

North 256 Street Industrial Lands Area Plan

*Phase 3 Engagement - Inform
Online Presentation Sessions*

Presented by:

Eric Aderneck, RPP, MPL, BCOM, DULE
Industrial Lands Program Manager

January 14 & 15, 2026



Session Agenda

- Overview

- Purpose, scope, guiding principles, policy context

- Background

- Site features, challenges, opportunities, designations

- Proposed Area Plan

- Changes in land use, servicing and transportation plans

- Next Steps

- Questions

Instructions for Session Questions

- Click "Q&A" icon 
 - Desktop: bottom of screen or under "More" 
 - Mobile: tap bottom of screen to see menu bar
- Closed caption under "More"

Support

- Try leaving and rejoining
- Engage@MapleRidge.ca
- Call 604-466-4300 (dial 4 extension 5305)

Project Background

- Build on past city-wide studies to identify non-residential land uses with the greatest development opportunity
- Prioritize the North 256 Street lands, given potential industrial land uses, return on investment, long-term benefits to Maple Ridge
- The lands have long been contemplated for industrial uses, including in the Official Community Plan and Metro 2050
- In February 2025, Council provided direction for staff to prepare a new North 256 Street industrial lands area plan

Area Plan Purpose

- A new area plan is needed to facilitate a light industrial area that accommodates new business and employment growth while considering the features of the lands
- Increasing and improving the supply of industrial lands will:
 - support a prosperous local economy
 - accommodate additional employment opportunities
 - spur business investment
 - enhance the property tax base

What are Industrial Lands?

Industrial lands includes a wide range of uses, with different attributes, needs, and impacts. These businesses contribute to a diverse, resilient, and sustainable economy.

Industrial uses range from traditional to modern, small to large, light to heavy, etc. Some examples:

- Production (food and beverage manufacturing)
- Distribution (warehousing, industrial storage)
- Repair (autobody shops, consumer goods repair)
- Construction materials and equipment (building supplies)
- Infrastructure (public utilities, works yards)
- Outdoor storage (container storage)
- Wholesale (logistics wholesalers)

Industrial lands support economic development and employment growth, as follows:

- Accommodate a large amount of employment and economic activity
- Located within the City, thereby reducing time and costs of commuting and transport of goods
- Industrial operators generate about 30% of Metro Vancouver's Gross Domestic Product
- Jobs located on industrial lands pay 14% higher than the regional average wage
- Industrial lands diversify the property tax base, making municipalities more financially balanced

