

TO: His Worship Mayor Dan Ruimy
and Members of Council
FROM: Chief Administrative Officer
SUBJECT: First and Second Reading
Official Community Plan Amending Bylaw No. 7653-2020
Second Reading
Zone Amending Bylaw No. 7654-2020
13287 232 Street

MEETING DATE: October 17, 2023
FILE NO: 2020-129-RZ
MEETING: C o W

EXECUTIVE SUMMARY:

An application has been received to rezone the subject property, located at 13287 232 Street, from RS-3 (Single Detached Rural Residential) to RS-1 (Single Detached Residential), to permit a future subdivision of two lots. Council granted first reading to Zone Amending Bylaw No. 7654-2020 and considered the early consultation requirements for the Official Community Plan (OCP) amendment on January 11, 2022. No additional consultation is required beyond the early postings.

The proposed development is generally in compliance with the policies of the Silver Valley Area Plan of the OCP. Ground-truthing on the site has established the developable areas, and as a result, an OCP amendment is required to revise the boundaries of the *Conservation* land use designation to permit development of the site.

As per Council Policy 6.31, this application is subject to the Community Amenity Contribution (CAC) program at a rate of \$9,200 per lot. Therefore, an estimated CAC amount of \$9,200, or such rate applicable at third reading of this application would be required.

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. 7653-2020* on the municipal website, 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. 7653-2020* 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. 7653-2020* is consistent with the Capital Expenditure Plan and Waste Management Plan;
4. That *Official Community Plan Amending Bylaw No. 7653-2020* be given first and second reading and be forwarded to Public Hearing;
5. That *Zone Amending Bylaw No. 7654-2020* be given second reading, and be forwarded to Public Hearing;

- i) Registration of a Restrictive Covenant for the Geotechnical Report and floodplain report, which addresses the suitability of the subject property for the proposed development;
- ii) Removal of existing buildings on proposed Lot 1;
- iii) Registration with Fraser Health for septic disposal and water quality; and registration of a Restrictive Covenant for the protection of the septic field areas;
- iv) from the Ministry of Environment determines that a site investigation is required based on the submitted Site Disclosure Statement, a rezoning, development, or development variance permit cannot be approved until a release is obtained for the subject property;
- v) In addition to the Ministry of Environment Site Disclosure Statement, 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.
- vi) That a voluntary contribution, in the amount of \$9,200, or such rate applicable at third reading of this application, be provided in keeping with the *Council Policy 6.31* with regard to Community Amenity Contributions.

DISCUSSION:

1. Background Context:

Applicant:	Don Bowins	
Legal Description:	Lot "A" Section 29 Township 12 New Westminster District Plan 7004 Except: Part Subdivided by Plan 21219 and EPP82037	
OCP:		
Existing:	<i>Conservation</i>	
Proposed:	<i>Eco-Clusters</i>	
Within Urban Area		
Boundary:	Yes	
Area Plan:	Silver Valley Area Plan	
OCP Major Corridor:	Yes	
Zoning:		
Existing:	RS-3 (Single Detached Rural Residential)	
Proposed:	RS-1 (Single Detached Residential)	
Surrounding Uses:		
North:	Use:	Single-Family Residential
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	<i>Conservation</i>
South:	Use:	Park/Vacant Lot
	Zone:	RS-2 (Single Detached Suburban Residential)
	Designation:	<i>Conservation</i>

East:	Use:	Single-Family Dwelling
	Zone:	RS-3 (Single Detached Rural Residential)
	Designation:	<i>Conservation</i>
West:	Use:	Park and School
	Zone:	P-1 (Park and School)
	Designation:	<i>Conservation</i>

Existing Use of Property:	Single-Family Residential
Proposed Use of Property:	Single-Family Residential
Site Area:	0.75 ha (1.85 ac.)
Access:	232 Street and 132 Avenue
Servicing Requirement:	Urban Standard
Flood Plain	Yes
Fraser Sewer Area	Yes

2. Project Description:

The subject property located at 13287 232 Street is near the intersection of 232 Street and 132 Avenue and is part of the Silver Valley Area Plan. (see Appendices A and B). There is an existing single-family dwelling located on the eastern side of the property and several trees located along the southern portion of the site. An Arborist report was submitted and reviewed by City Staff. The Arborist report did not identify any trees for removal.

