

## City of Maple Ridge

**TO:** His Worship Mayor Dan Ruimy  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Zoning Bylaw Housekeeping Amendments  
Third and Final Reading  
Zone Amending Bylaw No. 7894-2022

**MEETING DATE:** February 14, 2023  
**FILE NO:** 2022-370-RZ  
**MEETING:** COUNCIL

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### EXECUTIVE SUMMARY:

*Zone Amending Bylaw No. 7894-2022* was considered by Council and granted first and second reading on December 13, 2022. In accordance with *Local Government Act*, Section 464(2), as the Zoning Bylaw is consistent with the Official Community Plan, the Public Hearing was waived. In accordance with Section 467 of the *Local Government Act*, notifications were published in the local newspaper on January 13 and January 20, 2023. As no comments or concerns from the public were received, *Zone Amending Bylaw No. 7894-2022* is now before Council for consideration of third and final reading.

The purpose of this Bylaw is to make housekeeping amendments to *Zoning Bylaw No. 7600-2019* that are minor in nature and include:

- a) revisions to Part 202, Definitions to modify the hyperlinks for some Definitions;
- b) revisions to restore the original section numbering where recently adopted text amendments have been consolidated into the Bylaw and to relocate the text amendments to the end of the section; and
- c) revisions to the requirements for Siting Exceptions when a Development Variance Permit is granted by Council.

### RECOMMENDATION:

**That *Zone Amending Bylaw No. 7894-2022* be given third reading and adopted.**

### DISCUSSION:

#### a) Background Context:

On December 13, 2022 Council granted first and second reading to *Zone Amending Bylaw No. 7894-2022*. The requirement for a Public Hearing was waived in accordance with the *Local Government Act* Section 464(2) and notifications were published in the local newspaper on January 13 and 20, 2023. No comments or concerns from the public were received.

#### b) Planning Analysis:

The housekeeping amendments are minor in nature and include the following:

- a) The revisions to Part 202, Definitions are intended for ease of use. Every defined term used throughout the Bylaw is hyperlinked to its definition in Section 202.1. This amendment

removes an extra step so that the hyperlink for a defined term is directly linked to its definition.

- b) Some of the recently approved text amendments to the Zoning Bylaw were consolidated into the Bylaw either alphabetically within a section, or with similar requirements within a section. The consequence was that the numbering of subsequent clauses changed.

Also, the section numbers for recently adopted CD Zones will be adjusted so that numbers can be held for three CD zones that are currently in the application process and have not yet been adopted. These amendments will ensure that the numbering for existing clauses in the Bylaw remains consistent over time and clauses can be accurately be referenced.

- c) This amendment to Section 406, Development Permits and Development Variance Permits, is to remove the requirement in 406.1.2. that no Siting Exceptions to Setbacks shall be permitted when a Development Variance Permit to reduce the Building Setbacks on a lot has been granted by Council.

This amendment is intended to clarify and streamline the Development Variance Permit application process, and to reduce the number of Variances for specific projections from the building face when a Building Setback Variance is requested for the building. This amendment is consistent with past practices when a Development Variance for a building setback is granted by Council.

#### CONCLUSION:

As Council's conditions have been met, it is recommended that third and final reading be given to *Zone Amending Bylaw No. 7894-2022*.

"Original Signed by Ann Edwards"

*Prepared by:* **Ann Edwards, CPT**  
**Senior Planning Technician**

"Original Signed by Charles R. Goddard"

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

"Original Signed by Christine Carter"

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

"Original Signed by Scott Hartman"

*Concurrence:* **Scott Hartman**  
**Chief Administrative Officer**

The following appendices are attached hereto:  
Appendix A – Zone Amending Bylaw No. 7894-2022

**CITY OF MAPLE RIDGE  
BYLAW NO. 7894-2022**

A Bylaw to amend the text of Maple Ridge Zoning Bylaw No. 7600-2019 as amended

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**WHEREAS**, it is deemed expedient to amend the Maple Ridge Zoning Bylaw No. 7600-2019 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. 7894-2022*".
2. *Maple Ridge Zoning Bylaw No. 7600-2019* is hereby amended to revise Part 2 – Interpretations and Definitions, 202 Definitions, 202.1, to amend the following definitions, as follows:
  - a. "AGRICULTURAL EMPLOYEE RESIDENTIAL" is amended by deleting "See "RESIDENTIAL, AGRICULTURAL EMPLOYEE" of this Bylaw." and replacing it with the following:
 

"means a Residential Use where the Building or Buildings on a Lot are used for Dwelling Units for full time employee(s) which are required to operate an Agricultural Use. Refer to Section 402 (Agricultural Employee Residential) of this Bylaw."

