

**CITY OF MAPLE RIDGE
BYLAW NO. 7299-2016**

A Bylaw to amend the Official Community Plan Bylaw No. 7060-2014

WHEREAS Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS it is deemed expedient to amend Schedule "A", "B" and "C" to the Official Community Plan;

NOW THEREFORE, the Municipal Council of the City of Maple Ridge, enacts as follows:

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7299-2016."
2. Schedule "A", Table of Contents is hereby amended as follows:

a) To add the following after 6.4.2 Business Parks:

"6.4.3 Industrial Reserve"

3. Schedule "A", Chapter 2, Growth Management sub-section 2.2 Land Use Designations is hereby amended as follows:

a) To add the following after 14. Urban Reserve and re-paginate the remaining pages of Chapter 2 in correct numerical order:

15. Industrial Reserve

The Industrial Reserve designation identifies land identified by the City for a long term industrial future.

4. Schedule "A", Chapter 6, Employment sub-section 6.4 Industrial Opportunities is hereby amended as follows:

a) To add the following after sub-section 6.4.2 Business Parks; renumber all subsequent policies and re-paginating the remaining pages of Chapter 6 in correct numerical order:

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

6-54 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.

6-55 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.

6-56 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 6-55 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.

- 6-57 Until Policy 6-56 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.
- 6-58 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 6-58(a).
- 6-59 While not a requirement of Policy 6-58, 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.
- 6-60 Notwithstanding policies 6-56 and 6-58, Institutional proposals that align with existing zoning on 'Industrial Reserve' or 'Rural Resource' land, showing demonstrable benefits to the community, may be encouraged.
- 6-61 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.

4. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Part Southwest $\frac{1}{4}$ Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan NWP41107

Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan LMP26779

Group 1 Lot 2 Section 25 Township Plan 12 New Westminster District Plan LMP26779

Part Southwest $\frac{1}{4}$ Lot 3 Section 25 Township Plan 12 New Westminster District Plan NWP70124

Part Southwest $\frac{1}{4}$ Group 1 Lot 2 Section 25 Township Plan 12 New Westminster District Plan NWP70124

Part Southwest $\frac{1}{4}$ Group 1 Lot 4 Section 25 Township Plan 12 New Westminster District Plan NWP41107

Part Southwest $\frac{1}{4}$ Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan NWP70124

Parcel 1 Part Southwest $\frac{1}{4}$ Reference Plan 17316 of Parcel A Reference Plan 3015 Section 25 Township Plan 12 NWD

Parcel A Part Southwest $\frac{1}{4}$ Reference Plan 3015 Excluding Parcel 1 Reference Plan 17316 Section 25 Township Plan 12 NWD

Legal Subdivision 7 Group 1 Section 25 Township Plan 12 NWD (PID 013-301-748)

Group 1 Lot A Section 26 Township Plan 12 New Westminster District Plan NWP83431

Lot 22 Section 26 Township plan 12 New Westminster District Plan LMP25391

Lot A Section 26 Township Plan 12 New Westminster District Plan BCP45610

PID 000-947-261

Lots 1-5,8-11, and 13-51 Section 25 Township 12 New Westminster District Plan BCP42202 and four adjacent park parcels

Lots 1-3 Section 25 Township Plan 12 New Westminster District Plan BCP44861

and outlined in heavy black line on Map No. 926, a copy of which is attached hereto and forms part of this Bylaw, is hereby designated as shown.

5. Schedule "C" is hereby amended for that parcel or tract of land and premises known and described as:

Part Southwest $\frac{1}{4}$ Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan NWP41107

Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan LMP26779

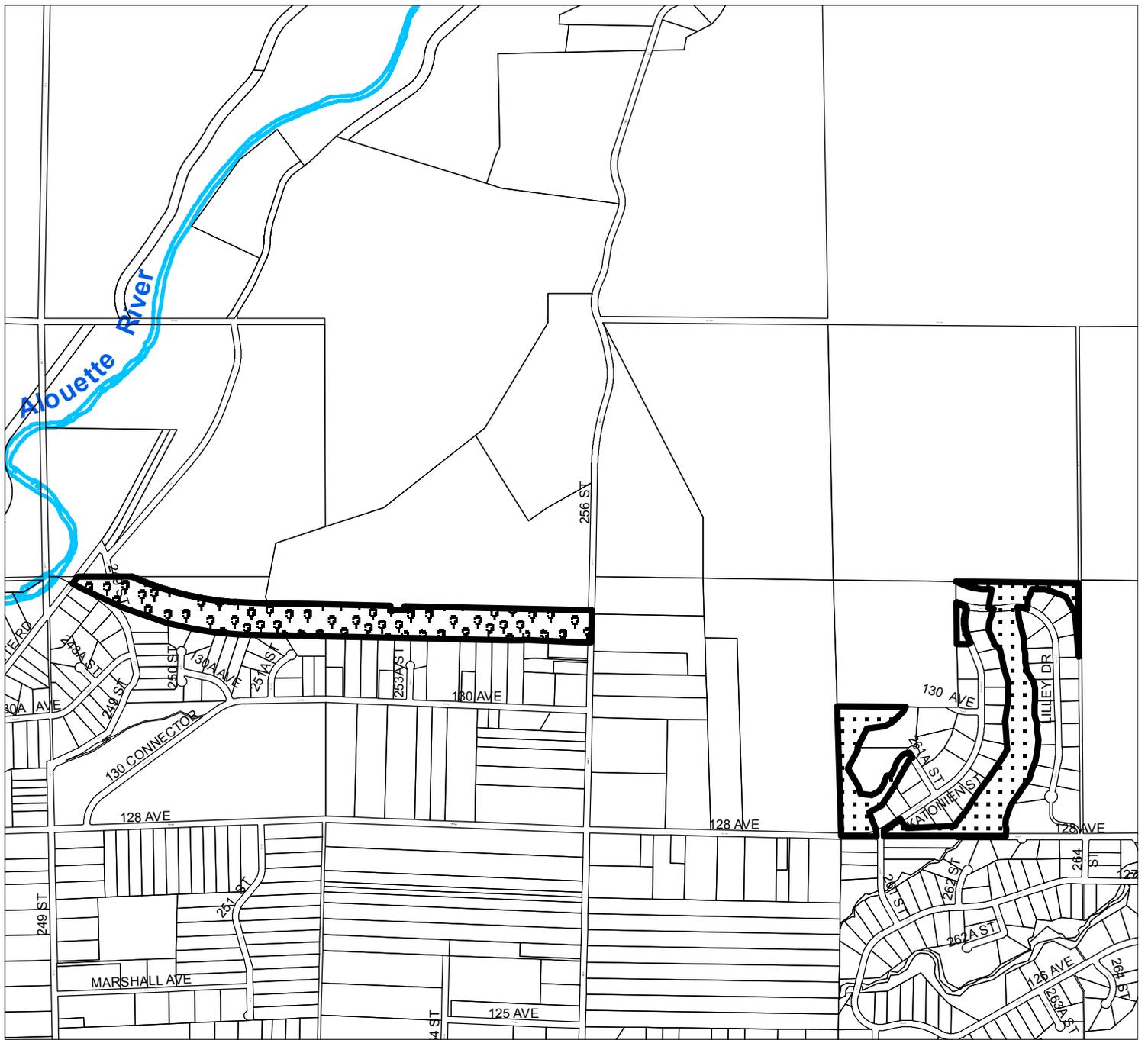
Group 1 Lot 2 Section 25 Township Plan 12 New Westminster District Plan LMP26779

Part Southwest $\frac{1}{4}$ Lot 3 Section 25 Township Plan 12 New Westminster District Plan NWP70124

Part Southwest $\frac{1}{4}$ Group 1 Lot 2 Section 25 Township Plan 12 New Westminster District Plan NWP70124

Part Southwest $\frac{1}{4}$ Group 1 Lot 4 Section 25 Township Plan 12 New Westminster District Plan NWP41107

Part Southwest $\frac{1}{4}$ Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan NWP70124



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7299-2016
 Map No. 927
 Purpose: To Amend Schedule C as shown



To Add to Park



To Add To Conservation



SCALE 1:18,000