

CITY OF MAPLE RIDGE
BYLAW NO. 8006-2024

A Bylaw to amend the text forming part 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, the Municipal Council of the City of Maple Ridge, enacts as follows:

1. This bylaw may be cited as "*Maple Ridge Zone Amending Bylaw No. 8006-2024*".
2. *Maple Ridge Zoning Bylaw No. 7600-2019* is hereby amended to revise the definitions for *Crematorium* and *Funeral Services*, to identify the zones in which they are permitted, and to include site exceptions for existing *Crematoriums*, as follows:
 - a. Part 2 - Interpretations and Definitions, 202 Definitions, the definition of *Assembly* is amended by deleting "and" after "kitchens" and inserting "and *Funeral Services*" at the end of the clause.
 - b. Part 2 - Interpretations and Definitions, 202 Definitions, the definition of "*Crematorium*" is amended by deleting "and includes *Buildings, Structures*, and lands for associated ceremonial and *Funeral Services* and functions";
 - c. Part 2 - Interpretations and Definitions, 202 Definitions, the definition of *Funeral Services* is amended by deleting "and includes *Crematorium* facilities" and replacing it with "and may include *Buildings, Structures* and lands for associated services, ceremonies and functions.";
 - d. Part 7 – Commercial Zones, 702 Zone – C-2 Community Commercial, 702.2 Principal Uses, 702.2.1. is amended by inserting the following at the end of the section:

"r. *Funeral Services* and *Crematorium*, specific to the following Lot:
(i) Parcel A, (Ex.Plan 13421) Sublot 9, DL 247, GP1, NWD Plan 8050. PID 015-025-667. 11969 216 Street."
 - e. Part 8 – Industrial Zones, 803 Zone – M-3 Business Park Industrial, 803.2 Principal Uses, 803.2.1 is amended by inserting "x. *Crematorium*" at the end of the section;

- f. Part 8 – Industrial Zones, 805 Zone – M-5 High Impact Industrial, 805.2 Principal Uses, 805.2.1.b. is amended by deleting “and” after “transfer station”, by inserting “and” after “Wrecked Vehicles”, and by inserting “(xi) Crematorium” at the end of the section.
 3. *Maple Ridge Zoning Bylaw No. 7600-2019* is hereby amended to clarify that *Infill Development* refers to development on an existing lot, and to add cross references between sections of Part 4 of the Bylaw for *Building Envelope*, *Highest Building Face* and *Prohibited Uses* requirements, as follows:
 - a. Part 4 – General Regulations, 401 Uses of Land, Buildings and Structures, 401.3 Prohibited Uses of Land, Buildings and Structures, 401.3.1.a. is amended by inserting “of an existing Lot” after “*Infill Development*”, and by inserting “Refer to Section 407.1 (Building Envelope) of this Bylaw.” after 401.3.1.a. (ii).
 - b. Part 4 – General Regulations, 403 Regulations for the Size, Shape and Siting of Buildings and Structures, 403.4. Building Height, 403.4.1. is amended by inserting the following clause after 403.4.1.b.:
 - “c. For *Single Detached Residential* and *Two-Unit Residential Buildings*, refer to Section 403.7 (Highest Building Face) of this Bylaw.”
 - c. Part 4 – General Regulations, 407 Requirements for the Area, Shape and Dimensions of Lots that may be created by Subdivision, 407.1 Building Envelope is amended by inserting the following at the end of the section after 407.1.b:
 - “c. Refer to Section 401.3 (Prohibited Uses of Land, Buildings and Structures) of this Bylaw.”
4. *Maple Ridge Zoning Bylaw No. 7600-2019* is hereby amended to clarify the permitted uses for a *Shipping Container* located on a lot during construction on the lot, as follows:
 - a. Part 4 - General Regulations, 402 Regulations for Permitted Uses of Land, Buildings, and Structures, 402.25 Shipping Containers, 402.25.1.a. is amended by deleting the clause in its entirety and replacing it with the following:
 - “a. on a *Lot* where a current and valid *Building* Permit has been issued by the City of Maple Ridge for construction on the *Lot*, a *Shipping Container* shall be permitted on the same Lot for a temporary *Building* or *Structure* for Office Use, a Sales Centre, or for equipment storage. Refer to Section 402.26 (Temporary Buildings and Structures) of this Bylaw;”
5. *Maple Ridge Zoning Bylaw No. 7600-2019* is hereby amended to clarify that *Siting Exceptions* for architectural and other features that project beyond the *Building Face* are

permitted to encroach into the setback area, with limitations, when a *Development Variance Permit* is granted by Council for a reduced *Setback*, as follows:

