

2025-030-AL, 23580 Jim Robson Way, Agricultural Land Reserve

Recommendation:

THAT the Non-Farm Use Application 2025-030-AL be forwarded to the Agricultural Land Commission with a recommendation for approval.

**Report Purpose and
Summary Statement:**

To recommend that a request for a Non-Farm Use be forwarded to the Agricultural Land Commission to support the construction of two additional ice sheets for the City's ice arena at 23580 Jim Robson Way.

Previous Council Action:

2022-389-AL (Approved)

Proposed Variance(s):

N/A

Strategic Alignment:

Liveable Community; Engaged, Healthy Community

**Development
Requirements**

N/A – this is a preliminary consideration by Council to determine if the application is to be forwarded to the

Consequences:

Agricultural Land Commission for approval of a Non-Farm Use.

To: Mayor and Council

File number: 2025-030-AL

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BACKGROUND:

Applicant:	City of Maple Ridge
Legal Description:	Parcel A District Lot 275, 405, 406, and 408 Group 1 New Westminster District Plan LMP45108
OCP Designation:	
Existing:	<i>Park In The ALR</i> [no change]
Zoning:	
Existing:	CD-4-88 (Agricultural Events, Special Events, Swap Meets etc.) [no change]
Surrounding Uses:	
North:	Use: Vacant Zone: RS-3 (Single Detached Rural Residential) Designation: <i>Park in the ALR</i>
South:	Use: Single Detached Residential (Vacant) Zone: RS-3 (Single Detached Rural Residential) Designation: <i>Agricultural</i>
East:	Use: Belle Morse Park Zone: RS-3 (Single Detached Rural Residential) RS-1b (Single Detached (Medium Density) Residential)
West:	Designation: <i>Park in the ALR; Park; Urban Residential</i> Use: Single Detached Residential (Vacant) Zone: RS-3 (Single Detached Rural Residential) Designation: <i>Agricultural</i>
Existing Use of Property:	Planet Ice; Maple Ridge & Golden Ears Winter Club; Maple Ridge Search and Rescue; Albion Fairgrounds; Albion Sports Complex [no change]
Site Area:	24.309 ha
Proposed Vehicular Access:	Jim Robson Way
Flood Plain:	Yes
Fraser Sewer Area:	Yes (Partially)

ANALYSIS:

Site Characteristics:

The subject property is located at 23580 Jim Robson Way (Attachment A). Planet Ice Maple Ridge and the Golden Ears Winter Club building currently covers approximately 8,584 m² and features three ice sheets, two of which are primarily used for ice hockey and skating, while one is designated for curling. The two ice rinks can accommodate approximately 1,200 spectators at the Cam Neely Arena, and 125 spectators at 'Rink 2'. The facilities also host box lacrosse and ball hockey during the summer months. Additionally, other non-sporting activities, such as the Ridge Meadows Home Show and the Maple Ridge-Pitt Meadows Country Fest Agricultural Fair, also take advantage of the facility's dry floor area for events off-season.

The Planet Ice facility is part of the larger (northern) portion of the subject property that accommodates various recreational and agricultural activities. The Albion Sports Complex is situated in the southern portion of the property (Attachment B), which comprises baseball diamonds and soccer fields, along with a playground, spray park, and restroom facilities. There are agricultural structures located to the west of Planet Ice, consisting of several buildings and barns used by local agricultural clubs, including 4-H for livestock and agricultural displays. This area also serves as the main venue for the annual Maple Ridge-Pitt Meadows Country Fest Agricultural Fair. Other agricultural features in that portion of the property include corrals, show rings, paddocks, and a community garden.

Project Description:

The subject property has a history of approved Agricultural Land Commission (ALC) Non-Farm Use applications dating back to the late 1980s. These approvals have included the development and evolution of the site, encompassing drainage infrastructure, recreational facilities, and the Maple Ridge Search and Rescue building. The most recent Non-Farm Use application from 2024 (Attachment C) aimed to expand the Planet Ice recreation facility on the property to 11,800 m², exceeding the 10,000 m² footprint previously approved by the ALC in 1995 for an additional ice sheet. That application was granted conditional approval, contingent upon fulfilling various conditions primarily related to storm water management, however the ice sheet was never constructed.