and

"RESIDENTIAL, AGRICULTURAL EMPLOYEE" is amended by deleting the definition in its entirety.
  - b. "ANIMAL BOARDING" is amended by deleting "See "BOARDING, ANIMAL" of this Bylaw." and replacing it with the following:
 

"means a Use providing feed, housing and care for an animal for a fee. This includes Animal Boarding for Dogs and Horses."

and

"BOARDING, ANIMAL" is amended by deleting the definition in its entirety.
  - c. "APARTMENT RESIDENTIAL" is amended by deleting "See "RESIDENTIAL, APARTMENT" of this Bylaw." and replacing it with the following:
 

"means a multi-family Residential Use where the Building or Buildings on a Lot are used for three or more Dwelling Units. Apartment Residential Building(s) may contain Townhouse Dwelling Units, but shall not include Triplex Residential, Fourplex Residential or Courtyard Residential Dwelling Units."

and

"RESIDENTIAL, APARTMENT" is amended by deleting the definition in its entirety.
  - d. "AVERAGE FINISHED GRADE" is amended by deleting "See "GRADE, AVERAGE FINISHED" of this Bylaw." and replacing it with the following:
 

"means the average of the Finished Grade around the Building's perimeter measured at each of the outermost exterior corners of the Building. An approved Comprehensive Lot Grading Plan may apply. In the case of a Townhouse Residential Use or Street Townhouse Residential Use, the Average

Finished Grade shall be the average of the Finished Grade at the four outermost corners of each Dwelling Unit, located where either the outermost side Building Face or the common wall separations intersect with the frontmost and rearmost Building Face of the Dwelling Unit. In the case of an Apartment Residential Use or other Building constructed on an Underground Structure for parking the Average Finished Grade shall be the measured at the base of the Building. Refer to sketches below."

and

"GRADE, AVERAGE FINISHED" is amended by deleting the definition in its entirety.

- e. "AVERAGE NATURAL GRADE" is amended by deleting "See "GRADE, AVERAGE NATURAL" of this Bylaw." and replacing it with the following:

"means the average of the Natural Grade around the Building's perimeter measured at each of the outermost exterior corners of the Building. In the case of a Street Townhouse Residential Use or Townhouse Residential Use, the Average Natural Grade shall be the average of the Finished Grade at the four outermost corners of each Dwelling Unit, located where either the outermost side Building Face or the common wall separations intersect with the frontmost and rearmost Building Face of the Dwelling Unit. Refer to sketches below."

and

"GRADE, AVERAGE NATURAL" is amended by deleting the definition in its entirety.

- f. "BUILDING HEIGHT" is amended by deleting "See "HEIGHT, BUILDING" of this Bylaw." and replacing it with the following:

"means the vertical distance of a Building measured between either the Average Natural Grade or Average Finished Grade. Refer to Section 403 (Building Height) of this Bylaw."

and

"HEIGHT, BUILDING" is amended by deleting the definition in its entirety.

- g. "CARETAKER RESIDENTIAL" is amended by deleting "See "RESIDENTIAL, CARETAKER" of this Bylaw" and replacing it with the following:

"means a Residential Use Accessory to and located within the same Building as a Principal Use for a Commercial, Industrial, Rural Resource or Institutional Use and specifically used for providing the accommodation of an employee or employees working on the same Lot. Refer to Section 402 (Caretaker Residential) of this Bylaw."

and

"RESIDENTIAL, CARETAKER" is amended by deleting the definition in its entirety.

- h. "CLUSTER HOUSING RESIDENTIAL" is amended by deleting "See "RESIDENTIAL, CLUSTER HOUSING" of this Bylaw." and replacing it with the following:

"means a Residential Use where three (3) or more attached Dwelling Units are located on a single Lot in the form of clusters, rows or groups. Each Dwelling Unit shall have an individual external access, share one or more party walls, and shall have a separate patio garden and/or share a common courtyard. The Dwelling Units may be attached side-by-side or separated by a floor."

and

"RESIDENTIAL, CLUSTER HOUSING" is amended by deleting the definition in its entirety.

- i. "COMMERCIAL KENNEL" is amended by deleting "See "KENNEL, COMMERCIAL" of this Bylaw." and replacing it with the following:

“means a Kennel Use limited to the keeping, training, Breeding, and Animal Boarding for remuneration or for the purposes of sale, of the number of Dogs specified in the business license and not to exceed a maximum of fifty (50) Dogs per Lot. Refer to Section 402 (Kennel) of this Bylaw.”

and

“KENNEL, COMMERCIAL” is amended by deleting the definition in its entirety.

