

7.2 - North 256 Street Industrial Lands Area Plan

Official Community Plan Amending Bylaw No. 8087-2026

First and Second Readings

Presented by:

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January 6, 2026



Maple Ridge

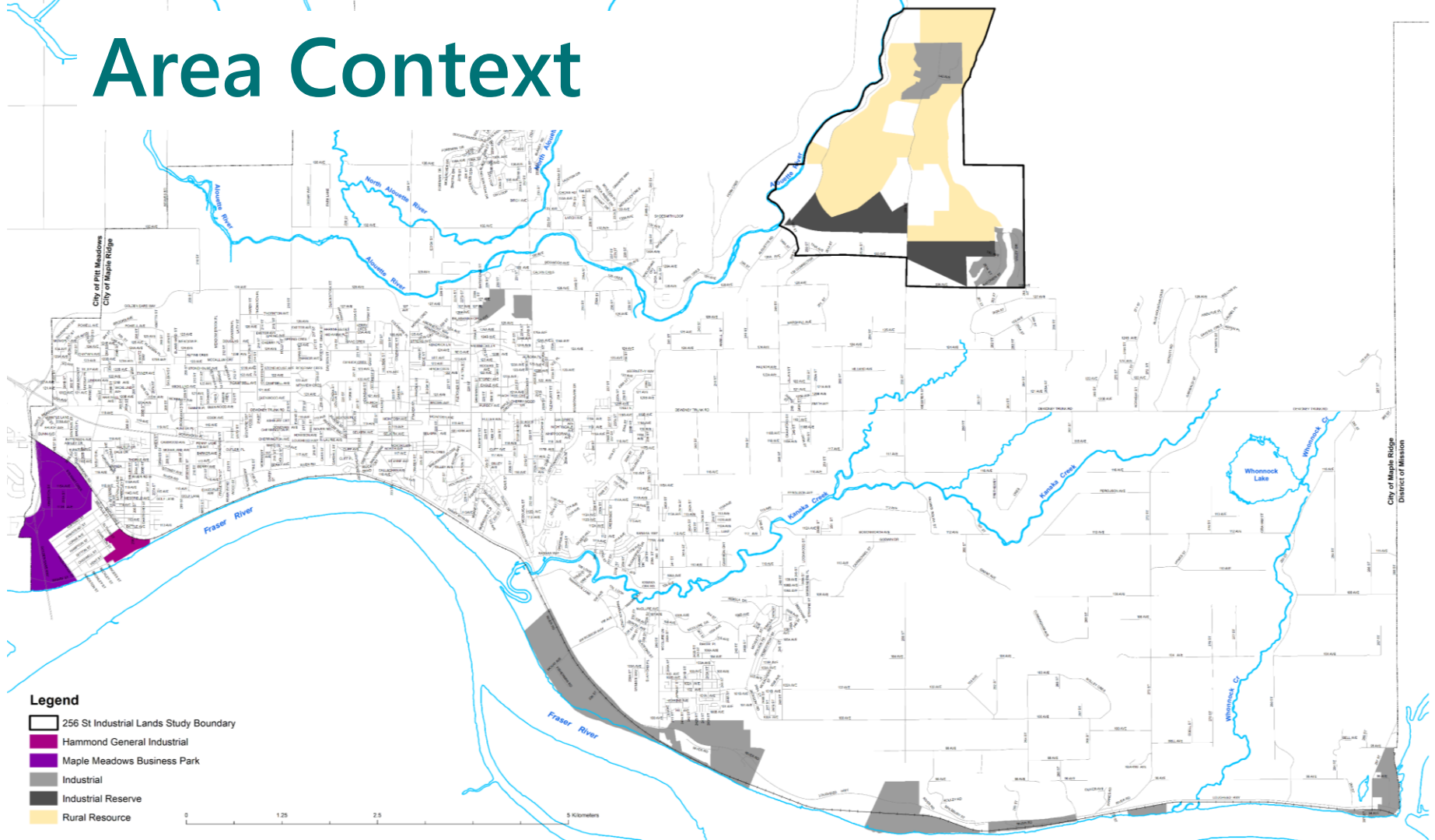
Background

- 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