The applicant is proposing to rezone the property from RS-3 (One Family Rural Residential) to RS-1 (Single Detached Residential) to allow the future subdivision of two single-family lots. Proposed Lot 1 will be 4,021 m² (0.99 ac) and will be access from 132 Avenue. Proposed Lot 2 will be 3,480 m² (0.86 ac) and will be access from 232 Street (see Appendix E). Both proposed lots meet the minimum lot area of the RS-1 zone. As part of the proposed development, the applicant will be constructing two new septic fields to service each proposed lot. The existing single-family house on the eastern portion of the property will remain.

3. Planning Analysis:

i) Official Community Plan:

The development site is located within the Silver Valley Area Plan and is currently designated *Conservation*. For the proposed development, an OCP amendment will be required to re-designate the site to *Eco-Clusters* to allow the proposed RS-1 zone.

The *Eco-Clusters* designation is intended to provide development opportunities in sparsely developed or rural areas, in a cluster form which supports sensitive integration of housing into a natural forest setting. *Eco-clusters* are located in areas containing steep slopes and environmentally sensitive areas, where the existing rural character should be retained. It should be noted that if the property is re-designated to *Eco-Clusters*, further development and subdivision of the site would be supportable. The proposed RS-1 zone with a 668 m² (0.17 ac) minimum lot size is the next smallest single-family zone to the current RS-3 zone which permits a minimum lot size of 0.8 ha (1.98 ac) Other parcels of land in the vicinity with similar circumstances may follow.

ii) **Zoning Bylaw:**

The current application proposes to rezone the subject site from RS-3 to RS-1 zone (See Appendix D) to permit a two-lot subdivision (see Appendix E). The minimum lot size for the proposed RS-1 zone is 668.0 m² (0.17 ac) with a minimum lot width of 18.0 m (59.1 ft) and a minimum lot depth of 27 m (88.6 ft). Proposed Lot 1 will be 4,021 m² (0.99 ac) and Proposed Lot 2 will be 3,480 m² (0.86 ac). Both lots meet the minimum lot size, minimum lot width and minimum lot depth of the RS-1 zone.

The property is located in the Flood Plain area; however, the floodplain requirements do not preclude potential subdivision and development of the property because all new buildings will be designed to meet the minimum Flood Construction Level (FCL) requirements. The applicant submitted a Geotech Report and the report determined the FCL at 17.0 m geodetic. The FCL construction level will be confirmed by the Building department staff at time of construction of the new single-family dwelling.

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

The proposed development would require a minimum of two off-street parking spaces per dwelling unit. At least one off-street parking space per dwelling unit will require roughed-in electrical infrastructure capable of Level 2 electric vehicle charging infrastructure. Visitor parking is not required for single family residential.

iv) **Proposed Variances:**

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

Maple Ridge Subdivision and Development Servicing Bylaw No. 4800 – 1993

- 1) *To vary Subsection B. Highways of Section IV General Requirements, to relax the required road dedication along the property line fronting 232 Street;*
- 2) *To vary Clause 3. of Subsection C. Services and Utilities under Section IV General Requirements, to relax the requirement to connect the proposed lots to the municipal sanitary sewage system.*

The above-noted relaxation to the road dedication is proposed as there are no anticipated further frontage upgrades that the require further road dedication.

Under the *Subdivision and Development Services Bylaw*, the subject property must be serviced by municipal sanitary sewer. This property is within Metro Vancouver's Urban Containment Boundary and as such, is permitted to have a sanitary connection; however, there is no sanitary sewer within a reasonable distance of this property. Due to the topography of the site, it is not feasible to service this property by gravity sewer, and a pump station would be economically challenging. As such, a Development Variance Permit to allow these lots to be serviced by septic field is supported. A Septic Feasibility consultant has provided a report to ensure that the existing septic fields meet the requirements of the Fraser Health Authority for existing Lot 2. A separate report will be provided for the proposed Lot 1.

The requested variances will be the subject of a future Council report.

v) **Development Permits:**

The City's Environmental Staff have been able to confirm that there is neither a watercourse or steep slopes on, or in the immediate vicinity of the property that would trigger a Watercourse Protection or Natural Features Development Permit as part of the proposed development.

vi) **Advisory Design Panel:**

As the proposed development is for single-family development, a Form and Character Development Permit is not required, and the Advisory Design Panel does not need to review the project.

vii) **Development Information Meeting:**

A Development Information Meeting is not required for this application as there are fewer than five units proposed.

viii) **Parkland Requirement:**

As there are less than three lots being created, the development is not subject to the park dedication requirements of Section 510 of the *Local Government Act* prior to subdivision approval.

