

From: [Matthew Connolly](#)
To: [Clerk's Dept](#); [Mayor Council and CAO](#)
Subject: Fwd: North 256 Street Industrial Lands Area Plan - 2 public engagement sessions this week
Date: Friday, January 16, 2026 11:54:55 AM

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Honorable Mayor and Council,

I am writing to express my concern with the north 256th Street Industrial land area plan. I have lived in the area for many years and have hiked, biked and walked around the area and within some of the properties being looked at for inclusion into the industrial area.

My concerns include:

Traffic:

- Increased traffic in and around the area especially with the proposed extension of Abernathy. I am puzzled why Council doesn't first widen Dewdney Trunk road to 256th rather than destroy existing properties and neighborhoods with the Abernathy extension. Even the 240th portion will cause negative impacts to residents in that area and from what I can tell will create a nightmare traffic wise with the private school on 240th. I believe the City owns enough right of way on Dewdney to accomplish the widening so why isn't that being looked at first?
- Increased traffic, especially truck traffic on the 130th Connector. This is a rural neighborhood and there are many people including kids using the roadway for recreation including walking and biking. There are no sidewalks and increased traffic in this area will endanger residents and create nuisance. I am hopeful Council will maintain the limit on truck traffic on this road and require all new driveways and accesses to solely be off of 256th.

Environment:

- I note that the boundary for the new industrial park extends down to the Alouette River and BC Hydro Access Road. I am hopeful this area will be excluded from any development as it is a large corridor for terrestrial animals. Additionally having a development that close to the Alouette will result in a degradation of the river. The Alouette River is an absolute gem and requires strong protections. Once it's gone and degraded there is no getting it back. As I'm sure you're aware there is much work being done by ARMS and the Province on the river and many volunteer hours have been spent working on various projects. I personally have participated in endangered species surveys in this area with Provincial biologists. This area must be protected and a large buffer should be maintained from the river, across the BC Hydro Access road east up the steep slopes on the east side of the access..
- This area is home to many large terrestrial species including bear, deer, cougar and I understand from speaking with Rod Stott even wolves have been recorded. As such, I want to encourage Council to consider requiring unfenced terrestrial corridors be maintained throughout the area in a east west alignment to allow animals to have access to the Alouette River and roadway corridor that runs from the end of 248th to Golden

Ears Park. The City of Surrey has done a great job with terrestrial corridors and it is something MR staff could potentially explore.

- Species at Risk are known to inhabit this area and I'd like to understand how Council will mitigate concerns about SAR.
- Many animals use this area to carry out their life processes so providing them with space would be beneficial and help mitigate some of the negative impacts this development will likely cause.
- I am also hopeful Council will require large buffers between existing residential/rural properties and any industrial development to maintain peace and quiet.

Stormwater

- I want to stress the importance of maintaining seasonal wetlands as I noticed on some maps that existing water features specifically seasonal wetlands are not depicted. These are protected under the Water Sustainability Act and full mapping of all watercourses and wetlands must be undertaken. These are especially important with climate change and storm flow attenuation. I suggest making sure any reports/studies undertaken are completed during the rainy season to ensure these are properly captured.
- I trust council will require all development to address their stormwater onsite through retention, green building practices and infiltration. It's important to note that any hardening of surfaces will create increased flows which may prove detrimental to existing residents, watercourses and species in the area.

While I recognize the need for more industrial lands it is my opinion that this is not a good location. I feel something closer to Lougheed highway would be better suited for this type of land-use. There are many animals that use this area who's homes will be destroyed; I'm hopeful you'll attempt to mitigate these impacts but even mitigation only goes so far.

Thank you for reading.

Matthew Connolly

V4R2G1



----- Forwarded message -----

From: **Eric Aderneck** <eaderneck@mapleridge.ca>

Date: Thu, Jan 15, 2026 at 2:01 PM

Subject: RE: North 256 Street Industrial Lands Area Plan - 2 public engagement sessions this week

To: Matthew Connolly < >

Cc: Susanne Sloboda <ssloboda@mapleridge.ca>, Jennifer Kuba <jkuba@mapleridge.ca>

Hello Matt,

Thank you for your interest in the Maple Ridge North 256 Street Industrial Lands Area Plan.

The current phase 3 round of engagement, including the two online informational sessions this week, are to inform the community about the proposed new area plan. Phases 1 and 2 in 2025 were opportunities for the community to comment on earlier components and materials associated with the planning process.

Information about the engagement program as well as all documentation associated with the project can be found on the website: [North 256 St. Industrial Lands Area Plan | Engage Maple Ridge](#)

There will be a public hearing for the associated Official Community Plan Amending Bylaw No. 8087-2026 on Tuesday Jan 20, 2026 at 7:00 pm.

[Public Hearing - January 20, 2026](#)

The public hearing is an opportunity for the community members to speak directly (or submit a letter / email in advance to clerks@mapleridge.ca) to council about the agenda item.

[Council Meetings & Documents | Maple Ridge, BC](#)

Members of the public who believe the bylaw amendment will impact them may participate by:

- *attending and/or speaking at the Public Hearing meeting,*
- *submitting a letter to the Corporate Officer at the Public Hearing meeting,*
- *submitting correspondence prior to 12:00 p.m. on the day of the Public Hearing via drop-box at City Hall, by mail to 11995 Haney Place, Maple Ridge V2X 6A9, or via email to clerks@mapleridge.ca.*

If you have any questions, please let me know.

Thank you and sincerely, Eric

Eric Aderneck, RPP, MPL, BCOM, DULE
Industrial Lands Program Manager

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City of Maple Ridge

11995 Haney Place, Maple Ridge, BC, V2X 6A9

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The City of Maple Ridge respectfully acknowledges that we are on the traditional territories of the Katzie (q̓í'c̓áy) and Kwantlen (q'w̓a:n̓ł'ən) First Nations.

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