front lot line or rear lot line.

v) Development Permits:

Pursuant to Sections 8.9 and 8.10 of the OCP, a Watercourse Protection and Natural Features Development Permit application has been received to ensure the preservation and protection of the natural environment of Cattell Brook and the adjacent slopes. The developer will provide restoration, enhancement and replanting works as required, and a security will be taken as a condition of the issuance of the Development Permit to ensure that the Development Permit Area guidelines are met.

Pursuant to Section 8.12 of the OCP, a Wildfire Development Permit application is required for all development identified in wildfire risk areas. The purpose of the Wildfire Development Permit is for the protection of life and property in designated areas that could be at risk for wildland fire; and where this risk may be reasonably abated through implementation of appropriate precautionary measures. An application for the Wildfire Development Permit has been received. Adherence of this project to the guidelines will be the subject of a future report to Council and a security will be taken as a condition of the issuance of the Development Permit to ensure that the Wildfire Development Permit Area guidelines are met.

vi) Advisory Design Panel:

A Form and Character Development Permit is not required and therefore this application does not need to be reviewed by the Advisory Design Panel.

vii) Development Information Meeting:

A Development Information Meeting was held at Yennadon Elementary School on July 12, 2018. Six people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- There were some traffic concerns from residents to the west, with the development having access off of 136 Avenue.
- There were concerns with speeding on 136 Avenue, a resident requested a four-way stop at the intersection of 230A Street and 136 Avenue.
- One resident would have liked to have seen higher density at this location.

The following are provided in response to the issues raised by the public:

- The applicant responded that the traffic generated from this development would likely head east to 232 Street, so would have little impact on the residents to the west.
- The installation of a four-way stop would need to be justified by a warrant review. Current traffic patterns in this area suggest that a four-way stop at this location would not be warranted.
- The proposed density complies with the OCP land use designation for the property.

viii) Parkland Requirement:

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval.

For this project, there is sufficient land that is proposed to be dedicated as park on the subject property and this land will be required to be dedicated as a condition of final reading.

4) Environmental Implications:

The Environmental Assessment, the Arborist Report, the Geotechnical Report, the Wildfire Hazard Assessment, and the Stormwater Management Plan have been reviewed. The Registered Professional Forester will be coordinating their recommendations with the environmental consultant, civil engineer, and arborist to ensure the environmental objectives are achieved.

Restoration measures with a cost estimate and security deposit are required, including a five-year maintenance period.

5) Interdepartmental Implications:

i) Engineering Department:

The Engineering Department has identified that all the services required in support of this development do not yet exist. It will be necessary for the owner to enter into a Rezoning Servicing Agreement and provide the securities to do the required work in that Agreement. Required servicing will include:

- Curb and gutter, sidewalk, road drainage, storm system, street lighting, and street trees, will be required for the new 231A Street frontage. Upgrades will also be required for the

existing 136 Avenue. These could include, but not be limited to: road widening, curb and gutter, sidewalk, street lights, street trees and road drainage. Improvements on 232 Street are currently being constructed as part of the City's 232 Street Road and Drainage Improvement Project.

- Servicing will need to fit within the proposed reduced road Right-of-Way width for 231A Street for this proposed subdivision to be approved in its current form.

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

The Parks Planning and Development Section has reviewed the development application and supports the proposed trail connection along the western property line.

iii) **Fire Department:**

The Fire Department reviewed the Wildfire Hazard Assessment and found it acceptable.

6) **External Agency Implications:**

i) **School District No. 42 Comments:**

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required at the time of preparing or amending the OCP. The School District responded on April 9, 2018 and September 4, 2018, with the following information:

"The proposed application would affect the student population for the catchment areas currently served by Yennadon Elementary and Garibaldi Secondary School.

Yennadon Elementary has an operating capacity of 635 students. For the 2017-18 school year, the student enrolment at Yennadon Elementary is 571 students (91.34% utilization) including 130 students from out of catchment.

Garibaldi Secondary School has an operating capacity of 1050 students. For the 2017-18 school year, the student enrolment at Garibaldi Secondary School is 748 students (71% utilization) including 258 students from out of catchment."

7) **Intergovernmental Issues:**

i) **Local Government Act:**

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

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

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7391-2017, that second reading be given to Zone Amending Bylaw No. 7387-2017, as amended in this report, and that application 2017-319-RZ be forwarded to Public Hearing.

“Original signed by Michelle Baski”

Prepared by: Michelle Baski, ASCT, MA
Planner

“Original signed by Christine Carter”

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

“Original signed by Christine Carter” for

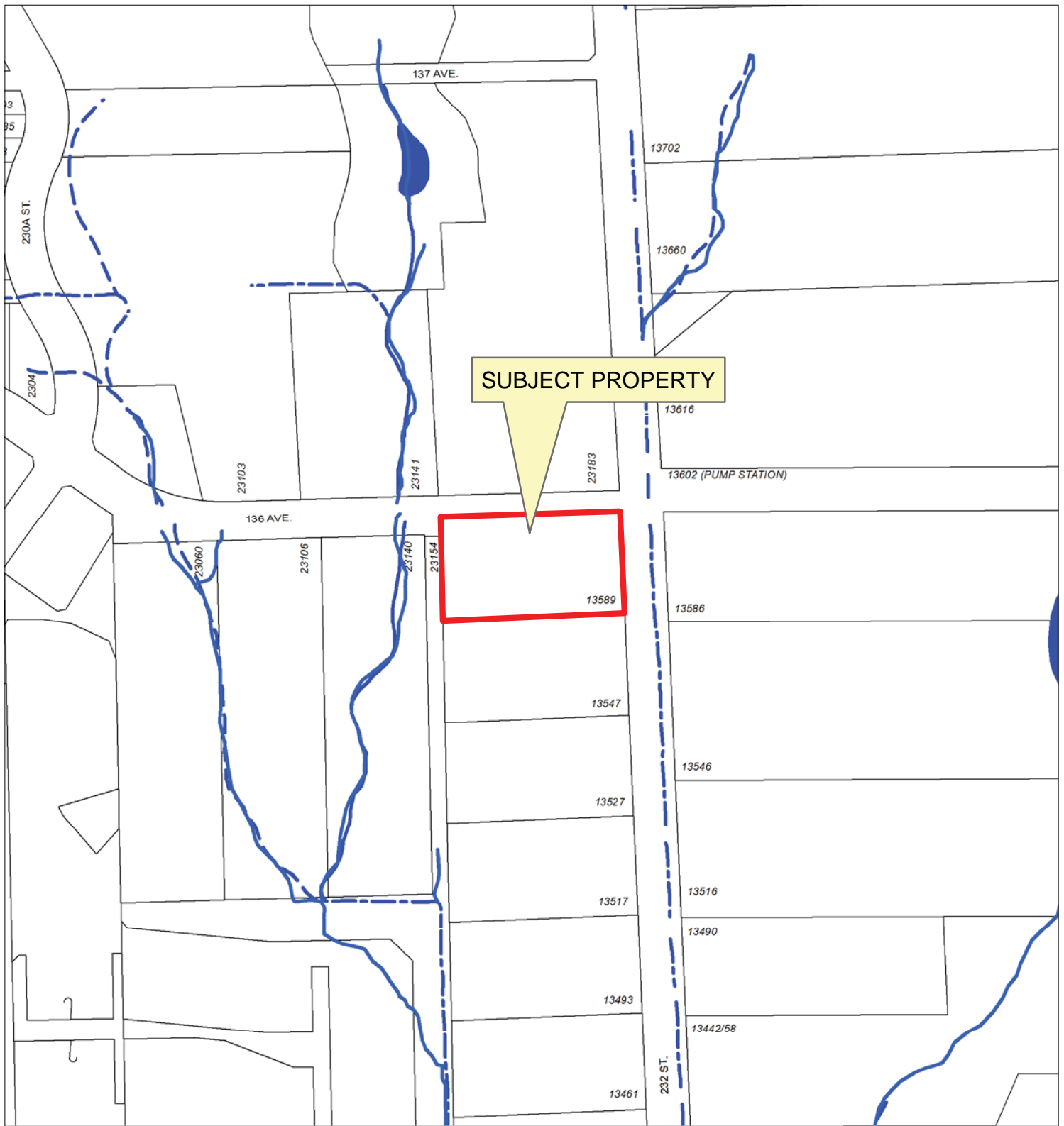
Approved by: Frank Quinn, MBA, P.Eng.
GM Public Works & Development Services

“Original signed by Kelly Swift” for

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7391-2017
Appendix D – Zone Amending Bylaw No. 7387-2017
Appendix E – Subdivision Plan
Appendix F – Proposed Variances



SUBJECT PROPERTY

13589

13586

13547

13546

13527

13516

13490






13493

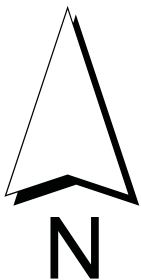
13442/58

13461

232 ST.

Legend

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



Scale: 1:2,500

13589 232 St

PLANNING DEPARTMENT



MAPLE RIDGE

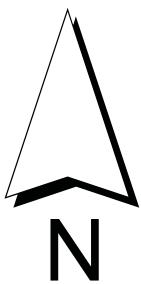
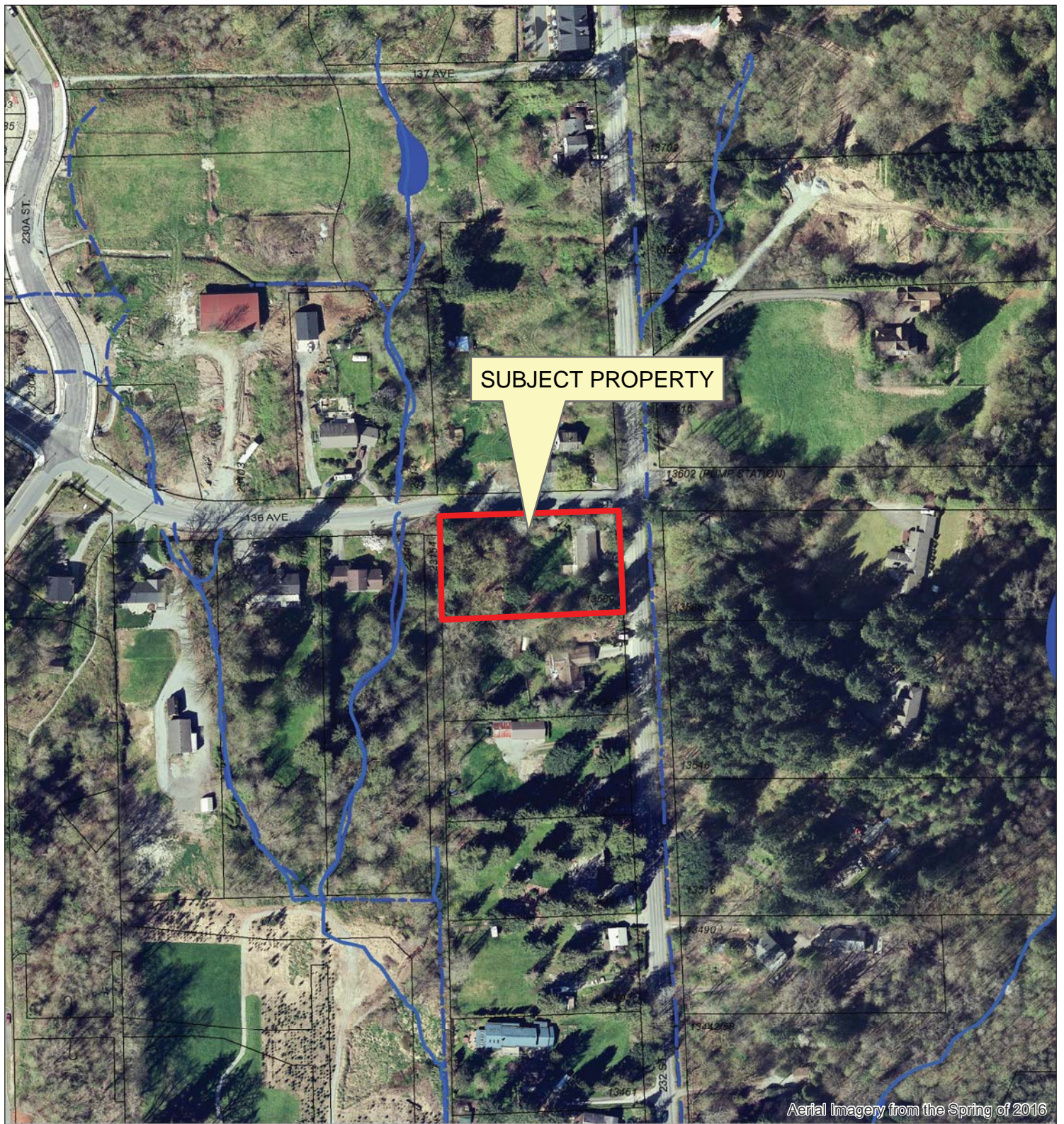
British Columbia

mapleridge.ca

2017-319-RZ


DATE: Jul 26, 2017

BY: JV



Scale: 1:2,500

Legend

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

13589 232 St

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-319-RZ
DATE: Jul 26, 2017

BY: JV

**CITY OF MAPLE RIDGE
BYLAW NO. 7391-2017**

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

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

AND WHEREAS it is deemed expedient to amend Schedule "A" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7391-2017."
2. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 2 - Land Use Plan, and Figure 3A - Blaney Hamlet, are hereby amended for the parcel or tract of land and premises known and described as:

Lot 7 Section 29 Township 12 New Westminster District Plan 11173

and outlined in heavy black line on Map No. 956, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

3. Schedule "A", Chapter 10.3, Part VI, A – Silver Valley, Figure 4 – Trails/Open Space is hereby amended for the parcel or tract of land and premises known and described as:

Lot 7 Section 29 Township 12 New Westminster District Plan 11173

and outlined in heavy black line on Map No. 957, a copy of which is attached hereto and forms part of this bylaw, is hereby designated as shown.

4. Maple Ridge Official Community Plan Bylaw No.7060-2014 as amended is hereby amended accordingly.

READ a first time the 18th day of September, 2018.

READ a second time the 18th day of September, 2018.

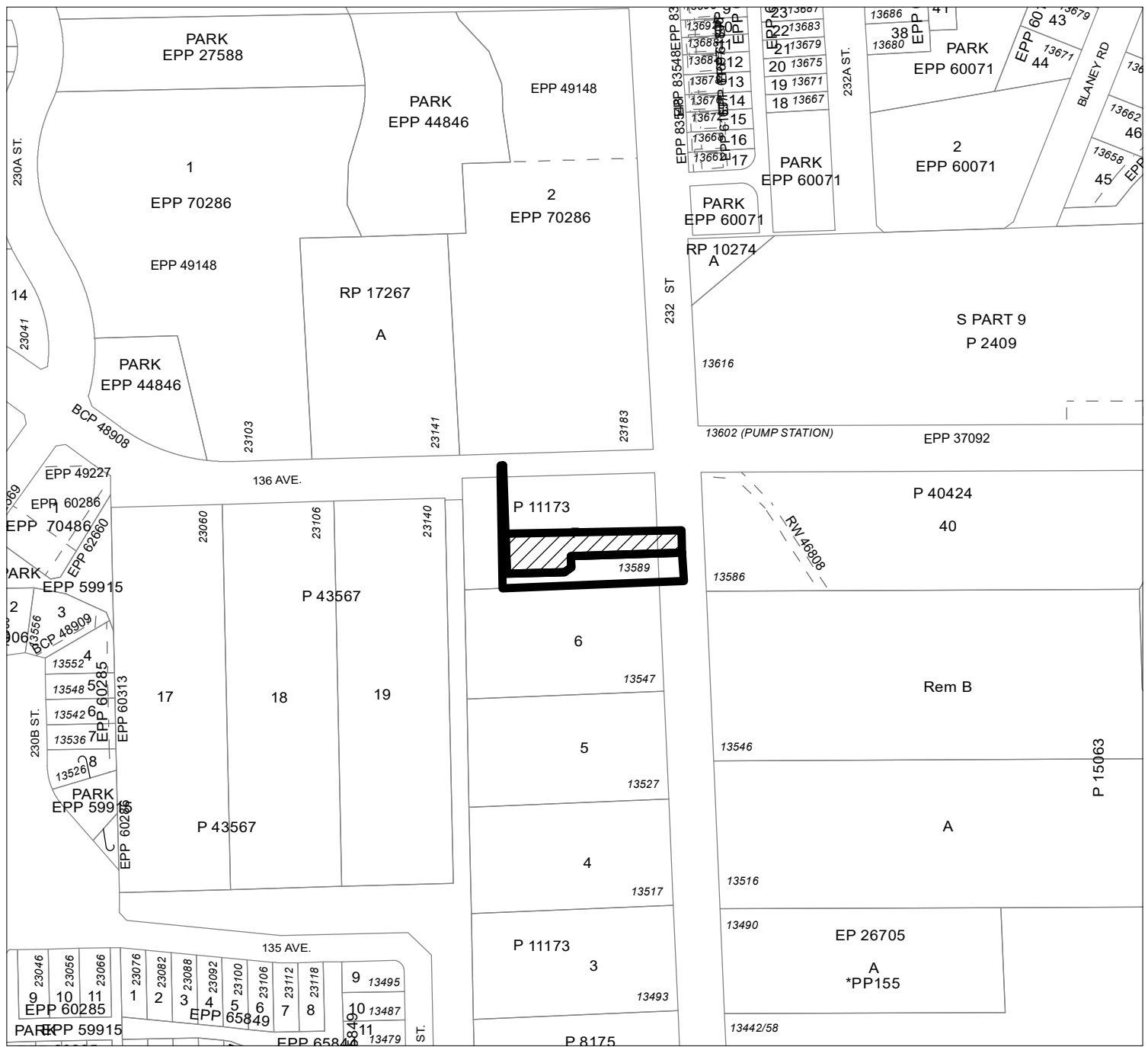
PUBLIC HEARING held the day of , 20

READ a third time the _____ day of _____, 20_____

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7391-2017

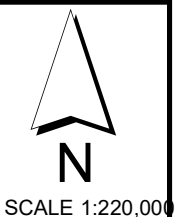
Map No. 956

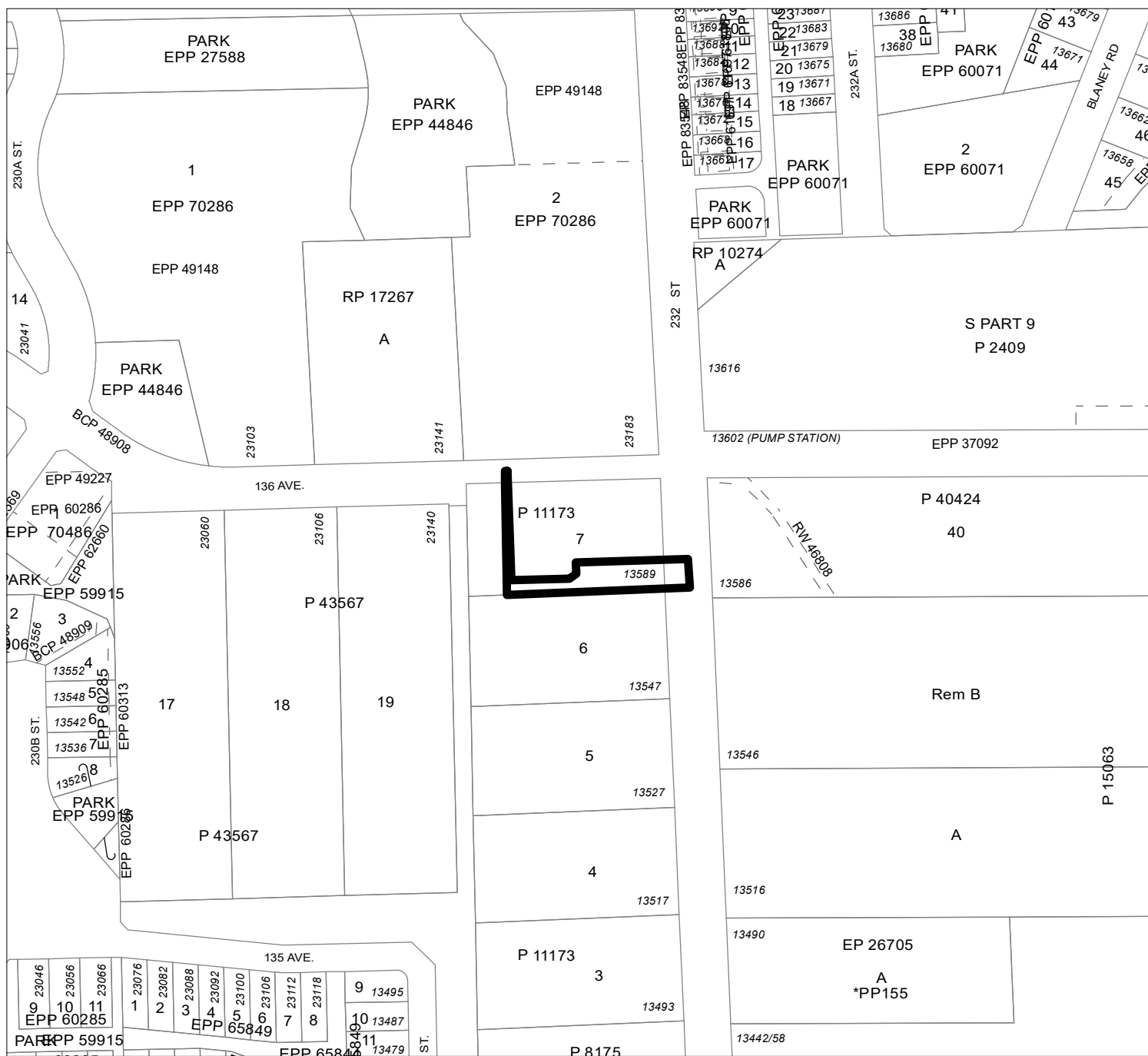
Purpose: To Amend Figure 2 and Figure 3A of the Silver Valley Area Plan

