

## 2021-456-RZ, 26635 Dewdney Trunk Road, Zone Amending Bylaw No. 8093-2026

### Recommendations:

**THAT Zone Amending Bylaw No. 7955-2023 be abandoned.**

**THAT Zone Amending Bylaw No. 8093-2026 be given first, second, and third reading; and**

**THAT Staff be directed to work with the applicant to address the outstanding terms and conditions as outlined in the report dated March 24, 2026, and other matters as identified by Council, prior to recommending bylaw adoption.**

### Report Purpose and Summary Statement:

To recommend that *Zone Amending Bylaw No. 7955-2023* be abandoned, and that Council consider first, second, and third readings of *Zone Amending Bylaw No. 8093-2026* to rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit the development of a three-lot subdivision, with a park/conservation dedication.

### Previous Council Action:

Council granted first reading to *Zone Amending Bylaw No. 7955-2023* on July 25, 2023.

### Proposed Variance:

*Maple Ridge Zoning Bylaw No. 7600-2019: Part 6, Section 610.4.1(b)*: to vary the minimum requirement for Lot Width from 36.0 m to 33.4 m for lots 1-3 in the proposed subdivision.

### Strategic Alignment:

Liveable Community

### Environmental/Climate Impact:

Park Conservation dedication of 2.7 ha

### Communications:

Pursuant to Section 467 of the *Local Government Act*, public notice of first reading of *Zone Amending Bylaw No. 8093-2026* was published on March 20, 2026, in the local newspaper with a subsequent publication scheduled on March 27, 2026. Notices were also mailed out to area residents in accordance with the Public Notice Requirements as set out in *Maple Ridge Development Approval Procedures Bylaw No. 8081-2025*.

To: Mayor and Council

File number: 2021-456-RZ

## 2021-456-RZ, 26635 Dewdney Trunk Road, Zone Amending Bylaw No. 8093-2026

### BACKGROUND:

Applicant:	1234542 BC Ltd. Inc. No: BC1234542		
Legal Description:	Lot 4 Section 19 Township 15 New Westminster District Plan 8097		
OCP Designation:	<i>Suburban Residential</i> [No Change]		
Within Urban Area Boundary:	No		
Area Plan:	N/A		
OCP Major Corridor:	Yes		
Zoning:	Existing:	RS-3 (Single Detached Rural Residential)	
	Proposed:	RS-2 (Single Detached Suburban Residential)	
Surrounding Uses:	North:	Use:	Park/Conservation and Single-Detached Residential
		Zone:	RS-3 and RS-2
		Designation:	<i>Conservation and Suburban Residential</i>
	South:	Use:	Single Detached Residential
		Zone:	RS-3
		Designation:	<i>Suburban Residential</i>
	East:	Use:	Single Detached Residential
		Zone:	RS-3
		Designation:	<i>Suburban Residential</i>
	West:	Use:	Park/Conservation
		Zone:	RS-3
		Designation:	Conservation
Existing Use of Property:	Undeveloped Land		
Proposed Use of Property:	Single Detached Residential and Park/Conservation Land		
Site Area:	3.94 ha		

Net Site Area after dedication:	1.2 ha
Proposed Vehicular Access:	Dewdney Trunk Road
Servicing Requirement:	Rural Standard
Flood Plain:	No
Fraser Sewer Area:	No

## **ANALYSIS:**

### **Site Characteristics:**

The subject property is located in the Rothsay neighbourhood on the north side of Dewdney Trunk Road between 264 Street and 269 Street (Attachment A). The property is located outside of the City's Urban Area Boundary and Metro Vancouver's Urban Containment Area boundary. The site is currently undeveloped and is constrained by natural features, with dense forest cover toward the rear of the property. McFadden Creek flows through the property from northeast to southwest.

