

June 20 2013 EMS Summary Report

(Completion rate: 78.26%)

1. The following have been identified as successes related to environmental management in Maple Ridge.

To what extent do you agree or disagree that these are successes? On a scale of 1 to 5, with 1 being completely disagree, 3 general agreement, and 5 being completely agree, please enter your ranking.

Successes

	1	2	3	4	5	Total Responses
Official Community Plan (OCP) framework for environmental management	5 (4%)	23 (17%)	45 (34%)	37 (28%)	23 (17%)	133
Streamside Protection Regulations	3 (2%)	25 (19%)	37 (28%)	39 (29%)	29 (22%)	133
Environmental mapping system	2 (2%)	17 (13%)	36 (27%)	46 (35%)	32 (24%)	133
Extensive natural areas remaining	17 (13%)	33 (25%)	24 (18%)	18 (14%)	40 (30%)	132
Dedicated knowledgeable staff	6 (5%)	8 (6%)	34 (26%)	45 (34%)	40 (30%)	133

The 44 response(s) to this question can be found in the appendix.

2. The following have been identified as challenges related to environmental management in Maple Ridge.

To what extent do you agree or disagree that these are challenges? On a scale of 1 to 5, with 1 being completely disagree, 3 general agreement, and 5 being completely agree, please enter your ranking.

Challenges

	1	2	3	4	5	Total Responses
Appropriate scale for long-term planning	3 (2%)	4 (3%)	12 (9%)	47 (36%)	65 (50%)	131
Habitat fragmentation	3 (2%)	2 (2%)	4 (3%)	35 (27%)	88 (67%)	132
Public desire for input, information and awareness	1 (1%)	7 (5%)	13 (10%)	33 (25%)	77 (59%)	131
Tree removal and related impacts (e.g., erosion, habitat loss, heat, aesthetics)	3 (2%)	3 (2%)	3 (2%)	21 (16%)	104 (78%)	134
Limited municipal environmental resources	1 (1%)	6 (5%)	12 (9%)	28 (21%)	85 (64%)	132

The 40 response(s) to this question can be found in the appendix.

3. The following have been identified as opportunities related to environmental management in Maple Ridge.

To what extent do you agree that these are opportunities? On a scale of 1 to 5, with 1 being completely disagree, 3 general agreement, and 5 being completely agree, please enter your ranking.

Opportunities

	1	2	3	4	5	Total Responses
Support and motivation for a municipal environmental management strategy review	5 (4%)	3 (2%)	5 (4%)	28 (21%)	92 (69%)	133
Raising awareness about the extent of and value of the natural environment	5 (4%)	0 (0%)	5 (4%)	20 (15%)	101 (77%)	131
Passionate public and strong support for continuing to invest in environmental opportunities	3 (2%)	4 (3%)	5 (4%)	23 (18%)	96 (73%)	131
Opportunities for partnerships	3 (2%)	1 (1%)	27 (21%)	28 (22%)	67 (53%)	126

The 32 response(s) to this question can be found in the appendix.

4. The following three goals have been identified to guide the EMS. What is your level of support for these goals?

Please provide comments, including any additional goals. On a scale of 1 to 5, with 1 being very low support and 5 being very high support, please enter your ranking.

Goals

	1	2	3	4	5	Total Responses
Goal A: Conserve and manage our natural assets	1 (1%)	0 (0%)	0 (0%)	10 (8%)	116 (91%)	127
Goal B: Design and build sustainable neighbourhoods	0 (0%)	0 (0%)	3 (2%)	26 (21%)	97 (77%)	126
Goal C: Improve communications and environmental awareness	1 (1%)	0 (0%)	1 (1%)	20 (16%)	105 (83%)	127

The 32 response(s) to this question can be found in the appendix.

5. The following have been identified as potential strategies and tools to achieve the EMS goals. Please identify what you think should be the relative priority of each strategy, recognizing that the District will need to gradually incorporate the strategies over time:

Goal A: Conserve and manage our natural assets

A1. Identify, protect and manage the terrestrial and aquatic ecosystems that support important habitats within the District's boundaries.

	1	2	3	4	5	Total Responses
	2 (2%)	1 (1%)	2 (2%)	22 (17%)	101 (79%)	128

Comments

The 20 response(s) to this question can be found in the appendix.

A2. Identify, protect and manage Crown lands and watershed areas within and extending beyond the District's boundaries in collaboration with other jurisdictions.

	1	2	3	4	5	Total Responses
	1 (1%)	3 (2%)	3 (2%)	32 (25%)	89 (70%)	128

Comments

The 23 response(s) to this question can be found in the appendix.

A3. Evaluate the socio-economic values and benefits of natural assets to raise awareness and become more accountable about long term costs/benefits.

	1	2	3	4	5	Total Responses
	3 (2%)	4 (3%)	6 (5%)	31 (24%)	83 (65%)	127

Comments

The 24 response(s) to this question can be found in the appendix.

A4. Prepare and implement incentive strategy for land owners to conserve or preserve significant natural areas or features that are not protected under municipal regulations.

	1	2	3	4	5	Total Responses
	5 (4%)	1 (1%)	6 (5%)	28 (23%)	82 (67%)	122

Comments

The 26 response(s) to this question can be found in the appendix.

A5. Prepare policies and update bylaws related to filling and environmental practices on agricultural and rural lands.

	1	2	3	4	5	Total Responses
	2 (2%)	0 (0%)	9 (7%)	21 (17%)	93 (74%)	125

Comments

The 25 response(s) to this question can be found in the appendix.

Goal B: Design and build sustainable neighbourhoods

B1. Protect, enhance and manage forests in both urban and rural areas in recognition of: the impacts of tree clearing; and the benefits to surrounding properties and the neighbourhoods.

	1	2	3	4	5	Total Responses
	2 (2%)	0 (0%)	3 (2%)	15 (12%)	102 (84%)	122

Comments

The 23 response(s) to this question can be found in the appendix.

B2. In the Watercourse Protection Bylaw, provide more specific design guidelines for rainwater management and strengthen enforcement and monitoring requirements.

	1	2	3	4	5	Total Responses
	3 (2%)	3 (2%)	4 (3%)	38 (31%)	76 (61%)	124

Comments

The 18 response(s) to this question can be found in the appendix.

B3. Refine and clarify the Development Permit (DP) structure.

	1	2	3	4	5	Total Responses
	3 (2%)	0 (0%)	8 (7%)	26 (21%)	86 (70%)	123

Comments

The 18 response(s) to this question can be found in the appendix.

B4. Review and update the Soil Deposit/Removal Bylaws.

	1	2	3	4	5	Total Responses
	2 (2%)	1 (1%)	22 (18%)	42 (34%)	57 (46%)	124

Comments

The 17 response(s) to this question can be found in the appendix.

B5. Establish incentives for sustainable development practices that capture the spirit of comprehensive “smart growth” principles.

	1	2	3	4	5	Total Responses
	2 (2%)	1 (1%)	8 (6%)	35 (28%)	78 (63%)	124

Comments

The 21 response(s) to this question can be found in the appendix.

B6. Continue to explore and expand upon “smart growth” principles and management practices for urban, suburban and rural development areas.

	1	2	3	4	5	Total Responses
	1 (1%)	4 (3%)	0 (0%)	34 (28%)	83 (68%)	122

Comments

The 18 response(s) to this question can be found in the appendix.

Goal C: Improve communications and environmental awareness

C1. Develop communication strategy among District staff and stakeholders in the community

	1	2	3	4	5	Total Responses
	0 (0%)	1 (1%)	13 (11%)	26 (21%)	81 (67%)	121

The 15 response(s) to this question can be found in the appendix.

C2. Expand environmental education and awareness.

	1	2	3	4	5	Total Responses
	1 (1%)	0 (0%)	5 (4%)	18 (15%)	99 (80%)	123

The 18 response(s) to this question can be found in the appendix.

C3. Explore the possibility and merits of establishing an Environmental Advisory Committee.

	1	2	3	4	5	Total Responses
	3 (2%)	1 (1%)	11 (9%)	21 (17%)	86 (70%)	122

The 22 response(s) to this question can be found in the appendix.

C4. Provide more environmental staff resources to reflect the desire for expansion of environment programs and communications with increasing population growth and development demands.

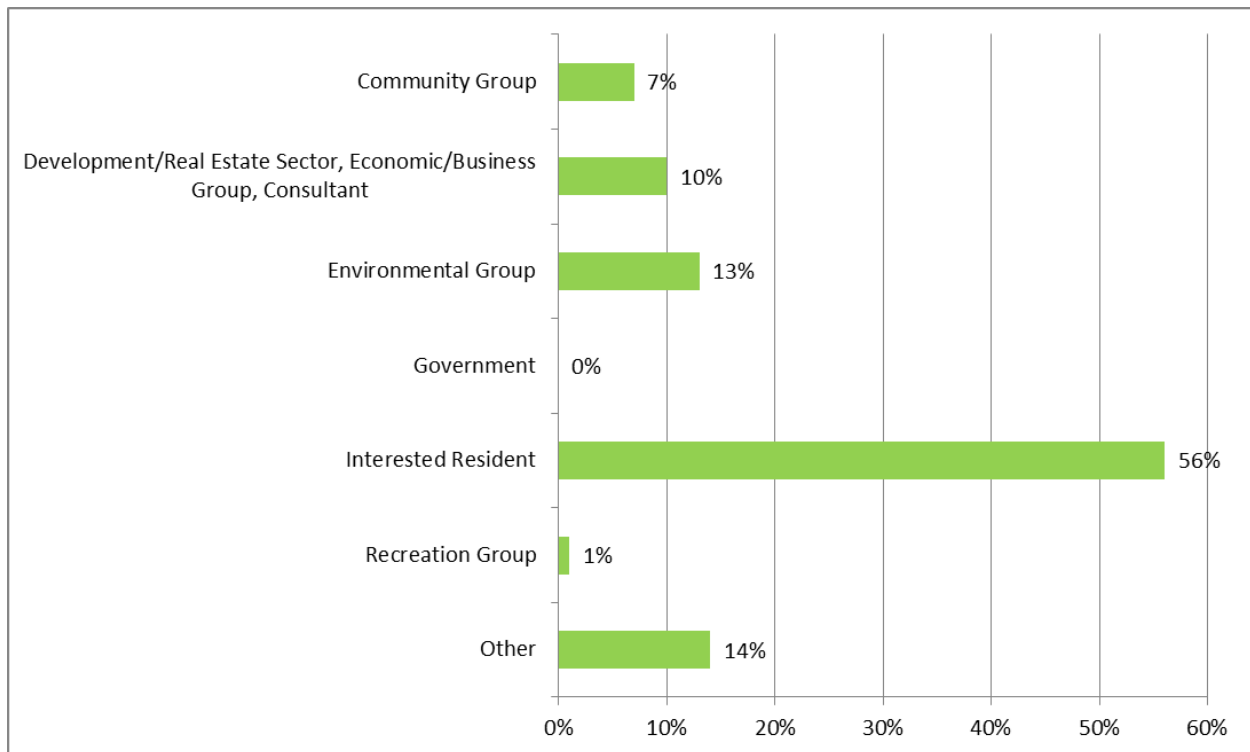
1	2	3	4	5	Total Responses
1 (1%)	3 (2%)	6 (5%)	25 (20%)	87 (71%)	122

The 11 response(s) to this question can be found in the appendix.

