

North 256 Street Industrial Lands Area Plan Official Community Plan Amending Bylaw No. 8087-2026

Recommendations:

THAT in accordance with Sections 475 and 476 of the *Local Government Act*, Council confirms that posting of *Official Community Plan Amending Bylaw No. 8087-2026* on the City's website, the consultation strategy as outlined in the staff report dated January 6, 2026, and the holding of a Public Hearing to be sufficient for early and ongoing consultation on the proposed Bylaw.

THAT in accordance with Section 477 of the *Local Government Act*, Council considers *Official Community Plan Amending Bylaw No. 8087-2026* to be consistent with the City's Capital Expenditure Plan and Waste Management Plan.

THAT *Official Community Plan Amending Bylaw No. 8087-2026*, for the North 256 Street Area Plan, be given first and second readings and forwarded to a Public Hearing.

Report Purpose and Summary Statement:

To provide a summary of the draft North 256 Street Industrial Lands Area Plan and the Official Community Plan amendments necessary to accommodate the new sections and recommend that Council read the bylaw a first and second time and call a public hearing.

Previous Council Action:

On February 25, 2025, Council directed staff to advance work on the North 256 Street Industrial Lands Area Plan per the scope of work outlined in the associated staff report.

Strategic Alignment:

Diversified, Thriving Economy; Liveable Community

Communications:

As part of the area plan process, there were three phases of targeted engagement with interest holders, area landowners, local residents, the business community, and the public.

Applicable Legislation/ Bylaw/Policy:

The Official Community Plan bylaw amendment proposes changes to municipal land use designations and policies. The proposed Regional Growth Strategy bylaw amendment by the Metro Vancouver Regional District Board seeks changes to the regional land use designations in Metro 2050, the adjustment of the Urban Containment Boundary to

include the entire study area, and acceptance of an associated updated Regional Context Statement.

The proposed amendment to the Fraser Sewerage Area by the Greater Vancouver Sewerage & Drainage District Board seeks to extend regional sewerage services to the entire study area.

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BACKGROUND:

On [February 25, 2025](#), Council directed staff to advance work on the North 256 Street Industrial Lands Area Plan per the scope of work outlined in the associated report.

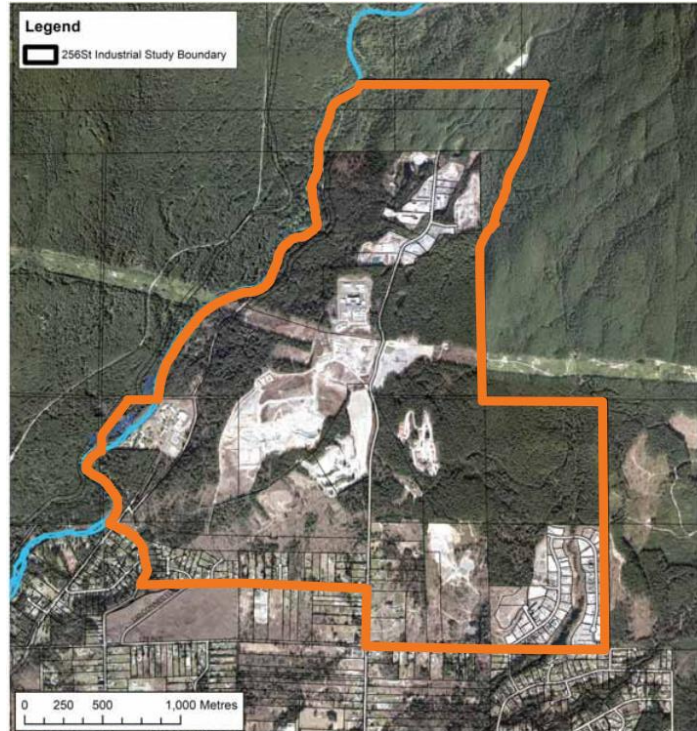
The North 256 Street Industrial Lands are located at the north end of 256 Street, north of 128 Avenue (Attachment A and Figure 1). The study area currently includes a range of land uses, from gravel extraction/aggregate processing, to institutional operations (i.e., correctional and training facilities), various resource/rural industrial uses, and a newer industrial business park in the southeastern portion. Some of the lands are owned by the City, some by the Province as Crown lands, and others through various private landowners.

