

2025-196-CU/VP, 11781 256 Street

Temporary Use Permit and Development Variance Permit

Recommendations:

THAT the issuance of Temporary Use Permit 2025-196-CU to allow an accessory Commercial Kennel use at 11781 256 Street be approved.

THAT the issuance of Development Variance Permit 2025-196-VP for 11781 256 Street be approved.

Report Purpose and Summary Statement:

To recommend that Council approve a Temporary Use Permit to allow an accessory Commercial Kennel use, and approve a Development Variance Permit to reduce the required minimum lot area and reduce the required building setback to neighbouring residential buildings for an accessory Commercial Kennel use, at 11781 256 Street.

Previous Council Action:

N/A

Proposed Variance:

To reduce the required lot area for a Commercial Kennel from 4.0 ha to 3.5 ha.

To reduce the required setback for a Commercial Kennel building to neighbouring residential buildings from 91 metres to 29 metres.

Strategic Alignment:

Diversified, Thriving Economy

Communications:

Notice of the proposed Temporary Use Permit was published prior to Council consideration in accordance with the provisions of the *Local Government Act*.

Notices to surrounding properties regarding the proposed Development Variance Permit were provided in accordance with *Development Procedures Bylaw No. 8081-2025*.

To: Mayor and Council

File number: 2025-196-CU/VP

2025-196-CU/VP, 11781 256 Street Temporary Use Permit and Development Variance Permit

BACKGROUND:

Applicant:	Dezirea Chung		
Legal Description:	Lot 2 Section 14 Township 12 New Westminster District Plan 4247		
OCP Designation:	<i>Agricultural</i> [no change]		
Within Urban Area Boundary:	No		
OCP Major Corridor:	Yes		
Zoning:	RS-3 (Single Detached Rural Residential) [no change]		
Surrounding Uses:	North:	Use:	Single Detached Residential
		Zone:	RS-3 (Single Detached Rural Residential)
		Designation:	<i>Agricultural</i>
	South:	Use:	Single Detached Residential
		Zone:	RS-3 (Single Detached Rural Residential)
		Designation:	<i>Agricultural</i>
	East:	Use:	Single Detached Residential/Agricultural
		Zone:	RS-3 (Single Detached Rural Residential)
		Designation:	<i>Agricultural</i>
	West:	Use:	Single Detached Residential/Agricultural
		Zone:	RS-3 (Single Detached Rural Residential)
		Designation:	<i>Agricultural</i>
Existing Use of Property:	Single Detached Residential/Agricultural		
Proposed Use of Property:	Single Detached Residential/Agricultural/Commercial Kennel		
Site Area:	3.5 ha		
Proposed Vehicular Access:	Existing access off 256 Street		
Servicing Requirement:	Rural Standard		
Flood Plain:	No		
Fraser Sewer Area:	No		

ANALYSIS:

Project Description:

The Temporary Use Permit and Development Variance Permit applications relate to a proposed accessory Commercial Kennel use at 11781 256 Street. The subject property is currently used for a primary residence and small-scale agricultural purposes.

The property is approximately 3.5 hectares in area and is rectangular in shape (Attachments A and B). A watercourse and a densely treed area begin at the west property line and run along the south property line. The Official Community Plan designates the property as *Agricultural*, and the current zoning is RS-3 (Single Detached Rural Residential) (Attachment C). Surrounding properties are rural residential in nature, with several properties having accessory agricultural activities.

The application proposes to renovate an existing barn to create an indoor kennel facility offering dog boarding and daycare services. An outdoor run area is proposed to the west of the barn (Attachment D). There is currently only one other licensed Commercial Kennel in Maple Ridge, and the applicant has stated that there is additional demand in the community for these services.

Planning Analysis:

The subject property is located within the Agricultural Land Reserve (ALR), and all adjacent properties are also within the ALR. Pet Kennels are a [permitted Non-Farm Use](#) under Part 3 of the *ALR Use Regulation*, as they are deemed to be compatible with agricultural activities and have low impacts on the land. The applicant has indicated that they have received approval from the Agricultural Land Commission to operate a dog boarding and daycare facility on the property.