Do you have any other comments on the Environmental Management Strategy?

The 34 response(s) to this question can be found in the appendix.

What is your primary interest in the EMS?



Response	Chart	Percentage	Count
Environmental Group		13%	16
Recreation Group		1%	1
Interested Resident		56%	69
Community Group		7%	9
Consultant		4%	5
Government		0%	0
Economic/Business Group		1%	1
Development/Real Estate Sector		5%	6
Other		14%	17
Total Responses			124

What is your primary interest in the EMS? (Other)

#	Response
1.	DMR parks user
2.	Recreation user from outside the community
3.	Consultant/business person living outside Maple Ridge
4.	I belong to a local environmental group but also am a member of a community group and am a concerned citizen

Appendix

1. The following have been identified as successes related to environmental management in Maple Ridge.

- Official Community Plan (OCP) framework for environmental management
- Streamside Protection Regulations
- Environmental mapping system
- Extensive natural areas remaining
- Dedicated knowledgeable staff

#	Response
1.	Constantly changing area management plan. North South protection not continuous. North South green space not continuous. Special building codes for rain forest building on rock with raised wooden foundation on cement piers (Brian Baumer's house on the rock - channel 29 HFG Shaw.
2.	Environmental strategy does not discuss waste management
3.	OCP has not been followed. Our sprawl is in complete disregard to everything proposed. Especially the new homes in the 260th area.
4.	There may be extensive natural areas remaining but how much of it is protected! I have found almost all staff knowledgeable and hard working over the years but not all equally prioritizing environmental concerns.
5.	Stream mapping has been very positive. It must continue to include some of the more lesser known areas.
6.	Missing some components.
7.	Needs review soon. Streams still drying up. Need more. Decreasing. Doing their best.
8.	Very helpful but threatened with a downgrade. Tru but disappearing fast. Eg. Silver Valley.
9.	Very effective.
10.	What is on paper doesn't match what is on the ground ie. Silver Valley plan. This type of opportunity for input is good as long as input is taken seriously and not just "window dressing".
11.	Words tend to be cheap or vague toward aquifer protection. Great. Eco system niches. Deforestation to vapid. Urban sprawl even on farm land. Need help from volunteers. Jackson farm park needs to be talked about. could have the new Albion Hall on it and

	community gardens. Blackberries need to be controlled or eradicated. Lot size in direct vicinity is the densest in all of Maple Ridge, and homeowners have a shed in their back yard instead of greenspace.
12.	What good is an OCP when special allowances" can be bought?
13.	The regulations are worthless unless people know there are regulations and the regulations are enforced.
14.	Have concern about old framework, in what is adhered to and what is simply amended.
15.	The OCP framework may be in place but whether that framework is adhered to or whether the Council of the day supports that framework or wants to tweak it where they can is the question. I have no problem with the plan nor the staff that work to implement it, it's what happens in between.
16.	Staff is working hard. Need support of council. Needs more work.
17.	I think "extensive" is not accurate, it's closer to "some".
18.	The framework is good but it is not difficult to change. Rod Stott excellent. Other departments limited knowledge about environment or maybe they are overruled by Council.
19.	Must ensure streamside protection regulations continue in place and not left to developer to negotiate. Concerned that urban sprawl continues with vacant approval of too home development east Maple Ridge.
20.	What about Jackson Farm?? No talk about it, now that development started in other area.
21.	I agree with the listed successes. The public must continue to provide input and the EMS must be willing to listen. It will continue to be a work in progress.
22.	I agree with the listed successes. The public must continue to provide input and the EMS must be willing to listen. It will continue to be a work in progress.
23.	- Official Community Plan doesn't seem to prevent the hopscotch development and fragmentation of natural areas that's been happening. - There needs to be a stronger focus on infill development in older parts of Maple Ridge. - We're not building complete neighbourhoods, where people can walk and bike to shop, to school, to work etc. - Smart Growth only seems to apply to the Town Core. What's outside of it isn't very Smart. Most people need to drive to do anything. - Need to develop more greenways & parks in town, so people won't need a car to enjoy some green space. - Because of all the creeks in east Maple Ridge all the new development is disconnected, and very car dependent. - Allowing 1-acre lots outside urban boundary is very destructive to the natural environment. Nothing will stop the owners of these lots to replace the trees with huge lawns, for which they'll need polluting sit-on lawnmowers to mow the grass. - Better to have smaller lot development with more park space and people places for more social interaction.
24.	Pendulum is swinging too far to the 'green' side. We all LOVE green, but the grip on reality is now lessening. Dedicated, knowledgeable staff?? More like confrontational, non-responsive agenda driven staff, speaking from experience.
25.	OCP principles are not being adhered to in practice or in spirit. Streamside protection standards are excellent (compared to provincial standard) and used in large part, which is

	good. The EMS has not been fully implemented, but is commendable for its very existence. Staff are dedicated and attempt to strike a good balance between regulation, enforcement and accommodation of residents' needs.
26.	The OCP is a good frame work but it's to often being side stepped.
27.	The principals and values may be in place, but they are seldom incorporated. Developers clear land without safeguards for the environment, and it is too late. The response that "it shouldn't have happened" isn't good enough and too late.
28.	All the input into the OCP has been disregarded as far as saving natural spaces is concerned. It has resulted in more and more sprawl instead of consolidation of housing. The upcoming development of over 60 homes in the 260th atea is an example of that
29.	I would put 5 in support of the success of the 30 m setback required for Streamside Protection, except that I understand this setback is not consistently enforced and is often followed through replacement elsewhere, which I do not agree with. I agree with the language in OCP in support of environmental protection but I do not believe it is adhered to as much as it should be.
30.	Enforcement and monitoring need to be stepped up, no more stealing of water from the North Alouette for agriculture or construction close to riparian zones.
31.	dedicated environmental groups some smart and attractive development
32.	Information about these 'successes' is not very clearly available. regular updates and reminders would b helpful.
33.	The purpose of the OCP, Environmentally Sensitive Areas mapping project, the ALR and Metro Vancouver Liveable Region Plan should guide development in our community and although the OCP, ALR restrictions and mapping projects of themselvew may be good tools, unfortunately, these development tools are only as effectove as council is willing to comply with them. The Metro Vancouver Plan has been watered down, the ALC has not particularly effective in blocking development, the OCP is often changed to accomodate development, and the Environmentally Sensitive mapping project has never been endorsed by council. As for the Agricultural Advisory Committee, it was totally ineffectual when it came to refuting the proposed Pelton development. Again, this Committee was watered down. Only people whose goalos would be absolute preservation of farmland should be allowed on these committees. Therefore, one could hardly call these msnsgement strategies as effective.
34.	The plans are basically sound. However, implementation is not!
35.	The OCP has principles that are positive for the environment, but they are not always followed, or they are altered. The Grant Hill Acquifer should be placed on the Natural Features map in the OCP.
36.	Relationships with stewardship groups.
37.	Natural areas exist more because they have not been developed/destroyed yet rather than the fact they have been successfully protected. Tree trimming crews desperately need training and resources.
38.	OCP not followed
39.	I believe that there is a will, understanding, commitment and desire to have a strong

	environmental management plan within staff and the public. I see this as a strong success for staff. I feel no such strong belief in the council members dedication to any environmental management strategy that would equal their dedication to development.
40.	The OCP is a beautiful document in theory but in reality council appears to not follow it at the whim of developers and against staff recommendations. The environmental staff appear very dedicated but are understaffed.
41.	Concerned with ever shifting OCP. Planning staff need a committment from politicians to ensure natural areas be conserved. ALR lands should not be traded offin development process. Great concern over maintaineneance of streamside habitats and monitoring of erosion/runof on development sights. Grant Hill is an example of flagrant disregard for the exisitng regulations. In scenarios such as this developers/property owners should face a development moratorium which would be far more effective than minimal fines.
42.	The OCP for example has gutted the District's tree bylaw. This can be turned into a success by reworking the tree bylaw to protect the trees. There is not enough enforceability on the stream side protection, and there is no protection on the tree bylaw. The only reason for the natural areas that remain is that they have not been developed and cleared yet. Most of the staff are dedicated and knowledgeable, however that does not apply to the District's tree trimming crew who are in desperate need of a bigger budget, appropriate training, and an arborist.
43.	Recent flooding events in other cities are a good reminder and reason for us to protect our watercourses and surrounding lands to help us manage our rainfall and drainage from developments
44.	The Watercourse Protection Bylaw needs updating. Online rainfall data specific to Maple Ridge would also be very useful (similar to what Abbotsford has).

2. The following have been identified as challenges related to environmental management in Maple Ridge.

- Appropriate scale for long-term planning
- Habitat fragmentation
- Public desire for input, information and awareness
- Tree removal and related impacts (e.g., erosion, habitat loss, heat, aesthetics)
- Limited municipal environmental resources

#	Response
1.	Fire proofing Silver Valley. Alternate emergency route out of Silver Valley other than Fern Cr.
2.	Refusal to listen to taxpayer. Should p.u. waste. Relying on CLBC for recycling is a huge risk.
3.	Connectivity btwn larger green areas. there are not alot of incentives or tools to set aside corridors if there's not a creek/riparian area. We need to ensure green areas don't become islands.
4.	Often the input of public hearings has not been followed: lip service only.
5.	Municipality should have more teeth to change so many of the laws that loopholes in them.
6.	Compact communities w/access to transit & within waliking distance needs additional attention.
7.	A major challenge is sucesive Councils who interpret the OCP according to their wim.
8.	Badly needed. Make sure infrastructure in plase before more residential development.
9.	We are losing a great deal of vegetation (trees & shrubs). Our tree bylaw is almost completely ineffectual. We need an upgrade. A great deal of wildlife habitat is being lost unnecessarily.
10.	Need for a watershed-based approach. In light of recent cuts to DFO.
11.	Not caving to developers demands for more areas to develop. Concentrate on infill of existing urban areas. Municipal land (Silver Valley) should not be developed at all, it shoud be held as forest.
12.	Too much sprawl. Species are pushed out. Important. Not enough staff. we need a group of people to start with Environmental Advisory Commity. Over the last years old trees were cut down and non native trees replanted all over the community. Pretty sad that an old big leave maple tree was cut down on 222 Street and Lougheed Hwy. I thought it was MAPLE ridge.