The City is now proposing two additional ice sheets on the property, bringing the total to five and again enlarging the current size of the facility beyond 10,000 m². The current proposal would increase the arena's footprint to approximately 16,800 m² (Attachment D). As this addition exceeds the maximum permitted area, a new Non-Farm Use application must be approved by both Council and the ALC.

The Planet Ice facility is the City's only arena complex. The purpose of this arena expansion is to add two additional ice sheets and provide enhanced capacity for the City's ice and dry floor sports activities, as well as offer additional space for special events held at the Albion Fairgrounds. This would include continued support for agricultural activities and exhibition

space for the Maple Ridge-Pitt Meadows Country Fest Agricultural Fair and the Ridge Meadows Home Show.

Planning Analysis:

Official Community Plan:

The Official Community Plan (OCP) designation for the subject property is *Park in the ALR* (Attachment E). Policy 6-14 in the OCP pertains to the subject property, which states:

6-14 Existing and proposed parks in the Agricultural Land Reserve are identified as "Parks in the ALR" on Schedule B of the Official Community Plan. The District [City] of Maple Ridge acknowledges that any proposed parks within the Agricultural Land Reserve would require the approval of the Agricultural Land Commission, and is committed to working in consultation with the Commission to advance these community services.

Zoning Bylaw:

The subject property is 24.31 ha in area and is zoned CD-4-88, which is specifically designed to meet the needs of the property. The permitted uses in this zone include agricultural events, swap meets, entertainment, recreational activities, and commercial uses. The subject Non-Farm Use application generally complies with the CD-4-88 zone.

Off-Street Parking and Loading Bylaw:

The *Off-Street Parking and Loading Bylaw No. 4350-1990* classifies the arena complex's parking usage as Indoor Commercial Recreation, which requires a ratio of one parking space per 30 m² of gross floor area. Based on this ratio for the proposed 16,800 m² facility, the total number of required parking spaces is 560 stalls. The subject property will have a total of 1,505 parking spaces (Attachment F). Parking lots P2, P3, and P4, located closest to the existing ice rink, provide 538 parking stalls. Parking lot 4 will be relocated to the south of the proposed ice sheets. Parking lot P1, situated to the west along Jim Robson Way, offers 147 parking stalls, while parking lots P5 and P6 serve as overflow parking for larger events.

Environmental Considerations:

No concerns were identified regarding the proposed land use and the expansion of the ice rink structure. Staff of the environmental section of the Planning and Building Department will examine the proposal again during the building permit stage to determine whether an Environmental Development Permit is required.

Engineering Considerations:

Engineering Department staff conducted a preliminary desktop review of the proposal. Comments were provided which are to be considered at the building permit stage. The comments included requirements for stormwater management plans, a road widening across the frontage, and water and sanitary sewer modelling to confirm sizing and downstream capacity.

OPTIONS & IMPLICATIONS:

Staff recommend that the application for the Non-Farm Use for the construction of an additional two ice sheets at Planet Ice be forwarded to the ALC for its consideration. Should Council not support the Non-Farm Use, Council may elect not to forward this application to the ALC, in which case it will be considered closed, and the application will not proceed any further.

CONCLUSION:

This application for Non-Farm Use is to support the construction of an additional two ice sheets at Planet Ice, for a total of five, at 23580 Jim Robson Way. Staff recommend that Council support and forward this application to the ALC for its consideration.

"Rosario Perez"

Prepared by: Rosario Perez, Planning Technician

Attachments:

- (A) Location Map
- (B) Aerial Photo
- (C) Previously Approved Plan (2024)
- (D) Proposed Site Plan
- (E) OCP & Zoning Map
- (F) Parking Site plan

Report Approval Details

Document Title:	2025-030-AL 23580 Jim Robson Way.docx
Attachments:	<ul style="list-style-type: none">- Attachment A - Location Map.pdf- Attachment B - Aerial Photo.pdf- Attachment C - Previously Approved Plan (2024).pdf- Attachment D - Proposed Site Plan.pdf- Attachment E - OCP and Zoning Map.pdf- Attachment F - Parking Site Plan.pdf
Final Approval Date:	Apr 1, 2025

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

Hasib Nadvi, Deputy Director of Planning and Building

James Stiver, Director of Planning and Building

Carolyn Mushata, Director of Legislative Services and Corporate Officer

Scott Hartman, Chief Administrative Officer