From: Low/Medium Density Residential and Eco Clusters

To:  Conservation

 Low/Medium Density Residential





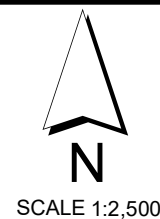
MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7391-2017

Map No. 957

Purpose: To Amend Figure 4 of the Silver Valley Area Plan as shown

 To Add To Conservation



BYLAW NO. 7387-2017

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

ADOPTED, the day of , 20

CORPORATE OFFICER



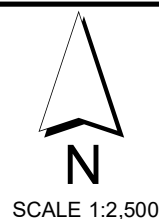
MAPLE RIDGE ZONE AMENDING

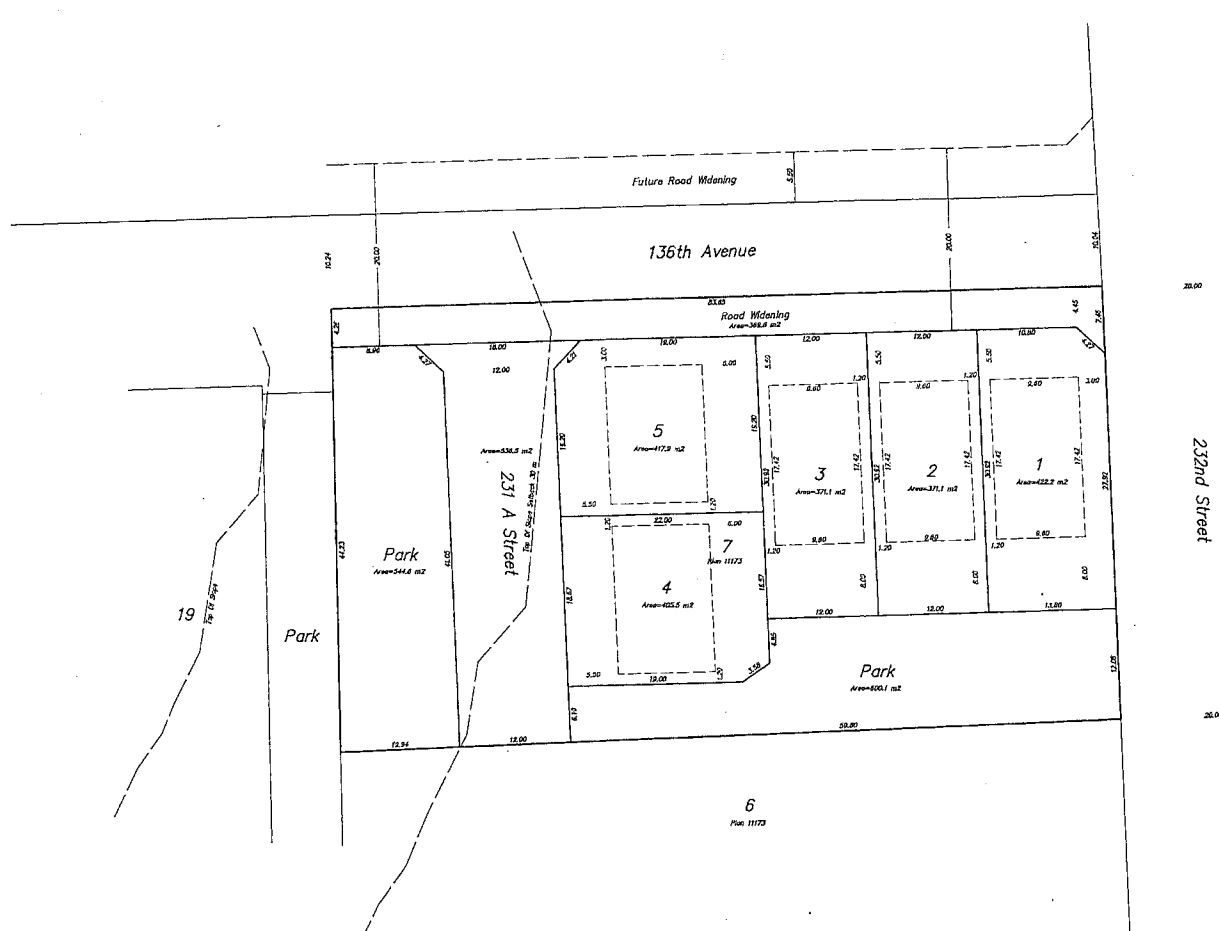
Bylaw No. 7387-2017

Map No. 1732

From: RS-3 (One Family Rural Residential)

To: R-1 (Residential District)





SCALE 1 : 250
0 5 10 15 20 25 m



Terra Pacific
Land Surveying Ltd.
22271 St. Anne Avenue, Maple Ridge, BC
Phone: 604-463-2509 Fax: 604-463-4301

Client: Urban Legacy Development Inc.
Project: 13589 232nd Street
Maple Ridge, BC

Drawing Title:
Sketch Plan Of A Proposed 5 Lot Subdivision
Of Lot 7 Section 29 Township 12
NWD Plan 11173

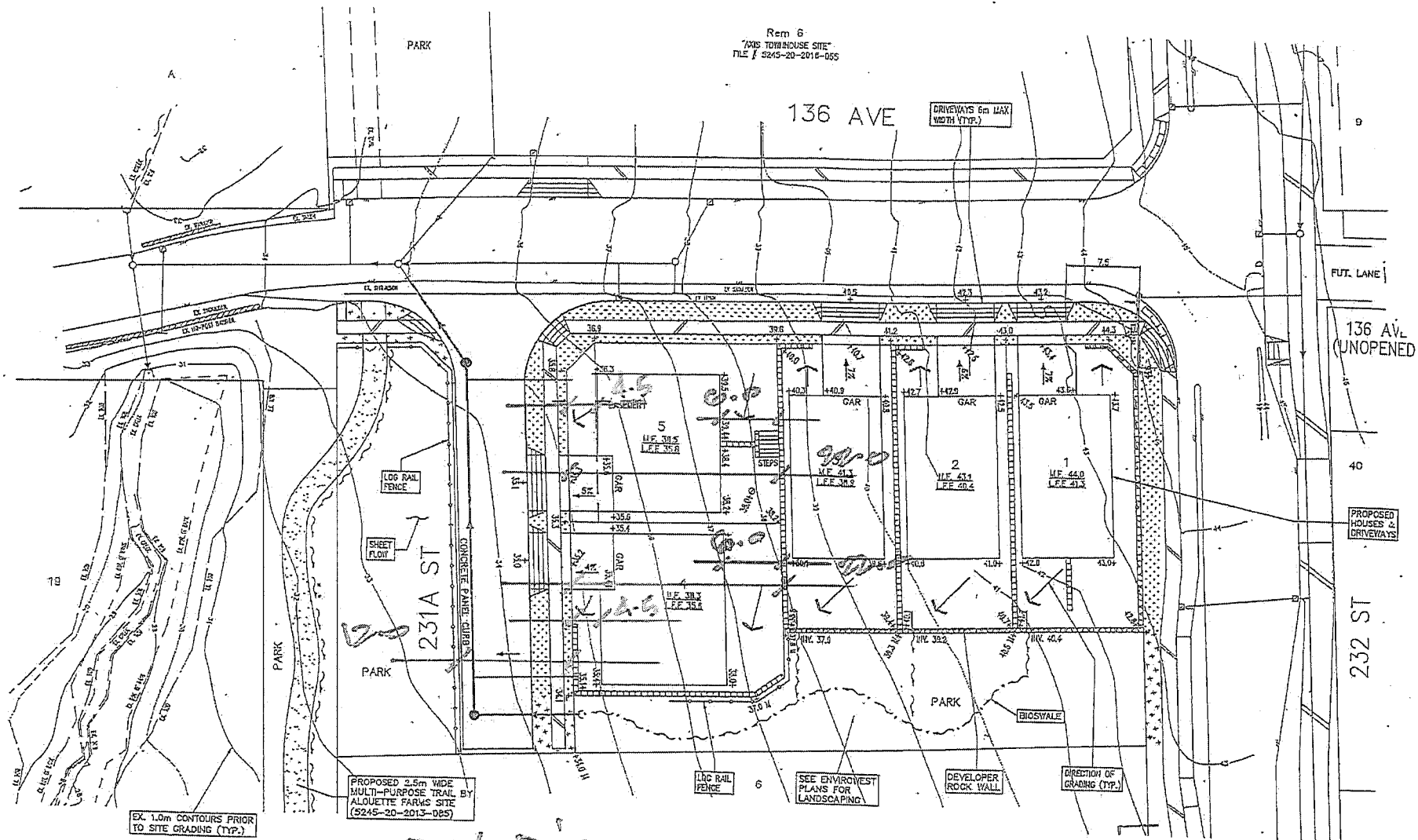
Cartified Correct
This 20th Day Of February, 2018.

Jody Benham, BCLS

Notes:
Lot dimensions are based on current legal survey.
Lots comply with R-1 Zoning.

Benchmark Notes:
Elevations Are Geodetic
Referred to Monument: 8410062
Monument Elevation: 39.225 m

Paper Size: 22" x 34"
Date: March 8, 2018
File: MR17-740SUB_rev2 (MR15-417)



D.V.P.S

17589 232 ST

2017-319-R2

5.9.18

G15

Aplin & Martin Consultants Ltd.
#505 - 1755 West Broadway
Vancouver, BC V6J 4S5

**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2017-434-RZ
File Manager: Wendy Cooper**

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

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

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

Additional reports provided:

Environmental Assessment by Phoenix Environmental Services dated December 22, 2017

Aboriginal Assessment Report by Michael J. Mills Consulting dated December 18, 2017

Geotechnical Site Assessment by Valley Geotechnical Engineering Services Ltd. dated November 3, 2017

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: September 18, 2018
FILE NO: 2017-434-RZ
MEETING: Council
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7488-2018;
Second Reading
Zone Amending Bylaw No. 7399-2017;
24364 112th Avenue

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 24364 112 Avenue from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential) utilizing the Density Bonus provision which allows to facilitate a subdivision of approximately 15 (371m²) lots. Council granted first reading to Zone Amending Bylaw No. 7399-2017 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on November 14, 2017. The minimum lot size for the current RS-3 (One Family Rural Residential) zone is 0.80 ha.

The proposed RS-1b (One Family Urban (Medium Density) Residential) zone, utilizing the Density Bonus complies with the policies of the Official Community Plan (OCP). However, an amendment to the OCP is required to adjust the area designated *Residential Low Density* to amend the *Conservation* boundary. The southern portions of the property will be dedicated as park for conservation purposes.

In order to achieve the Density Bonus provision of the RS-1b (One Family Urban (Medium Density) Residential) zone a Density Bonus contribution of approximately \$46,500.00 will be required.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$5,100.00 per single family lot, for an estimated amount of \$76,500.00.

RECOMMENDATIONS:

- 1) That, in accordance with Section 475 of the *Local Government Act*, opportunity for early and on-going consultation has been provided by way of posting Official Community Plan Amending Bylaw No. 7488-2018 on the municipal website and requiring that the applicant host a Development Information Meeting (DIM), and Council considers it unnecessary to provide any further consultation opportunities, except by way of holding a Public Hearing on the bylaw;
- 2) That Official Community Plan Amending Bylaw No. 7488-2018 be considered in conjunction with the Capital Expenditure Plan and Waste Management Plan;

- 3) That it be confirmed that Official Community Plan Amending Bylaw No. 7488-2018 is consistent with the Capital Expenditure Plan and Waste Management Plan;
- 4) That Official Community Plan Amending Bylaw No. 7488-2018 be given first and second readings and be forwarded to Public Hearing;
- 5) That Zone Amending Bylaw No. 7399-2017 be given second reading, and be forwarded to Public Hearing; and
- 6) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Amendment to Official Community Plan Schedule "A", Chapter 10.2 Albion Area Plan, Schedule 1: Albion Area Plan and Schedule "C";
 - iii) Road dedication on 112th Avenue as required;
 - iv) Park dedication as required and removal of all debris and garbage from park land;
 - v) Registration of a Restrictive Covenant for the Geotechnical Report , which addresses the suitability of the subject property for the proposed development;
 - vi) Registration of a Restrictive Covenant for the protection of the Environmentally Sensitive areas (wetlands) on the subject property;
 - vii) Registration of a Statutory Right-of-Way plan and agreement for a watermain;
 - viii) Registration of multiple Restrictive Covenants for Tree Protection, Geotechnical, Habitation and Restoration Plan and Stormwater Management;
 - ix) Removal of existing building/s;
 - x) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site;
 - xi) That a voluntary contribution, in the amount of \$76,500.00(\$5,100 per lot x 15 lots) be provided in keeping with the Council Policy with regard to Community Amenity Contributions; and
 - xii) Payment of the Density Bonus provision of the RS-1b (One Family Urban (Medium Density) Residential) zone, in the amount of \$46,500 (\$3,100 per lot x 15 lots).

DISCUSSION:

1) Background Context:

Applicant:	Aplin & Martin Consultants - David Laird		
Legal Description:	Lot A, Section 10, Township 12, Plan NWP7408		
OCP:			
Existing:	Conservation, Low/Medium Density Residential		
Proposed:	Conservation,Low/Medium Density Residential		
Zoning:			
Existing:	RS-3 (One Family Rural Residential)		
Proposed:	RS-1b (One Family Urban (Medium Density) Residential) density bonus to R-1		
Surrounding Uses:			
North:	Use:	Single Family Homes	
	Zone:	RS-1b (One Family Urban (Medium Density) Residential) with Density Bonus to R-1 (Residential District).	
	Designation:	Low/Medium Density Residential	
South:	Use:	Single Family Homes and Vacant land	
	Zone:	RS-3 (One Family Rural Residential)	
	Designation:	Low Density Residential and Conservation	
East:	Use:	Single Family Home	
	Zone:	RS-3 (One Family Rural Residential)	
	Designation:	Low/Medium Density Residential and Conservation	
West:	Use:	Single Family Home	
	Zone:	RS-3 (One Family Rural Residential)	
	Designation:	Conservation	
Existing Use of Property:	Vacant		
Proposed Use of Property:	Subdivision into 15 single family lots with conservation areas and park dedication.		
Site Area:	3.76 ha (9.29 acres)		
Access:	112 th Avenue		
Servicing requirement:	Urban Standard		

2) Project Description:

The applicant has requested to rezone the subject property from RS-3 (One Family Rural Residential) to RS-1b (One Family Urban (Medium Density) Residential), with a Density Bonus.

For the RS-1b (One Family Urban (Medium Density) Residential) zone, the base density is a net lot area of 557 m². A Density Bonus is an option in the RS-1b (One Family Urban (Medium Density) Residential) zone and shall be applied as follows:

- a. A Density Bonus Contribution of \$3,100 per lot will be required in any subdivision containing one or more lots with an area of less than 557 m², payable when the Approving Officer approves the subdivision.
- b. The maximum density permitted through the Density Bonus option is:
 - i. minimum net lot area of 371 m²;
 - ii. minimum lot width of 12.0 m;
 - iii. minimum lot depth of 24 m.
- c. Zoning requirements consistent with the R-1 (Residential District) zone will apply and supersede the zoning requirements for the RS-1b (One Family Urban (Medium Density) Residential) zone.

The proposal consists of 15 R-1 (Residential District) sized lots, amounting to a Density Bonus Contribution of approximately \$46,500.00. As per Council direction, this application will also be subject to the City-wide Community Amenity Contribution Program which will require a contribution of \$5,100.00 per lot.

3) Planning Analysis:

i) Official Community Plan:

The subject property is located within the Albion Area Plan and is currently designated Low-Medium Density Residential and Conservation.

The Low-Medium Density Residential designation corresponds with single detached or duplex housing with lot sizes ranging from 891 m² (9590 ft²) to 557m² (5996 ft²). High densities may be supportable in compliance with the Density Bonus Program regulations prescribed in the Zoning Bylaw.

The Conservation Designation identifies ecologically sensitive lands that require protection in order to ensure that their health, diversity and integrity are maintained. They are considered to be of high environmental or geological sensitivity.

Albion Plan Policy 10.2.2 – is intended to meet the needs of the community and respond to changes in housing form and demand over time by enabling an additional means of providing neighbourhood amenities. The Albion Area Plan Community Amenity Program provides the opportunity for a Density Bonus within a number of zones identified with the Albion Zoning Matrix. Within these zones, ‘bonus’ density may be achieved through an Amenity Contribution toward community amenities that will be located within the boundaries of the Plan Area.

The application is in compliance with *OCP Amending Bylaw No. 6995–2013*, that establishes the Density Bonus Program, and in compliance with the proposed *Zone Amending Bylaw No. 6996-2013*, that permits a Density Bonus option in the *Residential Low-Medium Density* designation in the Albion Area Plan. The applicant intends to apply the Density Bonus option to this project, as discussed above in the Project Description.

For the proposed development, an OCP amendment will be required to adjust the *Conservation* area boundary for protection of the natural features.

ii) **Zoning Bylaw:**

The current application proposes to rezone the property located at 24364 - 112 Avenue from RS-3 (One Family Suburban Residential) to RS-1b (One Family Urban (Medium Density) Residential) with a Density Bonus, to permit future subdivision into 15 R-1 (Residential District) sized single family lots. The application of the Density Bonus, which is specific to the Albion Area Plan, will permit the applicant to reduce the single-family lot size from the RS-1b (One Family Urban (Medium Density) Residential) base density of 557 m² to 371 m². An Density Bonus Contribution of \$3,100 per lot for each lot that is less than 557 m² is required, as discussed in the Project Description above. As per Council direction, this application will also be subject to the City-wide Community Amenity Contribution Program and will result in a contribution of \$76,500.00.

iii) **Proposed Variances:**

A Development Variance Permit application has been received for this project and involves the following variance:

- To reduce the minimum rear yard setback from 8 m (26.25 ft.) down to 6 m (19.68 ft.) at its shortest distance.

The requested variances to R-1 (Residential District) (One Family Urban (Medium Density) Residential) zone will be the subject of a future Council report. With the density provision of the RS-1b (One Family Urban (Medium Density) Residential) zone the R-1 (Residential District) zone siting requirements apply.

iv) **Development Permits:**

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

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

- All areas designated Conservation on Schedule “B” or all areas within 50 metres of an area designated Conservation on Schedule “B”;
- All lands with an average natural slope of greater than 15 percent;
- All floodplain areas and forest lands identified on Schedule “C”

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

v) **Development Information Meeting:**

A Development Information Meeting was held at Kanaka Elementary School on July 10, 2018. There were 6 people that attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- There were concerns for speeding on 112th Avenue and the amount of traffic.
- Some neighbours would like to see a bus route on 112th Avenue and more sidewalks along 112th Avenue. The applicant, commented that the completion of 2 developments to the west of this site that within 2 years the majority of 112th Avenue west of 244th Street will have a sidewalk on at least one side.

vi) **Parkland Requirement:**

As there are more than two additional lots proposed to be created, the developer will be required to comply with the park dedication requirements of Section 510 of the Local Government Act prior to subdivision approval.

For this project, there is sufficient land that is proposed to be dedicated as park on the subject property and this land will be required to be dedicated as a condition of Final Reading.

4) Environmental Implications:

The subject property is influenced by slopes; trees; and a water course. The applicant's Professional Environmental Professional has submitted the following documents in support of the application:

- Environmental Impact Assessment;
- Geotechnical Report;
- Arborist Report; and
- Watercourse Assessment report.

The Environmental Section is satisfied that the reports submitted are satisfied that they meet Maple Ridge's environmental Development Permit objectives and requirements.

5) Interdepartmental Implications:

i) **Engineering Department:**

- 112th Avenue will require upgrades along the frontage of the subject property to an urban arterial standard as a condition of the subdivision approval process. In addition the applicant will be responsible for the construction of the roads and lane.
- Part of the subdivision process will require a watermain along the east property line from 112th Avenue to the south property line.
- Road dedication across the property frontage on 112th Avenue to give an ultimate road right-of way width of 26.0 m.
- A Statutory Right of Way will be required along the east property line to accommodate a watermain.

6) School District No. 42 Comments:

Pursuant to Section 476 of the Local Government Act, consultation with School District No. 42 is required at the time of preparing or amending the OCP. A referral was sent to School District No. 42 on and no response has been received to date.

7) Intergovernmental Issues:

i) Local Government Act:

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

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

CONCLUSION:

It is recommended that first and second reading be given to OCP Amending Bylaw No. 7488-2018, that second reading is given to Zone Amending Bylaw No. 7399-2017, and that application 2017-434-RZ be forwarded to Public Hearing.