The surrounding neighbourhood comprises larger rural estate, single detached properties. Some smaller single detached properties are located to the north and west. Webster's Corners Elementary School is approximately 2.1 km to the west, and Whonnock Elementary School is approximately 2.1 km to the southeast. Kanaka Creek Regional Park is approximately 300 m to the south and Webster's Corners Neighbourhood Park is approximately 2.1 km to the west. Commercial services are located to the west at the intersection of 256 Street and Dewdney Trunk Road. Transit service is currently available six days a week (Monday to Saturday) on the 749 Ruskin/Haney Place bus route operated by TransLink. The nearest bus stop operates as an unmarked flag stop where the riders must signal the driver to request pick up.

### **Discussion:**

On July 25, 2023, Council gave first reading to *Zone Amending Bylaw No. 7955-2023* (Attachment D). Since then, Council has adopted *Development Approval Procedures Bylaw No. 8081-2025* to align with provincial Bill 44 (2023) and the *Local Government Act*. Section 464 of the *Act* prohibits a public hearing for a proposed residential rezoning that is consistent with the Official Community Plan.

Given that the subject application is a residential rezoning application consistent with the Official Community Plan, it is recommended that the previous *Zone Amending Bylaw No. 7955-2023* be abandoned, and that a new *Zone Amending Bylaw No. 8093-2026* (Attachment E) be given first, second, and third reading. Notice of Council's consideration of first reading for *Zone Amending Bylaw No. 8093-2026* was published in the Maple Ridge–Pitt Meadows News on March 20, 2026, with the second notice scheduled for publication on March 27, 2026

**Project Description:**

The applicant is proposing to rezone the subject property from RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit the future three-lot subdivision with park-conservation dedication. The applicant has proposed three single-detached lots as well as a dedicated Park/Conservation space of approximately 2.71 ha. Each proposed lot is approximately 0.40 ha in area and will be accessed directly from Dewdney Trunk Road (Attachment C). Any subdivision layout provided is preliminary and may change prior to approval by the Approving Officer.

**PLANNING ANALYSIS:**

**Official Community Plan:**

The property is designated *Suburban Residential* by the Official Community Plan (OCP) (Attachment B). This designation permits single detached residential and two-unit (duplex) residential in areas outside of the Urban Area Boundary. Lot sizes within this land use designation are generally 0.4 ha in size. The proposed development is consistent with the OCP designation of the subject property.

The 2.71 ha portion of the property that will be dedicated to the City as Park/Conservation land is currently designated as *Suburban Residential* by the OCP and is located outside of the area that is currently designated as *Conservation* and *Park*. However, under Section 401.2 of the Zoning Bylaw, a Park use is permitted in all zones, including the existing RS-3 Zone that would remain in place for the Park/Conservation lands. Therefore, no OCP or Zoning Bylaw amendments are required for the dedicated area, and an OCP amendment application is not required to redesignate Suburban Residential land to Conservation at this time. Depicting the dedicated Park/Conservation land as *Conservation* in the OCP can be addressed in a future housekeeping OCP amendment.

**Zoning Bylaw:**

The application proposes to rezone the subject property from the RS-3 (Single Detached Rural Residential) to the RS-2 (Single Detached Suburban Residential) Zone. The Minimum Lot Area requirements and proposed dimensions are shown in Table 1.

**Table 1. Subdivision Requirements and Proposed Dimensions**

	<b>RS-2 requirements (min)</b>	<b>Lot 1</b>	<b>Lot 2</b>	<b>Lot 3</b>
<b>Lot Area</b>	0.4 ha	0.4 ha	0.4 ha	0.4 ha
<b>Lot Width</b>	36.0 m	33.4 m	33.4 m	33.4 m
<b>Lot Depth</b>	60.0 m	119.5 m	119.5 m	119.5 m

A Development Variance Permit will be required for the lot width of all the proposed lots.

