

Silver Valley Area Plan Update

Official Community Plan Amending Bylaw No. 8061-2025

Recommendations:

THAT in accordance with Section 475 and Section 476 of the *Local Government Act*, Council confirms that the opportunity for early and on-going consultation has been provided by way of posting *Official Community Plan Amending Bylaw No. 8061-2025* on the City's website, through the formal referral process with external interest holders and agencies, and by holding a Public Hearing on the bylaw.

THAT in accordance with Section 477 of the *Local Government Act*, Council considers the *Official Community Plan Amending Bylaw No. 8061-2025* consistent with the City's Capital Expenditure Plan and Waste Management Plan

THAT *Official Community Plan Amending Bylaw No. 8061-2025*, as amended, be given second reading and forwarded to Public Hearing.

Report Purpose and Summary Statement:

To provide Council with information on the formal referral process with external interest holders and agencies that followed first reading of the Silver Valley Area Plan Update – *Official Community Plan Amending Bylaw No. 8061-2025*. This report also outlines the strategic adjustments required to align the Silver Valley Area Plan with recent Provincial Housing legislation and reflect the results of comments received to date from external interest holders and agencies and recommend second reading of the Bylaw and the holding of a Public Hearing.

Previous Council Action:

On September 16, 2025, Council gave first reading to *Official Community Plan Amending Bylaw No. 8061-2025*, to update the Silver Valley Area Plan to align with Provincial Housing legislation and directed staff to proceed with the referral strategy outlined in the report.

Strategic Alignment:

Liveable Community

Silver Valley Area Plan Update

Official Community Plan Amending Bylaw No. 8061-2025

BACKGROUND:

The Silver Valley Area Plan (Area Plan) was first adopted in October 2002 and is one of Maple Ridge's oldest area plans. The Area Plan has not been reviewed in its entirety since its adoption, and has only had site-specific land use designation changes through development approvals. Since that time, fundamental housing market and legislative shifts have occurred, and several amendments are being proposed to bring the Area Plan into alignment with the new Provincial Legislative Framework (2023-2024).

Changes to the Provincial Legislative Framework:

In November 2023, the Provincial government passed legislation intended to increase housing supply in all B.C. municipalities. The legislation made changes to offer different, more intensified housing types across the province in neighbourhoods that had been traditionally zoned for only residential single-detached and duplex land uses, as well as in the areas near transit hubs and frequent transit corridors.

Given the characteristics of the Silver Valley neighbourhood, the proposed updates to the Area Plan have primarily been directed by the *Housing Statutes (Residential Development) Amendment Act* (Bill 44). Bill 44 enables up to three, four, or six units as-of-right on single-detached and duplex zoned lots. The size of the respective parcel and the proximity to frequent transit services dictates the possible number of units permitted.

As per Provincial regulation, local governments, including the City of Maple Ridge, have until December 31, 2025, to update their respective Official Community Plans (OCPs) to align with this new legislation.

Work Completed to Date:

Public engagement in the form of two open houses were held on March 6 and June 4, 2025. These presented opportunities to inform the public on both the Small-Scale Multi-Unit housing and Transit-Oriented Area related changes that were upcoming through the OCP amendment process.

Official Community Plan Amending Bylaw No. 8061-2025 was presented at the Committee of the Whole meeting on [September 9](#) and Council on [September 16, 2025](#), together with proposed amendments to the Hammond Area Plan and Town Centre Area Plan. On September 16 Council gave first reading to *Bylaw No. 8061-2025* and directed staff to proceed with the referral process

as outlined in the report. Comments received from external interest holders and agencies on the proposed updates to the Area Plan, are summarized in this report.

DISCUSSION:

This report summarizes the feedback received from external agencies and how this has been incorporated into the amended *Official Community Plan Amending Bylaw No. 8061-2025* (Attachment A).