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

Area Context



Scope of Work

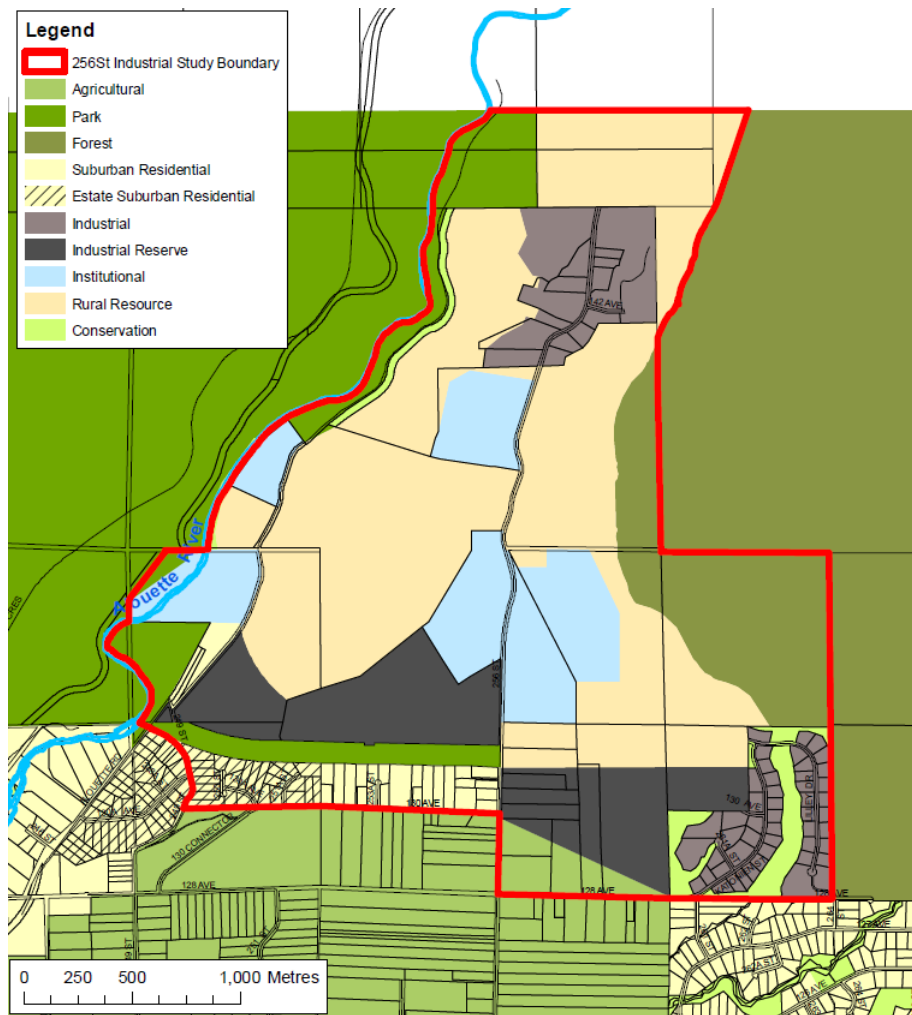
1. Assess site constraints and opportunities
2. Prepare a conceptual land use plan
3. Review transportation needs
4. Analyze possible servicing needs
5. Refine land use design
6. Prepare associated policies
7. Finalize the area plan