- j. “COMMERCIAL VEHICLE” is amended by deleting “See “VEHICLE, COMMERCIAL” of this Bylaw.” and replacing it with the following:

“means a motor Vehicle, used in the course of business for the transportation of Persons or freight, including without limitation: a limousine, taxi, livery car, or shuttle van; a truck or truck tractor with a licensed gross Vehicle weight greater than 5,500.0 kilograms; an attached Trailer, bus, motor Vehicle whose operator is required to hold a license under the British Columbia Passenger Transportation Act [SBC 2004] Chapter 39; a business Vehicle, as defined in Section 237 of the British Columbia Motor Vehicle Act [RSBC 1996] Chapter 318; or a Vehicle that transports Contractor’s Equipment. Refer to Section 402 (Parking and Storing of Commercial Vehicles) of this Bylaw.”

and

“VEHICLE, COMMERCIAL” is amended by deleting the definition in its entirety.

- k. “COURTYARD RESIDENTIAL” is amended by deleting “See “RESIDENTIAL, COURTYARD” of this Bylaw.” and replacing it with the following:

“means a Residential Use where a group of not more than eight (8) Dwelling Units may be separately detached or adjoined within two (2) or more Buildings which are arranged around a shared open space.”

and

“RESIDENTIAL, COURTYARD” is amended by deleting the definition in its entirety.

- l. “DETACHED GARDEN SUITE RESIDENTIAL” is amended by deleting “See “RESIDENTIAL, DETACHED GARDEN SUITE” of this Bylaw.” and replacing it with the following:

“means a Residential Use within a self-contained Dwelling Unit, Accessory to, subordinate and detached from a Single Detached Residential Use. Limited to one Dwelling Unit on the same Lot, and located within the Rear Yard. Refer to Section 402 (Detached Garden Suite Residential) of this Bylaw.”

and

“RESIDENTIAL, DETACHED GARDEN SUITE” is amended by deleting the definition in its entirety.

- m. “DEVELOPER BUILT RETAINING WALL” is amended by deleting “See “RETAINING WALL, DEVELOPER BUILT” of this Bylaw.” and replacing it with the following:

“means a permanent Retaining Wall system that crosses multiple Lot Lines in a subdivision, is built by the developer as part of the Subdivision Servicing process, and is a required component of an approved Comprehensive Lot Grading Plan for the site. Refer to Section 403 (Retaining Walls and Developer Built Retaining Walls) of this Bylaw.”

and

“RETAINING WALL, DEVELOPER BUILT” is amended by deleting the definition in its entirety.

- n. “ELDERLY CITIZENS RESIDENTIAL” is amended by deleting “See “RESIDENTIAL, ELDERLY CITIZENS” of this Bylaw.” and replacing it with the following:

“means a Residential Use for the accommodation of elderly persons.”

and

“RESIDENTIAL, ELDERLY CITIZENS” is amended by deleting the definition in its entirety.

- o. “EXTERIOR SIDE LOT LINE” is amended by deleting “See “LOT LINE, EXTERIOR SIDE” of this Bylaw.” and by replacing it with the following:

“means the side Lot Line(s), other than the Front Lot Line or Rear Lot Line, common to the Lot and a Street, but does not include side Lot Line(s) common to a Lane. In a bare land strata plan an Exterior Side Lot Line also applies to the strata Lot Line(s) common to a strata Lot Line and a private strata road on the same Lot.”

and

“LOT LINE, EXTERIOR SIDE” is amended by deleting the definition in its entirety.

- p. “EXTRACTION INDUSTRIAL” is amended by deleting “See “INDUSTRIAL, EXTRACTION” of this Bylaw.” and by replacing it with the following:

“means a Use providing for the extraction and storage of sand, gravel, minerals and peat.”

and

“INDUSTRIAL, EXTRACTION” is amended by deleting the definition in its entirety.

- q. “FAMILY DAYCARE” is amended by deleting “See “DAYCARE, FAMILY” of this Bylaw.” and by replacing it with the following:

“means a Use providing the care of children in a Dwelling Unit, licensed for this Use in accordance with the Community Care and Assisted Living Act and the British Columbia Child Care Licensing Regulation. Family Daycare shall not exceed a maximum of 8 children in care at any one time. Refer to Section 402 (Home Occupation) of this Bylaw.”

and

“DAYCARE, FAMILY” is amended by deleting the definition in its entirety.

- r. “FINISHED GRADE” is amended by deleting “See “GRADE, FINISHED” of this Bylaw.” and by replacing it with the following:

“means the topography on the Lot, after construction, and as required by an approved Comprehensive Lot Grading Plan, if applicable. Includes the addition of fill, topsoil amendments, or removal of soil, and excludes Localized Depressions. Refer to Section 403 (Localized Depression) of this Bylaw.”

and

“GRADE, FINISHED” is amended by deleting the definition in its entirety.

