

OFFICIAL REGIONAL PLAN

OF THE LOWER MAINLAND REGIONAL PLANNING BOARD, THE MUNICIPALITIES OF THE REGION, AND THE PROVINCE OF BRITISH COLUMBIA

FOR THE LOWER MAINLAND PLANNING AREA



SB-428

DECLARATION OF PLANNING AREA

DECLARATION OF A PLANNING AREA UNDER "TOWN PLANNING ACT."

June 21st, 1949.

WHEREAS it is provided by section 65 of the "Town Planning Act," being chapter 339 of the "Revised Statutes of British Columbia, 1948," as follows: "Where it appears expedient to the Minister he may declare any area a planning area and may define the boundaries of the area":

And whereas the Minister in that section means the Minister of Municipal Affairs:

And whereas it appears expedient to the Minister of Municipal Affairs to declare an area hereinafter described a planning area for the purposes of the "Town Planning Act":

Now therefore the Minister of Municipal Affairs hereby declares that the area hereinafter described is a planning area within the meaning of section 65 of the "Town Planning Act":—

Commencing at the south-west corner of the District Municipality of Delta as defined by notice in The British Columbia Gazette under date of April 26th, 1934, being a point on the southerly boundary of the Province; thence easterly along said boundary to the south-west corner of Township 25, east of the Coast meridian; thence northerly along the westerly boundary of said township to the south-west corner of Section 19 thereof; thence easterly along the southerly boundary of said Section 19 to the south-east corner thereof; thence northerly along the easterly boundary of Section 19 produced to and along that of Section 30 and Indian Reserve No. 14 ("Soowallie") to the southerly boundary of the Township Municipality of Chilliwack as defined in chapter 10, Statutes of British Columbia, 1927; thence easterly and northerly along the southerly and easterly boundaries of said municipality to the southerly boundary of Section 23, Township 2, Range 29, west of the 6th meridian; thence north-easterly by a straight line to the south-west corner of Township 5, Range 26; thence easterly and northerly along the southerly and

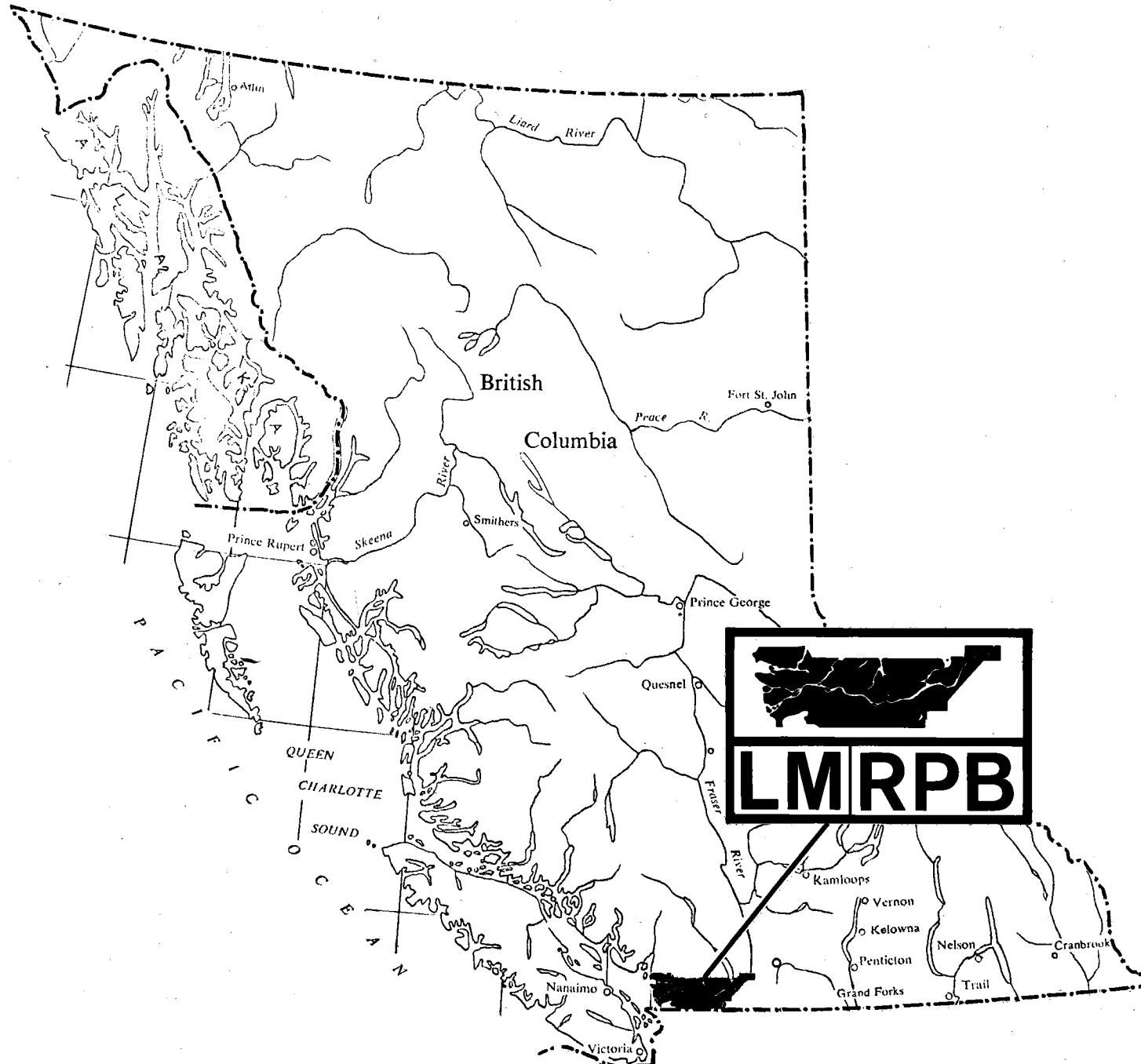
easterly boundaries of said township to the north-east corner of Section 24 thereof; thence westerly along the northerly boundaries of Sections 24, 23, 22, 21, 20, and 19 of Township 5 in Ranges 26 and 27 to the westerly boundary of Township 5, Range 27; thence southerly along said boundary to the northerly boundary of the District Municipality of Kent as defined in The British Columbia Gazette under date of September 27th, 1894; thence westerly and southerly along the boundaries of said municipality to the northerly boundary of Township 4, Range 28; thence westerly along the northerly boundaries of Township 4 in Ranges 28, 29, and 30—all the ranges herein above mentioned, unless specified to the contrary, being west of the 6th meridian, and continuing westerly along the northerly boundaries of Township 4 in Ranges 1, 2, 3, 4, and 5, west of the 7th meridian, to the easterly shore of Pitt Lake; thence westerly by a straight line to the north-east corner of Township 40, New Westminster Land District; thence westerly along the northerly boundaries of Townships 40 and 39 of said land district to the north-west corner of Section 34 of said Township 39; thence by a straight line to the north-east corner of the District Municipality of North Vancouver as defined by notice in The British Columbia Gazette under date of August 26th, 1926; thence westerly along the northerly boundary of said municipality and that of the District Municipality of West Vancouver as defined by notice in The British Columbia Gazette under date of March 14th, 1912, to the north-west corner thereof; thence southerly along the westerly boundary of the Municipality of West Vancouver to the point thereon which lies due west of Atkinson Point; thence due south to the northerly boundary of the District Municipality of Delta aforesaid; thence south-westerly and south-easterly along the boundaries of said municipality to the point of commencement.

R. C. MACDONALD,
Minister of Municipal Affairs.

June 21st, 1949.

2207-je23

—The B.C. Gazette, June 23rd, 1949.



LOWER MAINLAND REGIONAL PLANNING BOARD

The **LMRPB** was established in 1949 by the Lower Mainland Municipalities on the conviction that each community and each individual through his Council has a stake in the growth and development of the Region as a whole. While there are many development problems that are best solved locally by each municipality, there are others — involving the process of urban development, major highways and transportation linkages, regional recreation facilities, pollution, broad land development policies, future industrial and agricultural land needs, and major utilities — that demand a co-ordinated regional approach if they are to be resolved effectively. It is within this framework that the **Official Regional Plan** for the Lower Mainland has been prepared.

CONTENTS

PART 1—GENERAL PROVISIONS	
1 Official Regional Plan	2
2 General Purpose	2
3 Regional Objectives	2
4 General Policies	3
PART 2—DEVELOPMENT AREA POLICIES	
1 Development Areas	4
2 Urban Area Policies	5
3 Rural Area Policies	6
4 Industrial Area Policies	7
5 Park Area Policies	8
6 Reserve Area Policies	9
PART 3—ADMINISTRATIVE PROVISIONS	
1 Effect of Plan	10
2 Interpretation	11
3 Plan Amendment	12
PART 4 — SCHEDULES 13	
Regional Plan Map Series Index	15
A Long Range Plan Map	16-17
B Long Range Plan Map	18-86
C Current Stage Plan Map	19-87
AA Floodplain Map	88-89
PART 5 — ADOPTION 91	

OFFICIAL REGIONAL PLAN

MEMBER MUNICIPALITIES

CITIES: Chilliwack, Langley, New Westminster, North Vancouver, Port Coquitlam, Port Moody, Vancouver, White Rock.
DISTRICTS: Burnaby, Chilliwack, Coquitlam, Delta, Fraser Mills, Kent, Langley, Maple Ridge, Matsqui, Mission, North Vancouver, Pitt Meadows, Richmond, Sumas, Surrey, West Vancouver.
TOWNS: Mission, Hope.
VILLAGES, Abbotsford, Harrison Hot Springs.
UNORGANIZED TERRITORY

THIS BOOKLET IS A CONSOLIDATED COPY OF THE
OFFICIAL REGIONAL PLAN DOCUMENT AS FILED
WITH THE PROVINCIAL SECRETARY, VICTORIA, B.C.

SB-428

PART 1

GENERAL PROVISIONS

1. OFFICIAL REGIONAL PLAN

This Plan is the Official Regional Plan for the Lower Mainland Planning Area, established in accordance with the provisions of the Municipal Act. It constitutes the co-ordinated development policy of the Lower Mainland Municipalities, their Agencies, the Lower Mainland Regional Planning Board, the Province of British Columbia, and its Agencies. The text of the Plan consists of three parts: the GENERAL PROVISIONS, the DEVELOPMENT AREA POLICIES, and the ADMINISTRATIVE PROVISIONS, with an Interpretation Section included in the latter. The Schedules of the Plan consist of the LONG RANGE PLAN MAP, the CURRENT STAGE PLAN MAP and other reference maps.

2. GENERAL PURPOSE

The development of the Lower Mainland Region and its communities must meet and reflect the needs of its people. These needs can be satisfied only when the many public and private decision makers active in the Region observe a basic set of guidelines in establishing their individual policies. This Plan establishes such a set of guidelines — THE OBJECTIVES and POLICIES for orderly development in the Region. Through maps showing the application of the development objectives and policies to the territorial area of the Region, it provides for the staged transition from the existing to a long range future development pattern. The Plan serves as a policy framework within which local policies can be formulated, provides guidelines for private actions, and acts as a vehicle for co-ordinating the activities of the senior governments and their Agencies within the Region. But it is not a rigid blueprint. Through continuous review the Plan is an up-to-date policy statement guiding current development towards the achievement of the regional objectives.

3. REGIONAL OBJECTIVES

PURPOSE OF REGIONAL OBJECTIVES

The purpose of the REGIONAL OBJECTIVES is to establish a guide for development, both public and private, in the Lower Mainland Region. The subsequent sections of this Plan are established within the framework of these OBJECTIVES, and this Plan itself serves as the principal vehicle for achieving these OBJECTIVES.

REGIONAL OBJECTIVES

The REGIONAL OBJECTIVES for development in the Lower Mainland Region are:

- (1) The orderly, staged, and diversified development of the Region, its communities and its resources.
- (2) An environment that provides for the health, safety, convenience, and satisfaction of the people living, working, visiting, and playing in the Region.
- (3) The utilization of land in the Region for its most suitable use.
- (4) A transportation system that provides for the efficient movement of goods and people between the many parts of the Region.
- (5) A sound Regional economy including a broad range of employment opportunities throughout the region.

4. GENERAL POLICIES

PURPOSE OF GENERAL POLICIES

The purpose of the GENERAL POLICIES is to prescribe a general course of action for achieving the REGIONAL OBJECTIVES for development in the Lower Mainland.

GENERAL POLICIES

The following are the GENERAL POLICIES within which the DEVELOPMENT AREA POLICIES of this Plan are defined and within which the individual development policies of the Responsible Authorities are to be formulated:

● **Towards orderly development:**

- (1) Physical and social values are to be conserved through the optimum utilization of existing services and facilities, and through the renewal of established urban areas.
- (2) Floodplains are to be kept free of URBAN uses except where committed to urban development through early settlement, in which case further development for URBAN uses shall be contingent upon floodproofing.
- (3) Urban growth is to take the form of a series of compact Regional Towns, each with its own business and civic centre and each related to industrial areas, complementing a Regional business, social, and financial Core in downtown Vancouver.
- (4) The Regional Town Urban Areas are to be developed through staged expansion with subdivision and concurrent servicing taking place under step-by-step programmes as development occurs.

● **Towards an adequate environment:**

- (1) The Regional Towns are to be developed through staged subdivision-servicing programmes to assure residents of basic services and convenience to community facilities at each stage of town development.
- (2) Recreation areas of regional significance are to be reserved, protected, and acquired for use by the residents of and visitors to the Region.
- (3) Industrial areas are to be located in relation to the Regional Towns for the convenience and economy of residents.
- (4) The natural beauty of the Region's setting is to be complemented by the staged and long range regional development patterns.
- (5) Pollution of land, water, and air is to be avoided in current and long range development in the Region.

● **Towards most suitable land utilization:**

- (1) The Region's limited supply of existing and potential industrial land is to be reserved for industrial development.
- (2) The Region's limited supply of agricultural land is to be reserved for agricultural production.
- (3) Recreation and conservation areas of regional significance are to be reserved, protected, and acquired for public recreational use.
- (4) Non-agricultural land that is most suitable for URBAN uses is to be developed for such uses only as development trends warrant.
- (5) Areas of water, steep slope, floodplain, or relative isolation; areas devoted to major public or semi-public purposes; and areas the best use of which is not yet determined, are to be reserved in large parcels until such time as detailed studies document the need for more intensive use of these areas.

● **Towards an efficient transportation system:**

- (1) The Regional Towns and the various uses of land in the Region are to be linked by a regional transportation system co-ordinating all forms of transportation and communication.
- (2) The Region's transportation system is to be integrated with the current stage and long range regional development patterns.
- (3) The Regional Towns are to be developed through staged extension of subdivision and services to assure compact development that will support a transportation system.

● **Towards a sound regional economy:**

- (1) The Regional Towns are to be developed as serviced, compact URBAN areas to avoid unnecessary expenditures of public and private capital for premature scattered development.
- (2) The Regional Towns are to be related to industrial areas to encourage a broad range of employment opportunities throughout the Region.
- (3) Existing and potential industrial land is to be reserved for current and future INDUSTRIAL development, thereby maintaining the Region on a competitive basis with other economic regions.
- (4) Floodplains are to be developed only for uses that would suffer least from flooding, thereby minimizing the public and private expenditure for flood protection, and minimizing losses resulting from periodic flooding.
- (5) Agricultural land is to be protected from encroachment of urban and non-farm uses to assist in retaining agriculture and its associated packing, processing, marketing, and service enterprises as a viable sector of the regional economy and as a major source of income and employment in the Region.

PART 2

DEVELOPMENT AREA POLICIES

1. DEVELOPMENT AREAS

PURPOSE OF DEVELOPMENT AREAS

The purpose of the DEVELOPMENT AREAS is to designate lands in the Region best suited for each of several types of development. The long range development pattern is shown on the LONG RANGE PLAN MAP, while the pattern for the immediate future is given on the CURRENT STAGE PLAN MAP.

LONG RANGE PLAN MAP

- (1) The LONG RANGE PLAN MAP (Schedules A and B) establishes the long range development pattern for the Region. It defines the ultimate extent of URBAN, RURAL, INDUSTRIAL, PARK, and RESERVE areas, indicates the Regional Core, gives the approximate location of the Regional Town Centres, and gives the MAJOR TRANSPORTATION LINKAGES essential to serve this ultimate pattern.
- (2) As continuing studies of the Region indicate, the areas on the LONG RANGE PLAN MAP may be modified, through Plan Amendment, in accordance with the REGIONAL OBJECTIVES and GENERAL POLICIES of this Plan.

CURRENT STAGE PLAN MAP

- (1) The CURRENT STAGE PLAN MAP (Schedule C) establishes the pattern for the immediate future development of the Region. For this purpose, the area of the Lower Mainland Planning Area is divided into the following DEVELOPMENT AREA classifications:

DEVELOPMENT AREA CLASSIFICATION		
General	Specific	Current Stage Plan Map Designation
URBAN	ESTABLISHED URBAN	URB—1
	DEVELOPING URBAN	URB—2
RURAL	ACREAGE RURAL	RRL—1
	UPLAND RURAL	RRL—2
	LOWLAND RURAL	RRL—3
INDUSTRIAL	DEVELOPING INDUSTRIAL	IND—1
	POTENTIAL INDUSTRIAL	IND—2
PARK	ESTABLISHED PARK	PRK—1
	POTENTIAL PARK	PRK—2
RESERVE	LIMITED USE RESERVE	RSV—1
	INSTITUTIONAL RESERVE	RSV—2
	UNDETERMINED RESERVE	RSV—3

- (2) The DEVELOPMENT AREA POLICIES for the use, subdivision, servicing, and modification of the DEVELOPMENT AREAS are established within the framework of the REGIONAL OBJECTIVES and GENERAL POLICIES of this Plan, and provide for the staged transition from the existing to the long range development pattern.
- (3) As the Region develops, the DEVELOPMENT AREAS shown on the CURRENT STAGE PLAN MAP may be modified, through Plan Amendment, in keeping with the REGIONAL OBJECTIVES, the GENERAL POLICIES, the LONG RANGE PLAN MAP, and the AREA MODIFICATION POLICIES of this Plan.
- (4) The Use Policies for each DEVELOPMENT AREA are intended as a framework within which the Responsible Authority shall establish its own detailed use policies, and a DEVELOPMENT BY-LAW need not make provisions for all the uses permitted in a DEVELOPMENT AREA.

2. URBAN AREA POLICIES

PURPOSE OF URBAN AREA POLICIES

The CURRENT STAGE PLAN MAP designates as ESTABLISHED URBAN AREAS and DEVELOPING URBAN AREAS those lands best suited for the current and immediate future stages of Regional Town Development or, where physical features limit their potential, for small community development. The purpose of the URBAN AREA POLICIES is to establish policies for the use, subdivision, servicing, and modification of these AREAS. It is intended that these AREAS build up as contiguous urban developments around Regional Town Centres and in compact small communities in order that adequate water distribution systems, sanitary sewers, paved roads, curbs, sidewalks, street lights, storm sewers, fire and police protection, public transit, schools and parks may be provided economically for the health, welfare, safety and convenience of the residents.

ESTABLISHED URBAN AREAS (URB-1)

PURPOSE: The ESTABLISHED URBAN AREAS designate lands that, because of:

- established small-lot urban development,
- strategic proximity to regional transportation facilities,
- assured freedom from flooding, and
- unsuitability for, or pre-emption of, productive agriculture,

are best suited for the current stage of small-lot urban development on full urban services.

USE POLICY: The ESTABLISHED URBAN AREAS may be used only for URBAN uses.

SUBDIVISION AND SERVICING POLICY: Land in the ESTABLISHED URBAN AREAS, where subdivided, shall be subdivided and serviced according to the standards established by the Responsible Authority, except that:

- (1) where neither a community water supply system nor a community sanitary sewer system is provided upon subdivision, parcel size in the subdivision shall be not less than three acres.
- (2) where a community water supply system is provided upon subdivision, but no community sanitary sewer system is provided upon subdivision:
 - (a) parcel size in the subdivision shall be not less than one acre.
 - (b) where the Responsible Authority has secured in writing the certification of the local Medical Health Officer that the proposed parcel size in the subdivision will assure continued adequate septic tank operation and will create no health hazard when all lots in the subdivision are occupied and adjacent lands are similarly developed, and where the Responsible Authority has established a Plan providing for subsequent re-subdivision for small-lot urban development, parcel size in the subdivision shall be as determined by the Responsible Authority, but shall be not less than 20,000 square feet.
 - (c) where it is the intent, as established by a Servicing Plan adopted by the Responsible Authority, to construct within three years a community sanitary

sewer system to serve the subdivision, and where the Responsible Authority has secured in writing the certification of the local Medical Health Officer that the proposed parcel size for the subdivision will assure adequate septic tank operation and will create no health hazard for the interim period, parcel size in the subdivision shall be as determined by the Responsible Authority.

- (3) where a community water supply system and a community sanitary sewer system are provided upon subdivision, parcel size in the subdivision shall be as determined by the Responsible Authority.

AREA MODIFICATION POLICY:

- (1) An ESTABLISHED URBAN AREA may be extended through Plan Amendment where development trends warrant such extension, where such extension is contiguous to an existing ESTABLISHED URBAN AREA, and where both a community water supply system and a community sanitary sewer system capable of fully servicing the proposed ESTABLISHED URBAN AREA are extended to the edge of the proposed AREA.
- (2) An ESTABLISHED URBAN AREA shall not be extended into a floodplain except where an existing ESTABLISHED URBAN AREA located in a floodplain or surrounded on all sides by a floodplain is committed to further urban development through early settlement and requires additional land for development, in which case such extension shall be contingent upon floodproofing.

DEVELOPING URBAN AREAS (URB-2)

PURPOSE: The DEVELOPING URBAN AREAS designate lands that, because of:

- partial subdivision into near urban lots,
- a clear destiny for future small-lot urban development,
- location adjacent to existing ESTABLISHED URBAN AREAS,
- assured freedom from flooding, and
- unsuitability for, or pre-emption of, productive agriculture,

are best suited for current large-lot suburban development, with gradual absorption through Plan Amendment into ESTABLISHED URBAN AREAS and future small-lot urban development on full urban services.

USE POLICY: The DEVELOPING URBAN AREAS may be used only for URBAN uses other than MULTI-FAMILY RESIDENTIAL uses.

SUBDIVISION AND SERVICING POLICY: Land in the DEVELOPING URBAN AREAS, where subdivided, shall be subdivided and serviced according to the standards established by the Responsible Authority, except that:

- (1) where neither a community water supply system nor a community sanitary sewer system are provided upon subdivision, parcel size in the subdivision shall be not less than three acres.
- (2) where a community water supply system is provided upon subdivision, but no community sanitary sewer system is provided upon subdivision, parcel size in the subdivision shall be not less than one acre.

AREA MODIFICATION POLICY:

- (1) A DEVELOPING URBAN AREA shall not be extended.
- (2) A DEVELOPING URBAN AREA may be redesignated through Plan Amendment as an ESTABLISHED URBAN AREA in accordance with the ESTABLISHED URBAN AREA MODIFICATION POLICY.

3. RURAL AREA POLICIES

PURPOSE OF RURAL AREA POLICIES

The CURRENT STAGE PLAN MAP designates as ACREAGE RURAL AREAS, UPLAND RURAL AREAS, and LOWLAND RURAL AREAS those lands best suited for current and future agricultural or other resource development. The purpose of the RURAL AREA POLICIES is to establish policies for the use, subdivision, servicing, and modification of these AREAS. It is intended that the Region's supply of arable land be retained in large parcel sizes to promote economic farm activity, and that resource-oriented land be retained in large parcels to facilitate future development.

ACREAGE RURAL AREAS (RRL-1)

PURPOSE: The ACREAGE RURAL AREAS designate lands that, because of:

- predominant small holding parcel sizes,
- pre-emption from, or unsuitability for, extensive soil-bound agriculture,
- some potential for, or location adjacent to, future urban development, and
- assured freedom from flooding,

are best suited for current and future intensive agricultural small holding development, with the possible long term absorption through Plan Amendment of some small holding ACREAGE RURAL AREAS into ESTABLISHED URBAN AREAS.

USE POLICY: The ACREAGE RURAL AREAS may be used only for RURAL and TRANSPORTATION uses.

SUBDIVISION AND SERVICING POLICY: Land in the ACREAGE RURAL AREAS, where subdivided, shall be subdivided and serviced according to the standards established by the Responsible Authority, except that parcel size shall be not less than five acres.

AREA MODIFICATION POLICY:

- (1) An ACREAGE RURAL AREA may be extended through Plan Amendment when additional land for intensive agricultural or small holding development is clearly warranted.
- (2) An ACREAGE RURAL AREA may be redesignated through Plan Amendment as an ESTABLISHED URBAN AREA in accordance with the ESTABLISHED URBAN AREA MODIFICATION POLICY.

UPLAND RURAL AREAS (RRL-2)

PURPOSE: The UPLAND RURAL AREAS designate lands that, because of:

- predominant large parcel size,
- general arability, or isolation from urban development, and
- complete freedom from flooding,

are best suited for extensive upland agriculture, forestry, or other large holding rural development, with the possible future redesignation through Plan Amendment of some UPLAND RURAL AREAS as ACREAGE RURAL AREAS.

USE POLICY: The UPLAND RURAL AREAS may be used only for RURAL and TRANSPORTATION uses.

SUBDIVISION AND SERVICING POLICY: Land in the UPLAND RURAL AREAS, where subdivided, shall be subdivided and serviced according to the standards established by the Responsible Authority, except that parcel size shall be not less than ten acres.

AREA MODIFICATION POLICY:

- (1) An UPLAND RURAL AREA shall not be extended.
- (2) An UPLAND RURAL AREA may be redesignated through Plan Amendment as an ACREAGE RURAL AREA in accordance with the ACREAGE RURAL AREA MODIFICATION POLICY.

LOWLAND RURAL AREAS (RRL-3)

PURPOSE: The LOWLAND RURAL AREAS designate lands that, because of:

- location in a floodplain,
 - predominant large parcel size, and
 - general arability, or isolation from urban development,
- are best suited for extensive lowland agriculture or other large holding rural development that will suffer least from flooding.

USE POLICY: The LOWLAND RURAL AREAS may be used only for RURAL and TRANSPORTATION uses.

SUBDIVISION AND SERVICING POLICY: Land in the LOWLAND RURAL AREAS, where subdivided, shall be subdivided and serviced according to the standards established by the Responsible Authority, except that parcel size shall be not less than twenty acres.

AREA MODIFICATION POLICY:

- (1) A LOWLAND RURAL AREA shall not be extended.
- (2) A LOWLAND RURAL AREA may be redesignated through Plan Amendment as an ESTABLISHED URBAN AREA MODIFICATION POLICY only where an existing ESTABLISHED URBAN AREA located in a floodplain or surrounded on all sides by a floodplain is committed to further urban development through early settlement and requires additional land for development.

4. INDUSTRIAL AREA POLICIES

PURPOSE OF INDUSTRIAL AREA POLICIES

The CURRENT STAGE PLAN MAP designates as DEVELOPING INDUSTRIAL AREAS and POTENTIAL INDUSTRIAL AREAS those lands best suited for the current and future stages of major industrial development. The purpose of the INDUSTRIAL AREA POLICIES is to establish policies for the use, subdivision, servicing, and modification of these AREAS. It is intended that these AREAS build up in industrial development with essential services, and that unserviced potential industrial land be retained in large parcels to facilitate future development.

DEVELOPING INDUSTRIAL AREAS (IND-1)

PURPOSE: The DEVELOPING INDUSTRIAL AREAS designate lands that, because of:

- established or currently developing industrial use,
- existing or imminent industrial services, and
- strategic proximity to regional transportation facilities,

are best suited for current major industrial development on industrial services.

USE POLICY: The DEVELOPING INDUSTRIAL AREAS may be used only for MAJOR INDUSTRIAL uses and for RURAL uses.

SUBDIVISION AND SERVICING POLICY: Land in the DEVELOPING INDUSTRIAL AREAS, where subdivided, shall be subdivided and serviced according to the standards established by the Responsible Authority, except that where no water supply system is provided upon subdivision, or where the land is to be used for a RURAL use, parcel size shall be not less than ten acres.

AREA MODIFICATION POLICY: A DEVELOPING INDUSTRIAL AREA may be extended through Plan Amendment where industrial development trends warrant such extension, where an industrial water supply system capable of servicing the proposed DEVELOPING INDUSTRIAL AREA is extended to the edge of the proposed AREA, and where floodproofing is provided.

POTENTIAL INDUSTRIAL AREAS (IND-2)

PURPOSE: The POTENTIAL INDUSTRIAL AREAS designate lands that, because of:

- suitable slope, drainage, and foundation conditions for industrial development,
- no pre-emption by non-industrial uses, and
- strategic proximity to regional transportation facilities,

are best suited for future major industrial development on industrial services and for gradual absorption into DEVELOPING INDUSTRIAL AREAS through Plan Amendment, but which in the interim must be protected from pre-emption by uses that would destroy or tend to destroy their industrial development potential.

USE POLICY: The POTENTIAL INDUSTRIAL AREAS may be used only for RURAL and TRANSPORTATION uses.

SUBDIVISION AND SERVICING POLICY: Land in the POTENTIAL INDUSTRIAL AREAS, where subdivided, shall be subdivided and serviced according to the standards established by the Responsible Authority, except that parcel size shall be not less than ten acres.

AREA MODIFICATION POLICY:

- (1) A POTENTIAL INDUSTRIAL AREA may be extended through Plan Amendment where industrial development trends warrant the designation of additional lands for long range future industrial development.
- (2) A POTENTIAL INDUSTRIAL AREA may be redesignated through Plan Amendment as a DEVELOPING INDUSTRIAL AREA in accordance with the DEVELOPING INDUSTRIAL AREA MODIFICATION POLICY.

5. PARK AREA POLICIES

PURPOSE OF PARK AREA POLICIES

The CURRENT STAGE PLAN MAP designates as ESTABLISHED PARK AREAS and POTENTIAL PARK AREAS those lands best suited for public park development of regional significance. The purpose of the PARK AREA POLICIES is to establish policies for the use, subdivision, servicing, and modification of these AREAS. It is intended that established Municipal, Regional, Provincial or National Parks of regional significance be designated, and that other lands having a PARK AREA potential be identified for possible future acquisition and development for public recreational use by Municipal, Regional, Provincial, or National agencies.

ESTABLISHED PARK AREAS (PRK-1)

PURPOSE: The ESTABLISHED PARK AREAS designate lands that are in established public recreational use of regional significance.

USE POLICY: The ESTABLISHED PARK AREAS may be used only for RECREATIONAL uses.

SUBDIVISION AND SERVICING POLICY: Land in the ESTABLISHED PARK AREAS shall not be subdivided, but may be serviced as deemed necessary by the Responsible Authority.

AREA MODIFICATION POLICY: A new ESTABLISHED PARK AREA may be added or an ESTABLISHED PARK AREA may be extended through Plan Amendment where lands are acquired for public recreational use of regional significance.

POTENTIAL PARK AREAS (PRK-2)

PURPOSE: The POTENTIAL PARK AREAS designate lands that, because of a public recreational potential of recognized regional significance, are best suited for future acquisition for public recreational development, but in the interim must be protected from pre-emption by uses that would destroy or tend to destroy the recreational potential of the land.

USE POLICY: The POTENTIAL PARK AREAS may be used only for RURAL uses.

SUBDIVISION AND SERVICING POLICY: Land in the POTENTIAL PARK AREAS, when subdivided, shall be subdivided and serviced according to the standards established by the Responsible Authority, except that parcel size shall be not less than twenty acres.

AREA MODIFICATION POLICY:

- (1) A new POTENTIAL PARK AREA may be added or a POTENTIAL PARK AREA may be extended through Plan Amendment where new lands for public recreation of regional significance are identified.
- (2) A POTENTIAL PARK AREA may be redesignated through Plan Amendment as an ESTABLISHED PARK AREA where such AREA is acquired for public recreational use of regional significance.

6. RESERVE AREA POLICIES

PURPOSE OF RESERVE AREA POLICIES

The CURRENT STAGE PLAN MAP designates as LIMITED USE RESERVE AREAS, INSTITUTIONAL RESERVE AREAS, and UNDETERMINED RESERVE AREAS those lands that have special physical problems or facilitate a major transportation function, lands utilized for extensive public and semi-public purposes, and lands the best use of which is not yet determined. The purpose of the RESERVE AREA POLICIES is to establish policies for the use, subdivision, servicing, and modification of these AREAS. It is intended that these AREAS be retained in large parcels and that, before being redesignated through Plan Amendment as another DEVELOPMENT AREA, they be studied in detail.

LIMITED USE RESERVE AREAS (RSV-1)

PURPOSE: The LIMITED USE RESERVE AREAS designate lands that have difficult site features, servicing problems, or limited access, and land or water areas that serve as major transportation routes and waterways. It is intended that these AREAS be retained as LIMITED USE RESERVE AREAS, with the possible redesignation of specific AREAS through Plan Amendment after study by the Board.

USE POLICY: The LIMITED USE RESERVE AREAS may be used only for RURAL uses and TRANSPORTATION uses.

SUBDIVISION AND SERVICING POLICY: Land in LIMITED USE RESERVE AREAS, when subdivided, shall be subdivided, and serviced according to the standards established by the Responsible Authority, except that parcel size shall be not less than twenty acres.

AREA MODIFICATION POLICY:

- (1) A LIMITED USE RESERVE AREA may be added or extended through Plan Amendment where lands with special physical problems are identified or where land or water areas essential to a major transportation use are identified
- (2) A LIMITED USE RESERVE AREA may be redesignated through Plan Amendment as another DEVELOPMENT AREA in accordance with the AREA MODIFICATION POLICY of such DEVELOPMENT AREA.