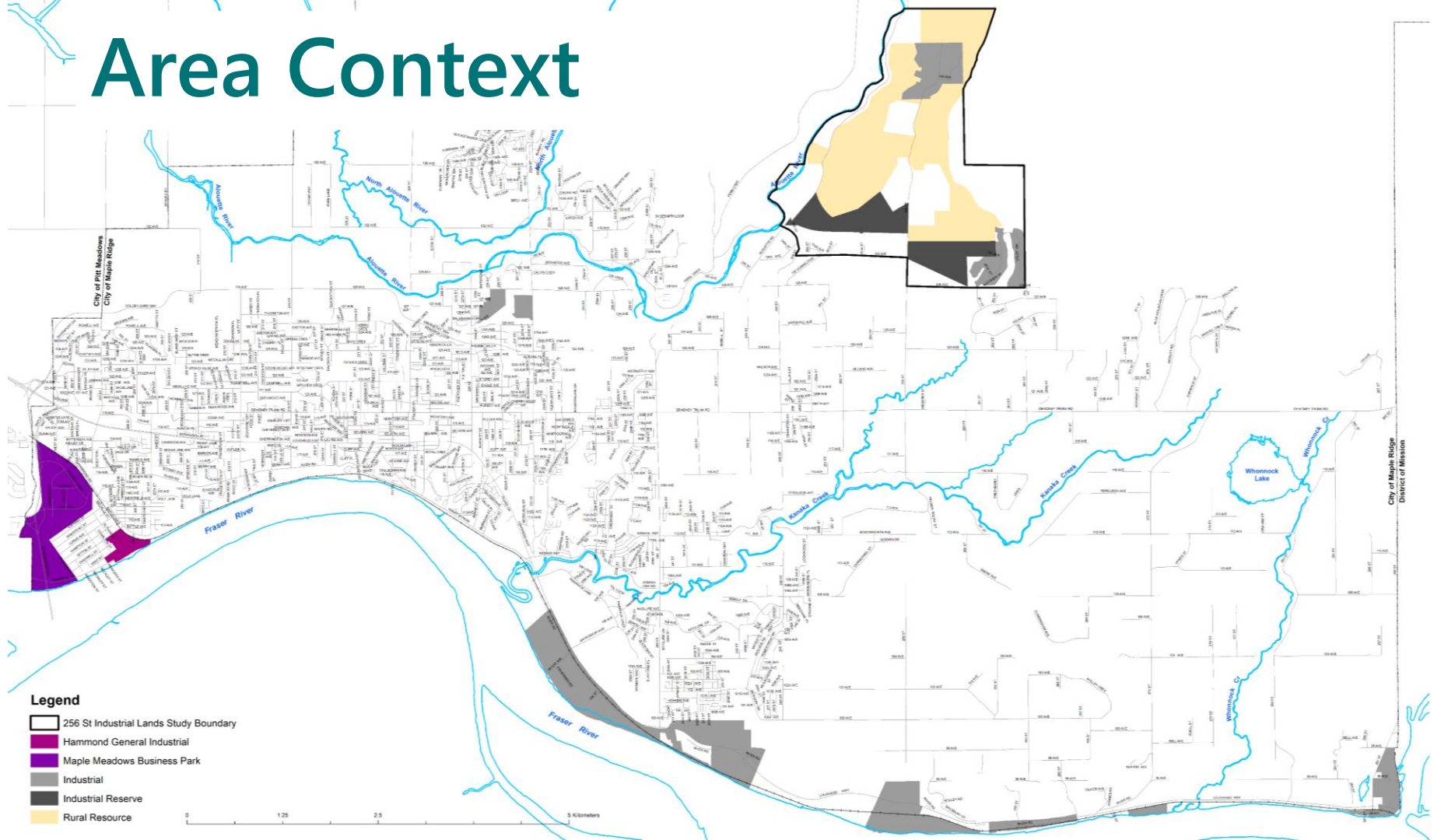
Example of Industrial Uses

The North 256 St lands will be limited to low-impact, low emission industrial uses.

Heavy industrial uses will not be considered for the area.



Area Context



Scope of Work

1. Assess site constraints and opportunities
2. Prepare a conceptual land use plan
3. Review transportation needs
4. Analyze possible servicing needs
5. Refine land use design
6. Prepare associated policies
7. Finalize the area plan

Guiding Principles

1: Support businesses that contribute to economic growth and development

- Provide more accommodation options for industrial users.
- Increase employment opportunities.
- Increase the City's industrial property tax base.
- Reinforce the City's business-friendly character.

2: Promote the efficient use of industrial land

- Increase overall industrial land supply.
- Prioritize industrial uses that support the City's economy.
- Flexible designs that support end-user needs while also allowing for adaptable future uses.

3: Incorporate high quality design & development

- Require appropriate screening for industrial uses, particularly where bordering non-industrial uses.
- Create a transition / interface buffer between industrial and other uses.
- Encourage urban design that is visually appealing from public roads.