“Original signed by Wendy Cooper”

Prepared by: Wendy Cooper, MCIP,RPP
Senior Planning Technician

“Original signed by Christine Carter”

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

“Original signed by Christine Carter” for

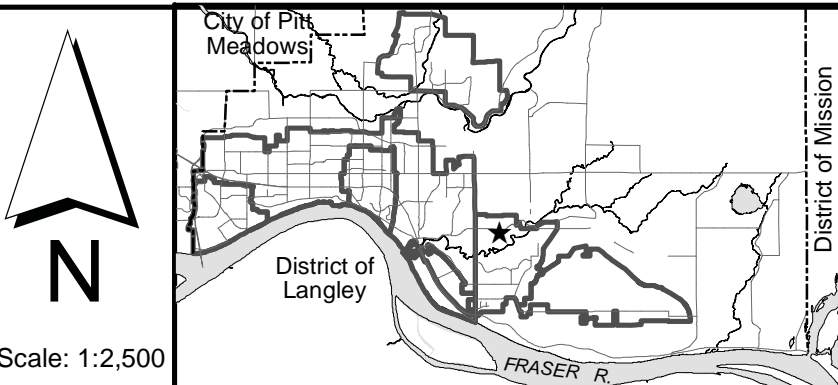
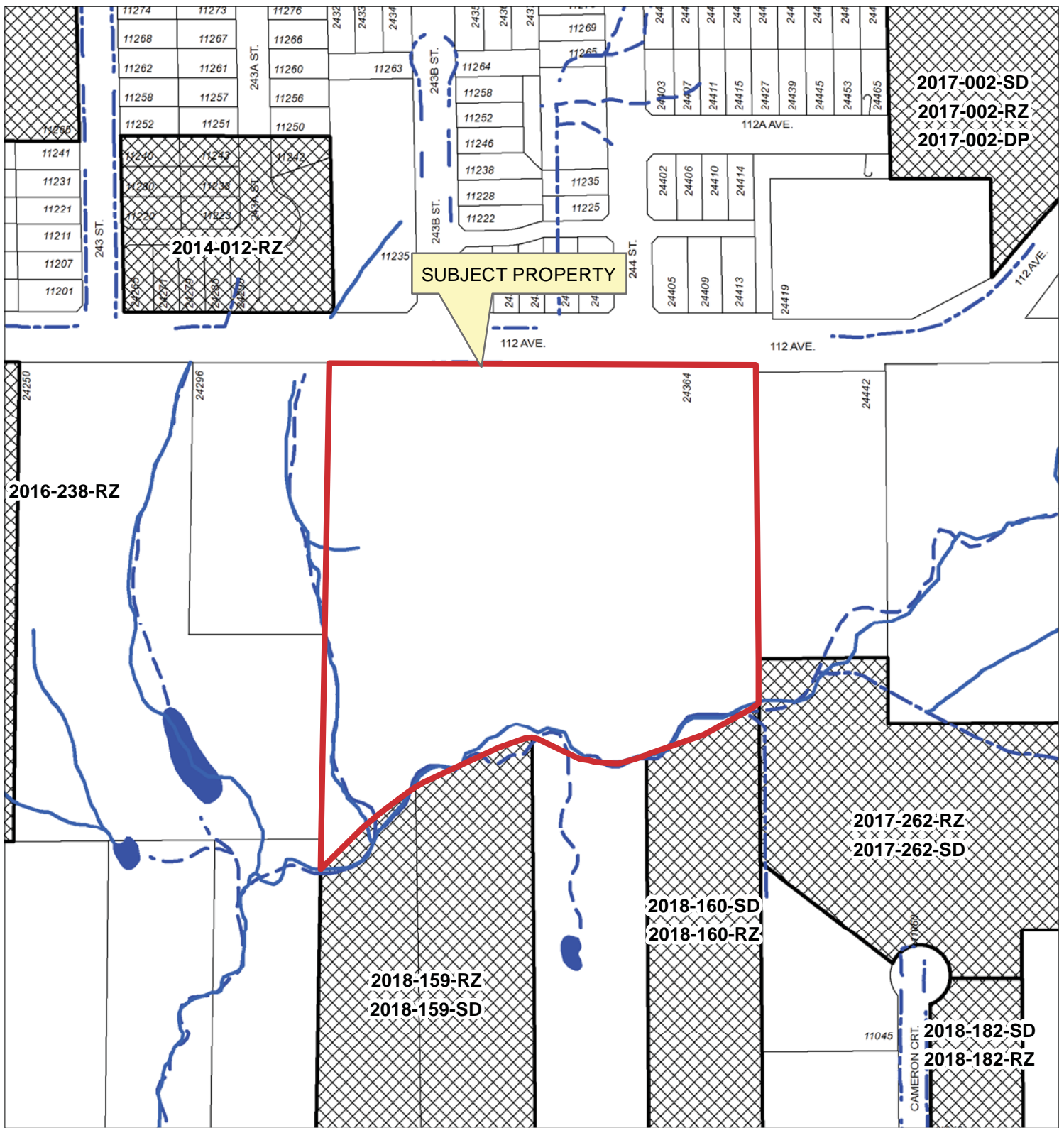
Approved by: Frank Quinn, MBA, P.Eng
GM Public Works & Development Services

“Original signed by Kelly Swift” for

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – OCP Amending Bylaw No. 7488-2018
Appendix D – Zone Amending Bylaw No. 7399-2017
Appendix E – Site Plan



24364 112 AVENUE

PLANNING DEPARTMENT

MAPLE RIDGE

British Columbia

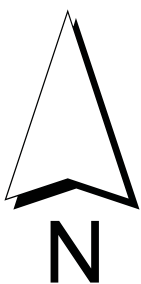
mapleridge.ca

FILE: 2017-434-RZ
DATE: Aug 30, 2018

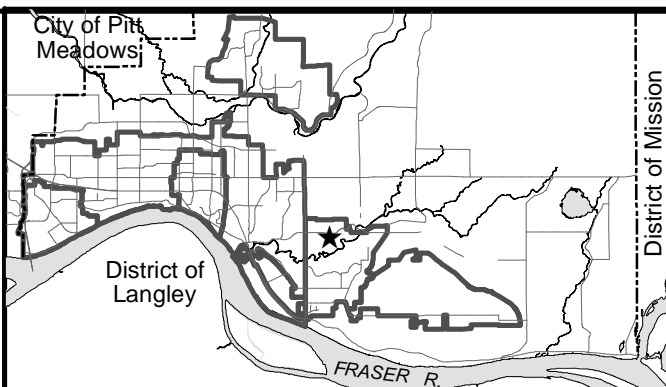
BY: LP



Aerial Imagery from the Spring of 2016



Scale: 1:2,500



24364 112 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-434-RZ
DATE: Sep 28, 2017

BY: PC

**CITY OF MAPLE RIDGE
BYLAW NO. 7488-2018**

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

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

AND WHEREAS it is deemed expedient to amend Schedules "B" & "C" to the Official Community Plan;

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7488-2018"
2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Lot A, Section 10, Township 12, New Westminister District Plan 7408

and outlined in heavy black line on Map No. 980, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated/amended as shown.

3. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Lot A, Section 10, Township 12, New Westminister District Plan 7408

and outlined in heavy black line on Map No. 981, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding and removing Conservation.

4. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is hereby amended accordingly.

READ a first time the 18th day of September, 2018.

READ a second time 18th day of September, 2018.

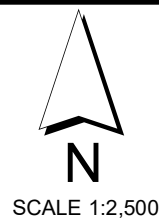
PUBLIC HEARING held the day of , 20

READ a third time the _____ day of _____, 20_____

ADOPTED, the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER



A Bylaw to amend Map "A" forming part of Zoning Bylaw No. 3510 - 1985 as amended

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

3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 14th day of November, 2017.

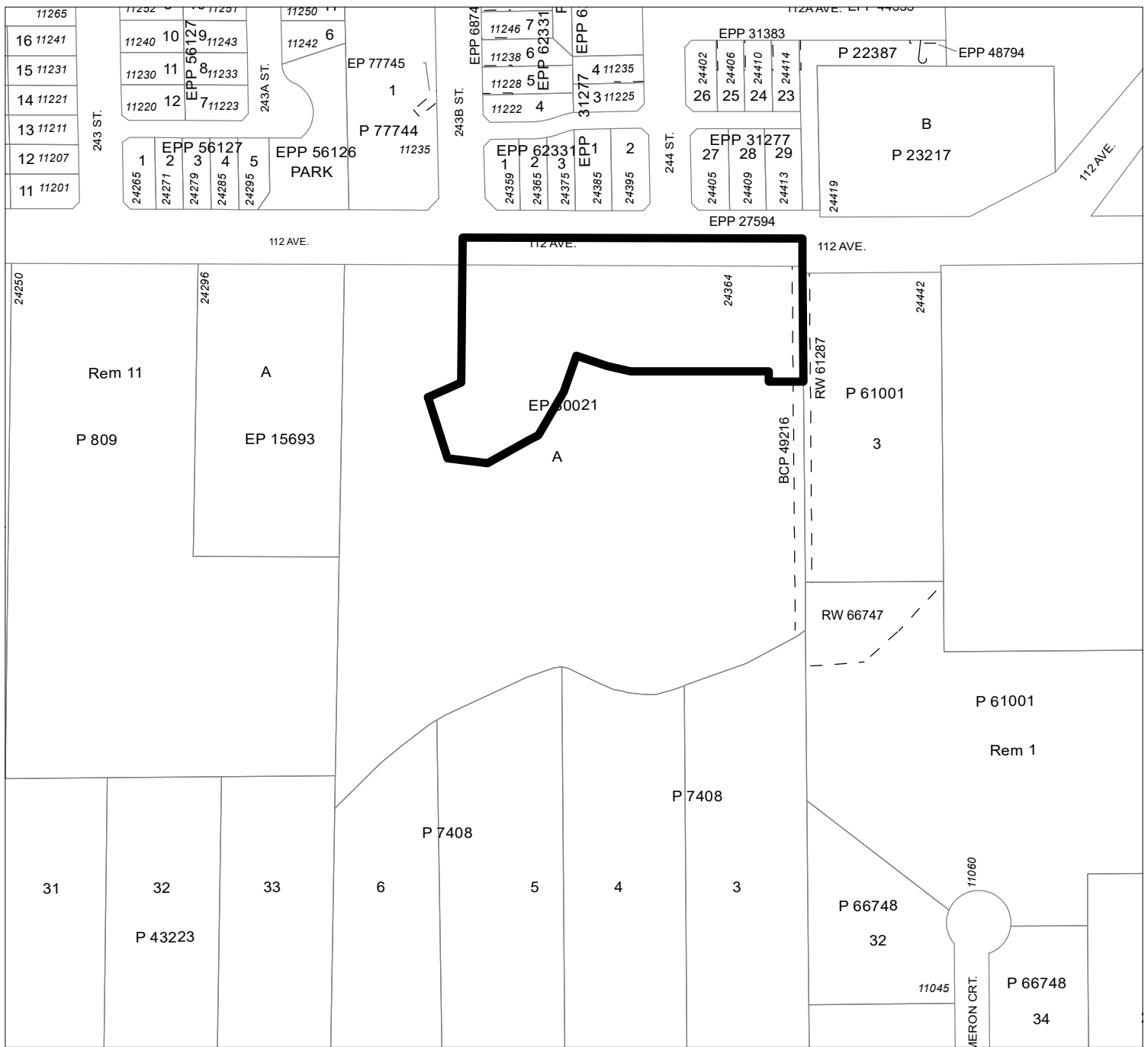
READ a second time the 18th day of September, 2018.

PUBLIC HEARING held the day of , 20

READ a third time the _____ day of _____, 20_____

ADOPTED the day of , 20

CORPORATE OFFICER



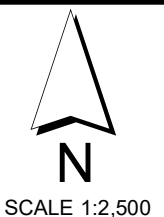
MAPLE RIDGE ZONE AMENDING

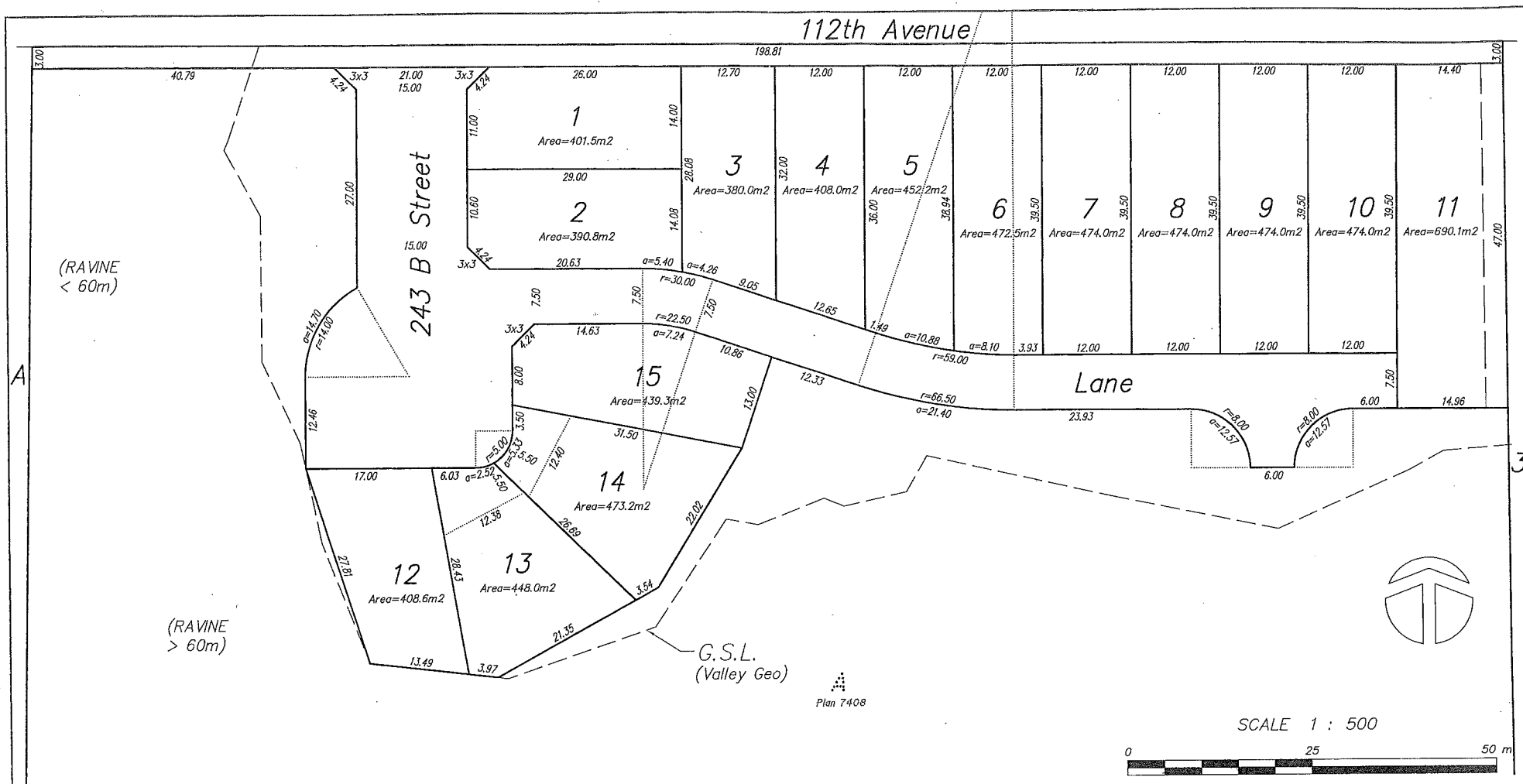
Bylaw No. 7399-2017

Map No. 1736

From: RS-3 (One Family Rural Residential)

To: RS-1b (One Family Urban (Medium Density) Residential)





Terra Pacific

Land Surveying Ltd
22371 St. Anne Avenue, Maple Ridge, BC
Phone: 604-463-2509 Fax: 604-463-4501

Drawing Title:

Sketch Plan Of Proposed 15 Lot Subdivision

Project:

*24364 112th Avenue
Maple Ridge, BC*

Notes:

R-1 Zoning
D.V.P. 6.0m rear yards Lots 12-15

Paper Size: 11" x 17"

Date: January 3, 2018

File: MR16-454sk_SUB_rev2

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2016-176-RZ
File Manager: Adam Rieu

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

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

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

Additional reports provided:

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Zone Amending Bylaw No. 7259-2016
23710 133 Avenue

MEETING DATE: September 18, 2018
FILE NO: 2016-176-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 23710 133 Avenue, from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential), to permit the future development of 16 townhouse units. Council granted first reading to Zone Amending Bylaw No. 7259-2016 on July 26, 2016.

Pursuant to Council policy, this application is subject to the Community Amenity Contribution Program at a rate of \$4,100.00 per townhouse dwelling unit, for an estimated amount of \$65,600.00.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7259-2016 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Registration of a Restrictive Covenant for the Geotechnical Report, which addresses the suitability of the subject property for the proposed development;
 - iii) Registration of a Restrictive Covenant for Visitor Parking;
 - iv) Registration of a Restrictive Covenant for Stormwater Management;
 - v) Registration of a Restrictive Covenant for a private Sanitary Pump;
 - vi) Notification to the Department of Fisheries and Oceans and the Ministry of Environment for in-stream works on the site;
 - vii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and

- viii) That a voluntary contribution be provided in keeping with the Council Policy 6.31 with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Brookside Properties Ltd.
Legal Description:	Lot 4 Section 28 Township 12 New Westminster District Plan EPP73927
OCP:	
Existing:	Medium/High Density Residential
Zoning:	
Existing:	RS-3 (One Family Rural Residential) and
Proposed:	RM-1 (Townhouse Residential)
Surrounding Uses:	
North:	Use: Single Family Residential Zone: CD-1-93 (Amenity Residential District) Designation: Medium/High Density Residential
South:	Use: Park Zone: RS-1b (One Family Urban (Medium Density) Residential) Designation: Conservation
East:	Use: Park Zone: P-1 (Park and School) Designation: Neighbourhood Park, Conservation, Medium/High Density Residential
West:	Use: Multi-Family Residential Zone: RM-1 (Townhouse Residential) Designation: Medium/High Density Residential
Existing Use of Property:	Single Family Residential
Proposed Use of Property:	Multi-Family Residential
Site Area:	0.34 ha (0.84 acres)
Access:	133 Avenue
Servicing requirement:	Urban Standard

2) Project Description:

The subject property is 0.34 ha (0.84 acres) in area, and is bound by single family and multi-family lots to the west, single family lots to the north, Maple Ridge Park Creek to the south, and Cedar Park to the east (see Appendices A and B). Large boulders and rocky outcrops have been identified throughout the property, with a significant feature located along the northeast boundary of the site. There was a recently approved rezoning and subdivision application directly south of the watercourse (application 2016-175-RZ/SD) for the creation of three single family lots. The subject property was originally part of the larger parent parcel that was recently subdivided, creating the aforementioned three single family lots. The area around Maple Ridge Park Creek was also dedicated to the City as part of the same development.

The applicant is proposing a townhouse development consisting of 16 units. Access to the townhouse site will be from 133 Avenue. All units are proposed to have double-car garages. A common activity area is proposed along the eastern property boundary. Retaining walls are proposed along the western property boundary to mitigate the grade changes on site. The architectural aesthetics of the proposed development utilize both traditional and modern elements, to include a gable roof form, as well as contemporary details of clean straight building lines, neutral colours and large windows.

3) Planning Analysis:

i) Official Community Plan:

The subject property is located within the Silver Valley Area Plan, just outside the River Village. The Official Community Plan (OCP) designation for the subject property is *Medium/High Density Residential*, which allows both single family and multi-family housing forms. Densities of 30-50 units per hectare are encouraged for the River Village area and may include attached as well as detached fee-simple housing. The proposed RM-1 (Townhouse Residential) development, at 16 units per 0.34 hectare, is approximately 47 units per hectare, and therefore complies with the *Medium/High Density Residential* designation within the Silver Valley Area Plan.

Design features of the Silver Valley Area Plan include concentrating higher density residential development into the Hamlets and the River Village. These areas were planned to be within walking distance of commercial uses. Residential densities outside of these core areas were reduced overall, through clustering or retention of larger lots, to retain significant natural amenities and protect view corridors. The subject property is situated on the peripheries of River Village, but maintains the higher density found within the River Village. As per the 'Design Guidelines for Residential Developments' within the Silver Valley Area Plan, "*The form and character of townhousing developments should be compatible with neighbouring residential scale and should reflect the design variety of its context.*"

ii) Zoning Bylaw:

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RM-1 (Townhouse Residential) (see Appendix C) to permit the future development of approximately 16 townhouse units (see Appendix D).

The maximum allowable density of the RM-1 (Townhouse Residential) zone is a floor space ratio of 0.6 times the net lot area, excluding a maximum of 50 m² of habitable basement area per unit. This development is proposing a floor space ratio of 0.6, so it complies with the allowable maximum density.

A preliminary review of the plans indicates that the proposal generally complies with the *Zoning Bylaw* and the *Subdivision and Development Services Bylaw*; however, variances will be requested, as discussed below.

iii) Proposed Variances:

A Development Variance Permit application has been received for this project and involves the following relaxations (see Appendix D):

1. To reduce the minimum front yard setback from 7.5 m (25 ft.) to 6.0 m (20 ft.) to the principal building face.
2. To reduce the minimum rear yard setback for Block 3 from 7.5 m (25 ft.) to 4.0 m (13 ft.).
3. To increase the maximum building height for Blocks 1-4 from 11 m (36 ft.) to 12.21 m (40 ft.) at its highest point.
4. To reduce the minimum required Usable Open Space for Blocks 1, 2 and 3. Note that the shortfall in individual unit Useable Open Space is provided in Community Amenity Space. Overall the required amount of Community Amenity Space is 80 m² (861 ft²) and 112 m² (1,206 ft²) is being provided.