INSTITUTIONAL RESERVE AREAS (RSV-2)

PURPOSE: The INSTITUTIONAL RESERVE AREAS designate lands utilized for or held for major public and semi-public purposes. It is intended that these AREAS may be redesignated through Plan Amendment if and when a change of use is proposed.

USE POLICY: The INSTITUTIONAL RESERVE AREAS may be used only for INSTITUTIONAL uses.

SUBDIVISION AND SERVICING POLICY: Land in INSTITUTIONAL RESERVE AREAS, when subdivided, shall be subdivided and serviced according to the standards established by the Responsible Authority, except that parcel size shall be not less than eighty acres.

AREA MODIFICATION POLICY:

- (1) An INSTITUTIONAL RESERVE AREA may be added or extended through Plan Amendment where additional land is required for an INSTITUTIONAL use.
- (2) An INSTITUTIONAL RESERVE AREA may be redesignated through Plan Amendment as another DEVELOPMENT AREA in accordance with the AREA MODIFICATION POLICY of such DEVELOPMENT AREA.

UNDETERMINED RESERVE AREAS (RSV-3)

PURPOSE: The UNDETERMINED RESERVE AREAS designate lands the best use of which is yet to be determined. It is intended that these AREAS may be redesignated through Plan Amendment when studies have been carried out by the Board, but in the interim are best retained in large parcels until explicit policies have been defined.

USE POLICY: The UNDETERMINED RESERVE AREAS may be used only for RURAL uses.

SUBDIVISION AND SERVICING POLICY: Land in the UNDETERMINED RESERVE AREAS, when subdivided, shall be subdivided and serviced according to the standards established by the Responsible Authority, except that parcel size shall be not less than twenty acres.

AREA MODIFICATION POLICY:

- (1) An UNDETERMINED RESERVE AREA may be added or extended through Plan Amendment where new land areas become available, the best use of which is not yet determined.
- (2) An UNDETERMINED RESERVE AREA may be redesignated through Plan Amendment as another DEVELOPMENT AREA in accordance with the AREA MODIFICATION POLICY of such DEVELOPMENT AREA.

PART 3

ADMINISTRATIVE PROVISIONS

1. EFFECT OF PLAN

APPLICATION

The provisions of this Plan shall apply to the whole of the area of the Lower Mainland Planning Area as described in the Declaration of the Minister of Municipal Affairs dated the 21st day of June, 1949.

EFFECTIVE DATE

This Official Regional Plan for the Lower Mainland Planning Area came into force and effect as of the twenty-ninth day of August, 1966.

RELATIONSHIP TO THE ENACTMENTS OF A RESPONSIBLE AUTHORITY

In accordance with the provisions of the Municipal Act, each Responsible Authority with its Agencies, and any group of Responsible Authorities with their Agencies, shall comply with the REGIONAL OBJECTIVES, GENERAL POLICIES, and DEVELOPMENT AREA POLICIES of this Plan, as follows:

- (1) where a DEVELOPMENT BY-LAW is existing at the effective date of this Plan, such By-law shall not be altered by this Plan.
- (2) where a DEVELOPMENT BY-LAW existing at the effective date of this Plan is amended, the **amending** DEVELOPMENT BY-LAW shall conform to the provisions of this Plan, or shall lessen any difference between the part or parts of the DEVELOPMENT BY-LAW being amended and this Plan.
- (3) where a DEVELOPMENT BY-LAW other than an amending DEVELOPMENT BY-LAW is adopted after the effective date of this Plan, such By-law shall conform to the provisions of this Plan.
- (4) where a DEVELOPMENT BY-LAW adopted after the effective date of this Plan is amended, the **amending** DEVELOPMENT BY-LAW shall conform to the provisions of this Plan.

VIOLATION

Any provision enacted or any work undertaken that is contrary to or at variance with this Official Regional Plan shall constitute a violation of the Municipal Act.

2. INTERPRETATION

In this Plan, unless the context otherwise requires:

"Agency" means a governmental and/or administrative body, operating in part or in total within the Region, that is established by or responsible to, in part or in total, a Member Municipality or Municipalities, the Province of British Columbia, or any combination thereof.

"Board" means the Lower Mainland Regional Planning Board.

"Board Member" means the member of a Municipal Council appointed to the Board by the Council of a Member Municipality, or the member appointed by the Lieutenant-Governor in Council.

"Community sanitary sewer system" means a public or private system of underground pipes of sufficient capacity to carry domestic sewage from an area to connected treatment and disposal facilities as approved by the Pollution Control Board.

"Community water supply system" means a public or private system of underground distribution pipes providing a continuous supply of potable water from a central source in quantities sufficient to meet domestic and fire protection needs.

"Development By-law" means an enacted provision of a Responsible Authority which affects the development of any area within the territorial area of the Region; includes all community plans, zoning by-laws, subdivision by-laws, building regulations, sanitary regulations, and capital works programmes.

"floodplain" means a lowland area, whether floodproofed or not, which, by reason of land elevation, is susceptible to flooding from an adjoining watercourse, ocean, lake, or other body of water, and pertains to the areas shown in Schedule AA of this Plan.

"floodproofing" means the physical and structural constructions and alterations necessary to eliminate flooding from a floodplain; means complete and fully maintained dyking to above maximum flood levels, or the raising of the land elevation above maximum flood levels, or the construction of all buildings and structures to withstand floodwaters with all habitable floor areas located above maximum flood levels, with maximum flood levels as defined by Schedule AA of this Plan.

"industrial water supply system" means a public or private system of underground pipes providing a continuous supply of water in quantities sufficient to meet industrial and fire protection needs.

"Institutional uses" mean major public and semi-public uses such as airports, clinics, Provincial Forests, reservoirs; include light repairing and light manufacturing uses, local commercial uses, residential uses, recreational uses, and rural uses, where any such included uses are customarily incidental to the particular institutional use.

"Land" includes water areas.

"Major Industrial uses" include manufacturing uses, transport and transshipment uses, warehousing and storage uses, repair uses; includes commercial uses incidental to industrial uses.

"Member Municipality" means a municipality that is located in part or in total within the territorial area of the Lower Mainland Planning Area.

"Multi-Family Residential use" means a residential use consisting of more than two dwelling units on one parcel of land.

"Recreational uses" mean public park, recreation and conservation uses; include such concessions as may be made by the Responsible Authority for commercial uses providing for the customarily incidental needs of the people utilizing the recreational use.

"Region" means the Lower Mainland Planning Area as described in the Declaration of the Minister of Municipal Affairs dated the 21st of June, 1949.

"Responsible Authority" means a governmental and/or administrative body, operating in part or in total within the Region, that is charged with or capable of enacting government provisions affecting development or the constructing of public works within the Region; includes a Member Municipality, the Board, an Agency, and the Province of British Columbia.

"Rural uses" means uses providing for the growing, rearing, producing, harvesting, and extracting of primary agricultural, forest and mining products; may include limited public, semi-public, religious, recreation, commercial, and single-family country residential uses; includes the preliminary grading, cutting or crushing of primary forest or mining products for shipment, and the complete processing on an individual farm of the products harvested, reared, or produced on that farm; excludes all manufacturing and any processing not specifically included in this definition.

"Subdivision" means the division of land and water areas.

"Transportation use" means a use of regional significance providing for movement and temporary storage of people, goods and energy by land, water, and air; includes free-ways, regional transit facilities, waterways, harbours, transmission lines and communications facilities.

"Urban uses" include all residential uses, commercial uses, industrial uses, public and semi-public uses, religious uses, recreation uses, rural uses, and transportation uses.

"use" means the use of land, buildings, and structures.

3. PLAN AMENDMENT

PURPOSE OF PLAN AMENDMENT

Provision for Plan Amendment is made in order that this Plan may be maintained as an up-to-date policy for development in the Region. Without limiting the generality of the relevant Sections of the Municipal Act, amendments may be made:

- (1) where the proposed modification of a DEVELOPMENT AREA on the CURRENT STAGE PLAN MAP complies with the AREA MODIFICATION POLICIES of both the existing and proposed DEVELOPMENT AREAS, and also complies with the REGIONAL OBJECTIVES, the GENERAL POLICIES, and the LONG RANGE PLAN MAP of this Plan.
- (2) where further studies indicate that a land area was not designated for its most suitable use and is included in the wrong DEVELOPMENT AREA on the CURRENT STAGE PLAN MAP or in the wrong designation on the LONG RANGE PLAN MAP, and the proposed modification complies with the REGIONAL OBJECTIVES and GENERAL POLICIES of this Plan.
- (3) where further studies indicate that there is an inadequacy in the DEVELOPMENT AREA POLICIES, and the proposed modification complies with the REGIONAL OBJECTIVES and GENERAL POLICIES of this Plan.
- (4) where further studies indicate that there is an inadequacy in the GENERAL PROVISIONS or ADMINISTRATIVE POLICIES, and the proposed modification is in keeping with the intent of the REGIONAL OBJECTIVES and the intent of this Plan.

PLAN AMENDMENT PROCEDURE

The procedure for amending this Plan shall comply with the provisions of the Municipal Act and the following provisions:

- (1) An Application for Plan Amendment shall be made in writing to the Secretary of the Board at the Board's Offices.
- (2) An Application for Plan Amendment may be submitted by the Board, by a Member Municipality, or by the Province of British Columbia; an Application by a Member Municipality for Plan Amendment to the Schedules shall apply only to the territorial area of that Municipality.
- (3) An Application for Plan Amendment involving modification of a DEVELOPMENT AREA on the CURRENT STAGE PLAN MAP, or of a designation on the LONG RANGE PLAN MAP, shall describe the proposed modification by map and shall describe and give reasons for the proposed modification in writing.
- (4) An Application for Plan Amendment involving modification of the Plan text shall describe and give reasons for the proposed modification in writing.
- (5) Upon receiving an Application for Plan Amendment, the Secretary of the Board shall notify the Board Members, the Member Municipalities, and the Province of British Columbia of receipt of the application.
- (6) The Executive Director of the Board shall check the Application to ensure that the facts concerning the proposed modification are in order and shall prepare a report on the proposed modification.
- (7) The Application and the report of the Executive Director shall be forwarded to the Board Members, to the

Member Municipalities, and to the Province of British Columbia within thirty days of receipt of the Application; and a notice of a Board meeting to consider the Application shall be forwarded to the Board Members at the same time.

- (8) A Board meeting to deal with the Application shall be held not later than seven days after the notice is mailed to the Board Members, except that the Board shall not be required to meet more than once a month.
- (9) The Applicant, a Member Municipality, the Province of British Columbia, or the Board may make any representations desired at said Board Meeting.
- (10) Each Member Municipality shall notify the Board of its decision in writing within thirty days of receipt of the Application and the report of the Executive Director. The decision of each Member Municipality and the report of the Executive Director shall be confidential until the Board decision on the Application is reached.
- (11) Where a Member Municipality does not forward a decision on the Application, the absence of a decision shall be deemed as approval of the proposed amendment.
- (12) An Application shall be deemed adopted as a Plan Amendment when approved:
 - (a) by two-thirds in number of all the Board Members, and
 - (b) by two-thirds in number of the Member Municipalities, and
 - (c) by the Lieutenant-Governor in Council.
- (13) An Application that has been refused shall not be reconsidered within a period of twelve months unless the circumstances pertinent to such proposed amendment have altered since the previous Application was considered.

APPEAL

- (1) If the Application of a Member Municipality fails to obtain the requisite approval of the Board, of the Municipalities, or of both, the applicant Member Municipality may appeal.
- (2) An appeal shall be made in writing to the Secretary of the Board at the Board's Offices, and the Secretary of the Board shall notify the Board Members, the Member Municipalities, and the Province of British Columbia of the appeal.
- (3) An appeal shall be decided by three arbitrators. One arbitrator shall be appointed by the applicant Member Municipality, one shall be appointed by the Board, and such two arbitrators shall appoint a third within ten days after their appointment. In the event that the two arbitrators do not appoint a third arbitrator within that time, the Minister of Municipal Affairs shall, on application of either party, appoint such third arbitrator.
- (4) A decision made and agreed to in writing by the arbitrators, or any two of them, rejecting the proposed amendment is final and conclusive.
- (5) A decision made and agreed to in writing by the arbitrators, or any two of them, approving the proposed amendment shall be submitted to the Lieutenant-Governor in Council, and shall be final and binding if approved by the Lieutenant-Governor in Council, and upon such latter approval, the Official Regional Plan is deemed amended accordingly.
- (6) A rejection of an appeal by the arbitrators or by the Lieutenant-Governor in Council shall not bar a Member Municipality from resubmitting the same proposed amendment where circumstances pertinent to such amendment have altered since the decision of the arbitrators.

PART 4

SCHEDULES

	<i>page</i>
INDEX MAP TO REGIONAL PLAN MAP SERIES.....	15
SCHEDULE A LONG RANGE PLAN MAP (1"=17,000').....	16-17
SCHEDULE B LONG RANGE PLAN MAP (1"=5,000').....	18-86
SCHEDULE C CURRENT STAGE PLAN MAP.....	19-87
SCHEDULE D TRANSPORTATION LINKAGES PLAN (in preparation)	
SCHEDULE E TOWN CENTRE PLAN (in preparation)	
REFERENCE SCHEDULE AA FLOODPLAIN MAP.....	88-89

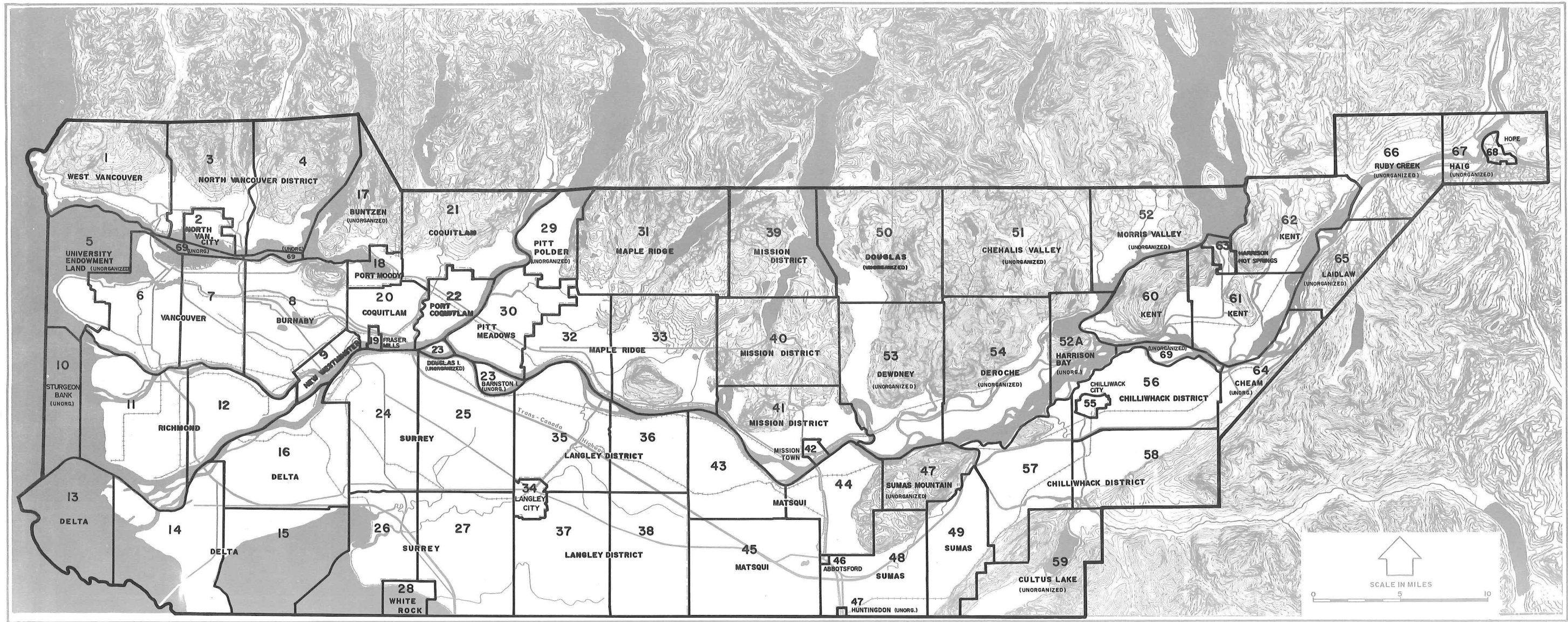
Index to Schedules B and C

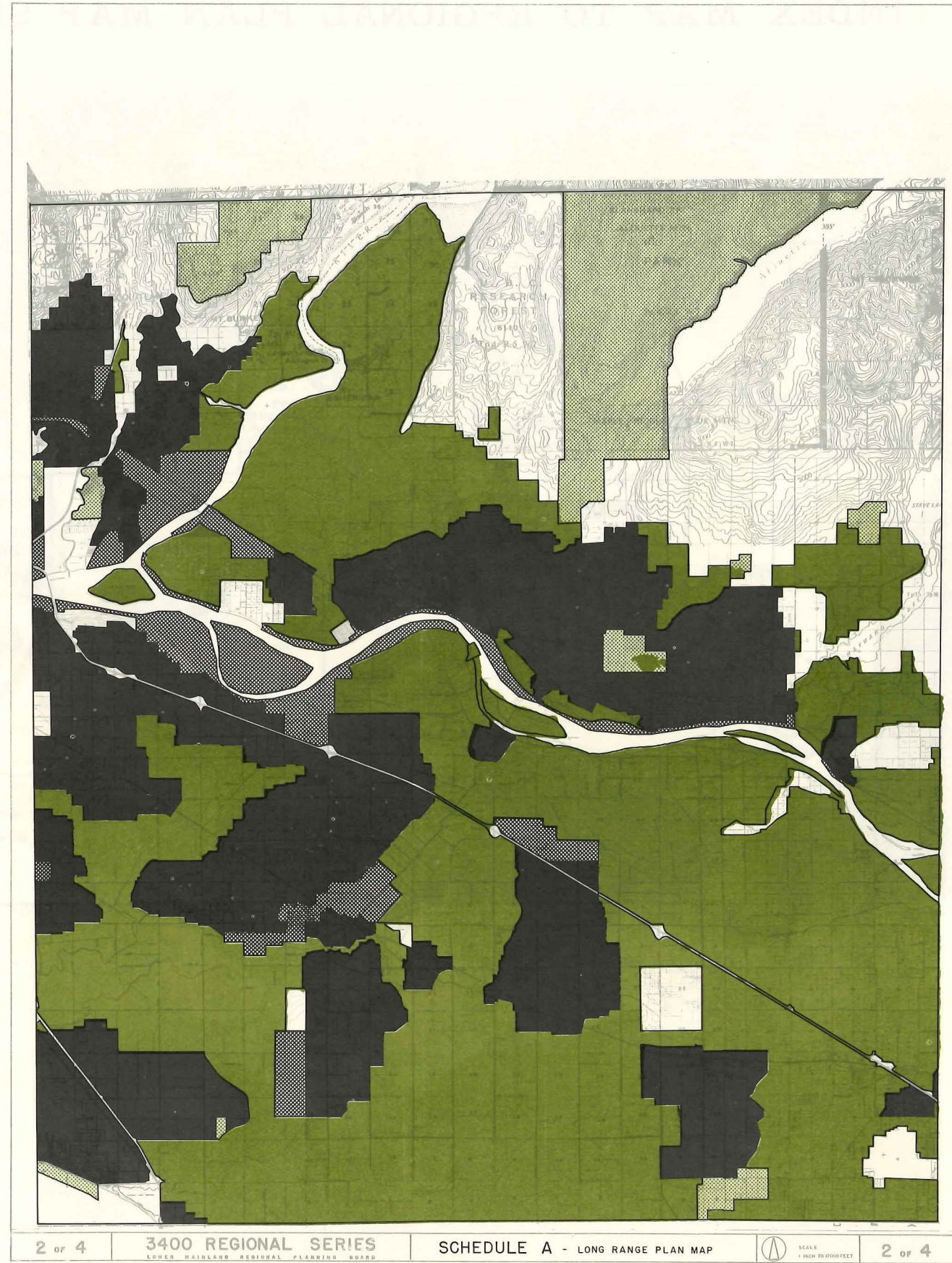
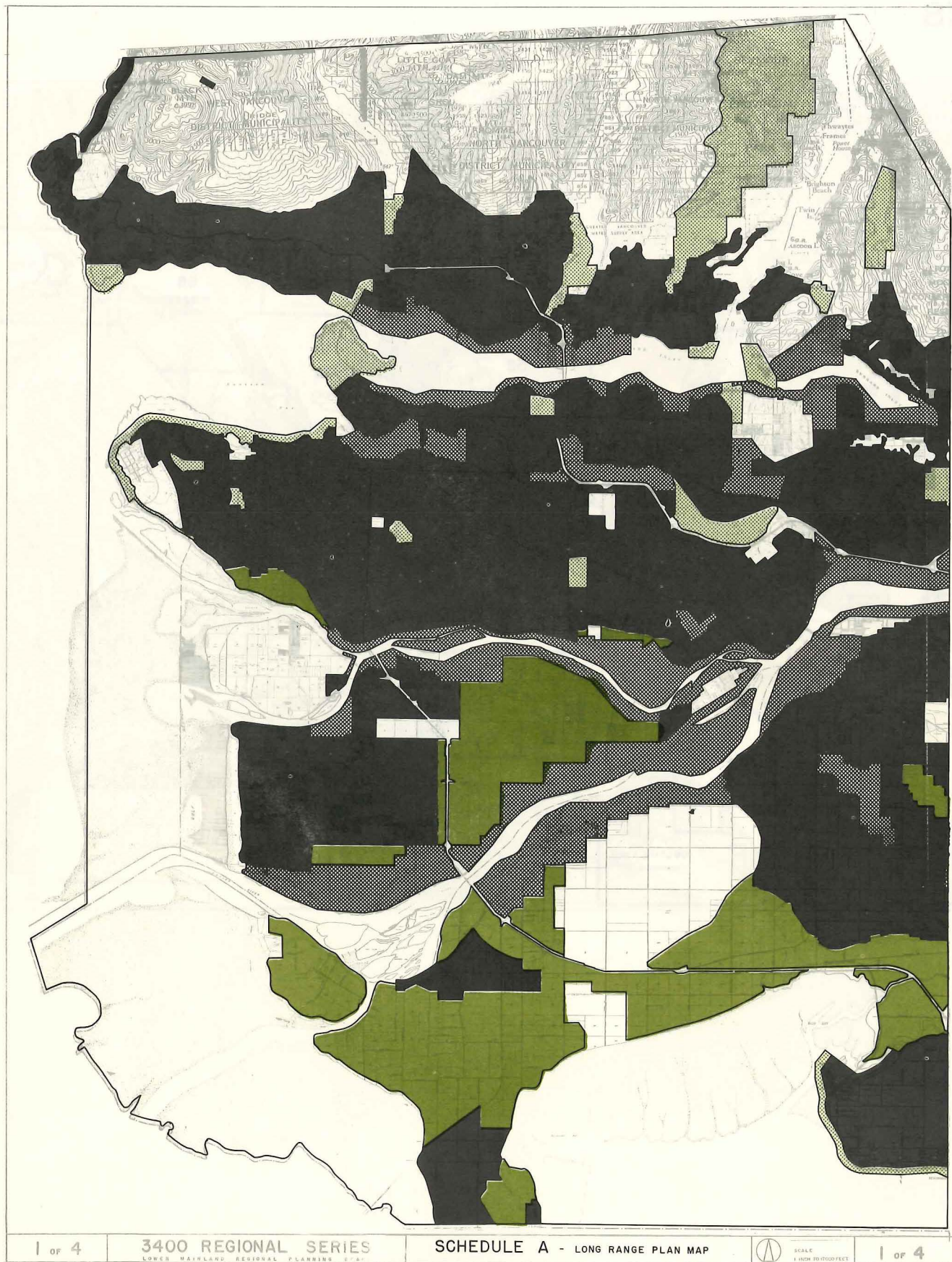
MUNICIPALITY	Schedule B, page	Schedule C page
CITIES		
Chilliwack	72	73
Langley	50	51
New Westminster	26	27
North Vancouver	18	19
Port Coquitlam	38	39
Port Moody	34	35
Vancouver	22, 24	23, 25
White Rock	44	45
DISTRICTS		
Burnaby	24	25
Chilliwack	74, 76	75, 77
Coquitlam	36, 38	37, 39
Delta	30, 32	31, 33
Fraser Mills	36	37
Kent	78, 80	79, 81
Langley	52, 54	53, 55
Maple Ridge	48, 50	49, 51
Matsqui	60, 62	61, 63
Mission	56, 58	57, 59
North Vancouver	20	21
Pitt Meadows	46	47
Richmond	28	29
Sumas	64, 66	65, 67
Surrey	40, 42, 44	41, 43, 45
West Vancouver	18	19
TOWNS		
Mission	58	59
Hope	86	87
VILLAGES		
Abbotsford	62	63
Harrison Hot Springs	80	81
UNORGANIZED TERRITORY		
Barnston Island	40	41
Buntzen	34	35
Burrard Inlet	86	87
Cheam	82	83
Chehalis Valley	68	69
Cultus Lake	76	77
Deroche	72	73
Dewdney	70	71
Douglas	66	67
Fraser River	86	87
Haig	84	85
Harrison Bay	70	71
Huntingdon	64	65
Laidlaw	82	83
Morris Valley	68	69
Pitt Polder	46	47
Ruby Creek	84	85
Sturgeon Bank	26	27
Sumas Mountain	64	65
University	22	23

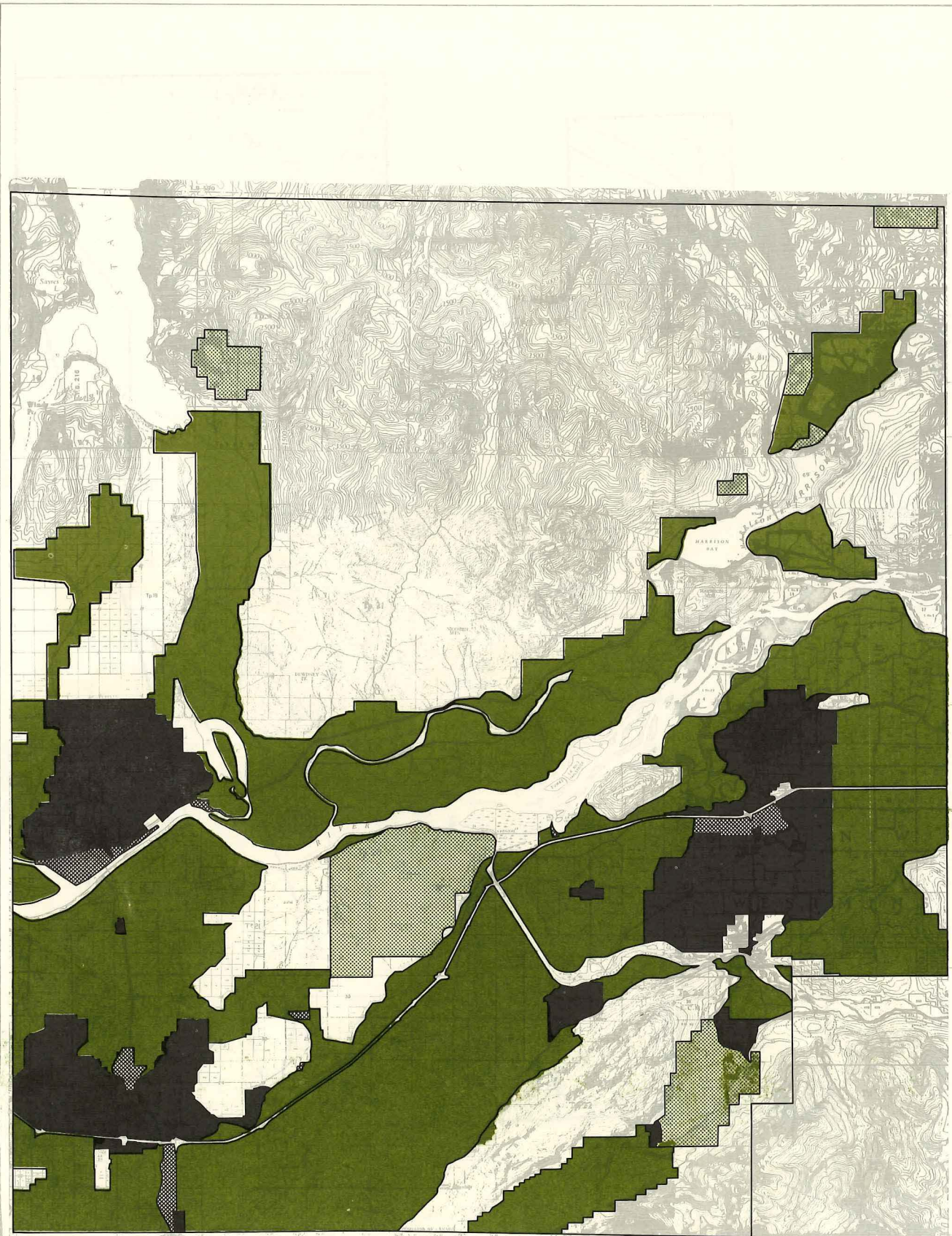
Index to Regional Plan Map Series

Map Number	Municipality or Area	Map Number	Municipality or Area
1	West Vancouver	43	Matsqui
2	North Vancouver City	44	Matsqui
3	North Vancouver District	45	Matsqui
4	North Vancouver District	46	Abbotsford
5	U.E.L. (Unorg.)	47	Sumas Mountain (Unorg.)
6	Vancouver	47	Huntingdon (Unorg.)
7	Vancouver	48	Sumas
8	Burnaby	49	Sumas
9	New Westminster	50	Douglas (Unorg.)
10	Sturgeon Bank (Unorg.)	51	Chehalis Valley (Unorg.)
11	Richmond	52	Morris Valley (Unorg.)
12	Richmond	52A	Harrison Bay (Unorg.)
13	Delta	53	Dewdney (Unorg.)
14	Delta	54	Deroche (Unorg.)
15	Delta	55	Chilliwack City
16	Delta	56	Chilliwack District
17	Buntzen (Unorg.)	57	Chilliwack District
18	Port Moody	58	Chilliwack District
19	Fraser Mills	59	Cultus Lake (Unorg.)
20	Coquitlam	60	Kent
21	Coquitlam	61	Kent
22	Port Coquitlam	62	Kent
23	Barnston Island (Unorg.)	63	Harrison Hot Springs
23	Douglas Island (Unorg.)	64	Cheam (Unorg.)
24	Surrey	65	Laidlaw (Unorg.)
25	Surrey	66	Ruby Creek (Unorg.)
26	Surrey	67	Haig (Unorg.)
27	Surrey	68	Hope
28	White Rock	69	Unorganized Territories
29	Pitt Polder (Unorg.)		
30	Pitt Meadows		
31	Maple Ridge		
32	Maple Ridge		
33	Maple Ridge		
34	Langley City		
35	Langley District		
36	Langley District		
37	Langley District		
38	Langley District		
39	Mission District		
40	Mission District		
41	Mission District		
42	Mission Town		