- s. “FIRST STOREY” is amended by deleting “See “STOREY, FIRST” of this Bylaw.” and by replacing it with the following:

“means the lowest portion of a Building in which the finished floor system is less than 1.0 metre below the Average Finished Grade.”

and

“STOREY, FIRST” is amended by deleting the definition in its entirety.

- t. “FOURPLEX RESIDENTIAL” is amended by deleting “See “RESIDENTIAL, FOURPLEX” of this Bylaw.” and by replacing it with the following:

“means a Residential Use where one Building contains only four (4) Dwelling Units.”

and

“RESIDENTIAL, FOURPLEX” is amended by deleting the definition in its entirety.

- u. "FRONT LOT LINE" is amended by deleting "See "LOT LINE, FRONT" of this Bylaw." and by replacing it with the following:

"means the Lot Line(s) common to the Lot and a fronting Street or, where there is more than one fronting Street, the shortest Lot Line(s) common to the Lot and the fronting Street. For a Panhandle Lot the Front Lot Line shall be common to the Rear Lot Line of the Lot or Lots situated between the fronting Street and the principal portion of the Panhandle Lot. In a bare land strata plan a Front Lot Line also applies to the strata Lot Line(s) common to a strata Lot and a fronting private strata road on the same Lot."

and  
"LOT LINE, FRONT" is amended by deleting the definition in its entirety.
- v. "FRONT SETBACK" is amended by deleting "See "SETBACK, FRONT" of this Bylaw." and by replacing it with the following:

"means the Setback, as Designated elsewhere in this Bylaw, between the Front Lot Line and a parallel line which intersects the side Lot Lines."

and  
"SETBACK, FRONT" is amended by deleting the definition in its entirety.
- w. "FRONT YARD" is amended by deleting "See "YARD, FRONT" of this Bylaw." and by replacing it with the following:

"means the area between the Front Lot Line and the nearest wall of the Principal Building."

and  
"YARD, FRONT" is amended by deleting the definition in its entirety.
- x. "HIGHWAY COMMERCIAL" is amended by deleting "See "COMMERCIAL, HIGHWAY" of this Bylaw." and by replacing it with the following:

"means a Use providing sales, rentals, servicing or repair of: motor Vehicles; Trailers; Recreational Vehicles and Equipment; Manufactured Homes; boats; farm and light non-Industrial machinery; non-Industrial equipment; lumber and building supply yards, paint stores, nurseries and garden supply centres; car washes; Warehouses; and wholesale Uses catering to the motoring public. Shall not include the storage of Motor Vehicles, Trailers, Recreational Vehicles and Equipment, Manufactured Homes, or boats as a Principal Use. "

and  
"COMMERCIAL, HIGHWAY" is amended by deleting the definition in its entirety.
- y. "INDOOR COMMERCIAL RECREATION" is amended by deleting "See "RECREATION, INDOOR COMMERCIAL" of this Bylaw." and by replacing it with the following:

"means a Use entirely Enclosed within a Building providing for members of the public to engage in recreational activities as active participants rather than spectators. This may include, but is not limited to, Recreational Facilities, rock climbing, gym, fitness centres, yoga studios, and multi-player electronic game facilities."

and  
"RECREATION, INDOOR COMMERCIAL" is amended by deleting the definition in its entirety.
- z. "INDUSTRIAL REPAIR SERVICES" is amended by deleting – "See "REPAIR SERVICES, INDUSTRIAL" of this Bylaw." and by replacing it with the following:

“means a Use providing the repair of Vehicles exceeding a licensed gross Vehicle weight of 5,500.0 kilograms, Industrial Trailers, and heavy equipment.”  
and

“REPAIR SERVICES, INDUSTRIAL” is amended by deleting the definition in its entirety.

- aa. “INELIGIBLE GROCERY STORE” is amended by deleting “See “GROCERY STORE, INELIGIBLE” of this Bylaw.” and by replacing it with the following:

“means a grocery store for which any part of any public entrance is located within one (1) kilometre, measured in a straight line, from any part of any public entrance of a Licensee Retail Store or government liquor store that is carrying on business when the sale of beer, cider, wine or spirits in a grocery store commences. Refer to Section 401 (Prohibited Uses of Land, Buildings and Structures) of this Bylaw.”

and

“GROCERY STORE, INELIGIBLE” is amended by deleting the definition in its entirety.

- bb. “INTERIOR SIDE LOT LINE” is amended by deleting “See “LOT LINE, INTERIOR SIDE” of this Bylaw.” and by replacing it with the following:

“means the Lot Line(s) common to more than one Lot or to the Lot and a Lane, but not being the Front Lot Line or Rear Lot Line. In a bare land strata plan an Interior Side Lot Line also applies to the strata Lot line(s) common to more than one strata Lot.”

and

“LOT LINE, INTERIOR SIDE” is amended by deleting the definition in its entirety.

