

CITY OF MAPLE RIDGE
BYLAW NO. 8034-2025

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

WHEREAS, it is
deemed expedient to amend the Maple Ridge Zoning Bylaw No. 7600-2019 as amended:

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

1. This Bylaw may be cited as "Maple Ridge Zone Amending Bylaw 8034-2025".

1. Maple Ridge Zoning Bylaw No. 7600-2019, as amended, is hereby amended as follows:
 - a. Part 10 Comprehensive Development Zones, Section 1035 CD-1-17 Zone is amended as follows:
 - i. 1035.5(2)(b) is amended by changing the allowable density as follows:

A "bonus density", up to a maximum of 1.55 times the Lot Area, may be obtained by providing the following.
 - ii. 1035.5(2)(b)(ii) is amended by changing the allowable density as follows:

An amount equal to 0.3 times the Lot Area for each Storey above the second, not to exceed 1.2 times.
 - iii. 1035.5(2)(d) is amended by changing the allowable density as follows:

The maximum Density in this phase, including any "bonus density" and "amenity bonus density," is 2.85 times the Lot Area.
 - iv. 1035.10(4) is amended by deleting "to 7" as follows:

Phases 2, for Apartment Use
 - v. 1035.10(4)(a)(i) is amended as follows:

a minimum of seven (7) electric Vehicle charging stations shall be provided.
 - vi. 1035.10 is amended by adding section (5) as follows:

Phases 3 to 7, for Apartment Use:

a Notwithstanding the Maple Ridge Off-Street Parking and Loading Bylaw No. 4350 – 1990:

(i) a minimum of four (4) electric Vehicle charging stations shall be provided.

vii. 1035.11(8)(a)(ii) to be amended as follows:

Minimum seven (7) electric Vehicle charging stations;

2. Maple Ridge Zoning Bylaw No. 7600-2019 as amended is hereby amended accordingly.

READ a first time the 27th day of May, 2025

READ a second time the 27th day of May, 2025

READ a third time the 27th day of May, 2025

ADOPTED the _____ day of _____, 20

PRESIDING MEMBER

CORPORATE OFFICER