The requested variances to the RM-1 (Townhouse Residential) zone will be the subject of a future Council report.

iv) Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw* requires two parking spaces per unit and 0.2 spaces per unit to be provided as visitor parking spaces, requiring 36 spaces in total. The applicant is providing a total of 32 residential parking spaces and five visitor parking spaces, with one of them provided as accessible parking, for a total of 37 parking spaces. All units are proposed to be double-car garages.

v) Development Permits:

Pursuant to Section 8.7 of the OCP, a Multi-Family Development Permit application is required to ensure the current proposal enhances existing neighbourhoods with compatible housing styles that meet diverse needs, and minimize potential conflicts with neighbouring land uses.

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

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

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

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

Pursuant to Section 8.12 of the OCP, a Wildfire Protection Development Permit application is required for all development and subdivision activity or building permits for areas identified as wildfire risk areas, as identified on the Wildfire Development Permit Area map.

vi) Advisory Design Panel:

The Advisory Design Panel (ADP) reviewed the form and character of the proposed development and the landscaping plans (see Appendices E and F) at a meeting held on May 16, 2018.

Following presentations by the project Architect and Landscape Architect, the ADP made the following resolution that:

- *Make a connection from the proposed south pathway to the central drive aisle;*
- *Provide building, landscape and amenity lighting plans;*
- *Introduce alternative colour palettes and contrast for the buildings;*
- *Consider adding accent colours or features to enliven the facades;*
- *Consider the addition of master bedroom patios;*
- *ADP has consistently requested that vinyl material not be applied;*
- *Architecturally improve the end elevations of the buildings.*

The ADP concerns have been addressed and are reflected in the current plans. A detailed description of how these items were incorporated into the final design will be included in a future development permit report to Council.

vii) Development Information Meeting:

A Development Information Meeting was held at Yennadon Elementary on June 18, 2018. Five people attended the meeting. A summary of the main comments and discussions with the attendees was provided by the applicant and include the following main points:

- *Concern over the reduction to the front and rear yard setbacks;*
- *Maintain as much green space as possible*

The following were provided by the applicant in response to the issues raised by the public:

- *The reduced front and rear yard setbacks are requested due to the narrowness of the development site; as well, the reduced buildable land due to the conservation area around the watercourse to the south;*
- *The project has provided more outdoor amenity space than the bylaw requires; as well, a vegetated rain garden with landscaping is provided in the south west corner of the development site.*

4) Environmental Implications:

An Environmental Assessment, Arborist Report, and Geotechnical Report were provided as part of the development application. The north-eastern portion of the subject property is higher in elevation and slopes down towards the south-west. Vegetation on the subject property is mainly comprised of mixed forest that remains relatively undisturbed. Large boulders and rocky outcrops have been identified throughout the property, with one significant large boulder identified along the northeast boundary of the site. The boulder feature will be retained, as this is the proposed location of the Common Activity Area (see Appendix F). As mentioned above, the watercourse to the south of the subject property, Maple Ridge Park Creek, was dedicated to the City of Maple Ridge as part of the recently approved southern development. The applicant has proposed to outfall their stormwater from the development into Maple Ridge Park Creek, and as such, an appropriate design has been provided for the stormwater outfall channel.

5) Interdepartmental Implications:

i) Engineering Department:

The existing road on 133 Avenue has already been constructed to a collector road standard, with no further widening required. There is an existing sanitary sewer that services the subject property; however, due to topography, the applicant is proposing a private sanitary pump. The existing asphalt sidewalk across the frontage of the subject property is required to be replaced with a separated concrete sidewalk, to connect to the existing concrete sidewalk on the east side of Cedar Park. Street trees are required across the property frontage. A new water service will also be required at the Building Permit stage.

ii) Parks & Leisure Services Department:

A pedestrian trail, on the north side of Maple Ridge Park Creek, will be provided as part of the recently approved southern development. The area around Maple Ridge Park Creek, to the south of the subject property, was dedicated as Park as part of the recently approved rezoning application to the south.

iii) Fire Department:

The Fire Department has identified that all onsite carriageways must be a minimum width of 6 m and rated to their specifications, which were provided to the developer. Signage indicating that the lanes are fire lanes and that no parking is permitted within the lanes is required. A unit directional addressing sign, which is visible in all weather conditions, is to be permanently mounted at the main entrance.

6) External Agency:

i) School District No. 42 Comments:

A referral was sent to School District No. 42, and they provided the following information:

"The proposed application would affect the student population for the catchment areas currently served by Yennadon Elementary and Garibaldi Secondary School.

Yennadon Elementary has an operating capacity of 635 students. For the 2017-18 school year the student enrolment at Yennadon Elementary is 571 students (91% utilization) including 130 students from out of catchment.

Garibaldi Secondary School has an operating capacity of 1,050 students. For the 2017-18 school year the student enrolment at Garibaldi Secondary School is 748 students (71% utilization) including 258 students from out of catchment."

7) Citizen/Customer Implications:

A Development Information Meeting was held on June 18, 2018. The results of the concerns expressed at that meeting are discussed above. The Public Hearing will provide an additional opportunity for citizens to express their concern or support of the development.

CONCLUSION:

It is recommended that second reading be given to Zone Amending Bylaw No. 7259-2016 and that application 2016-176-RZ be forwarded to Public Hearing.

“Original signed by Adam Rieu”

Prepared by: Adam Rieu
Planning Technician

“Original signed by Christine Carter”

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

“Original signed by Christine Carter” for

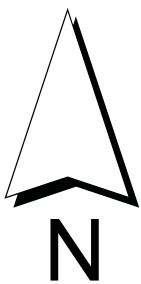
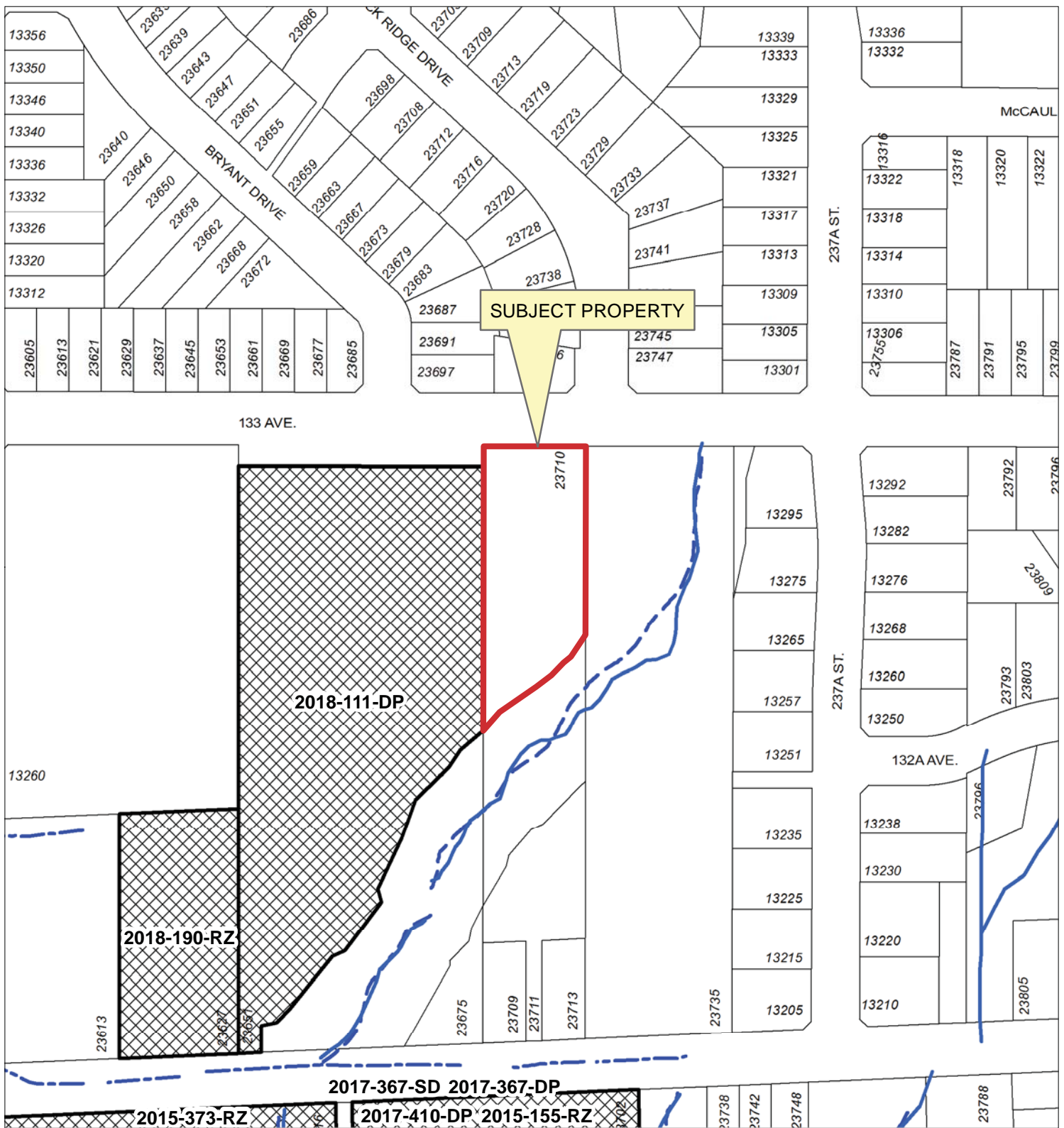
Approved by: Frank Quinn, MBA, P.Eng
GM: Public Works & Development Services

“Original signed by Kelly Swift” for

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7259-2016
- Appendix D – Site Plan
- Appendix E – Building Elevation Plans
- Appendix F – Landscape Plan



Scale: 1:2,000

Legend

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

23710 133 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

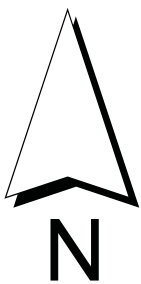
mapleridge.ca

FILE: 2016-176-RZ
DATE: Jul 10, 2018

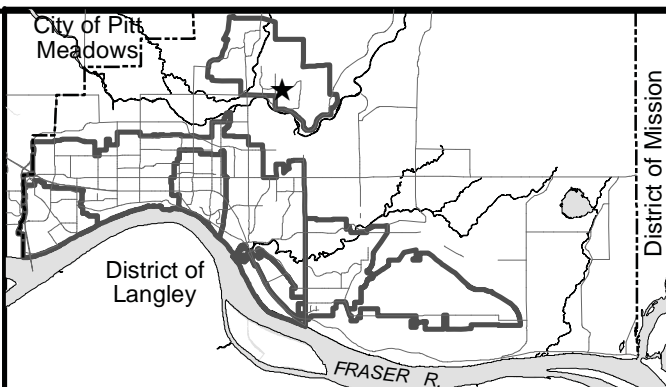
BY: LP



Aerial Imagery from the Spring of 2016



Scale: 1:2,000



23710 133 AVENUE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2016-176-RZ
DATE: Jul 10, 2018

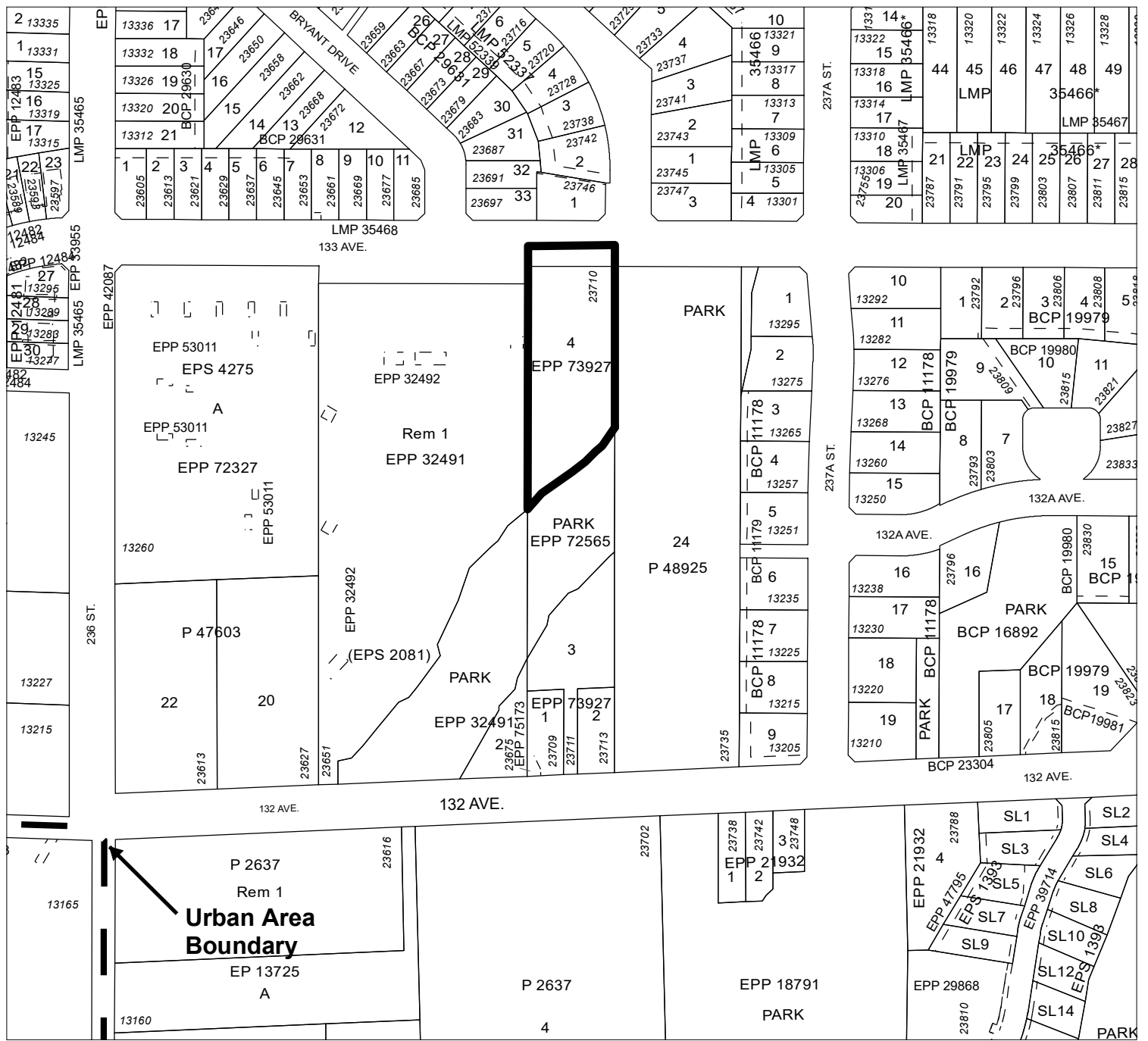
BY: LP

BYLAW NO. 7259-2016

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

ADOPTED, the day of , 20

CORPORATE OFFICER

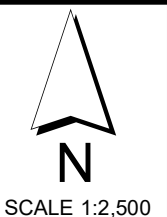


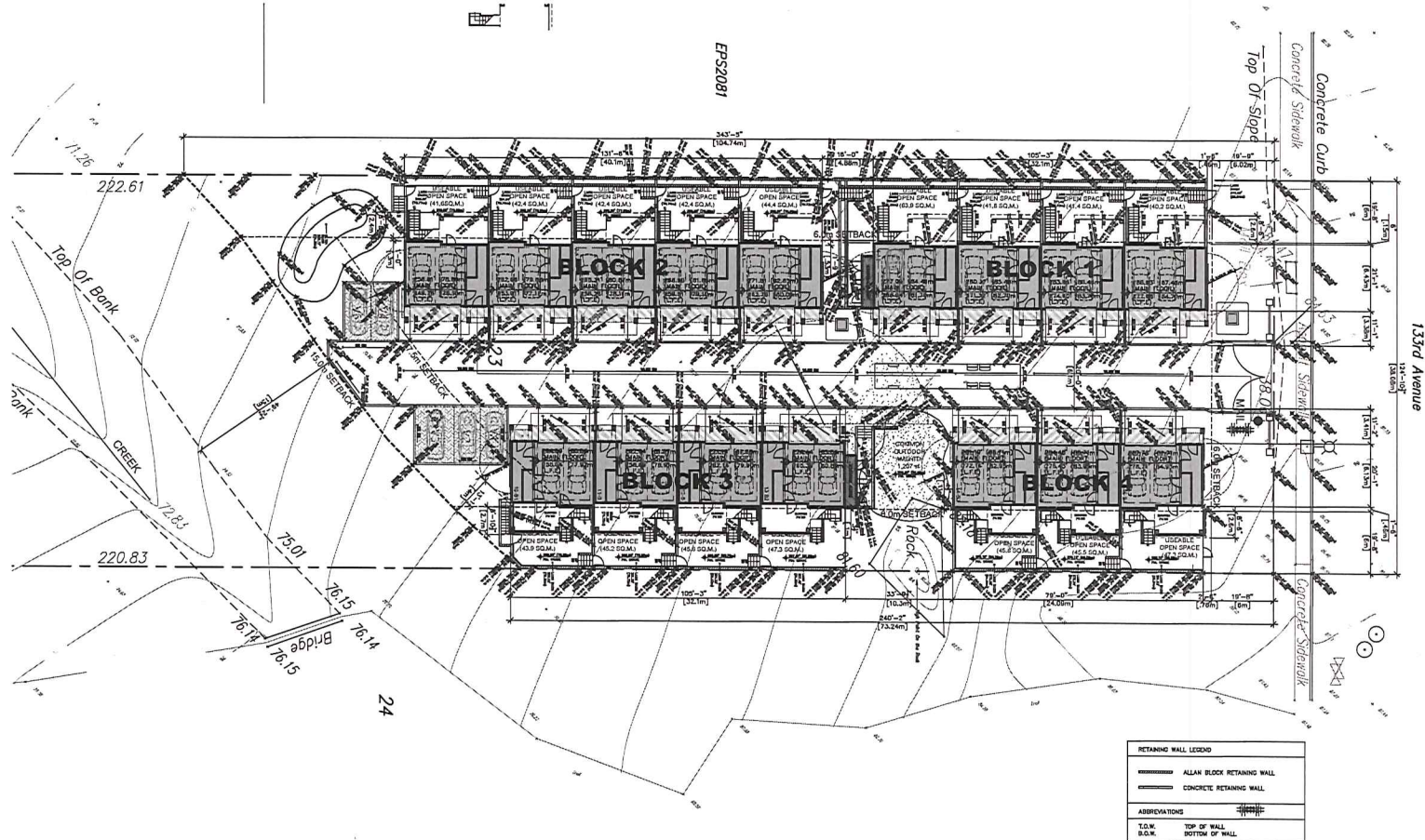
MAPLE RIDGE ZONE AMENDING

Bylaw No. 7259-2016
Map No. 1683
From: RS-3 (One Family Rural Residential)
To: RM-1 (Townhouse Residential)



-- Urban Area Boundary





23711 132 AVENUE

23711 132 AVENUE, MAPLE RIDGE, B.C.

ATELIER PACIFIC ARCHITECTURE INC.
APRIL 23, 2018

Proposed Townhouse Development

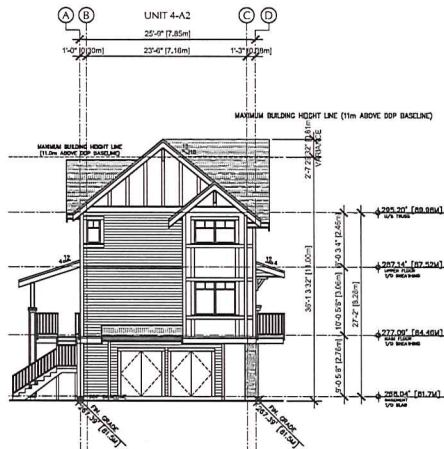


PROJECT
NORTH

DP 1.0

SITE PLAN

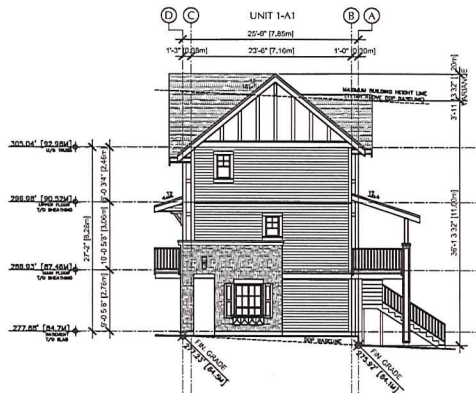
SCALE: 1:200



BLOCK 1
SIDE ELEVATION (UNIT 4-A1)
SCALE: 1:100



BLOCK 1
FRONT ELEVATION
SCALE: 1:100



BLOCK 1
SIDE ELEVATION (UNIT 1-A2)
SCALE: 1:100



BLOCK 1
REAR ELEVATION
SCALE: 1:100

MATERIALS LEGEND	
○	ASPHALT SHINGLE ROOFING
○	PAINTED WOOD FASCIAS
○	ALUMINUM RIVE, PROFILED METAL CUTTER
○	PAINTED FIBER REINFORCED CEMENT HORIZONTAL LAP SIDING
○	PAINTED FIBER REINFORCED CEMENT VERTICAL BOARD AND BATTEN
○	PAINTED FIBER REINFORCED CEMENT RAILING
○	PAINTED FIBER REINFORCED CEMENT TRUSS
○	PAINTED WOOD POSTS, BEAMS
○	CULTURED STONE VENEER
○	VINYL WINDOWS
○	PAINTED / STAINED FIBERGLASS ENTRY DOOR
○	SECTIONAL GARAGE DOOR
○	SLEEPING DOOR
○	REAR FIBERGLASS DOOR
○	PAINTED ALUMINUM RAILING / GUARDRAIL

23711 132 AVENUE

23711 132 AVENUE, MAPLE RIDGE, B.C.