INDEX MAP TO REGIONAL PLAN MAP SERIES







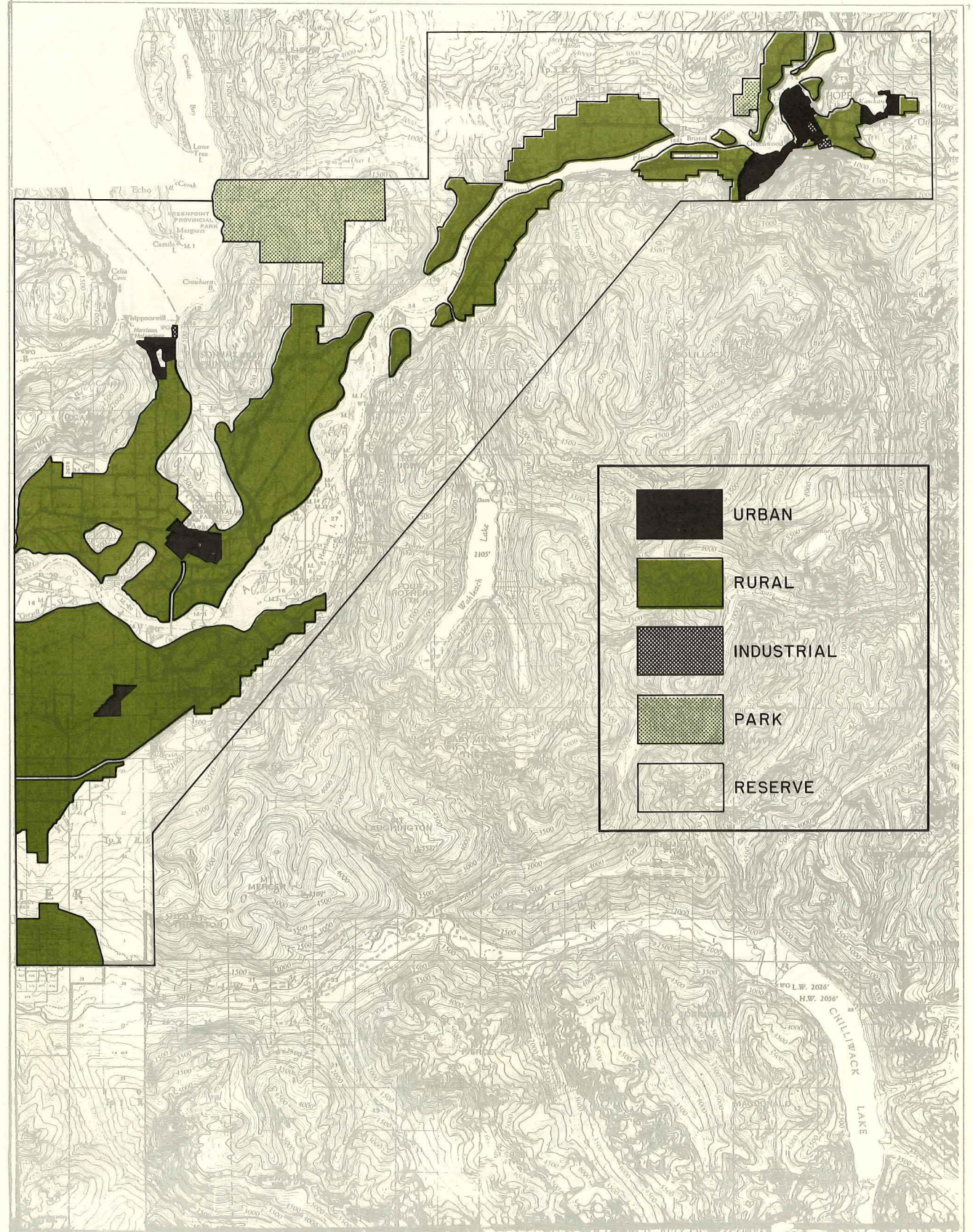
3 of 4

3400 REGIONAL SERIES
LOWER MAINLAND REGIONAL PLANNING BOARD

SCHEDULE A - LONG RANGE PLAN MAP

SCALE
1 INCH TO 2000 FEET

3 of 4



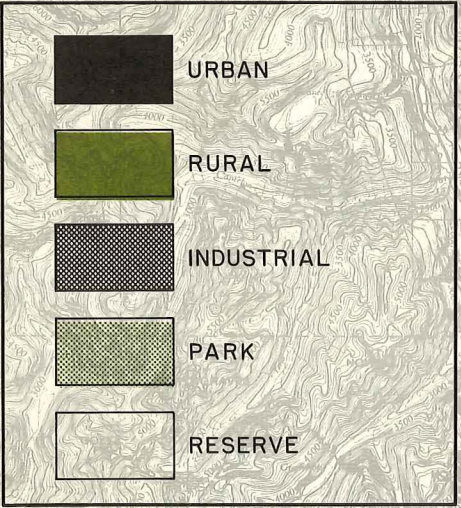
4 of 4

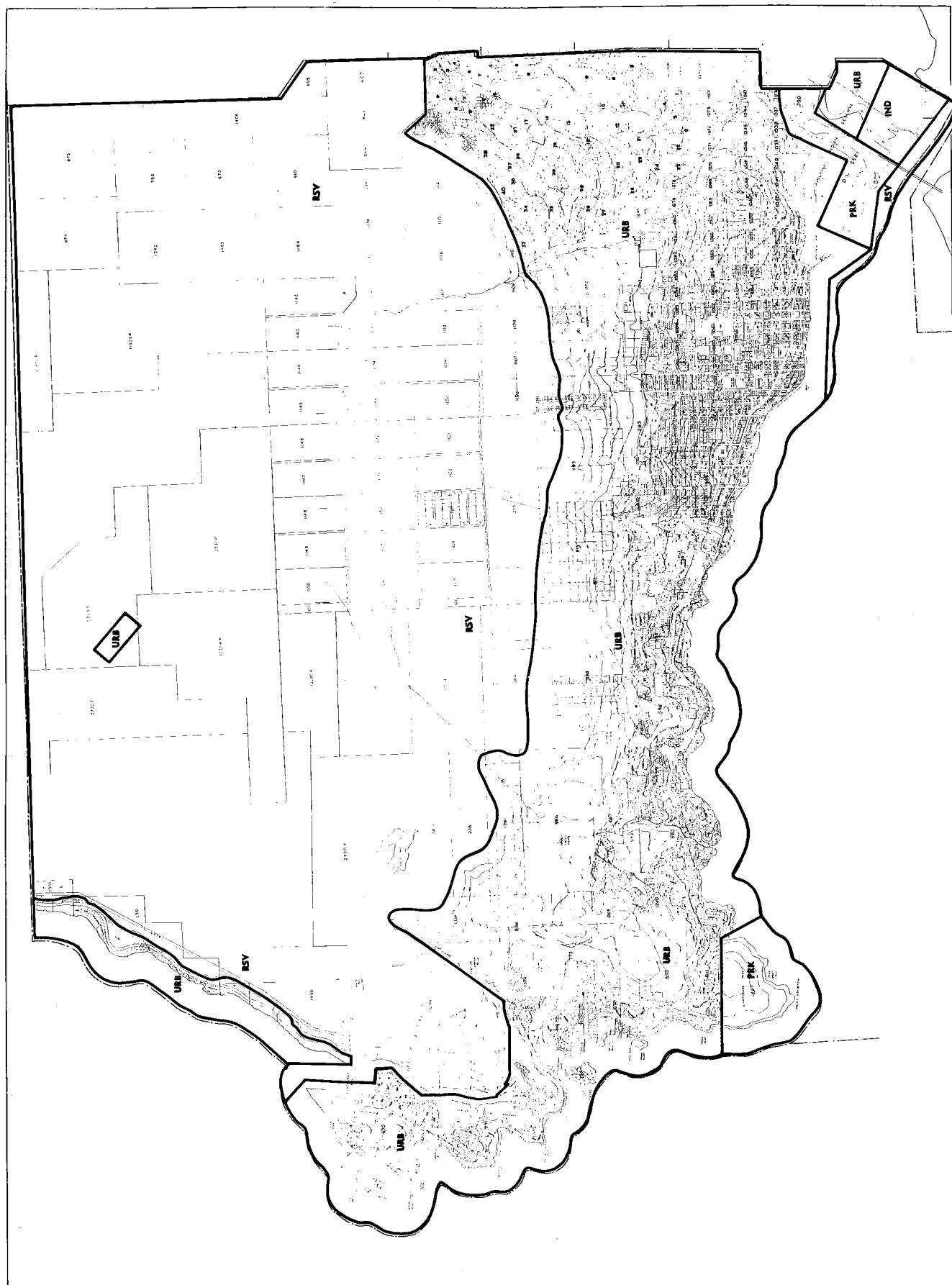
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LOWER MAINLAND REGIONAL PLANNING BOARD

SCHEDULE A - LONG RANGE PLAN MAP

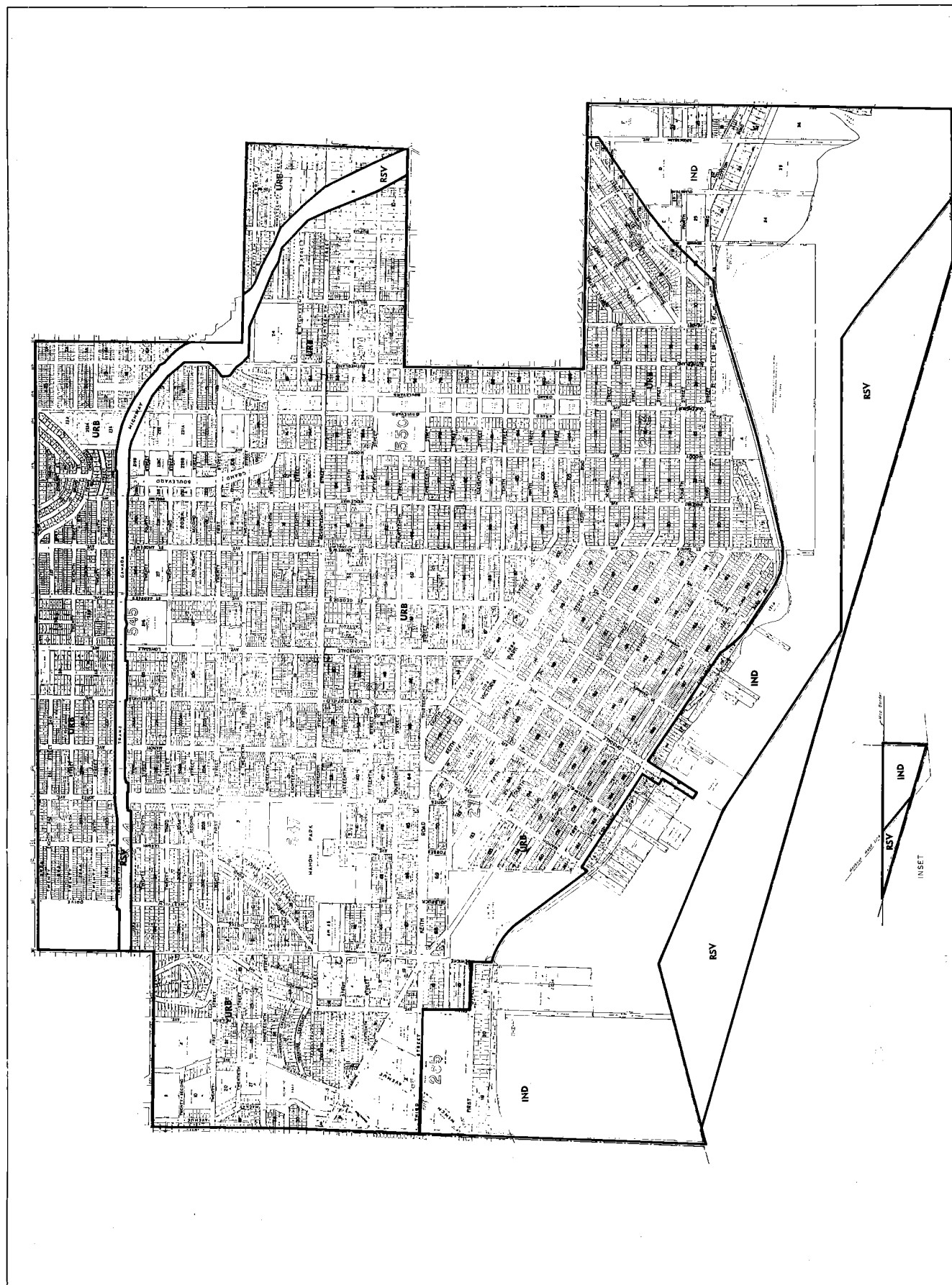
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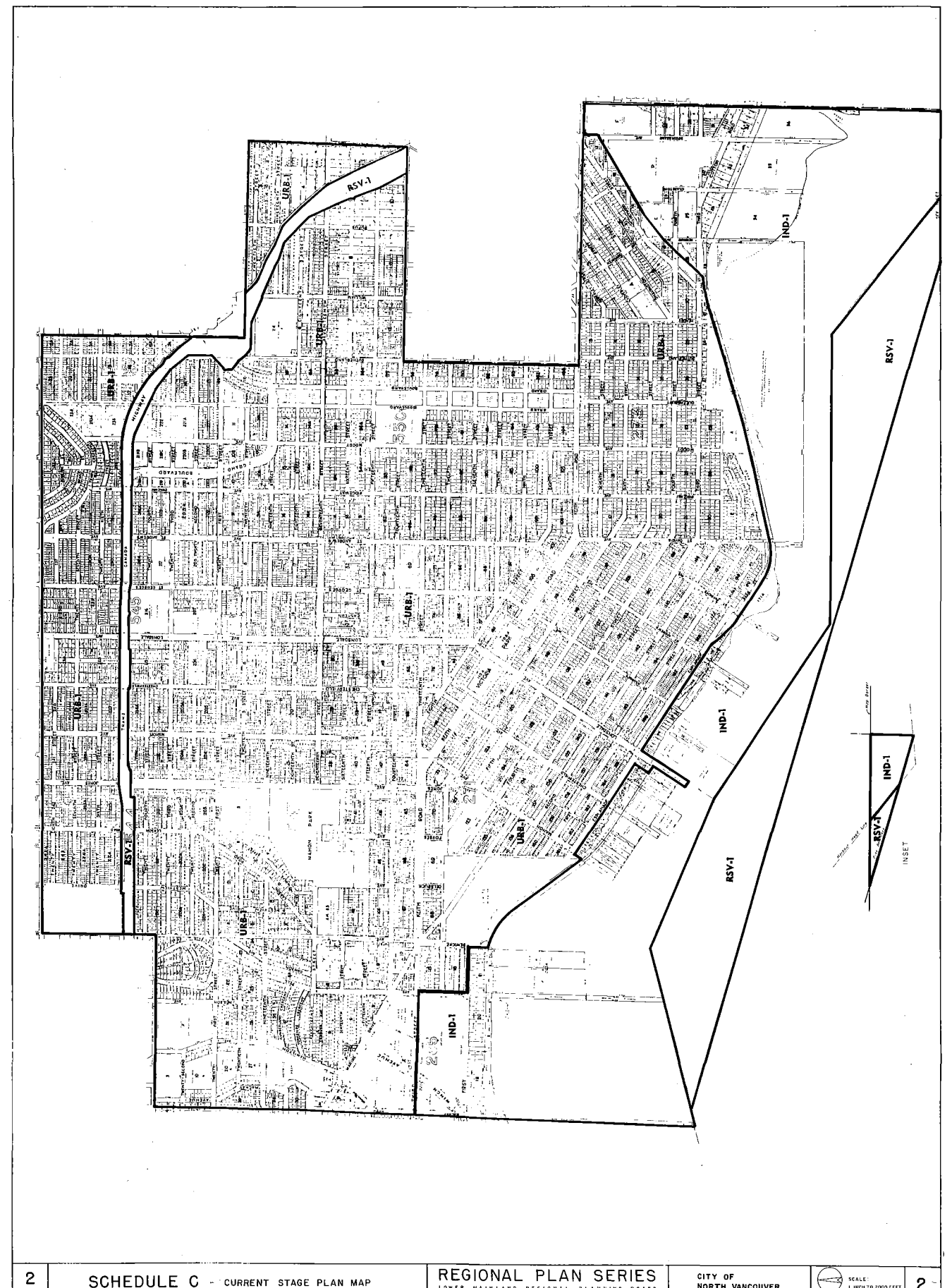
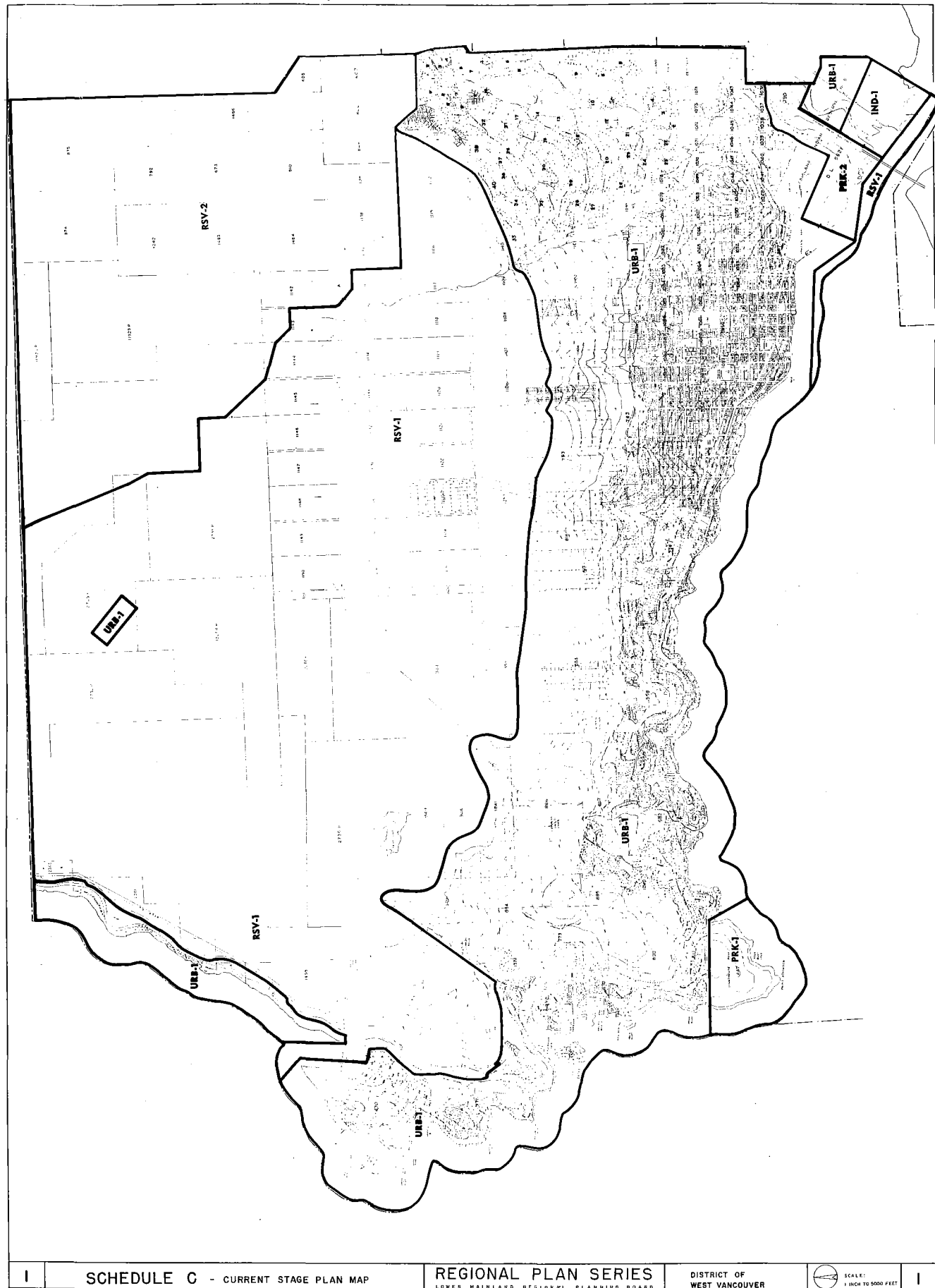


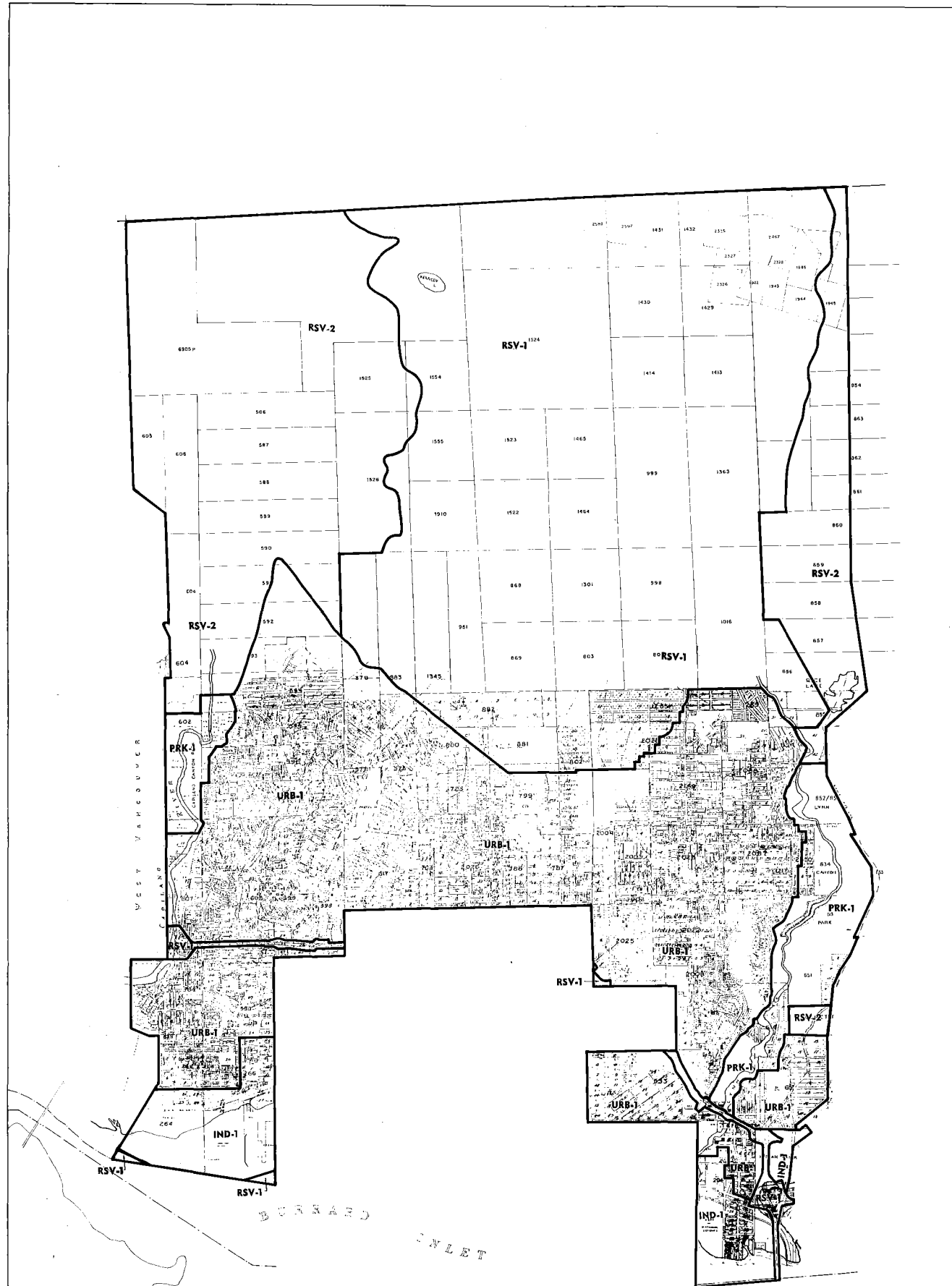


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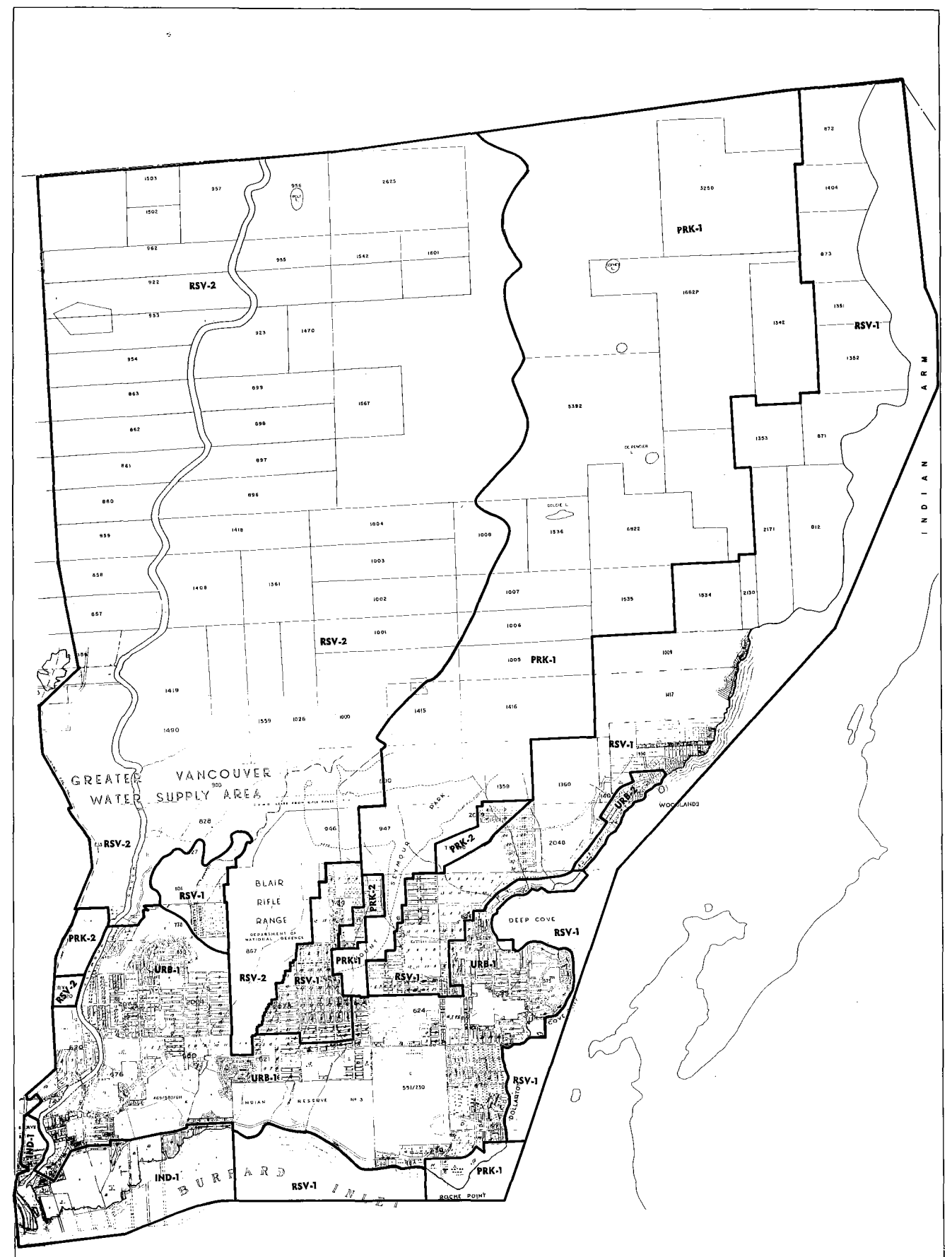


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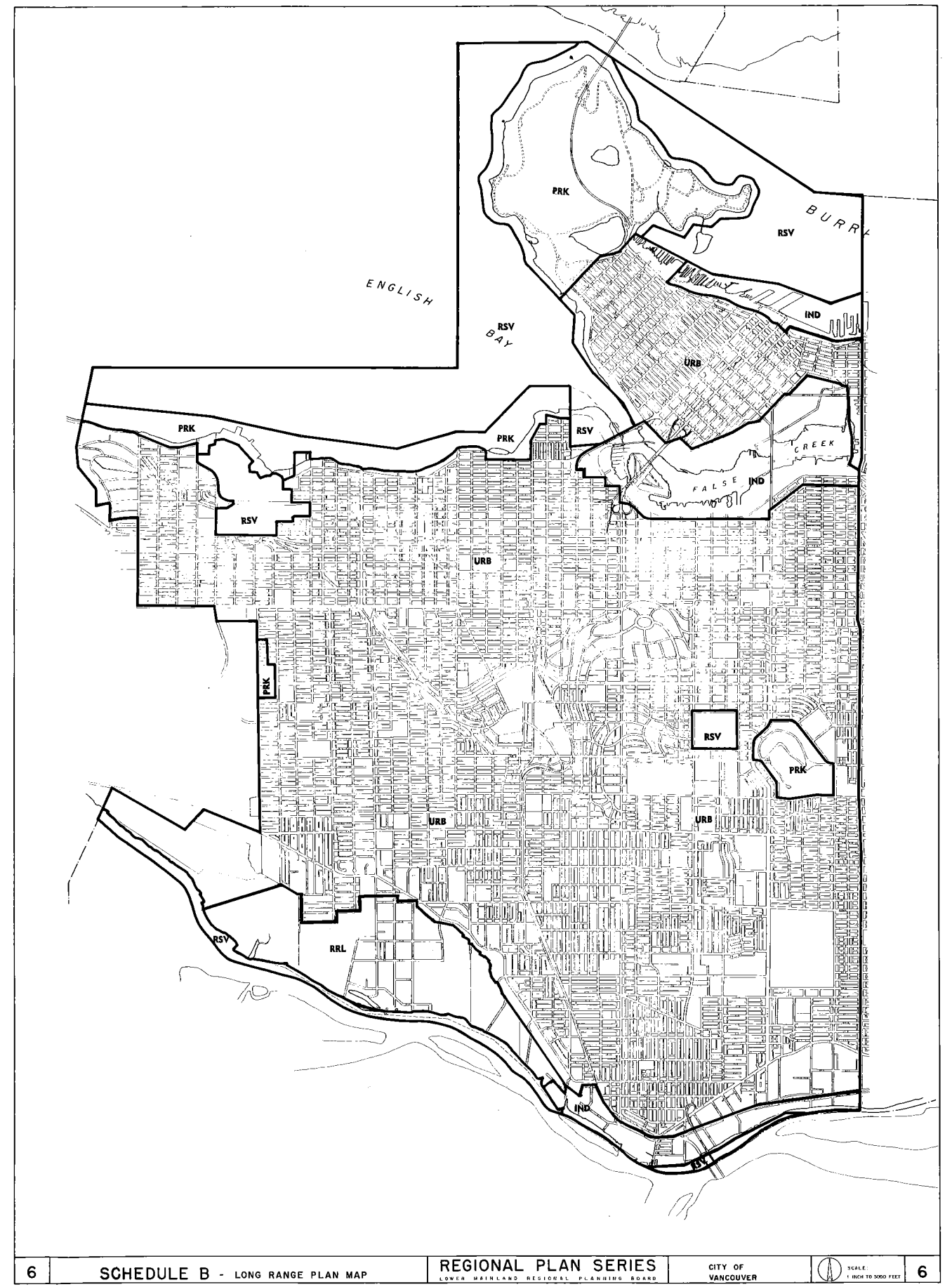
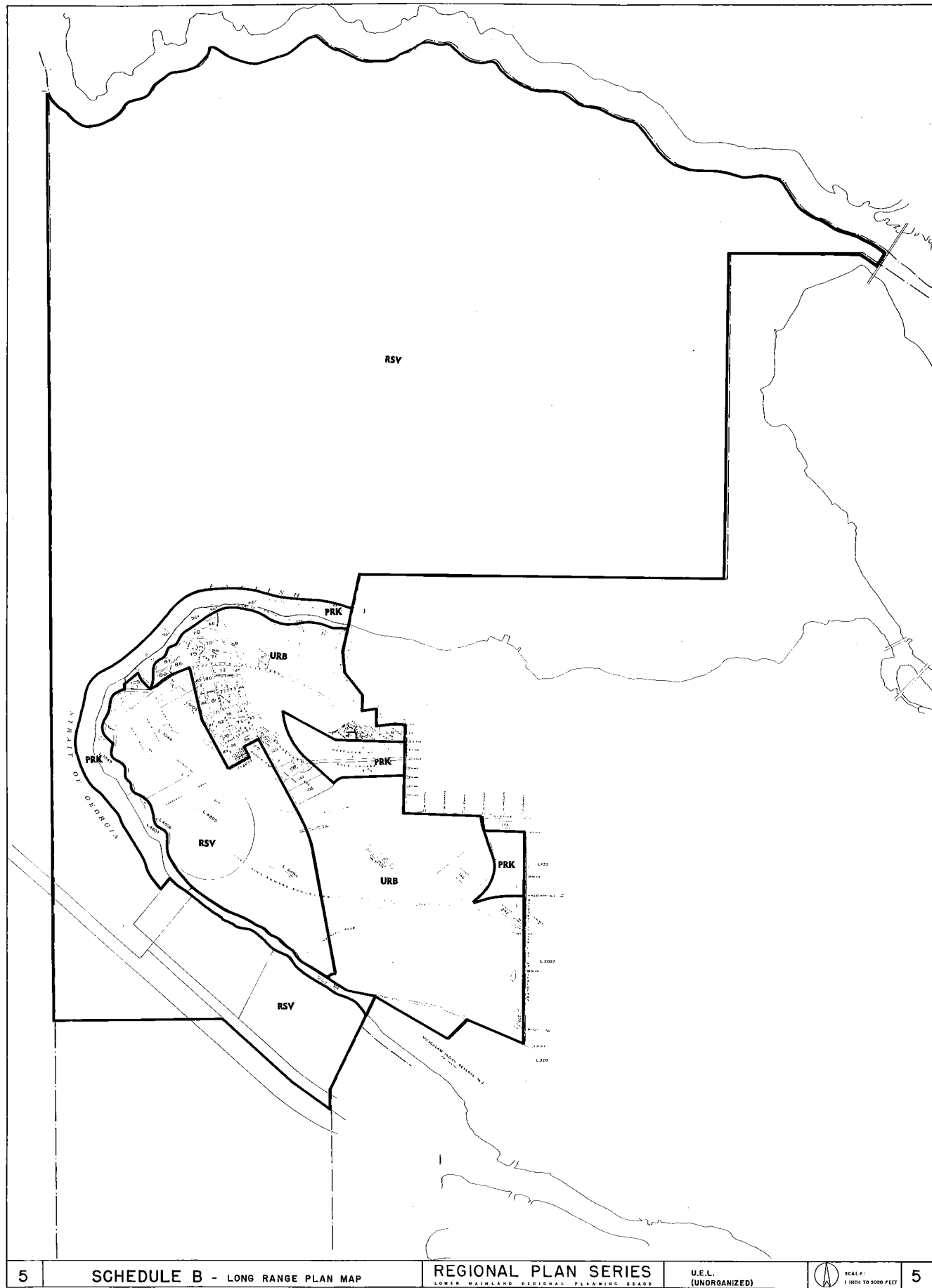