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

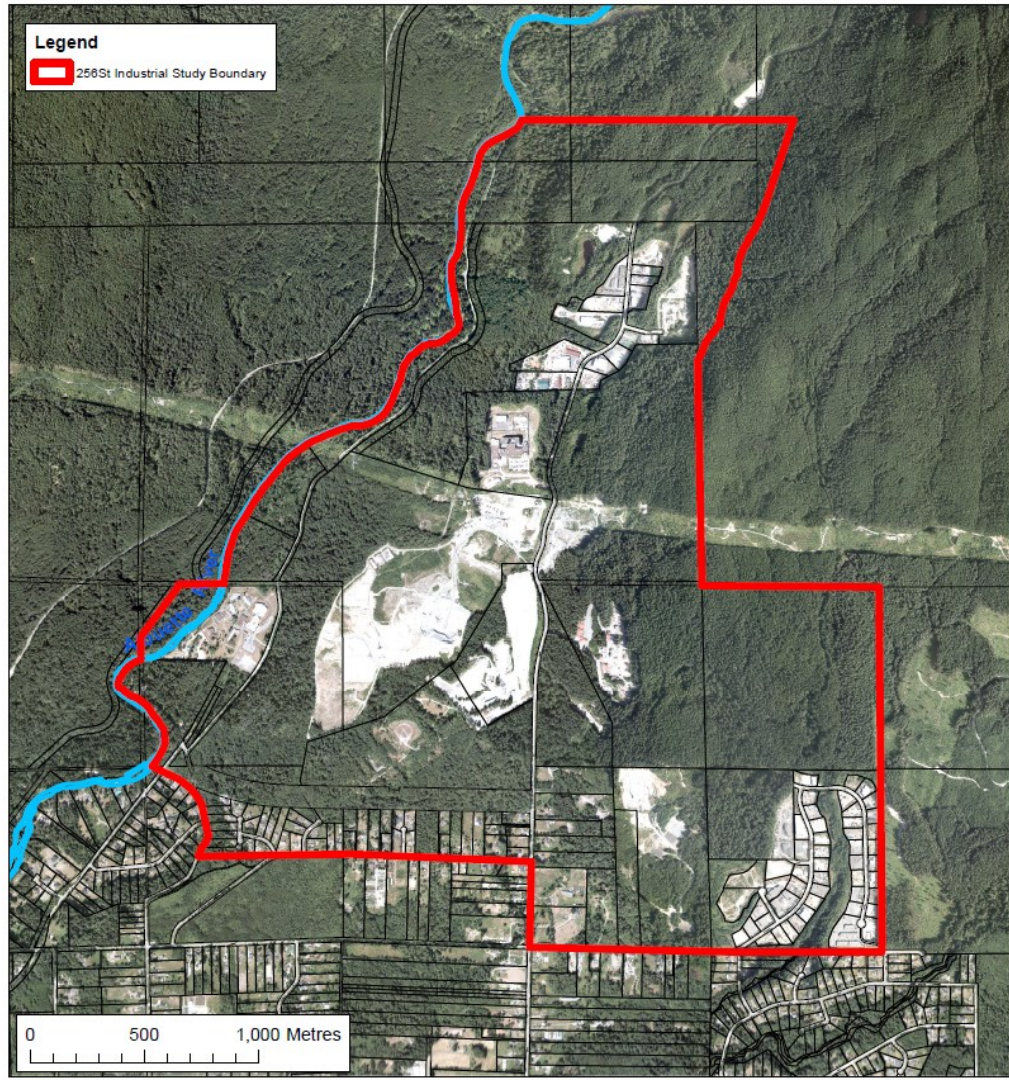


OCP Designations

- 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
- Currently limited infrastructure and road access

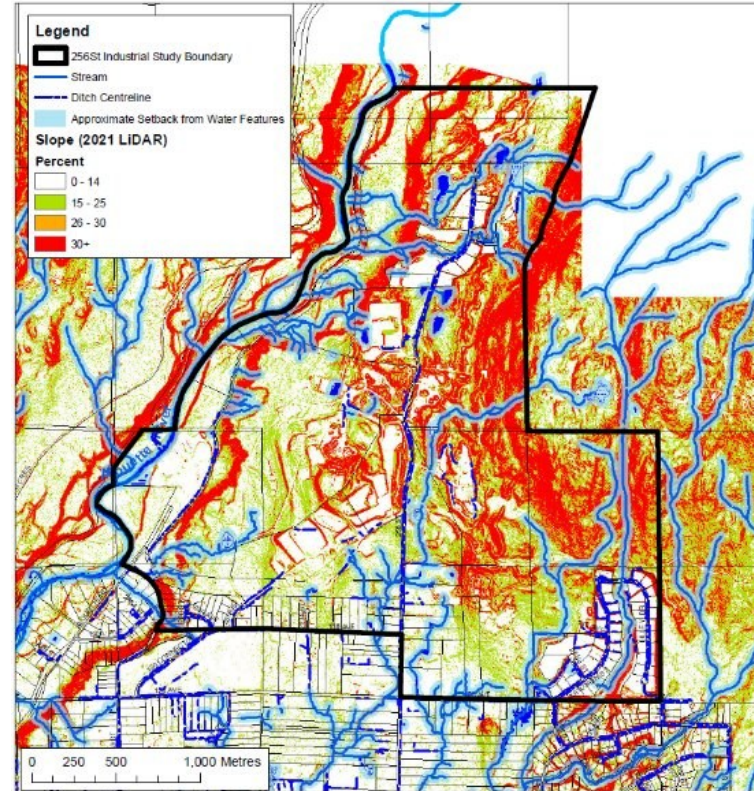
Site Features

- 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 prevented industrial development, densification and intensification
- Address transport needs, infrastructure requirements, site and environmental features, business tenant demand, etc.