ATELIER PACIFIC ARCHITECTURE INC.
MAY 31, 2018

Proposed Townhouse Development



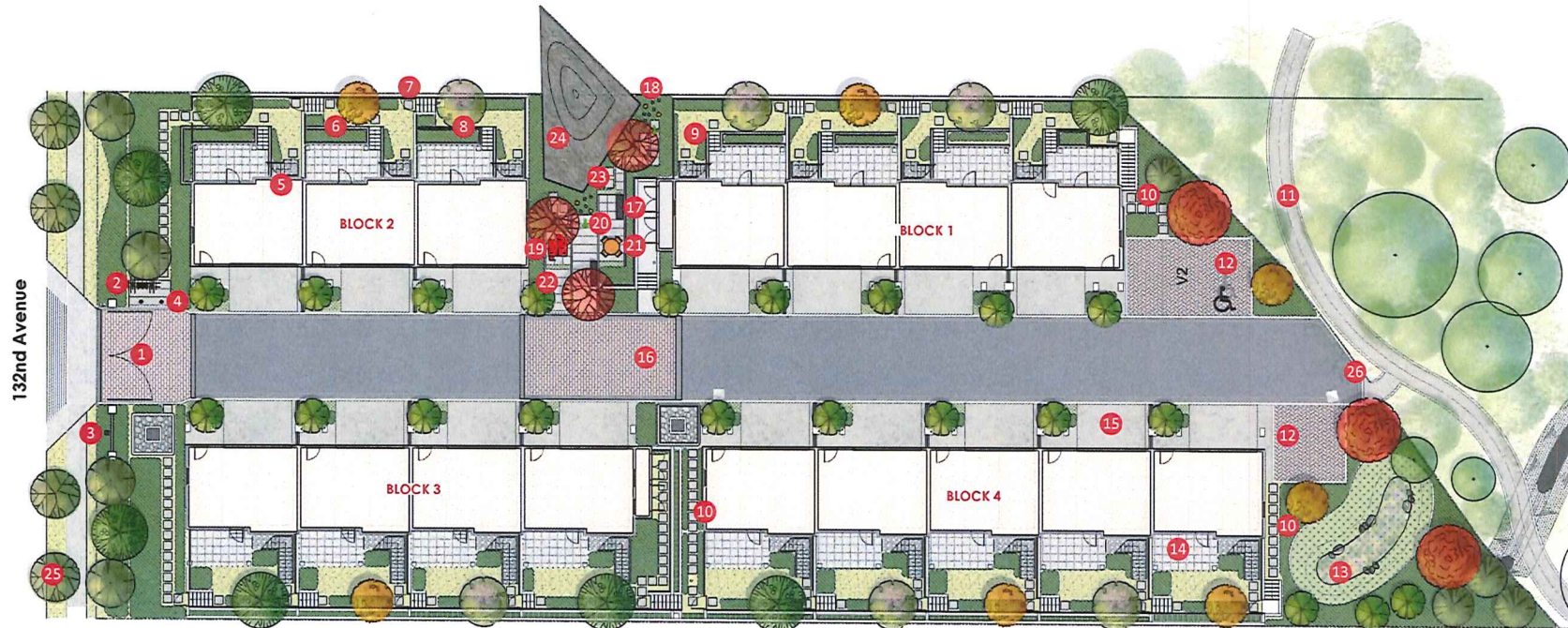
DP 3.1

BLOCK 1
ELEVATIONS
(A2-A-A-A1)

SCALE: 1:100

23711 132ND STREET

MAPLE RIDGE, BRITISH COLUMBIA



LEGEND

- | | | | |
|--|--|--|--|
| 1 Stamped Concrete | 7 Concrete Retaining Wall and Cedar Fence - Typ. | 13 Vegetated Rain Garden/ Detention Area | 20 Flower Talk Tube |
| 2 Mail Kiosk | 8 Railing | 14 Hydrapressed Slabs under Deck - Typ. | 21 Table and Chairs by Owners |
| 3 Entrance Signage & Landscape Lighting - Typ | 9 Stairs with Railings - Typ. | 15 Driveway - Typ. | 22 Concrete with Score Cut Pattern |
| 4 Bollard Lighting - Typ. | 10 Maintenance Path - Typ. | 16 Stamped Concrete | 23 Stepping Stone - Typ. |
| 5 River Rock under Stairs Leading to Deck - Typ. | 11 Off-site Trail Connection to Park | 17 Basalt Block Bench | 24 Exposed Rock Face/ Natural Feature |
| 6 Concrete Retaining Wall - Typ. | 12 Visitor Parking/ Permeable Pavers | 18 Stepping Logs - Typ. | 25 Off-site Trees to be Coordinated with City of Maple Ridge |
| | | 19 Kompan Red House | 26 Public trail connection |

SITE PLAN

DP2016-36 — June 18, 2018

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2017-271-RZ
File Manager: Chee Chan

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

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

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

Additional reports provided:

Arborist Report by BC Plant Health Care Inc., revised July 31, 2018

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Second Reading
Zone Amending Bylaw No. 7361-2017
11970 Glenhurst Street

MEETING DATE: September 18, 2018
FILE NO: 2017-271-RZ
MEETING: Council

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property located at 11970 Glenhurst Street from RS-3 (One Family Rural Residential) to RT-1 (Two Family Urban Residential), to permit the future construction of a duplex. Council granted first reading to Zone Amending Bylaw No. 7361-2017 on October 10, 2017.

One of the two duplex dwelling units is subject to a \$4,100 charge as part of the Community Amenity Contribution (CAC) Program Policy 6.31, as updated December 12, 2017.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7361-2017 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Registration of a Rezoning Servicing Agreement as a Restrictive Covenant and receipt of the deposit of a security, as outlined in the Agreement;
 - ii) Road dedication on Glenhurst Street as required;
 - iii) Registration of a Restrictive Covenant for Duplex Design;
 - iv) Registration of a Restrictive Covenant for On-Site Stormwater Management;
 - v) Removal of existing building/s;
 - vi) Notification to the Ministry of Environment for ditch infill works, if required;
 - vii) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject property. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site; and
 - viii) That a voluntary contribution, in the amount of \$4,100 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Silver Valley Homes Limited, Gordon W. Knuttila
Legal Description:	Lot 21, Section 16, Township 12, New Westminster District Plan 18232
OCP:	
Existing:	Urban Residential
Proposed:	No change
Zoning:	
Existing:	RS-3 (One Family Rural Residential)
Proposed:	RT-1 (Two Family Urban Residential)
Surrounding Uses:	
North:	Use: Single family dwelling Zone: RS-3 (One Family Rural Residential) Designation: Urban Residential
South:	Use: Single family dwelling Zone: RS-3 (One Family Rural Residential) Designation: Urban Residential
East:	Use: Single family dwelling Zone: R-1 (Residential District) Designation: Urban Residential
West:	Use: Single family dwelling Zone: RS-1 (One Family Urban Residential) Designation: Urban Residential
Existing Use of Property:	Single family dwelling
Proposed Use of Property:	Duplex
Site Area:	0.109 ha (0.269 acres)
Access:	Glenhurst Street
Servicing requirement:	Urban Standard

2) Project Description:

The current application proposes to rezone the subject property from RS-3 (One Family Rural Residential) to RT-1 (Two Family Urban Residential), to permit the development of a duplex. The subject property, located at 11970 Glenhurst Street, is a rectangular shaped lot that is 1,090 m² (0.269 acres) in size. The subject property and surrounding lots are characterized by single family dwellings of one to two storeys in height. The existing house on the property will require removal as part of the rezoning approval. The subject property is relatively flat with a few trees spread across the lot (see Appendix A and B).

3) Planning Analysis:

i) Official Community Plan:

The subject property is designated *Urban Residential – Neighbourhood Residential*. The following OCP policies apply to the current application:

Policy 3-1 encourages growth within the Urban Area Boundary (UAB) and to accommodate growth through infill by promoting a mix of housing types and tenures.

Policy 3-19 Neighbourhood Residential Infill, and 3-21 Compatibility Criteria. They require development to be compatible with the surrounding neighbourhood with regards to size, scale, massing and architectural elements. They also require development to reinforce the physical patterns and characteristics of established neighbourhoods, with particular attention to setbacks and lot configuration with the existing pattern of development in the area.

Policy 3-19 supports a change in unit type and specifically cites duplexes as well as triplexes as compatible.

The proposed rezoning to RT-1 (Two Family Urban Residential) is in conformance with the *Urban Residential – Neighbourhood Residential* designation and OCP policies listed above.

ii) Housing Action Plan

The Housing Action Plan was endorsed in 2014, and includes a number of goals and principles aimed at providing safe, affordable and appropriate housing for the community. Specific goals in support of duplex housing include: “To improve housing choice for all current and future households”. Strategy #1 Housing Action Plan relates to housing mix and innovation and reads “support the development of a mix of housing forms”. The current application for a duplex development aligns with the intent of the Housing Action Plan.

iii) Zoning Bylaw:

The current application proposes to rezone the subject property at 11970 Glenhurst Street from RS-3 (One Family Rural Residential) to RT-1 (Two Family Urban Residential) to permit the development of a duplex (see Appendix C). The minimum lot size for the current RS-3 (One Family Rural Residential) zone is 8,000 m², and the minimum lot size for the proposed RT-1 (Two Family Urban Residential) zone is 891 m². Therefore, the subject property’s size, 1,090 m², meets the existing RT-1 zone’s lot size requirement. It is also larger than several in-stream RT-1 zone amending bylaw applications that would further reduce the minimum lot size to 750 m².

The subject property’s dimensions, after road dedication, will be 21.3 m wide and 49.5 m deep. The current minimum dimensions for the RT-1 zone are 22 m by 30 m respectively. The subject property is sufficiently deep, but approximately 70 cm less than the required lot width. However, this shortfall is minimal and does not have any impact on the proposed duplex building. Furthermore, several in-stream RT-1 zone amending bylaw applications, which are nearing completion, propose to reduce the lot width requirement to 20 m. In this case, the current application would comply with the future requirements of an amended RT-1 zone. For these reasons, no variance is requested regarding the minimum lot width in this application.

The current application does not require any other variances either from the RT-1 zone’s current requirements.

iv) Off Street Parking And Loading Bylaw:

The current application proposes two off street parking spaces inside the garage of each unit for a total of four off street parking spaces. This conforms with the requirements of the City's *Off Street Parking and Loading Bylaw 4350-1990*. All off street parking spaces can be accessed from a common access driveway from Glenhurst Street.

v) Development Permits:

A Development Permit is not required for this rezoning, as a duplex is exempt from the Development Permit Area Guidelines. However, a Section 219 Restrictive Covenant will be required to regulate the form and character of the duplex (see Appendices D and E). The RT-1 (Two Family Urban Residential) zone does not permit secondary suites, and this restriction will be included in the restrictive covenant.

vi) Advisory Design Panel:

A Form and Character Development Permit is not required because this is a duplex project; therefore, this application does not need to be reviewed by the Advisory Design Panel.

vii) Development Information Meeting:

A Development Information Meeting is not required for this application because it is in compliance with the OCP and is proposing less than 5 dwelling units.

4) Interdepartmental Implications:

i) Engineering Department:

New concrete curb, gutter, asphalt widening and ditch enclosure are required across the property frontage. A sidewalk, street trees and street lighting would also normally be required across the property frontage. However, as the stormwater ditch in front of the property, despite being enclosed, will remain to convey stormwater drainage, cash in lieu of construction will be taken. A new storm sewer must be constructed across the property frontage because it does not currently exist.

The applicant must confirm whether the enclosure of the ditch has received the approval from the proper agencies if notification is required. Finally, road dedication of approximately 1.5 m is required off the property frontage along Glenhurst Street.

A Rezoning Servicing Agreement detailing these upgrades must be completed and registered as a restrictive covenant on title as a condition of final reading.

ii) Building Department:

This project's stormwater management plan must conform with the City's 3-tier stormwater management requirements. Registration on title of a restrictive covenant of an approved Stormwater Management Plan will be required as a condition of final reading.

CONCLUSION:

The development proposal is in compliance with the OCP. It has been reviewed by internal departments and found to be in conformance with relevant policies and bylaws. Therefore, it is recommended that Council grant second reading be given to Zone Amending Bylaw No. 7361-2017, and that application 2017-271-RZ be forwarded to Public Hearing.

“Original signed by Chee Chan”

Prepared by: Chee Chan, MCIP, RPP, BSc
Planner 1

“Original signed by Christine Carter”

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

“Original signed by Christine Carter” for

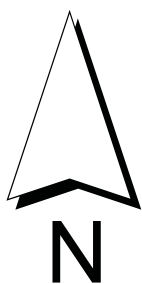
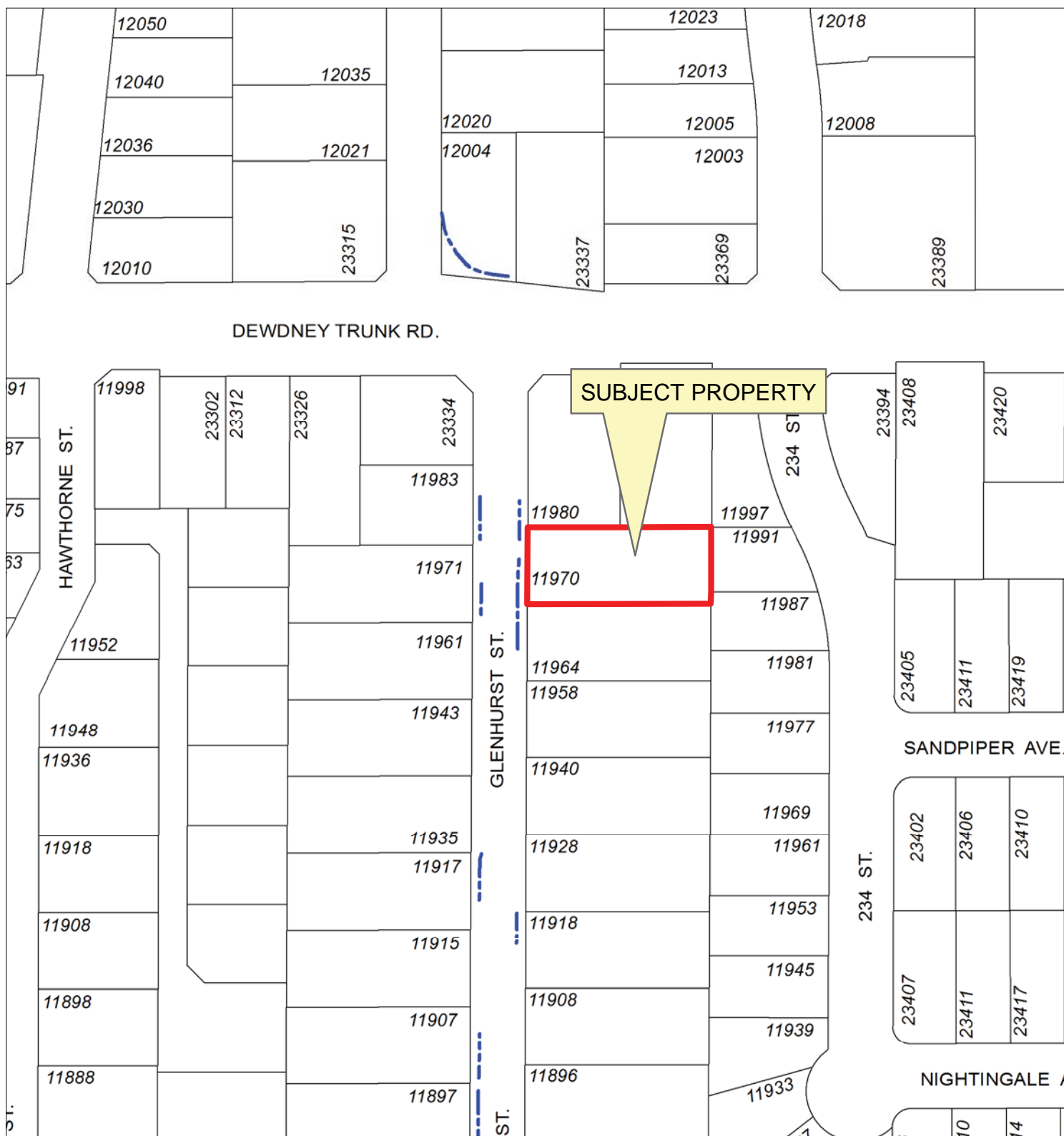
Approved by: Frank Quinn, MBA, P.Eng
GM Public Works & Development Services

“Original signed by Kelly Swift” for

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7361-2017
- Appendix D – Site Plan
- Appendix E – Building Elevation Plans



Scale: 1:1,500

Legend

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

11970 Glenhurst Street

PLANNING DEPARTMENT



MAPLE RIDGE

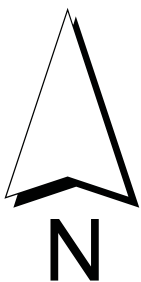
British Columbia

mapleridge.ca

2017-271-RZ

DATE: Jun 23, 2017

BY: JV



Scale: 1:1,500

Legend

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

11970 Glenhurst Street

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

2017-271-RZ

DATE: Jun 23, 2017

BY: JV

BYLAW NO. 7361-2017

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw No. 7361-2017."

Lot 21 Section 16 Township 12 New Westminster District Plan 18232

and outlined in heavy black line on Map No. 1722 a copy of which is attached hereto and forms part of this Bylaw, is hereby rezoned to RT-1 (Two Family Urban Residential).

3. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended and Map "A" attached thereto are hereby amended accordingly.

READ a first time the 10th day of October, 2017.

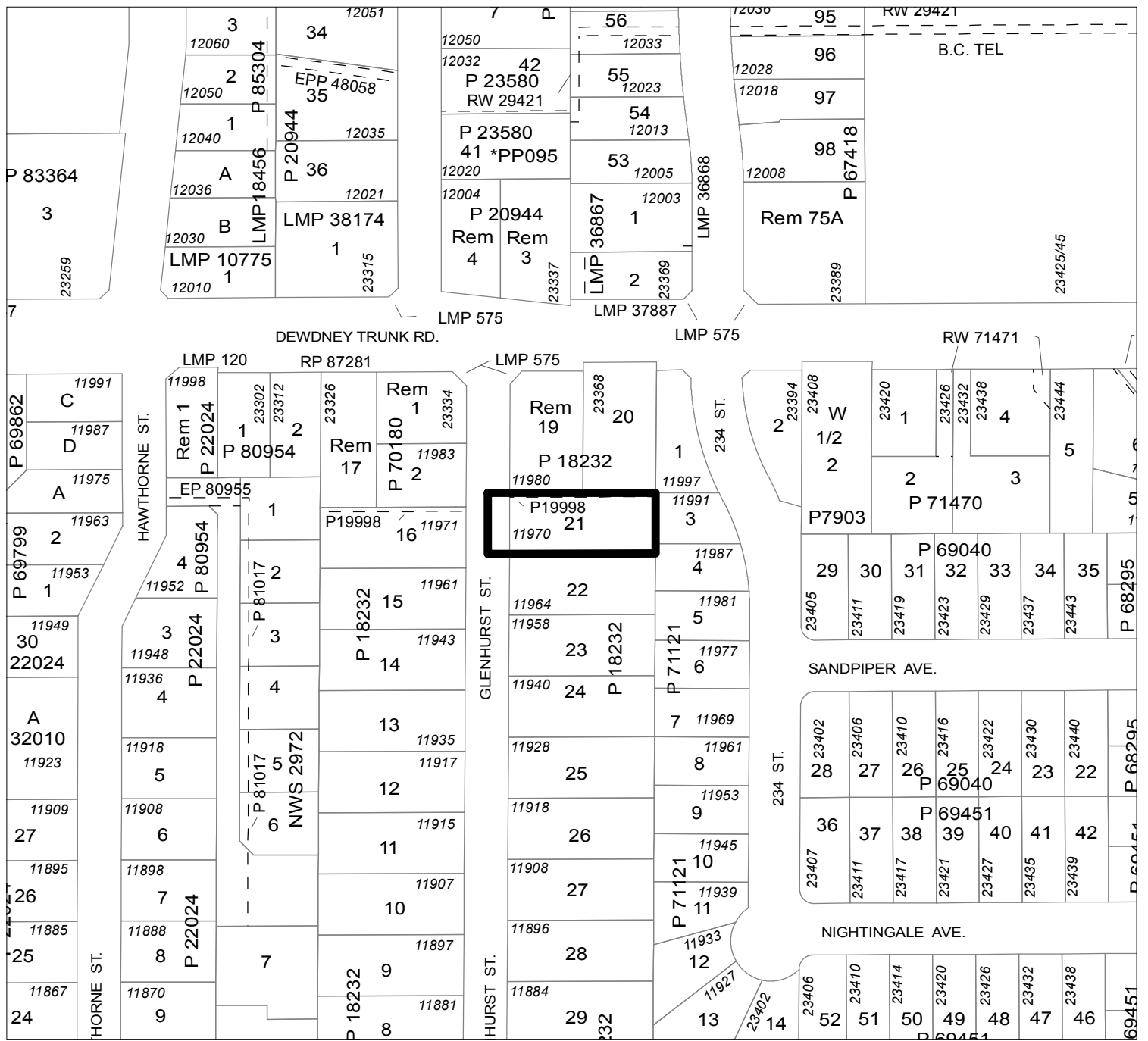
READ a second time the 18th day of September, 2018.