Some of the lands include steep terrain and environmental features, with rural residential uses to the south, and conservation and recreation lands to the east, north, and west. The area is primarily accessed via 256 Street, with access to the westerly portion via Alouette Road, and the south east area (i.e., Kanaka Business Park) by 128 Avenue and Katonien Street. There is no transit service to the area. The lands have some limited municipal servicing.

To support the intended future industrial development of the lands, the road network will need to be enhanced, including the Abernethy Way extension from the west, and sanitary, water, and storm infrastructure expanded in and into the area, along with new internal roads and services.

The area has long been contemplated for industrial uses, including in the Official Community Plan (OCP) and Metro 2050, the Regional Growth Strategy. The subject lands are currently designated *Industrial*, *Industrial Reserve*, *Rural Resource*, and *Institutional* by the OCP, and *Industrial* and *Rural* by Metro 2050. The development of the lands has been challenged by its relatively remote location, limited transportation access and infrastructure, varied terrain including steep slopes, and environmental constraints including creeks. Transportation access to the area is constrained by the configuration of the intersection of 256 Street at Dewdney Trunk Road to the south, limited secondary accesses, and the limited regional transportation network.

Figure 1. Site Boundary and Features Map



PROPOSED NEW AREA PLAN:

The North 256 Area Plan project entailed completing a new area plan for the study area lands to facilitate its development largely in the form of industrial uses and new associated or supportive uses and amenities, while recognizing the long-standing and continuing institutional uses, and the existing environmental features and recreational activities in the area. The new area plan requires amendments to the OCP as well as Metro 2050.

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 of the City.

The draft land use plan identifies appropriate locations for various industrial and industrial-related, institutional, supportive commercial uses, as well as environmental conservation areas, park lands and public access such as trails, existing residential uses, and associated road and infrastructure needs (Attachment B).

With the completion of the area plan the *Industrial Reserve* land use designation is no longer required since that designation only applies to the subject lands (section 6.4.3). The designation is proposed to be removed from the OCP as well as the associated policies. The *Rural Resource* policies are similarly evolving and no longer necessary and are also proposed to be deleted (i.e., policies 6-49 and 6-50).

Project Outline:

Planning staff worked closely with other City staff to ensure that efforts were coordinated, efficient, and effective to advance the industrial-focused area plan. A City Staff Working Group was established to help guide the project, which comprised representatives from the Planning, Economic Development, Engineering, Real Estate, Intergovernmental Relations, and Communications departments.

The [City's website](#) was updated regularly as the project advanced, including at key milestones, with reports, presentation materials, and community engagement summaries.

The project work program followed these steps:

- 1) Setting the vision and principles to guide the planning process.
- 2) Identifying industrial-related uses that are most appropriate for the area given its attributes, location, market factors, business needs, etc. The physical, regulatory, and market aspects were evaluated to inform the optimum land use program.
- 3) Building on previously-completed work, the project undertook further engineering and environmental studies, analyses, planning, and engagement work to create an industrial-focused area plan, identifying specific infrastructure investments to help facilitate the industrial development of the lands, and offer strategic planning recommendations that the City can use to position its industrial landscape for growth.
- 4) The area plan project addressed such considerations as:
 - land development optimization;
 - potential developable areas;
 - appropriate land uses and densities;
 - urban design;
 - terrain shaping and grading;
 - environmentally-significant features and functions;
 - transportation needs and upgrades;
 - servicing needs and infrastructure costs;
 - potential phasing / timing;
 - regulatory/policy matters; and
 - market / financial feasibility.
- 5) Exploring options for a conceptual industrial land use plan, road network and infrastructure corridors. In the context of the existing uses in the area, proposed land use designations, new local serving retail, recreation and trails, conservation and park were identified to advance the goals of the area plan while addressing possible issues and mitigating possible land use conflicts.
- 6) Preparing a preliminary environmental and hydrogeological assessment of the lands to document and better understand the area's environmental features and functions, and identify associated constraints and opportunities.