An Urban Infill Residential use is permitted on lots outside the Urban Area Boundary where single detached residential uses are permitted. It is limited to a maximum of three units: a principal single detached dwelling, with a secondary suite, and/or a detached garden suite. No building permit applications have been submitted to the City for review at this time.

### **Off-Street Parking and Loading Bylaw:**

The rezoning application was submitted under the former *Off-Street Parking and Loading Bylaw No. 4350-1990* and is therefore subject to that bylaw as per the in-stream provisions of section 1.03.2 of *Off-Street Parking and Loading Bylaw No. 7970-2023*. Under *Bylaw No. 4350-1990*, the development is required to provide a minimum of two off-street parking spaces on each property. If a secondary suite or detached garden suite is proposed, an additional off-street parking space will also be required for each unit.

Additionally, a minimum of one parking space per dwelling unit will be provided with roughed-in infrastructure capable of supporting Level 2 electric vehicle charging.

### **Proposed Variances:**

A Development Variance Permit application has been submitted for the following variances:

#### Maple Ridge Zoning Bylaw No. 7600-2019:

*Part 6, Section 610.4.1(b)*: to vary the minimum requirement for Lot Width from 36.0 m to 33.4 m for proposed lots 1-3.

While the applicant is seeking a variance to the lot width, all of the proposed lots are larger than the required minimum lot area and lot depth under the proposed RS-2 zone. A separate report on the proposed variances will be presented to Council for consideration should *Zone Amending Bylaw No. 8093-2026* receive third reading.

### **Development Permits:**

The following Development Permits are required for the proposed development:

1. Pursuant to Section 8.9 of the OCP, a **Watercourse Protection Development Permit** is required for all developments and building permits within 50 m of the top of bank of all watercourses and wetlands. The purpose of the Watercourse Protection Development Permit is to ensure the preservation, protection, restoration and enhancement of watercourses and riparian areas.
2. Pursuant to Section 8.10 of the OCP, a **Natural Features Development Permit** is required for all development and subdivision activity or building permits. The purpose of the development permit is preservation, protection, restoration and enhancement of the natural environment and protection from hazardous conditions.
3. Pursuant to Section 8.12 of the OCP, a **Wildfire Development Permit** is required for all development and subdivision activities or building permits to protect people and properties in the areas of the community identified as Wildfire Risk Areas.

Subject to *Zone Amending Bylaw No. 8093-2026* receiving third reading, staff will consider a combined Development Permit, the consideration of which has been delegated to the Director of Planning and Building by Council.

### **Parkland Requirement:**

Given that fewer than three net new lots are proposed to be created, the park land provision requirements under Section 510 of the *Local Government Act* do not apply. While the *Act* does not require parkland dedication, due to the ecological sensitivity of the riparian area setback it has been agreed that the Park/Conservation block will be transferred to the City (Attachment C).

### **Community Amenity Contributions:**

In accordance with Council Policy 6.31 *Community Amenity Contribution Program*, Community Amenity Contributions (CACs) apply to and are used to support amenities such as civic facilities, public art, acquisition of civic land, etc. The CAC rate for single detached development, is \$9,200.00 per lot. For single detached residential subdivisions proposing fewer than three lots, the original lot is exempted from this requirement. Accordingly, the applicant will provide a voluntary CAC of \$18,400.00 (i.e., 2 x \$9,200.00).

### **Environmental Implications:**

An Arborist Report prepared by Huckleberry Landscape Design, dated October 23, 2025, was submitted in support of this application. The report assessed a total of 148 trees in the development area of the property. Of these, 102 trees are proposed to be retained, and a total of 48 trees will be removed. In accordance with the City's Tree Protection Bylaw, the removal of 38 trees will require 136 replacement trees, which may be a combination of replacement trees and a cash-in-lieu payment. A Tree Cutting Permit will be required as part of the subdivision application.