PUBLIC HEARING held the day of , 20

READ a third time the _____ day of _____, 20_____

ADOPTED, the day of , 20

CORPORATE OFFICER



MAPLE RIDGE ZONE AMENDING

Bylaw No. 7361-2017

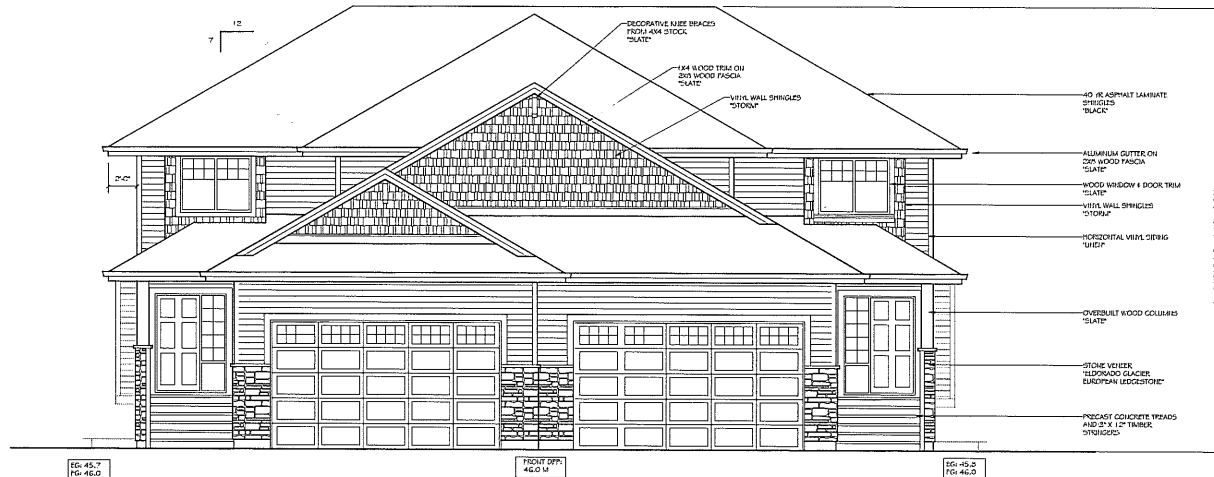
Map No. 1722

From: RS-3 (One Family Rural Residential)

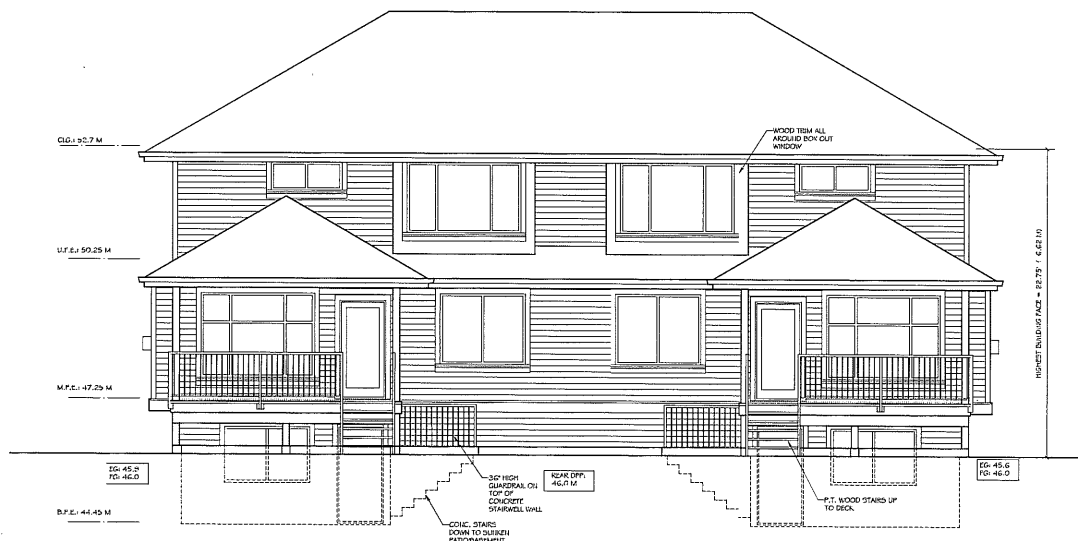
To: RT-1 (Two Family Urban Residential)



SCALE 1:2,000



WEST ELEVATION



EAST ELEVATION

EXTERIOR COLOUR SCHEDULE

40 YEAR FIBERGLAS LAMINATE ROOF SHINGLES:	"BLACK"
HORIZONTAL VINYL SIDING (INCLUDING CORNERS):	"WHITE"
VINYL WALL SHINGLES (GABLES):	"STORM"
VINYL WALL SHINGLES (BOX OUTS):	"STORM"
WOOD BASE & BELLY BOARDS:	"SLATE"
METAL FLASHINGS:	"BLACK"
WOOD FASCIAS:	"SLATE"
WINDOW & DOOR TRIMS, POSTS & DECORATIVE KNEE BRACES:	"SLATE"
ALUMINUM PICKET RAILINGS:	"BLACK"
VINYL WINDOW FRAMES (FRONT):	"BLACK"
VINYL WINDOW FRAMES (SIDES & REAR):	"WHITE"
ALUMINUM RUTTERS & DOWNSPOUTS:	"SLATE"
FRONT DOORS:	"SLATE"
REAR DOORS & FRENCH DOORS:	"WHITE"
GARAGE DOORS:	"SLATE"
STONE VENEER:	"ELDERADO GLACIER EUROPEAN LEDGESTONE"
ALUMINUM GUARDRAILS:	"BLACK"
ALUMINUM SOFFITS:	"WHITE"
WOOD FENCING & GATES:	"NATURAL"

REVISED: JUNE 28, 2018

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NO. 17-101 BY DATE
Heffelfinger

HEFFELFINGER DESIGNS LTD.
#200B 1180 Kingsway Avenue
Port Coquitlam, B.C. V3C 6N7
604-944-2188

PROPOSED
DUPLEX RESIDENCE
11970 GLENHURST STREET
MAPLE RIDGE, B.C.

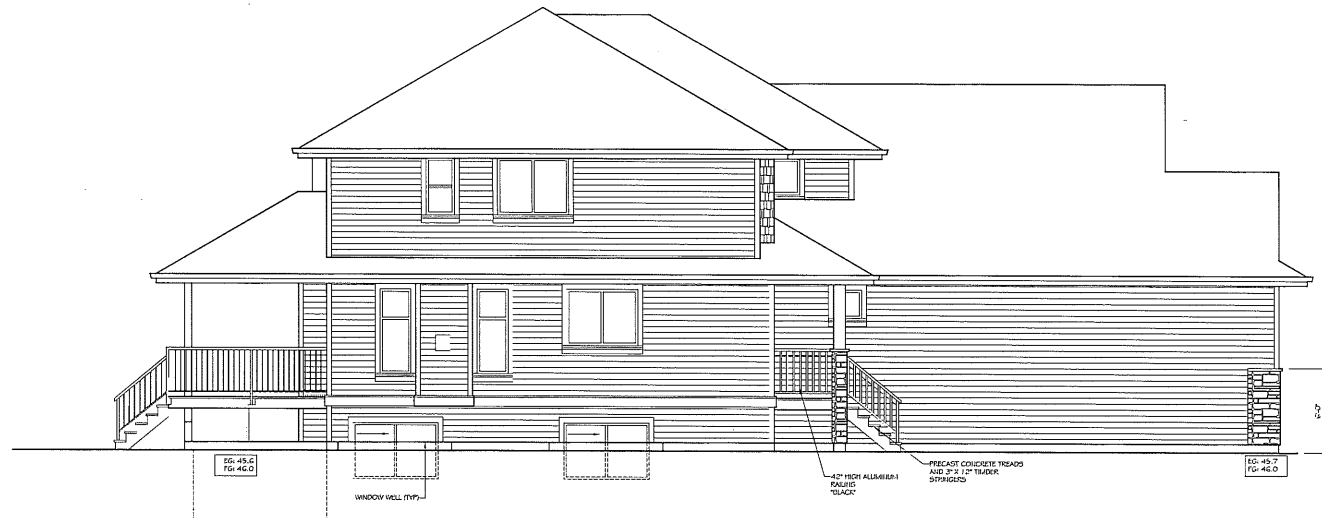
Drawing Title
ELEVATIONS

drawn by BH project no. 17-101
date drawn MAY 2017 sheet
scale 1/4" = 1'0"
sheet no. DP4

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DATE: _____ BY: _____

REVISIONS:



NORTH ELEVATION



SOUTH ELEVATION

REVISED: JUNE 28, 2018

HEFFELFINGER DESIGNS LTD.
 #200B 1180 Kingsway Avenue
 Port Coquitlam, B.C. V3C 6N7
 604-944-2188

PROPOSED
 DUPLEX RESIDENCE
 11970 GLENHURST STREET
 MAPLE RIDGE, B.C.

Drawing Title	
ELEVATIONS	
drawn by BH	project no. 17-101
date drawn MAY 2017	sheet DP5
scale 1/4" = 1'0"	
issue date	

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2017-320-RZ
File Manager: Chee Chan

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

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

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

Additional reports provided:

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
MEETING DATE: September 18, 2018
FILE NO: 2017-320-RZ
MEETING: Council
SUBJECT: Second Reading
Zone Amending Bylaw No. 7380-2017
12327 203 Street

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 12327 203 Street from RS-1 (One Family Urban Residential) to R-1 (Residential District), to permit a future subdivision of approximately 2 lots. Council granted first reading to Zone Amending Bylaw No. 7380-2017 on October 10, 2017. This application is in conformance with the Major Corridor Infill policies of the *Urban Residential* designation within the Official Community Plan

One of the two single-family lots is subject to a \$5,100 charge as part of the Community Amenity Contribution (CAC) Program Policy 6.31 as updated December 12, 2017.

RECOMMENDATIONS:

- 1) That Zone Amending Bylaw No. 7380-2017 be given second reading, and be forwarded to Public Hearing;
- 2) That the following terms and conditions be met prior to final reading:
 - i) Approval from the Ministry of Transportation and Infrastructure;
 - ii) Road dedication on 203 Street and 123 Avenue as required;
 - iii) Registration of a Restrictive Covenant for Stormwater Management;
 - iv) Removal of existing building/s;
 - v) In addition to the site profile, a disclosure statement must be submitted by a Professional Engineer advising whether there is any evidence of underground fuel storage tanks on the subject properties. If so, a Stage 1 Site Investigation Report is required to ensure that the subject property is not a contaminated site.
 - vi) That a voluntary contribution, in the amount of \$5,100 be provided in keeping with the Council Policy with regard to Community Amenity Contributions.

DISCUSSION:

1) Background Context:

Applicant:	Aplin & Martin Consultants, David Laird
Legal Description:	Lot 14, District Lot 263, Group 1, New Westminster District Plan 19098
OCP:	
Existing:	Urban Residential
Proposed:	No change
Zoning:	
Existing:	RS-1 (One Family Urban Residential)
Proposed:	R-1 (Residential District)
Surrounding Uses:	
North:	Use: Single family dwelling Zone: RS-1 Designation: Urban Residential
South:	Use: Single family dwelling Zone: RS-1 Designation: Urban Residential
East:	Use: Single family dwelling Zone: RS-1 Designation: Urban Residential
West:	Use: Single family dwelling Zone: RS-1 Designation: Urban Residential
Existing Use of Property:	Single family dwelling
Proposed Use of Property:	Two single family dwellings
Site Area:	916 m ² (0.226 acres)
Access:	123 Avenue
Servicing requirement:	Urban Standard
Companion Applications:	2017-320-SD

2) Project Description:

The subject property, located at 12327 203 Street, is a square shaped corner lot that is 916 m² (0.22 acres) in size (see Appendix A). The subject property and surrounding lots are characterized by low (i.e. one to two storey) single family dwellings in a well established residential neighbourhood (see Appendix B). The subject property is flat with a few trees on the lot, and a tall hedge around the property. A bike lane on 203 Street runs along the subject property's eastern edge.

The current application proposes to rezone the subject property from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit the subdivision and construction of two single family dwellings (see Appendix D).

3) Planning Analysis:

i) Official Community Plan:

The development site is located within the Urban Area Boundary near the western edge of Maple Ridge. It is currently designated *Urban Residential*. No OCP amendment is required to support the proposed R-1 (Residential District) zoning.

The development of the property is subject to the Major Corridor infill policies of the OCP because it is located adjacent to 203 Street, an arterial street and Major Corridor. These policies require that development be compatible with the surrounding neighbourhood, with particular attention given to site design setbacks and lot configuration with the existing pattern of development in the area.

While the R-1 zone will allow smaller lots than the surrounding RS-1 zoned properties, the single family dwellings on these two lots would not significantly alter the character of the surrounding neighbourhood. Furthermore, the proposed R-1 (Residential District) zone is in conformance with the Major Corridor Infill policies of the *Urban Residential* designation of the OCP.

ii) Zoning Bylaw:

The current application proposes to rezone the subject property located at 12327 203 Street from RS-1 (One Family Urban Residential) to R-1 (Residential District) to permit a two lot subdivision and construction of two single family dwellings (see Appendix C). The minimum lot size for the current RS-1 zone is 668 m², while the minimum lot size for the proposed R-1 zone is 371 m². No variations from the proposed R-1 zone are required.

iii) Off-Street Parking And Loading Bylaw:

Two off-street parking spaces per lot can be accommodated inside the garage of each house or on their driveways. This conforms with the requirements of the City's *Off Street Parking and Loading Bylaw 4350-1990*. All off street parking spaces are accessed from 123 Avenue.

iv) Development Permits:

A Development Permit is not required for R-1 single-family rezoning applications.

v) Advisory Design Panel:

A Form and Character Development Permit is not required for single-family rezoning applications. Therefore, this application does not need to be reviewed by the Advisory Design Panel.

vi) Development Information Meeting:

A Development Information Meeting is not required for this application because it is in compliance with the OCP and is proposing less than 5 dwelling units.

vii) Community Amenity Contribution:

Pursuant to Council Policy 6.31, a voluntary Community Amenity Contribution (CAC) charge of \$5,100 is requested for this application. This is derived from the value of \$5,100 per single family lot, excluding the first lot.

viii) Environmental Implications:

This project's stormwater management plan must conform with the City's 3-tier stormwater management requirements. Registration on title of a Restrictive Covenant of an approved Stormwater Management Plan will be required as a condition of final reading.

ix) **Traffic Impact:**

As the subject property is located within 800 metres of the Lougheed Highway, a referral has been sent to the Ministry of Transportation and Infrastructure. Ministry approval of this application's *Zone Amending Bylaw No. 7380-2017* will be required as a condition of final reading. At this time, the Ministry has granted preliminary approval of the development application.

4) **Interdepartmental Implications:**

i) **Engineering Department:**

Road dedication of approximately 2.0 m is required off the property frontage along 203 Street, and 1.5 m from 123 Avenue. Completion of a subdivision servicing agreement detailing required service upgrades will be a condition of subdivision.

CONCLUSION:

The development proposal is in compliance with the OCP. It has been reviewed by internal departments and found to be in conformance with relevant policies and bylaws. Therefore, it is recommended that Council grant second reading be given to *Zone Amending Bylaw No. 7380-2017*, and that application 2017-320-RZ be forwarded to Public Hearing.

"Original signed by Chee Chan"

Prepared by: Chee Chan, MCIP, RPP, BSc
Planner 1

"Original signed by Christine Carter"

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

"Original signed by Christine Carter" for

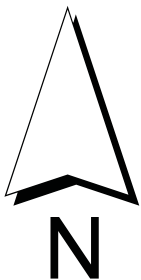
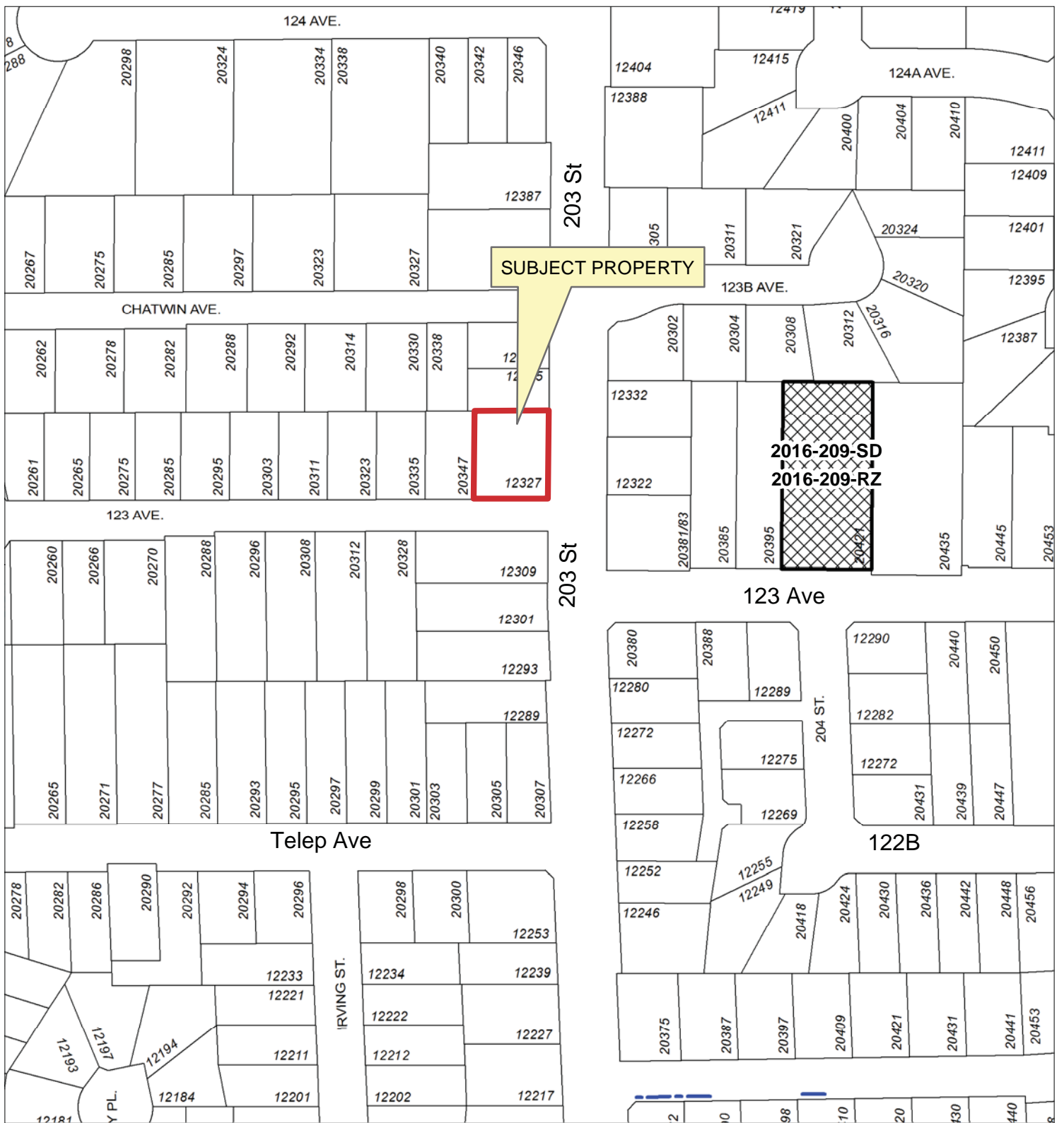
Approved by: Frank Quinn, MBA, P.Eng
GM Public Works & Development Services

"Original signed by Kelly Swift" for

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer



The following appendices are attached hereto:

- Appendix A – Subject Map
- Appendix B – Ortho Map
- Appendix C – Zone Amending Bylaw No. 7380-2017
- Appendix D – Subdivision Plan



Scale: 1:2,000

Legend

-  Ditch Centreline
-  Active Applications (RZ/SD/DP/VP)