The City's regulations pertaining to Commercial Kennel uses are contained within the [Zoning Bylaw](#) and the [Kennel Regulation Bylaw](#). A Commercial Kennel is defined by the Zoning Bylaw as a use limited to keeping, training, breeding and animal boarding for remuneration and allowing up to a maximum of 50 dogs.

Zoning Bylaw

The current RS-3 zoning of the property does not allow an accessory Commercial Kennel use. Therefore, the applicant is requesting a Temporary Use Permit to allow an accessory Commercial Kennel use on the property (Attachment E). The [Kennel Regulation Bylaw](#) states that a Commercial Kennel may be permitted in the RS-3 (Single Detached Rural Residential) zone, in addition to the A-1 (Small Holding Agricultural), A-2 (Upland Agricultural), and A-3 (Extensive Agricultural) zones.

The Zoning Bylaw requires a minimum lot area of 4.0 ha for a Commercial Kennel use. The subject property does not meet the minimum lot area requirement. Therefore, a minor variance to the minimum area requirement of approximately 10% is proposed and discussed further in the Proposed Variances section of this report.

The existing barn on the property, which is proposed to be renovated to become an indoor kennel, is required to meet the building setbacks defined in the Zoning Bylaw. The barn meets all required building setback requirements except for the required 91 metre setback to neighbouring residential buildings. A variance to this requirement is discussed in the Proposed Variances section of this report.

Temporary Use Permit

A Temporary Use Permit (TUP) authorizes a use that is not otherwise permitted by the Zoning Bylaw on a temporary basis without the need to rezone the property. Under Section 493 of the *Local Government Act*, a TUP may be issued for a maximum of three years and may be renewed once for up to three additional years.

Staff recommend the issuance of a three-year TUP for the accessory Commercial Kennel use which limits the number of dogs specified in the business licence to 20. A standard Commercial Kennel use permits up to 50 dogs, however because the proposed building setback to neighboring residential properties is reduced, it is recommended that the number of dogs be limited to 20 to help mitigate any potential noise impacts.

A Commercial Kennel is subject to City bylaws pertaining to Kennels, Noise Control, and Animal Control. Commercial Kennel operators must ensure that the animals in their care do not disturb the surrounding neighbourhood. Compliance with the Kennel Regulation Bylaw will require barn renovations, including soundproofing.

Proposed Variances

The requested variances and rationale for support are described below:

- 1. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 4 Section 402.15.2(a):*
To reduce the minimum Lot Area requirement for a Commercial Kennel use from 4.0 ha to 3.5 ha.**

Staff support the proposed variance as it is deemed to be minor and represents an approximate 10% reduction from the minimum lot area prescribed in the Zoning Bylaw (Attachment F).

A review of neighbouring municipalities found that all surveyed municipalities restrict Commercial Kennel use to specific agricultural zones. However, only the City of Mission and the City of Pitt Meadows require a minimum lot area, as shown in Table 1.

Table 1. Surrounding Municipality Commercial Kennel Lot Area Requirements

Municipality	Minimum Lot Area Requirement
City of Mission	1.6 ha (4 ac) (up to 50 dogs)
City of Pitt Meadows	2.0 ha (5 ac) for Class "A" Kennels (up to 50 dogs)
City of Maple Ridge	4.0 ha (10 ac) (up to 50 dogs)

**2. *Maple Ridge Zoning Bylaw No. 7600-2019, Part 4 Section 402.15.2(b):*
To reduce the required setback for buildings and structures used for a Commercial Kennel from 91 metres to 29 metres from the interior property lines.**

The intent of this setback requirement is to provide a sufficient separation to reduce the potential impacts of kennel related noise on neighbouring properties. Staff support the proposed setback reduction from 91 m to 29 m (Attachment G), subject to the TUP being approved stipulating that the number of dogs permitted be limited to 20. It is anticipated that limiting the maximum number of dogs from 50 to 20 will reduce the amount of potential noise generation. The applicant has indicated that they will also take active noise mitigation measures including sound-insulating the walls of the existing barn, staggered outdoor playtimes, the provision of an indoor playroom, and ongoing staff supervision and training to help manage barking behaviour proactively. The property is also heavily treed along the western and southern property lines which will also assist with noise attenuation.