13.	This is a matter of priorities.
14.	Again, one of the biggest challenges is public awareness of local standards and regulations.
15.	Watershed groundwater destruction. Well water supply.
16.	Can't do the job required if the resources are not provided. There has to be a will and money put toward the success or implementation.
17.	Habitat & tree removal important issue in east. Smaller scale growth needed.
18.	Specifically input and info. Especially erosion and that effect on groundwater.
19.	We must do more to protect our watersheds and maintain intact ecosystems. Protection for our existing intact natural environment very important.
20.	Information is not easily accessed. No continuation from start to end.
21.	Put stronger language in the bylaw and when an infraction occurs a fine is imposed for each tree removed and monies obtained from the ??? of these trees be put into the EMS budget.
22.	Put stronger language in the bylaw and when an infraction occurs a fine is imposed for each tree removed and monies obtained from the sale of these trees be put into the EMS budget.
23.	We don't seem to plan very long term at all. What about peak oil? How will we get around? We keep planning just for cars, apart from a few silly bike symbols on the road that certainly won't convince the average person to dump his car and pedal around instead. How will we feed ourselves? There's so much pressure from the development community to take land out of the ALR so that land prices are going up and young people can't afford to farm anymore. How about climate change, how about more increased flood risks? I asked the district a number of years ago why we were allowing houses to be built along Kanaka Way in the flood plain. Answer: the basements will be flood-proofed! It breaks my heart to see the rural areas in east Maple Ridge destroyed because of new development. All these cookie cutter houses look pretty much the same, and it's basically to provide a private little paradise for those who live there, with wide roads so that they can quickly drive out of our community to go work and shop elsewhere. We're not building a cohesive community. Why can't we build something that resembles more dense cities in Europe, a vibrant place with character, a city that could become a tourist destination.
24.	Maple Ridge has a TON of existing bylaws. Why add more regulation when the current bylaws can't be enforced?
25.	So far, we only have urban growth management plans--no conservation zone growth plans. This is short-sighted. --Public expectations for information and meaningful input are not being met in many cases. --Bulk tree removal and changes in hydrology are linked, but not taken into consideration adequately. Consideration of local water supplies should be added to permitting/lack of permitting.
26.	DMR allows development projects to remove trees in the wrong season thereby destabilizing slopes. They are reactive not proactive in monitoring their sites in heavy rain events must hold their feet to the fire.
27.	Carbon trading benefits of replacing trees with other trees was an embarrassing concept. Also, promote our parks better and our trails, why are so many trails in our parks only serviced by user groups (volunteers)?

28.	urban sprawl lack of density in urban centre lack of neighborhood plans to help guide individual developments
29.	Need strong public education concerning risks to the environment, animal, bird, amphibian and fish.
30.	There seems to be little interest in protecting the environment in Maple Ridge.
31.	Enforceable bylaws, councils that will follow bylaws and restrictions!
32.	What does "scale" mean in long term planning. All I know is that long term planning is often changed to suit developers. Tree removal in our area has been unregulated and areas are logged off. This affects erosion, our water tables, habitats for animals. I am concerned for my water supply
33.	Incorporating different points of view, different desires for the community. Implementing strategies for decreasing CO2 emissions for Maple Ridge. Retaining the dedicated, knowledgeable staff.
34.	and when will the knotweed eradication program be started and completed?
35.	I'm not sure if this is included in "Appropriate scale for long-term planning" or "habitat fragmentation", but urban sprawl is a major problem in Maple Ridge. We are heavily, heavily reliant on cars for transportation and have intense congestion at rush hour for people entering or leaving our city. Our city is projected to grow in numbers but I do not see the planning for reducing automobile-reliance. Public transit is just okay - I commute to SFU and drive to Coquitlam then take a bus from there because it saves me about 20 minutes one way, and transit routes do not run near my house.
36.	Habitat fragmentation is of great concern to me. I live in an area where the habitat is being changed very quickly and it is having a great impact. The stream corridors are not enough. I believe that destructive tree removal in places such the upper and lower grant hill area is devastating to habitat and soon to human habitat. It is short sighted and should not be allowed. Any environmental management strategy that continues to allow this is clearly neither environmental or management. Council chooses where to place it's resources. If planning took the environment - our water, trees, land - into consideration there would be far less money needed for environmental management of poor land development.
37.	See comments section one that pertain to the above challenges
38.	With respect to the trees, there has been no use made of any of the computer models (that are readily available and quite cheap to use) to evaluate the trees' benefits to the community. Environmental budget needs to be increased. For example the District's tree trimmers need to have budget for proper training and to be able to do the work on a reasonable basis, meaning that they do not have to cut everything back so harshly because they don't have the budget to come back to the same spot for another 20 years.
39.	following through on all the studies, workshops, OCP's, promises, we have & have always had lots of pretty pictures, not so much on the actual outcome, putting the money back into greenways, waterways, air quality, view corridors, animal corridors, hence quality of life now & into the future.
40.	More attention and resources to environment are overdue given how important the natural environment is to the community & how quickly the city is growing.

3. The following have been identified as opportunities related to environmental management in Maple Ridge.

- Support and motivation for a municipal environmental management strategy review
- Raising awareness about the extent of and value of the natural environment
- Passionate public and strong support for continuing to invest in environmental opportunities
- Opportunities for partnerships

#	Response
1.	Stop relying on CLBC (Ridge Meadows Recycling)
2.	Partnerships have usually been all in favour of developers.
3.	Not clear what opportunities for partnerships entails.
4.	Too many commit. Not enough action.
5.	We have strong environmental values although I'm not sure that the majority of our population value those amenities. Needs more work.
6.	Much needed as new residents arrive.
7.	Like what? (referring to 3rd point).
8.	Staff and volunteers need to work together. People who develop land and subdivide have to know that new home owners care about the environment.
9.	Depends on the kind of partnership.
10.	Environment is our economy. More and more people everyday. Partnerships between environment and development is the only option for a sustainable future for all.
11.	Support from who? From staff & community yes, council is the question. Partnerships on the ground are very important.
12.	I think that awareness about value of natural environment is fairly high. However, awareness about how to engage in using that knowledge to give feedback for policy needs to be created. Partnerships with already existing outreach groups will allow for EMS to focus on policy while supporting outreach on limited resources.
13.	Didn't we just have one? Does that mean P3?
14.	The District has good vision statements and now must make every effort to be in line with our actions. Healthy environment equals healthy community. We could always use more public engagement on environmental issues in our community. More than just one public

	open house. I would like to see more opportunities for dialogue.
15.	The goals are attainable & duable if the issues are met in the challenges & opportunities section. If all the challenges & opportunities cannot be met at this time, then choose one that best meets your goal and make the language strong & enforceable.
16.	For this segment the most challenging is item 1. the support & motivation I believe must come from the council level. When this happens item 2, 3 & 4 will be possible. Without their support the opportunities are limited.
17.	,
18.	Maple Ridge does not need to be the 'green vanguard.' We all have the environment on our mind, there's no need to create more rules, regulations and government for the 'green elite' that remain unbalanced. Let's remember that 'people' need to be housed, need to work, need to feed their families. Balance, leaders, balance.
19.	that first one sounds like bureaucracy for its own sake
20.	overall vision for long-term community look and feel including neighbourhood plans overall plan for wildlife corridors, urban forestry and canopy cover, and education and awareness
21.	Public support does not seem to be manifest in public actions.
22.	Opportunity for partnerships? What kind of partnerships? Who would choose participants in these partnerships? Partnerships would only be effective if goals were the same.
23.	I wonder what kind of partnerships these would be, the reason for the partnerships and who would organize them and identify common goals.
24.	The District and communities could work together as partners to manage the environment. Rather than taking an adversarial approach, cooperating and using the strengths of the people in the community would be an asset.
25.	Opportunity to maintain and enhance the beautiful natural resources we currently have.
26.	bureaucracy and inaction or worse, tend to wear on passion!
27.	We, the public, are much more ready for a sound environmental strategy than given credit for.
28.	There is a strong but small group of interest groups and individuals who are aware and active. More people need to become involved with the process. Other means of engaging younger members of the public is essential in terms of education, awareness and stewardship.
29.	Public needs more information and better information.
30.	Look to city of Surrey's SHaRP and SNAP programs to involve, educate, and provide opportunities to youth. Look to other organizations to partner with to do work such as they do, even with volunteers. Look to North Vancouver for stricter tree protection bylaws and streamside/environment protection DPs.
31.	open access to Hydro line right of way for useable greenways for non motor use, e.g.. bike, horse, walk, I think the residents of MR have always (see all past polls) had a strong respect

& desire to protect our nature environment hence our quality of life. Stop back yard burning especially in urban areas. Make our roads safe for walking, biking, horses, share our roads!

32. Opportunities would depend who the partners are.

4. The following three goals have been identified to guide the EMS. What is your level of support for these goals?

- Goal A: Conserve and manage our natural assets
- Goal B: Design and build sustainable neighbourhoods
- Goal C: Improve communications and environmental awareness

#	Response
1.	Pick up the garbage. Stop killing wildlife.
2.	This cannot be achieved with the continued sprawl.
3.	With more environmental care. Green building should take note of many of the building materials and practices followed in Europe. Saves money and can generate cleaner living and communities.
4.	Less urban sprawl. Place larger setbacks around major creeks (eg 45m around Kanaka). 45m is supported in the literature for removing contaminants.
5.	Curb sprawl. There is a disconnect between what developers are required to pay for in the way of services and what the added residential development actually requires in schools, community halls etc. which is then borne by the general taxpayers.
6.	On a site specific basis. Avoid sprawl.
7.	Transportation to/from neighbourhoods should be considered too.
8.	Silver Valley & Thornhill are not sustainable neighbourhoods too car dependent. Reduce sprawl, focus on compact neighbourhood, less dependency.
9.	Albion is the worst example. Poor planning is now bussing over 50 children to blue mountain school. New home owners don't even suspect this poor planning of School board and municipality. Kids are part of the environment and the future. We should be ashamed.
10.	A stated strategy does NOT equal success. Are there any "sustainable neighbourhoods" in the sprawl of M.R?
11.	I feel all of these goals are imperative to retain the natural beauty of our district.
12.	A good guide as we move forward.
13.	Could not see myself not supporting any of these goals. Perhaps we need to identify in order of priority with public/municipal partnership and then we can work toward

