



6.1 EMPLOYMENT GENERATING OPPORTUNITIES

ISSUES

- At present, 37 percent of the labour force both live and work in Maple Ridge, which is considered high for a suburban community. Maple Ridge would like to increase the number of jobs available within the District, recognizing that local employment has positive impacts on traffic, the environment, and an individual's quality of life.
- It is a local and Regional priority to meet the needs of a growing community, to improve the balance of jobs to housing and to encourage local investment. However, the District cannot do this alone, and will work with Regional and Provincial agencies to advance local employment opportunities.
- The need for diversification of the tax assessment and employment base into a balanced residential, commercial, industrial, and agricultural strategy is a priority for the District. However at the same time, there is a recognition that economic development is a very complex issue that requires a comprehensive approach to ensure that activities “fit” within the community context.
- There is also a need to link economic strategies with the priorities and values of the community as an important consideration in defining directions.

PRINCIPLES

The following principles reflect the shared community values of Maple Ridge residents and provide a framework for the employment policies in the Official Community Plan:

Principle 12

Collaboration with other authorities, including but not limited to the ALC and Metro Vancouver, is essential to ensuring that municipal objectives can be met.

Principle 17

Maple Ridge views the promotion of economic development (jobs) as being very important to developing a balanced community – one that is not a dormitory suburb.

Principle 18

Economic development is a complex issue that requires a comprehensive approach, addressing transportation, housing, the downtown, marketing, incentives and policy.

Principle 19

There is value in identifying new lands for commercial and industrial uses to secure locations for future employment that will help to create a balanced community. Citizens prefer locations where commercial and industrial activities “fit” within the community context.

Principle 20

The community has a preference for economic development that includes clean, high pay, low environmental impact, and manufacturing and high tech industries. The community also supports alternative employment generators.

Principle 21

Home-based businesses are recognized as beneficial to the community.

Principle 22

Initiatives such as providing more shopping opportunities and emphasizing smaller stores, local merchants and better use of existing areas (no strip malls, concentrate in commercial nodes, etc.) are supported because they are central to achieving a balanced community.

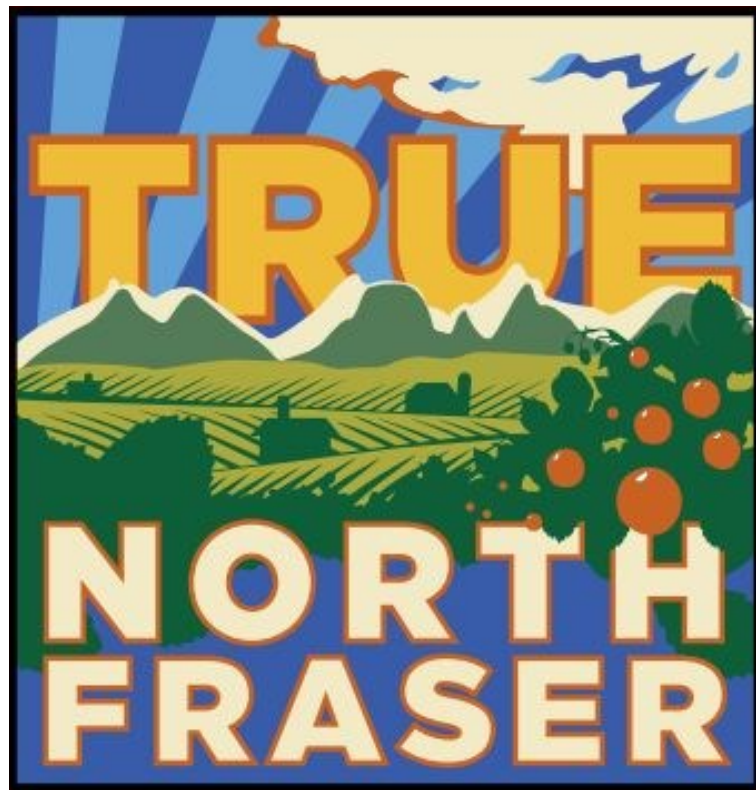
OBJECTIVES

- To support, maintain and market the community to current and potential employers.
- To increase the jobs / housing ratio and improve opportunities for residents to live and work in the same community.
- To encourage community consultation and discussion on economic goals.

POLICIES

6 - 1 Maple Ridge will:

- undertake an ongoing review of the Municipal economic development strategy;
- identify goals and objectives to enhance investment and business opportunities within the community;
- investigate alternative forms of incentives to stimulate local business initiatives;
- work cooperatively with the Economic Advisory Commission to foster employment generation within the community; and
- pursue clean, high pay, low environmental impact, manufacturing and high tech industries.



6 - 2 Maple Ridge will support and facilitate opportunities for local job creation, and identify and promote local strengths to a global market.

6 - 3 Maple Ridge encourages private and public sector businesses and residents to purchase locally and will promote the diversification of the range of goods and services available in the community for that purpose.

6 - 4 Maple Ridge will conduct a commercial and industrial lands strategy as a part of a comprehensive review of the Urban Area Boundary. The identification of new employment generating lands such as commercial or industrial areas outside of the Urban Area Boundary, prior to a comprehensive review of the Urban Area Boundary will be considered premature. The strategy will be developed in cooperation with Provincial and Regional agencies, including Metro Vancouver and the Agricultural Land Commission.





6.2 AGRICULTURAL OPPORTUNITIES

BACKGROUND

Agricultural land is a major land use within the District of Maple Ridge. The *Agricultural Land Commission Act*, enacted in 1972, established the Agricultural Land Reserve, which in 2003 occupied 3,679 hectares or approximately 26% of the area under municipal jurisdiction. However, it should be noted that over 25% of the District's actively farmed land is outside of the Agricultural Land Reserve.

Maple Ridge agriculture is a vital component of the community's rural character and of the local economy. The gross farm receipts per net hectare of farmed land are high compared to other agricultural communities in the Lower Mainland. Maple Ridge agriculture is also highly diverse, in the range of products and also in the size of farming operations. Agricultural land is a key component of the Metro Vancouver Regional Growth Strategy and provides many benefits of local and Regional significance. As an economic generator, it contributes to a more complete community.

The value of agriculture is consistently recognized and supported within the community. Support for agriculture and retaining rural character and lifestyles was expressed in public surveys, workshops held with farmers and rural residents, and in community visioning sessions. In addition, residents have identified that agriculture is valued because it reflects the history of the community and also for the environmental contribution it makes in the community. The environmental benefits include the provision of habitat and a food source for wildlife, wildlife corridors, and the provision of capacity for flood protection. The proximity of a large and diverse urban population creates marketing opportunities for local agriculture. Consumers are becoming more aware about issues related to food safety, food self-sufficiency, food quality and public health and safety.