Engagement

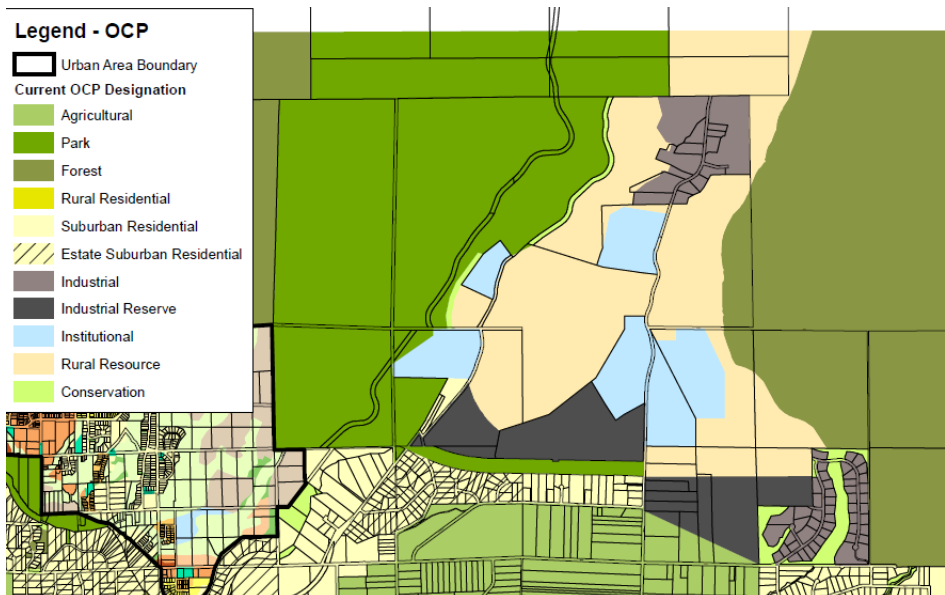
- Three phases of engagement with opportunities to participate:
 - local property owners, developers
 - external agencies, interest groups
 - business community
 - public
- Engagement forms: interest holder and public information meetings, online surveys, notices via City's website, newsletter, social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

New Area Plan

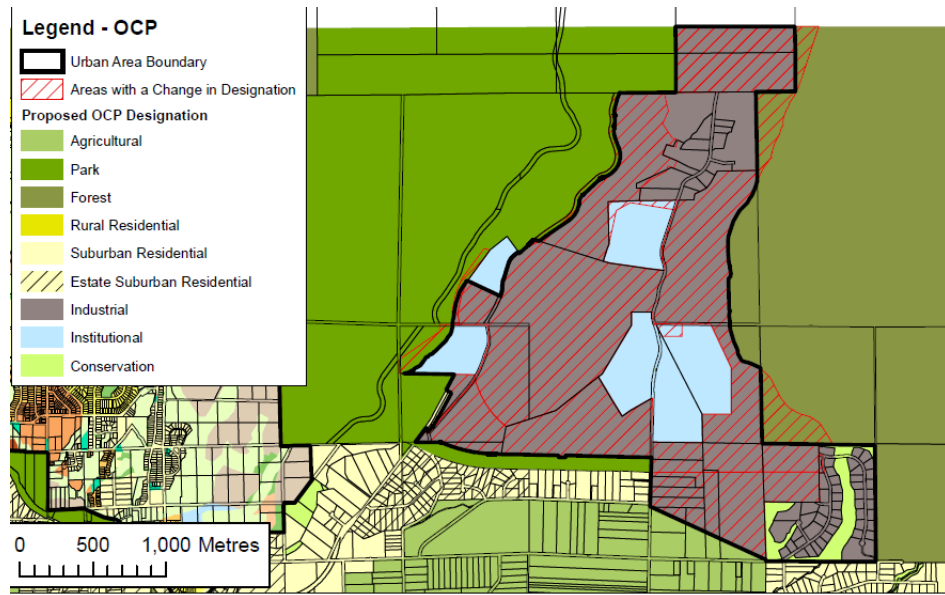
- The completed Area Plan includes designations and policies for:
 - Industrial uses, institutional uses
 - Amenities such as a retail node, trail access
 - Environmental, parkland, recreation areas
 - Transportation networks and infrastructure corridors
- Associated updates to OCP sections:
 - Chapter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