	conserving & managing these natural assets. We need the broad picture & specific goals.
14.	Conserving what is left of rural areas more important than erecting new "sustainable" neighbourhoods.
15.	Priority should be conservation. Specifically communication between community and municipality. Awareness should be done by supporting partnerships in order to reduce overlap of outreach.
16.	Does that mean more sprawl?
17.	Couldn't agree more. But we need more opportunities for public engagement than filling out one questionnaire. A public townhall would be an idea to promote and raise awareness about environmental issues.
18.	Albion is a bad example of building sustainable neighbourhoods too dense, schools too small.
19.	The goals are attainable & doable if the issues are met in the challenges & opportunities section. If all the challenges & opportunities cannot be met at this time, then choose one that best meets your goal and make the language strong & enforceable.
20.	I am a Silver Valley resident and am extremely disappointed to see council approve and allow old school methods from developers. Huge areas of forests clear cut in order to build homes. NO consideration for wildlife corridors. Council needs to get out of the office and look at these areas in person.
21.	Conserve and manage our natural assets: the rural area east of Maple Ridge is one of our big assets. It's just beautiful the way it is. All the new development drastically changes the character of Maple Ridge, and certainly not for the better. There is a lot more potential for development/infill in the existing part of Maple Ridge. Sustainable neighbourhoods: need amenities close by. As long as we provide ample free parking downtown and at Meadowtown, and we don't put any restrictions on car use (e.g. lower max. speed limits), less direct routes for cars (less convenient), more direct routes for cycling & transit (make it more convenient), people are going to keep choosing the car. Need more real "trails" (i.e. for walking/cycling - not mountain biking but for normal bikes - for transportation as well as recreation) to give people more convenient and direct routes. By the way, trails in my dictionary are not roads, but should be off-road: some of the roads that are indicated on the Maple Ridge trail map are really not so safe for cycling, or walking, because of the car traffic.
22.	Natural asset preservation is happening with current regulations. DON'T add more. Enforce what's there. Improve environmental awareness?? It's already over the top as a society. We're good.
23.	--Harden the urban boundary against urban development as a conservation measure -- Improve wildlife interface management for both urban and rural areas
24.	I strongly prioritize conserving our natural assets over building new suburbs, however sustainable they may be.
25.	all great ideas
26.	A & B are only possible if C is given much more emphasis.
27.	Obviously getting the public involved would be beneficial. The goals are good, implementing them is the challenge. However, the stumbling block would depend on whether would

	council would respect and comply with the efforts and recommendations of the public?
28.	Common sense. These goals are implicit in the OCP, the Environmental mapping project, the Liveable Region Plan, ALR designations, etc. and if these guidelines were adhered to, development in our community would be much more sustainable.
29.	I am hoping this EMS will be created to actually protect sensitive areas and create long term planning that protects both environmentally important rural and forest land and limits growth outside the core. I fear it will be used by this council to tweak the environmental requirements for large developers and become eco-greenwashing of continued development.
30.	Sustainable neighbourhoods means minimizing the development impact on pre-existing natural corridors and habitats. Endorsement by council of the importance of maintaining stream and wildlife corridors intact. Education necessary for people when they move in to educate them about co-existence and safe-wildlife practices. Neighbourhoods need to be designed to allow for non-auto access to local stores
31.	Develop a Green Infrastructure Network to link habitats. Daylight, restore, and enhance streams and riparian areas.
32.	neither Silver Valley or Thornhill are Smart Growth, they are car dependant, the residents of both places put in long hard fights to save our environment the results are pretty much the same old destructive development, we need more then just the pretty pictures & words!

5. The following have been identified as potential strategies and tools to achieve the EMS goals. Please identify what you think should be the relative priority of each strategy, recognizing that the District will need to gradually incorporate the strategies over time:

Goal A: Conserve and manage our natural assets

A1. Identify, protect and manage the terrestrial and aquatic ecosystems that support important habitats within the District's boundaries

Comments |

#	Response
1.	Very important.
2.	Himalayan Blackberry our worst weed.
3.	I am happy to see WHONNOCK LAKE SHORES protected.
4.	Point #2 is an important goal to pursue.
5.	Most vital.

6.	The hard work gone into mapping should definitely put to use in policy and plans.
7.	Having townhall meetings and bringing in experts will help to promote dialogue - more opportunities for conservation on Blue Mountain, which could be our Stanley Park of the future.
8.	Currently, Silver Valley has much of its wilderness intact, but development is looming in so many areas. Wildlife has a right to be considered. I have lived all over the lower mainland, and the abundance and variety of animal species that reside here is truly amazing. I am seeing areas completely clear cut, and the onslaught will continue if council does not demand innovative, green ideas from younger generations. Get rid of these old school practices. Let Maple Ridge be a model for other towns on the brink of development!
9.	Prioritize significant habitat areas and corridors for future preservation & management. Include financial incentives for land owners to use for conservation of significant natural features.
10.	Per previous comments, don't add more, enforce what's there.
11.	ESA mapping is critical, and must be brought into development permit process more substantially. Invasives management should be lowest priority, with some exceptions (knapweed, giant hog) due to eventual naturalization.
12.	These things are fragile remnants of what once was. We all benefit from preserving and enhancing our own habitat.
13.	Not only ecosystems, but also groundwater quality, including aquifers; and forest stands to be left for future generations.
14.	Identifying, protecting and managing the terrestrial and aquatic ecosystems that support important habitats within the District boundaries is common sense.
15.	Common Sense.
16.	This is vitally important to me. I see the wildlife and ecosystems being damaged daily as development moves east. We need more than corridors for these ecosystems to be saved. Any plan that does not make protection of terrestrial and aquatic ecosystems extremely important is just a bandaid.
17.	Could not agree more strongly.
18.	Employ more staff to oversee/manage environmental issues.
19.	Restoration work for habitat already lost.
20.	I have on my property a mapped stream that over the years of development in Silver Valley is slowly leaving, from its headwaters to the Alouette River it is mismanaged & abused & that includes the District of Maple Ridge, there is no protection without follow through.

A2. Identify, protect and manage Crown lands and watershed areas within and extending beyond the District's boundaries in collaboration with other jurisdictions.

Comments |

#	Response
1.	Very important.
2.	Add Grant Hill aquifer to the mapped watersheds.
3.	Don't invade rural areas.
4.	To the extent this is possible. May be difficult to get co-operation ie.Pitt Meadows dyking system (Aquilini lands).
5.	(High priority)to high of a risk to mismanage.
6.	I really support this. The District needs to be aware of the economics of protecting natural assets such as groundwater. Not addressing this could result in liability issues for our community.
7.	Watershed and groundwater need to be a focus of the EMS.
8.	Blue Mountain is our backyard wilderness and it needs a higher level of conservation, requiring work with other jurisdictions. Lets keep pressing for more protection of headwaters of Kanaka Creek.
9.	People wells depend on this.
10.	Get wildlife experts out in the field to assess what species reside here, to ensure the safe movement of wildlife. To ensure our rivers and streams are protected. It's a proven fact that humans benefit immensely by nature. We need nature to survive! We have to change old ways and start living with nature rather than destroying it.
11.	Support a sustainable management plan like Seymour Demonstration Forest area to address conservation areas including recharge areas, recreation areas, resource extraction areas, cultural areas, and visual impact areas. DMR needs to have a stronger voice at the table with the Province, along with First Nations and other stakeholders.
12.	Per previous comments, don't add more, enforce what's there.
13.	Yes, collaborate on establishing corridors and watershed management
14.	Specifically, a wildlife corridor in Blue Mountain continuing along Kanaka Creek to its headwaters and beyond.
15.	Ive hikes many f the local crown lands, real trasures.
16.	especially Iron Mountain and Blue Mountain areas
17.	Common sense.
18.	Common Sense.

19.	The Grant Hill Aquifer should be placed on the Natural Features map to ensure protection. Protecting the watershed area on the top of Thornhill is essential to the quantity and quality of the well water that the residents of Thornhill depend upon.
20.	the GVRD seems to be obligated and/or pressured to approve district deals that contravene the OCP.
21.	a must
22.	Collaboration means working together with existing organizations that have jurisdiction within the area and not creating plans that are in opposition to MOE, DFO or ALR objectives
23.	one would hope that there is all that information & intent already out there

A3. Evaluate the socio-economic values and benefits of natural assets to raise awareness and become more accountable about long term costs/benefits.

Comments |

#	Response
1.	Council needs to do this. Realize that listening to taxpayers.
2.	Too many studies. Not enough action.
3.	Putting real monetary value on natural resources would raise awareness.
4.	This point has often been overlooked because Councils are in for 4 years. We need continuity and good planning. I really support this.
5.	Important to value more than "real estate".
6.	Precautionary principle should guide all of the goals.
7.	Studies have been done. The time spent on such common sense items will mean the loss of more natural assets. Just make it law.
8.	Yes all important! Sounds great but how are we actually going to be able to achieve this?
9.	It's a proven fact that people benefit mentally when surrounded by nature.
10.	Socio-economic benefits of our natural assets are very important. To raise awareness about this it's important that people have access to our natural assets. Too much of our natural assets are sacrificed for individual benefits - through development - at the cost of the collective benefits.
11.	What are the real long term costs associated with developing lands vs. using some of other values we get from municipal lands for eco-tourism, groundwater recharge areas, recreation, mental health, visual impacts & value to neighbourhoods, air quality control, drainage, etc.
12.	Per previous comments, don't add more, enforce what's there. Frankly, this is so much

	gobbledy gook that's confusing to the average citizen. You're flooding us with 'eco-speak' to the point that we don't know what you're talking about.
13.	Baseline monitoring should be established for ecosystem health analysis against impacts (urban, climate change)
14.	Perhaps it is helpful to others to measure nature by its monetary value, but in my opinion its value is lifegiving and therefore beyond measure.
15.	Mountain biking hiking and geocaching is flourishing in our local crown lands btw
16.	It seems clear that what is needed is well understood. Do we have the political will to do it. I believe thi is possible only if and when there is clear and strong public support.
17.	Common sense
18.	Common Sense
19.	unclear question
20.	Until the municipality links short term rezoning and development approvals with the cost of such decisions to the longterm health and management of the environment, it is difficult to see how any EMS could succeed. Please, please, please, start to include the precautionary principle. It shouldn't cost a cent....
21.	This raises the age old question of how to place a monetary value on something that differs for different people and is often considered intangible.
22.	Use computer analyses systems like UFORE and STRATUM to evaluate the contribution of trees.
23.	I think we already know the benefits.
24.	once again this is all very old news that we were suppose to be building on for decades, the principles are all out there, it is putting them into practice rather then leaving them on paper that may actually save some quality of life for the future generations

A4. Prepare and implement incentive strategy for land owners to conserve or preserve significant natural areas or features that are not protected under municipal regulations.

Comments |

#	Response
1.	No to density bonus or density transfer incentives.
2.	No to tax incentives and development cost charge reduction.
3.	With compensation?
4.	Possibly.
5.	Would help to ease the pain.