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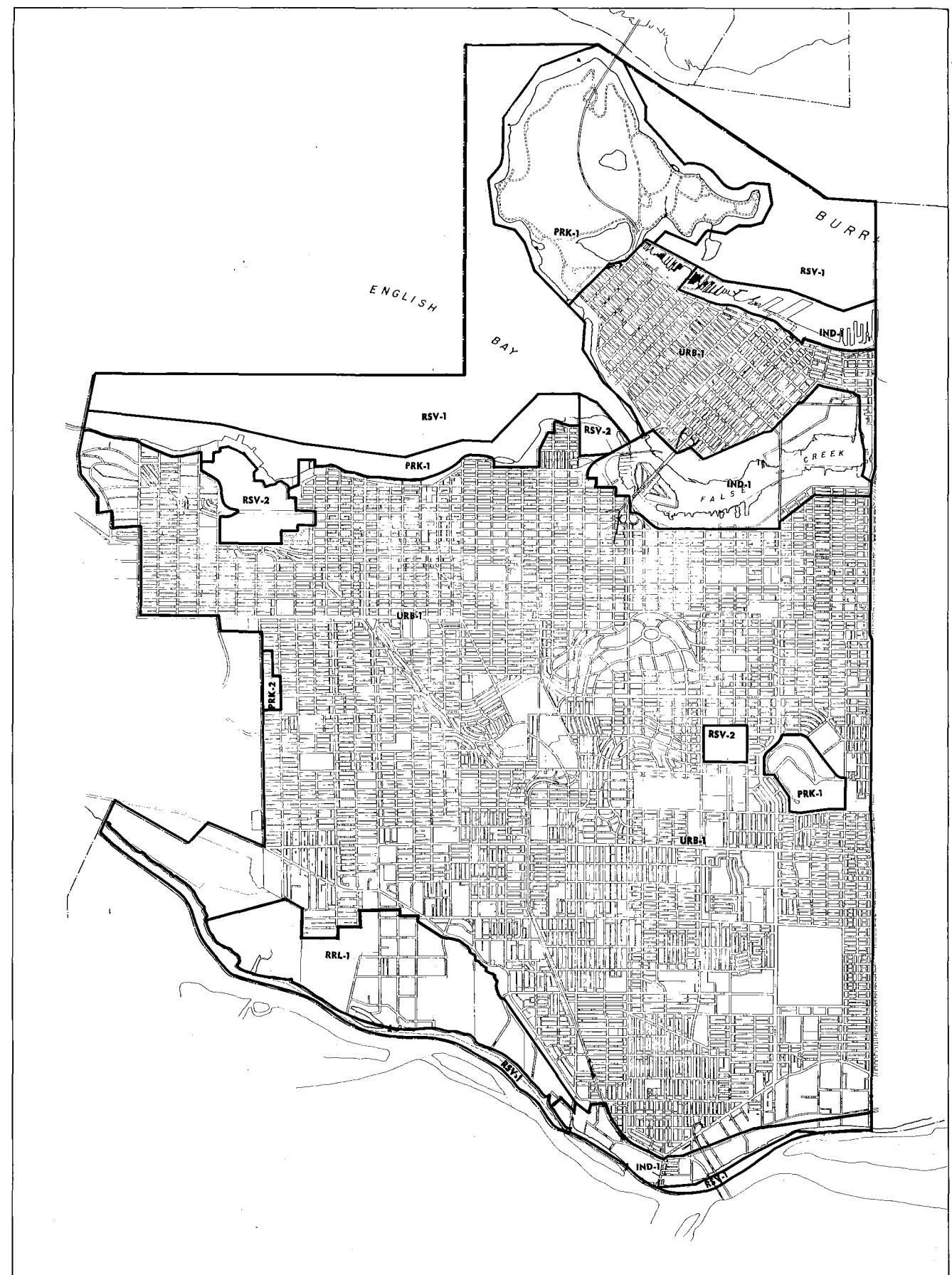


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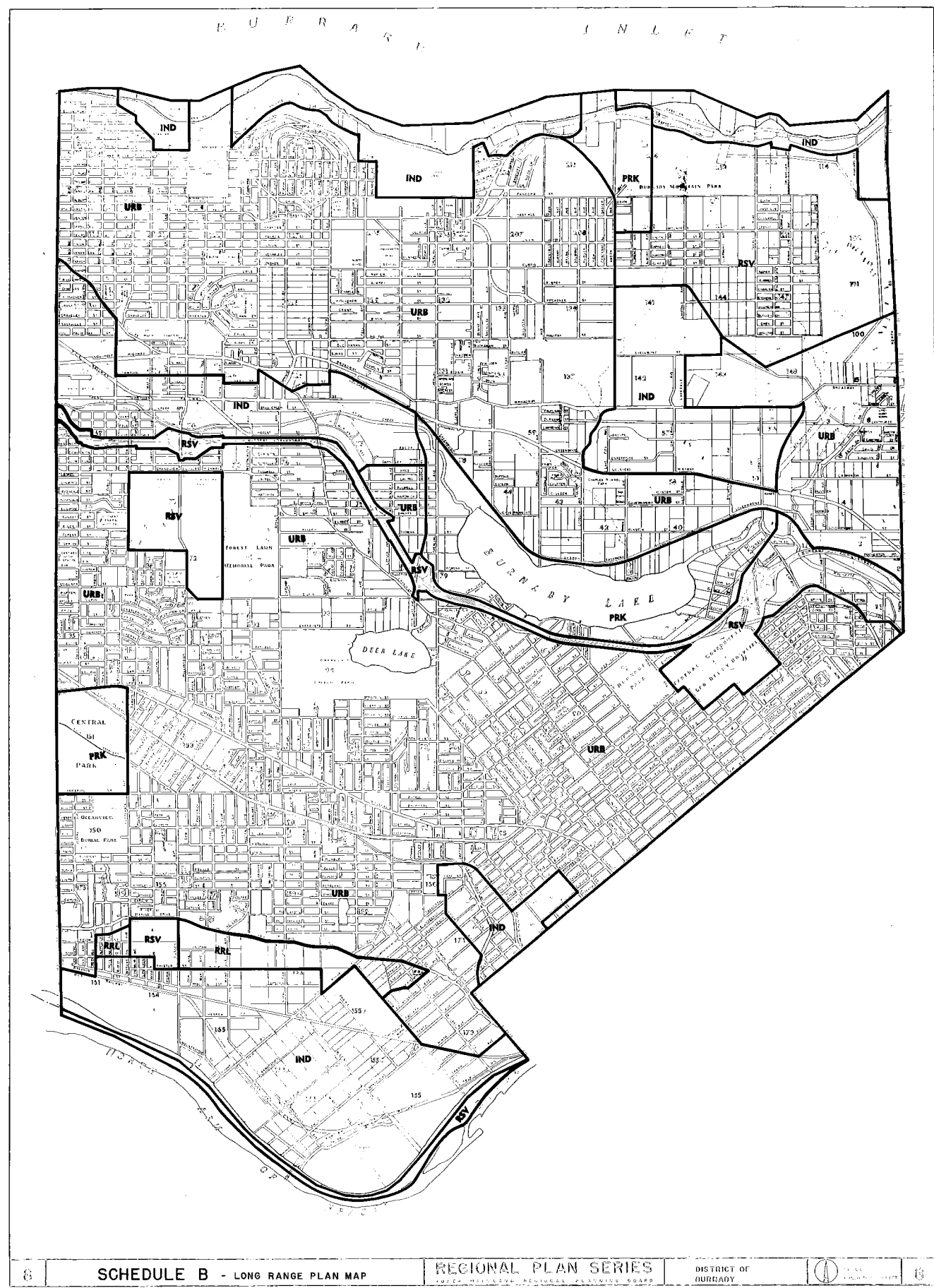
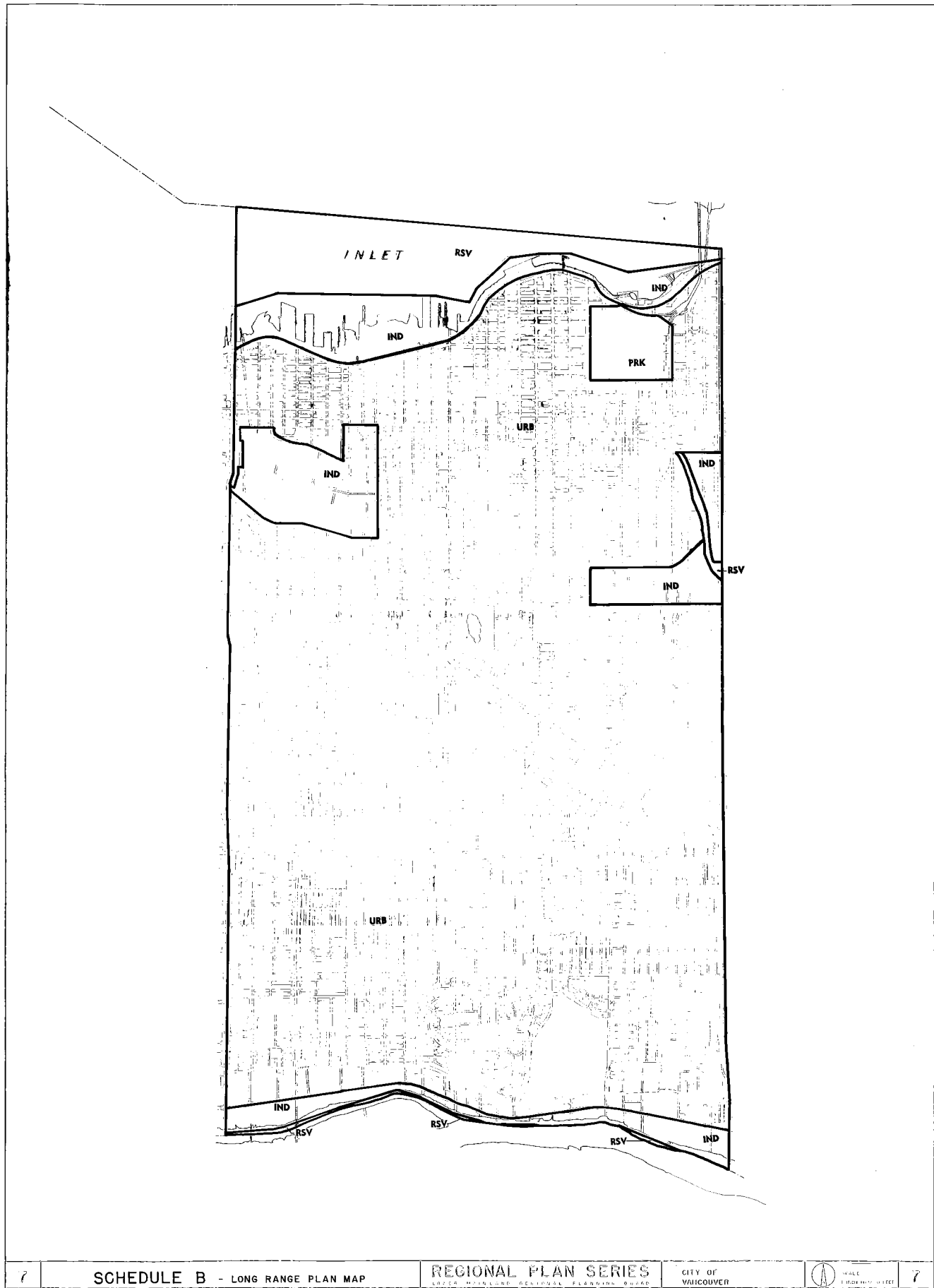


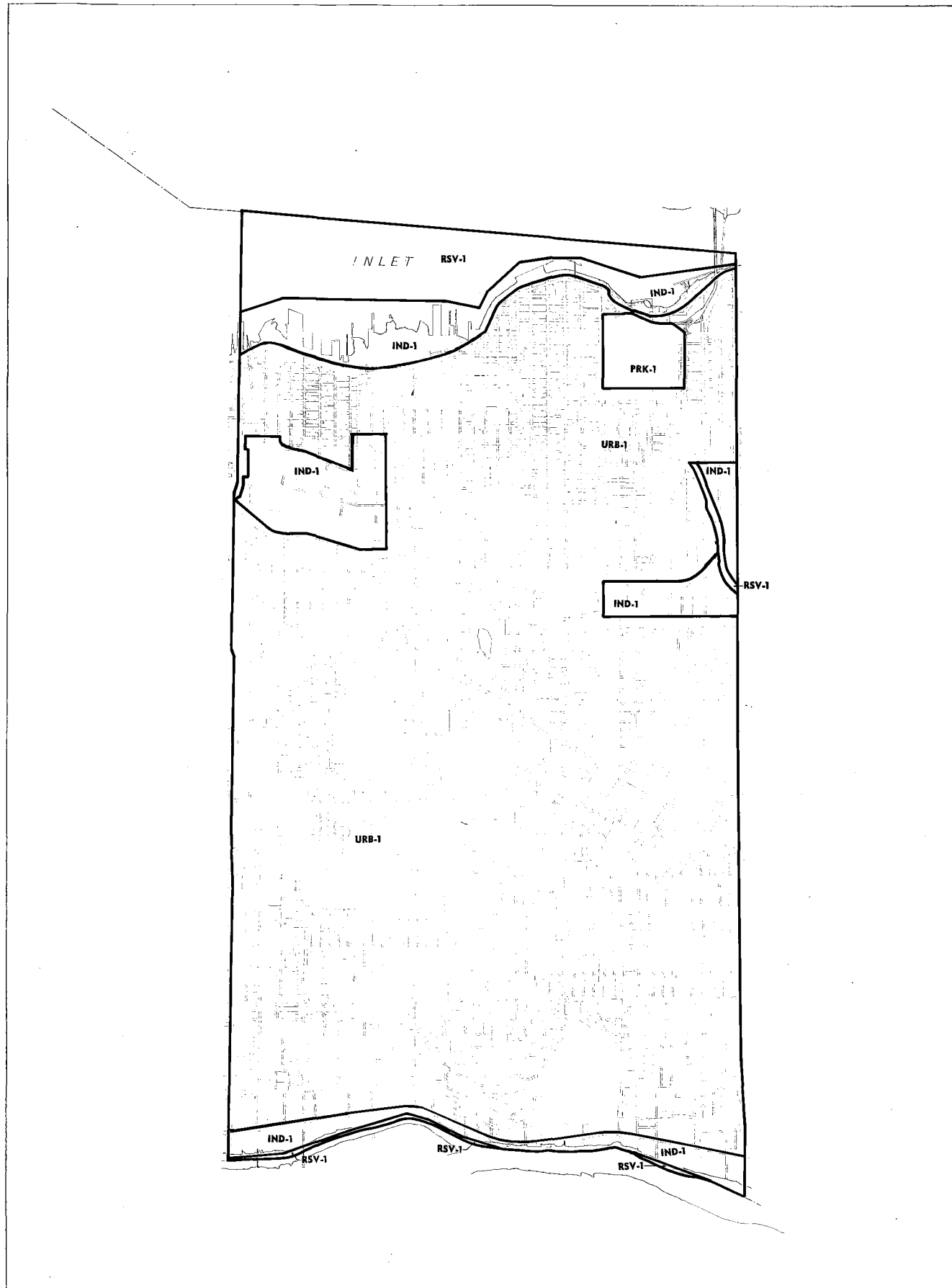


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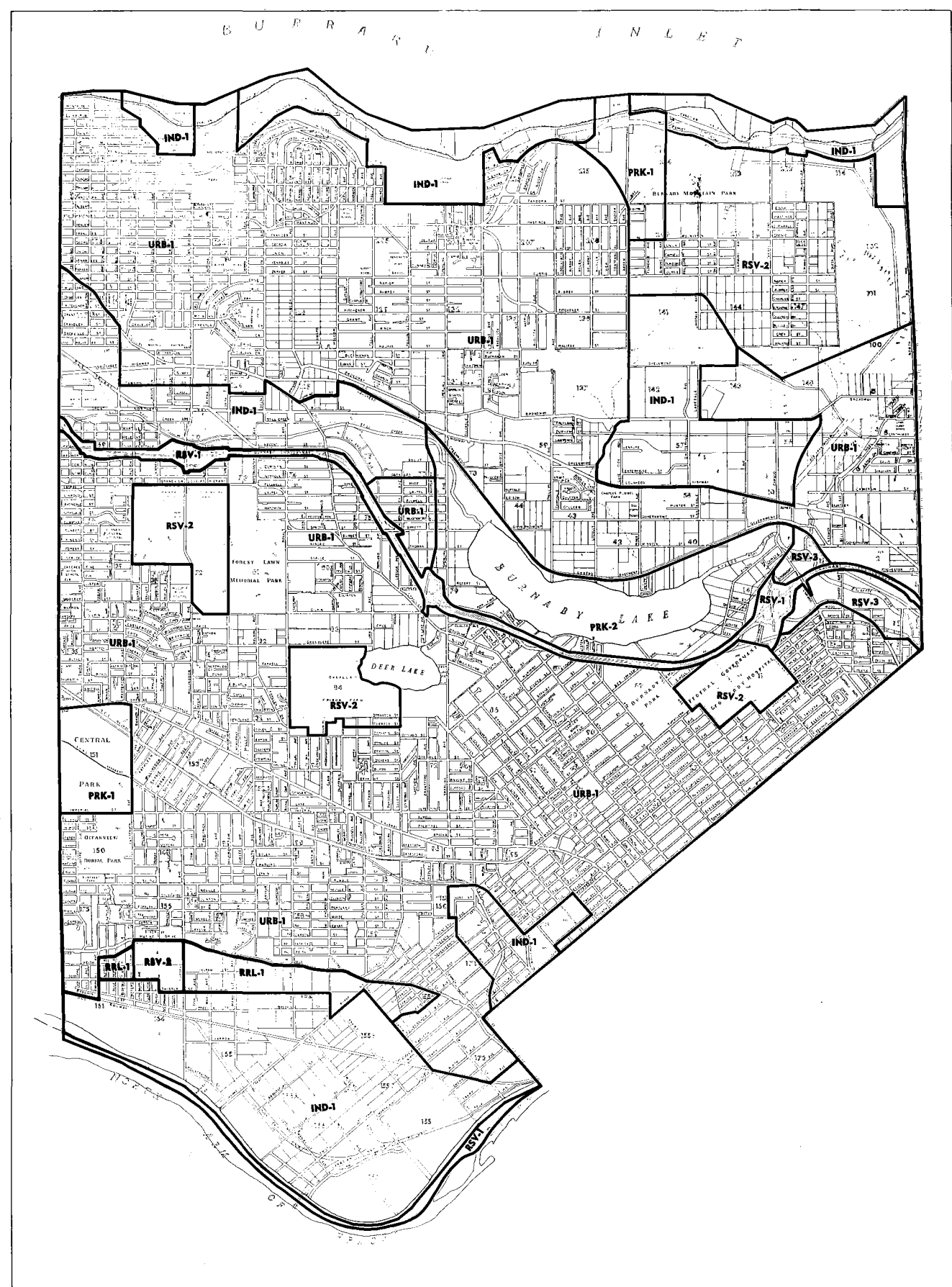


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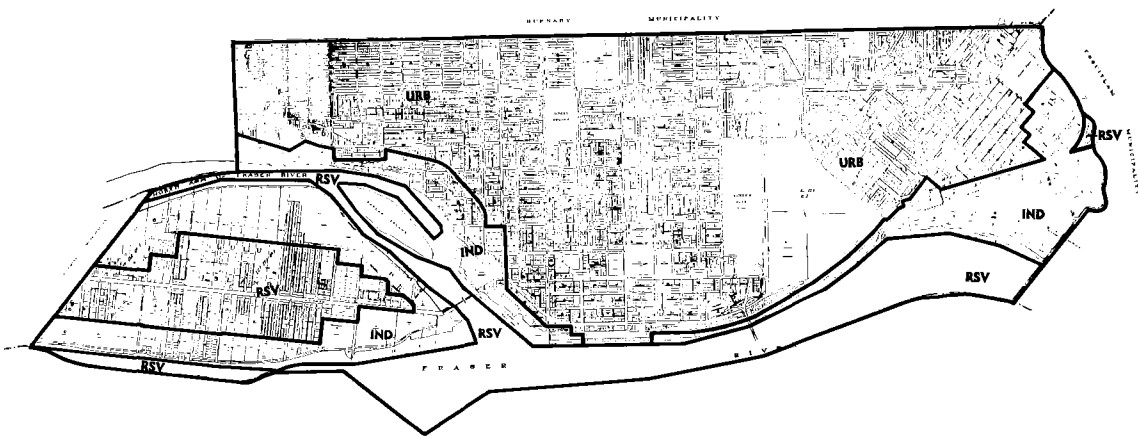




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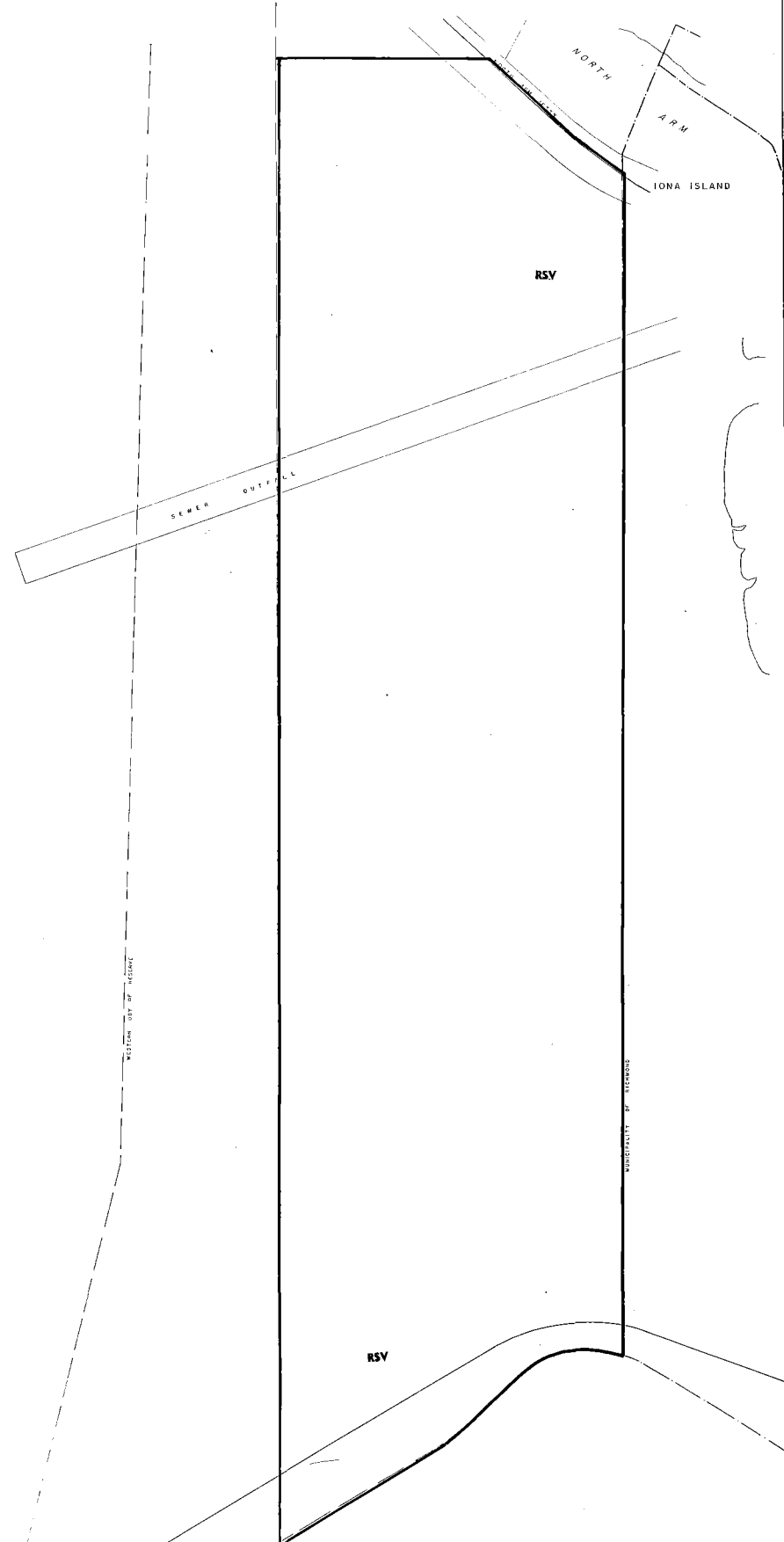


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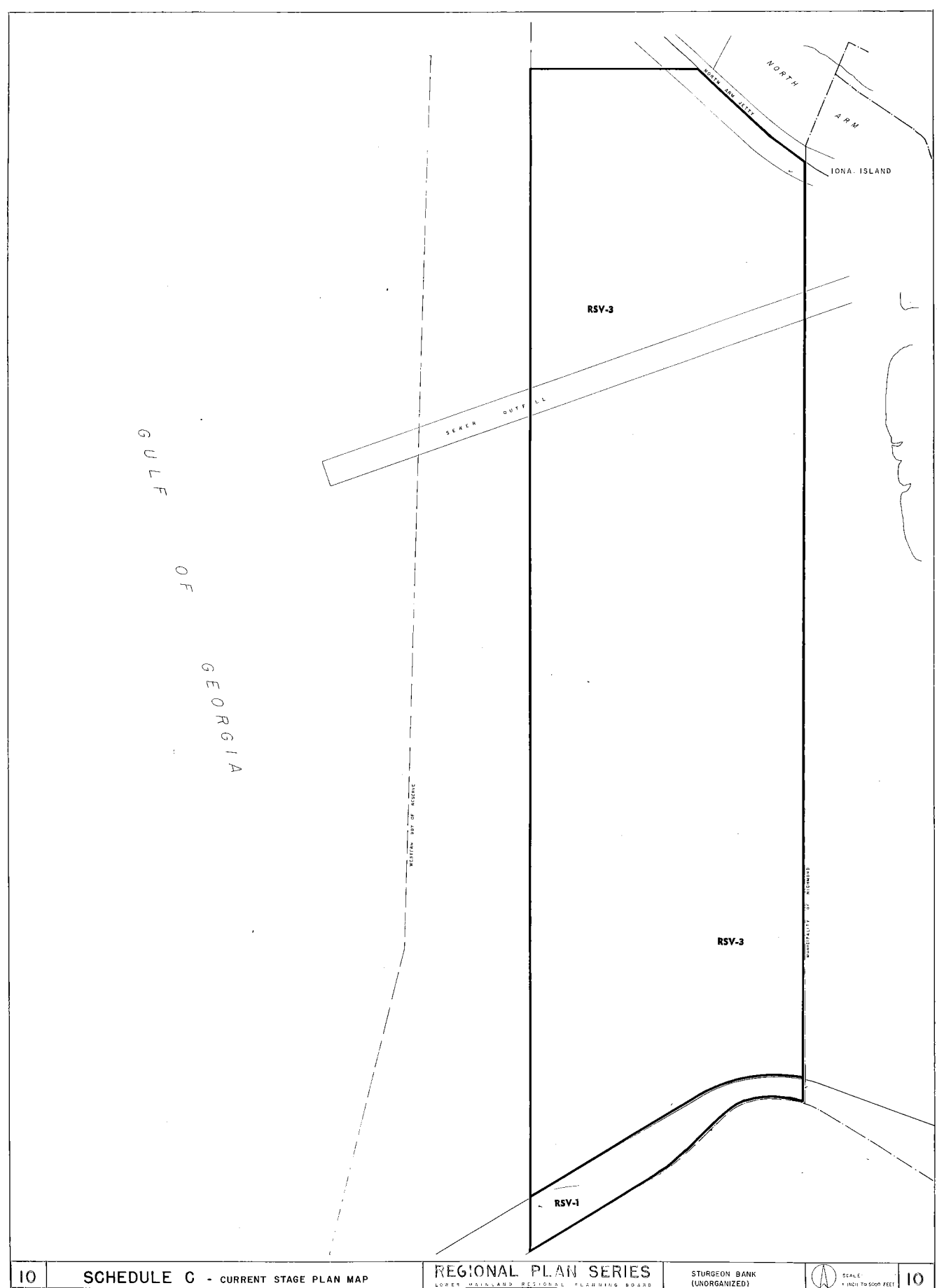
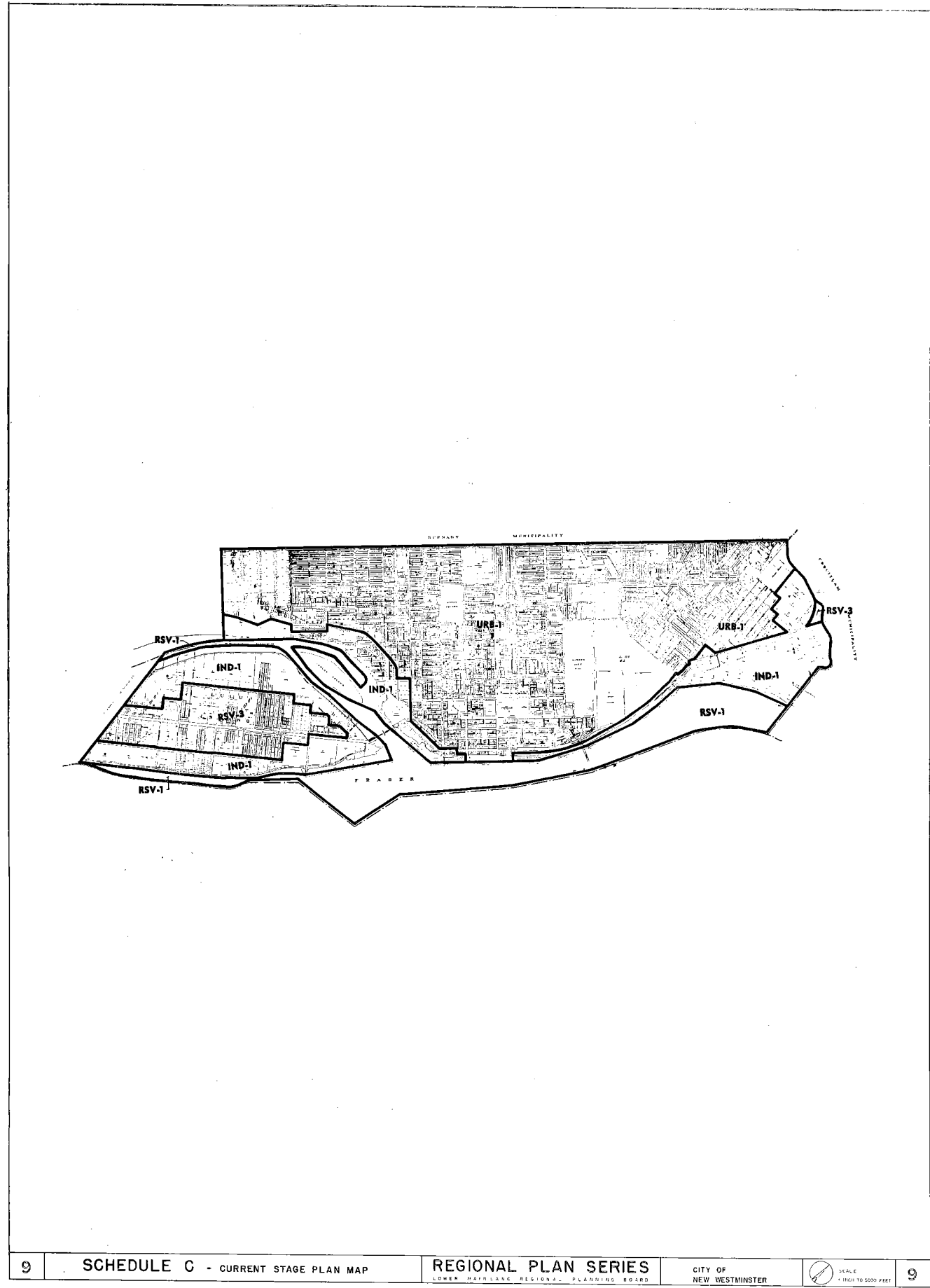