The historic rural residential zoning applied to farmland in Maple Ridge has contributed to smaller agricultural parcels that have a range of opportunities and constraints associated with them. Small lot agriculture is well suited to meet local demand with innovative niche market products. Economic development strategies that tap into this opportunity can contribute to the overall vibrancy of the community.

Supporting agriculture while responding to growth requires a coordinated approach, involving the protection of the land base and community support to create viable conditions for successful farming operations. To create these supportive conditions, specific measures have been identified to retain farming businesses and encourage new farmers to the area. In addition to economic development strategies, the implementation of Development Permit Areas can support farming and minimize conflicts, especially in situations where agricultural uses are adjacent to residential uses.

PRINCIPLES

The following principles reflect the shared community values of Maple Ridge residents and provide a framework for the agricultural policies in the Official Community Plan:

Principle 1

Protection of agricultural lands is considered a strong element of protecting environmental values.

Principle 2

Agriculture is an important part of the community's character and economy. Citizens value methods to enhance and protect a diversity of agriculture in Maple Ridge.

Principle 3

A comprehensive assessment of the ALR is important to ensure compatibility between municipal objectives and the objectives of the Metro Vancouver and the ALC.

Principle 4

The community recognizes that components of the built and natural environments contribute to the character of Maple Ridge and sense of community, and in turn, 'placemaking'.

Principle 5

Building a unique community character is critical to ensuring that Maple Ridge does not succumb to pressure and becomes like "everywhere else." It requires strong political and community commitment and attention to a variety of aspects (landscapes, built form, heritage, mix of uses, urban design, services, etc.).

Principle 12

Collaboration with other authorities, including but not limited to the ALC and Metro Vancouver, is essential to ensuring that municipal objectives can be met.

Principle 24

The community recognizes the environmental contribution made by lands within the ALR (also see Principle 1).

Farming in Maple Ridge:

- contributes to the local economy
- provides greater food security
- protects environmental values
- maintains rural character
- supports local business
- provides local employment.

Maple Ridge agriculture –

A diversified industry

- 237 farms
- Greenhouse, poultry and mushroom
- Nursery and floriculture
- Dairy farms
- Horses, hay and pasture
- Sheep, goats and cattle
- Vegetables, berries, fruit and nut trees
- Exotic livestock such as llamas, emus.

Source: *Census of Agriculture 2000*

6.2.1 ECONOMIC DEVELOPMENT STRATEGY

ISSUES

Census 2000 information indicates declines in:

- the amount of farmland under active cultivation.
- the number of farm operators, which raises concerns about the loss of the skills and the knowledge base necessary for farming.
- the investment in fixed farm assets such as buildings, which indicates an unwillingness among farmers to make long term investments in their business.

OBJECTIVES

- To protect agriculture as a viable contributor to local employment and to the Regional economy.
- To promote agricultural opportunities and support for agriculture.
- To protect the agricultural land base by concentrating growth to within the urban area boundary.
- To promote and support forms of urban agriculture, such as community gardening.

Environmental Farm Plan

Is a management tool that producers can use to increase their awareness of environmental issues, to identify potential risks and to develop a practical plan to manage those risks on their farm operation.

POLICIES

6 - 5 Maple Ridge will collaborate with other agencies, such as the Agricultural Land Commission, the Ministry of Agriculture, and the Metro Vancouver to promote and foster agriculture.

6 - 6 Maple Ridge will implement the Maple Ridge Agricultural Plan in a manner that:

- a) maintains an inventory of local agricultural products and agricultural land use;
- b) develops and maintains a database of farm businesses and operators;
- c) promotes leasing opportunities of agricultural land;
- d) promotes agricultural heritage initiatives;
- e) identifies appropriate land uses within agricultural areas and at the rural/urban interface;
- f) promotes urban agriculture;
- g) recognizes the positive role that agricultural lands have on the environment;
- h) will identify a variety of mechanisms to assist farm operators and to protect agricultural lands, including but not limited to the creation of trusts, endowments, and life-leases;
- i) includes an assessment of the agricultural land base; and
- j) develop Development Permit area guidelines to direct non-agricultural development at the urban-rural interface.

6 - 7 Maple Ridge will promote sustainable agriculture and consider the inclusion of the following in its Economic Development Strategy:

- a) increasing public awareness of farming values and practices;
- b) emphasizing the local and Regional importance of agriculture;
- c) emphasizing the importance of preserving and supporting access to locally grown food;
- d) encouraging farmers to implement Environmental Farm Plans;
- e) emphasizing the importance of agricultural land on the District's social economic and environmental values.

Agri-Tourism

Is a form of tourism that attracts visitors who are interested in experiencing forms of agriculture and agriculturally related aspects of an area.

6 - 8 Maple Ridge will work cooperatively with senior levels of government and other agencies to promote agricultural business opportunities by:

- a) aligning land use bylaws to permit supportive non-farm uses such as agro-tourism, bed and breakfasts, and on-farm sales;
- b) assisting agricultural landowners to identify and develop agricultural opportunities (e.g. value added, agri-tourism, bed and breakfast, recreation);
- c) identifying and encouraging access by agricultural landowners to agricultural programs;
- d) promoting the demand for, and sale of, local agricultural products within the community (e.g. farmer's market, on-farm marketing, District food and plant material procurement policies);
- e) developing a small lot agricultural initiative tailored to Maple Ridge conditions.

6.2.2 SUSTAINABLE AGRICULTURE

ISSUE

- Although virtually all of the Agricultural Land Reserve in Maple Ridge is designated for Agriculture, most of the existing zoning is for rural or suburban residential uses, which predates the establishment of the Agricultural Land Reserve. As a result, this historic zoning has increased the rural residential uses in the Agricultural Land Reserve and may contribute to a perception that agriculture is not actually the primary use of land in the Agricultural Land Reserve.

OBJECTIVE

- To maintain the agricultural land base in Maple Ridge and promote conditions for sustainable agriculture.
- To foster the role that agriculture has on the environment.

Maple Ridge Farmland— The Critical Component

More than 97% of the Agricultural Land Reserve is of Class 1 to 4, and is considered to be of high agricultural capability.

Total farmland in Census (2000) = 1,615 ha

27% of Maple Ridge farms are outside the Agricultural Land Reserve.

35% of the Agricultural Land Reserve in Maple Ridge is farmed.