Enforcing setbacks to neighbouring residential buildings as opposed to property lines can be challenging due to unintended consequences that are out of an applicant's control. For example, a dwelling on an adjacent property may be constructed closer to the kennel after the kennel has been established, which would potentially result in the kennel becoming non-conforming with the variance. As a result, many municipalities are moving away from setbacks measured to neighbouring residential buildings and instead regulating setbacks from property lines, which provide greater certainty and enforceability.

For Council's reference, a review of neighbouring municipalities indicates that only the City of Abbotsford and the Township of Langley require setbacks to neighbouring residential uses for Commercial Kennels (Table 2). The City's current requirement of a 91 m setback for Commercial Kennels contrasts with the 30 m setback applied to other agricultural buildings within the RS-3 zone.

Given the above, staff support a variance from the required 91 m from the closest neighbouring residential building to 29 m, from the interior property lines. Approval of the variance would result in a distance of 41 m from the neighbouring residential dwelling to the north, and 83 m from the neighbouring residential dwelling to the south. Staff are also recommending that this setback variance apply to the existing barn building only and not any buildings constructed for Commercial Kennel purposes on the property in the future.

Table 2. Surrounding Municipality Commercial Kennel Building Setbacks

Municipality	Building Setback to residential uses
City of Abbotsford	15 m to residential uses
Township of Langley	91.44 m to buildings occupied by anyone other than the operator
City of Mission	15 m from all lot lines
City of Pitt Meadows	30 m from all lot lines
City of Port Coquitlam	45 m from lot line of a residential zone
City of Surrey	30 m from all lot lines
City of Maple Ridge	91 m to neighbouring residential buildings

Public Notice

In accordance with the *Development Procedures Bylaw No. 8081-2025*, notice of Council consideration of a resolution to issue a Development Variance Permit was mailed to all owners or tenants in occupation of all parcels within 30 m of the property that is subject to the permit.

Off-Street Parking and Loading Bylaw

The TUP and Development Variance Permit applications are being processed under the recently adopted *Off-Street Parking and Loading Bylaw No. 7970-2023*. Under the provisions of the Bylaw, a Commercial Kennel use falls under the general Commercial category which requires one parking space per 40 m² Gross Floor Area of the building, plus one van accessible space. The planned parking area exceeds the parking requirements as shown in Table 3.

Table 3. Parking Requirements

	Required	Provided
Regular Parking Spaces	Residential use – 2 spaces Commercial Kennel – 4 spaces	7 spaces
Van Accessible Spaces	1 space	1 space

The additional parking for the kennel is proposed to be added to the existing parking area on the property, resulting in a combined total of eight parking spaces between the kennel and residential parking. Utilizing the existing parking area minimizes the disturbance to the property and the amount of land used for parking. The parking area is not required to be paved as the property is within the ALR. An Environmental Development Permit, Soil Permit, and/or an Agricultural Land Commission Soil and Fill Notice of Intent may be required if soil or fill is required to expand the parking area.

Environmental Development Permit:

The subject property contains steep slopes and watercourses along the west and south property lines. The current proposal, including the renovation of the existing barn and installation of a fenced outdoor run, will not require an Environmental Development Permit.

CONCLUSION:

Staff recommend that Council approve the Temporary Use Permit for an accessory Commercial Kennel use limited to 20 dogs, and approve the Development Variance Permit for reduced lot area and reduced building setback requirements to the interior lot lines for the existing barn building only.

"Erin Mark"

Prepared by: Erin Mark, Planning Technician

Attachments:

- (A) Location Map
- (B) Aerial Photo Map
- (C) Zoning and OCP Map
- (D) Site Plan
- (E) Draft Temporary Use Permit
- (F) Draft Development Variance Permit
- (G) Proposed Variances

Report Approval Details

Document Title:	2025-196-CU.VP, 11781 256 Street - Temporary Use Permit and Development Variance Permit.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Location Map.pdf- Attachment B - Aerial Photo Map.pdf- Attachment C - Zoning and OCP Map.pdf- Attachment D - Site Plan.pdf- Attachment E - Draft Temporary Use Permit.docx- Attachment F - Draft Development Variance Permit.docx- Attachment G - Proposed Variances.pdf
Final Approval Date:	Jan 7, 2026

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

David Purcell-Chung, Manager of Development and Environmental Services

Hasib Nadvi, Deputy Director of Planning and Building

James Stiver, Director of Planning and Building

Scott Hartman, Chief Administrative Officer