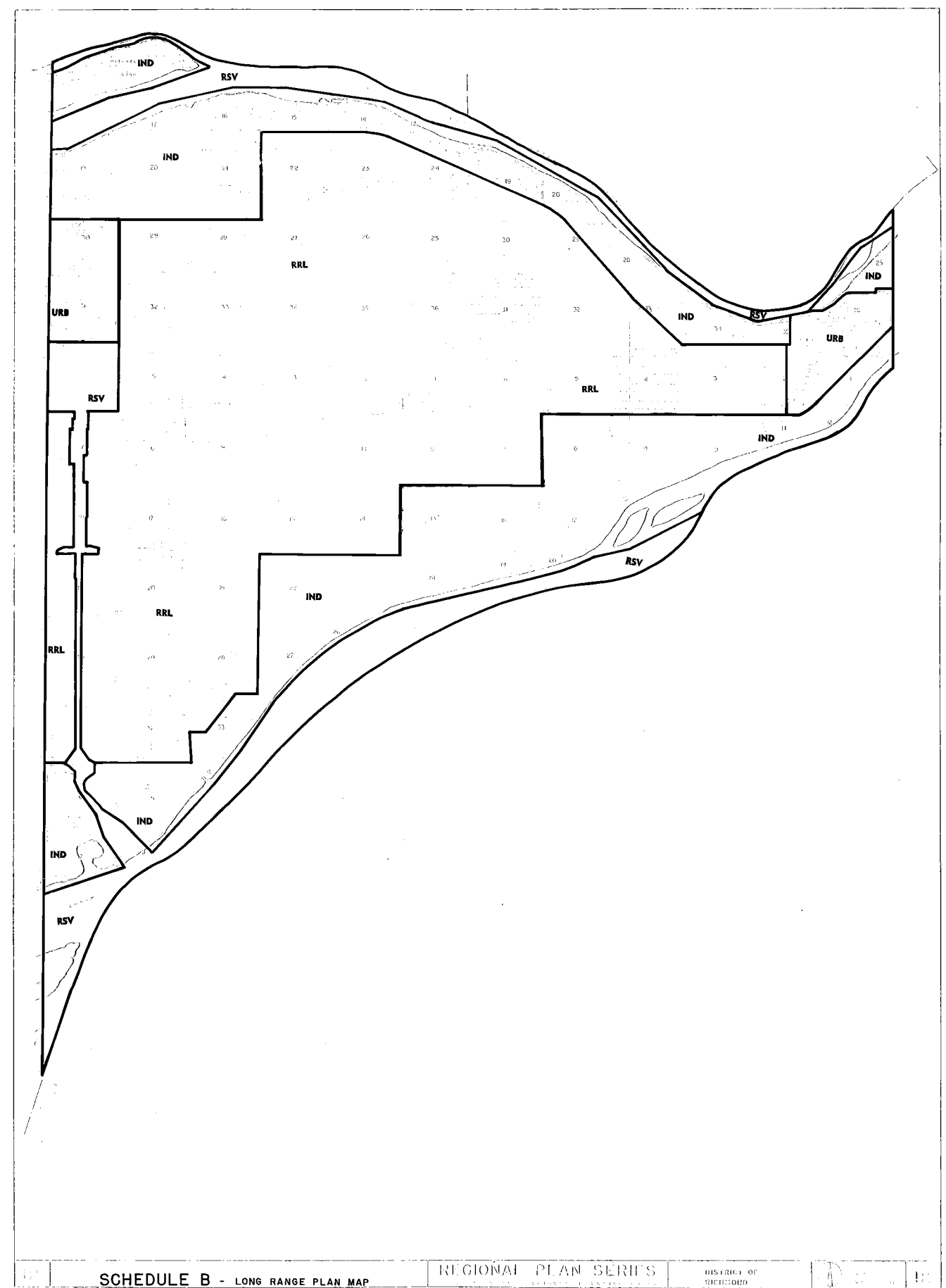
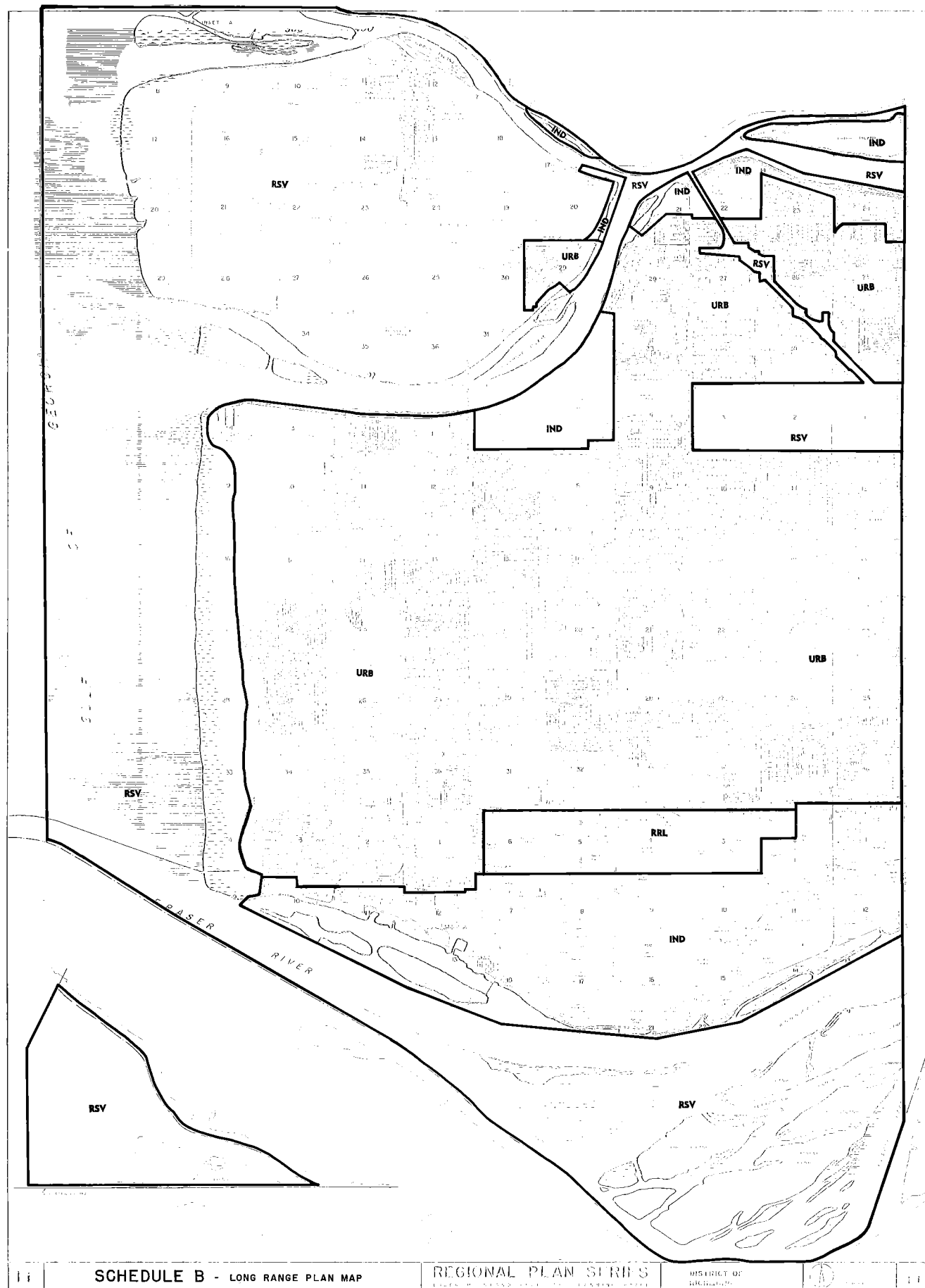
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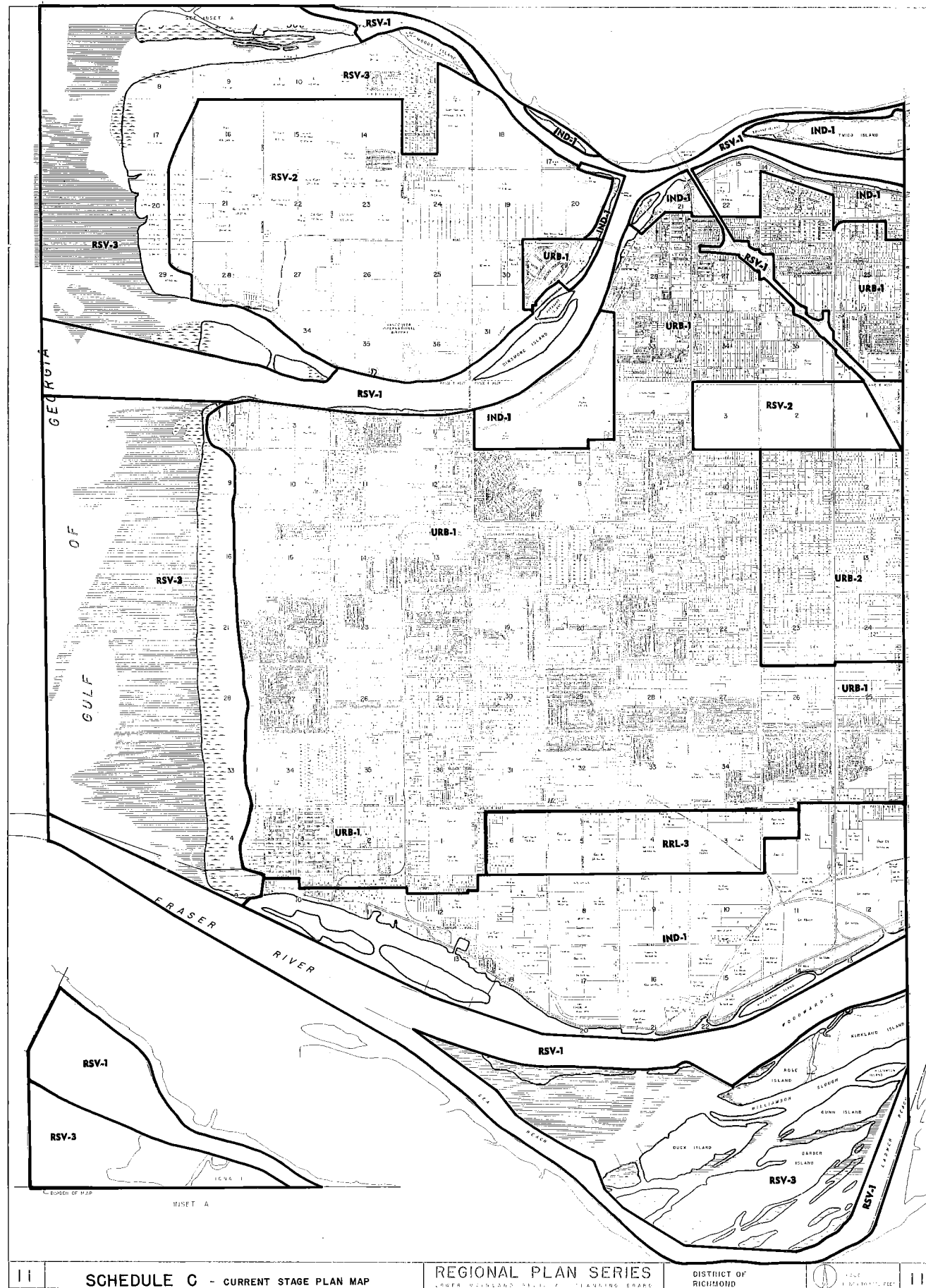
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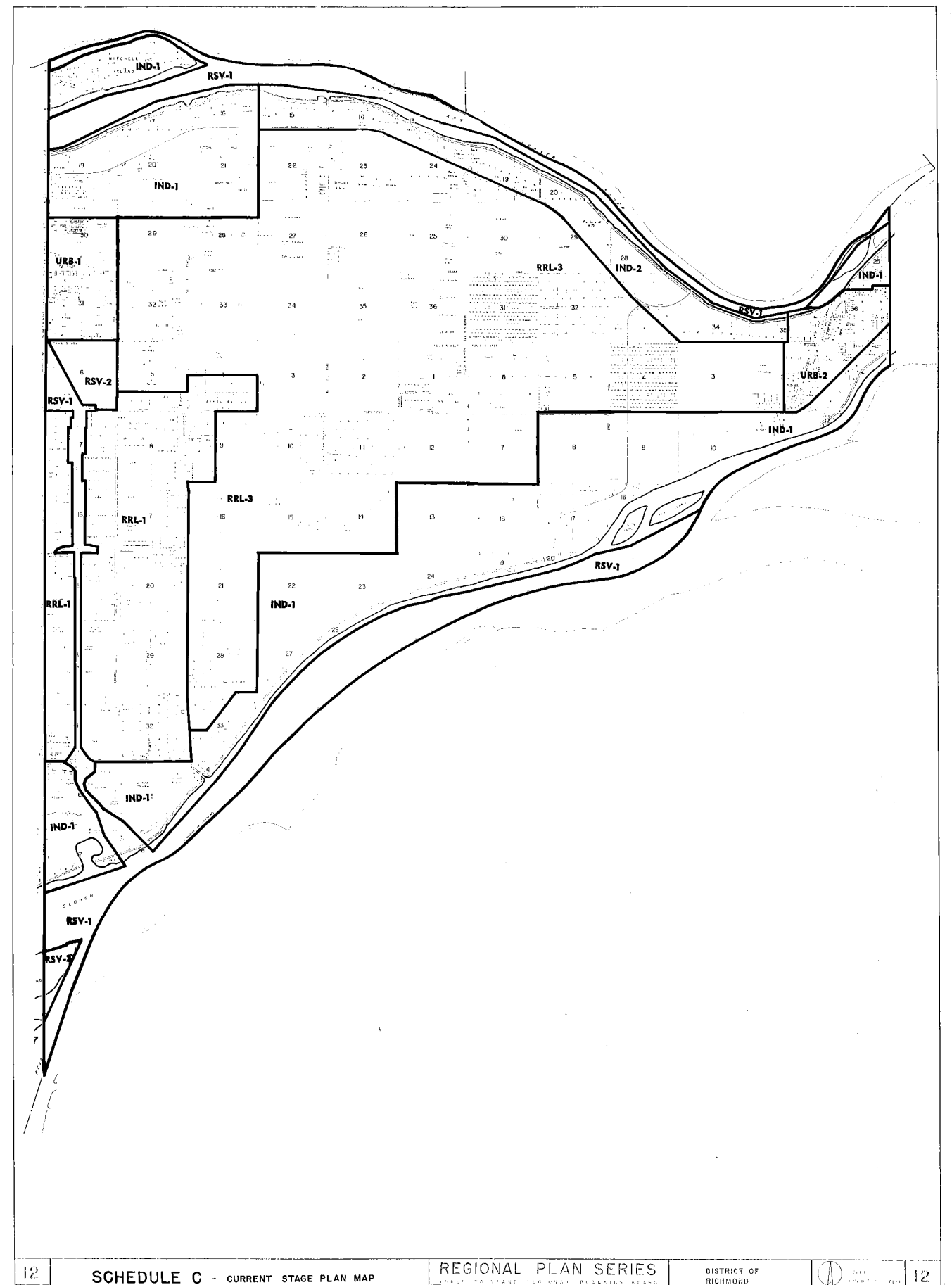
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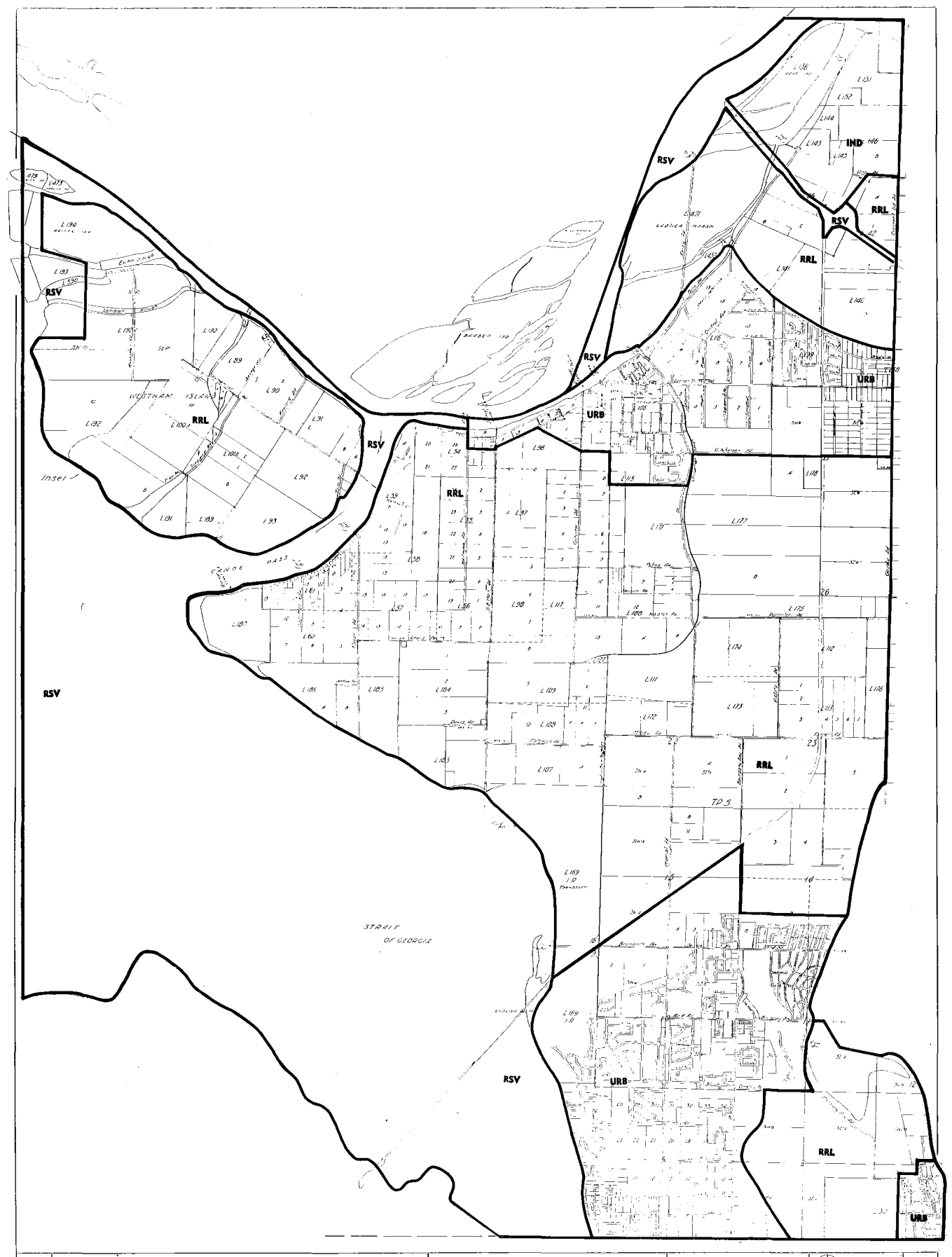
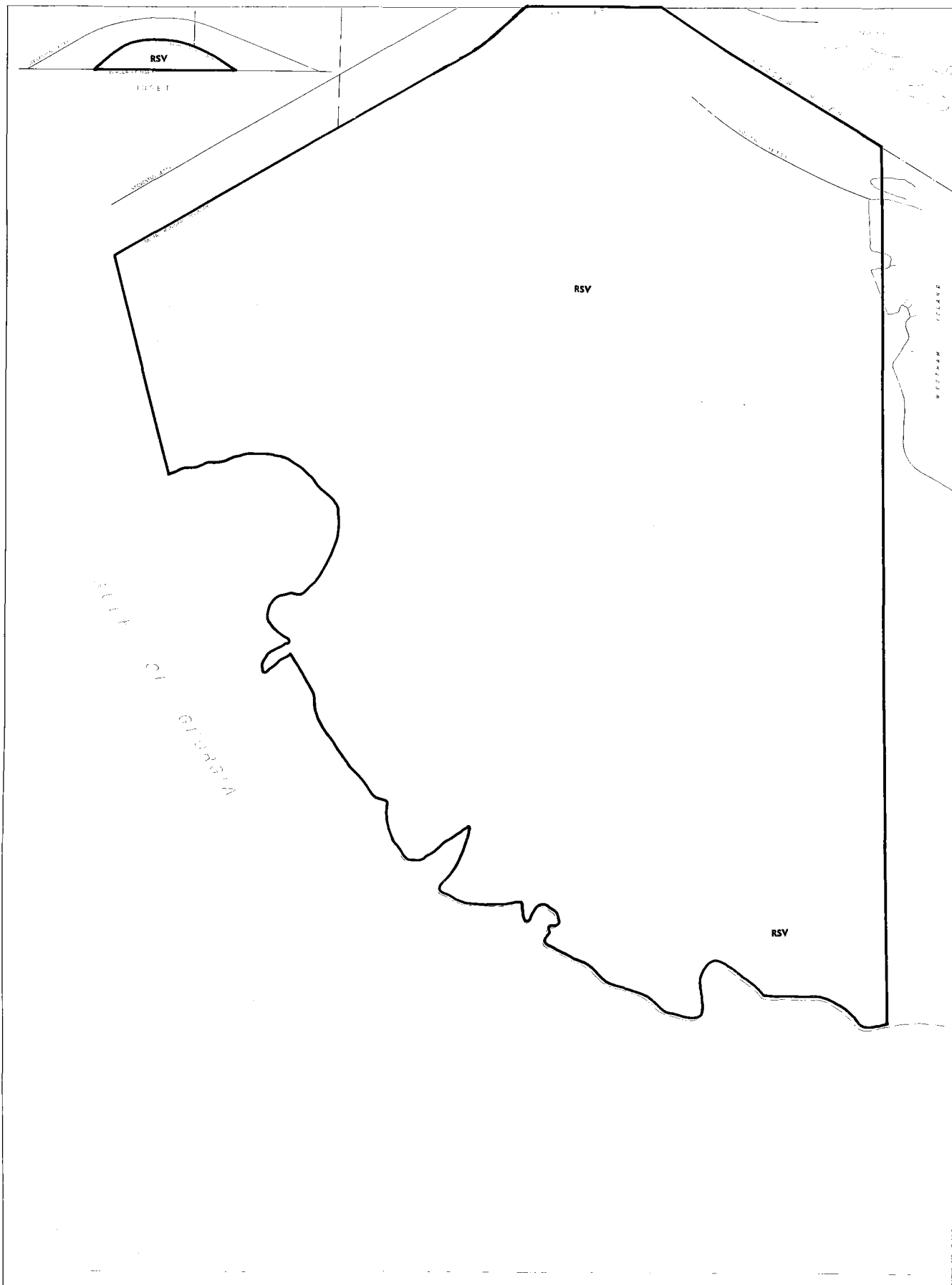


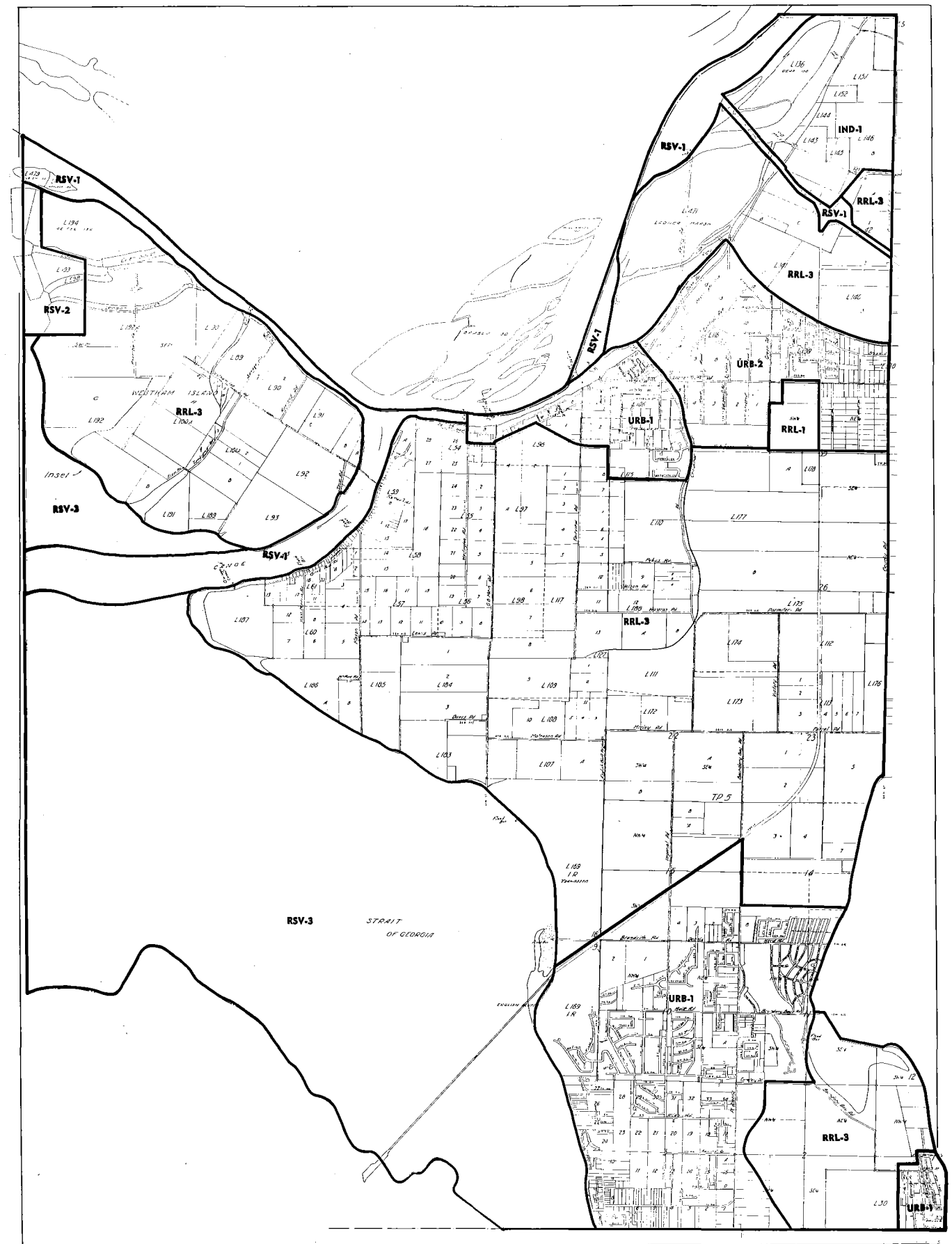
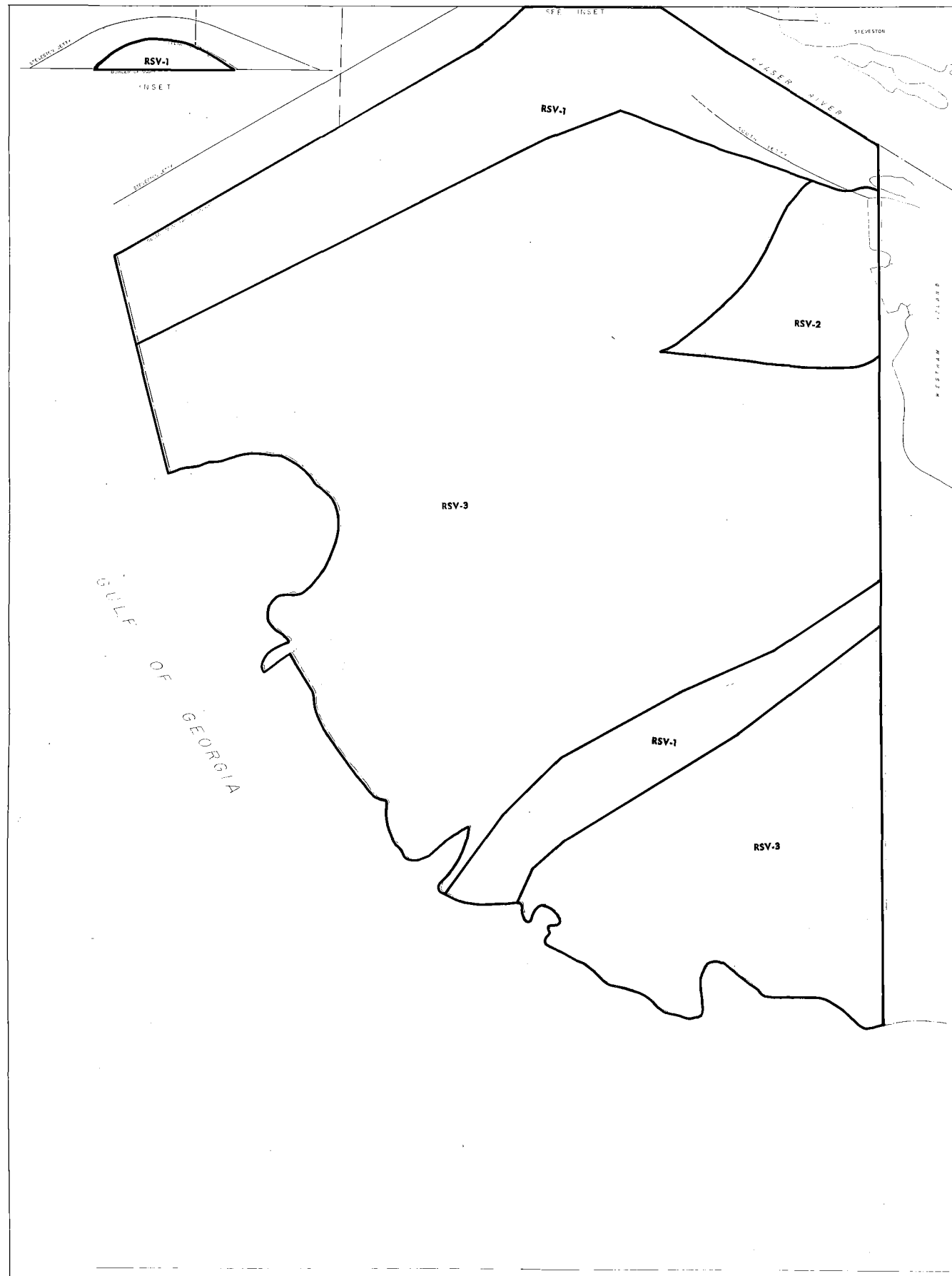


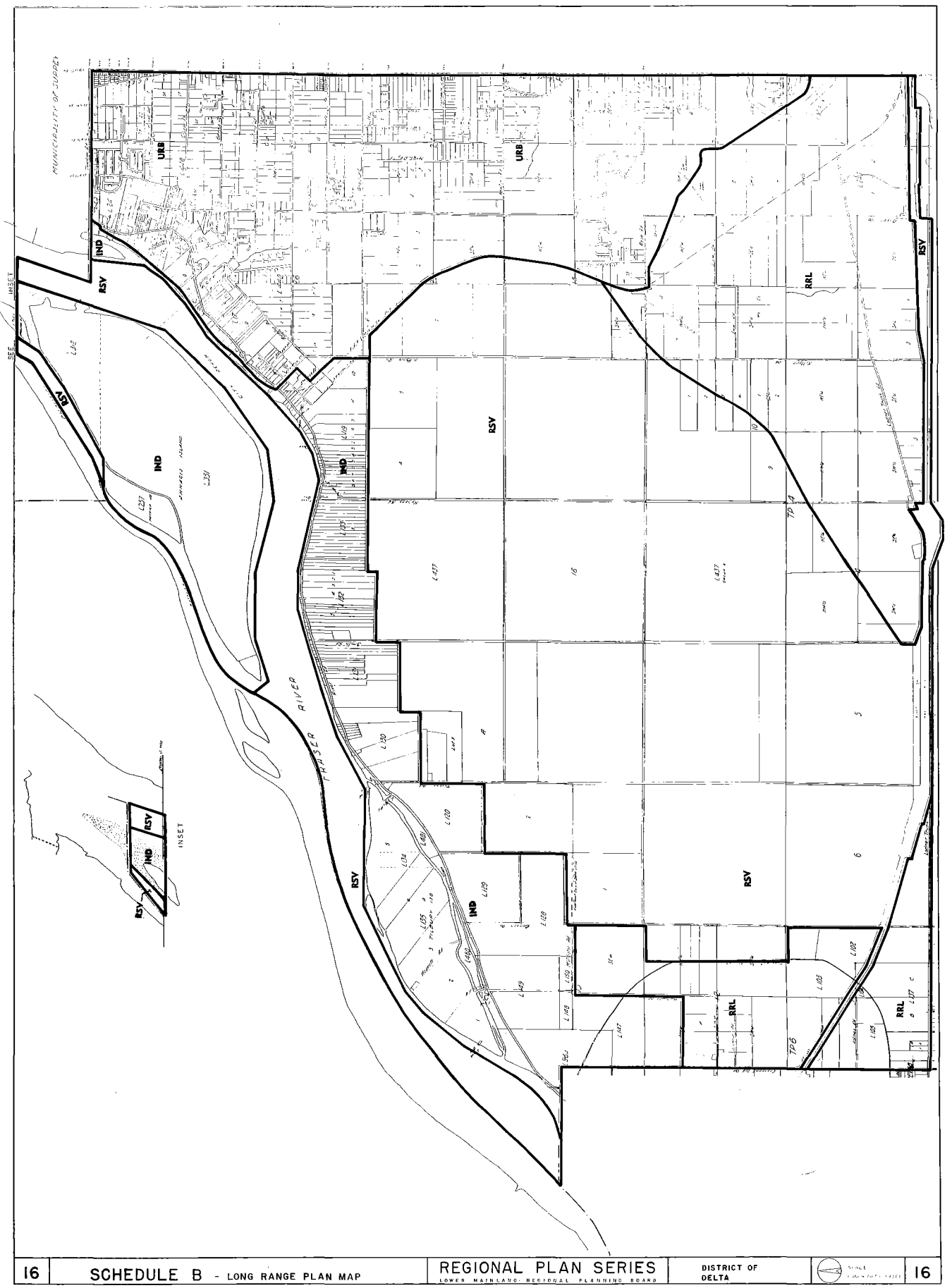
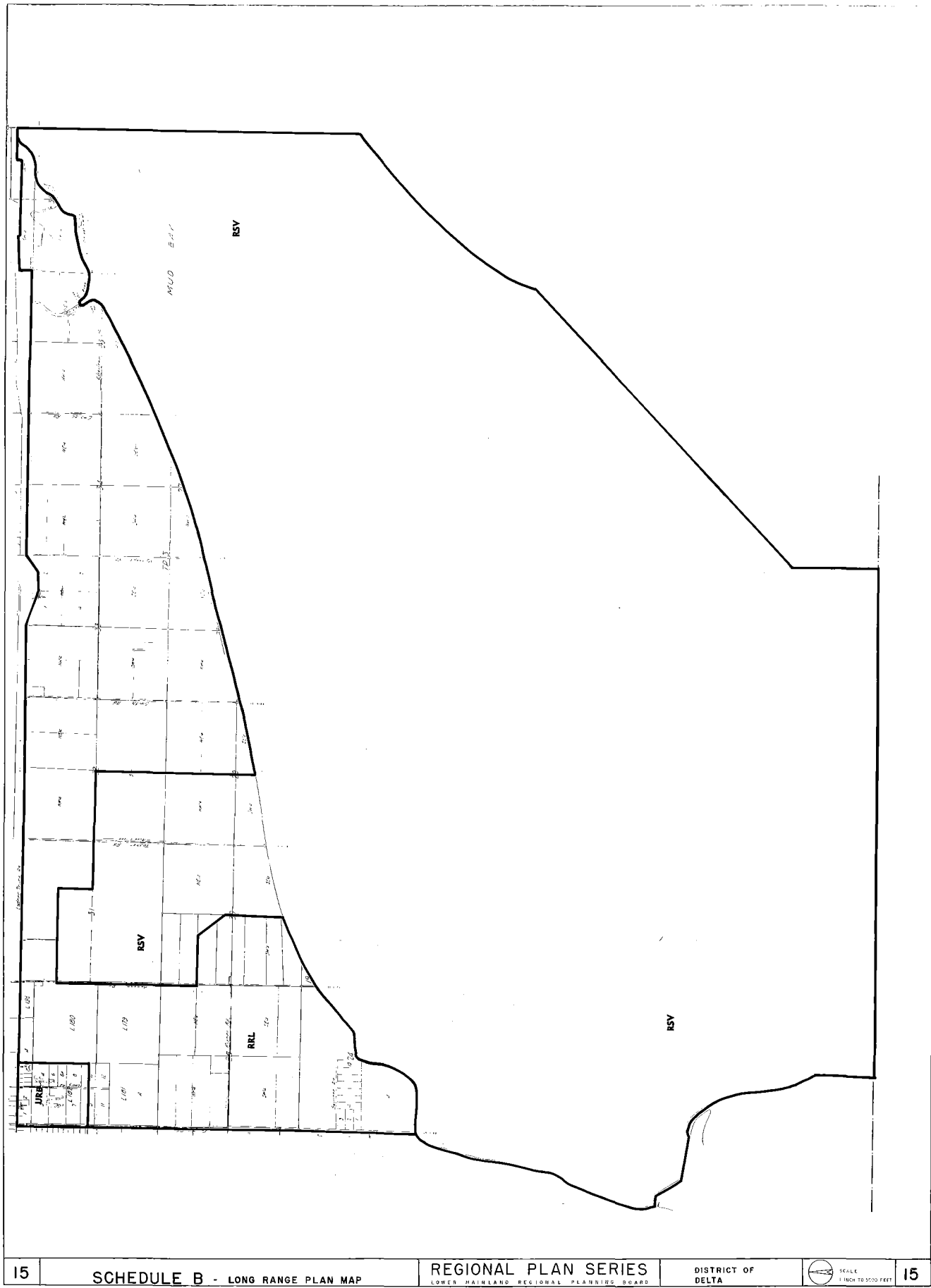
11 SCHEDULE C - CURRENT STAGE PLAN MAP REGIONAL PLAN SERIES DISTRICT OF RICHMOND 11

