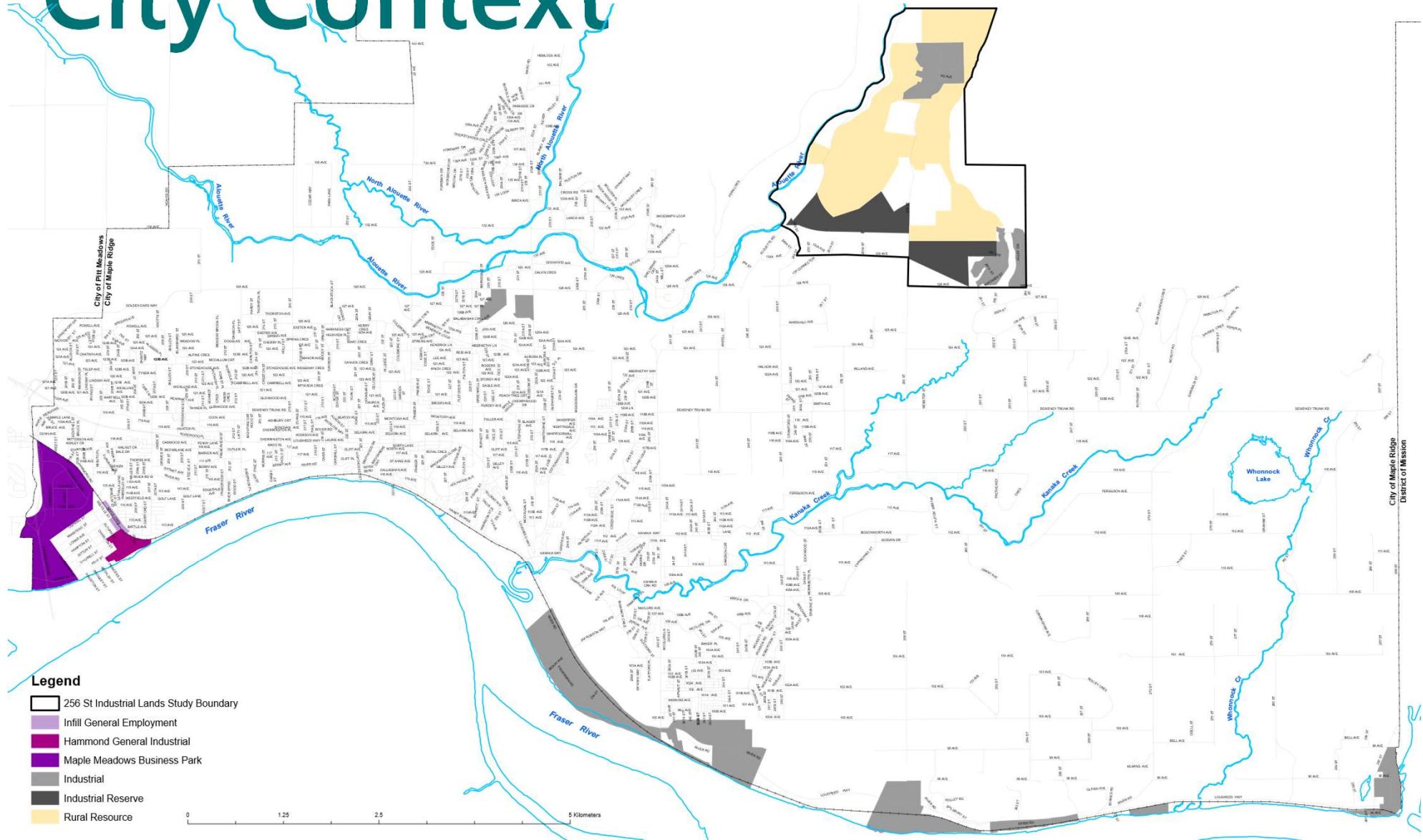
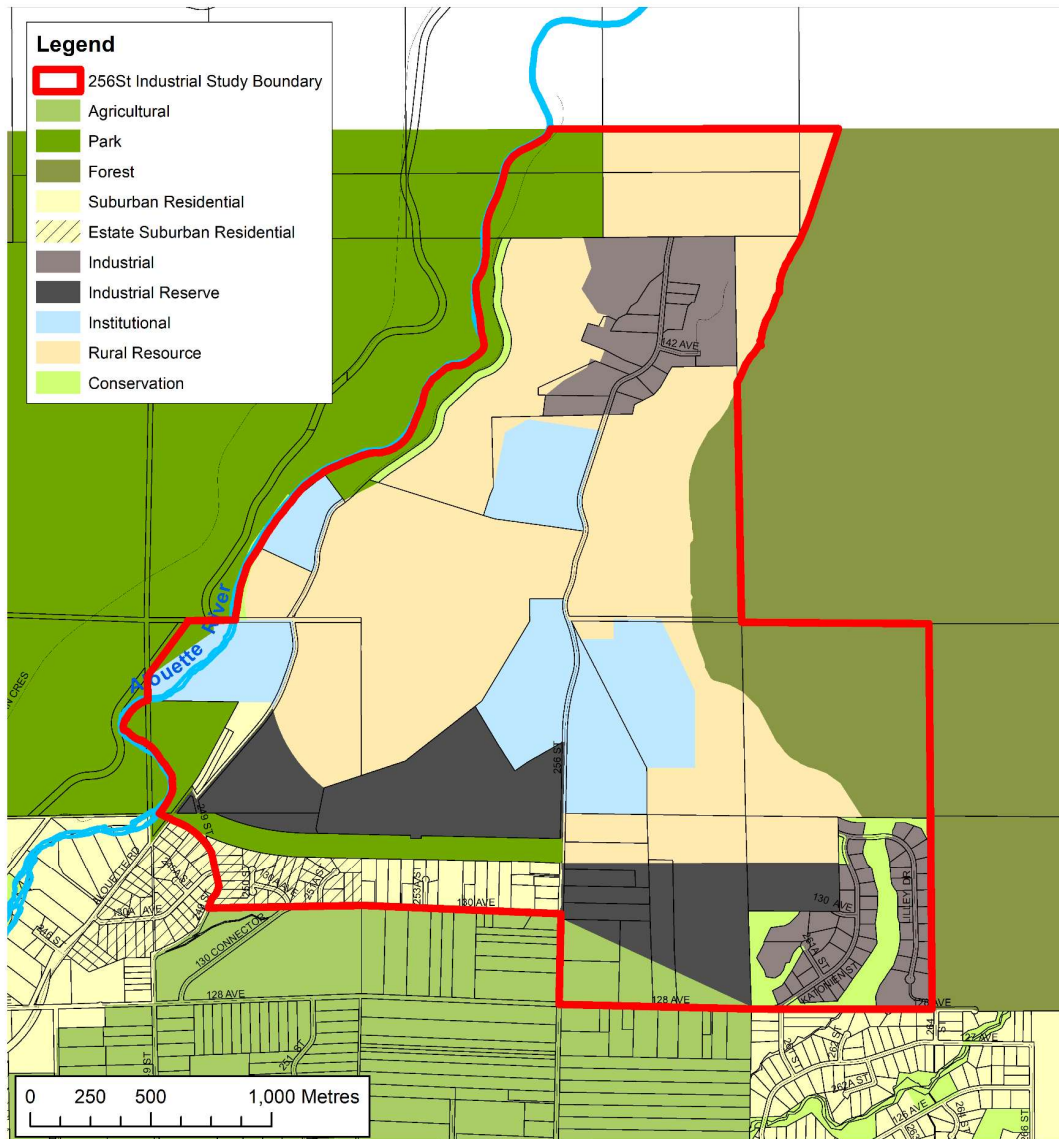


City Context

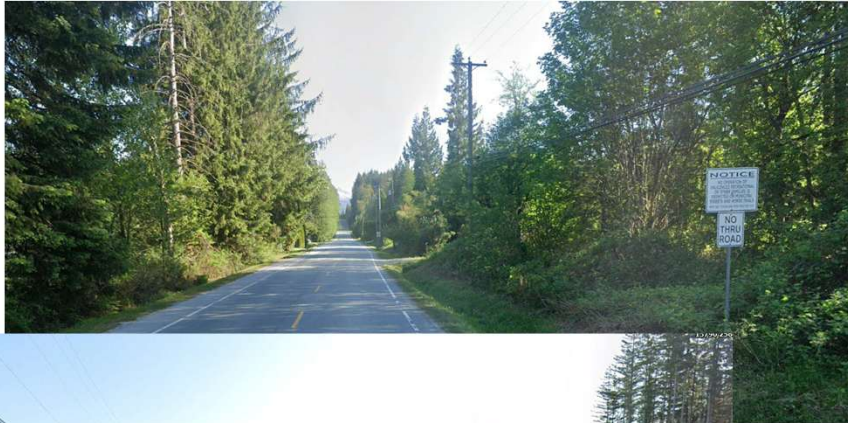


OCP Designations

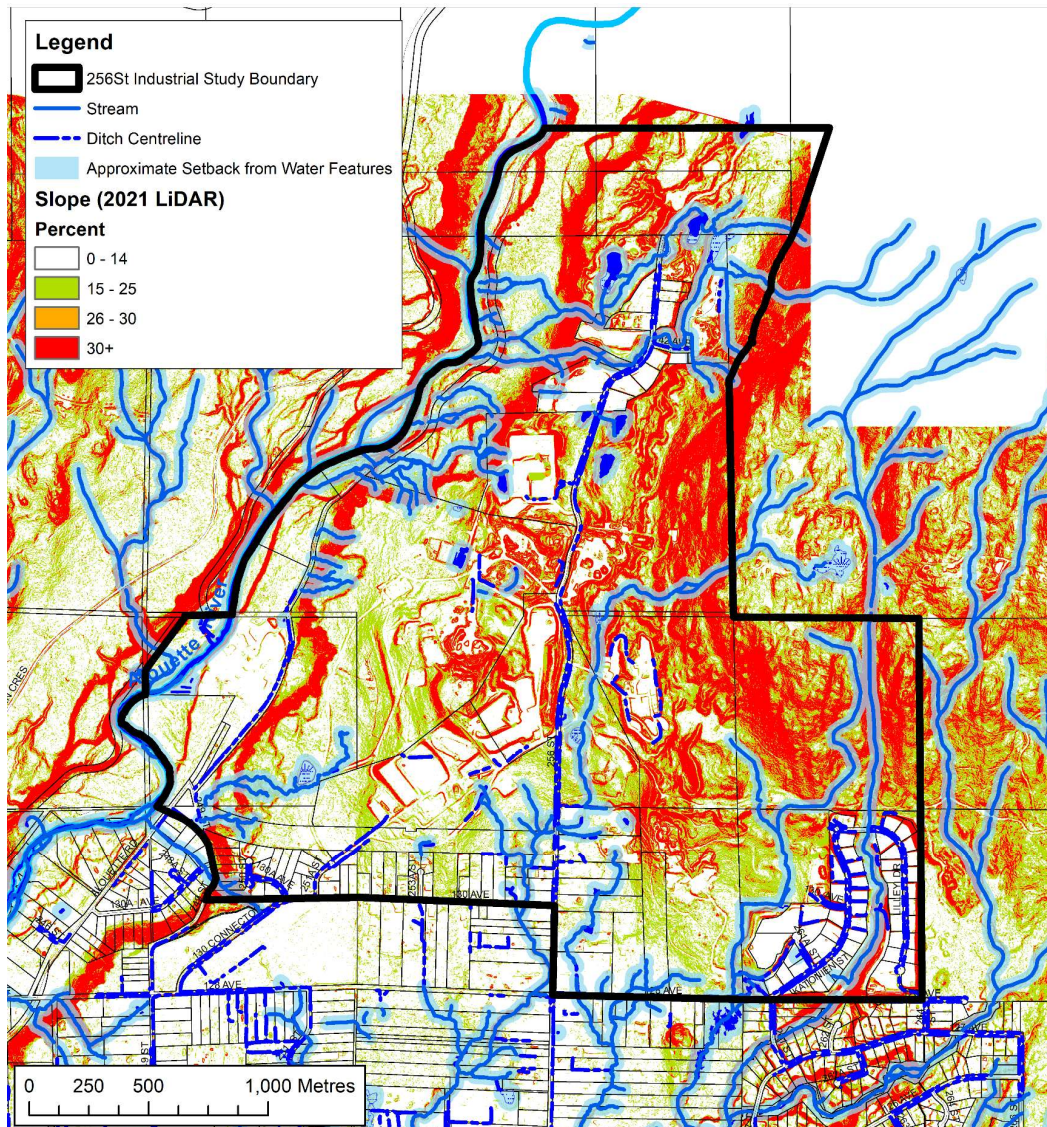


- Industrial, Industrial Reserve, Institutional, Rural Resource
- Range of unique uses and varied ownership, including;
 - City owned
 - Prison and training facilities
 - Gravel extraction
 - Private landowners / developers
- Currently, limited infrastructure and road access

Area Photos



Site Features



- Lands are mostly vacant and underutilized
- Varied terrain including steep slopes
- Environmental constraints including creeks
- Conversation related lands
- Recreational activities
- Established residential uses along 130 Avenue

Benefits of Industrial Land Use Development

- A new Area Plan will facilitate a modern, light industrial area that accommodates new business and employment growth while considering features of the lands.
- Increasing and improving the supply of industrial lands will:
 - support a prosperous economy
 - accommodate local employment
 - spur business investment
 - enhance the property tax base
- The demand for industrial land is high, and there is a limited supply of industrial land in the city and region.
- The land base is constrained by geography – an ocean, mountains, the Agricultural Land Reserve, and an international border.
- Other uses compete with industrial for land, and there is pressure to convert industrial lands into residential and commercial uses, which have higher values.
- Industrial lands are sometimes constrained by environmental features and/or a lack of municipal infrastructure.

Area Attributes and Issues

Site industrial development on lands with fewest hazards and greatest opportunities:

- **Terrain** – Some parts of the lands are steep, which will limit the development potential of those areas and inform the land use plan design.
- **Lands** – Contains a variety of different existing land uses, and surrounded by unique conservation and recreation lands.
- **Gravel** – Several gravel extraction operations in the area.
- **Location** – Located at the norther side of Maple Ridge, accessible via 256 Street connecting to the regional transportation network.
- **Transportation** – Roads to be extended and enhanced to provided better access to the area.
- **Infrastructure** – Municipal servicing (water, sewer, drainage) will be upgraded for the area to serve the new land use demand.