Referral Process:

Requests for comments were circulated in mid-September to external interest holders and agencies. This included referral requests to:

- Metro Vancouver
- TransLink
- Ministry of Transportation and Transit
- School District No. 42
- Agricultural Land Commission
- City of Pitt Meadows
- Katzie First Nation
- Kwantlen First Nation

The comments received from each agency are summarized below. The full comments can be reviewed in Attachment C.

Metro Vancouver:

Metro Vancouver provided comments from the Regional Planning and Housing Services group. The comments acknowledge that the City's Silver Valley Area Plan Update is well-aligned with the strategies of Metro 2050, the Regional Growth Strategy, that focus on expanding the supply and diversity of housing across the region. The comments also acknowledge that data has been incorporated from the latest Housing Needs Report into the draft Area Plan, using its findings as a foundation for policy direction. Metro Vancouver offers additional resources on request, including a housing policy dashboard and an inclusionary housing calculator, along with opportunities to connect with peer communities working on similar initiatives.

TransLink:

TransLink staff noted that regional transportation objectives are being met and highlight that TransLink should continue to be consulted for relevant amendments as they arise. TransLink's suggested changes have been largely incorporated into the updated Area Plan and City Staff will continue to work closely with TransLink to ensure continued alignment.

Feedback was provided in a table format, included in Attachment C, with Maple Ridge's responses noted in the appropriate column. This includes changes that have been made to the draft Area Plan including policy references to accommodate deliveries by providing adequate loading and unloading spaces. Should Council support the amendments to the draft Area Plan, staff will provide the annotated table back to TransLink for their information.

Ministry of Transportation and Transit:

Ministry staff reviewed the referral request and provided limited comments on the Area Plan. Ministry staff noted that they are generally supportive of the proposed amendments through dialogue with staff. City staff will continue to collaborate closely with the Ministry of Transportation and Transit.

School District No. 42:

Comments from School District No. 42 support the consultation process with the City, and acknowledge that growth is occurring in the Silver Valley Area. The School District plans on one large elementary school site for Silver Valley being identified in the next 10 years. The comments noted the need for better alignment of land uses and development planning with available school capacity and funding. Overall, School District staff requested flexibility and continued collaboration with the planning process, and identified a planned facilities plan refresh coming in 2026, which will involve City engagement.

Agricultural Land Commission:

Agricultural Land Commission (ALC) staff acknowledged receipt of the City's referral request, however, given the on-going provincial labour dispute, at the time of writing no comments have been received. Should comments be received from the ALC, amendments may be incorporated into a future draft Area Plan, if required and appropriate, including the upcoming Regional Context Statement work anticipated to come before Council for consideration in early 2026.

City of Pitt Meadows:

Pitt Meadows staff have reviewed the referral request and noted that the changes are mandated by the Province and largely prescribed.

Katzie First Nation and Kwantlen First Nation:

At time of writing, comments have not been received from Katzie First Nation or Kwantlen First Nation. Staff will continue to engage with both Katzie First Nation and Kwantlen First Nation as opportunities and projects arise.

Silver Valley Area Plan Update:

Official Community Plan Amending Bylaw No. 8061-2025 proposes changes to the Area Plan, largely in response to Provincial housing legislation. Where possible, amendments align with other updated City strategies, including housekeeping changes such as aligning with the City's updated branding.