4: Protect environmental assets

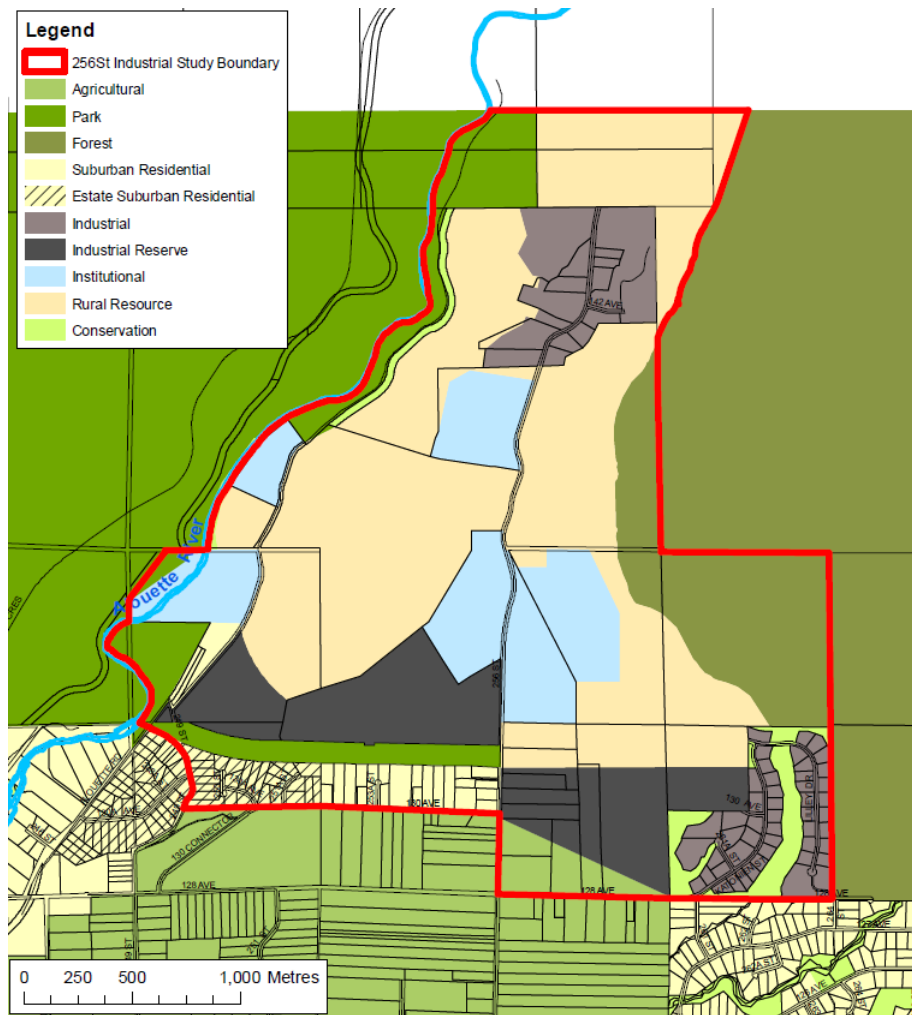
- Designate natural conservation spaces, including watercourses and other sensitive environmental features.
- Designate recreation areas, including parks, trails.
- Avoid development on hazard lands.
- Protect and enhance ecologically-sensitive areas.

Municipal Policy Context

Official Community Plan establishes policies that:

- Support the facilitation of opportunities for local job growth
- Promote local business strengths to a global market
- Encourage local job creation to foster a balanced community
- Identify need for new industrial lands for future employment
- Also supportive of goals in Economic Development Strategy

The North 256 area represents a significant amount of land that could be added to the region's industrial supply