- cc. “LIGHT INDUSTRIAL” is amended by deleting “See “INDUSTRIAL, LIGHT” of this Bylaw.” and by replacing it with the following:

“means an Industrial Use which is entirely Enclosed within a Building and is not offensive by reason of smoke, vibration, odour, electrical interference, and produces no noise which interferes with the Use of a contiguous Lot. Includes, but is not limited to: U-Brew and U-Vin establishments, Microbrewery, Microwinery and Microdistillery, repair and service of Office equipment, preparation and/or assembly of food, contractor’s businesses, and meat cutting and processing.”

and

“INDUSTRIAL, LIGHT” is amended by deleting the definition in its entirety.

- dd. “NATURAL GRADE” is amended by deleting “See “GRADE, NATURAL” of this Bylaw.” and by replacing it with the following:

“means the undisturbed normally existing topography of a Lot as determined by a registered land surveyor. “

and

“GRADE, NATURAL” is amended by deleting the definition in its entirety.

- ee. “NEIGHBOURHOOD DAYCARE” is amended by deleting “See “DAYCARE, NEIGHBOURHOOD” of this Bylaw.” and by replacing it with the following:

“means a Use providing for the care and supervision of a maximum of 15 children in care at any one time in a Single Detached Residential Use, licensed for Use in accordance with the Community Care and Assisted Living Act and the British Columbia Child Care Licensing Regulation. Refer to Section 402 (Neighbourhood Daycare) of this Bylaw.”

and

“DAYCARE, NEIGHBOURHOOD” is amended by deleting the definition in its entirety.



- ff. "OUTDOOR COMMERCIAL RECREATION" is amended by deleting "See "RECREATION, OUTDOOR COMMERCIAL" of this Bylaw." and by replacing it with the following:  
"means an outdoor Use providing for members of the public to engage in recreation as participants rather than spectators."  
and  
"RECREATION, OUTDOOR COMMERCIAL" is amended by deleting the definition in its entirety.
- gg. "PERSONAL REPAIR SERVICES" is amended by deleting "See "REPAIR SERVICES, PERSONAL" of this Bylaw." and by replacing it with the following:  
"means a Use providing the repair of household goods; electrical or electronic appliances; and personal items; but excludes Vehicle and Equipment Repair Services."  
and  
"REPAIR SERVICES, PERSONAL" is amended by deleting the definition in its entirety.
- hh. "REAR LOT LINE" is amended by deleting "See "LOT LINE, REAR" of this Bylaw." and by replacing it with the following:  
"means the Lot Line(s) opposite to and most distant from the Front Lot Line, or where the rear portion of the Lot is bounded by intersecting side Lot Lines, shall be deemed to be the point of such intersection. In a bare land strata plan a Rear Lot Line also applies to the strata Lot Line(s) opposite to and most distant from the front strata Lot Line, or where the rear portion of the Lot is bounded by intersecting side strata Lot Lines, shall be deemed to be the point of such intersection."  
and  
"LOT LINE, REAR" is amended by deleting the definition in its entirety.
- ii. "REAR SETBACK" is amended by deleting "See "SETBACK, REAR" of this Bylaw." and by replacing it with the following:  
"means the Setback, as Designated elsewhere in this Bylaw, between the Rear Lot Line and a parallel line which intersects the Side Lot Lines."  
and  
"SETBACK, REAR" is amended by deleting the definition in its entirety.
- jj. "REAR YARD" is amended by deleting "See "YARD, REAR" of this Bylaw." and by replacing it with the following:  
"means the area between the Rear Lot Line and the nearest wall of the Principal Building."  
and  
"YARD, REAR" is amended by deleting the definition in its entirety.
- kk. "RECREATIONAL VEHICLES AND EQUIPMENT" is amended by deleting "See "VEHICLES AND EQUIPMENT, RECREATIONAL" of this Bylaw." and by replacing it with the following:  
"means any boat, boat Trailer, cargo Trailer, camping Trailer, motor home, camper, bus, snowmobile, and similar Vehicles or equipment. Includes any Vehicle or part of a Vehicle or equipment designed for temporary living quarters for recreation, camping or travel, but excludes a Manufactured Home, motorcycles and bicycles. Refer to Section 402 (Parking and Storing of Recreational Vehicles and Equipment) of this Bylaw."  
and

"VEHICLES AND EQUIPMENT, RECREATIONAL" is amended by deleting the definition in its entirety.