POLICIES

6 - 9 Maple Ridge supports the policies and regulations of the *Agricultural Land Commission Act* and the *Farm Practices Protection Act* in its land uses and will review its bylaws affecting farmland and farm operations for consistency with these provincial acts, regulations, and guidelines.

6 - 10 Maple Ridge will strive to maintain its agricultural land base in Maple Ridge through the following mechanisms:

- a) supporting the Metro Vancouver Regional Growth Strategy, which includes designated agricultural land;
- b) respecting the integrity of the urban area boundary by establishing a distinct separation between rural and urban designated areas;
- c) designating all lands outside of the Urban Area Boundary that are within the ALR as Agriculture in the Official Community Plan. Non-farm uses approved by the Agricultural Land Commission and the District will be permitted on all land designated Agricultural;
- d) striving for a balance between farming activity and conservation lands.

6 - 11 Maple Ridge will review policies and regulations to support and encourage small lot agriculture.

Land is considered Agricultural if:

- The site is zoned to permit agricultural land uses
- The site is designated agricultural; or
- The site is within the Agricultural Land Reserve

6 - 12 Maple Ridge will protect the productivity of its agricultural land by:

- a) adopting a guiding principle of "positive benefit to agriculture" when making land use decisions that could affect the agricultural land base, with favourable recognition of initiatives including but not limited to supportive non-farm uses, infrastructure improvements for farmland, or the inclusion of land elsewhere in the Agricultural Land Reserve;
- b) requiring agricultural impact assessments (AIAs) and Groundwater Impact Assessment of non-farm development and infrastructure projects and identifying measures to off-set impacts on agricultural capability;
- c) preserving larger farm units and areas by using appropriate buffers such as roads, topographic features, watercourses, ditching, fencing, or gradually reduced residential densities on properties adjacent to agricultural land;
- d) discouraging the subdivision of agricultural land into smaller parcels, except where positive benefits to agriculture can be demonstrated;
- e) reinforcing the concept that the Agricultural Land Reserve is intended for agricultural use by increasing the minimum lot size for ALR properties that are zoned Rural Residential;
- f) encouraging the amalgamation of smaller parcels of farmland into larger, more cohesive parcels.

6 - 13 As part of the Agricultural Planning process, Development Permit Area Guidelines for the protection of farming will be developed to:

- a) reduce impacts on farmland and maintain compatibility between farm and non-farm uses;
- b) guide the form and character of future adjacent non-farm development;
- c) place conditions on title to inform non-farming rural residents of normal incidents encountered when living in an active agricultural area (e.g. noise, odours, crop spraying, traffic).

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 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.



6.2.3 ALBION FLATS

ISSUES

- The Albion Flats is an area of Regional and Provincial interest. It is mostly within the Agricultural Land Reserve, and is identified as Agriculture in the Regional Growth Strategy, the long range plan for Metro Vancouver. This area is therefore within municipal, Regional, and Provincial jurisdiction. For these reasons, the area is currently considered unavailable for urban development and is outside the Urban Area Boundary.
- The area is also strategically located adjacent to the Provincial Highway network. It is within the floodplain of the Fraser River, and is associated with high ecological values. For these reasons, a number of diverse interests have noted that this area is well suited for a variety of purposes, such as agricultural, commercial, industrial, or recreational uses.

OBJECTIVE

- To collaborate with other jurisdictions to determine the role of the Albion Flats in meeting community, Regional, and Provincial goals.

POLICIES

6 - 15 Maple Ridge will work with Metro Vancouver, the Greater Vancouver Sewerage and Drainage District (GVS&DD) and the Agricultural Land Commission (ALC) to determine the future of the Albion Flats in conjunction with community, Regional, and Provincial goals.

6 - 16 Prior to Council giving consideration to a change in land use, an extension of municipal services, or an amendment to the Urban Area Boundary, Maple Ridge will:

- i. develop and implement a Comprehensive Strategy as outlined in Section 11.1.3; and
- ii. collaborate with Regional and Provincial authorities to complete a comparative analysis to review land use, social, economic, and environmental goals.



6.3 COMMERCIAL OPPORTUNITIES

6.3.1 COMMERCIAL STRATEGY

ISSUES

- Maple Ridge faces challenges regarding commercial business opportunities due to its relatively small population, location within the Region, transportation constraints and competition from nearby municipalities.
- Many Maple Ridge residents commute to work in other cities and municipalities and do shopping outside of the community on their way home from work. This commuting pattern may provide an opportunity to establish new commercial businesses on the western edge of the community.
- The supply of designated commercial lands is over 200 hectares (500 acres), which meets current needs. However, 57 hectares (140 acres) are under utilized or vacant. Over the next 10 to 20 years, the demand for commercial development opportunities will greatly expand due to the new Golden Ears Bridge, Pitt River Bridge improvements, the increase in population, and the recognition by retailers of viable business opportunities in Maple Ridge. The location of future commercial lands is a complex issue, that must be addressed in a comprehensive manner to ensure that the resulting development is reflective of community goals, and “fits” with the character of the community.
- The commercial centres and nodes in the community are interconnected and form part of an integrated system that needs to continue to be developed and fostered. Area residents identified the need to link centres and neighbourhoods with a transportation network that includes transit, trails, bikeways and pedestrian corridors.
- Approximately 56% of Maple Ridge’s zoned commercial lands are developed, 11% are vacant and 33% are under-utilized.

PRINCIPLES

The following principles reflect the shared community values of Maple Ridge residents and provide a framework for the commercial policies in the Official Community Plan:

Principle 12

Collaboration with other authorities, including but not limited to the ALC and Metro Vancouver, is essential to ensuring that municipal objectives can be met.

Principle 16

The Downtown is a very important part of Maple Ridge and would benefit from a variety of planning and design activities that improve its role as a key community node.

Principle 19

There is value in identifying new lands for commercial and industrial uses to secure locations for future employment that will help to create a balanced community. Citizens prefer locations where commercial and industrial activities ‘fit’ within the community context.

Principle 20

The community has a preference for economic development that includes clean, high pay, low environmental impact, and manufacturing and high tech industries. The community also supports alternative employment generators.

Principle 22

Initiatives such as providing more shopping opportunities and emphasizing smaller stores, local merchants and better use of existing areas (no strip malls, concentrate in commercial nodes, etc.) are supported because they are central to achieving a balanced community.

Principle 30

Achieving a balanced community requires that commercial and industrial land development keep pace with residential development.

Principle 34

An integrated system of centres or nodes is supported as an important framework for community development.