4. **Interdepartmental Implications:**

i) **Engineering Department:**

The Engineering Department has indicated that no servicing or frontage upgrades are triggered by this application.

ii) **Parks, Recreation and Culture Department:**

The Parks Department noted that the horse trail and the multi-use path that runs along the property's frontage at the round-about should not be impacted during the proposed work.

iii) **License, Permits and Bylaws Department:**

The Building department had no concerns.

iv) **Fire Department:**

The Fire department had no concerns or comments.

v) **Environmental Section:**

The Environmental Section had the following comments:

- All Engineering Servicing and Building design is to be coordinated with tree retention/protection, landscaping and Stormwater management planning.
- Stormwater Management plans need to be coordinated with the existing protected trees, grading, drainages and landscaping plans.

5. School District No. 42 Comments:

Pursuant to Section 476 of the *Local Government Act*, consultation with School District No. 42 is required. A referral was sent to School District No. 42 and they provided a response on March 30, 2023, which is attached to this report as Appendix F.

6. Intergovernmental Issues:

i) Local Government Act:

In respect of Section 475 of the *Local Government Act* for consultation during an OCP amendment, it is recommended that no additional consultation is required beyond the early posting of the proposed OCP amendments on the City's website, together with an invitation to the public to comment.

CONCLUSION:

It is recommended that first and second reading be given to *Official Community Plan Amending Bylaw No. 7653-2020*, that second reading be given to *Zone Amending Bylaw No. 7654-2020*, and that application 2020-129-RZ be forwarded to Public Hearing.

"Original Signed by Rosario Alvarado"

Prepared by: **Rosario Alvarado**
Development Services Technician

"Original Signed by Marlene Best"

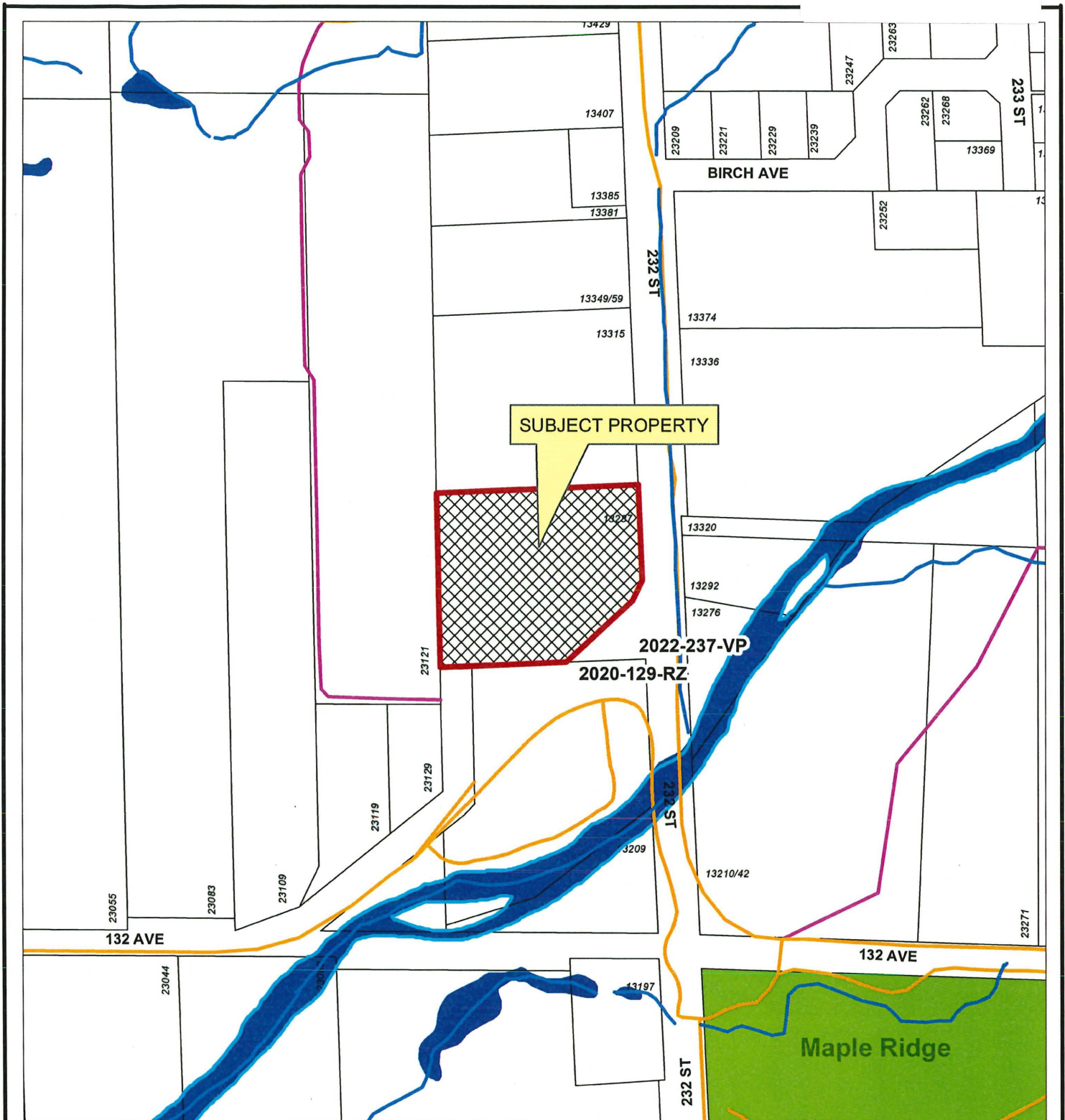
Reviewed by: **Marlene Best**
Interim Director of Planning