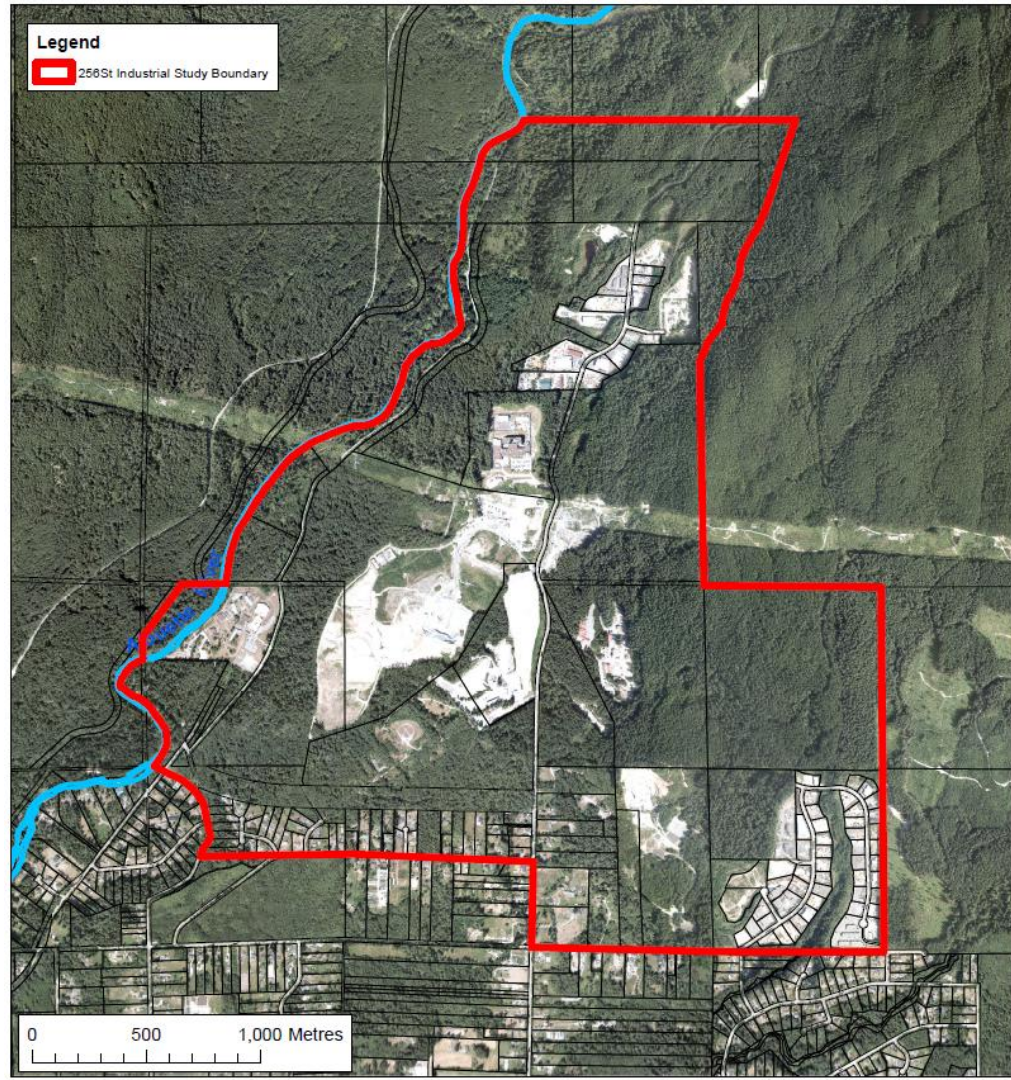


OCP Designations

- Industrial, Industrial Reserve, Institutional, Rural Resource
- Range of unique uses and varied ownership, including:
 - City and Province owned
 - Prison and training facilities
 - Gravel extraction
 - Private landowners / developers
- Limited infrastructure and road access

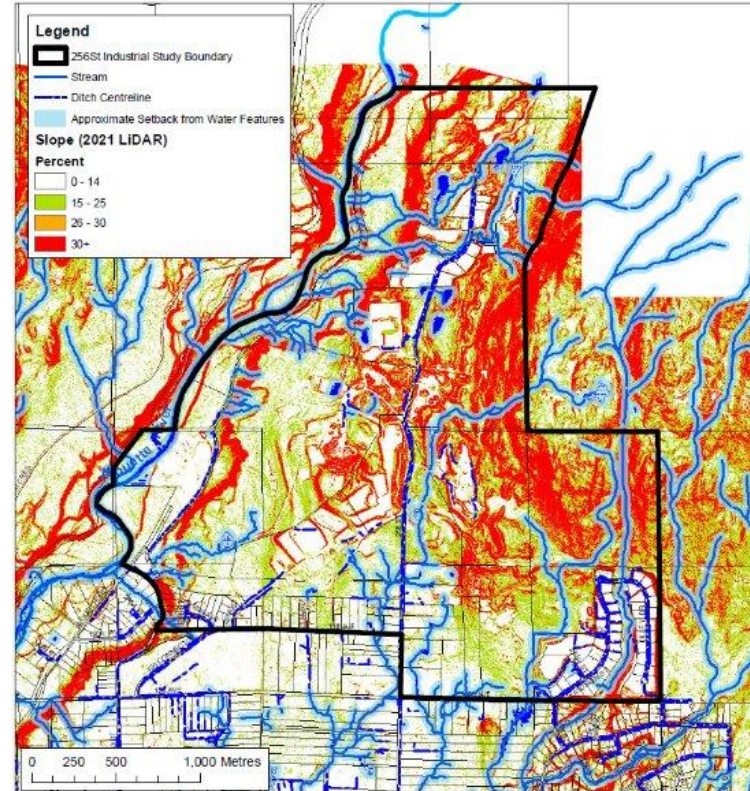
Site Features

- Lands are mostly vacant and underutilized
- Varied terrain including steep slopes
- Environmental constraints including creeks
- Conservation related lands
- Recreational activities



Challenges and Opportunities

- The lands are challenged by their location, poor transportation access, limited infrastructure, steep terrain, and environmental constraints
- This has limited industrial development, densification and intensification
- Address transport needs, infrastructure requirements, site and environmental features, business tenant demand, etc.



Engagement Program

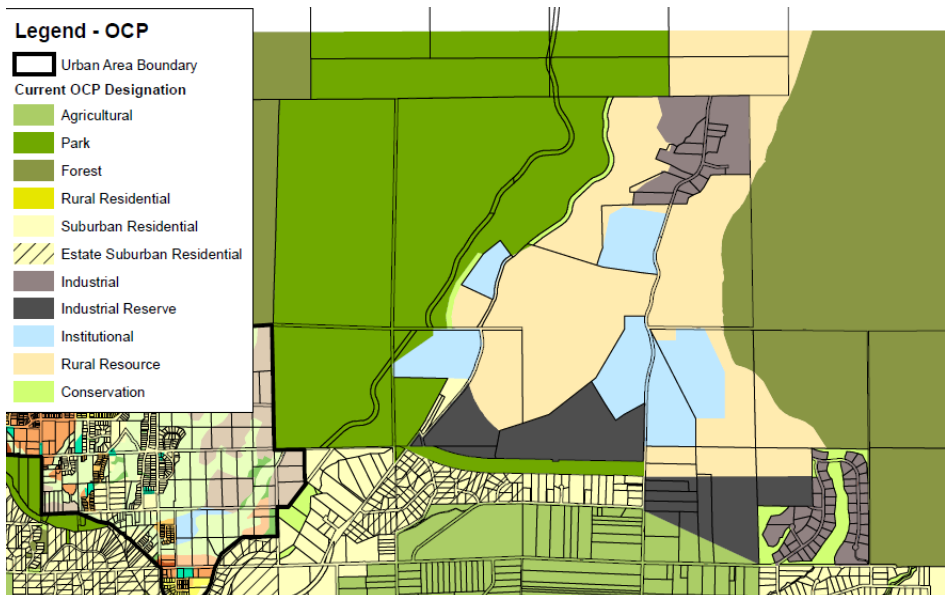
- Three phases of engagement with opportunities to participate:
 - local property owners, developers
 - external agencies, interest groups
 - business community
 - public
- Engagement forms: interest holder and public information meetings, online surveys, notices via City's website, newsletter, social media
- With associated area planning work, detailed analysis, land use planning, and policies to advance industrial development

New Area Plan Components

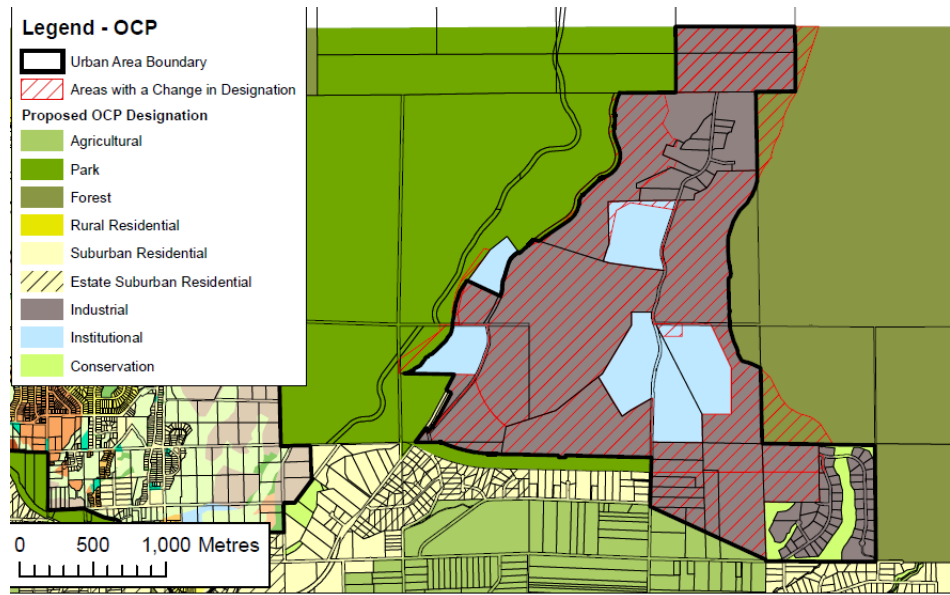
- The completed Area Plan includes designations and policies for:
 - Industrial uses, institutional uses
 - Amenities such as a retail node, trail access
 - Environmental, parkland, recreation areas
 - Transportation networks and infrastructure corridors
- Associated updates to OCP sections:
 - Chapter 10 New Area Plan
 - Chapter 8 North 256 Street Design Guidelines
 - Chapter 6 Employment / Industrial
 - Chapter 1 Regional Context Statement

OCP Designation Changes

Current

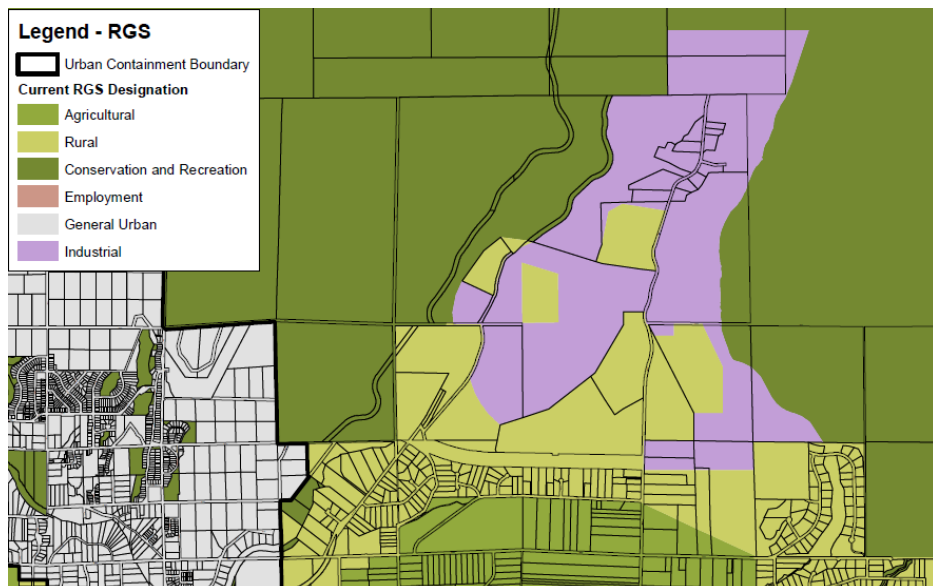


Proposed

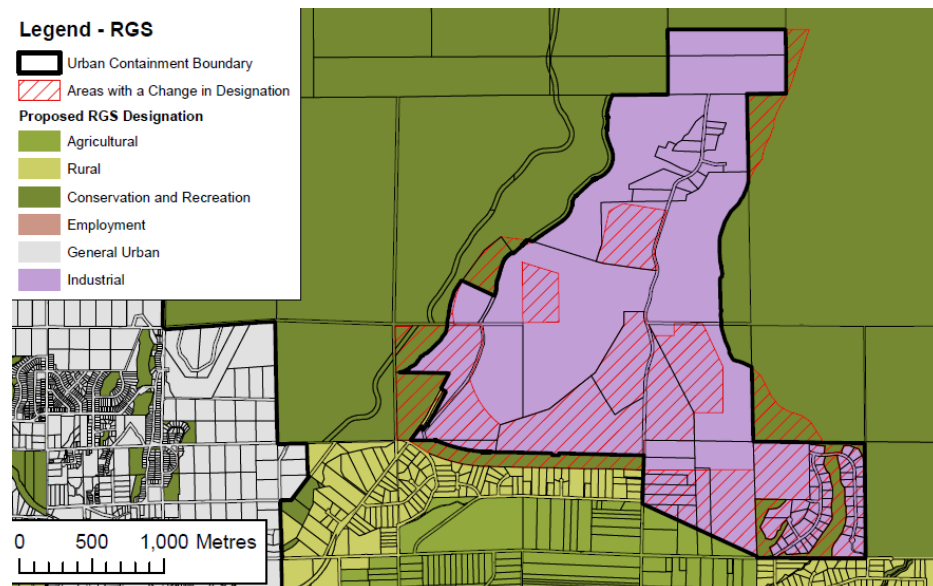


RGS Designation Changes

Current



Proposed

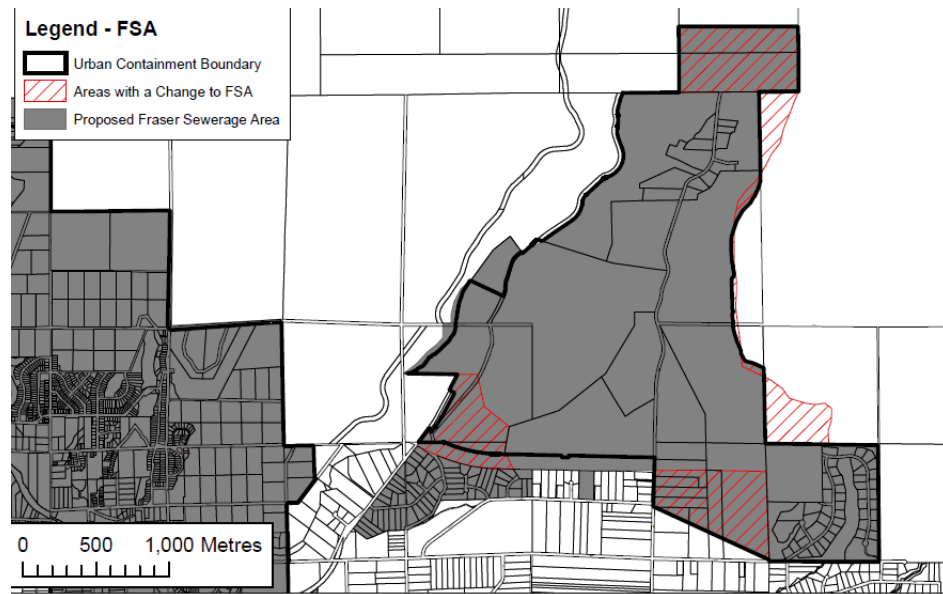


Regional Sewerage Service Area

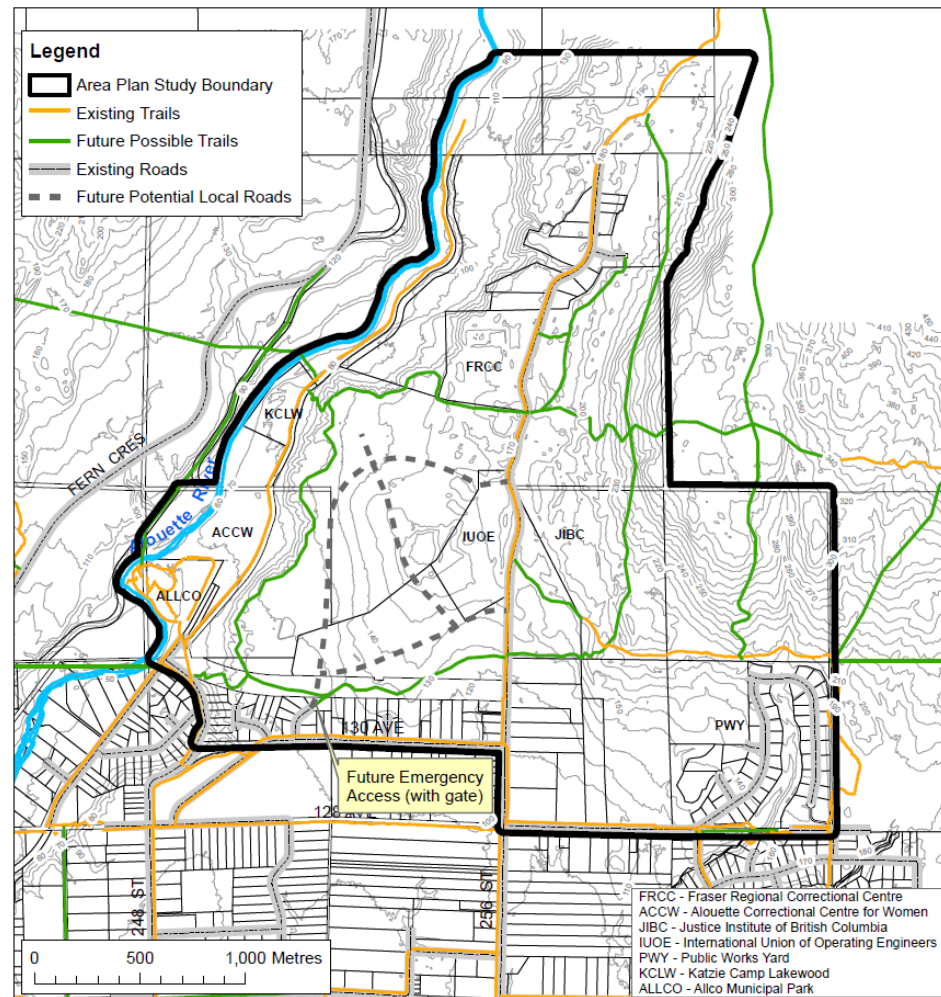
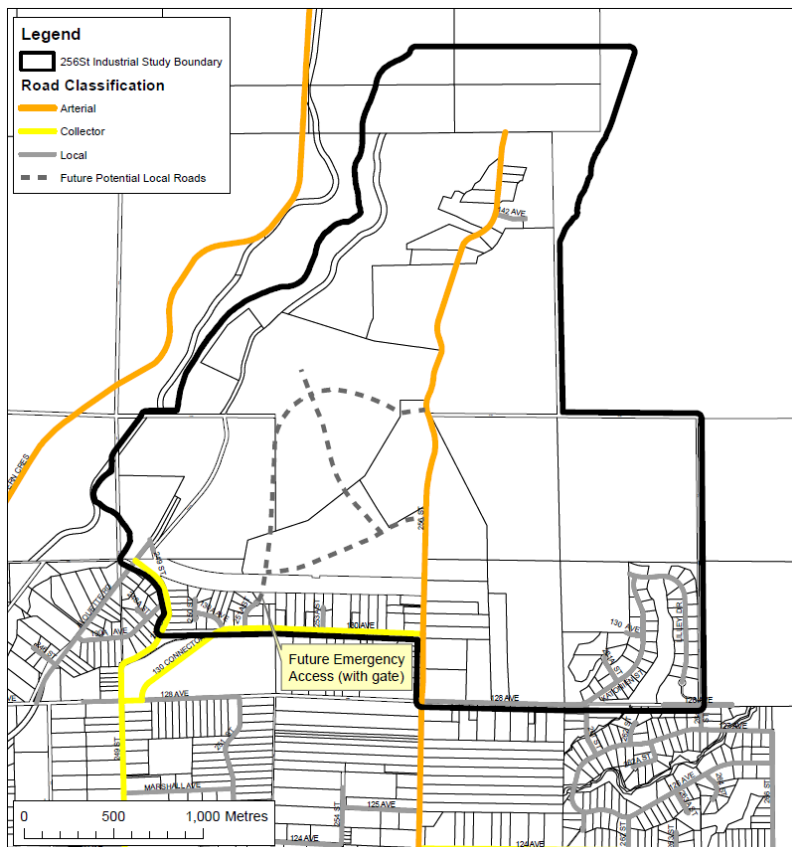
Current



Proposed



Transportation



Changes in Land Use

OCP Designation Change - From / To	Hectares	Acres
Rural Resource to Industrial	267	661
Industrial Reserve to Industrial	90	223
Rural Resource to Institutional	4	10
Institutional to Park	4	11
Conservation to Park	6	14
Rural Resource to Forest	24	60
TOTAL	396	978

RGS Designation Changes - From / To	Hectares	Acres
Rural to Industrial	222	548
Rural to Conservation & Recreation	55	136
Industrial to Conservation & Recreation	24	61
TOTAL	301	744

Note that the net developable or useable amounts of land is less than the gross amounts.

Next Steps

- Council consideration of OCP amending bylaw initial readings (Jan 6)
- Council Public Hearing (Jan 20)
- Council consideration of OCP amending bylaw third reading (Jan 27)
- Referral to Metro Vancouver for regional approvals
- Metro Vancouver consideration and approvals
- Council adoption of OCP amending bylaw



Instructions for Questions

Questions

- Click the "Q&A" icon 
 - Desktop: bottom of screen or under "More" 
 - Mobile: tap bottom of screen to see menu bar

Support

- Try leaving and rejoining
- Email Engage@MapleRidge.ca
- Call 604-466-4300 (dial 4 extension 5305)

Additional Materials

All associated documentation including the following can be found online:

- Project Scope of Work Staff Report (Feb 2025)
- Summary of Phase 1 Engagement (April-May 2025)
- Summary of Phase 2 Engagement (Sept-Oct 2025)
- Area Plan and OCP Amending Bylaw Staff Report (Jan 2026)
- Proposed North 256 Street Industrial Lands Area Plan
- Proposed North 256 Street Development Permit Area Guidelines

Project website: <https://engage.mapleridge.ca/256AreaPlan>

Thank you

Thank you very much for your participation.

Subscribe to project newsletter to get updates:

Engage.MapleRidge.ca/256AreaPlan

Eric Aderneck, RPP, MPL, BCOM, DULE
Industrial Lands Program Manager

M: 604 721 5528 | E: eaderneck@mapleridge.ca