12327 203 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

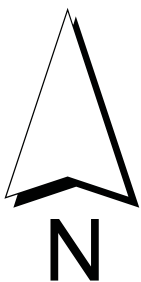
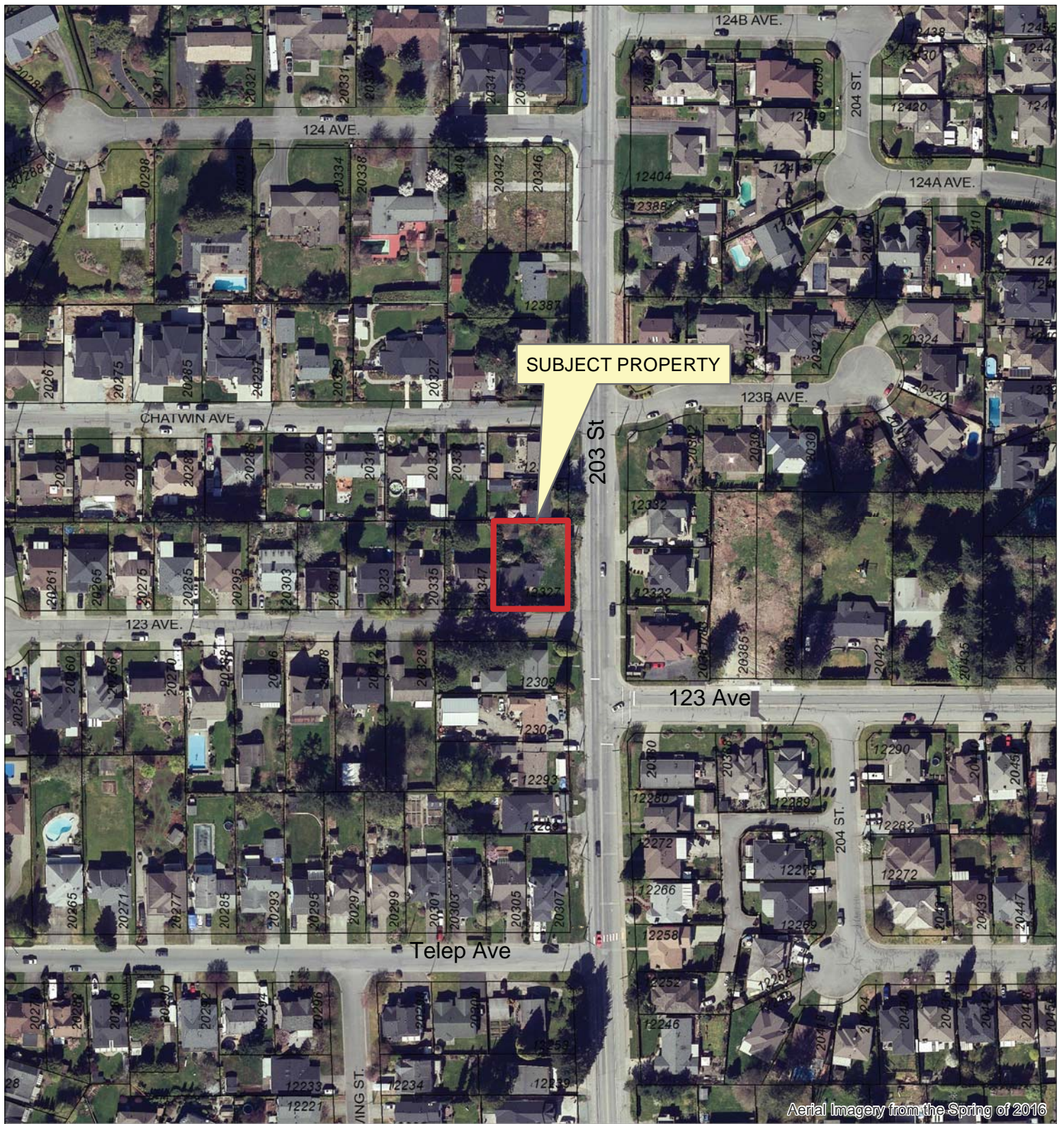
British Columbia

mapleridge.ca

FILE: 2017-320-RZ

DATE: Aug 22, 2018

BY: JV



Scale: 1:2,000

Legend

- Stream
- River
- Major Rivers & Lakes

12327 203 STREET

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

mapleridge.ca

FILE: 2017-320-RZ
DATE: Aug 22, 2018

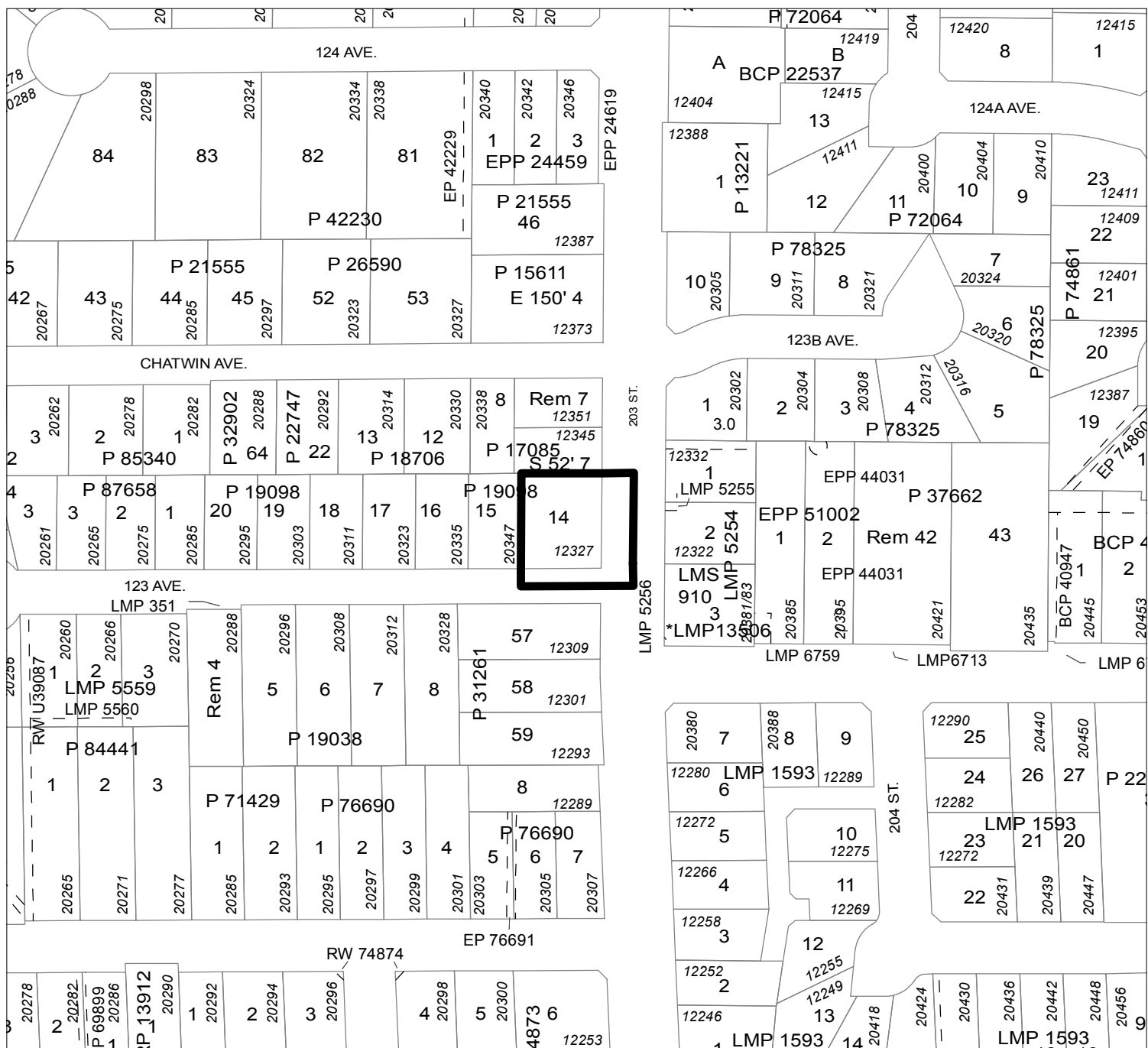
BY: JV

BYLAW NO. 7380-2017

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

ADOPTED, the day of , 20

CORPORATE OFFICER



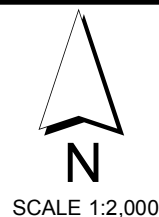
MAPLE RIDGE ZONE AMENDING

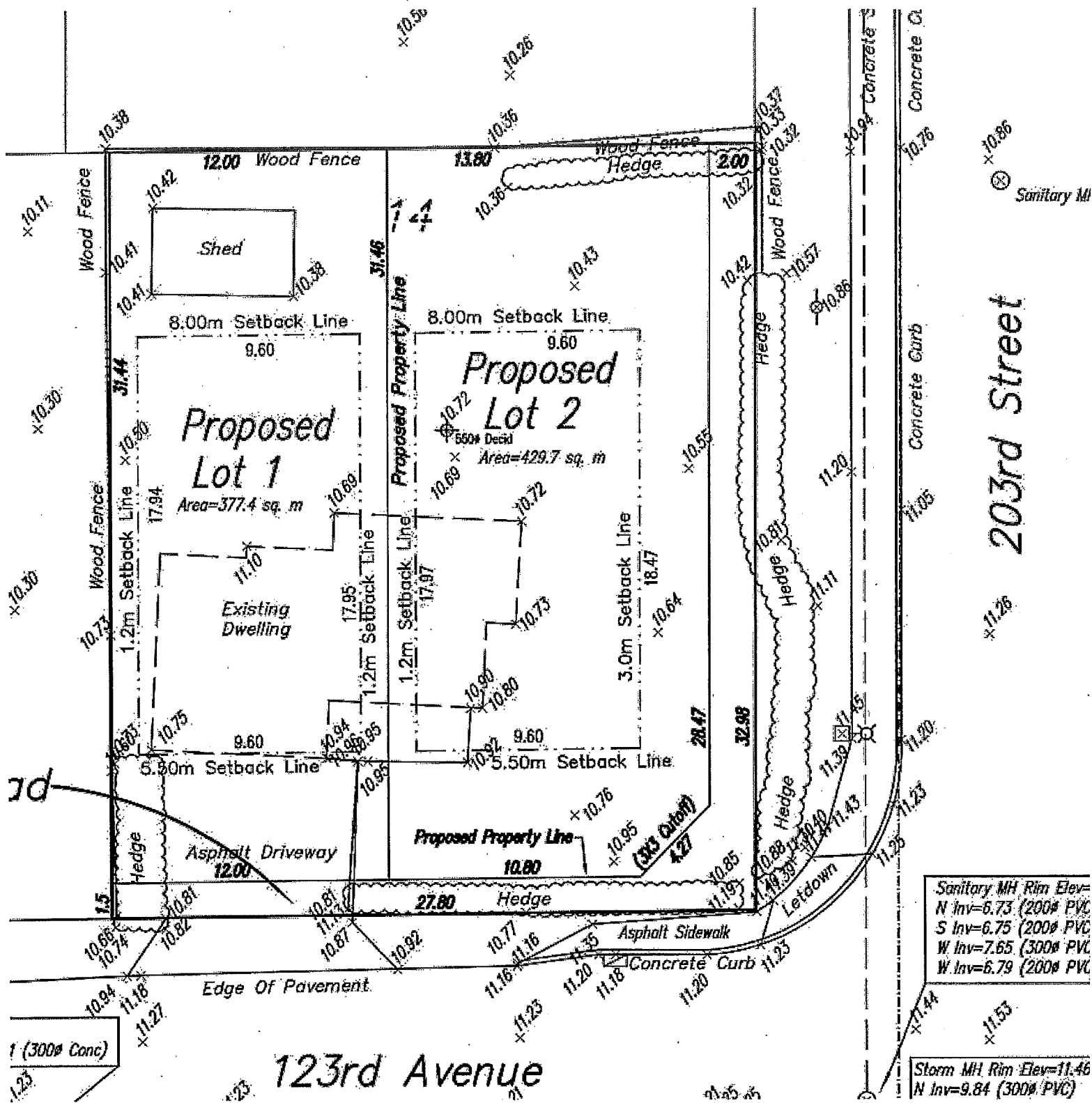
Bylaw No. 7380-2017

Map No. 1729

From: RS-1 (One Family Urban Residential)

To: R-1 (Residential District)





**DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2018-218-RZ
File Manager: Amelia Bowden**

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

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

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

Additional reports provided:

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	September 18, 2018
FROM:	Chief Administrative Officer	FILE NO:	2018-218-RZ
		MEETING:	COUNCIL
SUBJECT:	Zoning Bylaw Amendments for Auto Wrecking Services Zone Amending Bylaw No. 7455-2018		

EXECUTIVE SUMMARY:

On July 17, 2018, Council directed staff to prepare amending bylaws to prohibit auto wrecking services, meaning vehicle wrecking, salvaging and storing of wrecked or salvaged vehicles, in the M-2 (General Industrial) zone. This report summarizes the proposed amendments to the Zoning Bylaw, and outlines the implications of these changes on existing auto wrecking businesses.

As a result of the proposed changes, if approved, the auto wrecking use will only be permitted in the M-5 (High Impact Industrial) zone. New auto wrecking businesses will be required to undertake a rezoning process, as there are currently no properties zoned M-5 (High Impact Industrial) in Maple Ridge, providing Council with the opportunity to review each proposal on a case-by-case basis. This report presents Zone Amending No. 7455-2018 for first and second reading, and Council's referral to a Public Hearing date in October.

RECOMMENDATION:

That Zone Amending Bylaw No. 7455-2018 be given first and second reading and be forwarded to Public Hearing.

BACKGROUND:

The Commercial and Industrial Strategy identified the limited amount of fully serviced, development-ready industrial land in Maple Ridge as a key constraint to creating local high-value jobs. Given this limitation, staff have been exploring strategies to maximize the employment density on existing industrial land by encouraging greater employment densification. On July 17, 2018, the Economic Development Department presented a report to Council outlining the City's current auto wrecking regulations, and the number of existing and in-stream auto wrecking business licenses. The report noted that auto wrecking businesses fail to meet the objectives of maximizing employment density, and recommended that stricter controls on this use be implemented. Council directed staff to bring forward an amending bylaw to prohibit the auto wrecker use in the M-2 (General Industrial) zone with the following resolution:

That staff prepare amendments to the City's Zoning Bylaw and Business Licensing Bylaw to prohibit auto wrecker use in the M2 General Industrial Zone.

It is noted that after further staff discussion, no concurrent amendments to the Business Licensing and Regulation Bylaw are required at this time. The requirement for auto wrecking businesses to have Automobile Recyclers' Environmental Association of BC (AREA) membership as identified in the July 17, 2018 staff report, can be achieved through the existing Business Licensing Bylaw.

PLANNING ANALYSIS AND IMPLICATIONS:

Auto wrecking services are currently permitted as an industrial use in the M-2 (General Industrial) and M-5 (High Impact Industrial) zones. The proposed Zone Amendment Bylaw No. 7455-2018 will

exclude *vehicle wrecking, salvaging and storage of wrecked or salvaged vehicles* as a permitted principal use in the M-2 (General Industrial) zone (see Appendix A). The wrecking and salvaging of non-vehicular goods, such as appliances and electronics will continue to be permitted in the M-2 (General Industrial) zone, and will continue to require screening of outdoor storage.

As a result of the proposed Zoning Bylaw amendments, if approved, all current auto-wrecking businesses, as well as those businesses in the process of obtaining a business license for an auto-wrecking use (seven in total) will become legally non-conforming and are subject to the provisions outlined in Part 14, Division 14 of the *Local Government Act*. The legally non-conforming status allows the businesses to continue their operation for as long as desired, and permits building additions, alterations or maintenance that do not increase the amount of non-conformance. Should the use cease on any of the seven properties for more than six months, or in the event that a building is damaged over 75% by fire, the businesses would need to comply with the current Zoning Bylaw.

New auto wrecker businesses could still be accommodated under the M-5 (High Impact Industrial) zone; however, such future applicants would be required to go through the rezoning process as there are currently no properties zoned M-5 (High Impact Industrial) in Maple Ridge. Appropriate properties for this use are currently designated *Industrial or Rural Resource* along the Lougheed Highway and 256 Street north of 128 Avenue, excluding land designated *Industrial – Business Park* such as Maple Meadows and Albion.

Interdepartmental Implications:

The proposed Zoning Bylaw changes have been discussed with the Economic Development and Civic Property Department and Bylaw and Licensing Services, and both departments are in support of the amendments. Staff will provide the seven identified businesses with a letter informing them of the proposed amendments and providing an explanation of the legal non-conforming implications.

CONCLUSION:

This report outlines proposed Zoning Bylaw amendments to prohibit the auto wrecking use from the M-2 (General Industrial) zone, as directed by Council on July 17, 2018. It is recommended that Zoning Bylaw No. 7455-2018 be given first and second reading and forwarded to Public Hearing.

“Original signed by Amelia Bowden”

Prepared by: Amelia Bowden, M.Urb, MCIP, RPP
Planner 1

“Original signed by Christine Carter”

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

“Original signed by Christine Carter” for

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

“Original signed by Kelly Swift” for

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

Appendix A - Zone Amending Bylaw No. 7455-2018

BYLAW NO. 7455-2018

WHEREAS, it is deemed expedient to amend Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended;

This Bylaw may be cited as "Maple Ridge Zoning Bylaw Text Amendment No. 7455-2018."

1. **PART 8 INDUSTRIAL ZONES SECTION 802 GENERAL INDUSTRIAL M-2, Item 1) PRINCIPAL USES** is amended by the addition of the following under a) Industrial Uses not including:
 - viii. Vehicle wrecking, salvaging and storing of wrecked or salvaged vehicles.
2. Maple Ridge Zoning Bylaw No. 3510 - 1985 as amended is hereby amended accordingly.

READ a second time the 18th day of September, 2018.

READ a third time the _____ day of _____, 20__.

ADOPTED, the day of , 20 .

CORPORATE OFFICER

DEVELOPMENT APPLICATION CHECKLIST
FOR FILE 2018-320-RZ
File Manager: Diane Hall

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

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

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

Additional reports provided:

City of Maple Ridge

TO:	Her Worship Mayor Nicole Read and Members of Council	MEETING DATE:	September 18, 2018
FROM:	Chief Administrative Officer	FILE NO:	2018-320-RZ
		ATTN:	Council
SUBJECT:	Cannabis Retail Zoning Bylaw Text Amendment First & Second Reading Bylaw No. 7487-2018		

EXECUTIVE SUMMARY:

On September 4, 2018, Council directed staff to prepare bylaw amendments to direct the retail sales of non-medical cannabis, which will become legal on October 17, 2018. The zones that were considered appropriate for this use were CS-1 Highway Commercial, C-2 Community Commercial, and C-3 Town Centre Commercial with prescribed separation requirements from schools and other cannabis retail outlets. The proposed bylaw amendment as endorsed by Council is attached to this report as Appendix A.

RECOMMENDATION:

That Maple Ridge Zone Amending Bylaw No. 7487-2018 be given First and Second Readings and be forwarded to Public Hearing.

BACKGROUND:

At the September 4, 2018 Council Workshop, Council passed the following resolutions:

- 1) That the proposed Maple Ridge Zone Amending Bylaw No. 7487-2018 attached to this report be brought forward at the September 18, 2018 Council Meeting for First and Second Readings and forwarded to Public Hearing; and***
- 2) That staff be directed to bring forward bylaw amendments to the Business Licencing and Regulation Bylaw to establish business licencing fees and conditions for cannabis retail use; and further***
- 3) That staff be directed to bring forward bylaw amendments to the Zoning Bylaw to regulate the commercial production of cannabis on lands within the Agricultural Land Reserve.***

This report addresses resolution # 1, to bring forward zoning bylaw amendments for cannabis retail. The proposed bylaw to define and establish cannabis retail in the following specified zones: CS-1 Highway Commercial, C-2 Community Commercial, and C-3 Town Centre Commercial. In addition, the zoning bylaw amendment prescribes separation requirements from schools and other cannabis retail outlets. These separation requirements will effectively limit the numbers of cannabis retail outlets to 1 in the Town Centre, to a total of about 4 or 5 within municipal limits. The proposed bylaw is appended to this report as Appendix A. The September 4, 2018 workshop report is appended as Appendix B.

Staff reports addressing the remaining resolutions will be brought forward to Council after Maple Ridge Zone Amending Bylaw No. 7487-2018 receives first and second reading.

CONCLUSION:

The proposed bylaw has been reviewed at the September 4 Council Workshop, where it was agreed to bring it forward to the September 18, 2018 Council meeting to proceed to first and second reading. On this basis, it is recommended that the bylaw be given first and second reading. Additional work will commence as next steps, including work on the Business Licencing and Regulation Bylaw, and a review of the Zoning Bylaw as applied to cannabis production facilities. These reports will be presented in a future Council meeting.

“Original signed by Diana Hall”

Prepared by: Diana Hall, MA, MCIP, RPP
Planner 2

“Original signed by Christine Carter”

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

“Original signed by Christine Carter” for

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

“Original signed by Kelly Swift” for

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Zone Amending Bylaw No. 7487-2018

Appendix B – September 4, 2018 Council Workshop report, titled “Cannabis Retail Amendment Options”.

CITY OF MAPLE RIDGE
BYLAW NO. 7487-2018

A Bylaw to amend the text of Maple Ridge Zoning Bylaw No. 3510-1985 as amended

WHEREAS, it is deemed expedient to amend the Maple Ridge Zoning Bylaw No. 3510-1985 as amended:

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

1. This bylaw may be cited as “Maple Ridge Zone Amending Bylaw No. 7487-2018”.
2. Maple Ridge Zoning Bylaw No. 3510-1985 is hereby amended as follows:
 - a) PART 2, INTERPRETATION, is amended by the addition of the following definition in correct alphabetical order:

“Cannabis” means dried flowers, leaves, stems and seeds of the cannabis Cannabis sativa plant, cultivated for the purpose of inhaling or ingesting.