OCP Designation Changes

Current

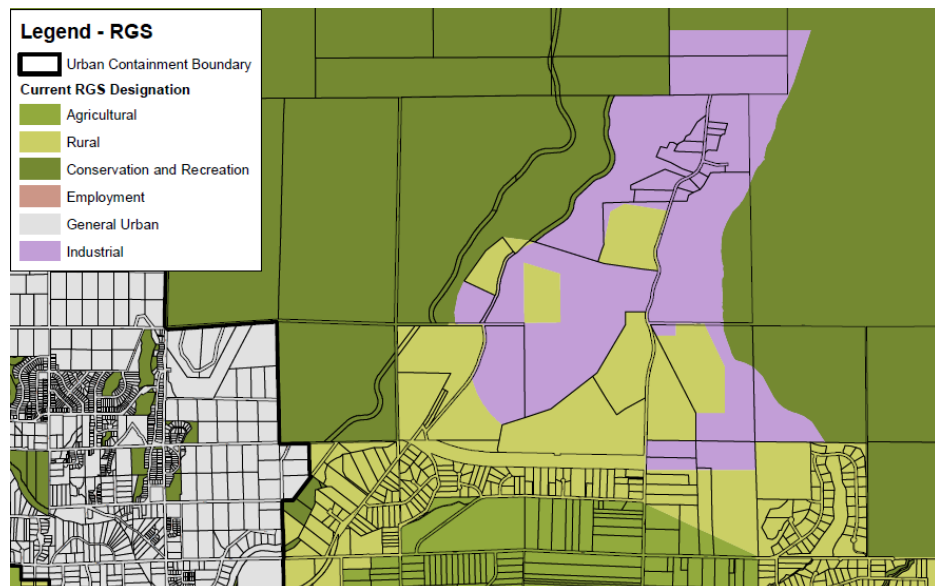


Proposed

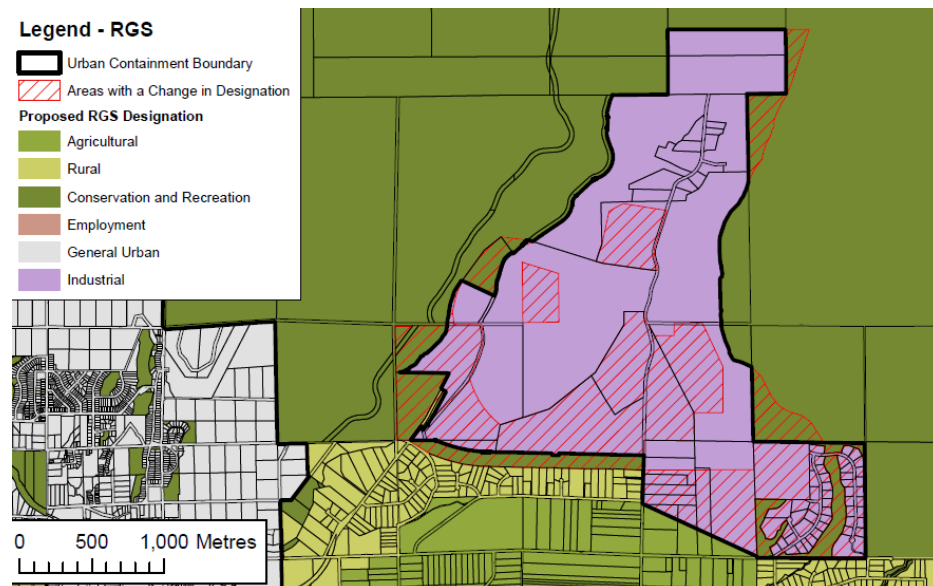


RGS Designation Changes

Current



Proposed