- 7) Preparing a preliminary engineering servicing study to identify the infrastructure capacity and needs, water, sewer, and stormwater management site requirements to better support development.
- 8) Preparing specific land use policies to support the implementation of the area plan.
- 9) Undertaking engagement with local landowners and residents, the businesses community, general public, and affected agencies and parties.
- 10) Preparing a new area plan, with land use designations and transportation corridors, policies, and implementation of actions for the City and other authorities/parties to address in a coordinated manner.

Through the process of developing the area plan, staff worked closely with Metro Vancouver staff to build a rationale for the Regional Growth Strategy amendments and the proposed regional sewerage area expansion.

POLICY CONTEXT:

Official Community Plan:

The OCP states that it:

“Strives to protect its Community Values into the future, as it becomes more vibrant and prosperous, offering residents a strong local economy, stable and special neighbourhoods, thoughtful development, a diversity of agriculture, and respect for the built and natural environment.” (Section 1.1)

In terms of industrial lands, the OCP also states:

“Due to projected population growth, the shift of industrial development eastward in the region, and the prospect of the new Golden Ears Bridge crossing and improvements to the Pitt River Bridge, Maple Ridge is now poised to realize greater growth and diversification of its industrial base.” (Section 6.4)

Specific policies from the OCP about the *Industrial* and *Industrial Reserve* land use designations that already apply to most of the study area include the following objectives, which support the development of the area plan:

- To create a larger and more diverse industrial sector that offers greater employment opportunities for residents, and generate additional investment, enhance local businesses and create a larger tax base to pay for municipal services and amenities.
- To create a more “complete community” by providing a range of industrial opportunities throughout the municipality.
- To encourage industrial development that meets the community’s aspirations for quality of environment, character and sense of place, and compatibility with other land uses.
- To ensure that the policies, zoning regulations, and supply of industrial land are favourable and adequate to attract industry to Maple Ridge.
- To preserve capacity for future employment uses, including local investment and job creation opportunities.

Economic Development Strategy:

The City's Economic Development Strategy sets out a vision to be an entrepreneurial and manufacturing leader within Metro Vancouver, and also includes the following statements about industrial lands and associated economic and employment matters:

- Securing significantly more non-residential land will meet a quantified non-residential assessment ratio target, and create comprehensive sustainability benefits.
- The City can be central to achieving Metro Vancouver's investment attraction opportunities that lie in the region's identified target sectors (i.e., apparel, green economy, life sciences, digital media, information and communications technology, trade and logistics, and agri-tech).

The Metro Vancouver region has an industrial land deficiency, which can translate to proportionately more employment-generation opportunities in Maple Ridge if it secures more non-residential land. Industrial land in Metro Vancouver will be at a premium in the future.

- Securing ~1,000 acres of additional future commercial/industrial land supply, with a focus on industrial lands, aligns with the strategic focus on employment lands that generate high quality employment in "basic" (exporting) industries – particularly manufacturing.
- Exploring opportunities to increase commercial and industrial site densities that have potential to reduce land requirement deficiency/enhance assessment per hectare of land.

Metro Vancouver Regional Growth Strategy:

Metro 2050, the Metro Vancouver Regional Growth Strategy, provides a growth and infrastructure vision to the year 2050 to:

- Accommodate anticipated regional population and workforce growth, including through focused residential and commercial development in urban centres;
- Protect industrial lands for industrial uses and intensifying industrial forms; and
- Achieve other goals pertaining to housing, transit, and environment, to support an efficient regional economy and transportation system.

Metro Vancouver Regional Industrial Lands Strategy:

The Metro Vancouver Regional Industrial Lands Strategy states that the:

"... region is experiencing a critical shortage of industrial land. Continued population and employment growth in a constrained geography have contributed to the challenges facing Metro Vancouver's industrial land supply."