OBJECTIVES

- To ensure that Maple Ridge has an adequate supply of commercial land to meet present and future requirements.
- To create a large and diverse commercial sector that provides a wide selection of goods and services for citizens of Maple Ridge.
- To expand employment opportunities, diversify the Maple Ridge economy, generate additional investment, and to increase property tax revenues.
- To create a more “complete community” by providing for a range of commercial opportunities throughout the municipality.

POLICIES

6 - 17 Maple Ridge will address immediate market demands for commercial lands by examining policies and regulations for commercial areas and will address the long term need for additional commercial lands as part of a comprehensive review of the Urban Area Boundary.

6 - 18 Maple Ridge will work with the business community, investors and the public to encourage more compact forms of commercial development and to explore mechanisms that improve the urban environment and “fit” with the surrounding neighbourhood.

6 - 19 All commercial developments will be subject to Development Permit Guidelines and Design Guidelines.

6 - 20 Commercial Centres and Nodes form part of an integrated system and development applications within such areas, and Area Plans will require suitable linkages to other commercial centres and nodes, and residential neighbourhoods. Linkages include an adequate transportation system which considers transit, trails, bikeways, pedestrian corridors and roadways.

6 - 21 Maple Ridge will update the economic development strategy to stimulate and enhance the emergence of the Town Centre as a vibrant and livable area. The District will explore mechanisms to encourage the continued development of the Town Centre and work with the Strategic Economic Initiatives Department to achieve this goal.

6 - 22 Outside of the existing Urban Area Boundary, commercial uses, other than Village Commercial Node, Rural Commercial, and Historic Commercial, are not supportable and will be considered premature prior to the development and implementation of a comprehensive strategy as outlined in Section 11.1.3. In the long term, prior to considering large scale commercial development outside the existing Urban Area Boundary, the District will, at a time deemed appropriate by the District, determine specific success criteria for the Town Centre based on, but not limited to, the following suggested guidelines:

- a) number of housing units constructed;
- b) amount of commercial development;
- c) the vibrancy of the Town Centre as outlined by criteria.

7086-2014

6.3.2 COMMERCIAL DESIGNATIONS

The Commercial land use designation is a key component of achieving a compact community. Within the Commercial designation, there are five commercial categories, the components of which are highlighted in this chapter:

- 7086-2014
- a) General Commercial
 - b) Community Commercial Node
 - c) Village Commercial Node
 - d) Neighbourhood Commercial
 - e) Rural Commercial
 - f) Historic Commercial

6.3.3 deleted by Bylaw 6610-2008



6.3.4 GENERAL COMMERCIAL

ISSUES

- The majority of vacant and under-utilized commercial lands within the District are found in the Town Centre and along the Lougheed Highway.
- The Lougheed Highway has evolved in a linear pattern with a mixture of service commercial and other retail development. Over time, the distinction between traditional highway commercial and community commercial uses has become blurred. In addition, the range of uses permitted in these areas has not kept pace with current market trends.
- The spread of commercial development is expected to continue along Lougheed Highway and will increase over the next 15 years. Potential negative impacts on the quality of the urban environment may occur if not planned properly.

OBJECTIVE

- To respond to emerging market trends and shopping preferences of Maple Ridge citizens, and to permit greater flexibility in the range of permitted commercial uses.

POLICIES

6 - 23 General Commercial lands are lands designated Commercial on Schedule B of the Official Community Plan that are:

- a) located on the Lougheed Highway, west and east of the Town Centre;
- b) located on Dewdney Trunk Road, west of the Town Centre, but excludes property within a Community Commercial Node identified on Figure 3;
- c) located on Dewdney Trunk Road, east of the Town Centre and west of 230th Street;
- d) Lougheed Highway and 116th Avenue; and
- e) located west of 207th Street in the vicinity of the intersections between Dewdney Trunk Road and Lougheed Highway.

6 - 24 Maple Ridge will review bylaws and regulations aligning with the General Commercial land use designation to respond to market demand and differentiate those uses from retail uses typically found in the Town Centre.

6 - 25 Maple Ridge supports the development of centres that accommodate the automobile, pedestrian and transit services and will integrate into the character of the area. Rezoning applications for the purpose of a service station or car wash use, that adjoin a lot or property designated Urban Residential in the Official Community Plan, preference will be given where:

- i. located on a site having direct access onto a Major Road as illustrated on Figure 4;
- ii. a car wash use is to be located a minimum of 800 metres from any existing car wash use, however two car wash uses, each one sited on a different corner lot at the same intersection of a Major Road, may be permitted if both such car wash uses are located a minimum of 800 metres from any other car wash use;
- iii. a service station use is to be located a minimum of 800 metres from any existing service station use, however two service station uses, each one sited on a different corner lot at the same intersection of a Major Road, may be permitted if both such service station uses are located a minimum of 800 metres from any other service station use;
- iv. the distance between uses is to be calculated by measuring the distance between the boundary of each site nearest the other at a point that such boundaries intersect the fronting highway.

6.3.5 COMMUNITY COMMERCIAL NODE

ISSUES

- Population growth in eastern Maple Ridge and in existing developed areas along the western portion of Dewdney Trunk Road will create a need for Community Commercial Nodes outside the Town Centre.
- Community Commercial Nodes are comprised of commercial or mixed use developments and typically serve several neighbourhoods; provide a wider range of services; and also serve as a focus for the community. Commercial space within the Community Commercial Nodes are typically less than 7000 m² (75,350 ft²) in area, however may expand to 9290 m² (100,000 ft²) over the long-term.

OBJECTIVE

- To facilitate Community Commercial Nodes that serve as a retail and community focus centres for emerging residential neighbourhoods.

POLICIES

6 - 26 Maple Ridge will promote the development of Community Commercial Nodes to serve the commercial needs of emerging neighbourhoods.

6 - 27 The Community Commercial Nodes are located within the urban area boundary and are identified on Figure 2. The nodes are centred at the intersections of Dewdney Trunk Road and 240th Street, 232nd Street, and 216th Street, with residential developments interspersed between.

6 - 28 Total commercial space within each Community Commercial Node is typically less than 7000m² (75,350 ft²) although it is recognized that over time they may expand to 9290 m² (100,000 ft²) in area.

6 - 29 Commercial and Mixed Use Developments within an identified Community Node must be designed to be compatible with the surrounding area and will be evaluated against the following:

- a) adherence to additional design criteria as detailed in the Section 8 Development Permit Guidelines section of the Official Community Plan;
- b) required commercial use or mixed use component along the street frontage, within 100 metres from the intersection;
- c) continuity of commercial or mixed use from the intersection; and
- d) the ability of the existing infrastructure to support the new development.