"Original Signed by Scott Hartman"

Concurrence: **Scott Hartman**
Chief Administrative Officer

The following appendices are attached hereto:

Appendix A – Subject Map
Appendix B – Ortho Map
Appendix C – Official Community Plan Amending Bylaw No. 7653-2020
Appendix D – Zone Amending Bylaw No. 7654-2020
Appendix E – Subdivision Plan
Appendix F – School District No. 42 comments
Appendix G – OCP Map



Legend

- | | |
|---|--|
|  Stream |  Active Applications (RZ/SD/DP/...) |
|  Existing Trails |  Municipal Park |
|  Pending, Proposed, & Desired Trails |  Lake or Reservoir |
|  Major Rivers & Lakes |  River |



Scale: 1:2,500

13287 232 STREET ACTIVE DEVELOPMENTS IN AREA

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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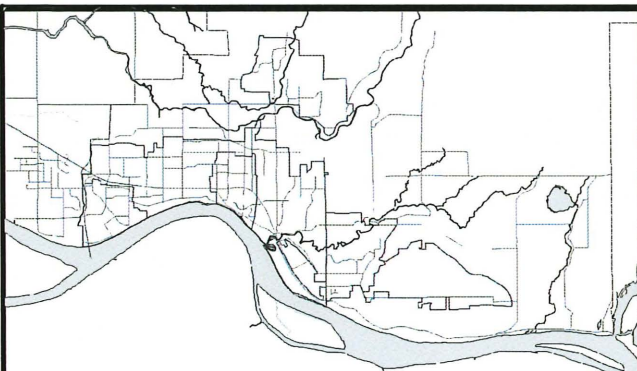
FILE: 2020-129-RZ

DATE: Sep 8, 2023

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13287 232 STREET
ORTHO

PLANNING DEPARTMENT



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FILE: 2020-129-RZ
DATE: Sep 8, 2023