These complementary strategies and supportive policies reinforce the critical shortage of industrial lands in all areas of the region, which has implications for achieving long-term economic sustainability for the municipalities in Metro Vancouver. Given the trade-oriented nature of the region, the implications are also provincial and national in scale. The draft North 256 Street Industrial Lands Area Plan responds to this challenge, and will benefit both Maple Ridge and the broader regional economy once implemented. The ultimate objective is to

facilitate the full industrial development potential of the study area through infrastructure investments, development projects, timely construction, optimum business occupancy, and job creation.

DISCUSSION:

Over the past decade, the City has completed a number of studies and reports exploring the industrial and employment potential of different lands, both at the city-wide and local scales. Some of this more recent work included a city-wide review of 'non-residential' land development opportunities to prioritize efforts on lands with the greatest opportunity, which included identifying market sectors that the City can target, and where it is most realistic to grow the City's industrial land base relative to known constraints on development and infrastructure.

There was an initial scoping of suitable areas that have been prioritized with respect to the return on investment and employment/industrial land use potential. The North 256 Street lands were identified as having the highest potential to attract new development and provide long term positive benefits to the City, and was selected as a priority area to plan for.

Intent of the Area Plan:

The following key points informed the potential of the North 256 Street industrial lands and the resulting draft area plan:

- Many of these lands have long been intended for some form of industrial development, including their current uses, and by being designated *Industrial* and *Industrial Reserve* by the OCP, and the Metro 2050 regional designation of *Industrial* (Attachments B and C).
- The industrial uses proposed by this area plan are intended to be light, low impact, and clean, with sustainability components integrated into the area plan, as appropriate and feasible.
- The area plan will address local matters and community interests through the consideration of land uses/densities, separations/buffers, urban design/building forms, road alignments, water and sewer infrastructure, physical/natural features, etc.
- The area plan will address local and city-wide concerns about traffic generation, through the coordinated upgrade of road network, including the continued easterly extension of Abernethy Way, linking trails, and eventual transit service to the area.

Community Engagement:

Effective public engagement is required to prepare a well-developed area plan that benefits the community. The project included a three-phase, [targeted engagement program](#) with opportunities for local landowners and residents, as well as the businesses community, general public, and affected agencies to be informed and participate in the preparation of the area plan.

Given the economic, infrastructure, and transportation considerations and implications, there were a range of interest holders. Engagement included both online and in person meetings and

public information events, and regular updates through the City’s website, a newsletter, and social media posts to communicate with the wider community.

PROJECT DELIVERABLES:

The draft area plan optimizes the industrial development opportunities associated with the lands and identifies the appropriate developable areas. The draft area plan includes the following sections:

- 1) A summary overview of the lands and its attributes.
- 2) A land use plan that addresses area-specific matters to advance industrial development for the lands, including the identification of specific issues unique to the lands, through a technical analysis.
- 3) An infrastructure servicing and transportation network plan that addresses both on-site requirements and off-site impacts.
- 4) A plan which establishes appropriate land uses and densities, including urban design guidelines (as a separate section of the OCP), environmental protection, recreational features, infrastructure alignment, and road network framework.
- 5) Policies to implement the area plan and facilitate industrial uses to achieve the intended objectives.

Proposed Land Use Designation Changes:

The North 256 Street Industrial Lands Area Plan is intended to guide the growth and development of the lands, with the overall objective of facilitating industrial uses and supportive services and amenities, while respecting long-standing institutional facilities, environmental features and functions, and recreational activities in the area. The lands designated *Industrial* allow for a range of industrial uses including light, modern industrial businesses, while the institutional lands allow for the continuance of diverse uses that meet community needs and serve the population, including several correctional and training facilities.

