

North 256 Street Industrial Lands Area Plan – Project Status City of Maple Ridge Council Workshop - November 25, 2025

PURPOSE:

- To provide a summary update on the status of the North 256 Street Industrial Lands Area Plan, including process, timeline, engagement, and next steps.

PROJECT:

- The project entails completing an area plan for the North 256 Street Industrial Lands to facilitate its development largely in the form of industrial uses, while recognizing long-standing institutional users, potential new associated or supportive uses and amenities, and existing environmental features and recreational activities in the area.
- The area is located along the end of 256 Street, north of 128 Avenue, and currently includes a range of unique land uses, from gravel extraction/aggregate processing, to institutional operations (i.e., prisons and training facilities), various resource/rural industrial uses, and a newer industrial business park.
- The overall vision for the area plan is to facilitate a new, modern, light industrial area that accommodates new business and employment growth in the community while considering the features of the land and area.
- Increasing and improving the supply of industrial lands will support a more prosperous local economy to match the rapidly growing population, accommodate additional employment opportunities, spur business investment, and enhance the property tax base for the city.

BACKGROUND:

- The North 256 Street lands have long been contemplated for industrial uses, including in the Official Community Plan and Metro 2050 (the Regional Growth Strategy).
- Over the past decade, the City has completed a number of studies and reports exploring the industrial and employment potential of different lands.
- On July 2, 2024, Council directed staff to undertake an area planning process to open the North 256 Street area for industrial development opportunities by addressing known issues.
- On February 18, 2025, Council directed staff to begin working on the North 256 Street Industrial Lands Area Plan per the scope of work that was outlined in the associated staff report.
- Staff have since completed the technical work and two phases of community engagement to inform the development of the Area Plan.

RESULTING LAND USE PLAN:

- The Area Plan will identify appropriate locations for various industrial and industrial-related uses, institutional and commercial uses, environmental conservation areas, park lands, and public access such as trails, existing residential uses, and associated road and infrastructure needs.
- The lands include some steep terrain and environmental features, with rural residential uses to the south, and conservation and recreation lands on the other three sides, which were all considered in defining the design and development potential of the lands.
- The Area Plan will optimize the industrial development opportunities and environmental areas by setting out new land use designations, supportive policies, urban design guidelines, transportation corridors, and infrastructure servicing needs for the area.

INTERESTED PARTIES:

- The project included a targeted engagement program with opportunities for local landowners, residents, members of the business community, and affected interest groups and agencies to be informed and participate in the preparation of the North 256 Street Area Plan.
- Two phases of engagement (Phase 1: April-May 2025; Phase 2: September-October 2025) included individual and group meetings, hosting two in-person public information events, and notices through the City's website, an email newsletter, area signage, postcards to area residents, and regular social media posts to communicate with the wider community.
- Phase 3 planned engagement will be an information out opportunity scheduled for January 2026.

NEXT STEPS:

- The Area Plan and associated Official Community Plan amending bylaw will be advanced to Council for consideration in early 2026. This will include a recommendation for first and second readings, holding a public hearing, third reading, and then a referral to Metro Vancouver.
- Final approval requires a Metro Vancouver Regional District Regional Growth Strategy bylaw amendment to accommodate changes in regional land use designations, adjust the Urban Containment Boundary, accept an updated Regional Context Statement, and a Greater Vancouver Sewerage & Drainage District amendment to extend regional sewerage service to the area.
- The regional land use designation change and Urban Containment Boundary extension is considered a Type 2 Amendment, requiring a 2/3 weighted vote by the Metro Vancouver Board.
- An updated Regional Context Statement must also be prepared and forwarded to the Metro Vancouver Board for acceptance to update the regional land uses and Urban Containment Boundary in Metro 2050.
- After the regional approvals are received, the Official Community Plan amending bylaw can be adopted by Council. This is anticipated by September 2026.

ATTACHMENT / REFERENCE:

- Phase 2 Project Engagement Summary Results
- Link to the project engagement website: Engage.MapleRidge.ca/256AreaPlan
- Staff Contact: Eric Aderneck, Industrial Lands Program Manager, eaderneck@mapleridge.ca, 604.721.5528