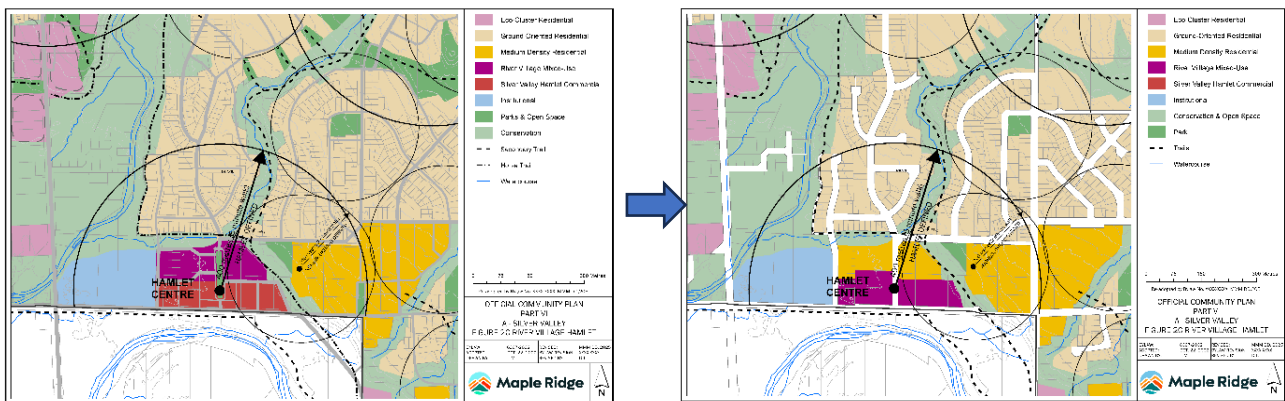
The draft Silver Valley Area Plan included with *Official Community Plan Amending Bylaw No. 8061-2025* (Attachment A), presented for consideration of second reading reflects external agencies feedback, some minor amendments, and general administrative adjustments. The changes are summarized below and a full marked-up version can be viewed in Attachment B.

Land Use Amendments

1. In the River Village area, the land use designations have been amended to reflect the character and intent of the River Village as a community hub. The land along 132 Avenue is proposed as *River Village Mixed-Use* with the designation transitioning to *Medium Density Residential* north along Balsam Street. These changes are shown in Figure 1.

The first reading copy of the updated Area Plan created the new, higher density mixed-use designation of *River Village Mixed-Use* from the *Medium/High Density Residential* and *High Density Residential* designations.

Figure 1. River Village Land Use Designations



First Reading

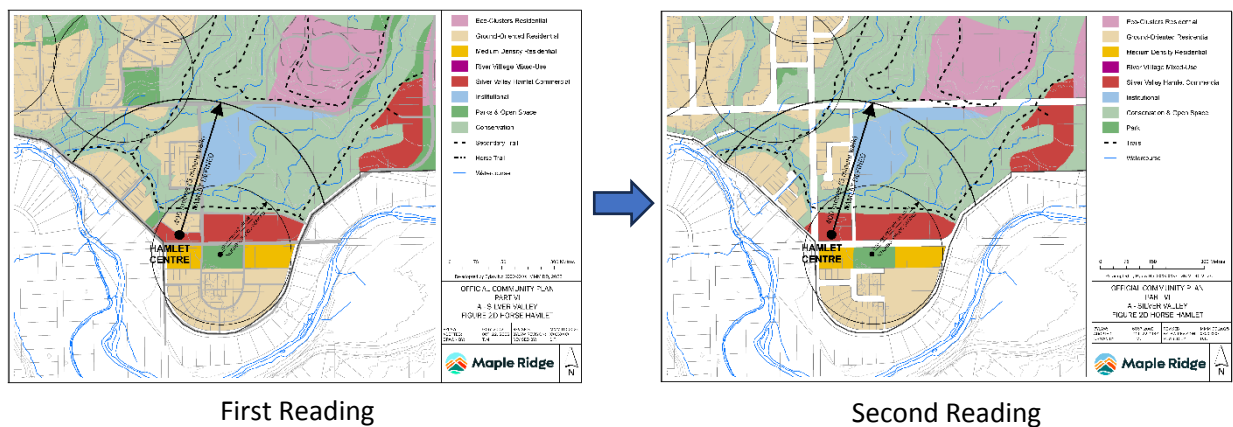
Second Reading

2. At the time of first reading of the draft updated Area Plan, an in-stream development application (2017-553-RZ) was moving concurrently through the development application process and before Council for consideration. That application, in Horse Hamlet, was anticipated to receive adoption in the Fall of 2025 which included an OCP Amendment to the Area Plan. Given the concurrent Council timelines, the proposed updates to the Area Plan that were presented to Council in September for first reading included an adjustment to incorporate the in-stream OCP amendment associated with 2017-553-RZ to ensure alignment at adoption.