While most of the draft land use changes are to an *Industrial* designation, there are also some redesignations to *Conservation & Recreation* and *Park* being proposed (Figure 2, Attachment B). Notably many of the lands already have an *Industrial* designation in the OCP. The specific municipal designation amendments to implement the draft area plan are summarized in Table 1, including an extension of the Urban Area Boundary:

Table 1. Changes in Area by OCP Land Use Designation

OCP Designation Change - From / To	Hectares	Acres
Rural Resource to Industrial	267	661
Industrial Reserve to Industrial	90	223
Rural Resource to Institutional	4	10
Institutional to Park	4	11
Conservation to Park	6	14
Rural Resource to Forest	24	60
TOTAL	396	978

The proposed Metro 2050 designation amendments are summarized in Table 2 (and shown in Figure 3 and Attachment C), including an adjustment of the Urban Containment Boundary to encompass the entire study area:

Table 2. Change in Area by RGS Land Use Designation

RGS Designation Changes - From / To	Hectares	Acres
Rural to Industrial	222	548
Rural to Conservation & Recreation	55	136
Industrial to Conservation & Recreation	24	61
TOTAL	301	744

Upon redesignation of the lands within the study area, the result would be the following gross areas. Note that the net developable or useable amounts of land will be determined during the site-specific development applications.

Maple Ridge Official Community Plan

- *Industrial* – 430 hectares/1,062 acres
- *Institutional* – 91 hectares/225 acres
- *Agriculture, Conservation, Forest, Parks* – 190 hectares/470 acres

Metro Vancouver Regional Growth Strategy

- *Industrial* – 515 hectares/1,271 acres
- *Agricultural, Conservation & Recreation, Rural* – 229 hectares/566 acres

The proposed changes to the OCP designations necessitate a change in the regional designations in Metro 2050 and extension of the Urban Containment Boundary for consistency. An associated update to Chapter 6 – Employment of the OCP (Attachment D) is also required to reflect the removal of the *Industrial Reserve* designation and other updates and edits for consistency.

Additionally, a new Regional Context Statement (Attachment E) is required to reflect these changes, which must be accepted by the Metro Vancouver Regional District Board, and an amendment to the Fraser Sewerage Service Area (Attachment F), which must be approved by the GVS&DD Board.

The regional approvals require a Council resolution to refer the requested amendment to Metro Vancouver for consideration, after a public hearing has been held and should Council grant third reading to *Official Community Plan Amending Bylaw No. 8087-2026*, staff will recommend that resolution.