“Cannabis Retail” means a retail use devoted to sales of non-medical cannabis products in accordance with Federal and Provincial Regulations.
 - b) PART 4, GENERAL REGULATIONS, Section 401, USES OF LAND, BUILDINGS AND STRUCTURES is amended by deleting prohibited use (3)(h) in its entirety and replacing it with the following:

The retail sale of cannabis products if located within the following distance, measured in a straight line from the property lines, to one of the following uses:

 - i. 200 meters from an elementary or secondary school,
 - ii. 1000 metres from a cannabis retail use.
 - c) PART 7, COMMERCIAL ZONES, SECTION 702, COMMUNITY COMMERCIAL, C-2, is amended by the addition of the following new principal use 1)p) as follows:

Cannabis Retail
 - d) PART 7, COMMERCIAL ZONES, SECTION 703, TOWN CENTRE COMMERCIAL, C-3, is amended by the addition of the following new principal use 1)t) as follows:

Cannabis Retail
 - e) PART 7, COMMERCIAL ZONES, SECTION 708, SERVICE COMMERCIAL, CS-1, is amended by the addition of the following new principal use 1)v) as follows:

Cannabis Retail

3. Maple Ridge Zoning Bylaw No. 3510-1985 as amended is hereby amended accordingly.

READ a first time the 18th day of September, 2018.

READ a second time the 18th day of September, 2018.

PUBLIC HEARING held the day of , 20

READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER

City of Maple Ridge

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: Cannabis Retail Amendment Options

MEETING DATE: September 4, 2018
FILE NO: 2018-320-RZ
MEETING: Workshop

EXECUTIVE SUMMARY:

Cannabis will become a legal controlled substance on October 17, 2018, when applicable Federal laws come into full effect. Similar to most Lower Mainland municipalities, Maple Ridge has taken a measured approach to date. On March 27, 2018, Council adopted bylaw No. 7428-2018 to prohibit the retail sale of cannabis in all zones in Maple Ridge (under application # 2018-022-RZ). This measure was considered to be prudent and an interim step prior to eventual legalization of recreational cannabis. It effectively prevented illegal dispensaries from becoming legally non-conforming upon legalization. The intention was to later consider bylaw amendments once the use was legal, and Federal and Provincial regulations were in place.

The Provincial role with legalization will be as a central distributor and licence administrator. Fortunately, municipalities have some control over where retail outlets may set up. In addition, the Agricultural Land Commission has recently released regulations requiring that all new construction in the ALR for cannabis production be soil based. It is understood that this measure has been taken to avoid excessive permanent landscape alterations for cannabis production in the Agricultural Land Reserve. The provincial control over supply and distribution will assist in maintaining a balance between the supply and demand of cannabis.

This report recommends zoning bylaw amendments directing the sale of cannabis within the community. A draft bylaw has been prepared based on recommendations in this report. It is recommended that this bylaw be forwarded to the September 18, 2018 Council Meeting for first and second reading. A second report will be before Council with information and appropriate bylaw recommendations in response to the revised regulations of the Agricultural Land Commission as it relates to cannabis production.

RECOMMENDATION:

- 1) That the proposed Maple Ridge Zone Amending Bylaw No. 7487-2018 attached to this report be brought forward at the September 18, 2018 Council Meeting for First and Second Readings and forwarded to Public Hearing; and
- 2) That staff be directed to bring forward bylaw amendments to the Business Licensing and Regulation Bylaw to establish business licensing fees and conditions for cannabis retail use; and further
- 3) That staff be directed to bring forward bylaw amendments to the Zoning Bylaw to regulate the commercial production of cannabis on lands within the Agricultural Land Reserve.

BACKGROUND:

a) Federal, Provincial and Municipal Jurisdiction

Cannabis will become a legal controlled substance in October 2018. A summary of responsibilities as they involve Federal, Provincial and Local governments is provided below.

i. Government of Canada

Under the new legislation, the Federal government is responsible for establishing and maintaining a comprehensive and consistent national framework for regulating production, setting standards for health and safety, and establishing criminal prohibitions.

ii. Province of British Columbia: Application Process for Cannabis Retail

Through the Liquor and Cannabis Regulation Branch (LCRB), the province will be issuing licences for non-medical cannabis retail stores. Licence applications for retail stores are first submitted to the LCRB, who will then notify the local government of the area where the proposed store will be located. From the outset, the proposed retail store must be a stand alone business. The issuance of any Provincial licence will require the input and a positive recommendation from the affected local government.

If the local government chooses to make comments and recommendations on a licensee's application to the LCRB, it must gather the views of residents. (The City of Maple Ridge has an established practice in place for the issuance of liquor licence retail stores). If the local government makes a positive recommendation, the LCRB has discretion whether or not to issue the licence, but must consider the local government's recommendation. The local government has the ability to charge an application fee for cost recovery for the purpose of assessing applications.

iii. Local Governments:

Within their geographical limits, British Columbia municipalities have regulatory powers in permitting cannabis retail stores. These powers include: zoning bylaw restrictions regarding the location and siting of cannabis retail stores, business licensing bylaws, that can limit the hours of operation, or sign bylaws to specify signage requirements.

CANNABIS REGULATION OVERVIEW:

a) Municipal Scan

A table outlining the steps taken by other BC municipalities for cannabis retail is attached as Appendix A. This information shows that many municipalities have prohibited cannabis retail outright. The City and the Township of Langley indicates that their prohibition may continue after legalization occurs. Some municipalities are now in the process of drafting bylaw amendments in support of this use. A summary of these other BC municipalities follows:

i. Site Specific Rezoning Required

This requirement is being established in Port Moody, Port Coquitlam, Richmond, and West Vancouver.

ii. Permit Government Retail Stores Only

The City of Burnaby and the District of Mission have specified that only government retail outlets would be supported. Other municipalities have been less specific, indicating that a combination of government and private retail outlets would be supported. (The LCRB has indicated that employees of government stores will receive wages above "Living Wage" salaries, and therefore will be bringing quality employment into the communities with government stores.)

iii. **Place Caps on Number of Outlets**

The City of Burnaby is initially limiting one retail outlet per town centre area, which would amount to about 4 retail outlets in total in the city. New Westminster has established a cap of 5 outlets. The City of White Rock places a cap on one retail use in their town centre, to be permitted as a temporary use only.

iv. **Separation Requirements**

Separation requirements have been specified from schools, parks, and other retail outlets in Vancouver, District of North Vancouver, Whiterock, Port Coquitlam, New Westminster, and Kamloops. For schools, community centres, and youth facilities, these requirements range from 100 metres to 300 meters across this municipal scan. The required separation between cannabis retail outlets ranged from 150 metres (Kamloops) to 1000 metres (Port Coquitlam).

v. **Business Licence Bylaws**

Revised fee schedules for business licencing and cannabis retail is being proposed in the City of Richmond, Vancouver, and New Westminster. New Westminster has an annual licence fee of \$2698.00, with an initial licence assessment fee of \$5,400.00. Richmond has a \$4,000.00 base fee with increments based on retail area. Vancouver has an business licence fee of \$30,000.00 per year. (It should be noted that the business licence fee must be an accurate reflection of the cost of service for the municipality.)

b) **Cannabis Production**

In a bulletin issued on August 15, 2018, the Agricultural Land Commission has directed that all new structures built for the purpose of commercial cannabis production be soil based. This measure will effectively prevent permanent and potentially excessive landscape alterations such as concrete bunkers for cannabis cultivation. These new regulations along with proposed bylaw amendments will be discussed further in a follow-up report.

BYLAW AMENDMENT OPTIONS FOR MAPLE RIDGE:

This report assesses three options, as follows:

Option 1. Continued prohibition.

This approach is being pursued in both the City and the Township of Langley.

- **Advantages:** allows Council to take a principled stand, and to avoid problems that could arise from this new use.
- **Disadvantages:** Loss of retail dollars as consumers seek other municipality to meet this demand.

Option 2. Limiting the number of retail outlets.

This approach is being pursued in Burnaby, New Westminster, and White Rock.

- **Advantages:** allows some capture of retail dollars that would otherwise be spent outside of Maple Ridge, and to increase the number of retail outlets should demand warrant the increase.
- **Disadvantages:** may compromise values of Council, and might not initially capture all the local retail market.

Option 3. Minimal restrictions on cannabis retail outlets.

This approach appears to have been taken in the City of Vancouver, although certain conditions of use and siting restrictions have been established.

- **Advantages:** will satisfy specific business interests, capture greatest market share.
- **Disadvantages:** Risk of over-investment, leading to proliferation of retail outlets, possible store closures, and displacement of other neighbourhood serving businesses.

This report recommends Option 2. Given the degree of control held in provincial requirements, there seems little need for site specific Zoning Bylaw amendments, given the extent of local control, as municipalities will need to review, gather community input, and positively recommend each retail outlet to the Provincial Government before approval can occur. The centralization of control for production and distribution of cannabis at federal and provincial levels will help to mitigate the potential for excessive retail floor space being allocated to this use.

For this reason, likely the most appropriate approach for addressing this use in Maple Ridge will follow a similar position to liquor stores. The recommendation is that Cannabis Retail be located in commercial zones that serve the broader community and also allow licensed retail stores. These zones are typically located in larger commercial areas with a range of commercial opportunities. The recommended zones are CS-1, C-2, and C-3 Commercial zones.

Separation requirements are recommended, as follows: 200 metres of separation from schools, and 1000 metres of separation between cannabis retail outlets.

A scan of available commercial areas indicates that with these separation requirements the number of outlets that could be located in Maple Ridge would be consistent with the caps placed in Burnaby (4) and New Westminster (5).

To consider an application in other commercial zones, a text amendment permitting cannabis retail could be made to the smaller scale commercial zones that also allow Licensee Retail Stores. These zones could include C-5 Village Centre Commercial, CRM Commercial/Residential, H-1 Heritage Commercial, and H-2 Hammond Village Commercial.

a) Proposed Zoning Bylaw Amendments

Recommended Zoning Bylaw amendments include the following:

- **Definitions:** Introduction of the term “Cannabis” and “Cannabis Retail Store” in the zoning bylaw
- **General Regulations:** Separation requirements for Cannabis Retail Stores will be outlined in the General Regulations.
- **Specific Zones:** CS-1, C-2, and C-3 Zones will be amended to allow this use.

The proposed bylaw amendment is attached as Appendix B.

INTERGOVERNMENTAL ISSUES:

The introduction of this new use will involve coordination with the province through the Liquor and Cannabis Regulations Branch.

CITIZEN/CUSTOMER IMPLICATIONS:

All zoning bylaw amendments must first proceed through a Public Hearing. As identified in the provincial process, community input will be required prior to locating any retail outlet within the community.

INTERDEPARTMENTAL IMPLICATIONS:

It is recommended that a review of Business Licence fees as it applies to this new use be undertaken for Councils consideration.

ALTERNATIVES:

This report identifies three options for Council's consideration, ranging from continuing the existing prohibition, allowing a restricted number of outlets in specified zones, to opening up the option further with more outlets and fewer restrictions. The recommended approach is Option 2, to allow this retail use but effectively restrict the number of outlets through separation requirements. However, Council may wish to direct that a different approach be taken.

CONCLUSION:

The eventual legalization of cannabis, and its introduction into retail outlets is prompting Canadian municipalities to amend their bylaws in response to this new use. Initially, prohibition was advised, but now bylaw amendments are being proposed in support of this new use. It is recognized that the extent of market uptake is not clear at this point. For this reason, the recommended approach is to proceed cautiously, with bylaw amendments and separation requirements that will limit the number of outlets that can be located within Maple Ridge. Council may direct that further work be carried out to assess the optimum number of cannabis retail outlets in the municipality. As a result of this work, further bylaw amendments could be warranted.

"Original Signed by Diana Hall"

Prepared by: Diana Hall, MA, MCIP, RPP
Planner 2

"Original Signed by Frank Quinn" for

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

"Original Signed by Frank Quinn"

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

"Original Signed by Paul Gill"

Concurrence: Paul Gill, CPA, CGA
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A - Municipal Scan for Cannabis Retail

Appendix B - Zone Amending Bylaw No. 7487-2018

Municipality	Current Stage	Retail Sales Regulatory Measures	Minimum Siting Distances/ Requirements	Other Regulations/ Bylaw Amendments
City of Abbotsford	In Progress - Public Consultation (online survey), develop regulatory framework for fall 2018	<ul style="list-style-type: none"> Interim Zoning Bylaw Amendments to prohibit all non-medical cannabis uses 	N/A	N/A
City of Burnaby	In Progress - Report to Council July 28, 2018 Public Hearing Scheduled for August 28, 2018	<ul style="list-style-type: none"> Will allow government cannabis retail stores only (private stores subject to further review in the future) Initial roll out of stores in the four town centres only, limit of one store per town centre. Permitted in Commercial Zone (C2, C3) Will prepare development guidelines similar to liquor store Rezoning applications 	N/A	N/A
City of Coquitlam	Waiting - Develop final "Cannabis Legalization Framework" & Community and stakeholder feedback once additional information on the provincial legislation for non-medical cannabis is available.	<ul style="list-style-type: none"> Interim Zoning Bylaw Amendments to prohibit all non-medical cannabis uses 	N/A	N/A
City of Delta	Waiting - Additional Zoning By-law amendments will be forthcoming once and an internal group of staff are currently reviewing the information	<ul style="list-style-type: none"> Cannabis dispensary, cannabis production and cannabis research and development prohibited in all zones 	N/A	<ul style="list-style-type: none"> Council gave three readings to a new Delta Smoking Regulation Bylaw and associated amendments to the Bylaw Notice Enforcement Bylaw and the Municipal Ticketing Information Bylaw

City of Kamloops	In Progress - Zoning Bylaw amended to allow for retail and procedure for Council Resolution and Business License process	<ul style="list-style-type: none"> Currently Public Retail permitted only (The City will not accept applications for private non-medical cannabis retail stores until the federal and provincial regulations have been fully implemented) Retails sale of cannabis will be managed similarly to retail sale of liquor and within the same zones 	<ul style="list-style-type: none"> 150 metres buffer from P-3 zones (Schools) and other cannabis retail stores 	<ul style="list-style-type: none"> Procedure to obtain Council Resolution and Business License Process are forthcoming
City of Langley	Waiting - no current indication that they will be moving forward with a regulatory framework	<ul style="list-style-type: none"> Retail sales of cannabis currently prohibited (Zoning Bylaw) 	N/A	N/A
City of New Westminster	In Progress - Public Hearing scheduled for early Fall 2018	<ul style="list-style-type: none"> Number of initial application be limited to 5 (1 per core commercial areas) Both private and public retail stores permitted Site specific Rezoning Application in areas zoned or designated for commercial retail uses Cannabis Retail Rezoning Policy - outlines guidelines for evaluation of rezoning applications 	<ul style="list-style-type: none"> 200 metres between cannabis retail uses 150 metres from Schools, Community Facilities, Public Playgrounds <p>(measured from the centre point of the main entrance of the proposed retail cannabis location to nearest property line of a school or playground and centre point of the public entrance for schools and community centres)</p>	<ul style="list-style-type: none"> Business License Bylaw amended to include the following requirements for retail cannabis locations which have been delegated to municipal authority Smoking Control Bylaw consistent with current tobacco smoking regulations Staff recommends that a non-fundable application fee to operate a cannabis retail store be set at \$5400.00 and that an annual licensing fee to operate a cannabis retail store be set at \$2698.67
City of North Vancouver	In Progress - Public Consultation - Survey currently in progress until August 10, 2018 Draft policy in progress to guide Rezoning & Business licensing applications	<ul style="list-style-type: none"> Currently cannabis retail is prohibited No applications requesting cannabis retail sales and production be processed until policies and/or Bylaws are adopted to regulate such activities 	N/A	N/A

City of Pitt Meadows	Waiting - Currently on the Strategic Priorities for Q3 2018 (July 1 - Sep 30)	<ul style="list-style-type: none"> Distribution of cannabis is currently prohibited 	N/A	N/A
City of Port Coquitlam	In Progress – Public Hearing will be held in November after public consultation	<ul style="list-style-type: none"> Marihuana dispensaries are currently prohibited Site specific Rezoning application similar to how liquor establishments are regulated Propose that a Council Policy be developed to detail criteria for evaluation of the application 	<ul style="list-style-type: none"> 1 km separation between other cannabis retail 200-metre distance requirement from schools, playgrounds, community centers and sports fields Not located within the downtown core 	<ul style="list-style-type: none"> Amendment of the Development Procedures Bylaw to set out the process for consideration of Branch referrals, including application requirements Amendment of the Fees and Charges bylaw to set fees for applications Amendment of enforcement bylaws to set penalties for infractions Amendment of the Business License bylaw to permit issuance of a business license for a cannabis retail sales use.
City of Port Moody	In Progress - On June 12, Council passed a motion to prepare an amendment to the Zoning Bylaw	<ul style="list-style-type: none"> Currently retail cannabis sales are prohibited. Site specific Rezoning application required for cannabis retail (private or public) considered case-by-case 	N/A	<ul style="list-style-type: none"> Smoking Regulation Bylaw amended to prohibit smoking of cannabis indoors (eg. hooka lounge) Fees Bylaw should be amended to include cannabis similarly to the Licenses Liquor Primary
City of Richmond	In Progress - Retail sales of cannabis products would only be permitted through a site specific rezoning application.	<ul style="list-style-type: none"> Zoning Bylaw Amendments to prohibit all non-medical cannabis uses Site specific Rezoning application required for cannabis retail (private or public) 	N/A	<ul style="list-style-type: none"> Fee Bylaw amended for cannabis-related activities: \$4,000 base fee plus an incremental fee (\$28.25 per 100 m2 for the first 1,000 m2 of floor area; \$17.50 per 100m2 of floor area for all building area in excess of 1,000 m2)
City of Surrey	Waiting - Additional Zoning By-law amendments will be forthcoming once recreational cannabis becomes legal later in 2018	<ul style="list-style-type: none"> Interim Zoning Bylaw Amendments to prohibit non-medical (recreational) cannabis production and distribution 	N/A	N/A

City of Vancouver	Completed - New regulations to operate were passed by City Council on June 24, 2015	<ul style="list-style-type: none"> • A new conditional land use (Zoning and Development By-law) and business category (License By-law) will be created • Development Permit (time limited and renewable annually), Building Permit and Business License required 	<ul style="list-style-type: none"> • 300 metres from school, community centre or youth facility • 300 metres from another cannabis retailer • Not permitted on the DTES, Granville Entertainment District, or minor street 	<ul style="list-style-type: none"> • Business License which will require: <ol style="list-style-type: none"> a. standard application information (i.e. names, contact information) b. annual Police Information Check for the applicant and all employees c. a fee of \$30,000 per year (based on cost recovery for regulation) d. a Good Neighbour Agreement
City of White Rock	Waiting - Development of a application package and procedures for retail store to be brought forward after legalization occurs	<ul style="list-style-type: none"> • Single cannabis store permitted in the Town Centre area under a Temporary Use Permit (pilot store) • A new Type of TUP is proposed with specific regulations in accordance with general conditions consistent with the parameters proposed 	<ul style="list-style-type: none"> • Limited within Town Centre land use 200 metres away from school site • 1000 metres away from any other cannabis store • 100 metres away from a child care facility • 30 metres away from parkland in the Town Centre 	<ul style="list-style-type: none"> • Smoking Protection Bylaw was updated to reflect the use of cannabis and define where it cannot be smoked
Township of Langley	Waiting - no current indication that they will be moving forward with a regulatory framework	<ul style="list-style-type: none"> • Retail sales of cannabis currently prohibited (Zoning Bylaw) 	N/A	N/A
District of Mission	In Progress - Once Provincial regulations are made public and municipal authority is clear Mission will bring forward bylaw amendments for consideration	<ul style="list-style-type: none"> • Currently the sale of cannabis, medical cannabis and cannabis products, and includes the sale of drug paraphernalia such as bongs, hookah pipes, glass pipes, and other smoking aids are prohibited within all zones • Will only consider Government operated stores in identified established shopping malls (number of stores will not be regulated). A new zone will be created in addition to commercial uses - rezoning of a specific commercial retail unit will be required 	N/A	<ul style="list-style-type: none"> • Amend the Smoking Regulation Bylaw to treat vaping and smoking of cannabis in the same way as smoking tobacco in the future

District of North Vancouver	In Progress - Public Consultation - Survey currently in progress until September	<ul style="list-style-type: none"> • Staff recommend amending our existing Zoning Bylaw to allow non-medical cannabis retail stores in zones that allow liquor stores • The District would accept applications from any site with the appropriate zoning, permission would not be guaranteed, but subject to public input 	<ul style="list-style-type: none"> • 200 or 300 metres buffer from schools 	<ul style="list-style-type: none"> • Recommended that the Business License Bylaw amended to include retail cannabis stores as a new business class • Recommend amending the Fees and Charges Bylaw by adding "Non-medical Cannabis Retail Store" to the list of business types • Recommend amending the Bylaw Notice Enforcement Bylaw by adding fines for any contraventions regarding cannabis • Recommend amending the Smoking Regulation Bylaw to add cannabis and vaping under the 'Smoking' definition
District of West Vancouver	In Progress - working on a regulatory framework that will not be presented until after legalization	<ul style="list-style-type: none"> • Interim Zoning Bylaw Amendments to prohibit all non-medical cannabis uses • Site specific Rezoning application will be considered on a case-by-case basis and allow the District to determine specific conditions 	N/A	<ul style="list-style-type: none"> • Future amendments for Smoking Regulation Bylaw, Bylaw Notice Enforcement Bylaw & Municipal Ticket Information Bylaw forthcoming

CITY OF MAPLE RIDGE
BYLAW NO. 7487-2018

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READ a first time the day of , 20

READ a second time the day of , 20

READ a third time the day of , 20

ADOPTED the day of , 20

PRESIDING MEMBER

CORPORATE OFFICER