- II. "RESEARCH TESTING LABORATORY" is amended by deleting "See "LABORATORY, RESEARCH TESTING" of this Bylaw." and by replacing it with the following:  
    "means the Use providing analytical, research or testing services; and excludes provision of services or treatments directly to the public."  
and  
    "LABORATORY, RESEARCH TESTING" is amended by deleting the definition in its entirety.
- mm. "SECONDARY SUITE RESIDENTIAL" is amended by deleting "See "RESIDENTIAL, SECONDARY SUITE" of this Bylaw." and by replacing it with the following:  
    "means a Residential Use Accessory to a Single Detached Residential Use, and is limited to one Dwelling Unit contained within the same Building as the Single Detached Residential Use. Refer to Section 402 (Secondary Suite Residential) of this Bylaw."  
and  
    "RESIDENTIAL, SECONDARY SUITE" is amended by deleting the definition in its entirety.
- nn. "SIDE SETBACK" is amended by deleting "See "SETBACK, SIDE" of this Bylaw." and by replacing it with the following:  
    "means the Setback, as Designated elsewhere in this Bylaw, between an Exterior Side Lot Line or Interior Side Lot Line and a parallel line which intersects the Front Lot Lines and Rear Lot Lines."  
and  
    "SETBACK, SIDE" is amended by deleting the definition in its entirety.
- oo. "SIDE YARD" is amended by deleting "See "YARD, SIDE" of this Bylaw." and by replacing it with the following:  
    "means the area between the interior or Exterior Side Lot Line and the nearest wall of the Principal Building."  
and  
    "YARD, SIDE" is amended by deleting the definition in its entirety.
- pp. "SINGLE DETACHED RESIDENTIAL" is amended by deleting "See "RESIDENTIAL, SINGLE DETACHED" of this Bylaw." and by replacing it with the following:  
    "means a Residential Use where the Building on a Lot is used for one Dwelling Unit, and may include a Modular Home."  
and  
    "RESIDENTIAL, SINGLE DETACHED" is amended by deleting the definition in its entirety.
- qq. "STREET TOWNHOUSE RESIDENTIAL" is amended by deleting "See "RESIDENTIAL, STREET TOWNHOUSE" of this Bylaw." and by replacing it with the following:  
    "means a Residential Use consisting of one Dwelling Unit attached side-by-side to one or more Dwelling Units with each Dwelling Unit located on a fee simple Lot fronting on a Street, and a minimum of two (2) Dwelling Units shall be attached. An end unit is attached to another Dwelling Unit only on one side. An interior unit is attached to another Dwelling Unit on both sides. An exterior end unit is attached to another Dwelling Unit only on one side and is located at the intersection of two (2) Streets."

and

"RESIDENTIAL, STREET TOWNHOUSE" is amended by deleting the definition in its entirety.

- rr. "STUDIO DWELLING UNIT" is amended by deleting "See "DWELLING UNIT, STUDIO" of this Bylaw." and by replacing it with the following:

"means a Use providing a Dwelling Unit within a Building where the Dwelling Unit has one Habitable Room with Cooking Facilities and a bathroom."

and

"DWELLING UNIT, STUDIO" is amended by deleting the definition in its entirety.

- ss. "TEMPORARY RESIDENTIAL" is amended by deleting "See "RESIDENTIAL, TEMPORARY" of this Bylaw." and by replacing it with the following:

"means a Residential Use in a temporary Dwelling Unit for the accommodation of a Relative of the registered owner, and excludes a Modular Home. Refer to Section 402 (Temporary Residential) of this Bylaw."

and

"RESIDENTIAL, TEMPORARY" is amended by deleting the definition in its entirety.

- tt. "TOWNHOUSE DWELLING UNIT" is amended by deleting "See "DWELLING UNIT, TOWNHOUSE" of this Bylaw." and by replacing it with the following:

" means a Use providing a Dwelling Unit having a separate, direct entrance from grade within a Building for an Apartment Residential Use or a Townhouse Residential Use."

and

"DWELLING UNIT, TOWNHOUSE" is amended by deleting the definition in its entirety.

- uu. "TOWNHOUSE RESIDENTIAL" is amended by deleting "See "RESIDENTIAL, TOWNHOUSE" of this Bylaw." and by replacing it with the following:

"means a multi-family Residential Use with a minimum of three (3) Townhouse Dwelling Units on a Lot. The Townhouse Dwelling Units shall be contained within one or more Buildings and each Building shall contain a minimum of two (2) Townhouse Dwelling Units. Each Townhouse Dwelling Unit shall be separated one from another by a common wall extending from foundation to roof or be situated one above the other and shall have a separate, direct entrance from grade. Triplex Residential, Fourplex Residential, Courtyard Residential and Street Townhouse Residential Uses are excluded."

and

"RESIDENTIAL, TOWNHOUSE" is amended by deleting the definition in its entirety.