Figure 2. Current and Proposed OCP Land Use Designations

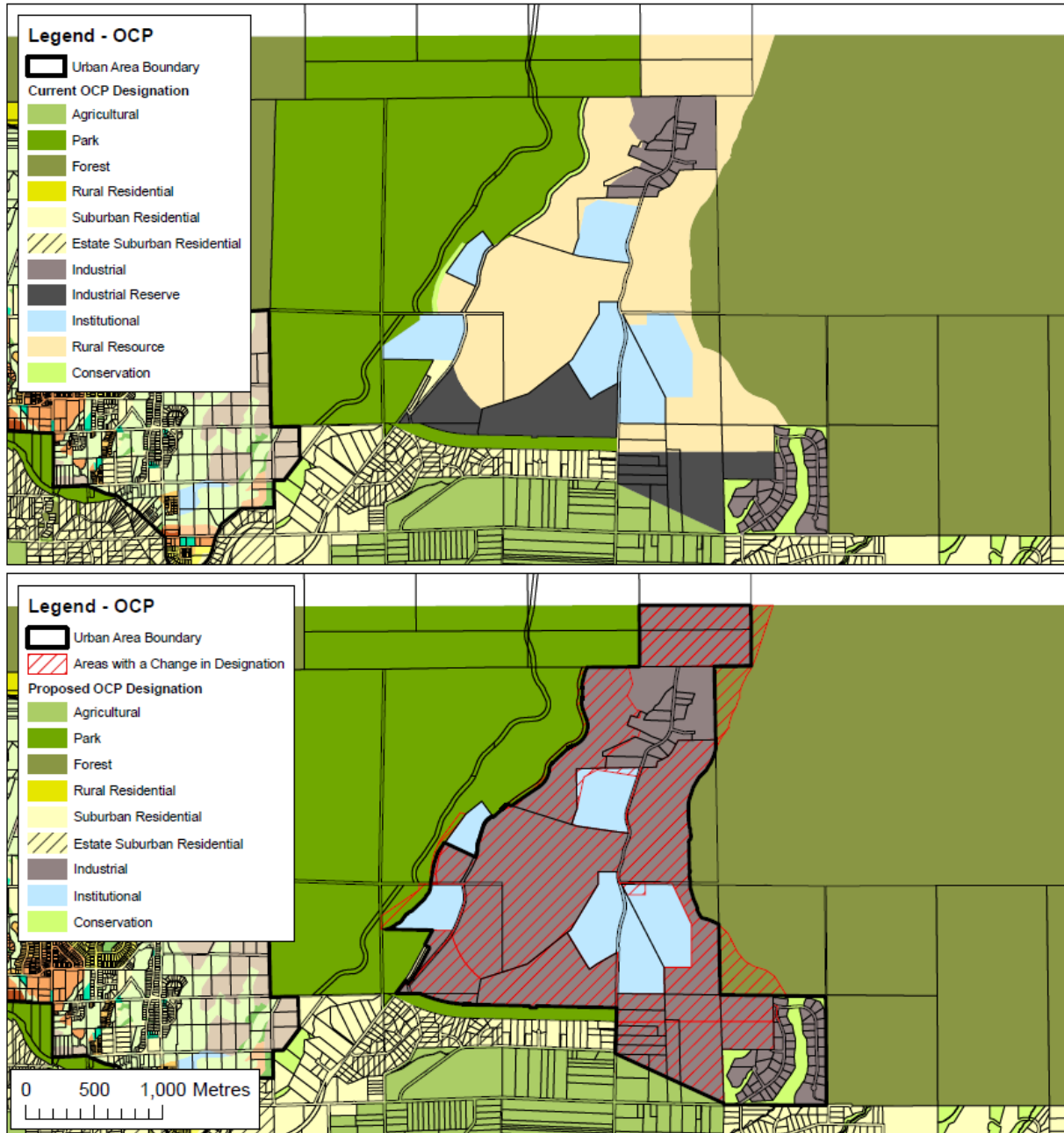
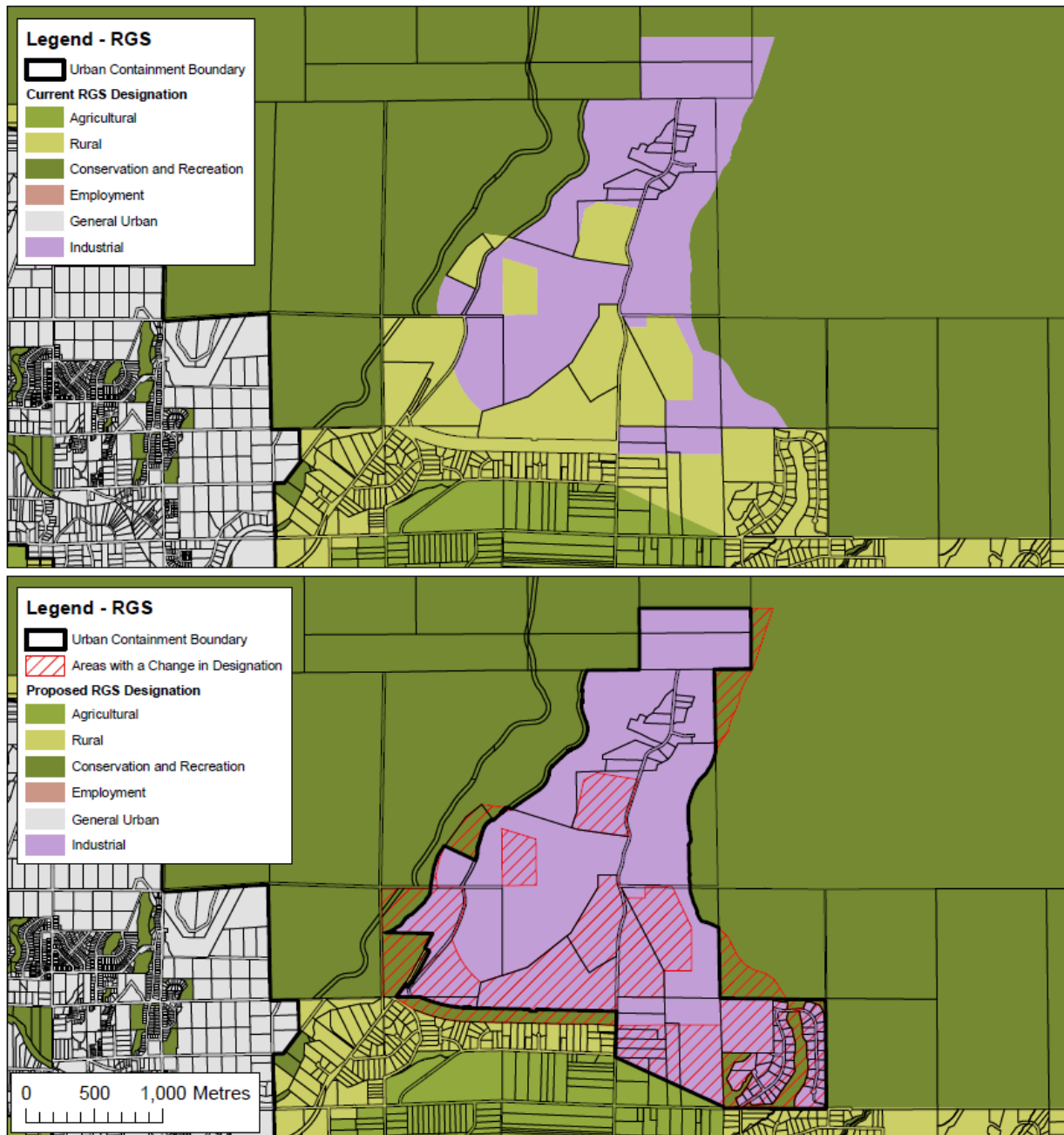