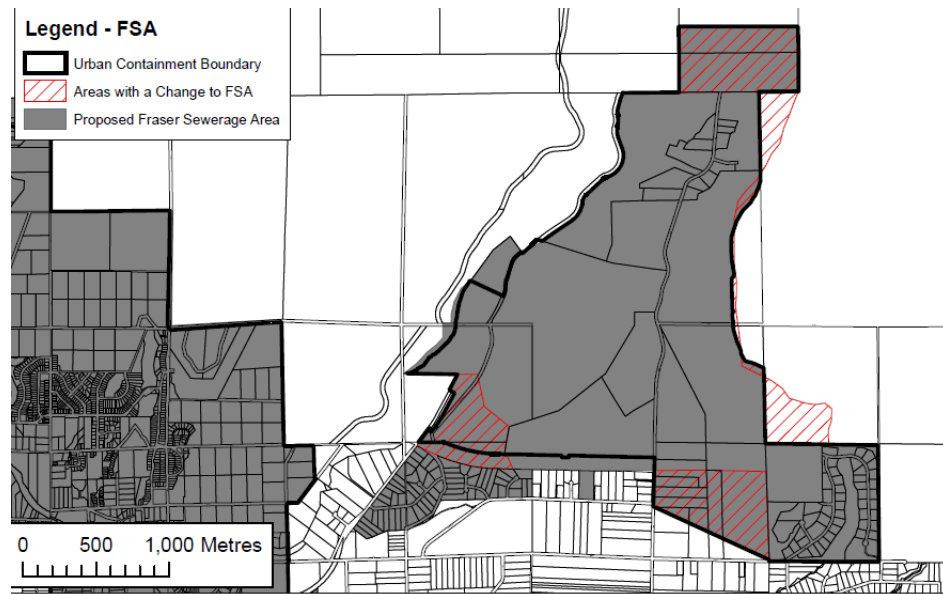


Regional Sewerage Service Area

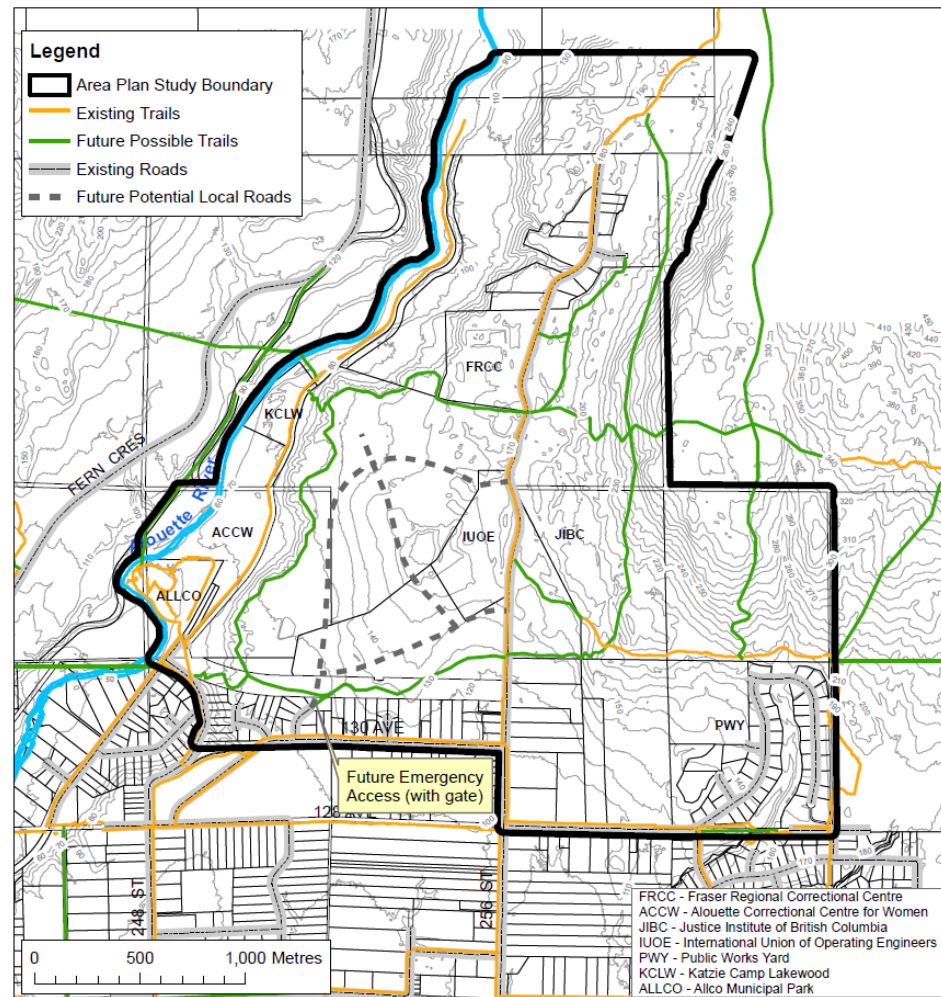
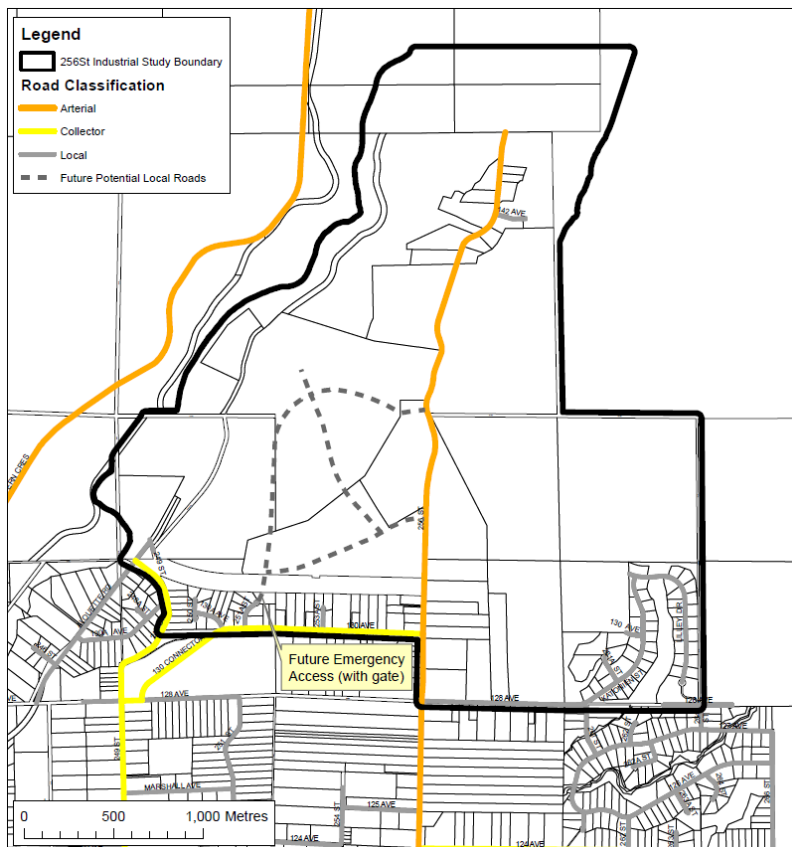
Current