- vv. "TRIPLEX RESIDENTIAL" is amended by deleting "See "RESIDENTIAL, TRIPLEX" of this Bylaw." and by replacing it with the following:

"means a Residential Use where one Building contains only three (3) Dwelling Units."

and

"RESIDENTIAL, TRIPLEX" is amended by deleting the definition in its entirety.

- ww. "TWO-UNIT RESIDENTIAL" is amended by deleting "See "RESIDENTIAL, TWO-UNIT" of this Bylaw." and by replacing it with the following:

"means a Residential Use where two (2) Dwelling Units shall be contained within one Building sharing a common roof and separated one from another by a common wall or be situated one above the other."

and

"RESIDENTIAL, TWO-UNIT" is amended by deleting the definition in its entirety.

- xx. "UNLICENSED VEHICLE" is amended by deleting "See "VEHICLE, UNLICENSED" of this Bylaw." and by replacing it with the following:

"means a Vehicle that is not currently licensed in accordance with the British Columbia Motor Vehicle Act [RSBC 1996] Chapter 318. Refer to Section 402 (Parking and Storing of Unlicensed Vehicles and Contractor's Equipment) of this Bylaw."

and

"VEHICLE, UNLICENSED" is amended by deleting the definition in its entirety.

- yy. "URBAN AGRICULTURAL" is amended by deleting "See "AGRICULTURAL, URBAN" of this Bylaw." and by replacing it with the following:

"means a Use providing for the growing of plants for the purposes of, including but not limited to, food, fibre, and decorative purposes, in ground, wall or roof gardens. Refer to Section 401 (Permitted Uses of Land, Buildings, and Structures) of this Bylaw."

and

"AGRICULTURAL, URBAN" is amended by deleting the definition in its entirety.

- zz. "VEHICLE AND EQUIPMENT REPAIR SERVICES" is amended by deleting "See "REPAIR SERVICES, VEHICLE AND EQUIPMENT" of this Bylaw." and by replacing it with the following:

"means a Use providing the repair of motor Vehicles; Trailers and light equipment; but excludes Industrial Repair Services."

and

"REPAIR SERVICES, VEHICLE AND EQUIPMENT" is amended by deleting the definition in its entirety.

- aaa. "WRECKED VEHICLE" is amended by deleting "See "VEHICLE, WRECKED" of this Bylaw." and by replacing it with the following:

"means a Vehicle that is physically wrecked or disabled so it cannot be operated by its own mode of power; is wrecked or parts of a physically wrecked or disabled Vehicle; or appears to be physically wrecked, although it could be operated by its own mode of power, but is not displaying thereon a lawful current license for its operation on the Highway. Refer to Section 401 (Prohibited Uses of Land, Buildings and Structures) of this Bylaw."

and

"VEHICLE, WRECKED" is amended by deleting the definition in its entirety.

3. *Maple Ridge Zoning Bylaw No. 7600-2019* is hereby amended to revise Part 4 – General Regulations, as follows:

- a. Part 4 - General Regulations, 401 Uses of Land, Buildings, and Structures, 401.2 Permitted Uses of Land, Buildings and Structures, 401.2.1 is amended by relocating 401.2.1.b. to the end of the section and renumbering it as 401.2.1.f., and by renumbering the other clauses in the section accordingly.
- b. Part 4 - General Regulations, 401 Uses of Land, Buildings, and Structures, 401.3 Prohibited Uses of Land, Buildings and Structures is amended by relocating 401.3.1.f. to the end of the section and renumbering it as 401.3.1.n., and by renumbering the other clauses in the section accordingly.