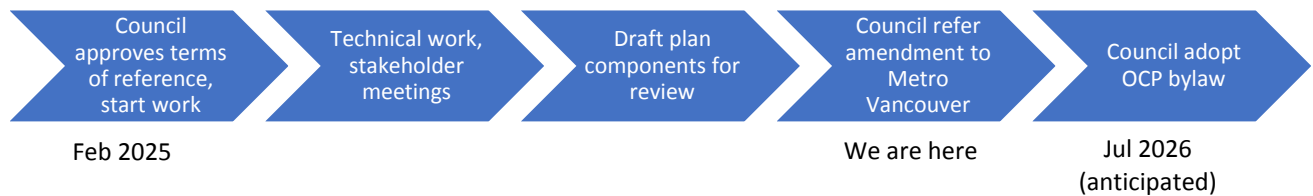
Figure 3. Current and Proposed RGS Land Use Designations



NEXT STEPS:

The area plan project was initiated in early 2025 and will be completed after the associated regional approvals are received and the *Official Community Plan Amending Bylaw No. 8087-2026* is adopted by Council, which is expected in 2026. The general timeline for the project is shown in Figure 4:

Figure 4. Project Overall Process



Referrals:

In accordance with Sections 475 and 476 of the *Local Government Act*, should the Official Community Plan Amending Bylaw receive first reading, Council must consider whether consultation is required with:

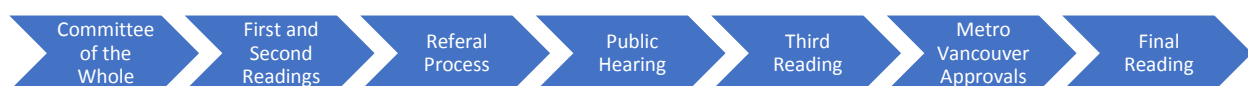
- a) The Board of the Regional District in which the area covered by the plan is located;
- b) The Board of any Regional District that is adjacent to the area covered by the plan;
- c) The Council of any municipality that is adjacent to the area covered by the plan;
- d) First Nations;
- e) Boards of Education, Greater Boards and Improvement District Boards; and
- f) The Provincial and Federal Governments and their agencies.

In consideration of this, staff recommend that no additional consultation is necessary beyond the City’s typical referral process and early posting of the proposed Official Community Plan amendment on the City’s website.

Should the Official Community Plan Amending Bylaw receive first and second readings, staff will provide formal referral notices to the following agencies: Metro Vancouver, School District 42, local First Nations, TransLink, the Ministry of Transportation and Transit, and the Ministry of Jobs and Economic Growth.

Following the initial readings, the OCP Amending Bylaw can be moved through the bylaw process, including holding a public hearing and then consideration of third reading. Should Council grant third reading, the proposed RGS and Fraser Sewerage Area amendments can be referred to Metro Vancouver for consideration. Once the necessary approvals by Metro Vancouver have been provided, Council can then consider final reading / adoption of the OCP bylaw (Figure 5).

Figure 5. Bylaw Adoption Process



Strategic Alignment:

The development of the area plan was included within the City’s approved 2024 Business Plan and the Planning and Building department’s 2025 Work Plan. The new area plan aligns with City’s OCP and economic development goals.

The new North 256 Street Industrial Lands Area Plan aligns with:

- the Diversified, Thriving Economy pillar of the 2023-2026 Council Strategic Plan by diversifying the local economy and supporting the attraction and expansion of business investment and providing employment opportunities across different sectors; and
- the Liveable Community pillar, by advancing the needs of residents, businesses and other interest holders through community planning, transportation and infrastructure services that benefit and strengthen the City today and in the future.

Long-term land use planning supports a sustainable and resilient economy, and an efficient transportation system reduces trips and associated traffic and greenhouse gas emissions. In the development of the Area Plan, the North 256 lands were analyzed and site-specific environmental-related matters were identified and incorporated into the area plan. Low Impact Development techniques and other sustainability practices will be incorporated into the development to the extent possible.

CONCLUSION:

A draft area plan for the North 256 Street Industrial Lands has been developed in alignment with the Official Community Plan and Economic Development Strategy to facilitate the full development of the area with industrial uses, while recognizing the long-standing and continuing institutional users, potential new associated or supportive uses and amenities, and sensitive environmental features and recreational activities in the area.

The major work components, including technical analysis and interest holder engagement informed the development of the draft Area Plan. Staff are recommending that Council support the approval of the North 256 Street Industrial Lands Area Plan by reading *Official Community Plan Amending Bylaw No. 8087-2026* (Attachment G) a first and second time and calling a public hearing.

"Eric Aderneck"

Prepared by: Eric Aderneck, Industrial Lands Program Manager

Attachments:

- (A) Study Area Map
- (B) OCP Land Use Designation Changes Map
- (C) RGS Land Use Designation Changes Map
- (D) OCP Chapter 6 Employment – Marked Up
- (E) OCP Regional Context Statement – Marked Up
- (F) Regional Sewerage Area Extension Map
- (G) Official Community Plan Amending Bylaw (with Schedules)

Report Approval Details

Document Title:	North 256 Street Industrial Lands Area Plan OCP Amending Bylaw.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Study Area Map.pdf- Attachment B - OCP Land Use Designation Changes Map.pdf- Attachment C - RGS Land Use Designation Changes Map.pdf- Attachment D - OCP Chapter 6 Marked Up.pdf- Attachment E - Regional Context Statement Marked Up.pdf- Attachment F -Regional Sewerage Area Extension Map.pdf- Attachment G - OCP Amending Bylaw (with schedules).docx- Schedule A - RCS.pdf- Schedule B - OCP Chapter 6.pdf- Schedule C - Development Guidelines.pdf- Schedule D - Area Plan.pdf- Schedule E - Map 1.pdf- Schedule F - Map 2.pdf
Final Approval Date:	Dec 23, 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

Scott Hartman, Chief Administrative Officer