Through the rezoning and subdivision applications, the applicant will be dedicating the northern portion of the property, which is separated and inaccessible due to McFadden Creek, to the City. In addition, environmental setback covenants will be registered on the three residential lots to protect the riparian areas of McFadden Creek, which range from 15 m to 30 m. The three residential lots will have a combined 6,199 m<sup>2</sup> of developable area, and the remainder will be protected by a "no-build" covenant. The City is pursuing both the Park/Conservation land dedication and covenant registration to ensure that the lots meet the minimum lot area of the RS-2 zone.

### **Development Information Meeting:**

A Development Information Meeting is not required for this proposal, as fewer than five lots are being proposed.

## **Conditions to be Met Prior to Adoption:**

Staff have advised the applicant that adoption of the Zone Amending Bylaw will not be recommended unless the following conditions are met, and any additional conditions Council may identify:

1. Registration and filing of the following legal documents:
  - a. Subdivision plan for:
    - i. Dedication of Park/Conservation lands; and
    - ii. Road dedication to meet the design criteria of the *Subdivision and Development Bylaw No. 4800-1993*.
  - b. Restrictive Covenant for the geotechnical report and/or floodplain report;
  - c. Restrictive covenant for the stormwater management;
  - d. Restrictive covenant for protection of environmentally sensitive areas;
  - e. Restrictive covenant for tree protection; and
  - f. Restrictive covenant for the rezoning servicing agreement and receipt of the security deposit, as outlined in the Agreement. The following servicing upgrades will be required through the Agreement:
    - i. Frontage upgrades to the applicable road standard.
2. If the Director of Waste Management from the Ministry of Environment and Parks 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;
3. In addition to the Ministry of Environment and Parks Site Disclosure Statement, a disclosure statement must be submitted by a Professional Engineer confirming whether there is any evidence of underground fuel storage tanks on the subject property. If evidence is identified, a Stage 1 Site Investigation is required to confirm the subject property is not a contaminated site; and
4. A voluntary contribution, in the amount of \$18,400.00 (i.e., \$9,200.00 per lot) or such rate as may be applicable at third reading of this application be provided in accordance with Council Policy 6.31 with regard to Community Amenity Contributions.

## **EXTERNAL REFERRALS:**

### **School District No. 42:**

This application was referred to School District No. 42 on February 11, 2026, however, a response was not received prior to Committee of the Whole consideration. The catchment area schools are Webster's Corner Elementary, which has an operating capacity of 245 students (72% utilization in 2023-2024), and Garibaldi Secondary which has an operating capacity of 1,050 students (96% utilization in 2023-2024). Any response received from the School District will be brought forward for Council consideration prior to or at the time of bylaw adoption.

## **CONCLUSION:**

It is recommended that the previous *Zone Amending Bylaw No. 7955-2023* be abandoned and that *Zone Amending Bylaw No.8093-2026* be given first, second, and third reading to rezone the subject property from the RS-3 (Single Detached Rural Residential) to RS-2 (Single Detached Suburban Residential) to permit the development of a four-lot subdivision, with three residential lots and one Park/Conservation lot.

"Nicolas Wilding"

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Prepared by: Nicolas Wilding, Planner 1

### **Attachments:**

- (A) Location Map
- (B) OCP and Zoning Map
- (C) Preliminary Subdivision Plan
- (D) *Zone Amending Bylaw No. 7955-2023* (to be abandoned)
- (E) *Zone Amending Bylaw No. 8093-2026*

## Report Approval Details

Document Title:	2021-456-RZ, 26635 Dewdney Trunk Road, RS-3 to RS-2.docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment A - Location Map.pdf</li><li>- Attachment B - Zoning and OCP Map.pdf</li><li>- Attachment C - Preliminary Subdivision Plan.pdf</li><li>- Attachment D - Zone Amending Bylaw 7955-2023 (to be abandoned).pdf</li><li>- Attachment E - Zone Amending Bylaw No. 8093-2026.docx</li></ul>
Final Approval Date:	Mar 9, 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

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer