

TO: Her Worship Mayor Nicole Read
and Members of Council
FROM: Chief Administrative Officer

MEETING DATE: December 5, 2016
FILE NO: 2016-448-CP
MEETING: C of W

SUBJECT: First Reading
OCP Amending Bylaw No. 7299-2016
13150, 13120, 13070, 13030, 12990 ,12940, 13655 256 Street;
25775,25801,25801,25927,25927 128 Avenue; 26185 130 Avenue;13301 251A
Street; 13055 251A Street, 25100 Alouette Road; 51 lots comprised of Kanaka
Business Park and adjacent park land
Employment Land Use Suitability Assessment (Located East and West of 256 Street and
North of 128 Avenue)

EXECUTIVE SUMMARY:

On September 19, 2016, Council authorized staff to begin preparing an OCP Amending Bylaw to redesignate the above noted properties in the 256 Street and 128 Avenue vicinity under the following resolution:

That staff draft a bylaw amendment to the Official Community Plan to redesignate lands in the 256 Street vicinity to Industrial from Suburban Residential and Institutional.

This OCP amendment will serve to facilitate future employment uses and development. These lands, while not identified in the 2012-2014 Commercial and Industrial Strategy, evolved from an investigation of suitable employment land across the City. These subject properties were seen as another means of expanding employment opportunities in the vicinity of existing and well-utilized employment lands. This report summarizes the existing policy and site context of the subject lands and outlines considerations stemming from a redesignation of the lands to *Rural Resource*, along with minor portions of land to be redesignated as *Park*, *Suburban Residential*, and *Estate Residential*. The 51 M-2 (General Industrial) zoned properties in the Kanaka Business Park are also included in the OCP amending bylaw to align to the existing zone with the *Industrial* and *Conservation* land use designations.

RECOMMENDATIONS:

- 1) That Official Community Plan Amending Bylaw No. 7299-2016 be given first reading;
- 2) That, in respect of Section 475(2)(b) of the Local Government Act, requirement for consultation during the development or amendment of an Official Community Plan, Council must consider whether consultation is required with specifically:
 - i. the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
 - ii. the board of any regional district that is adjacent to the area covered by the plan;
 - iii. the council of any municipality that is adjacent to the area covered by the plan;
 - iv. first nations;

- v. boards of education, greater boards and improvement district boards;
- vi. the Provincial and federal governments and their agencies.

3) That the only additional consultation to be required in respect of this matter beyond the consultation and communication process outlined in this report titled “Employment Land Use Suitability Assessment (Located East and West of 256 Street and North of 128 Avenue)” and the early posting of the proposed Official Community Plan Amending Bylaw on the City’s website, together with an invitation to the public to comment, are meetings with the subject property owners.

DISCUSSION:

It is the purpose of this report to present the results stemming from a high-level land use assessment intended to investigate the suitability of the lands located generally to the east and west of 256 Street and north of 128 Avenue for an employment designation (see Figure 1). The report also presents OCP Amending Bylaw 7299-2016 to redesignate the subject lands from *Suburban Residential* and *Institutional*, to *Rural Resource*, *Industrial*, *Park*, *Suburban Residential* and *Estate Suburban Residential*. The *Rural Resource* land use designation would allow for a variety of industrial and light-industrial activities to be considered in the future, including gravel extraction. While Council had originally directed staff to consider an *Industrial* redesignation, further analysis revealed that a *Rural Resource* designation would accommodate Council’s industrial employment goals while preserving potential gravel resources.



Figure 1: The Subject Lands Located to the East and West of 256 Street and North of 128 Avenue

a) Background Context:

On October 5, 2015, Council endorsed the Commercial and Industrial Strategy Implementation Plan Matrix. The Commercial and Industrial Strategy indicates that the City needs a range of 69-93 hectares (170-230 acres) of additional industrial lands by 2040. As part of the ensuing discussion with Council, a number of areas that could potentially accommodate employment-based land uses were identified (See Figure 2), along with the following Council Resolutions:

That staff be directed to obtain a more detailed site analysis [of each identified location] to determine feasibility as employment generating lands. (Dec. 2, 2013); OR

For this work to be completed as part of development application information.

On September 19, 2016, Council authorized staff to begin preparing an amending bylaw to redesignate the lands in the 256 Street and 128 Avenue vicinity with the following resolution:

That staff draft a bylaw amendment to the Official Community Plan to redesignate lands in the 256 Street vicinity to Industrial from Suburban Residential and Institutional.

Again, staff have noted that a *Rural Resource* designation aligns with Council’s direction while also acknowledges the presence of gravel resources and their importance to the City. Further, these lands, under the proposed *Rural Resource* land use designation, offer another means of expanding employment opportunities in vicinity of existing and well-utilized employment lands.

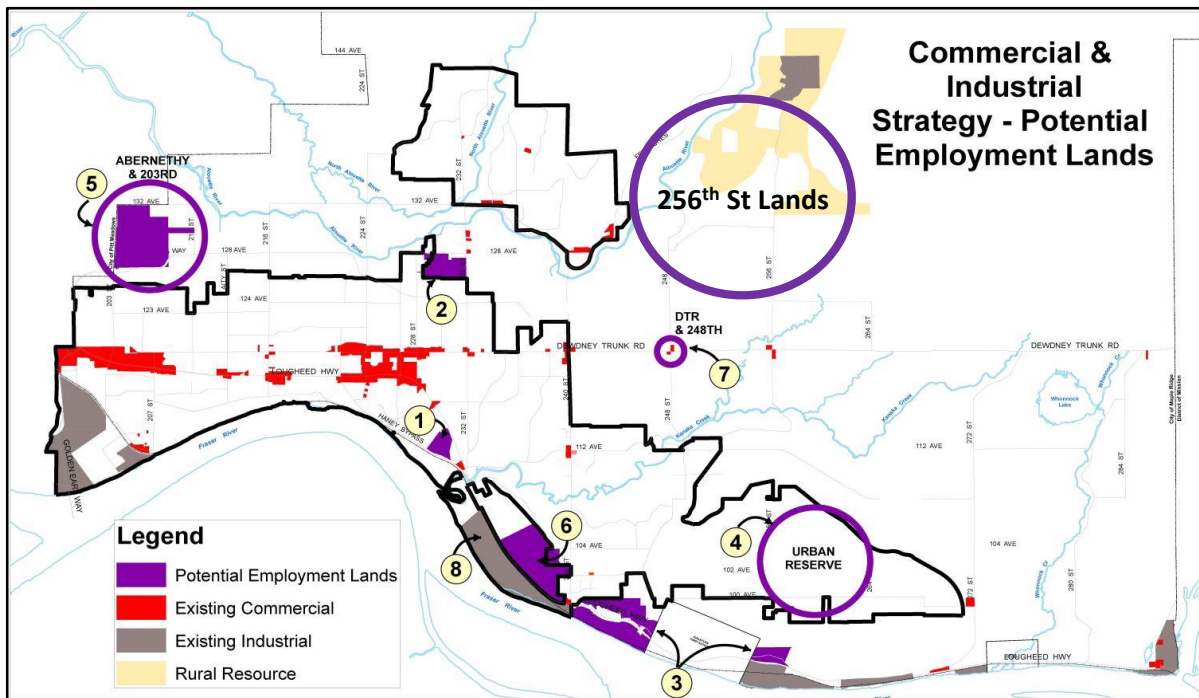


Figure 2: Potential Employment Lands City-Wide

b) Property Description:

The subject lands are located to the east and west of 256 Street and to the north of 128 Avenue. These properties represent approximately 153 gross hectares (378 acres) comprised of multiple properties, many with different land use designations. As such, staff have grouped the various properties for clarification purposes. As shown in Figure 1:

- The properties in group “1” are currently a mix of *Suburban Residential*, *Rural Resource*, and *Agricultural* designated properties. The properties are located immediately west of the existing Kanaka Business Park.
- The property identified as “2” is comprised of two smaller properties immediately adjacent to *Suburban Residential* properties which are hooked to a larger parcel. The property is currently designated *Institutional* in reflection of past land use activities, and is generally surrounded by *Rural Resource* land.
- The property identified as “3” has a current split land use designation of *Rural Resource* and *Suburban Residential*, and is zoned A-2 (Upland Agricultural).
- The land identified as “4” is a portion of a larger parcel that has a number of different zones including A-2 (Upland Agricultural), M-2 (General Industrial), M-4 (Extraction Industrial) and P-5 (Corrections and Rehabilitation). The portion of the lot in question is currently designated *Institutional* based on historic uses, while the remainder of the parcel is designated *Rural Resource* to reflect the current gravel extraction operation.

All of the properties in Figure 1 are located outside of the City’s Urban Area Boundary. Regionally, the sites are not within the Metro Vancouver Urban Containment Boundary, and are designated either Industrial or Rural in the Regional Growth Strategy and are adjacent to lands designated Industrial by Metro Vancouver. The properties identified as “2” is within the Fraser Sewerage Area, while portions of group “1”, “3”, and “4” are either outside of, or partially within, the Fraser Sewerage Area. Those properties that are included or are partially within the Agricultural Land Reserve (ALR) do not form part of OCP Amending Bylaw No. 7299-2016 and are to remain designated *Agricultural* and within the ALR.

c) Property Assessment:

In consideration of Council’s earliest motion, namely to investigate the suitability of lands within the City for a employment designation, staff undertook a high-level assessment of the potential environmental and technical requirements that face any future redevelopment of these lands, regardless of land use designation.

Topography and Watercourses – The properties in this area are relatively level, although changes in topography are notable in proximity to known watercourses. As well, any future development will be impacted by the setbacks associated with the watercourses present (ranging from 10 m to 30 m). A Watercourse Protection Development Permit will be required for those properties that are within 50 metres of a watercourse, pond, or wetland feature to ensure riparian areas and environmentally sensitive habitat remains protected.

Soils and Geology - Given the topography and presence of watercourses, hydro-geotechnical issues likely exist, requiring further hydro-geotechnical studies to determine setbacks from top of slope and toe of slope. A Natural Features Development Permit is required for development of sites on slopes over 15% to consider OCP Hillside Management Policies.

Significant Trees and Forest Areas – While some of the lands in this area are already cleared as a result of past land use activities, there are remaining portions of the sites that would require clearing and tree removal. A Tree Cutting Permit is required under the Tree Protection and Management Bylaw. Further investigation through a Tree Management Plan is required to determine potential retention areas for significant tree clusters, especially on the periphery of the sites and around conservation boundaries. In addition, appropriate studies, mitigation, and coordination measures are required to manage tree retention and tree removal areas on site, including tree replacement requirements.

Surface Water, Groundwater and Vulnerable Aquifer Management – This area is accessible and serviceable, which reduces uncertainty with respect to groundwater impacts and aquifer management. At the time of any future development, groundwater issues will need to be dealt with through measures including adaptive stormwater management plans and coordination with grading, conservation areas, and geotechnical setback recommendations. A Groundwater Impact Assessment is anticipated to be required for stormwater management purposes depending on proximity of future development to steep slopes and the scale of any clearing that may be needed.

Stormwater Management – Floodplain issues are peripheral to these lands. At the time of a development application, any implicated lands, especially those that are in proximity to the Alouette River, would need to demonstrate compliance with the City's stormwater management requirements with respect to three tier on-site source controls using Provincial and Metro Vancouver design standards. Emphasis within the three tier approach is on management of volumes, runoff rates, and water quality improvements which need to be coordinated with geotechnical recommendations, environmentally sensitive areas, and tree retention areas.

Agriculture Impacts – Some of the subject lands are adjacent to land in the Agricultural Land Reserve. All future development of these lands will be required to complete an Agricultural Impact Assessment for adjacent Agricultural Land Reserve properties. Mitigation recommendations may include; but are not be limited to: landscape buffering, fencing, and road design with each future development application.

d) Engineering Considerations:

Access – In general, many of the properties in this area either abut or are readily accessible from 256 Street. For those parcels located in the northwesterly extent of the area, access may be more challenged. Any future developments on these properties will need to confirm if access to those portions of land available for development can be achieved within the design and construction standards set out in the Maple Ridge Subdivision and Development Servicing Bylaw; as well as meet the requirements for emergency access identified by the Maple Ridge Fire Department.

Furthermore, truck traffic stemming from this area, if redesignated, may warrant an examination of the Strategic Transportation Plans recommendations, specifically regarding the identified routes for access to this area and consider if specific improvements are necessary such as the turning movements at the intersection of 256 Street and Dewdney Trunk Road.

Municipal Water – Municipal watermains are currently located along 256 Street and 128 Avenue; however, not all of the subject lands fronting these roads have a water connection. There is no municipal watermain on Alouette Road, which provides road frontage to some of the subject lands. The Engineering Department has identified an upcoming capital works project scheduled for spring 2018 that will increase the water capacity and fire flow potential through an upgrade to the 270A Street reservoir. Although this capital project will address such likely needs for the subject lands in the short term, a detailed review of water requirements will be required to confirm the need for any upgrades to accommodate the change in land use.

Sanitary Service – The subject lands have varying degrees of access to the municipal sanitary sewer system depending on their status in the Fraser Sewerage Area. Some of the properties are partially or wholly within the Fraser Sewerage Area, allowing full or limited sanitary connections; whereas as some of the lands are not within the Fraser Sewerage Area. Properties within the latter category will require a private septic system to deal with sanitary requirements. Industrial development on private septic systems is currently the case at the M-2 (General Industrial) zoned Kanaka Business Park to the east of the subject lands. A study is required to determine what upgrades to the sewage collection system would be required to accommodate the proposed change in land use.

e) Development Potential:

Once combined, the environmental and technical requirements will inherently limit the development of these lands, regardless of future land use designation. With attention solely on the topography and the known watercourses, staff prepared a summary illustration of the areas available for development to the east and west of 256 Street and to the north of 128 Avenue. As shown in more detail in Figure 3, which identifies the possible development potential for each property or group of properties, overall it was identified that of the possible 153 gross hectares (378 acres) of site area, the total resulting development area is approximately 115 hectares (284 acres) or 75%.

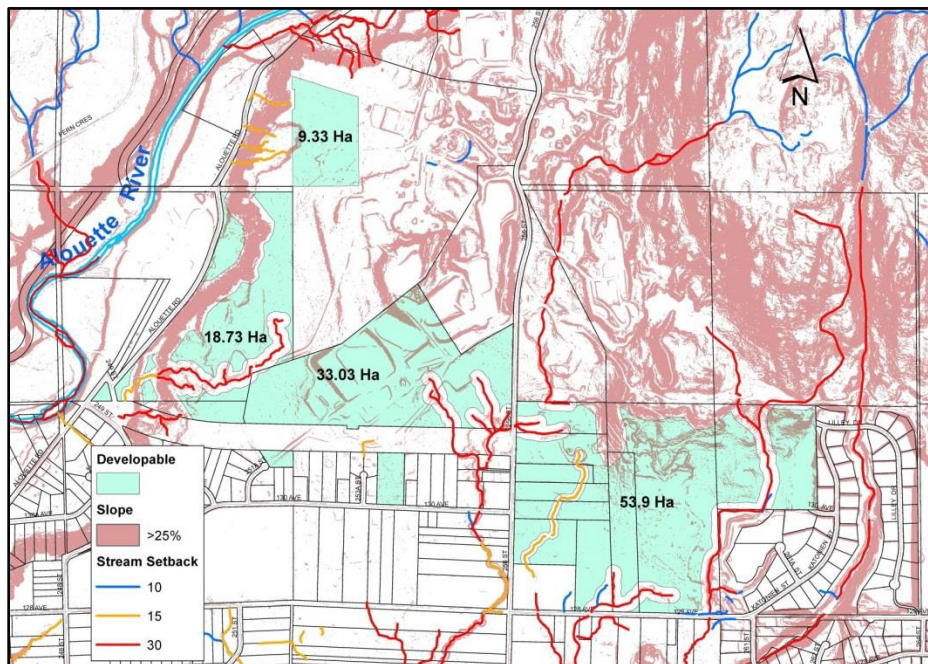


Figure 3: Potential Lands Available for Development to the East and West of 256 Street and to the North of 128 Avenue (Allowing for Slope and Watercourses).

f) Policy and Zoning Assessment:

Aside from environmental factors, the site will be further influenced by the City's policy and regulatory directions.

Official Community Plan

The *Rural Resource* land use designation supports industrial and employment uses and aligns with the M-2 (General Industrial), M-4 (Extraction Industrial) and M-5 (High Impact Industrial) zones. The *Rural Resource* land use is intended to identify potential gravel deposits given its importance as a natural resource.

The OCP outlines a long-term vision for identifying additional employment generating lands, yet equally places an emphasis on ensuring the suitability of any lands contemplated for new opportunities. As a result, the OCP provides a set of evaluation parameters for potential lands being considered for employment, be it industry or business park. These include:

Policy 6-41 The identification of additional employment generating land is a priority for the District. Maple Ridge will evaluate alternate locations for a large block or blocks of additional employment generating land to support the growth of the employment sector in the future. Location parameters for suitable industrial land may include, but is not limited to:

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

While the above noted policy emphasizes the presence of municipal services, it is noted that Schedule A of the Maple Ridge Subdivision and Development Servicing Bylaw exempts developments under the Industrial zones from the requirement to provide municipal services outside of the Urban Area Boundary, excluding municipal water connections.

Gravel Deposits

Properties in group "1" and property "3" are currently designated in part *Rural Resource*, and several gravel extraction businesses are in operation in this area. Two policies guide the development of *Rural Resource* designated land in Maple Ridge:

Policy 6-45 Rural Resource Industrial lands are located in the northern portion of the community and provide for a range of general industrial, heavy industrial and high impact resource based industrial uses following the removal of gravel resources on these lands.

Policy 6-46 The gravel reserves in the Rural Resource area at the north end of 256 Street will be considered for use prior to development of the industrial potential. However, before any additional gravel extraction traffic occurs, beyond historic levels, alternative access needs to be developed to prevent increased impacts on the residential character of the neighbourhood.

As a result of these policies, the process for consideration of any other general industrial use aside from resource extraction under the *Rural Resource* designation is to first identify if gravel deposits exist, and second, for identified gravel deposits to be removed. At this time, no analysis of the extent of gravel deposits on the subject lands has taken place; however anecdotal knowledge and existing topography indicates that some gravel deposits have historically been removed.

The City's Soil Removal Bylaw No. 6398-2006 permits a maximum threshold of 300,000 cubic metres of gravel to be extracted per year. As current rates have yet to approach this threshold, it would appear that continued gravel extraction could take place on some of these lands in the future. Given that, while the expansion of the *Rural Resource* designation may permit a wide array of industrial activities, any future redevelopment will be required to assess the gravel extraction potential of any such lands and/or identify any implications to the Soil Removal Bylaw No. 6398-2006, as a condition of development.

Commercial and Industrial Strategy:

The Commercial and Industrial Strategy presented an industrial land demand forecast based on employment growth, which indicates that Maple Ridge will require between 170 and 230 acres (69 to 93 hectares) of additional industrial lands by 2040. The Strategy recognized the inherent challenge of finding industrial land in the medium to long term in an already competitive region. It also identified that Maple Ridge currently has vacant and/or underutilized lands that may be suitable for industrial redevelopment in the short term. Various long-term directions were offered as ways to meet future demand, including maintain the status quo supply. However, in the interim it was emphasized that the City should begin planning for the anticipated long-term growth now so it can best accommodate demand for industrial lands whenever it occurs.

The subject lands under current consideration were reviewed in the Commercial and Industrial Strategy, but the area was identified as not being viable in the short term. Land sales for industrial properties have increased recently, reducing the number of vacancies and unsold properties significantly, and indicating that there is local market demand for industrial land in North-East Maple Ridge. The Commercial and Industrial Strategy further noted that the 256 Street industrial lands were more likely to attract M-2 (General Industrial) zoning uses (i.e. industrial activity unenclosed by a building) due to the Albion Industrial Area's classification as a Business Park and alignment with the M-3 (Business Park) zone.

Regional Policy Context:

The subject lands are currently designated *Industrial* and *Rural* in Metro Vancouver's Regional Growth Strategy (RGS). The *Industrial* land use designation aligns with both heavy and light industrial uses that have access to municipal services such as water and sanitary sewer. The *Rural* land use designation is a non-urban land use designation that allows a range of small scale low density uses, including industrial uses that do not require the provision of urban services. As a result, industrial activity on the subject lands can proceed without an amendment to Metro Vancouver's land use designation or the Greater Vancouver Sewerage and Drainage District's Fraser Sewerage Area boundary. Should a more intensive scale of industrial development, or an expansion of the Fraser Sewerage Area be desired in this area in the future, an amendment to the Fraser Sewerage Area boundary and the Regional Growth Strategy would be required.

Compatibility with Surrounding Development:

The lands to the east and west of 256 Street and to the north of 128 Avenue are surrounded in part by residential uses along 130 Avenue, agricultural uses south of 128 Avenue and Rural Resource and other industrial uses to the north. Building off of the industrial context of this area, the industrial Kanaka Business Park is also present immediately east of the properties grouped as “1” in Figure 1 along 128 Avenue. While not abutting, the residential neighbourhood of Whispering Falls is also in close proximity to this area, and will share access along 128 Avenue. Existing institutional uses in the vicinity of the subject lands also include the Fraser Regional Correction Centre and the Justice Institute Fire and Safety Training Centre.

g) Land Use Redesignation Implications:

While acknowledging the environmental and technical issues that would need to be addressed through any future development of these lands, the high-level staff assessment has identified that approximately 115 hectares (284 acres) or about 75% of the gross site area could be suitable for an employment land use designation. Based upon anecdotal observations from within the Maple Meadows Business Park and operations in the 256 Street industrial area, such combined industrial development potential could equate to 10-12 industrial units per acre. Using this anecdotal rule of thumb further, it suggests that industrial development could result in the creation of thousands of employment-generating units over the long term future. Further, the properties present possible synergies with surrounding industrial and institutional land uses, offering an opportunity to satisfy in a large part the future demand for employment lands in one consolidated location.

The staff analysis also identified that access, especially by truck traffic servicing any future industrial uses, could be a limiting factor and may require additional assessment of the City’s road network. Ongoing monitoring and assessment of existing gravel deposits in this area would also be an ongoing consideration of any future industrial development. As well, it is noted that the existing suburban residential development in this area could be further impacted by an expansion of employment-generating land uses. Given that, and reflecting that limited discussion has occurred in terms of the types of employment uses and levels of land use intensity that may be appropriate on the subject lands, further community dialogue is encouraged as Council considers OCP Amending Bylaw 7299-2016.

h) Other Considerations:

Five other land use amendments are proposed under OCP Amending Bylaw 7299-2016: *Industrial, Park, Estate Suburban Residential, and Suburban Residential*. In the high-level examination undertaken it was noted that the property identified as “2” in Figure 1 is hooked to two smaller parcels. These two parcels currently abut existing residential properties. It is therefore recommended through OCP Amending Bylaw 7299-2016 that these properties be designated *Estate Suburban Residential* and *Suburban Residential* to accommodate a continuation of the adjacent residential uses.

Furthermore, an existing city right-of-way adjacent to the subject lands is proposed to be redesignated to *Park*. This right-of-way is not anticipated to be constructed as a road, and in discussion with Parks, Recreation and Culture Department staff it was identified as a desirable trail connection. Identifying this right-of-way as park for the purpose of accommodating future greenways will create a buffer between residential and employment uses in this area.

Lastly, the Kanaka Business Park is included under OCP Amending Bylaw 7299-2016 to be redesignated to *Industrial* and *Conservation* from *Suburban Residential* and *Rural Resource*. This will bring the existing zoning into alignment with the appropriate land use designation.

i) Consultation and Communication:

The *Local Government Act* (LGA) Section 475 provides the framework to guide consultation for OCP amendments. Council must consider if consultation should be early and ongoing with one or more persons, organizations and authorities. Specifically with:

- i. the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
- ii. the board of any regional district that is adjacent to the area covered by the plan;
- iii. the council of any municipality that is adjacent to the area covered by the plan;
- iv. first nations;
- v. boards of education, greater boards and improvement district boards;
- vi. the Provincial and federal governments and their agencies.

In light of the challenges inherent to these lands, but in recognition of the employment potential in this general area, further engagement with the land owners is warranted. For the subject lands, the following consultation and communication process is proposed:

- a. Interdepartmental referrals will be sent to Engineering for comments on traffic and servicing, Finance Department for consistency with the Five Year Financial Plan, Parks, Recreation and Culture for consistency with the Parks Master Plan, and Economic Development for comment on the consistency of the proposed use in conjunction with the Economic Development Plan;
- b. Intergovernmental referral will be sent to Metro Vancouver and the Greater Vancouver Sewerage & Drainage District for comment on the consistency with the Regional Growth Strategy;
- c. Engagement with owners of the subject lands will be undertaken. Invitations for discussion with adjacent land owners such as the Katzie First nation and the Province of B.C will also be issued to determine the vision for these properties.

Following Council consideration of first reading, letters to property owners will be mailed out with an invitation to participate in a consultation meeting. It is anticipated, based on the wider consultation and the discussions with the community and stakeholders that refinements to OCP Amending Bylaw 7299-2016 may be needed, which will be completed prior to Council reading of the Bylaw a second time.

j) Alternative:

Staff's high-level assessment suggests that the subject lands are suitable in the long-term for employment-generating activities. However, an alternative direction would be for Council to direct staff not to redesignate these lands at this time, and to engage the community prior to bringing forward an OCP Amending Bylaw for first reading.

CONCLUSION:

The Commercial and Industrial Strategy recognized that regional competition and an existing supply of under-utilized industrial lands elsewhere in the community, give the City time to plan for future land use changes. Towards that end, and in response to direction from Council, staff has undertaken an assessment of various properties to the east and west of 256 Street and to the north of 128 Avenue to assess their long-term suitability for employment-generating land uses, all in a proactive attempt to meet anticipated future demand. OCP Amending Bylaw 7299-2016, which seeks to redesignate the subject lands to a *Rural Resource* land use designation, is based upon the findings of the assessment, which point to the potential availability of 115 hectares (284 acres) of land that could accommodate future employment interests. However, while these lands might be located in proximity to an already existing industrial node in the City, recognition is also given to the presence of many suburban homes which might be impacted by increased employment activities. Combining these perspectives suggests that early consultation be undertaken with the property owners in the vicinity of the subject lands to better understand the land use vision for this area. Such input will be brought back to Council, potentially in the form of a revised OCP Amendment Bylaw 7299-2016, prior to second reading.

“Original signed by Amelia Bowden”

**Prepared by: Amelia Bowden, M. Urb
Planner 1**

“Original signed by Christine Carter”

**Approved by: Christine Carter, M.PL, MCIP, RPP
Director of Planning**

“Original signed by Christine Carter” for

**Approved by: Frank Quinn, MBA, P. Eng
GM: Public Works & Development Services**

“Original signed by E.C. Swabey”

**Concurrence: E.C. Swabey
Chief Administrative Officer**

Appendix A – OCP Amendment Bylaw 7299-2016

CITY OF MAPLE RIDGE BYLAW NO. 7299-2016

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

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

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

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

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7299-2016."
2. Schedule "B" is hereby amended for that parcel or tract of land and premises known and described as:

Part Southwest ¼ Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan NWP41107

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

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

Part Southwest ¼ Lot 3 Section 25 Township Plan 12 New Westminster District Plan NWP70124

Part Southwest ¼ Group 1 Lot 2 Section 25 Township Plan 12 New Westminster District Plan NWP70124

Part Southwest ¼ Group 1 Lot 4 Section 25 Township Plan 12 New Westminster District Plan NWP41107

Part Southwest ¼ Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan NWP70124

Parcel 1 Part Southwest ¼ Reference Plan 17316 of Parcel A Reference Plan 3015 Section 25 Township Plan 12 NWD

Parcel A Part Southwest ¼ Reference Plan 3015 Excluding Parcel 1 Reference Plan 17316 Section 25 Township Plan 12 NWD

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

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

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

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

PID 000-947-261

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

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

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

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

- Part Southwest ¼ Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan NWP41107
- Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan LMP26779
- Group 1 Lot 2 Section 25 Township Plan 12 New Westminster District Plan LMP26779
- Part Southwest ¼ Lot 3 Section 25 Township Plan 12 New Westminster District Plan NWP70124
- Part Southwest ¼ Group 1 Lot 2 Section 25 Township Plan 12 New Westminster District Plan NWP70124
- Part Southwest ¼ Group 1 Lot 4 Section 25 Township Plan 12 New Westminster District Plan NWP41107
- Part Southwest ¼ Group 1 Lot 1 Section 25 Township Plan 12 New Westminster District Plan NWP70124
- Parcel 1 Part Southwest ¼ Reference Plan 17316 of Parcel A Reference Plan 3015 Section 25 Township Plan 12 NWD
- Parcel A Part Southwest ¼ Reference Plan 3015 Excluding Parcel 1 Reference Plan 17316 Section 25 Township Plan 12 NWD
- Legal Subdivision 7 Group 1 Section 25 Township Plan 12 NWD (PID 013-301-748)
- Group 1 Lot A Section 26 Township Plan 12 New Westminster District Plan NWP83431
- Lot 22 Section 26 Township plan 12 New Westminster District Plan LMP25391
- Lot A Section 26 Township Plan 12 New Westminster District Plan BCP45610
PID 000-947-261
- Lots 1-5,8-11, and 13-51 Section 25 Township 12 New Westminster District Plan BCP42202 and four adjacent park parcels
- Lots 1-3 Section 25 Township Plan 12 New Westminster District Plan BCP44861

and outlined in heavy black line on Map No. 927, a copy of which is attached hereto and forms part of this Bylaw, is hereby amended by adding Park and Conservation.

Maple Ridge Official Community Plan Bylaw No. 7060-2014 is hereby amended accordingly.

READ a first time the _____ day of _____, 20____

READ a second time the _____ day of _____, 20____

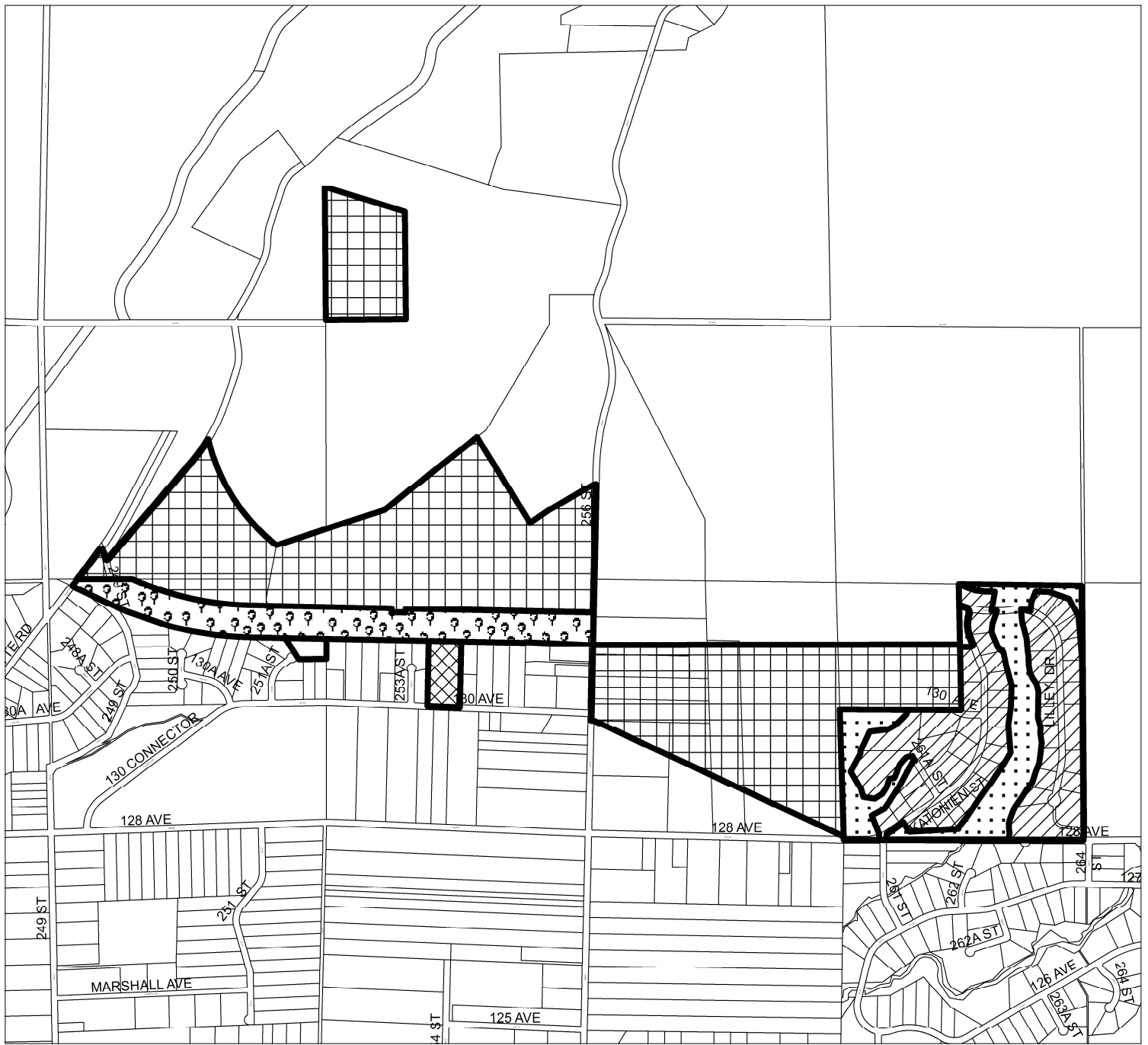
PUBLIC HEARING held the _____ day of _____, 20____

READ a third time the _____ day of _____, 20____

ADOPTED, the _____ day of _____, 20____ .

PRESIDING MEMBER

CORPORATE OFFICER









MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7299-2016

Map No. 926

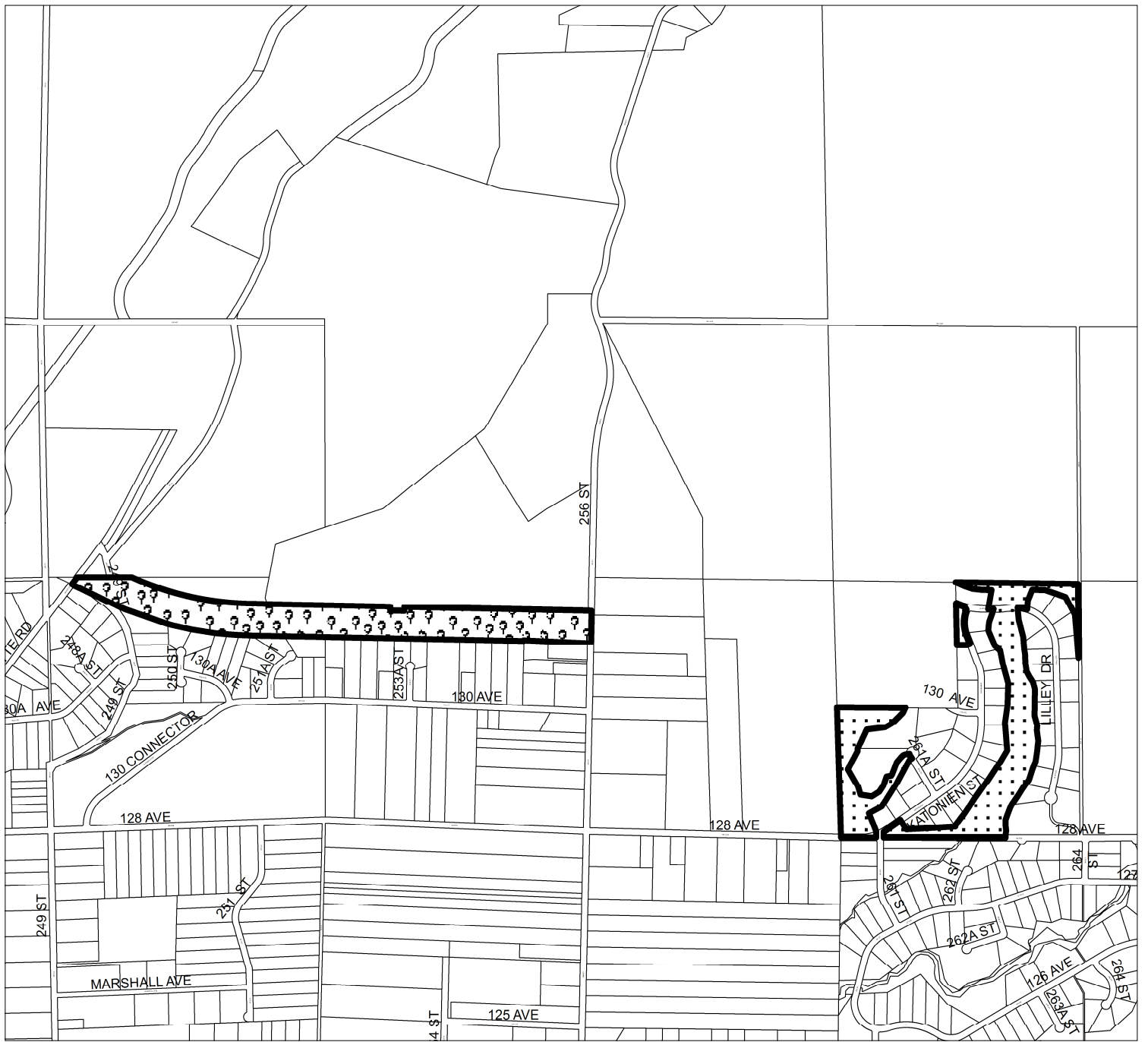
Purpose: To Amend Schedule B

From: Institutional, Rural Resource, and Suburban Residential

To:  Industrial  Estate Suburban Residential  Park
 Rural Resource  Suburban Residential  Conservation



SCALE 1:18,000



MAPLE RIDGE OFFICIAL COMMUNITY PLAN AMENDING

Bylaw No. 7299-2016

Map No. 927

Purpose: To Amend Schedule C as shown



To Add to Park



To Add To Conservation



SCALE 1:18,000