- c. Part 4 – General Regulations, 402 Regulations for Permitted Uses of Land, Buildings, and Structures, 402.2 Agricultural Employee Residential, 402.2.1 is amended by relocating 402.2.1.g. to the end of the section and renumbering it as 402.2.1.k., and by renumbering the other clauses in the section accordingly.
  - d. Part 4 – General Regulations, 402 Regulations for Permitted Uses of Land, Buildings, and Structures, 402.11 Detached Garden Suites, 402.11.4. is amended by relocating 402.11.4.b.(ii) to the end of the section and renumbering it as 402.11.4.b.(iii), and by renumbering the other clauses in the section accordingly.
  - e. Part 4 – General Regulations, 402 Regulations for Permitted Uses of Land, Buildings, and Structures, 402.11 Detached Garden Suite Residential, 402.11.8. is amended by inserting the following clause after 402.11.8.b., and by renumbering the other clauses in the section accordingly:  
“c. Deleted by Bylaw No. 7749-2021”
  - f. Part 4 – General Regulations, 402 Regulations for Permitted Uses of Land, Buildings, and Structures, 402.12 Farm Home Plate, 402.12.1 is amended by relocating 402.12.1.e. to the end of the section and renumbering it as 402.12.1.g., and by renumbering the other clauses in the section accordingly.
  - g. Part 4 – General Regulations, 402 Regulations for Permitted Uses of Land, Buildings, and Structures, 402.22 Pharmacy is amended by deleting the section in its entirety, reinserting it at the end of the section as 402.28, and by renumbering the other clauses in the section accordingly.
  - h. Part 4 – General Regulations, 402 Regulations for Permitted Uses of Land, Buildings, and Structures, 402.25 Secondary Suite Residential, 402.25.1. is amended by inserting the following clause after 402.25.1.d., and by renumbering the other clauses in the section accordingly:  
“e. Deleted by Bylaw No. 7749-2021”
  - i. Part 4 – General Regulations, 402 Regulations for Permitted Uses of Land, Buildings, and Structures, 402.26 Shipping Containers is amended by relocating section 402.26.3. to the end of the section and renumbering it as 402.26.4., and by renumbering the other clauses in the section accordingly.
  - j. Part 4 – General Regulations, 402 Regulations for Permitted Uses of Land, Buildings, and Structures, 402.28 Temporary Residential, 402.28.1 is amended by relocating 402.28.1.c. to the end of the section and renumbering it as 402.28.1.i., and by renumbering the other clauses in the section accordingly.
  - k. Part 4 – General Regulations, 403 Regulations for the Size, Shape and Siting of Buildings and Structures, 403.2 Siting Exceptions, 403.2.4. is amended by relocating 403.2.4. to the end of the section and renumbering it as 403.2.11., and by renumbering the other clauses in the section accordingly.
4. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended to revise Part 5 – Agricultural Zones, as follows:
- a. Part 5 – Agricultural Zones, 504 Zone: A-4 Intensive Greenhouse, 504.7 Setbacks is amended by relocating 504.7.2. to the end of the section and renumbering it as 504.7.6., and by renumbering the other clauses in the section accordingly.

5. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended to revise Part 7 – Commercial Zones, as follows:
  - a. Part 7 – Commercial Zones, Section 701: C-1 Neighbourhood Commercial is amended by relocating 701.3.1.d. to the end of the section and renumbering it as 701.3.1.f., and by renumbering the other clauses in the section accordingly.
6. Maple Ridge Zoning Bylaw No. 7600-2019 is hereby amended to revise Part 10 – Comprehensive Development Zones, as follows:
  - a. Section 1037 - CD-4-21 Comprehensive Development Bylaw Zone is amended by renumbering it to Section 1039;
  - b. Section 1038 - CD-5-21 Nine-Hole Golf Course Zone is amended by renumbering it to Section 1040;
  - c. Section 1039 - CD-1-22 Equestrian Facility and Restaurant Zone is amended by renumbering it to Section 1042;
  - d. Section 1037 is amended by inserting “1037.1 This Section is held for the CD-2-21 zone.”;
  - e. Section 1038 is amended by inserting “1038.1 This Section is held for the CD-3-21 zone.”;
  - f. Section 1041 is amended by inserting “1041.1 This Section is held for the CD-6-21 zone.”.
7. *Maple Ridge Zoning Bylaw No. 7600-2019* is hereby amended to revise Part 4 – General Regulations, as follows:
  - a. Part 4 - General Regulations, 406 Development Permits and Development Variance Permits, 406.1 Procedures, 406.1.2. is amended by deleting the following clause:

“Where a Development Variance Permit is granted by Council for a reduced Setback requirement no Siting Exceptions to the Setback shall be permitted. Refer to Section 406 (Development Permits and Development Variance Permits) of this Bylaw.”
  - b. Part 4 - General Regulations, 403 Regulations for the Size, Shape and Siting of Buildings and Structures, 403.2 Siting Exceptions is amended by deleting the following clause from 403.2.2, 403.2.3, 403.2.5., 403.2.6. and 403.2.7.:

“Where a Development Variance Permit is granted by Council for a reduced Setback requirement no Siting Exceptions to the Setback shall be permitted. Refer to Section 406 (Development Permits and Development Variance Permits) of this Bylaw.”
8. *Maple Ridge Zoning Bylaw No. 7600-2019* as amended is hereby amended accordingly.

**READ** a first time the 13<sup>th</sup> day of December, 2022.

**READ** a second time the 13<sup>th</sup> day of December, 2022.

**READ** a third time the     day of     , 2022.

**ADOPTED** the     day of     , 2022.

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**PRESIDING MEMBER**

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**CORPORATE OFFICER**