6.	We also need to have stronger bylaws & consequences when landowners are not respectful of the bylaws.
7.	Yes, but ensure to create rules & penalties.
8.	This is important but should also be created for large developments.
9.	Implement strong protective regulations. These are at the expense to the taxpayer for the benefit of the investors & developers.
10.	Yes let's do all of this.
11.	I am disappointed and amazed that this is now being discussed. Shame on Mayor & Council! Why has this been on the back burner so long. In the meantime developers are clear cutting. Maple Ridge has some of the most amazing areas from wetlands, mountains , rivers and lakes and virtually no tree retention procedures except for waterways and ravines. Silver valley hosts a huge Horse community. At present this is one of the coolest places to live!! Think carefully! Think differently! Keep this area a place that attracts tourists and people from all over to show how we incorporate the wilderness, to come into our town to find shops that can't be found anywhere else, a place for people to trailer in Horses for trail riding and competitions. To attract campers, boaters, hikers and cyclists! To attract a generation of people who want to live in a trendy eco friendly environment. Lets create a vibrant and unique town centre and keep the reduce the footprint we have on rural areas by incorporating new ways of land development!
12.	Be careful to ensure the District gets a clear environmental benefit from density bonusing or transfer if you are going to give any development benefits to developers
13.	Valuable for educational purposes, but efficacy might be in question. Density bonuses and other development related incentives are likely to be counterproductive because of increased population impacts--urban greenspaces are highly impacted by residents
14.	This will only benefit developers
15.	I do not want to see a reduction in DCCs. Why should there be tax incentives to something that is absolutely vital for our environment? It should be mandated and protected under by-laws. Developers have taken enough profit out of this city: no tax incentives
16.	Certain strategies could be encouraged through incentives whereas others should be enforced punitively, ie. tree removal.
17.	Property owners should have ability to trade something in order to protect valuable environmental assets on their land.
18.	Good idea, but would a pro-development council sanction this kind of action?
19.	Common Sense
20.	Incentives are great. So are rules.
21.	Land owners should not have to be provided incentives I think it's more a case of developers and politicians facing the reality that the land-base is finite. Develop to the Nth degree and you no longer retain the 'intangible nature' that attracts people to the district in the first place. Developers should face dis-incentives for not following best practices so that just does not happen. The planning department often allows folks developing privately to

	think out-of-the-box why can that not apply to commercial developers?
22.	If it is a "significant natural area or feature" it should be protected under municipal regulations.
23.	Education needed to land owners so they know the consequences of cutting the trees.
24.	Salmon Safe Certification programs for businesses, FREMP/BIEAP storm water pollution tool and certificate program, free/cheap labour or materials through env restoration groups, business license fee or property tax breaks etc.
25.	incentive efforts were extensively covered in the BC Fisheries Act drafted by the NDP in the 1990s, and tabled by the Liberals. It's still a good idea.
26.	why wouldn't they be protected under municipal regulations, everything I do on my land from paying taxes to what I burn, build, do to my stream is regulated by the DMR why should large scale development be any different, once again it is the monitoring & making of the rules for the benefit of the whole

A5. Prepare policies and update bylaws related to filling and environmental practices on agricultural and rural lands.

Comments |

#	Response
1.	Consider long time residents.
2.	Work with provincial gov't to eliminate fill farming.
3.	This is critical. Current development practices and infilling have created huge problems for Alouette Valley.
4.	Time for this mismanagement to stop.
5.	Education is very important. Agricultural lands cannot be exempt from adhering to environmental protection. Stronger bylaws are required & enforcement needs to be supported.
6.	And BMP for developments specifically in rural areas. Like Thornhill.
7.	Yes - must work in line with ALC on agricultural lands - urban sprawl is biggest threat to healthy environment. Do not continue policy of increasing density in rural lands.
8.	Especially in regards to clear cutting.
9.	We pay high taxes to live on our 2 acre property. Most of it is forest. We have cedars that are 300 to 650 years old! We feel we are doing our small part in protecting the land. Our property is also in the OCP plan to be developed. We should be rewarded not penalized for owning property that we have chosen not to clear cut!! We have not fenced in our property as we are trying to be considerate of wildlife that use this area heavily as a corridor and as a place to reside!
10.	Strict regulations and policies on this is critical, since we need to protect our agricultural

	land for the future, but this should in my view be done provincially, not municipally.
11.	Rural lands require better tree retention and impact mitigation measures to offset impacts to neighboring properties and farm lands
12.	Clearly an area that requires tweaking, judging by the controversies on the N. Alouette, jurisdictional issues, etc. Land clearing setbacks and changes in hydrology should be considered in BMP implementation
13.	I believe that most of the violations involve urban developments, not rural lands.
14.	Urgently needed
15.	The District needs to work with the ALC to determine how they can take responsibility for and deal with the problem of dumping on the ALR.
16.	need more strict guidelines regarding where fill is moved about in the community. more quality control of fill being dumped on properties. more education to land owners of the impacts of improper fill. more professional oversight to ensure no impacts to adjacent landowners
17.	Fill on agricultural land should not be permitted. Environmental impacts should always be considered.
18.	Land fill on agricultural land is a huge problem. The ALC, the OCP, the Metro Vancouver Plan, and councils are totally ineffectual in dealing with the problem.
19.	depends on the intent of the policies
20.	I have included most of these are high priority. I believe they can be done together if there is the will.
21.	You can adopt all the best environmental rules and regulations for these lands but you need monitoring and enforcement. This is where we could utilize better co-operation/collaboration between jurisdictions as the reality is staffing is short.
22.	Rural lands should be more closely monitored.
23.	should have been up to date and in force already I think.
24.	Need those rules enforced, a \$1000.00 fine to a blueberry farmer does not mean a lot if he continues to pollute, steal water etc . Bylaws is a joke in this community.
25.	Yes, updates to the WPB.

Goal B: Design and build sustainable neighbourhoods

B1. Protect, enhance and manage forests in both urban and rural areas in recognition of: the impacts of tree clearing; and the benefits to surrounding properties and the neighbourhoods.

Comments |

#	Response
1.	Pick up the garbage.
2.	Recognize that large trees provide their own eco system & weather replanted small trees are not the same.
3.	Preserve or lose it.
4.	Include watershed level restorative plans in OCP maps (i.e. show streams that will be day sighted restored concurrent with re-development.
5.	Hi priority. The loss of significant trees especially lowers property values & is very detrimental to wildlife.
6.	Sounds good but in practice is not happening in many places. How is this balanced with fire protection in interfor areas?
7.	Tree clearing - light if Blackberry or broom are left unchecked it becomes impenetrable too soon.
8.	Look at agreements for conservation/managed woodlots.
9.	Replacement is necessary as well as heavy 'cash' fines & rehabilitation.
10.	Tree clearing needs to be seen as an issue in relation to not just terrestrial habitat health but aquatic habitats like aquifers.
11.	Let's consider more urban parks or areas owned by District that could be confirmed/dedicated conservation areas eg Silver Valley; Thornhill 300 acres.
12.	Have not seen this practiced well.
13.	At present we are at the mercy of a developer who will be clear cutting the area for their subdivisions! We have ravines , slopes and a creek. We are now very concerned that what they do, will jeopardize the stability of these areas. We are concerned about increase of water flow issues onto our property which nature currently has a handle on. We are concerned about the stability of our own stand of trees once they start the deforestation process! As we all know, storms are becoming more severe, we are getting more rain.
14.	Trees in both rural and urban areas need to be protected. Very important for ecological health, and offer great benefits to our neighbourhoods.
15.	Enforce existing bylaws! Why add more when Maple Ridge doesn't enforce what it has already.

16.	Tree mgmt bylaw upgrading would be extremely useful
17.	Tree Bylaw needs to have fees for tree removal and replacement ratios implemented. Developers should NOT have carte blanche to clearcut. Since Thornhill is now included in the Urban Boundary (which I strongly disagree with), great consideration needs to be made towards groundwater protection and viewscape. Thornhill must not look like the Mary Hill, blanketed with housing.
18.	Residents take for granted the abundance of trees; but losses each year are huge. Should have an inventory of tree cover now and goals to maintain a certain level of tree canopy to ensure the future forest canopy in the long term. People should be able to remove trees if they want; but there should be a replacement value attached to removal because each tree removed is a valuable resource loss to the community and habitat for wildlife
19.	Common sense. The questionh remains as to whether council or not would be supportive!! Enforceable bylaws should be in place.
20.	Common Sense.
21.	In the Hayes, Antalak and Mussallem (Rolley Crescent) developments, trees were logged off. Tree bylaws, need to be enforced.
22.	Education needed to land owners so they know the consequences of cutting the trees and the consequences to their neighbours.
23.	despite all the studies, OCP, Smart Growth, Area Plans we are still doing clear cut development in greenfield areas, we are losing streams and threatening rivers, we must learn to build with the land, to actually put into practice what we teach. Cash in lieu does seem to get lost in budgets.

B2. In the Watercourse Protection Bylaw, provide more specific design guidelines for rainwater management and strengthen enforcement and monitoring requirements.

Comments |

#	Response
1.	See above. Current practices are not sufficient, Alouette system is overwhelmed by run-off.
2.	Rainwater and groundwater.
3.	Yes! Ensure streamside protection guidelines are met at minimum, avoid hillside development.
4.	You need to have knowledgeable unbiased people to physically get out of the office and visit these areas in order to investigate the concerns of neighbouring properties. It seems to many decisions are made from charts and maps in the boardroom.
5.	Important wrt climate change.
6.	More enforcement language and resources are required for long term protection of our watercourses. ISMP's need to be done well before area plans are created and better public

	collaboration on area plans like Silver Valley.
7.	Enforce existing bylaws! Why add more when Maple Ridge doesn't enforce what it has already.
8.	Upgrade infiltration guidelines and maintain/enforce ample setback standards --Require periodic inspections of properties adjacent to stream setbacks for improper/illegal drainage (illegal suite laundry outputs, etc.)
9.	Too much clear cutting for development, especially on Thornhill
10.	Common sense. Bylaws need to be in place--more importantly, adhered to....
11.	Common Sense.
12.	does this include street run-off which has various pollutants?
13.	It was my understanding that SPR's are regulations only and not at the moment bylaws so some developers have been challenging them. If I am correct I would strongly support Maple Ridge SPR's made into bylaws for clarification of our Watercourse Protection Bylaw.
14.	I worry about 'nonsense' regs---- ie. salmon protection for a seasonal ditch. Dry for 4-5 months of the year
15.	Replace some paved areas with paving stones (bricks? cobblestones?) like in Europe so rainwater can seep between them & back into ground to feed aquifers instead of all being directed into drains & carried away from area.
16.	There needs to be more enforcement to prevent clear cutting/tree removal near the watercourses and streams.
17.	Even the district appears to operate from a point of view that it would just be easier, cheaper if all these little streams would just disappear & it is working
18.	Enforcement should be strengthened. Pretty hard to get Contractor X on board with implementing and spending \$\$\$ on ESC measures when Contractor Y down the road isn't doing it and is being fined. Online rainfall data would be great...maybe an app that can be downloaded by contractors as well.

B3. Refine and clarify the Development Permit (DP) structure.

Comments |

#	Response
1.	Remove building licences from developers who misuse the bylaws for 2 years.
2.	Needs ???
3.	Well impact assessment.
4.	Completely support this. Must come with consequences.
5.	Bandaaid necessity.
6.	Erosion and effects on groundwater need to be in Hazard DP.