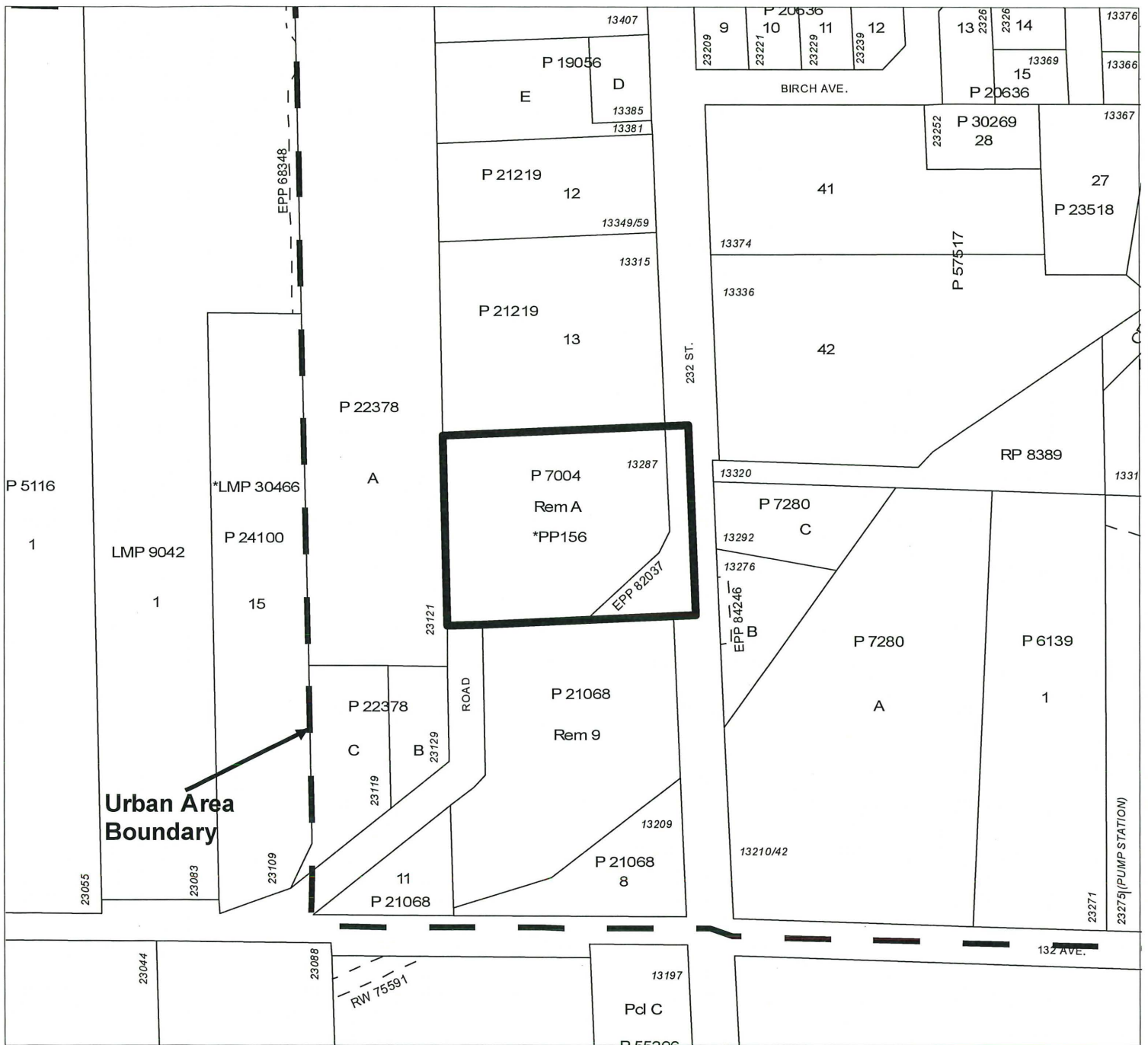
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A Bylaw to amend the Official Community Plan Bylaw No. 7060-2014

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

ADOPTED, the day of , 20 .

CORPORATE OFFICER



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7653-2020

Map No. 1025

Purpose: To Amend Figure 2 and Figure 3C of the Silver Valley Area Plan
From: Conservation