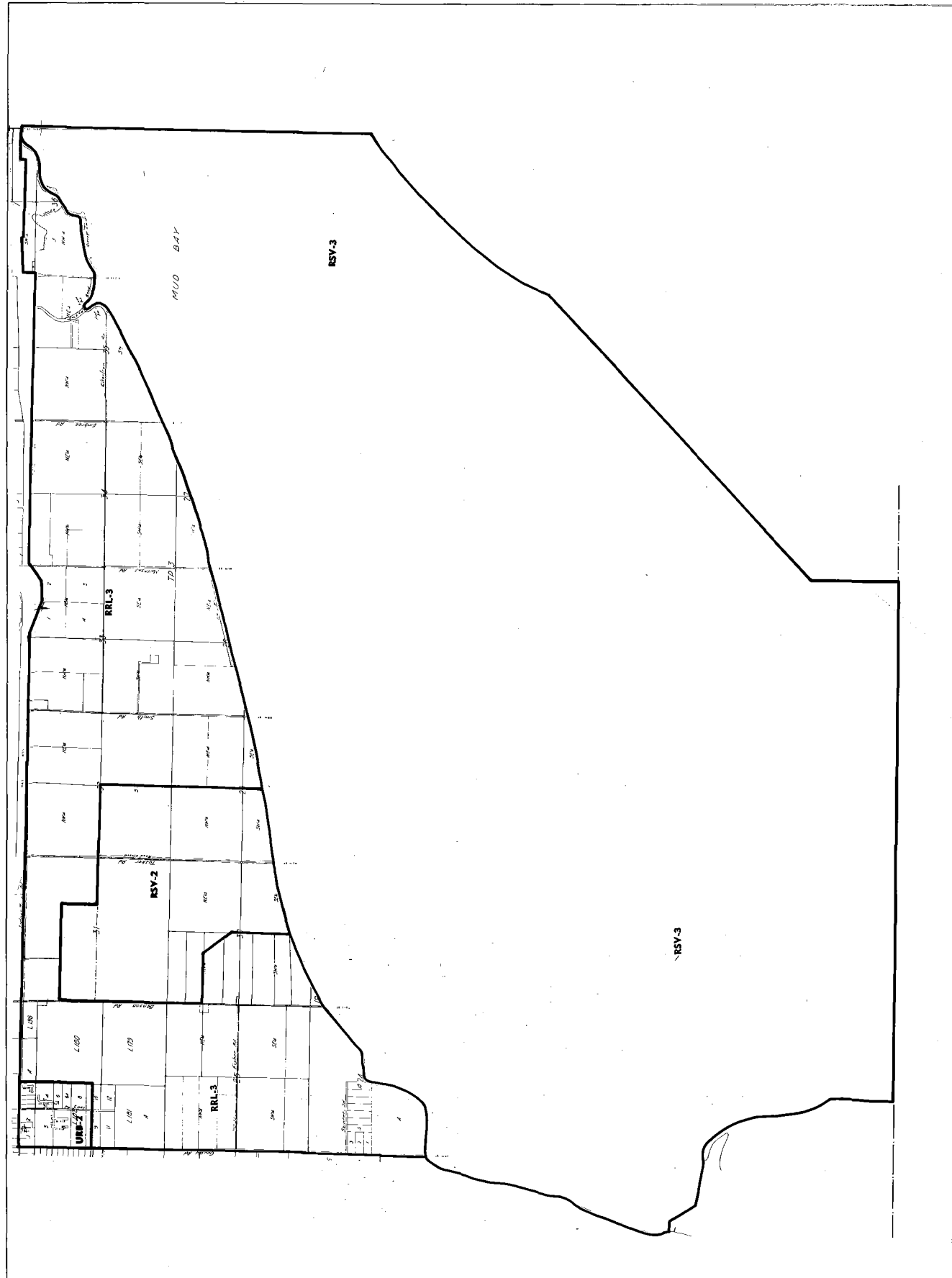


12 SCHEDULE C - CURRENT STAGE PLAN MAP REGIONAL PLAN SERIES DISTRICT OF RICHMOND 12

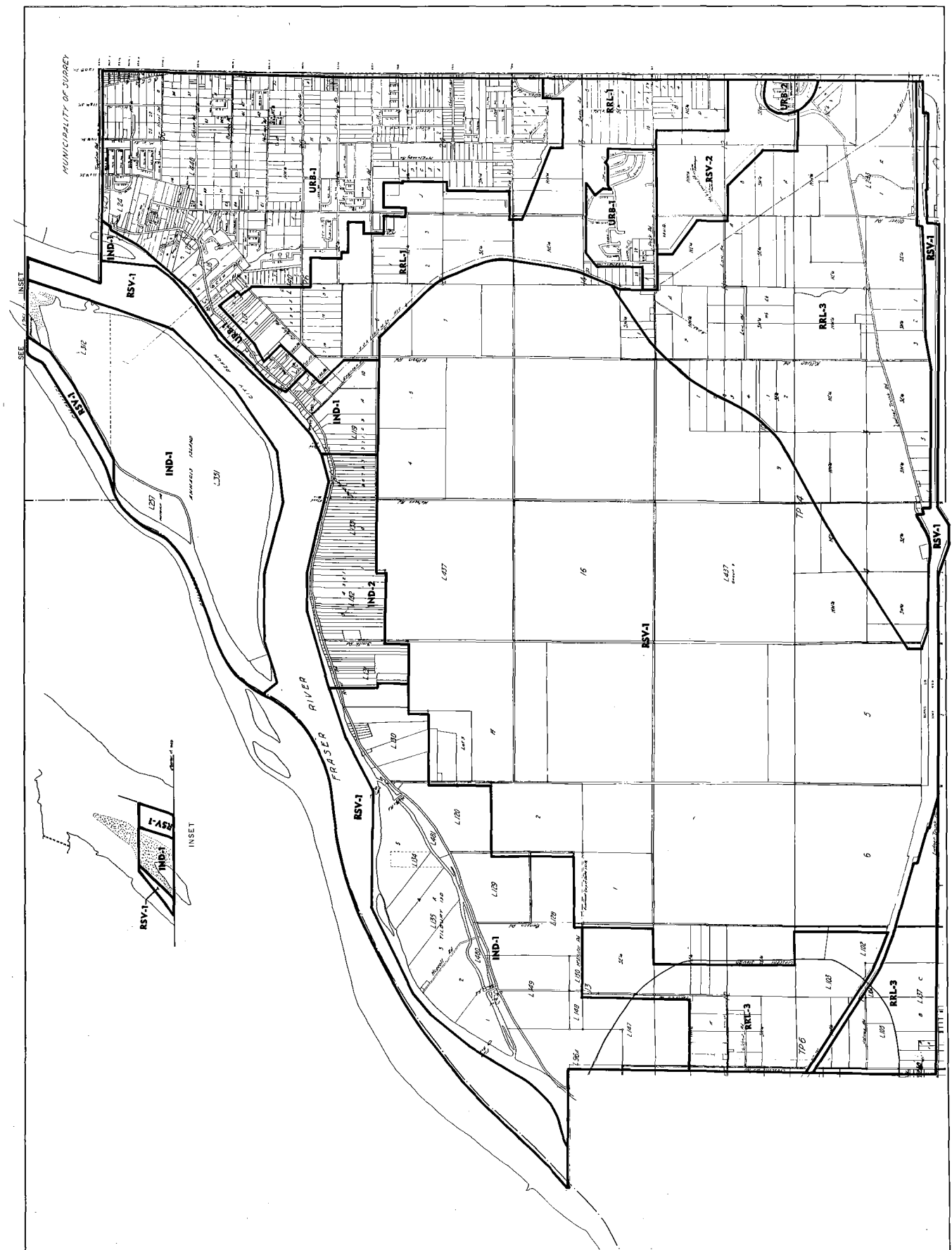




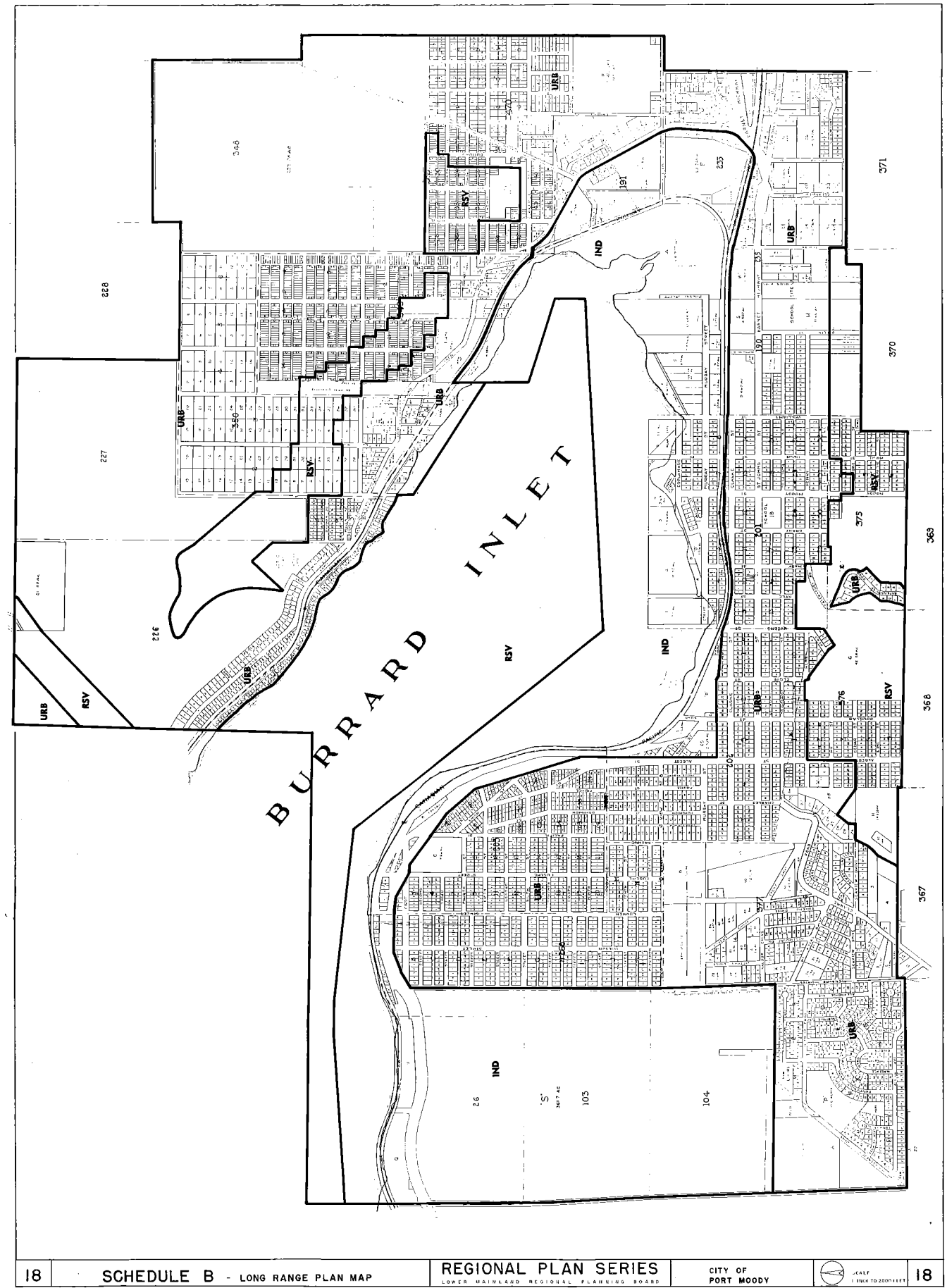
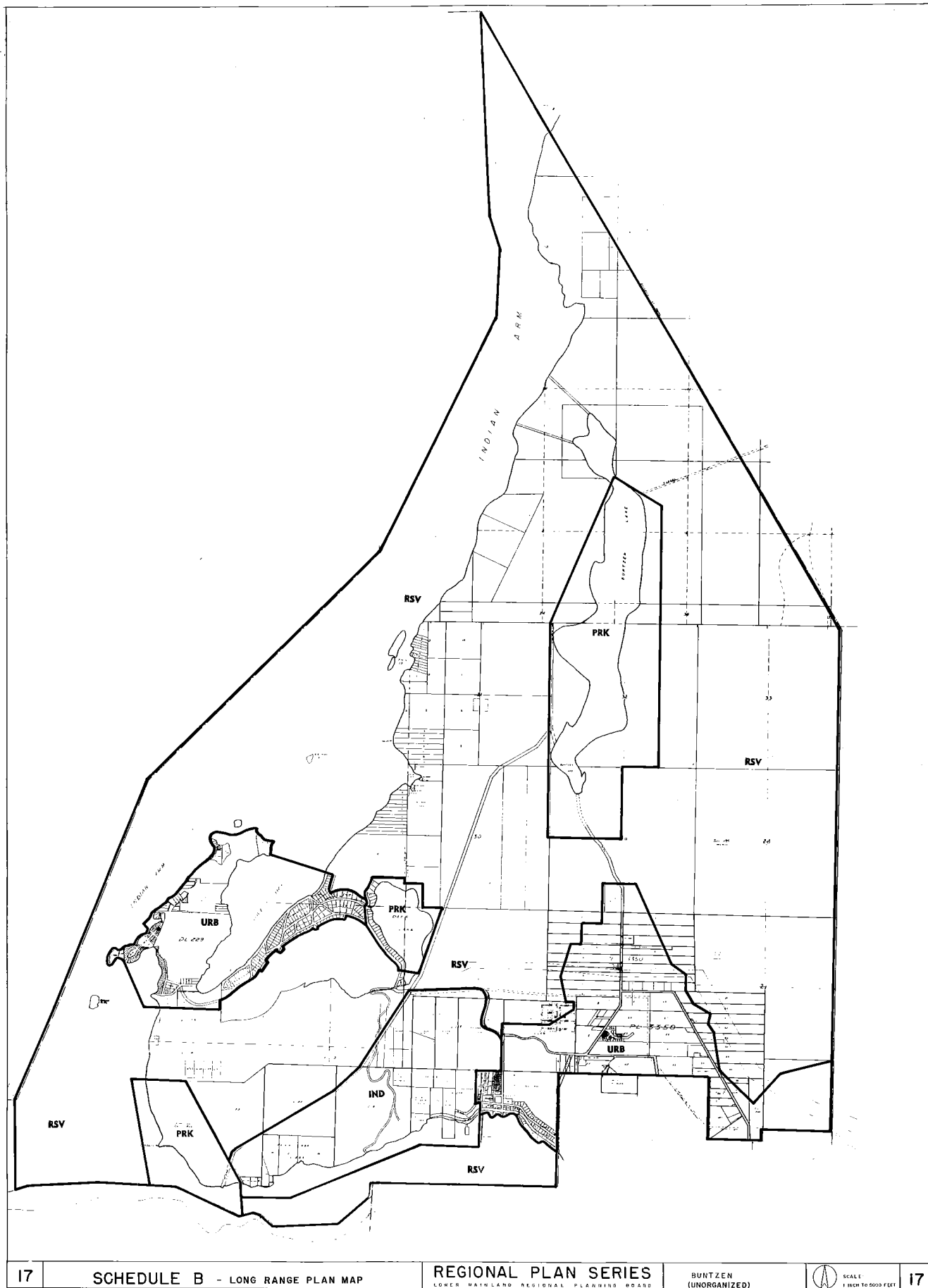


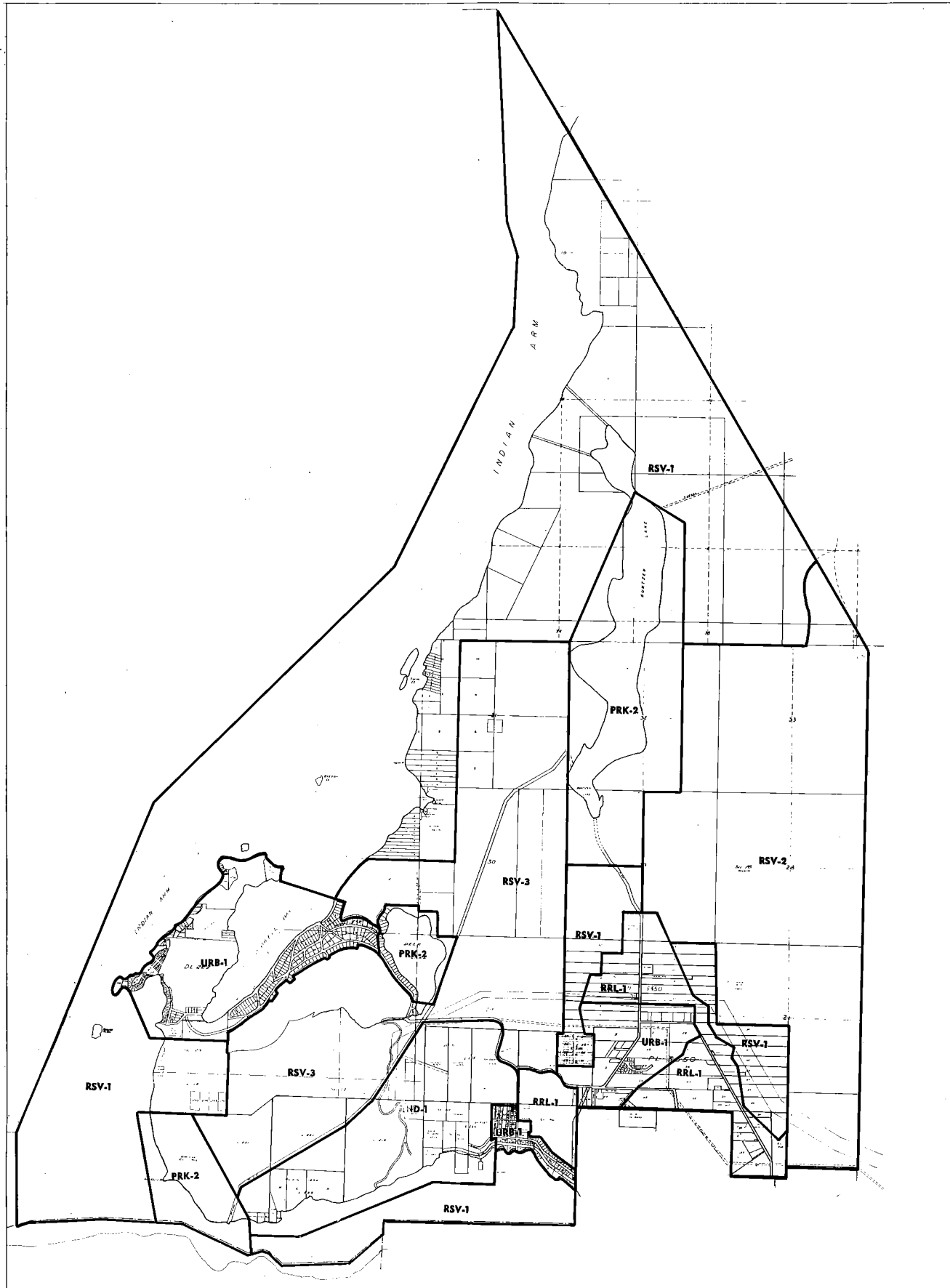


15 SCHEDULE C - CURRENT STAGE PLAN MAP REGIONAL PLAN SERIES DISTRICT OF DELTA 15

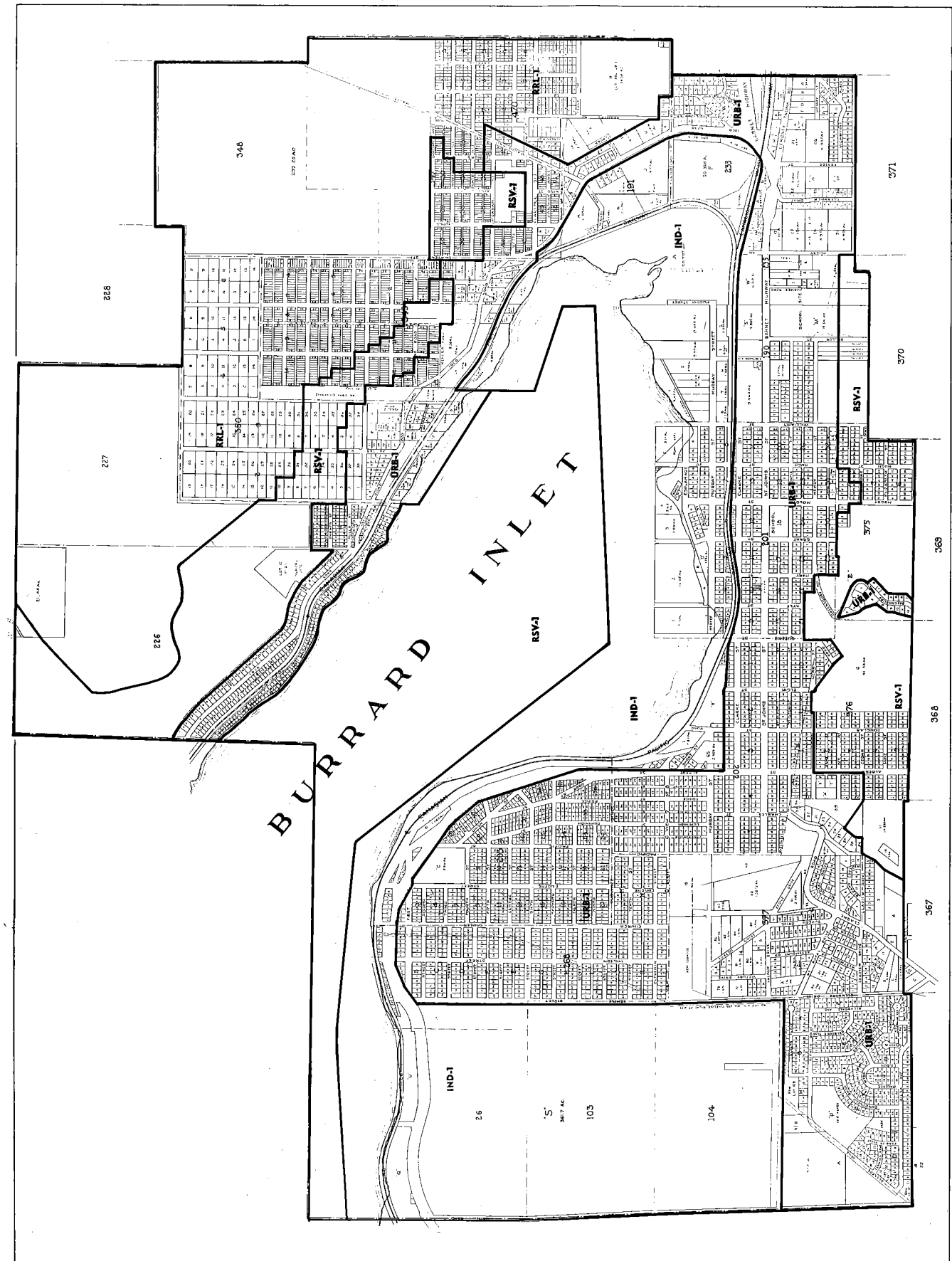


16 SCHEDULE C - CURRENT STAGE PLAN MAP REGIONAL PLAN SERIES DISTRICT OF DELTA 16

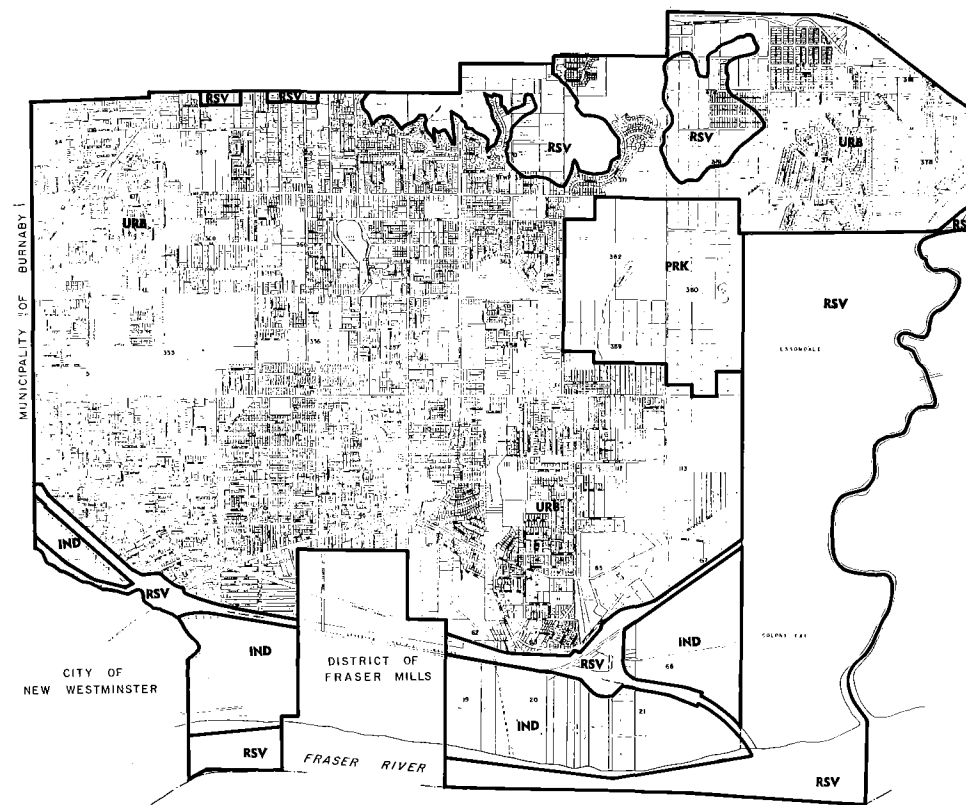
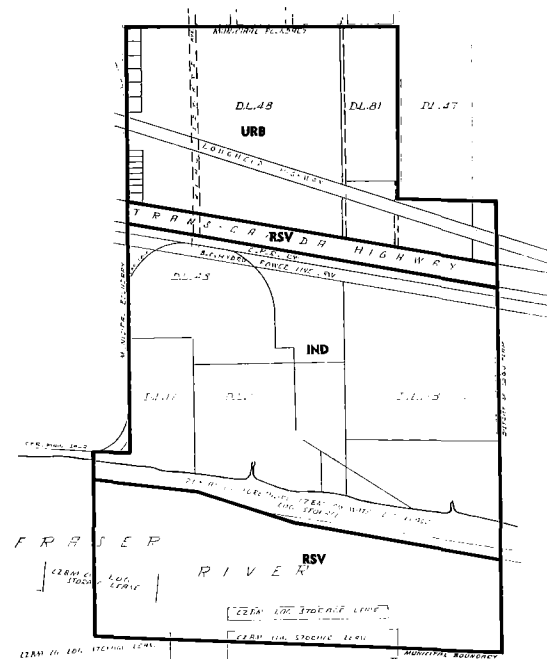


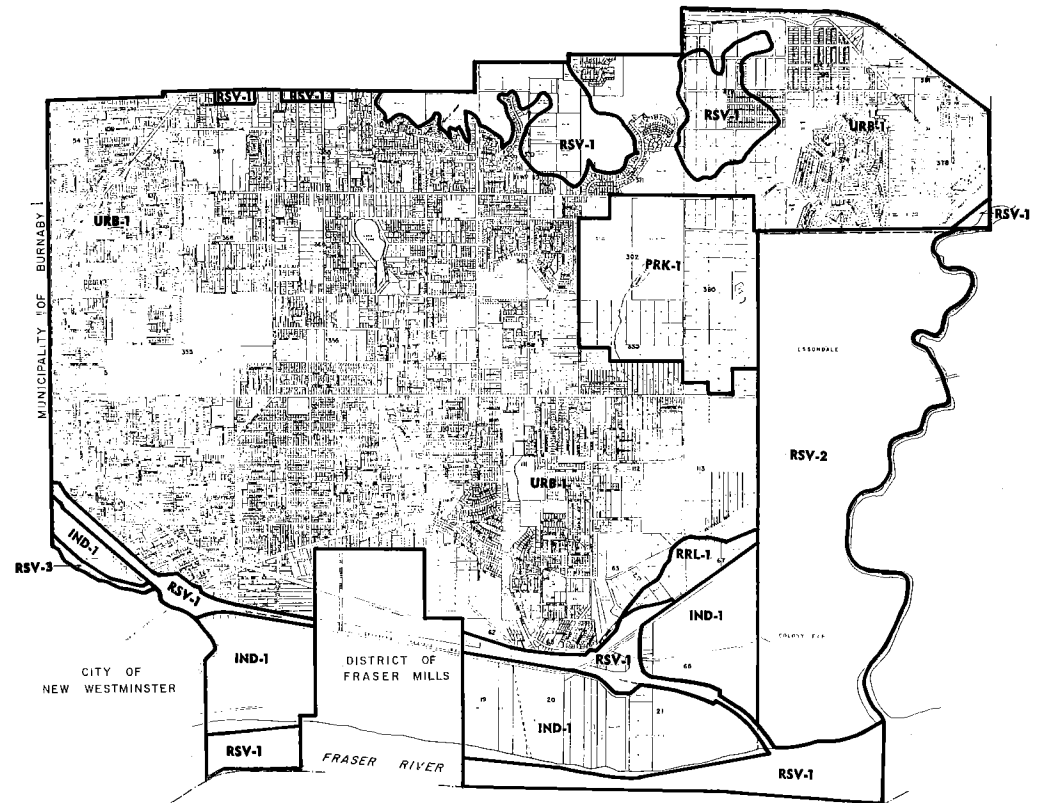
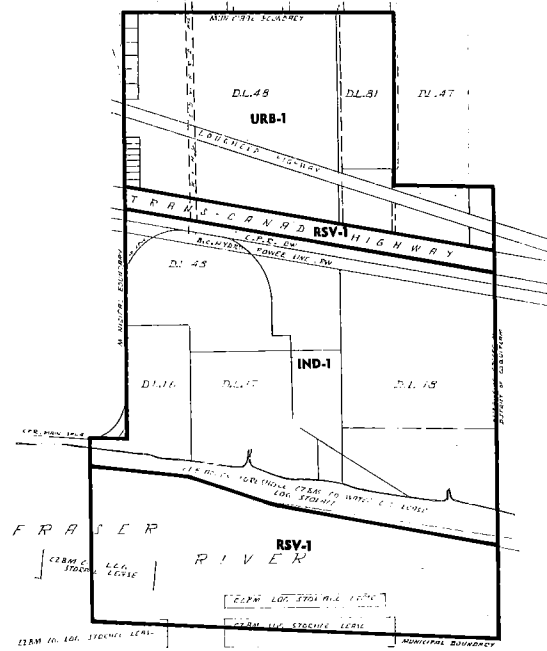