Proposed



Transportation



Changes in Land Use

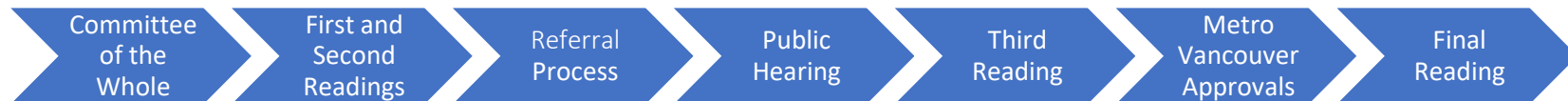
OCP Designation Change - From / To	Hectares	Acres
Rural Resource to Industrial	267	661
Industrial Reserve to Industrial	90	223
Rural Resource to Institutional	4	10
Institutional to Park	4	11
Conservation to Park	6	14
Rural Resource to Forest	24	60
TOTAL	396	978

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
- Council Public Hearing
- Council consideration of OCP amending bylaw third reading
- Referral to Metro Vancouver for regional approvals
- Metro Vancouver consideration and approvals
- Council adoption of OCP amending bylaw



Recommendations

THAT in accordance with Sections 475 and 476 of the *Local Government Act*, Council confirms that posting of *Official Community Plan Amending Bylaw No. 8087-2026* on the City's website, the consultation strategy as outlined in the staff report dated January 6, 2026, and the holding of a Public Hearing to be sufficient for early and ongoing consultation on the proposed Bylaw.

THAT in accordance with Section 477 of the *Local Government Act*, Council considers *Official Community Plan Amending Bylaw No. 8087-2026* to be consistent with the City's Capital Expenditure Plan and Waste Management Plan.

THAT *Official Community Plan Amending Bylaw No. 8087-2026*, for the North 256 Street Area Plan, be given first and second readings and forwarded to a Public Hearing.