7086-2014

6.3.6 VILLAGE COMMERCIAL NODE

ISSUES

- Population growth in east Maple Ridge and in existing developed areas may create a need for Village Commercial Nodes outside of the Urban Area Boundary.
- Village Commercial Nodes are comprised of commercial developments that typically serve more than one neighbourhood and provide a range of daily convenience shopping and limited community retail opportunities. Commercial space within the Village Commercial Node is typically less than 2,400m² (25,833 ft²) in area.
- Properties designated Commercial at the intersection of 248 Street and Dewdney Trunk Road is within the Metro Vancouver Fraser Sewer Area and for that reason is suitable for village commercial development.

OBJECTIVE

- To facilitate Village Commercial Nodes at key locations throughout the City to provide a mix of daily convenience shopping and limited community retail opportunities.

POLICIES

6-30 Maple Ridge will encourage the development of Village Commercial Nodes that serve a variety of daily convenience and commercial shopping needs within close proximity to established and/or emerging neighbourhoods.

6-31 The Village Commercial Node is located outside the Urban Area Boundary but is within the Metro Vancouver Fraser Sewer Area. Similar properties located at other key intersections may also be suitable for Village Commercial development.

6-32 The establishment of Village Commercial Nodes will serve as an intermediary scale between the Community Commercial Nodes and Neighbourhood Commercial Centres and incorporates limited components of each category. As such, they are typically less than 2,400m² (25,833 ft²) in area.

6-33 Commercial developments proposed as part of a Village Commercial Node will be considered subject to satisfying Zoning Bylaw and Parking Bylaw requirements, site access, traffic, must be designed to be compatible with the surrounding area and will be evaluated against the following:

- i. adherence to additional design criteria as detailed in the Section 8 Development Permit Area Guidelines section of the Official Community Plan;
- ii. commercial building(s) along the street frontage, within 25 m of the intersection;
- iii. the ability of the existing infrastructure to support the new development.

6.3.7 NEIGHBOURHOOD COMMERCIAL CENTRES

ISSUES

- 7086-2014 • Population growth in eastern Maple Ridge may create a need for Neighbourhood Commercial Centres. Neighbourhood Commercial Centres will be located within the Urban Area Boundary, and examples include properties designated Commercial at 112th Avenue and 240th Street, and the intersection of the Haney Bypass and Lougheed.
- Neighbourhood Commercial Centres are small retail centres that cater to the daily convenience shopping and service needs of a local neighbourhood and provide a limited range of services. The Centres are typically less than 929 m² (10,000 ft²) in area.
- 7331-2017 • The property designated on the south side of the Lougheed Highway between 116 Avenue and the Haney Bypass/Kanaka Way is suitable for development as a neighbourhood commercial centre with rental housing.

OBJECTIVE

- To facilitate Neighbourhood Commercial Centres that provide daily convenience shopping to serve residents.

POLICIES

6 - 34 Maple Ridge will encourage the development of Neighbourhood Commercial Centres within walking distance of neighbourhoods to service the daily convenience shopping and service needs of residents in the local neighbourhood.

6 - 35 Neighbourhood Commercial Centres will be considered subject to satisfying Parking Bylaw and Zoning Bylaw requirements, traffic, access, site design, and compatibility with adjacent land uses.

6 - 36 Total commercial space in a Neighbourhood Commercial centre is typically less than 930 m² (10,000 ft²) in area.

6 - 37 Neighbourhood Commercial Centres are to be located within the Urban Area Boundary. However property designated Commercial outside the urban area boundary that is within the Metro Vancouver Fraser Sewer Area is suitable for neighbourhood commercial development.

6.3.8 RURAL COMMERCIAL

ISSUE

- Rural Commercial centres cater to the daily convenience shopping and service needs of a rural population and provide a limited range of services. Rural Commercial retail centres are typically less than 93 m² (1,000 ft²) in area. Community serving outdoor recreational facilities are also appropriate in the rural area.

OBJECTIVE

- To facilitate Rural Commercial centres that serve rural areas outside the Urban Area Boundary.

POLICIES

6 - 38 Maple Ridge will encourage the development of small Rural Commercial centres outside the Urban Area Boundary to serve the rural population.

6 - 39 Rural Commercial Centres and outdoor commercial recreation facilities will be considered subject to satisfying Parking Bylaw and Zoning Bylaw requirements, traffic, access, site design, and compatibility with adjacent land uses.

6.3.9 HISTORIC COMMERCIAL

ISSUES

- Historic Commercial centres are the commercial hearts of the historic communities that formed the District of Maple Ridge. The size of these centres is dependent on the size of the historic commercial centre, although limited expansion may be supportable in compliance with Official Community Plan policies and compatibility with surrounding land use.
- The Historic Commercial Centres are located in Hammond, Port Haney, Yennadon, Albion, Whonnock, Webster's Corners and Ruskin. For information on the historic commercial pattern in the area refer to the District of Maple Ridge Heritage Discussion Paper 2003, and the book Maple Ridge, History of Settlement, 1972.

OBJECTIVE

- To facilitate commercial centres that serve as a historic focus for existing historic community neighbourhoods.

6 - 40 Total commercial space in a Rural Commercial centre is typically less than 93 m² (1000 ft²) in area. Outdoor commercial recreational facilities may exceed 93m² (1000 ft²) in area.

POLICIES

6 - 41 Historic Commercial centres are identified on Figure 2 and include the historic commercial areas of Hammond, Yennadon, Webster's Corners, Albion, Port Haney, Whonnock and Ruskin.

6 - 42 Maple Ridge will support limited commercial development in Historic Commercial centres to provide for the commercial needs of the adjacent population. The Historic Centres generally reflect the historic commercial footprint of the area. Limited infill or expansion of a Historic Commercial centre may be supported if the development is sensitive to the historic character of the centre, and is compatible in use and form with the surrounding area. Specific land uses and policies to guide long range planning and development for Hammond and Port Haney are within their respective Area Plans, the Hammond Area Plan and the Town Centre Area Plan, which are imbedded in the Official Community Plan in Chapter 10, Area Planning.

6 - 43 Historic Commercial centres located within the Urban Area Boundary may provide a range of residential and commercial uses. Historic Commercial centres located outside of the Urban Area Boundary are intended to provide small scale convenience shopping and a limited range of services to residents.