To: Eco Clusters



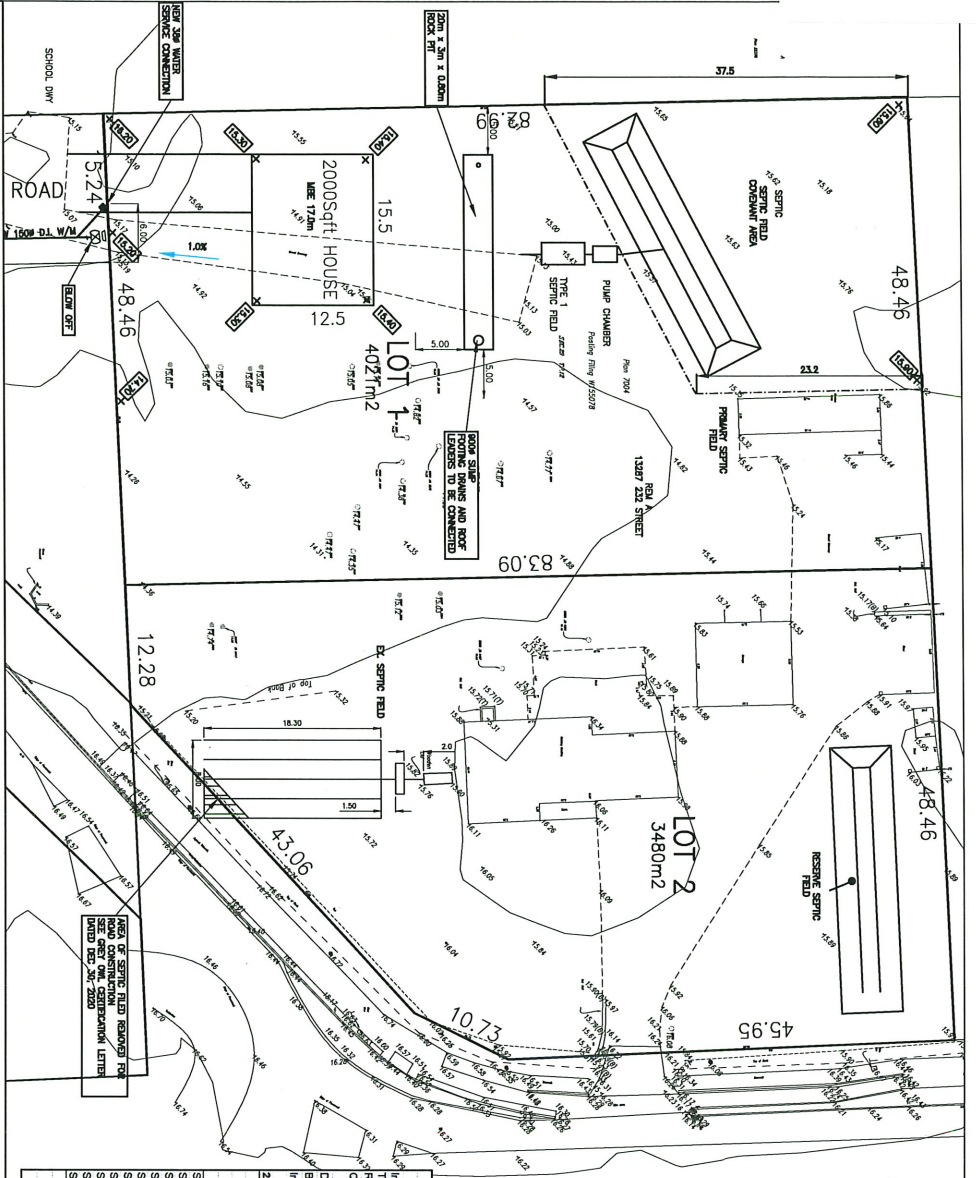
--- Urban Area Boundary



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SCALE 1:2,500

CORPORATE OFFICER

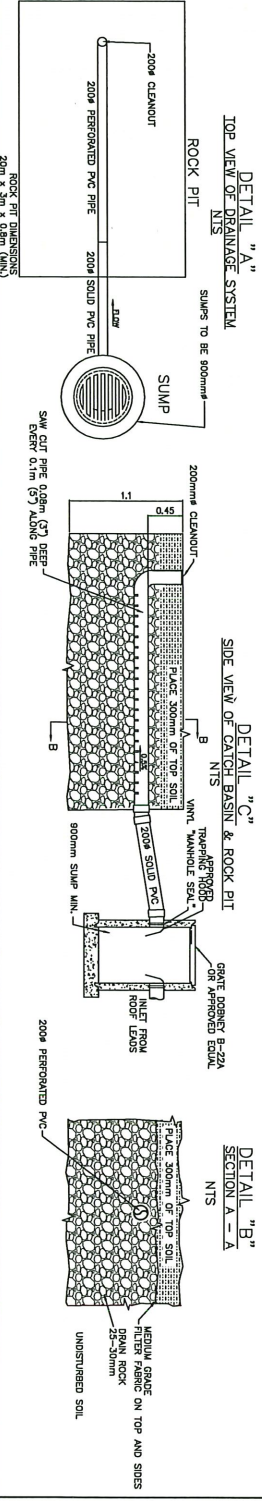


SOUTH ALOUETTE FCL = 17.0m

TIER A
300mm TOPSOIL ON ALL
DISTURBED AREAS (TYP.)
TIER B/C
200 YR RAINFALL EVENT TO BE
CAPTURED, DETAINED AND
INFILTRATED ON SITE

MAINTENANCE
• SWAMP TO BE INSPECTED EVERY 6 MONTHS TO ENSURE NO
SEDIMENTATION BUILD UP ENTERS THE ROCK PIT.
• SWAMP TO BE CLEANED OUT IF REQUIRED BY VAC. TRUCK.
• MAINTAIN CLEAR PATH FROM THE OVERFLOW GRATE TO THE
ALOUETTE RIVER. DO NOT REGRADE THE AREA.