However, since September, the development application's timeline has evolved, and the updated Area Plan is returning to Council in advance of that development application. To not fetter Council's decision making regarding the proposed development application, the subject lands are now represented in the attached amended *Bylaw No. 8061-2025* reflecting the original Silver Valley land use designations.

The first reading version of the draft updated Area Plan consolidated the previous *Tourist* and *Commercial* uses into the *Silver Valley Village Commercial* designation. Additional policies were added to clarify the intent and use for these designations and have been incorporated into the amended Area Plan. The lands associated with development application 2017-553-RZ will be designated as *Silver Valley Hamlet Commercial* until the application returns to Council for consideration of final reading. At such time, the OCP amendment associated with that file can bring the land use designations into alignment with the proposed uses. These changes are reflected in Figure 2 below.

Figure 2. Horse Hamlet Land Use Designations



General Comments

The draft updated Area Plan includes parks and open spaces. No changes are proposed to where parks and open spaces are located, however the land use designation names have been updated for clarity and consistency as follows:

- **Park:** This designation is for lands that are actively being used for park uses, such as neighbourhood parks and recreation spaces.
- **Conservation & Open Space:** This designation is for land that is more environmentally-sensitive and/or naturalized, and is typically not actively used for programming.

NEXT STEPS:

Should *Official Community Plan Amending Bylaw No. 8061-2025* receive second reading, staff will forward the bylaw to the next available Public Hearing and proceed through the standard land use bylaw adoption process, as shown in Figure 3.

Figure 3. Bylaw Adoption Process



New and in-stream development applications within the Area Plan will continue to be evaluated against the proposed Schedule 1 in Attachment A, while the OCP Amending Bylaw moves through the approvals process.

Official Community Plan Amending Bylaw No. 8061-2025 is a part of the work underway to meet the requirements from the Province. The City has until December 31, 2025 to update its Official Community Plan to align with the Provincial housing legislative framework and regulations.

Strategic Alignment:

The proposed update of the Area Plan aligns with the Liveable Community pillar of the 2023-2026 Council Strategic Plan and advances the City's commitment to fostering a 'Liveable Community' by promoting housing diversity and accessibility.

Financial Impact:

The amendment process aligns with the financial allocations under the 2025 Planning and Building Department's budget and work plan.

CONCLUSION:

With the referral process for external interest holders and agencies now complete, the feedback received has been incorporated into an updated draft Area Plan. Staff are recommending that Council read the Silver Valley Area Plan Update – *Official Community Plan Amending Bylaw No. 8061-2025*, as amended, a second time and forward to Public Hearing.

"Annie Slater-Kinghorn"

Prepared by: Annie Slater-Kinghorn, Community Planner

Attachments:

- (A) *Official Community Plan Amending Bylaw No. 8061-2025*
- (B) Silver Valley Area Plan – Marked-Up Copy
- (C) Referral Comments – External Interest Holders and Agencies

Report Approval Details

Document Title:	Silver Valley Area Plan Update - Second Reading.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - OCP Amending Bylaw.docx- Attachment A2 - Silver Valley Area Plan - Clean Copy.docx- Attachment B - Silver Valley Area Plan - Marked-Up Copy.docx- Attachment C - Referral comments from external agencies.pdf
Final Approval Date:	Oct 27, 2025

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

Amanda Grochowich, Manager of Community Planning

James Stiver, Director of Planning and Building

Corinn Howes, Deputy Corporate Officer

Scott Hartman, Chief Administrative Officer