- a. Part 4 - General Regulations, 403 Regulations for the Size, Shape and Siting of Buildings and Structures, 403.2 Siting Exceptions, 403.2.2. is amended by deleting the clause in its entirety and replacing it with:

“2. Where features, including but not limited to cornices, rainwater leaders, pilasters, belt courses, chimneys, and sills, project beyond the *Building Face*, the features shall encroach not more than 0.6 metres into the minimum *Setback* to an adjacent *Lot Line*, as permitted elsewhere in this Bylaw provided that:

- a. the distance between the projection and an adjacent Interior *Side Lot Line* shall be not less than 0.9 metres, and
- b. where a Development Variance Permit for a reduced *Setback* has been approved by Council, the Siting Exception shall apply to the reduced *Setback*. Refer to Section 406.1 (Procedures) of this Bylaw.”

- b. Part 4 - General Regulations, 403 Regulations for the Size, Shape and Siting of Buildings and Structures, 403.2 Siting Exceptions, 403.2.3. is amended by deleting the clause in its entirety and replacing it with:

“3. Where cantilevered architectural features, including but not limited to bay windows, hutches, fireplaces, and entertainment centres, project beyond the *Building Face*, the features shall encroach not more than 0.6 metres into the minimum *Setback* to an adjacent *Lot Line*, as permitted elsewhere in this Bylaw, provided that:

- a. the distance between the projection and an adjacent Interior *Side Lot Line* shall be not less than 0.9 metres;
- b. any single projection shall not exceed a horizontal length of 3.0 metres;
- c. the total length of all projections on each *Building Face* shall not exceed 40% of the total horizontal length of the *Building Face* where the projection occurs; and
- d. where a Development Variance Permit for a reduced *Setback* has been approved by Council, the Siting Exception shall apply to the reduced *Setback*. Refer to Section 406.1 (Procedures) of this Bylaw.”

- c. Part 4 - General Regulations, 403 Regulations for the Size, Shape and Siting of

Buildings and Structures, 403.2 Siting Exceptions, 403.2.4. is amended by deleting the clause in entirety and replacing it with:

"4. Where masonry chimneys, chimney enclosures, eaves, sunlight control projections, canopies, porches, decks or unenclosed balconies and any supports necessary for these features project beyond the *Building Face*, provided that:

- a. the features shall encroach not more than 1.25 metres into the minimum *Setback* to an adjacent *Front Lot Line*, *Rear Lot Line* or *Exterior Side Lot Line* as permitted elsewhere in this Bylaw;
- b. the features shall encroach not more than 0.6 metres into the minimum *Setback* to an adjacent *Interior Side Lot Line*, as permitted elsewhere in this Bylaw, provided the distance between the projection and an adjacent *Interior Side Lot Line* shall be not less than 0.9 metres; and
- c. where a Development Variance Permit for a reduced *Setback* has been approved by Council, the Siting Exception shall apply to the reduced *Setback*. Refer to Section 406.1 (Procedures) of this Bylaw."

- d. Part 4 - General Regulations, 403 Regulations for the Size, Shape and Siting of Buildings and Structures, 403.2 Siting Exceptions, 403.2.5. and 403.2.6. are amended to correct a typographical error by deleting "403.2.3." and replacing it with "403.2.4.";
- e. Part 4 - General Regulations, 406 Development Permits and Development Variance Permits, 406.1. Procedures is amended by deleting clause 406.1.2. in its entirety and replacing it with:

"2. Where a Development Variance Permit is granted by Council for a reduced *Setback* requirement, the requirements of Section 403.2 (Siting Exceptions) of this Bylaw shall apply to the reduced *Setback*, as applicable."