2020-04-28	Impervious Surface (pavement) = 0.040 Ha	Total Site Area = 0.219 Ha	Impervious Surface Coefficient = 0.011 m³/sec	Tc = 10 min	I = 1	102 mm/hr		
Design Infiltration rate =	Base Area of Rock Pit =	Infiltration Rate (Calculated by area) =	0.0016667 m/s	60 mm/hr	100 mm/hr			
200 Year Storage with Infiltration								
Time	Intensity	Q ₂ Peak Flow	In Flow Volume	Intermediate Calculations			Storage Volume	
(min)	(mm/hr)	(m³/sec)	(m³)	Tr (Q ₂ -Cm)	1/10 ²	1/10 ² -1/10 ²	(m³)	
Step 1	5	14.4	0.016	4.28	62.71	87.77	-25.06	4
Step 2	15	84.2	0.009	6.92	106.84	87.77	19.07	7
Step 3	60	43.0	0.005	11.20	209.29	87.77	121.52	13
Step 4	120	30.7	0.003	12.58	292.92	87.77	205.15	11
Step 5	240	21.5	0.002	11.12	408.97	87.77	322.20	1
Step 6	360	15.7	0.001	9.24	523.28	87.77	448.01	1
Step 7	480	12.9	0.001	8.2	573.78	87.77	489.81	3
Step 8	720	9.2	0.001	6.8	698.48	87.77	610.71	9
Step 9	1440	5.9	0.001	4.2	977.58	87.77	889.81	-55
Step 10	3600	5.9	0.001	4.2	218.32	1524.59	87.77	-217
Minimum Storage Required = 13 m³								
Storage Provided = 15 m³								



PROPOSED RS-1
MIN. 18m X 27m2 AREA 668m2

LOT GRADING & SWMP PLAN
13287 232 STREET

D.K. BOWING & ASSOCIATES INC. 8555 EMERY STREET, MISSION, B.C. V4S 1A6 FAX: 604-824-3199 EMAIL: dbowing@shaw.ca		DATE: APRIL 2020 SHEET: 1 OF 1 Dwg No.: 0
DESIGN: [] CHECKED: [] APPROVED: [] SCALE: [] DATE: []	DRAWN: [] DESIGNED: [] CHECKED: [] APPROVED: [] SCALE: [] DATE: []	CITY OF MAPLE RIDGE ENGINEERING DEPARTMENT



March 30, 2023

City of Maple Ridge
11995 Haney Place
Maple Ridge, BC V2X 6A9

Attention: Rosario Alvarado

Dear Rosario:

Re: File #: 2020-129-RZ
Legal: Lot: A, Section: 29, Township: 12, Plan: NWP7004
Location: 13287 232 ST
From: RS-3 (One Family Rural Residential)
To: RS-1 (One Family Urban Residential)

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 628 students. For the 2022-23 school year, the student enrolment at Yennadon Elementary is 697 students (111% utilization) including 54 students from out of catchment.

Garibaldi Secondary has an operating capacity of 1050 students. For the 2022-23 school year, the student enrolment at Garibaldi Secondary is 973 students (93% utilization) including 267 students from out of catchment.

Sincerely,

Flavia Coughlan
Secretary Treasurer

The Board of Education of School District No. 42 (Maple Ridge – Pitt Meadows)

cc: Louie Giroto, Director, Facilities
Maryam Fallahi, Manager, Facilities Planning
David Vandergugten, Assistant Superintendent



SUBJECT PROPERTY

Maple Ridge



Scale: 1:2,500

Legend

- CIVIC
- CONSERVATION
- Agricultural
- Park

13287 232 STREET LAND USE

PLANNING DEPARTMENT



MAPLE RIDGE

British Columbia

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FILE: 2020-129-RZ
DATE: Sep 8, 2023

BY: DM