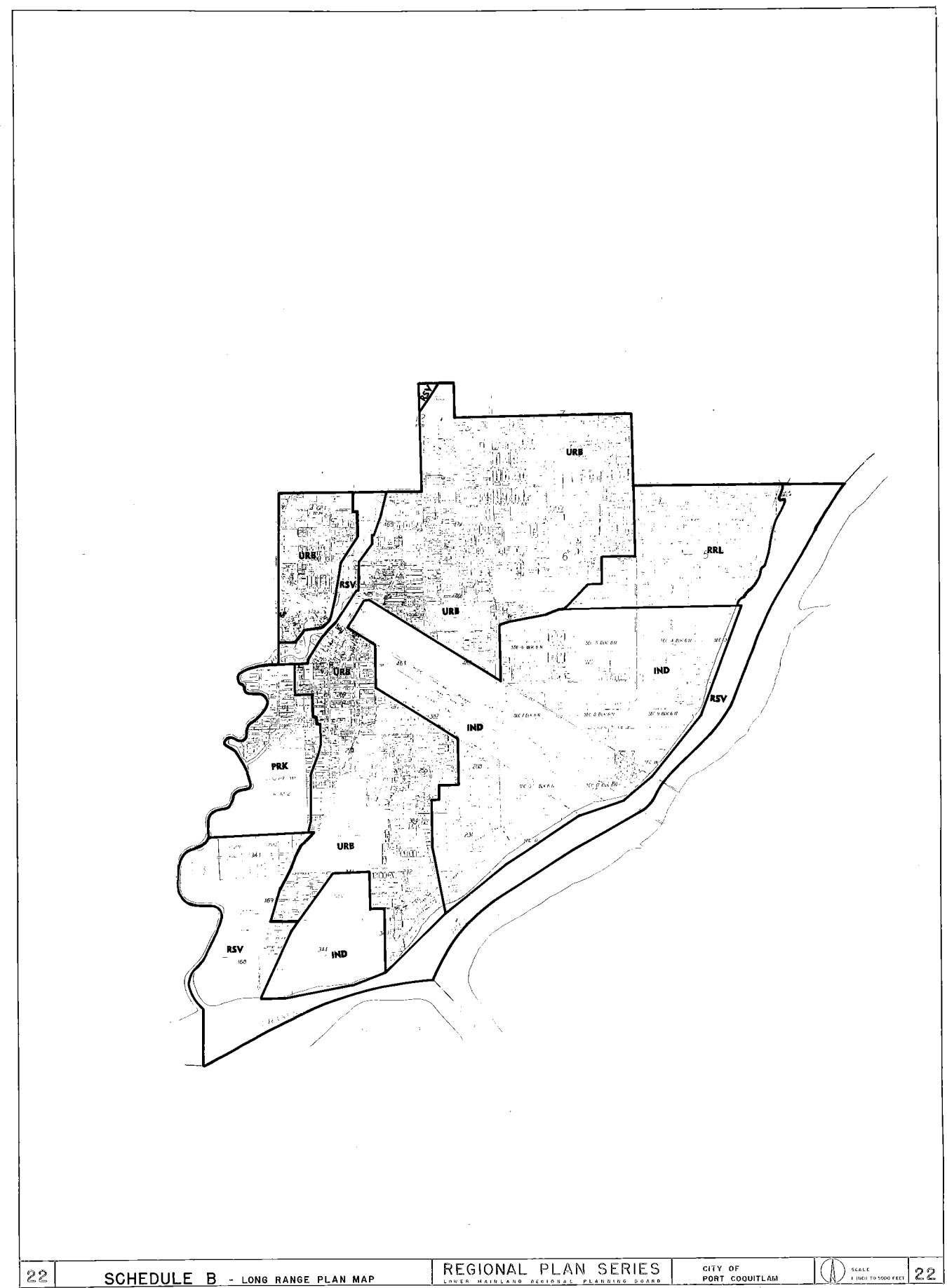
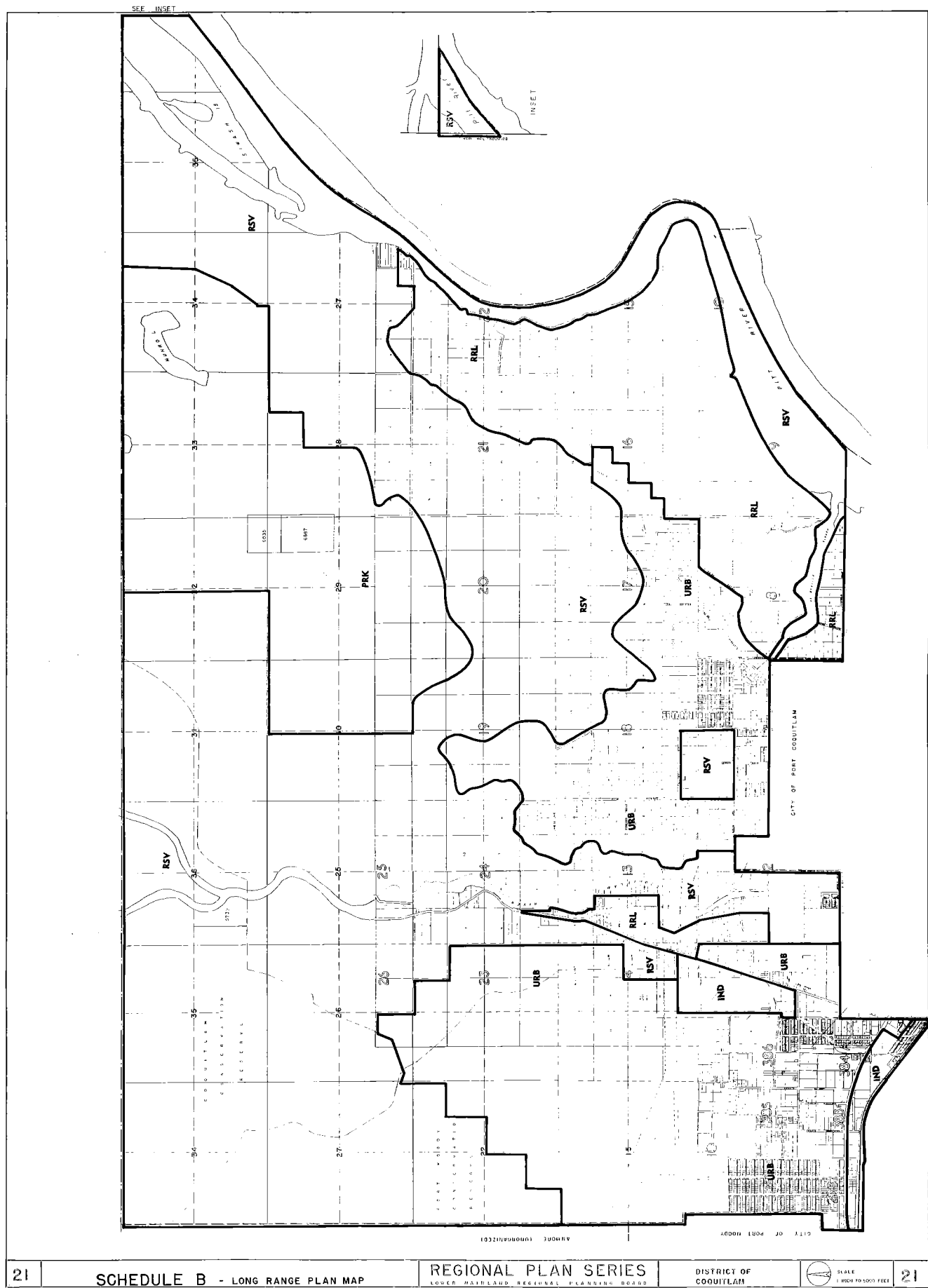
17 SCHEDULE C - CURRENT STAGE PLAN MAP REGIONAL PLAN SERIES LOWER MAINLAND REGIONAL PLANNING BOARD BUNTZEN (UNORGANIZED) SCALE: 1 INCH TO 5000 FEET 17

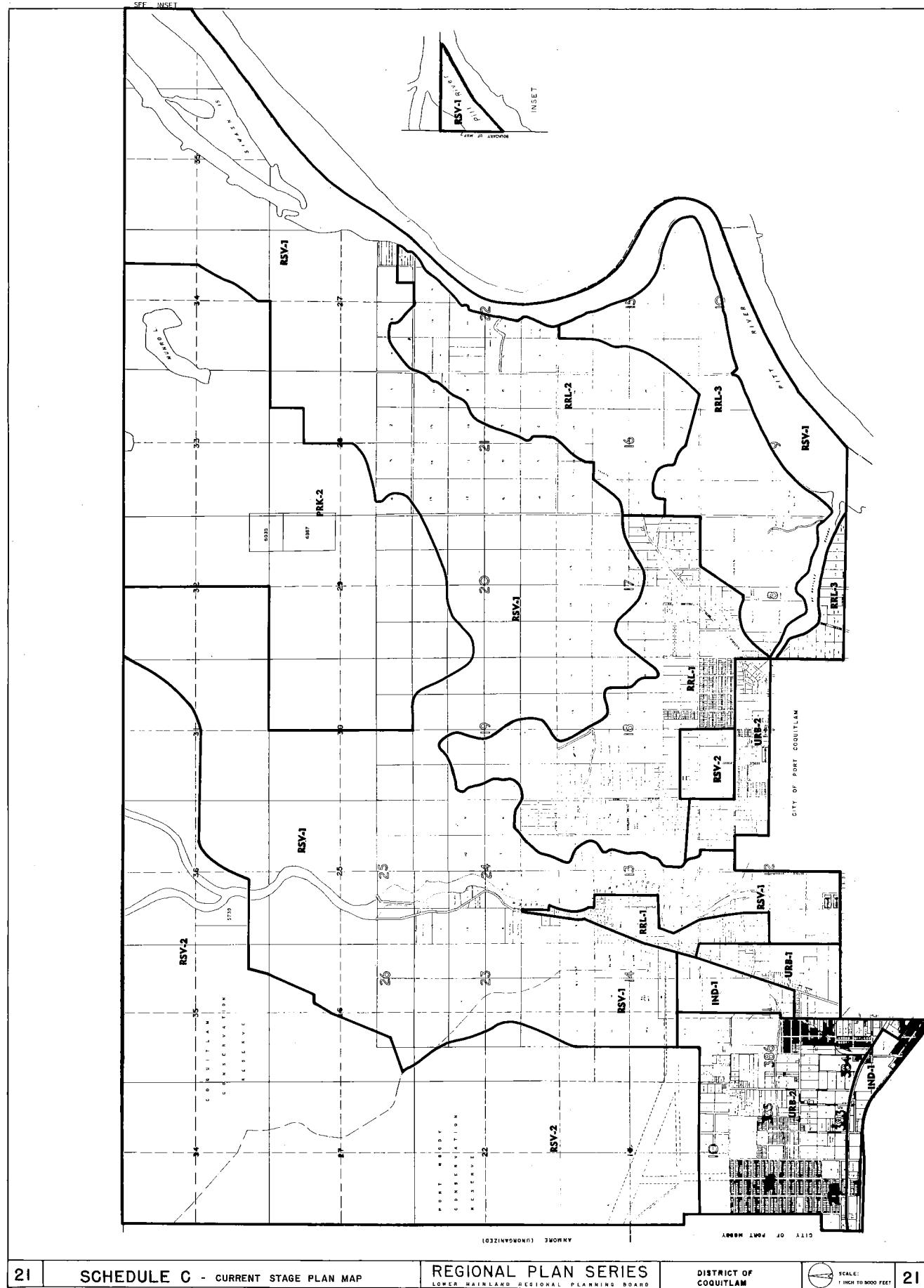


18 SCHEDULE C - CURRENT STAGE PLAN MAP REGIONAL PLAN SERIES CITY OF PORT MOODY SCALE: 1 INCH TO 2000 FEET 18

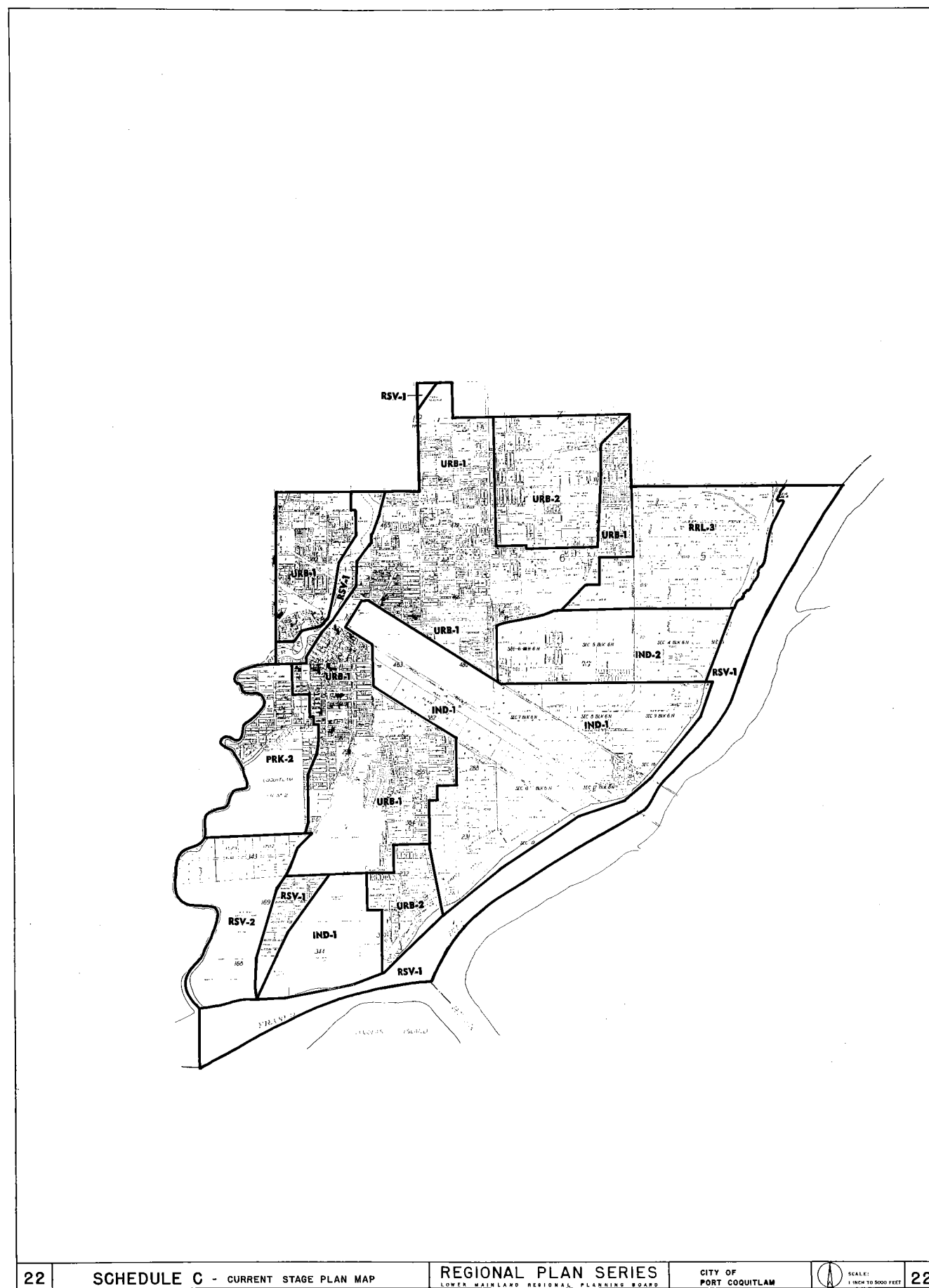




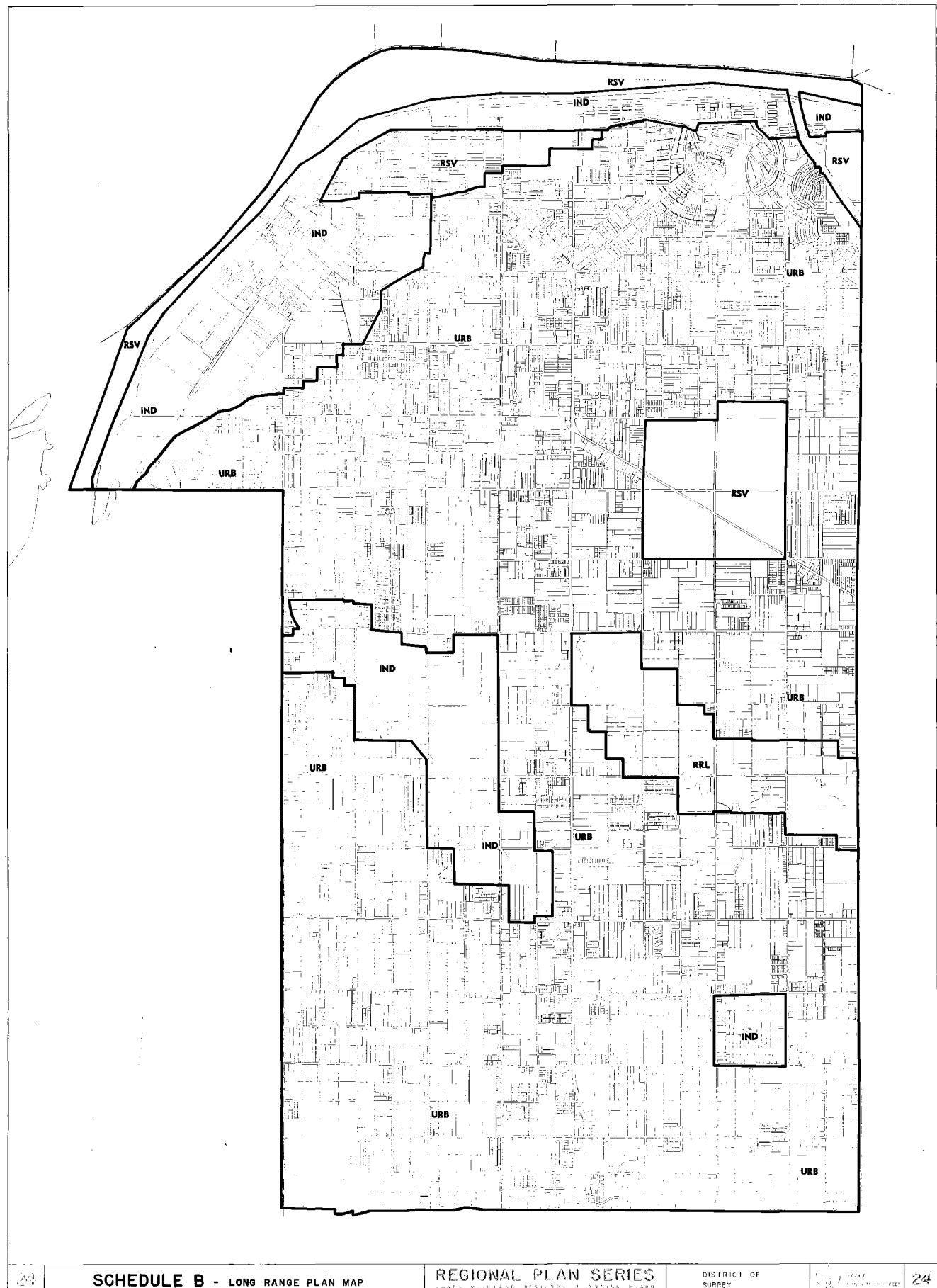
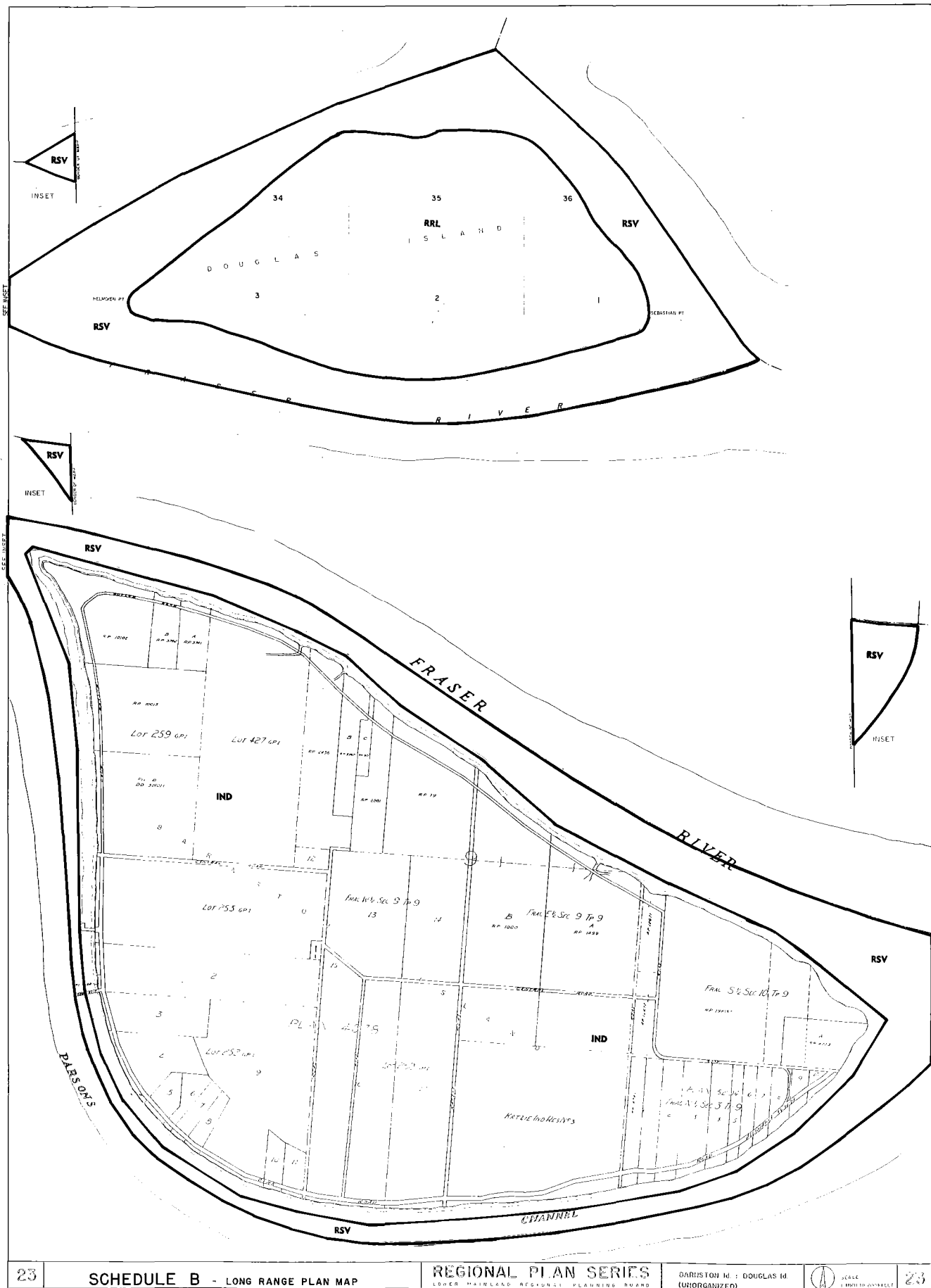




21 SCHEDULE C - CURRENT STAGE PLAN MAP REGIONAL PLAN SERIES DISTRICT OF COQUITLAM SCALE: 1 INCH TO 5000 FEET 21

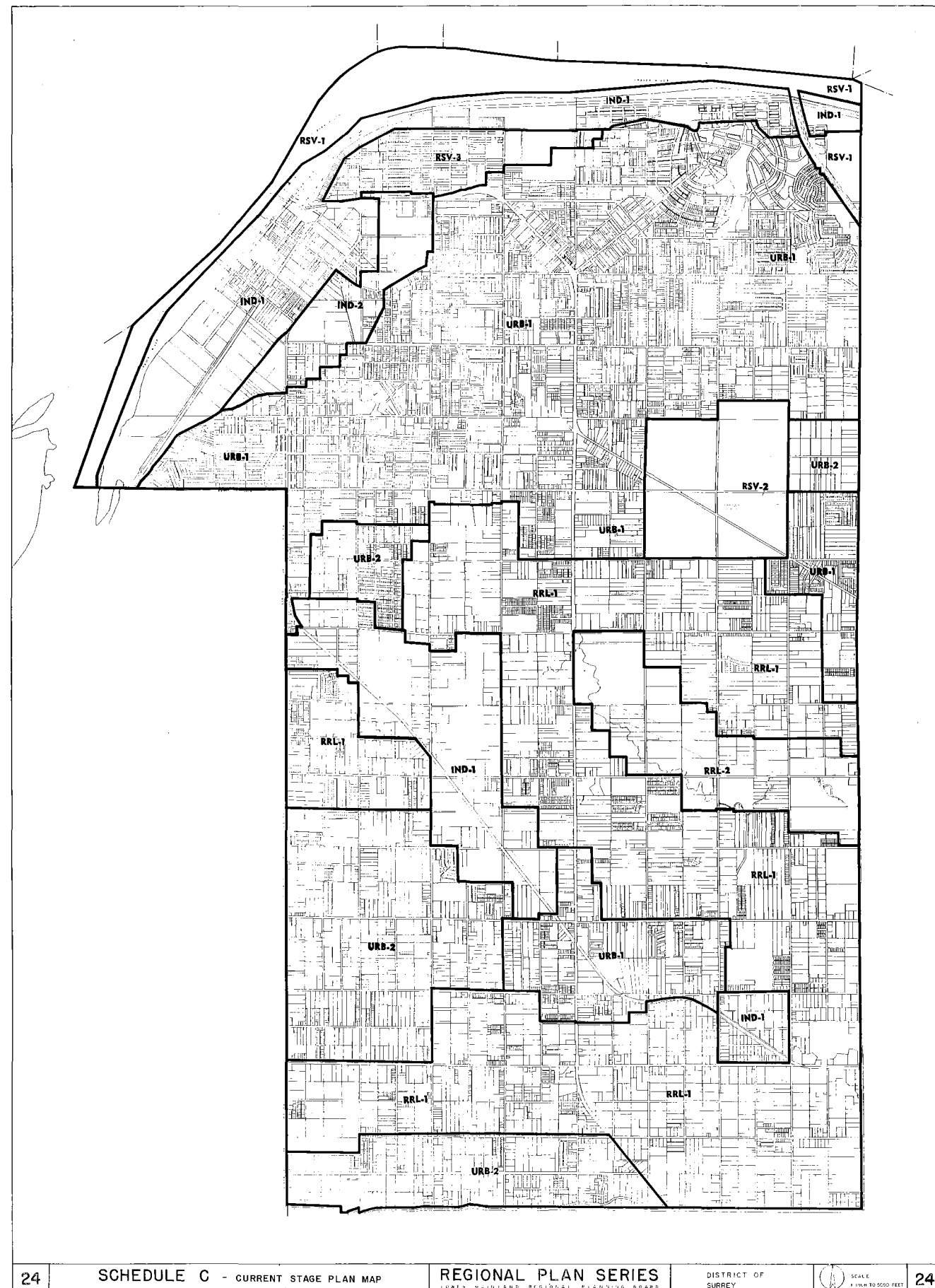


22 SCHEDULE C - CURRENT STAGE PLAN MAP REGIONAL PLAN SERIES CITY OF PORT COQUITLAM SCALE: 1 INCH TO 5000 FEET 22

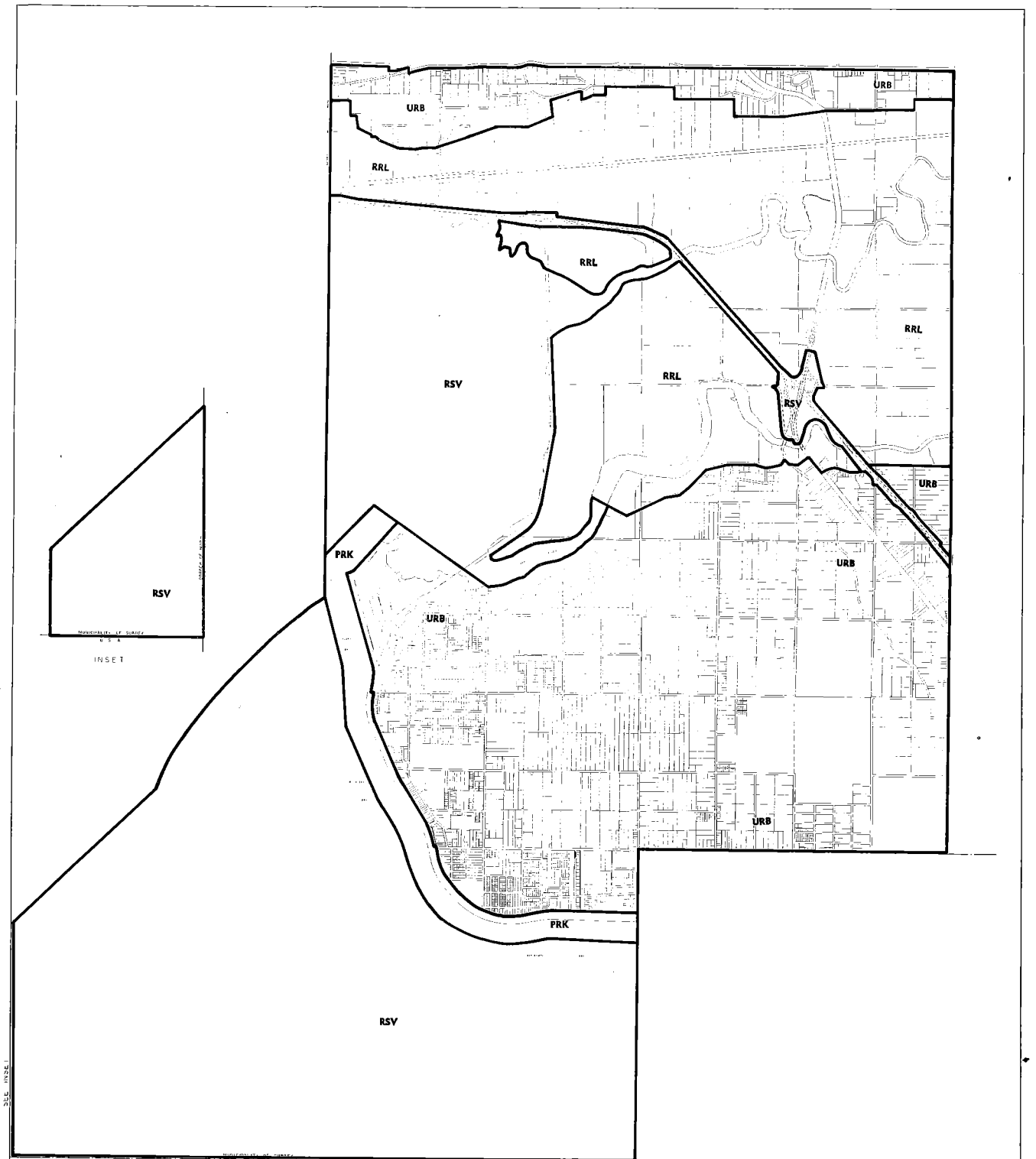
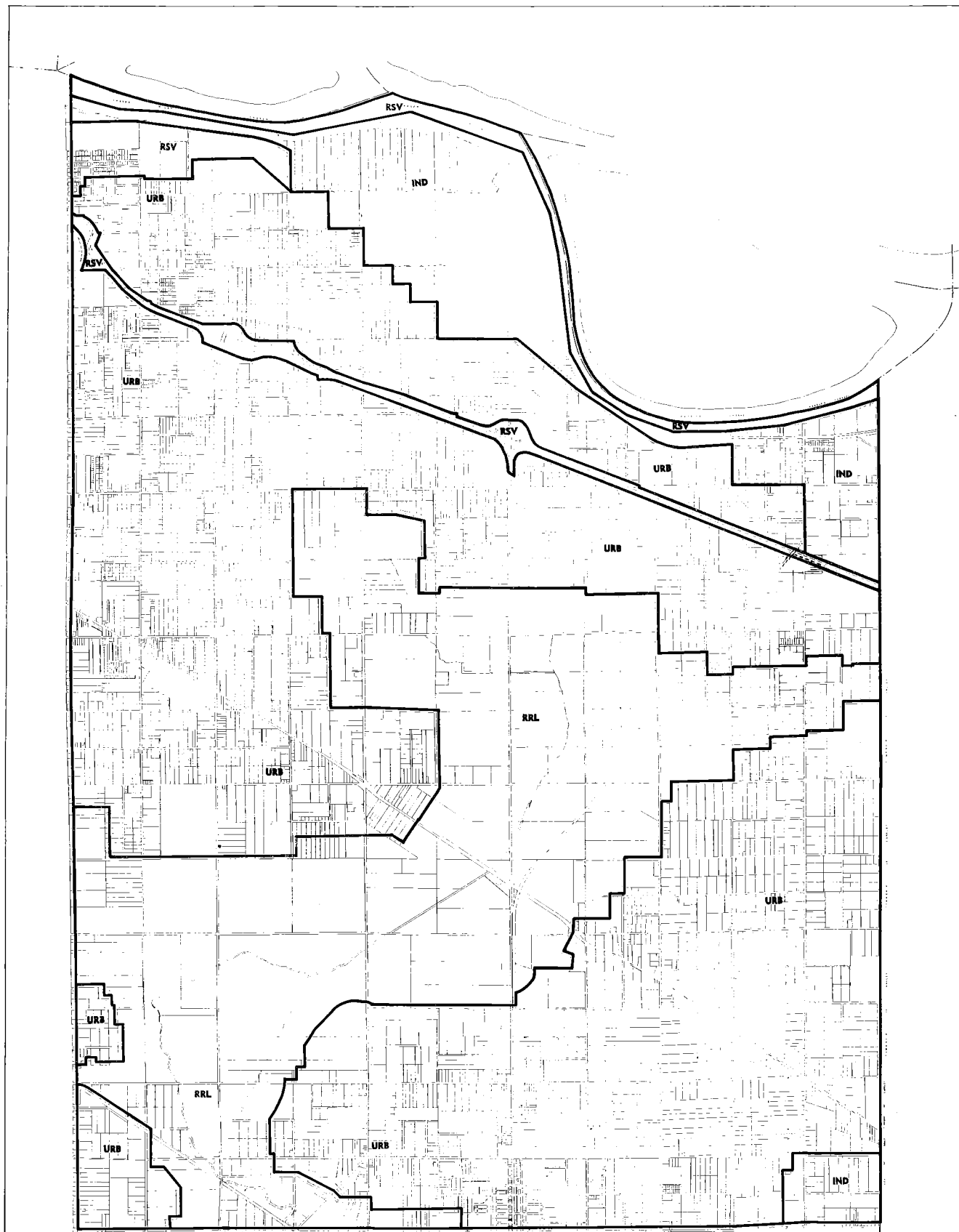