6. *Maple Ridge Zoning Bylaw No. 7600-2019* is hereby amended to reformat the *Fence Height* requirement section for clarity, to replace the term *Setback* with *Yard* (yard is the area between a lot line and the nearest wall of the principal building), to increase the maximum fence *Height* for *Rear Yards* from 1.2 metres to 2.0 metres where it is adjacent to an exterior side road in Residential and Commercial Zones, and to clarify the requirements for a *Fence* on top of a *Retaining Wall*, as follows:

- a. Part 4 - General Regulations, 405 Landscaping and Fencing Regulations, 405.4 Fence Requirements, 405.4.2. and 405.4.3. are amended by deleting the clauses in their entirety and replacing them, as follows:

"2. A Fence in a Residential Zone shall:

- a. not exceed 1.2 metres in *Height* where located:
 - (i) in the *Front Yard*,
 - (ii) in the Exterior *Side Yard*. or
 - (iii) on the *Panhandle* portion of a *Panhandle Lot*;
- b. not exceed 2.0 metres in *Height* where located:
 - (i) in the *Rear Yard*,
 - (ii) in the Interior *Side Yard*, or
 - (iii) on a *Panhandle Lot*, excluding the *Panhandle* portion of the *Lot*;
- c. meet the requirements of Section 403.8 (Visual Clearance at Intersections) of this Bylaw.

3. A Fence in a Commercial Zone shall:

- a. not exceed 1.2 metres in *Height* where located:
 - (i) in the *Front Yard*,
 - (ii) in the Exterior *Side Yard*, or
 - (iii) on the *Panhandle* portion of a *Panhandle Lot*;
- b. not exceed 2.0 metres in *Height* where located:
 - (i) in the *Rear Yard*,
 - (ii) in the Interior *Side Yard*, or
 - (iii) on a *Panhandle Lot*, excluding the *Panhandle* portion of the *Lot*;
- c. maintain a height of 2.0 metres on any *Lot Line* adjacent to a *Residential Use*;
- d. meet the requirements of Section 403.8 (Visual Clearance at Intersections) of this Bylaw."

- b. Part 4 - General Regulations, 403 Regulations for the Size, Shape and Siting of Buildings and Structures, 403.9 Retaining Walls and Developer Built Retaining Walls, 403.9.9. is amended by inserting "Refer to Section 405.4 (Fence Requirements) of this Bylaw." at the end of the clause.
- c. Part 4 - General Regulations, 405 Landscaping and Fencing Regulations, 405.4 Fence Requirements, 405.4.9 is amended by inserting "Refer to Section 403.9 (Retaining Walls and Developer Built Retaining Walls) of this Bylaw." at the end of clause.

7. *Maple Ridge Zoning Bylaw No. 7600-2019* is hereby amended to clarify the Albion Density Bonus requirements in the RS-1d Zone, as follows:
 - a. Part 6 – Residential, 609 Zone – RS-1d Single Detached (Half Acre) Residential, 609.11 Other Requirements, 609.11.1.a. is amended by inserting “excluding Sections 607.1.2, 607.4.2 and 607.11” after “will apply”.

8. *Maple Ridge Zoning Bylaw No. 7600-2019* is hereby amended to insert a reference to the requirements for *Caretaker Residential* use in the M-3 zone, as follows:
 - a. Part 8 – Industrial Zones, 803 Zone: M-3 Business Park Industrial, 803.11 Other Requirements is amended by inserting the following at the end of the section:

“5. Caretaker Residential shall be subject to the requirements of Section 402.7 (Caretaker Residential) of this Bylaw.”

9. *Maple Ridge Zoning Bylaw No. 7600-2019* is hereby amended to revise the *Apartment Use* requirement in the C-3 Zone, as follows:
 - a. Part 7 – Commercial Zones, 703 Zone: C-3 Town Centre Commercial, 703.2. Principal Uses, 703.2.1.a. is amended by deleting “within the Town Centre Area, as identified on Schedule “C” (Town Centre Area Plan) of this Bylaw.” at the end of the clause.

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

READ a first time the 10th day of September, 2024.

READ a second time the 10th day of September, 2024.

READ a third time the day of , 2024.

ADOPTED the day of , , 2024.

PRESIDING MEMBER

CORPORATE OFFICER