

Attachment B: Current Policy and Processes Overview

A summary of existing regulations, policies, and processes that impact hazards, including plan and submission requirements associated with various development applications. While these are not exclusively hazard-focused policies, many contribute to broader quality-of-life objectives and a shared vision for a healthy, liveable community, consistent with the Official Community Plan.

The following bylaws, development permit areas, and policies relate to hazard considerations:

Bylaw/DPA/Policy	Primary Function	Primary Hazard(s) Addressed	Indirect Hazards Addressed
Watercourse Protection Bylaw	Prevents construction activities from causing sediment, pollutants, or debris to enter the drainage system and watercourses by requiring erosion and sediment controls, monitoring, and timely fixes (with enforcement tools).	Flood (riverine and overland) Environmental Degradation	Slope/Erosion Air Quality
Watercourse Protection Development Permit Area	Protects riparian areas by requiring setbacks, site design measures, and professional studies/monitoring when development occurs near mapped streams/wetlands.	Flood (riverine and overland) Environmental Degradation	Slope Stability on Streambanks
Natural Features Development Permit Area	Guides development on/near steep slopes, conservation lands, forest lands, and floodplain/other mapped areas through site design, vegetation retention, and studies/monitoring as needed.	Slope/Erosion Environmental Degradation Flood	Heat Wildfire

Wildfire Development Permit Area	Requires FireSmart-style measures (defensible space, vegetation/fuel management, access/egress considerations) in mapped wildfire risk areas; sometimes via covenant for smaller projects.	Wildfire	Slope Erosion Post-Fire Air Quality
Tree Protection and Management Bylaw (currently being updated)	Regulates tree removal/damage through permits, protection measures during construction, replacement/compensation, and (where applicable) monitoring/security— supporting long-term canopy and ecosystem function.	Heat Air Quality Environmental Degradation	Flood (Interception/ Infiltration) Slope Stability
Zoning Bylaw: Floodplain provisions	Sets construction requirements in flood-prone areas (e.g., minimum finished floor elevation relative to Flood Construction Level) and can limit certain building forms in flood areas, but does not necessarily reduce exposure if flood control levels are outdated or if land use/intensification continues.	Flood (riverine and coastal)	
Zoning Bylaw: Erosion, sediment and stormwater provisions	Requires erosion/sediment controls and on-site stormwater management (“three-tier”/source controls) to reduce runoff impacts to neighbours and infrastructure.	Flood (pluvial and overland) Environmental Degradation	Slope and Erosion Control
Soil Deposit Bylaw	Controls placement of soil/fill to reduce flooding, slope instability, and watercourse	Slope Flood	Water Security (Aquifer Impacts)

	impacts; requires permits, plans, securities, and (in sensitive areas) qualified professional assessments.	Environmental Degradation	
Soil Removal Bylaw	Regulates soil extraction/removal with permit requirements, operational conditions, and sediment/drainage protections to prevent harm to roads, neighbours, and watercourses.	Slope Flood (pluvial via sediment) Environmental Degradation	
Untidy / Unsightly Premises Bylaw	Property standards enforcement (debris, overgrowth, noxious weeds list); nuisance/complaint-driven.	Environmental Degradation Wildfire (fuel)	Air Quality Heat
Drinking Water Conservation Plan Bylaw	Staged outdoor water use restrictions and limited permits to protect the supply during dry periods.	Drought/Water Security	Environmental Degradation
Earth Fill within Floodplains Policy	Requires professional confirmation that floodplain fill won't increase flood risk/impair water flow function.	Flood (hydraulic impacts, flood storage/flow paths)	
Landscape Security Policy (6.28)	Requires 100% landscape security; ensures landscaping/restoration is completed and survives; supports completion by the City if needed.	Environmental Degradation Flood (pluvial and overland)	Heat Air Quality
Fraser River Escarpment Policies (currently being updated)	Guides infiltration and site servicing near the escarpment to avoid geotechnical/groundwater instability.	Slope	Compound: Flood/overland

The development review and intake process includes some considerations of hazard impacts at the site level. While these considerations may be referenced in higher-level documents such as area plans and Official Community Plans, they are not consistently mandated through specific local bylaws or policies and are applied variably through the review process or as application requirements.

Examples include landscape plans prepared by a Registered Landscape Architect—professionals with expertise in site planning, green infrastructure design, microclimate management (including urban cooling and tree canopy and biodiversity health), and the creation of spaces that support human health and wellbeing.

Environmental protection and hazard considerations may include invasive species management and reporting, environmental rehabilitation and protection planning, and monitoring for bird species and species at risk. These areas are primarily governed through provincial and federal legislation, with an expectation that municipal processes support and align with those requirements.

At the local level, there is an opportunity to further strengthen and standardize how these considerations are addressed through supplementary regulations, guidance, or application requirements—particularly given the ecological sensitivity of Maple Ridge’s ecosystems. Enhancing local frameworks could also support the small team of environmental professionals currently responsible for application review, on-site compliance and post-occupancy security releases, and the administration of environmental and hazard-related bylaws, helping to improve clarity, consistency, and effectiveness across the development process.

<u>Process/Guideline</u>	<u>Primary Function</u>	<u>Hazards Addressed</u>
Planning Application Checklist	Standardizes intake materials so hazard/environment triggers are identified earlier and consistently	Any presently regulated hazards pending application and development phase
Building Application Checklist	Ensures building permit review captures applicable hazard constraints and technical requirements (where referenced)	
Drawing Submission Details	Improves consistency/quality of plans (site, drainage, landscape, etc.) needed to	

	review hazard/environment risks	
Landscape Restoration Area Guidelines	Establishes expectations for restoration design and implementation (often tied to DP/bylaw conditions)	Environmental degradation; flood; erosion control; slope stabilization
Site Disturbance and Landscape Management Guidelines	Practical direction to reduce construction-phase impacts and improve site stabilization outcomes	Pluvial flood; environmental degradation; slope and erosion control