7.	Development permits don't necessarily ensure protection.
8.	Yes!
9.	Seems development permits are given to easily.
10.	Trying to create whole new levels of government. Does no one have common sense anymore in application of current rules and regs?
11.	Not sufficiently familiar with current DPs to comment--but recognize this as a potential area for improvement.
12.	DP's must be consistent and clear; and not so restrictive as to be trying to save everything. Pick your battles so to speak and protect things that are really important. Might have to let some minor things go. Make sure the rules are clear, and that everyone is treated equally. Special attention to geotechnical and floodplain hazards. Wildfire is less likely in this climate, and can be scaled back.
13.	All of these ar necessary if the goals are to be reached.
14.	Common sense. Regulations should be stated in enforceable bylaws.
15.	Common Sense.
16.	While I think this is important, I think the precautionary approach to approval of projects would see less need for this bandaid approach. Say no to development in sensitive areas more often.
17.	One thing that needs to be changed in the Development Permit area is that lots should not be clear-cut ever, and should not be cut until the project is definitely going ahead.
18.	Redefine DP! infill instead of large vast development areas that flatten the land scape, infill is slower, smaller more controllable, less big \$ working to change the zoning to suit their future rather than the future generation, more innovation building to suit the future needs of what society is going to look like, the present rules have taken away small self development

B4. Review and update the Soil Deposit/Removal Bylaws.

Comments |

#	Response
1.	Need for clarity re: jusrisdiction ie. district vs. ALC need for enforcement.
2.	Invasive plant species, AG land been compromised with fill sites.
3.	Ag land & rural areas are used as fill sites. Concerns of invasive plants, ruining ag land, a money making venture and the future of our rural & ag lands are at risk.
4.	Accountability is key.
5.	Take action same as?
6.	Cooperate and consult with ALC on ALR lands. Accountability is important but also requires

	clear guidelines & enforceable regulations.
7.	Current bylaws are fine. Enforce them.
8.	Strengthen fill farming provisions Address municipal dumping (current issue in Pitt M) Consider dike improvements and agreements for access to dikes on private property as fill sites
9.	Must include stronger assurances of no impact to adjacent land owners; larger securities to ensure things are done properly; and should stay out of peaceful residential areas where truck traffic all day long is annoying and costly on road upkeep. Fill operators should have to pay for road repairs.
10.	Common sense. Bylaws must be enforceable.
11.	Common Sense. We need enforceable regulations in place.
12.	Soil Deposits can affect the future of the land..... it may become contaminated and be unsuitable for certain activities. These bylaws need to be set and enforced.
13.	Maple Ridge has seemed quite ineffective in some instances where landowners have been dumping fill with questionable materials on their properties siting that the ALR approves it and so takes precedence over municipal regulations
14.	Enforcement seems to be an issue. In eastern Maple Ridge we see truck loads of soil being removed from development properties and serious topographical changes to the land as a result changing the runoff patterns and absorption potential
15.	What is happening at Thornhill?
16.	unfamiliar with it.
17.	the movement of soil in & out of large scale development areas is an environmental disaster on its own, provisions need to be made for onsite storage & reuse of soil, the trucking industry needs to be more regulated & monitored for noise, pollution, speed, safety of vehicles & drivers, respect for existing residents, it can & is being done better in other communities & is the responsibility of DMR when they OK these developments

B5. Establish incentives for sustainable development practices that capture the spirit of comprehensive “smart growth” principles.

Comments |

#	Response
1.	P.U. the garbage.
2.	Incentives are not enough. Say NO more often.
3.	Car dependency must be top on the check list. Pretty trails do not compensate for total car dependency.
4.	Homeowners too.
5.	Not sure what the trade off is here. Is this just for developers or for homeowners too?

	Should be great for homeowners benefit as well where applicable.
6.	If true to value & not just lip service.
7.	At all levels of development - individual to large development.
8.	Just make it law. More important to establish disincentive for sprawling development.
9.	Of course, wherever possible as this leads to more sustainable and healthy community.
10.	Right now Smart Growth only seems to apply to the downtown, not to the outlying areas. We're seeing more and more traffic sewers for cars without any amenities in the newer developments. Lots of single family homes, some townhouses, and that's it for density along the transportation corridors. How are we ever going to get better transit? Poor planning for alternative transportation.
11.	Ah, a bright light! There are lots of 'low' areas in town for this type of needed site.
12.	MR is halfway thru projected growth to 140K population--now is the time to extend smart growth principles to ALL development in District.
13.	Right now there is excessive development in rural areas that do not have the proper support systems, like schools, bus service, sewers, etc.
14.	Again, incentives are just the beginning. It is better to have bylaws dictating the type of development which is allowed.
15.	Common sense.
16.	Common Sense.
17.	Once again, incentives are great. So are rules. Once again, how did Grant Hill happen? Where are the disincentives for these prolific developers who now want to develop further properties.
18.	Maple Ridge was the first municipality to be offered Smart Growth on the Ground in part because of the success of the Silver Valley Neighbourhood Plan. I applaud this and in many areas I see this happening but at the same time I see much urban sprawl, again with council bowing to the whim of developers against staff recommendations and Smart Growth principals. In theory council appears to support Smart Growth but in reality does not in many instances.
19.	Developments would be more profitable if built so that as developers we could benefit from a carbon credit system. There would then be an incentive to leave trees, protective belts, etc.
20.	No incentive needed, it should just be the requirement for any development to be approved in this Municipality.
21.	the Spirit is not good enough, achieving Smart Growth or the "Spirit" of smart Growth as Portrait Homes have done, they get the awards & the sales, why has the rest of Silver Valley development not been held to such standards or much better, the reality of Smart Growth No to transfer, they opened all of Thornhill to development, more urban sprawl.

B6. Continue to explore and expand upon “smart growth” principles and management practices for urban, suburban and rural development areas

Comments |

#	Response
1.	P.U. the garbage. No to expand staff resources.
2.	XXX!!
3.	Should rural areas be included in this question at all? It assumes they are open for development which encourages speculation.
4.	Include neighbourhood level dialogues and open houses for developments at council and in the neighbourhood.
5.	Just stick to the plan.
6.	I agree...we can always get better and must.
7.	Need to implement now. Smart growth is not happening development everywhere.
8.	Expanding staff resources is a no brainier! This area is not a chalkboard that can be wiped clean to start again if we mess up due to improper information and incomplete studies! if these issues are not addressed properly the decisions we make today are forever!
9.	Need more diversity and variety in building forms and density as well as mixed use. Make our neighbourhoods more people-friendly as opposed to car-friendly. Think about how parking policies in the Town Core affect the outlying areas (e.g. commercial development, more driving etc.)
10.	Yes, yes.
11.	We are far from Smart Growth: we are in the SPRAWL Growth mode
12.	Developers are looking for most money with least expense. They have to be forced to do the right thing for the long term. In the end, what kind of community do we want this to be in 20 or 30 or 50 years? Those decisions have to be made now. Not a piecemeal approach; but good planning on a long-term larger scale.
13.	Naturally.
14.	Common Sense. Again the difficulty is implementing these practises.
15.	Smart growth seems to be a buzz word. If those principles include real protection of sensitive areas, less growth and really ONLY developing the core while ending the sprawl that continues - then great.
16.	see above comment
17.	This should include that ability to impose moratoriums on growth in areas where infrastructure is not suitable or environment mitigation is necessary
18.	what is happening downtown in MR is the start of Smart Growth (not counting the casino, shame) high density population making a stronger downtown core, need more parks, five minutes walk, bike lanes, growth outside of existing sewers,roads,public transport,

schools,shops etc. is urban sprawl, car dependant not of benefit to sustainable future generations

Goal C: Improve communications and environmental awareness

C1. Develop communication strategy among District staff and stakeholders in the community

#	Response
1.	Ensure there are no "selective" choices re stakeholders.
2.	If the "stakeholders" are developers and those who stand to gain financially and not the community at large, this is a moot question/statement.
3.	Support this completely.
4.	Including existing community groups.
5.	Must ensure citizen and community engagement. We are all stakeholders.
6.	People just don't know what is going on until a project starts.
7.	Surprisingly many people just don't realize that saving forests, waterways and wetlands don't just benefit the residents in Maple Ridge, but benefit the planet as a whole. Each city must start now with implementing different practices! Lets be that city that sets the course for other cities to follow!
8.	Who are the stakeholders? Developers, land owners? It's not a good idea to give them too much say. When there's money involved, the long-term interests of the community often take a back-seat, and with the problems we'll be facing in the near future (peak oil, climate change)we can't afford that to happen.
9.	It takes time to bring awareness to front line staff (permitting, inspections, etc.) and to empower them to permit innovations that improve environmental performances of developments. A periodic scheduled update by Enviro staff of permitting staff would be advisable. Stakeholders need to be updated periodically on standards, regulations and state of implementation/enforcement--i.e. here is what we are protecting, here is how, and the results.
10.	environmental awareness, this is an awesome idea
11.	Most of the community is apathetic, and just needs to be told what to do. Planners and District staff need to point the way and interested community members should be able to easily access information and provide input.
12.	Communication between staff and stakeholders have not always been followed. Initially, the Thornhill users of the Jackson Standpipe were not told of the changes, and only when it was brought to their attention by residents did the staff notify us. Since then, we have been updated on this issue.
13.	sometimes it seems that the district is just going through the motions then doing what it

	wants to
14.	it has to be an on-going, clarifying process.
15.	take information to the people, stop expecting people to come to you, information, studies, communication should go where the people are, most people are commuting, busy multi tasking, be there! you work for them. Who isn't a stakeholder?? who attends these meetings, mostly people who have a monetary incentive, realtors, developers, construction companies, yes & a few enviro/residents/concerned citizens (been at many tables) but mostly we have lost community communication, we need to get out of cars into our parks & events, Rivers Day, Canada Day etc.

C2. Expand environmental education and awareness.

