

A Bylaw to repeal Zoning Bylaw No. 3510–1985

Recommendation:

THAT Council decides to not hold the public hearing for the repeal of Zoning Bylaw No. 3510-1985 in accordance with Section 464(2) of the *Local Government Act*; and

THAT staff be directed to provide notice that a public hearing will not be held for the repeal of *Zoning Bylaw No. 3510-1985* in accordance with Section 467 of the *Local Government Act*.

Report Purpose and Summary Statement:

To recommend Council's consideration of not holding a public hearing to initiate the repeal of *Maple Ridge Zoning Bylaw No. 3510–1985*.

Previous Council Action:

Council granted final adoption to *Maple Ridge Zoning Bylaw No. 7600–2019* on December 8, 2020, which is intended to replace the 1985 Zoning Bylaw.

Strategic Alignment:

Liveable Community; Governance & Corporate Excellence.

To: Mayor and Council

File number: 8056-2025

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DISCUSSION:

The Zoning Bylaw is a legal document that regulates land use and development within a municipality. It defines permitted uses, building forms, and development standards for different areas (i.e., zones).

On December 8, 2020, Council adopted [Zoning Bylaw No. 7600-2019](#) which was intended to replace the previous [Zoning Bylaw No. 3510-1985](#). At the time it was adopted, staff noted that transitioning to the new bylaw would be complex due to numerous applications for zone amending bylaws that were at various stages of the approvals process. To manage this complexity, staff recommended temporarily retaining the 1985 bylaw to allow those in-stream applications to complete. As a result, both zoning bylaws have remained in effect since 2020, which has led to confusion among the public, applicants, and staff and has resulted in some administration challenges.

Staff are now recommending repealing *Zoning Bylaw No. 3510-1985*. There are several reasons why having one Zoning Bylaw for the City will be beneficial, including:

- **Confusion and inconsistency:** It can be unclear which bylaw applies to a specific property or application, leading to misunderstandings for applicants, staff, and the public.
- **Legal risk:** Conflicting provisions between the two bylaws may create uncertainty or disputes, potentially exposing the municipality to legal challenges.
- **Planning clarity:** A single zoning bylaw ensures that Council's land use decisions align with the Official Community Plan and current planning goals and policies, whereas an outdated bylaw may reflect obsolete standards.

Section 1101.1 of *Zoning Bylaw No. 7600-2019* is a transitional provision that states that any zoning bylaw amendment given first or second reading (but not yet adopted) when the current Zoning Bylaw was adopted, will automatically be considered part of the new Zoning Bylaw upon its adoption. This provision was specifically included to address the issue of in-stream applications.

Staff have reviewed the in-stream zone amending bylaw applications referencing the 1985 Zoning Bylaw, and only three applications are in this situation. A summary of the three applications is provided in Table 1.

Table 1. Summary of In-Stream Applications based on *Zoning Bylaw No. 3510-1985*

Application Number	Address	Proposal	Bylaw Number	Stage of the application	Staff Comments
2019-071-RZ	13084 236 St.	7-lot subdivision	7519-2019	First reading	This application received first reading under the previous development approval procedure, which allowed first reading to occur before a complete submission was provided. Since then, the proposal has changed, and a new zone amending bylaw under the 2019 Zoning Bylaw will be brought forward for Council's consideration when it is ready.
2016-031-RZ	13227 236 St.	Townhouses	7228-2016	Third reading	The application is progressing toward final adoption, with outstanding conditions related to environmental and geotechnical requirements, as well as the registration of legal documents.
2017-553-RZ	12848 240 St.	11-lot subdivision	7424-2018	Third reading	The application is progressing toward final adoption, with outstanding conditions related to geotechnical requirements.

Due to the transitional provision in *Zoning Bylaw No. 7600-2019*, the three applications summarized in Table 1 will not be impacted; their zone amending bylaws will automatically be considered part of the 2019 Zoning Bylaw upon adoption.

Staff note that some elements of these applications may not comply with the 2019 Zoning Bylaw. These discrepancies will be addressed by staff either through site-specific text amendments as part of housekeeping updates, or through an updated list of proposed variances, when the development application goes to Council for consideration of the respective Development Variance Permit.

Any application submitted prior to the adoption of *Zoning Bylaw No. 7600-2019*, but not yet given first reading, must comply with the provisions of the 2019 Zoning Bylaw.

All new applications received after adoption of *Zoning Bylaw No. 7600-2019* are required to align with the provisions of the 2019 Zoning Bylaw.

Public Hearing:

Pursuant to Section 464(2) of the *Local Government Act*, a local government is not required to hold a public hearing on a zoning bylaw if the bylaw is consistent with the Official Community Plan (OCP). Although the repeal of *Zoning Bylaw No. 3510-1985* is considered an amendment under the provisions of the *Local Government Act*, because the remaining zoning framework (i.e., the 2019 Zoning Bylaw) remains in place and is consistent with the OCP, a public hearing is not required. Based on this, staff are recommending that Council waive the public hearing for the proposed repeal of the 1985 Zoning Bylaw.

Should Council direct staff to waive the hearing, statutory notice would still be provided prior to Council's consideration of the repeal. This approach will eliminate the need for staff time and resources to hold a public hearing for a bylaw that had been intended for repeal since the adoption of *Zoning Bylaw No. 7600-2019* in December 2020, and will allow Council to streamline the process by granting three readings in one meeting.

Strategic Alignment:

Repealing the *Zoning Bylaw No. 3510-1985* will eliminate confusion related to there being two Maple Ridge Zoning Bylaws in effect, supporting the strategic priority for Governance and Corporate Excellence.

CONCLUSION:

Staff recommend that a public hearing not be held to repeal *Zoning Bylaw No. 3510-1985*. Once the statutory notices are provided, staff will bring forward the repeal for consideration.

Repealing the previous Zoning Bylaw will ensure that only one Zoning Bylaw remains in effect. The transitional provision contained in *Zoning Bylaw No. 7600-2019* protects the three remaining in-stream applications from disruption, and any necessary site-specific amendments can be addressed through future housekeeping updates.

"Maureen Solmundson"

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Report Approval Details

Document Title:	A Bylaw to Repeal Zoning Bylaw No. 3510-1985.docx
Attachments:	
Final Approval Date:	Nov 26, 2025

This report and all of its attachments were approved and signed as outlined below:

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