6.4 INDUSTRIAL OPPORTUNITIES

BACKGROUND

Land available for future industrial development in Maple Ridge is contained in six industrial areas: Northern Maple Ridge, Southwest, Central, Albion, Whonnock and Ruskin.

Traditional industrial activity in Maple Ridge has been resource extraction and manufacturing based. The current market demand for industrial land is for light industrial and business park uses.

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.

PRINCIPLES

The following principles reflect the shared community values of Maple Ridge residents and provide a framework for the Industrial policies in the Official Community Plan:

Principle 12

Collaboration with other authorities, including but not limited to the ALC and Metro Vancouver, is essential to ensuring that municipal objectives can be met.

Principle 19

There is value in identifying new lands for commercial and industrial uses to secure locations for future employment that will help to create a balanced community. Citizens prefer locations where commercial and industrial activities 'fit' within the community context.

Principle 20

The community has a preference for economic development that includes clean, high pay, low environmental impact, and manufacturing and high tech industries. The community also supports alternative employment generators.

Principle 30

Achieving a balanced community requires that commercial and industrial land development keep pace with residential development.

6.4.1 INDUSTRIAL LANDS

ISSUES

- The supply of marketable and competitive industrial lands for the light industrial market is approximately 60 hectares (150 acres), which will accommodate demand for at least 10 to 15 years.
- Approximately two-thirds of Maple Ridge's vacant industrial land is designated as Rural Resource and is currently not considered to be a desirable location for industrial users due to its remote location. However, this may change.
- Locally and regionally, Maple Ridge is known to have rich gravel deposits. However, the extraction of this commodity needs to be balanced with environmental, stormwater management, and traffic safety requirements.
- Figure 3 Major Public Utilities identifies the general location of potential gravel resources.
- To accommodate the long term demand for industrial lands, Maple Ridge needs to create an additional industrial area or areas of about 80 to 120 hectares (200 to 300 acres). However this is a complex matter that must be considered in a comprehensive manner to ensure that future industrial activity "fits" within the community context, and is consistent with Provincial, Regional and Community goals. Chapter 11 Implementation identifies the Comprehensive Strategy that is required to resolve this issue.

OBJECTIVES

- To create a larger and more diverse industrial sector that offers greater employment opportunities for residents, generates additional investment, enhances local businesses and creates 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 Maple Ridge land uses.
- To ensure that the policies, zoning regulations, and supply of industrial land are favourable and adequate to attract industry to Maple Ridge.

POLICIES

6 - 44 The Industrial land use designation is a key component of achieving a compact community. Within the Industrial designation, there are 2 industrial categories, the components of which are highlighted in this chapter:

- a) Business Park Industrial - lands are located in the Maple Meadows Industrial Park and Albion Industrial Area. The Business Parks provide for range of industrial uses and services, with an emphasis on landscaping and design.
- b) General Industrial - lands are located throughout the community and provide for a range of services and general industrial uses

6 - 45 The identification of additional employment generating lands is a priority for the District. Maple Ridge will evaluate alternate locations for a large block or blocks of additional employment generating land to support the growth of the employment sector in the future. Location parameters for suitable industrial land may include, but is not limited to:

- a) land that is relatively flat;
- b) land that is conducive to industrial development;
- c) land that is contiguous to a full range of municipal services;
- d) land that is strategically located near the Regional transportation network.

6 - 46 Maple Ridge will consider industrial development within the Urban Area Boundary providing that the following compatibility criteria can be satisfied:

- i) land is contiguous to a full range of municipal services;
- ii) land is strategically located on, or near a Major Road Corridor and the transportation network can support the development;
- iii) the proposed development is compatible with the surrounding area; and
- iv) the use is consistent with the Economic Development Strategy.

6 - 47 Maple Ridge will review bylaws and regulations to align with market demand.

6 - 48 Maple Ridge will implement strategies to accommodate industrial growth that is compatible with other land uses in the District.

6 - 49 Rural Resource Industrial lands are located in the northern portion of the community and provide for a range of general industrial, heavy industrial and high impact resource based industrial uses following the removal of gravel resources on these lands.

6 - 50 The gravel reserves in the Rural Resource area at the north end of 256th Street will be considered for use prior to development of the industrial potential. However, before any additional gravel extraction traffic occurs, beyond historic levels, alternative access needs to be developed to prevent increased impacts on the residential character of the neighbourhood.

6.4.2 BUSINESS PARKS

ISSUES

- There is an increasing market demand for office space in business parks outside the Town Centre.
- The Zoning Bylaw restriction of office space in business parks to 25% of the total floor area may limit the development of business park opportunities.
- Business park development will compete with industrial uses in the demand for industrial land and may impact the Town Centre office market if parameters are not placed on office uses within business parks.

OBJECTIVE

- To respond to market demand for office space and to encourage business park development opportunities without compromising office development in the Town Centre.

POLICIES

6 - 51 Maple Ridge will update regulations to be supportive of contemporary business needs for lands and buildings by reviewing policies and bylaws for industrial and business park uses. Consideration will be given to regulations that accommodate more mixed use developments, that allow more flexibility in uses, and that increase the permitted office component of businesses.

6 - 52 Office uses that utilize the entire gross floor area in business parks will be deferred to a future date to allow the Town Centre office market to become established. Maple Ridge will assess the market and review the zoning before permitting pure office developments in business parks.

6 - 53 Personal service and professional offices/businesses will not be permitted in business parks unless specifically permitted in the zone.

6 - 54 Maple Ridge will be flexible in the types of uses permitted in the Maple Meadows Business Park and Albion Industrial Area. The District will support Maple Meadows as a location for business park uses and/or commercial large format retail uses to meet market demands.

6 - 55 To ensure the highest quality urban environment, the District will require that large format retail centres comply with design guidelines that improve the visual impact of the centres, such as building design, site planning, landscaping, transportation / traffic circulation, and other components that may impact surrounding communities.

6 - 56 All industrial developments will be subject to Development Permit Guidelines and Design Guidelines.

6 - 57 Maple Ridge will consider additional opportunities for Business Park development within the Urban Area Boundary providing that the following compatibility criteria can be satisfied:

- i) land is contiguous to a full range of municipal services;
- ii) land is strategically located on, or near a Major Road Corridor and the transportation network can support the development;
- iii) the proposed development is compatible with surrounding development; and
- iv) the development is consistent with the Economic Development Strategy.