#	Response
1.	Seldom are stewardship groups listened to. They have to fight each step!
2.	Yes!
3.	Educate public, businesses etc. on what they can do to protect & enhance wildlife habitat, water etc. in their own homes & properties.
4.	The future, emphasis on the youth.
5.	Start with our schools and engage our young people as well. They are our future.
6.	I think by utilising this existing resource, it will allow for more success even on limited resources.
7.	We can always improve - townhalls and guest speakers involving local expertise and enviro groups.
8.	Eco-tourism: yes! We really need a good trails network. Not "roadside trails", but real trails. Shorter loops for walking, longer loops and long-distance trails for cycling (all-ages-all-abilities). The equestrian network is already quite well developed. We have all this beautiful natural environment, and with a better developed trail network, this could become a great draw for tourists. With destinations along the way. (e.g. Experience the Fraser!)
9.	We're environmentally educated out of our minds already. No more.
10.	Maple Ridge has outstanding capacity to be an environmental mecca among Lower Mainland communities. Any volunteer, school, or non-profit groups should be given full support to help the community understand the benefits of this gift Maple Ridge has
11.	Very important!
12.	This one is really important because if people are not aware of the environment and why we should take steps to protect it / reduce the damage we cause to it, then they won't take those steps at all unless there are external forces (e.g. taxes) implemented.
13.	give expanded support to non-profit groups such as ARMS and KEEPS who provide many educational classes to young children where we need to start among the other valuable services they provide to the community
14.	RE. my previous comment about engaging younger property owners and residents

15.	The public needs a lot more educating.
16.	lots of real opportunities are showing up in M.R.
17.	FREE! free or cheap, it is easy to spend money but usually it is the small things that work or don't, education, get the kids involved! it is their future they will educate their parents. events, ARMS does an excellent job at environmental education for kids, salmon release, Adopt a Block. enforcement on construction/building sites of a dumpster & clean site would stop kids from growing up in a neighbourhood where the DMR & local business finds it OK to litter, I have spend 20 years walking by SV building sites covered it garbage & visited routinely by DMR, so why wouldn't kids learn that the environment isn't important? It is the little things! Canada Day weekend, Cross Cabins, Davidson Pool, Hot Rocks, DMR has installed some Bear Proof garbage bins, all overflowing, 4 huge garbage bags of broken glass, beer cans, dirty diapers were picked up & removed from Hot Rocks & the island by residents after the party, why wasn't the DMR there, emptying the trash, collecting the recycling setting an example of stewardship for mostly a preteen/teen party place that has been happening for generations. DMR can not invite thousands out to our parks & then not attend, at least be there for the clean up. This is not the way to celebrate our community assets, it continues a very bad lesson, no rules, no control, anything goes in our parks & rivers.
18.	How about getting schools to adopt a stream...not sure if it is feasible to get kids out removing blackberry, planting willow stakes.

C3. Explore the possibility and merits of establishing an Environmental Advisory Committee

#	Response
1.	Long, long overdue and please, don't stack with developers.
2.	Just as important as ag advisory committee so we should do it.
3.	Only if it has teeth. Too often these types of committees don't have any real impact. People turn out if they don't see results.
4.	Need to fall in place.
5.	This depends on how many developers would be on the EAC!
6.	I'm in!
7.	Worth exploring, but a great deal of thought needs to be put towards who sits on the committee.
8.	If the EAC were used as a sounding board for Council and treated respectfully, it could have so much value. Needs to be made up of members from a wide range of people from our community. Their experience, advice and positive input could have so much value. We need to work in collaboration with Council & staff. No agendas. An open mind is needed.
9.	I think it's worth discussing pros and cons.
10.	Only if council accepts their advice - otherwise it is a waste of money.
11.	I like this idea of advisory committee from the community. How about we have an

	'environmental charter' really laying out what is important to us.
12.	Lets focus on bringing in people from all over the lower mainland and the world , to let people know we have the best riding and hiking trails, to camp, to boat, lets showcase the amazing variety of migratory birds to bird watchers, for others who want to see wildlife. To come and see our salmon spawning etc.
13.	Need to ensure this is going to be community based and objective with respect to its mandate, membership, and helpful to the community. Higher level discussions not development specific.
14.	C'mon, really?
15.	Yes, best way to improve communications and engage citizens, provide/expand channels to Council and staff of environmental intelligence
16.	An Environmental Advisory Committee will only be effective if composed entirely of environmental advocates and NOT development stakeholders. Otherwise, pro-development views will negate the purpose of an environmental advisory committee which is to balance and check MR Council.
17.	Advisory committees are only as effective as their mandate and their members. Who chooses who is on the committee? How do we ensure that self-indulgent Council, staff, or public members don't use the committe for their own agendas?
18.	If they will be listened to.
19.	This should already exist - teh committe should have power to recommend or decline prior to development proposals reaching council. Would also provide further arm's length to councillors with vested interests
20.	There should be one for each area in lower mainland/fraser valley (ie: Tri-Cities) & they should then all communicate & brainstorm.
21.	Yes, and this committee needs at least one youth member so that the next generation is represented.
22.	we pay some very smart well educated people to advise on the environment, there is access to the world on the internet, we have some amazing volunteers in our community that have spend years advising us, now we just have to do it. How much benefit to the community are the existing Advisory Committees? that should decide if one more is needed.

C4. Provide more environmental staff resources to reflect the desire for expansion of environment programs and communications with increasing population growth and development demands.

#	Response
1.	Change building code. Make it more green.
2.	Or consultants QEPS.
3.	See previous comment.

4.	Population pressure requires much more attention on natural assets.
5.	Environment should be a concern of all departments.
6.	I agree but understand we have limited funds for new staff - but it could be money well spent, especially if we have decided it is a priority.
7.	Absolutely not. Taxes are through the roof and going higher. The taxpayer cannot sustain the current level of agenda let alone adding more.
8.	Look at how environmental programs can leverage each other to be more efficient and effective. Do all levels of government have a role in enforcement or is that only a municipal duty? As thresholds are met in growth and demand, more staff will be required.
9.	we definitely need more environmental staff.
10.	Environmental staff should = development staff and hold same weight of consideration
11.	if that means picking up the garbage, setting good examples, education, & not more expensive management staff with no connection to on the ground stuff, community needs present & for the future generations

Do you have any other comments on the Environmental Management Strategy? |

#	Response
1.	Make as much environmental info (digital mapping) available to the public as possible.
2.	Need of saving agricultural land for food security is not stressed enough. Too much agricultural land is developed. "Growth" is always assumed. Why? There should be space for "what is your main concern" what would you like to see done?
3.	More power and influence to you and your personnel.
4.	I would like to see a pkg for schools that can be incorporated into K-42 curriculum that educates & promotes environmental stewardship in MR.
5.	Please consider large ??? in new developments, in ???. This could come into the groundwater management guidelines. Education in the environment and self ???.
6.	Long time Maple Ridge resident since 1945!
7.	We must consider the negative environmental impact rampant residential growth represents.
8.	Great initiative; keep on plugging away. Hopefully we will have some implementation tools soon.
9.	Great start! Should have an independent professional QEP, review the EMS to provide recommendations &/or added options suggestions.
10.	Developers must finance environment protection rather than taxpayers.
11.	I feel Albion has been neglected in respect to planning and environmental protection. community spirit is missing. It is a sad example of urban sprawl! Poorly planned.

12.	We all need to work together to preserve our natural environment for generations to come. It is vital to have a sustainable plan for "smart growth".
13.	Avoid liability issues as a result of poor planning and management of groundwater and watershed assets.
14.	It is an important step for this District to establish and implement. Don't water it down. Be proactive. We really need this in our community. Thank you for all your work!
15.	Population understands & will follow strong leadership on this issue.
16.	Effects on groundwater and potential for erosion should fall under Hazard DP rather than Natural Features DP. I think a 15%+ gradient should be under review in Natural Features and I support 25-30% gradient being part of Hazard DP.
17.	Environmental Management Strategy - public input June 2013 Submission by Jackie Chow I believe the most important part of protecting the environment is to ensure that development happens in a responsible, sensible and smart way. I'm concerned with the very limited application of Smart Growth principles outside the Town Core, which is what my evaluation of Smart Growth on the Ground in Maple Ridge is focused on: 1. Mix land uses. Each neighbourhood has a mixture of homes, retail, business, and recreational opportunities. This is definitely not the case in areas outside of the Town Core. Smart Growth can't stop with the Town Core. We need complete neighbourhoods throughout the community. We need max. size grocery stores both in Town Core as well in neighbourhood commercial hubs (no more Superstores with giant parking lots! Max. store size should be no bigger than Cooper's, maybe even smaller). Also maximum parking instead of minimum parking. This way smaller neighbourhood stores are better able to compete, and there will be less pressure on the road system and less valuable public space as well as commercial space is needed for parking. Maple Ridge should work with Pitt Meadows to agree on similar policies with regard to parking so that one municipality has no significant advantages over the other, and other policies that encourage residents to shop local at smaller neighbourhood stores. Any neighbourhood commercial hub should also have proper cycling and pedestrian facilities, so that people are not forced to use their cars. In fact, all streets should be walkable and bikeable, since walking and cycling is great for shorter distance trips (most people can easily bike up to 7 km one way) and therefore the cycling network should be fine-grained, whereas cars are generally for longer trips, so only a coarse-grained network is needed. (cars should logically be considered "guests" on the finer-grained cycling network, and should behave accordingly: lower max. speed limits, and cyclists should be given the right of way to make it faster, more convenient and more comfortable). Making cycling successful as an attractive transportation option depends greatly on government measures. Presently cars get the direct, convenient and flat routes, and many of these roads have no cycling facilities. As long as cyclists get roundabout routes with stop signs, that don't lead to destinations, and the needs and wants of less confident cyclists, e.g. kids, women and seniors, are ignored, cycling will never become a mainstream mode of getting around. As to recreational opportunities: we shouldn't concentrate all recreational opportunities in one area, so that everybody needs to drive to get there and you need huge parking lots. Locate schools next to playing fields, so that same parking lots can be used both on weekdays, evenings and on weekends. We need parks in close proximity to all residential areas, so that people can walk or bike there, instead of having to drive to be able to enjoy greenspace and exercise. Kids need to be able to walk or bike independently to neighbourhood parks to kick a ball around, shoot the hoops or whatever

they want to do. We may have beautiful parks like Golden Ears and Kanaka Creek Park, but these are only accessible to people with cars. Kids also need to be able to bike and walk to school without fearing for their lives. Not providing facilities for safe transportation (walking and cycling, since they don't drive) for those who visit schools (mostly children and youth), is not Smart. The way things are going, less and less people will want to own and drive cars in the future. Younger people prefer to live in walkable, bikeable communities. We need to build what they are looking for if we want to be able to compete with more urbanized areas for talented young professionals and businesses that want to employ them. Our "neighbourhoods" in themselves are often no more than a collection of houses, without a real identity, and centered around a "traffic sewer" that has no other purpose than just to move cars. I think the problem is that our cities are planned by developers, who have no other purpose than to make money, and planners who have been trained to think in terms of driving and have never experienced what it's like to live in a community that's truly designed for people. A properly designed neighbourhood has "mental speed bumps": it's designed with an eye for detail, and driving through such a neighbourhood makes people slow down, because you realize it's a place that's designed for people, not just for cars. We are sacrificing the livability and vibrancy of the Town Core for the benefit of people in outlying neighbourhoods, who are completely dependent on their cars for just about everything they do. We're afraid to slow them down, we're afraid to charge them for parking. Why on earth do we give away for free to drivers the huge amount of public space that is dedicated to parking in our town? Everybody is paying for it. When we shop, we pay for it through the prices of the goods and services we buy. If I'm driving a hummer or a big pick-up truck, I'm paying the same in property taxes as when I don't own a car, or get around by bicycle, so as a cyclist I'm subsidizing those who have a much bigger footprint with their monster vehicles. As a cyclist or pedestrian, I'm putting less of a burden on the health care system, since I'm way less likely to cause death and injury on the road, and I'm healthier myself. I cause no air pollution. No greenhouse gas emissions. No noise pollution. If more people would cycle, we'd need much less road space and parking space. Our city would be more vibrant and livable, and way more pleasant for everyone. However, presently I'm welcomed if I drive a hummer, but as a cyclist I'm despised by certain drivers and pedestrians because I get in their way. It's "get off the sidewalk" and "get off the road"! That's pretty sad, because after all, there's huge potential for the lowly bicycle in solving many of our cities' problems. Especially with the rising popularity of electric bicycles.