6.4.3 INDUSTRIAL RESERVE

ISSUES

- The Commercial and Industrial Strategy identifies that, in an effort to foster ongoing growth amongst the City's approximately 7,700 industry-based jobs, an additional 69-93 hectares (170-230 acres) of industrial land by 2040 would need to be redesignated.
- Identifying additional suitable employment lands is a priority for the City of Maple Ridge. The City prefers land that is relatively flat, serviceable by municipal services, and is strategically located near or accessible by a major transportation corridor.
- Gravel resources at the north end of 256th Street will need to be extracted before other employment uses may occur within the 256th Street Industrial Area.

OBJECTIVE

- To preserve capacity for future employment uses, including local investment and job creation opportunities.

Policies

- 6-58** Maple Ridge will expand the 256th Street Industrial Area, generally located north of 128th and east / west of 256th Street, by retaining certain lands as Industrial Reserve in order to supply industrial lands for long term industrial uses while preserving such lands from competing uses.
- 6-59** The ongoing intensification of the lands designated Rural Resource, Industrial and Institutional in the 256th Street Industrial Area is encouraged prior to the redevelopment of lands identified as Industrial Reserve.
- 6-60** As well, prior to industrial development occurring on the Industrial Reserve designated land within the 256th Street Industrial Area, the following must have been fulfilled:
- a) A right-of-way and alignment option, potentially extending the 128th Avenue / Abernethy Way corridor or other alternative routes to the 256th Street Industrial Area, has been established to accommodate industrial traffic through the City, minimizing community and environmental impacts; and
 - b) A servicing analysis has been completed to identify any possible servicing impacts and, if required, approval of an extension to the Fraser Sewer Area by the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board is achieved; and
 - c) Completion of a gravel supply assessment to identify gravel resources within the 256th Street Industrial Area; and

d) Council has determined that under policy 6-59 sufficient utilization of the land designated Rural Resource, Industrial and Institutional in the 256th Street Industrial Area has been achieved to warrant consideration of further industrial development.

6-61 Until Policy 6-60 has been satisfied, the minimum parcel size for subdivision of land designated Industrial Reserve is 4 hectares, noting that such advance subdivision is strongly discouraged unless the Issues and Objectives of Section 6.4.3 are advanced.

6-62 At the time when the Industrial Reserve designated lands will be considered for development, the following must have been satisfied prior to permitting industrial development:

- a) Completion of an OCP Amendment identifying the lands as 'Industrial' or 'Rural Resource' rather than 'Industrial Reserve'; and
- b) Approval by the Metro Vancouver Board of an amended Regional Growth Strategy and Regional Context Statement identifying the lands regionally as 'Industrial' rather than 'Rural' is provided; and
- c) Removal of identified gravel reserves, unless the subject property is identified in Figure 3 of the Official Community Plan, which identifies potential sources of gravel in the City, in which case gravel removal may take place prior to the need for the OCP Amendment outlined in 6-62(a).

6-63 While not a requirement of Policy 6-62, at the time when the Industrial Reserve designated land will be considered for development, the creation of a new zone that would permit general mixed employment uses may be warranted, in order to accommodate a mix of light industrial, institutional and heavy industrial zones.

6-64 Notwithstanding policies 6-60 and 6-62, Institutional proposals that align with existing zoning on 'Industrial Reserve' or 'Rural Resource' land, showing demonstrable benefits to the community, may be encouraged.

⁷⁷¹⁵⁻²⁰²¹ Until 6-60 has been satisfied, uses that contribute to employment opportunities and do not require construction of permanent structures or servicing upgrades, may be considered on a case by case basis.

6-65 Prior to any development or industrial activities, the following must be fulfilled by the Owner or Applicant:

- a) Completion of environmental assessments to identify environmentally sensitive areas, ecosystems and the impact of development;
- b) Completion of an agriculture impact assessment to minimize the impact of development on adjacent farm lands;
- c) Completion of an aquifer groundwater management study; and
- d) Completion of a noise attenuation study and plan to mitigate the impacts of development on nearby residential neighbourhoods.



6.5 ADDITIONAL EMPLOYMENT GENERATING OPPORTUNITIES

6.5.1 TOURISM

ISSUES

- Tourism in Maple Ridge must compete with more established tourist commercial activities in other municipalities, but the sector has excellent opportunities to expand by emphasizing the District's outdoor resources.
- Maple Ridge has excellent outdoor resources such as Golden Ears Provincial Park, the UBC Research forest, lakes, rivers, streams, and trails for walking and equestrian activities.

PRINCIPLES

The following community principles support the Tourism policies of the Official Community Plan:

Principle 17

Maple Ridge views the promotion of economic development (jobs) as being very important to developing a balanced community – one that is not a dormitory suburb.

Principle 20

The community has a preference for economic development that includes clean, high pay, low environmental impact, and manufacturing and high tech industries. The community also supports alternative employment generators.

OBJECTIVE

- To support and promote the tourist commercial sector in Maple Ridge.

POLICIES

6 - 66 Maple Ridge will continue to promote its outdoor resources as a theme for the tourist commercial sector.

6 - 67 Maple Ridge will actively promote and market the outdoor resource theme by:

- a) supporting and strengthening businesses that cater to tourists;

- b) supporting businesses involved with outdoor recreational activities and physical fitness;
- c) facilitating growth in the eco-tourism, cycling and equestrian industry.

6 - 68 Maple Ridge will promote agricultural tourism opportunities by:

- a) aligning land use bylaws to permit supportive non-farm uses such as agro-tourism, bed and breakfasts, and on-farm sales;
- b) assisting agricultural landowners to identify and develop agricultural opportunities (e.g. value added, agri-tourism, bed and breakfast, recreation).

6.5.2 HOME BASED BUSINESSES

ISSUES

- Home based businesses are a growing sector in Maple Ridge. They are substantial generators of income and have many positive impacts on the local economy. Balanced with the positive economic benefits, however, are potential impacts on neighbourhoods such as visual appearance, noxious noise/light/smells, increased traffic, hazardous materials, and presence of employees.

PRINCIPLE

The following principle reflects the shared community values of Maple Ridge residents and provides a framework for the Home Based Business policies in the Official Community Plan:

Principle 21

Home-based businesses are recognized as beneficial to the community.

OBJECTIVE

- To support home-based businesses as significant generators of new jobs while minimizing the adverse impacts on neighbourhoods.

POLICY

6 - 69 Maple Ridge will support home based businesses as important contributors to the local economy, and will facilitate the growth of this sector by reviewing the Zoning Bylaw to incorporate regulations that support and promote home-based businesses, and by adopting performance based criteria that minimizes the impacts of home based businesses on its surroundings.

6.5.3 LARGE FORMAT RETAIL

ISSUES

The nature of retail shopping has changed due to consumer preference for large format retail stores that offer convenience and competitive pricing. Large format retail stores tend to concentrate in “power centres” that require large sites with ample parking outside town centre areas. Such power centres, if not properly located, may create competition for Town Centre retailers and can cause considerable traffic congestion and adverse impacts on the quality of the urban environment.

PRINCIPLES

The following principles reflect the shared community values of Maple Ridge residents and provide a framework for the Large Format Retail policies in the Official Community Plan:

Principle 5

Building a unique community character is critical to ensuring that Maple Ridge does not succumb to pressure and becomes like ‘everywhere else.’ It requires strong political and community commitment and attention to a variety of aspects (landscapes, built form, heritage, mix of uses, urban design, services, etc.).

Principle 8

Unique and enjoyable communities and places are created through community improvements, quality design, less obtrusive signage, pedestrian friendly environments, accessibility and viewscales.

Principle 16

The Downtown is a very important part of Maple Ridge and would benefit from a variety of planning and design activities that improve its role as a key community node.

Principle 17

Maple Ridge views the promotion of economic development (jobs) as being very important to developing a balanced community – one that is not a dormitory suburb.

Principle 18

Economic development is a complex issue that requires a comprehensive approach, addressing transportation, housing, the downtown, marketing, incentives and policy.

Principle 19

There is value in identifying new lands for commercial and industrial uses to secure locations for future employment that will help to create a balanced community. Citizens prefer locations where commercial and industrial activities ‘fit’ within the community context.

Principle 20

The community has a preference for economic development that includes clean, high pay, low environmental impact, and manufacturing and high tech industries. The community also supports alternative employment generators.

Principle 22

Initiatives such as providing more shopping opportunities and emphasizing smaller stores, local merchants and better use of existing areas (no strip malls, concentrate in commercial nodes, etc.) are supported because they are central to achieving a balanced community.

OBJECTIVE

- To provide an opportunity for large format retail outlets to meet consumer needs for Maple Ridge residents.

POLICIES

6 - 70 Maple Ridge will support large format retail outlets in the Town Centre or in the General Commercial areas along the Lougheed Highway.

6 - 71 To ensure the highest quality urban environment, the District will require that large format retail centres comply with Commercial Development Permit Area guidelines that improve the visual impact of the centres, such as building design, site planning, landscaping, transportation / traffic circulation, and other components that may impact surrounding communities.

"We value the rural character and green spaces with the diversity of landscapes and visual spaces together with the distinct historical neighbourhoods and a vibrant downtown core in a community that is proud of citizen leadership and involvement"

Source: Group Vision created during OCP Visioning Sessions, March 2006.



6.5.4 FOREST

ISSUES

- The forest sector has traditionally played a large role in the Maple Ridge economy. While this role has declined in recent years a large number of forest sector businesses, including logging, sawmills, shake and shingle mills, and millwork companies successfully operate in the community. The prevalence of forest within the District has also supported education, training and research at the Malcolm Knapp University of British Columbia Research Forest and B.C.I.T. Woodlot.
- There are many international and national factors that influence forestry operations in the community, including international competition and US softwood lumber duties. These factors have prompted a shift to value added operations, such as the use of non-traditional wood species; custom milling; and secondary manufacturing such as finger jointing and moldings.
- Other lands in the District are designated Forest for the protection of ecological diversity and integrity of forested lands.

PRINCIPLES

The following principles reflect the shared community values of Maple Ridge residents and provide a framework for the Forest policies in the Official Community Plan:

Principle 6

The community recognizes the need to foster the history of Maple Ridge and enhance historic areas.

Principle 17

Maple Ridge views the promotion of economic development (jobs) as being very important to developing a balanced community – one that is not a dormitory suburb.

Principle 20

The community has a preference for economic development that includes clean, high pay, low environmental impact, and manufacturing and high tech industries. The community also supports alternative employment generators.

Principle 23

The community values the protection of environmentally sensitive areas including, water (for its intrinsic value, habitat and aquifer recharge), areas of natural beauty, forests, etc.

OBJECTIVES

- To recognize that the forest sector is a significant generator of employment in the District, and to support the enhancement and transition of wood processing industries to value added products.
- To recognize the benefits of forest resource education and training, and to support the Malcolm Knapp University of British Columbia Research Forest and the B.C.I.T. Woodlot.
- To recognize the ecological diversity and integrity of forested lands in the District.

POLICIES

6 - 72 Maple Ridge will encourage the enhancement and transition of the wood processing industry to value added products, and will explore options for providing water infrastructure for industrial areas.

6 - 73 Economic benefits from forest resources can be achieved by supporting education research and training. Maple Ridge supports the Malcolm Knapp University Of British Columbia Research Forest and the B.C.I.T. Woodlot, and designates them for “Forest” purposes.

6 - 74 To protect ecological diversity and the integrity of forested lands, Maple Ridge will retain parts of the northern slope of Thornhill as Forest. Innovative development proposals that protect unique site characteristics, ecologically sensitive areas, or amenities on lands designated Forest and within private ownership, may be considered for a density bonus. The value of the density bonus will be at Council’s discretion, in return for the development providing an identified community benefit.

6.5.5 POST SECONDARY EDUCATIONAL INSTITUTIONS

ISSUES

Maple Ridge residents no longer have a post-secondary educational facility available within the community and are traveling, or relocating to other communities to further their educational needs. Given the success of existing research and training facilities such as the Justice Institute, Malcolm Knapp and BCIT and the infrastructure and amenities within the community it is recognized that there is an opportunity to establish a post-secondary facility.

PRINCIPLES

The following principles reflect the shared community values of Maple Ridge residents and provide a framework for the Post Secondary Educational Institutions policies in the Official Community Plan:

Principle 15

Citizens favour efforts to pursue the establishment of a post-secondary institution in Maple Ridge to provide more local opportunities.

Principle 17

Maple Ridge views the promotion of economic development (jobs) as being very important to developing a balanced community – one that is not a dormitory suburb.

Principle 18

Economic development is a complex issue that requires a comprehensive approach, addressing transportation, housing, the downtown, marketing, incentives and policy.

Principle 20

The community has a preference for economic development that includes clean, high pay, low environmental impact, and manufacturing and high tech industries. The community also supports alternative employment generators.

OBJECTIVES

- To promote a more complete community that provides a wider range of educational opportunities and jobs for residents of Maple Ridge.

POLICY

6 - 75 Maple Ridge will pursue the establishment of a post secondary institution in Maple Ridge to provide educational and employment opportunities for residents.