2. Build well-designed compact neighbourhoods. Residents can choose to live, work, shop and play in close proximity. People can easily access daily activities, transit is viable, and local businesses are supported. Our neighbourhoods are not very compact and not very well connected at all, in the newer neighbourhoods this is often due to the hilly nature and many creeks. Can build more (all ages & all abilities) pedestrian/cyclist bridges and paths to improve connectivity. This will make cycling and walking more attractive options than driving. That's what they often do in the Netherlands, and it's very effective in getting people out of their cars. We need destinations close by (shopping, offices, people-spaces). One Councilor recently told me that he felt it's due to the extensive public consultation that has taken place that we now are stuck with the newer developments in Albion and Silver Valley, which lack amenities. I suspect that it's actually thanks to the input of developers and land owners who just want to get their land developed. I doubt that residents have told the District that it's a good idea to build isolated developments way up on the hill in Silver Valley. The land there is cheap, and there's much money to be made. That's the problem. Developers should not get to decide what's best for the community. I feel it would be much better to densify and infill the existing neighbourhoods (still lots of

vacant land in older parts of Maple Ridge) before allowing more greenfield development in east Maple Ridge and Silver Valley. 3. Provide a variety of transportation choices. Neighbourhoods are attractive and have safe infrastructure for walking, cycling and transit, in addition to driving. Transportation choices are very limited in Maple Ridge. Most potential destinations are in the Town Core, at driving distance for most people, and transit services are poor for many neighbourhoods. Density along transportation corridors is insufficient to justify better transit services. Facilities for cycling are inadequate in many neighbourhoods. Speeds are too high for comfort for the average (8-80) cyclist, and there are no separated facilities on many arterials. Mere bike symbols on the road are not going to make people feel safer. Some bike lanes that are located right next to parked cars are actually more dangerous than having no bike lanes. Since many neighbourhoods have few or no destinations close by, and you often need to walk along busy/higher speed roads (uncomfortable), walkability and cyclability is poor. 4. Create diverse housing opportunities. People in different family types, life stages and income levels can afford a home in the neighbourhood of their choice. Most neighbourhoods mostly just have one housing type, other than in the Town Core. In the outlying residential areas neighbourhoods with a mix of single family, townhomes, adult living, apartments/affordable housing are non-existent. As long as there are few destinations in these neighbourhoods, it'll never be feasible to build adult living and affordable housing in these neighbourhoods. 5. Encourage growth in existing communities. Investments in infrastructure (such as roads and schools) are used efficiently, and developments do not take up new land. Much of the growth in Maple Ridge is taking place in outlying areas, and takes up new land. It absolutely makes sense to fix up/improve what we already have before expanding to new areas. 6. Preserve open spaces, natural beauty, and environmentally sensitive areas. Development respects natural landscape features and has higher aesthetic, environmental, and financial value. The open space that is preserved is most often undevelopable land anyway, and often not suitable for recreational use. Development respects natural landscape features? Not in Maple Ridge. We have beautiful rural landscape in Maple Ridge, but slowly it's being transformed in more and more cookie cutter single family homes with absolutely no resemblance of the nature that was once there. If present rules and regulations for development allow developers to clearcut huge swaths of land (such as Grant Hill Estates) to make way for new development, the intention of the District to preserve the natural environment may be there, but the results show that we're failing miserably. The trees and shrubs that once made this area into habitat for abundant wildlife and fauna in this area are all gone. Much of it likely replaced with green lawns, which need to be mowed with noisy, polluting lawnmowers on a weekly basis in the summer. All that the District is basically doing is ask the developer to have mercy on the land and the trees, and hope for the best. What's the point of having an Environmental Management Strategy in this case, if it just "protects" what's left in the end? It's critical that we learn to minimize our footprint, and create a livable environment with access to greenspace for all. 7. Protect and enhance agricultural lands. A secure and productive land base, such as BC's Agricultural Land Reserve, provides food security, employment, and habitat, and is maintained as an urban containment boundary. Too much land still gets taken out of the ALR. Developers who decide to purchase land in the ALR, with the intent of having it rezoned at some point in the future, should be required to lease the land at affordable prices to real farmers. This way, not so much land would lie fallow, and there is much less incentive for developers to own agricultural land, which would keep farm land much more affordable. 8. Utilize smarter, and cheaper infrastructure and green buildings. Green buildings and other systems can save both money and the environment in the long run. We also need to think about

“smaller”. What’s the point of making a building “green” if all the buildings are just getting bigger than what we had before? Maybe we need to learn some lessons from other countries. Everything in North America is bigger: houses, cars, trucks (even people...which is not a coincidence). 9. Foster a unique neighbourhood identity. Each community is unique, vibrant, diverse, and inclusive. New neighbourhoods often look alike. There’s not much diversity in the different neighbourhoods. I wouldn’t say that each community is unique. Many neighbourhoods are not vibrant either. People usually get in their cars to go elsewhere for shopping, recreation, etc. Inclusive? Not really. People who can afford it tend to live farther out, so they can have a bigger house, not so much noise from cars/peace and quiet, more privacy, and less chance of having to deal with crime, which is common in and around the Town Core where the “lower class” people get to live. 10. Nurture engaged citizens. Places belong to those who live, work, and play there. Engaged citizens participate in community life and decision-making. It’s very encouraging to see more neighbourhoods getting organized, and taking charge of their own neighbourhood. It seems to be harder to find any kind of cohesiveness in the outlying areas, where streets are often separated by creeks etc. and not as connected. E.g. in my “neighbourhood” off Kanaka Way. Yours sincerely, Jackie Chow 23708 110B Ave. jchow23708@yahoo.ca

18. Submission of Kanaka Education and Environmental Partnership Society (KEEPS) to the District of Maple Ridge Environmental Management Strategy Public Open House, June 2, 2013. We greatly appreciate the opportunity to provide comment into this forum. Our organization has seen many positive environmental changes in Maple Ridge since our 1998 inception, and we eagerly look forward to continuing our very positive working relationship with the District. We have identified several areas of priorities as we move forward with the EMS. (1) Retention of the Streamside Protection Regulations. We have seen the proven benefits of these Regulations over time, as they have repeatedly led to improved habitat protection as well as clearer definitions for landowners and developers. the importance of these Regulations is magnified in light of the recent changes to the Federal Fisheries Act. (2) Retention and enhancement of tree protection bylaws. We also encourage the District to use native species for street trees when post-development planting is taking place. (3) Reduce or eliminate traditional stormwater management techniques in new developments. We would like to see roof, driveway, and road runoff "disconnected" fro the Municipal stormwater system and instead be directed into the ground. (4) Continued development of construction/soil disturbance bylaws that address seasonal and/or site specific issues (i.e. soil or slope conditions). (5) Invasive species management strategy in partnership with other levels of government including Metro Vancouver. (6) Wildlife interface and conflicts with humans. Would the District consider bylaws to address the issue of bears and other wildlife accessing garbage? (7) Public education. We stongly feel that creating a community of enviromental stewards delivers the most effective haitat protection. This can be achieved via continued Environmental Education programs with School District 42 and beyond as well as public events and celebrations of the environment.

19. Environmental Management Strategy deserves more respect from council. With all due respect. Rod Stott has the knowledge. Council should pay attention. Communication among all departments appears limited. One gets the impression that the left hand doesn't know what the right hand is doing. Environment must be top of mind in all departments. Suggest Environmental hot line so the public can report violations? I found this form difficult. The potential tools seem to be more time and money spent on studies that could be spent on action. It is astonsishing in this day and age of enlightenment that environment

	still takes a back seat to economy. Bernice Rolls
20.	Thanks for all your good work and great ideas! Mike Gilderlseve
21.	It would be better if this cumment form was not so academic - more simplified, so it could be more inclusive to eeryoe. I found it challenging to read.
22.	The potential tools & strategies listed is very encourating but what is known for certain. It is only as good when there is the courage and determination on all participants to adhere/enforce and communicate that is the responsibility for all levels - council, staff and residents of the District.
23.	I think I pretty much covered it ;) .
24.	I think it's over the top 'agenda fulfilling'. Again, we all love a green environment. But this pushes too far. Take a drive through Foreman Drive in Silver Valley....all the 'award winning' green development is becoming a green, infrastructure damaging mess. Apparently each landowner pays an 'extra tax' to maintain it, yet it's out of control now and 'growing' worse. Balance, leaders, please?? Balance.
25.	I applaud your efforts Rod, and I hope the District takes notice before it is too late for many of our delicate ecco systems.
26.	I hope this EMS is going to be followed and does not just sit on a shelf.
27.	An Environmental Management Strategy is just as important as an OCP or a neighborhood plan. How can the community move ahead with smart development and allowances for individual property owners if we don't have an over-arching plan that points the way? This Strategy should have a primary importance just as developing neighborhood plans should. There should be more faith put in knowledgeable and objective staff who develop the plans, and less power in the hands of self-serving politicians who will only ensure their own agendas are met.
28.	Previous comments apply. Public understanding and commitment are essential to all of this.
29.	I strongly support the EMS and look forward to implementing new tools to help guide development in a sustainable way. I sincerely hope that Council will favourably support the EMS and recognize the importance that it can have on our growing community.
30.	Overall, this is an extremely important strategy for Maple Ridge. Most citizens love our natural environment and how we live so close to nature, but there needs to be a plan to ensure that the environment is not damaged or harmed through human activity.
31.	Thanks to staff on their hard work. I was heartened to see the issue of habitat protection is on the minds of some at municipal hall. It gives me hope that someone is considering the value of the land in this community as something more than real estate. Please know that there are many residents who want the value of the rural nature of this place to be protected and understand the social, economic and health value of sound environmental protection. We don't need to be convinced. We may not all show up to meetings but the citizens of Maple Ridge want a strong EMS.
32.	Truly believe this is oversue, but that said greatly appreciate the eforts of municipal staf to engage the poublic at workshops and open houses. The EMS is essential to ensure sustainable development

33. This planet is only ours to borrow for a short time, please leave it a better condition for the future generations than what we found it in.

34. every thing is connected, the very air we need to exist, the water we require to live. The food to sustain us. the enjoyment of life is connected to the well being of our natural environment, without a healthy environment all our quality of life diminishes! perhaps even expires! we may go the way of the fish, fifty years to extinction!