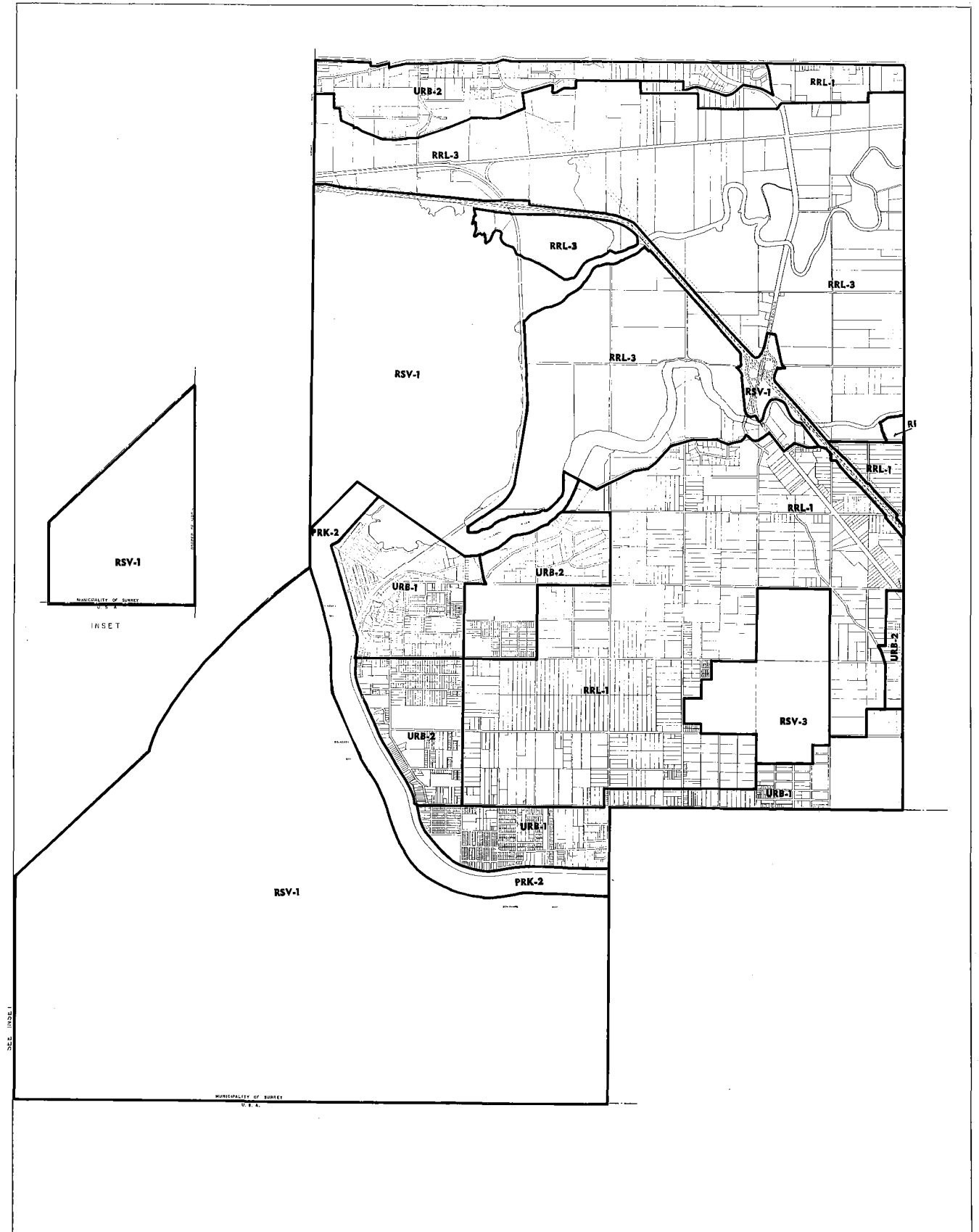
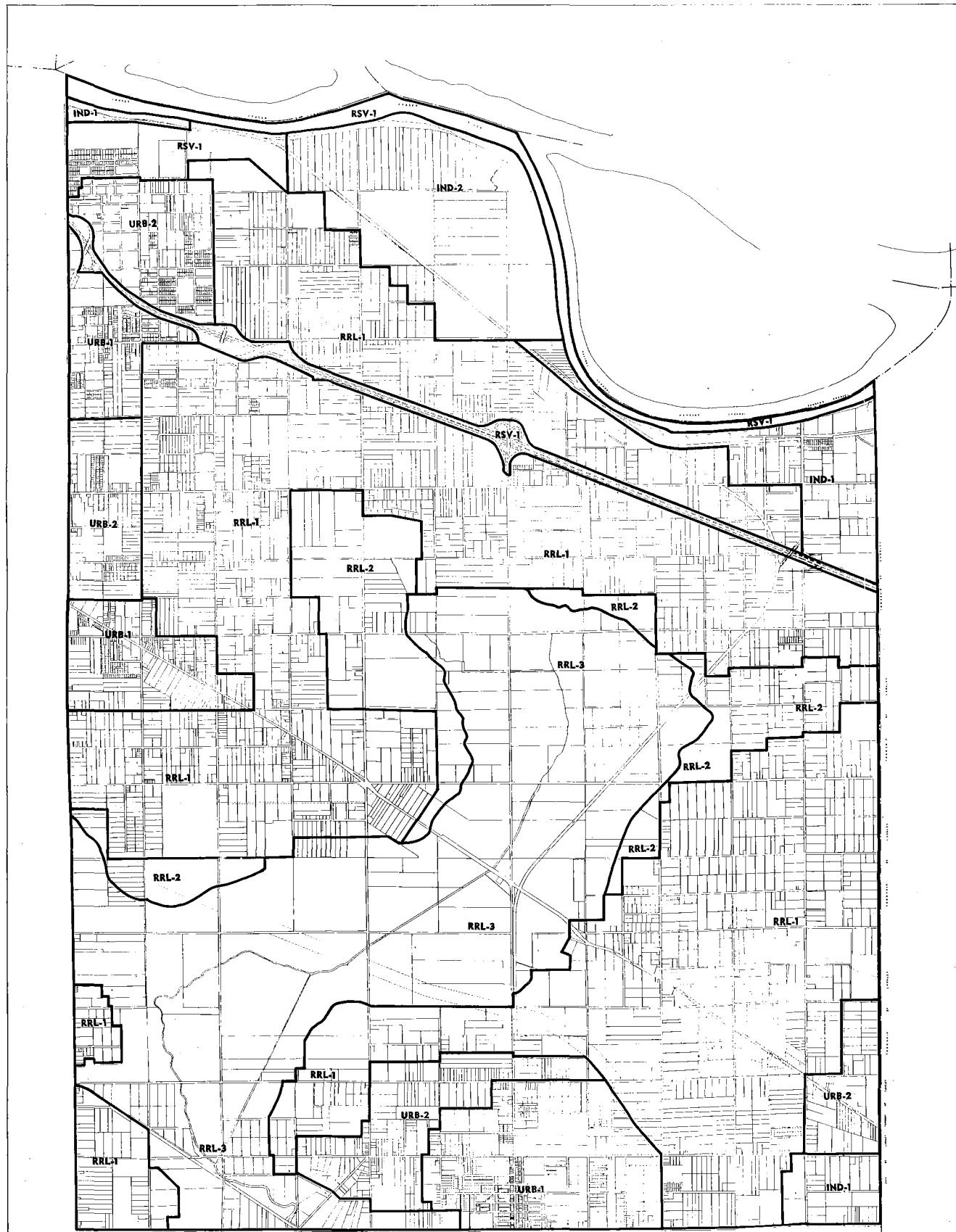


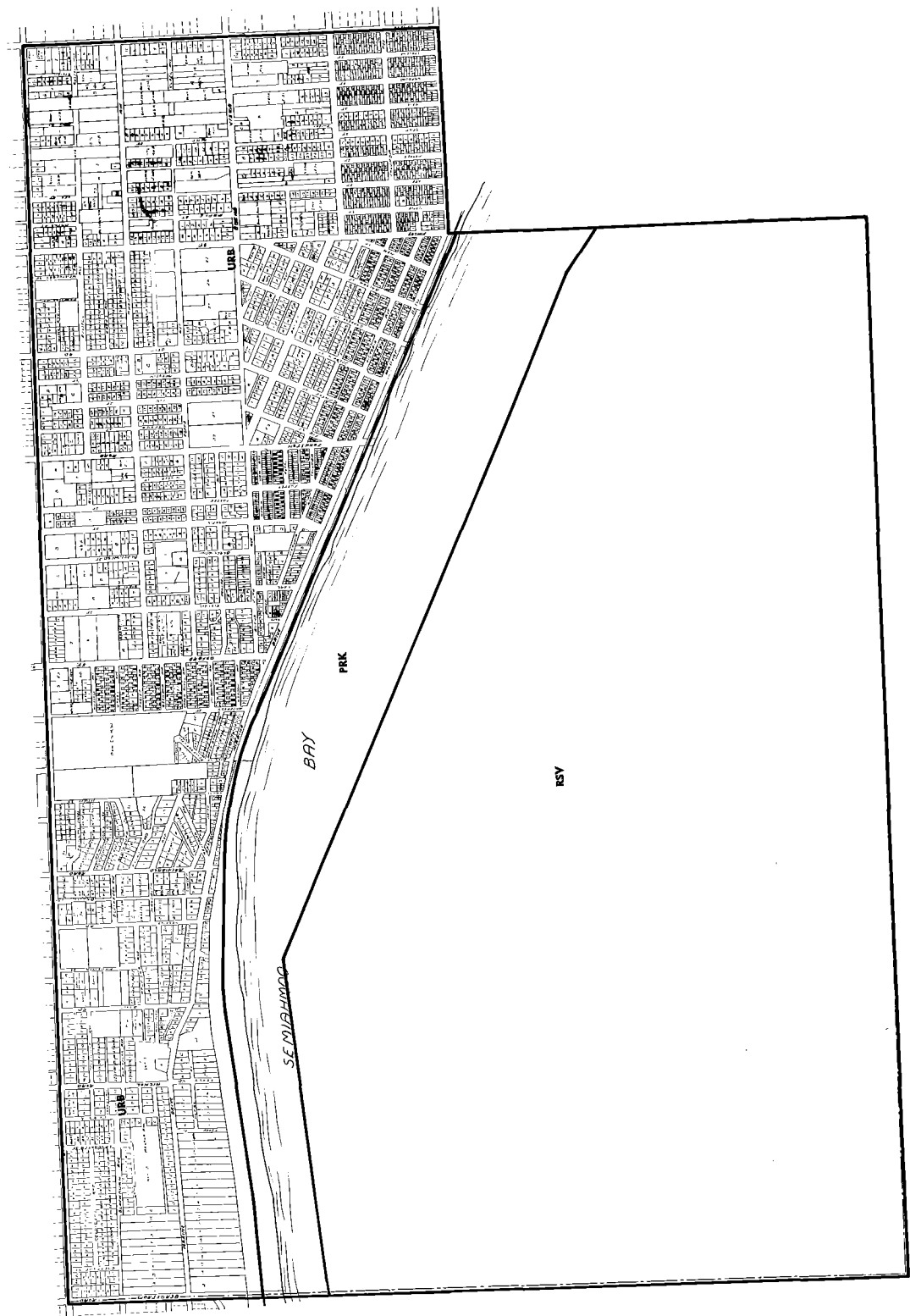
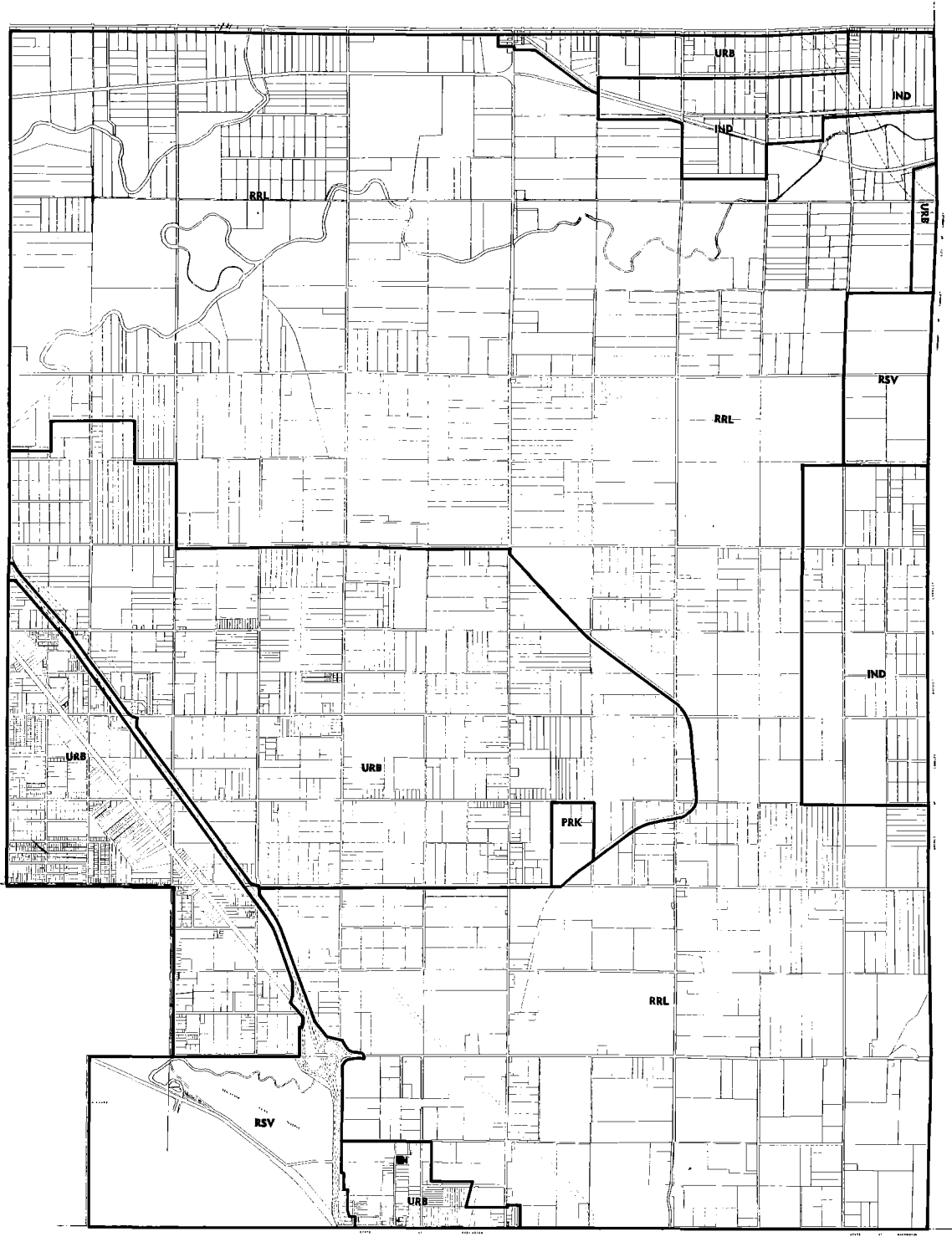
23 SCHEDULE C - CURRENT STAGE PLAN MAP REGIONAL PLAN SERIES BARNSTON Id. & DOUGLAS Id. (UNORGANIZED) SCALE 1 INCH TO 2000 FEET 23

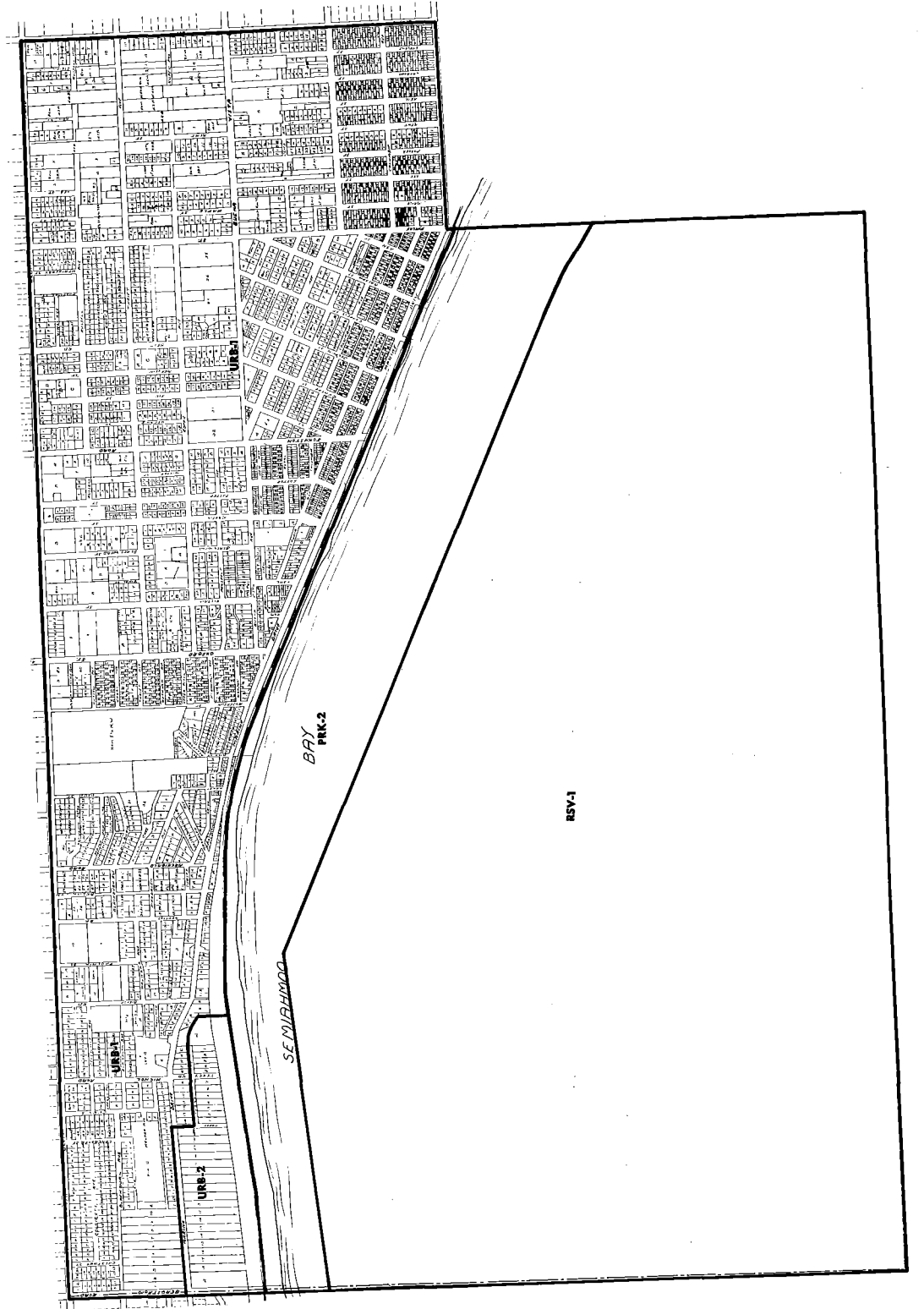
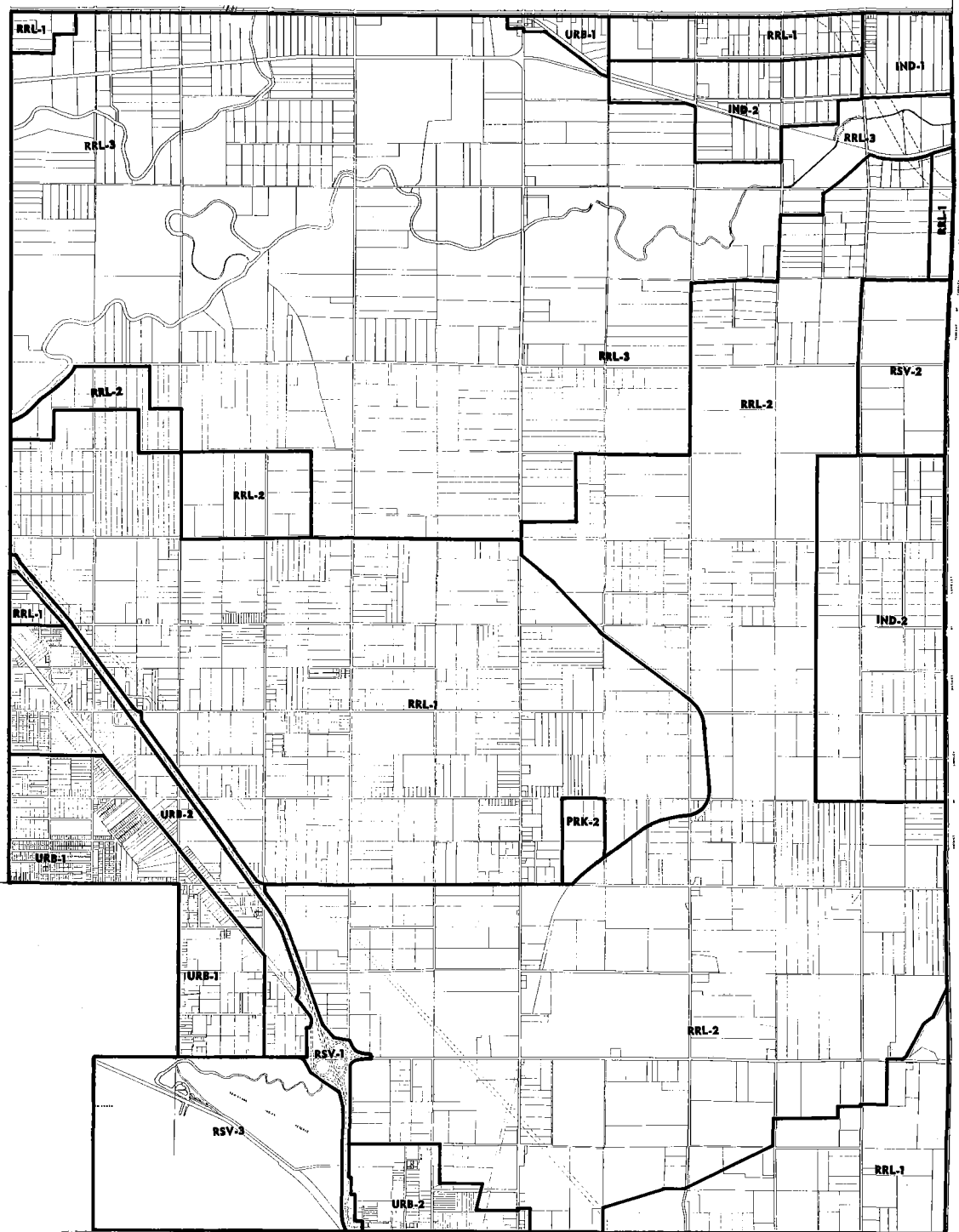


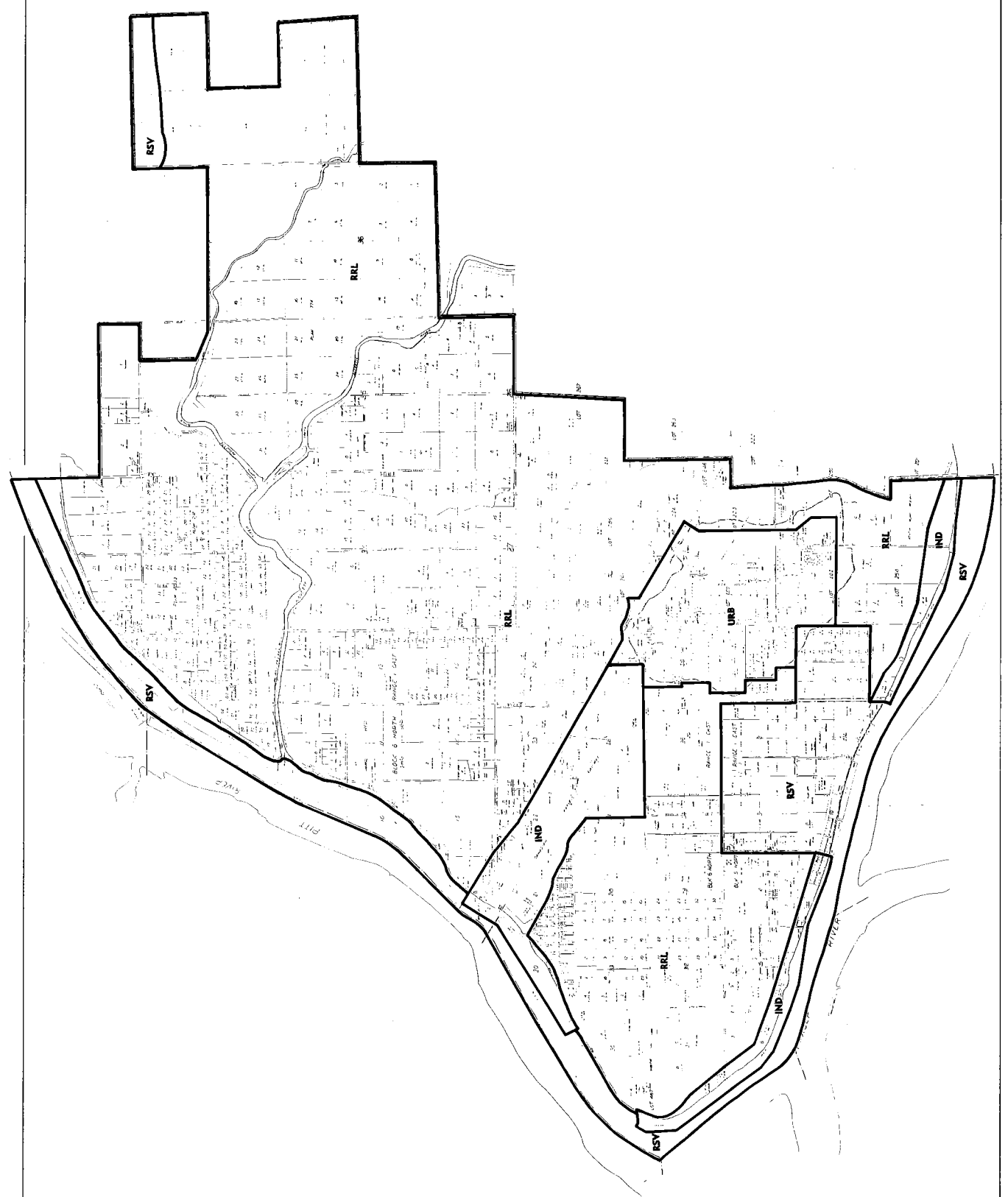
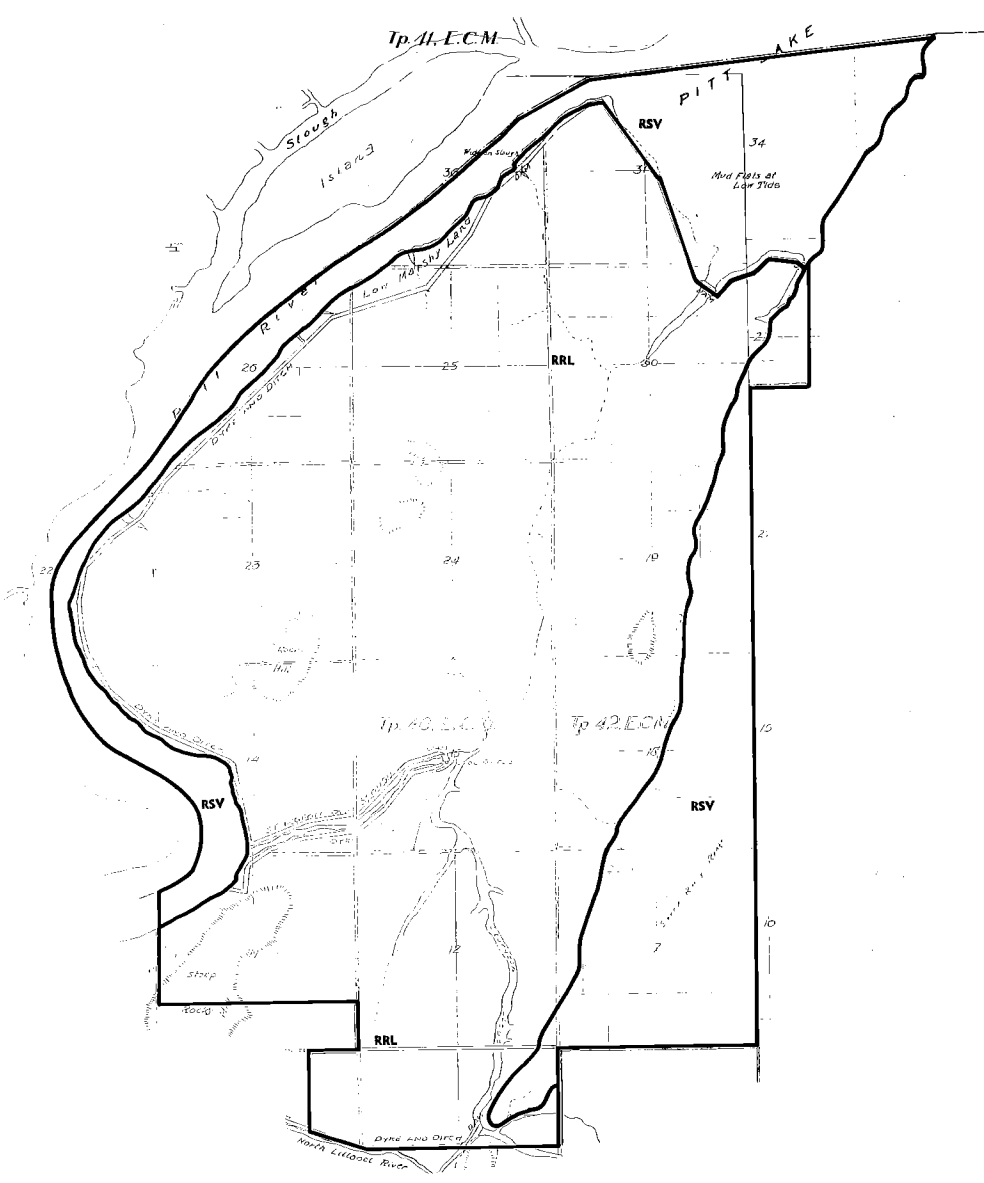
24 SCHEDULE C - CURRENT STAGE PLAN MAP REGIONAL PLAN SERIES DISTRICT OF SURREY SCALE 1 INCH TO 2000 FEET 24

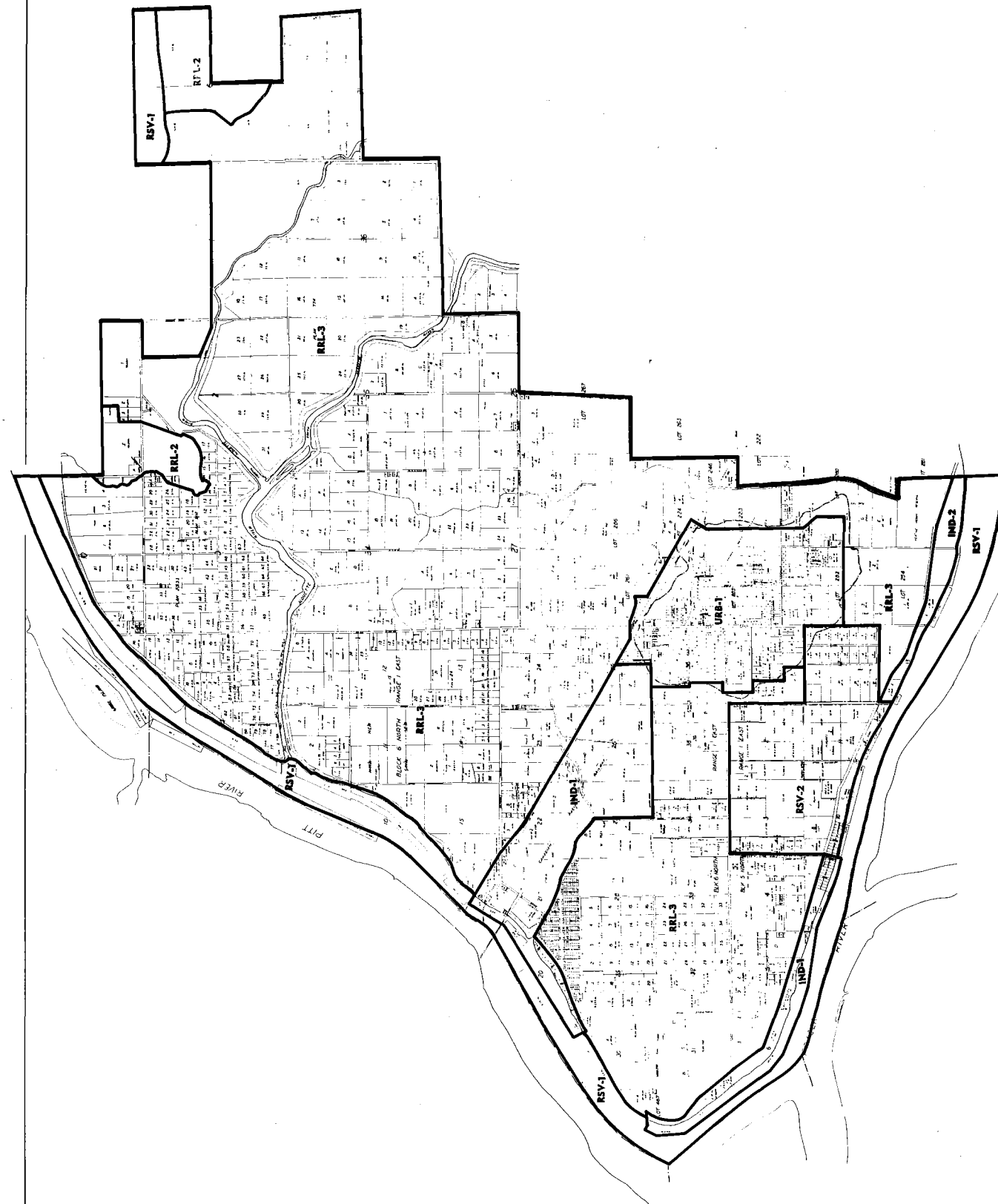
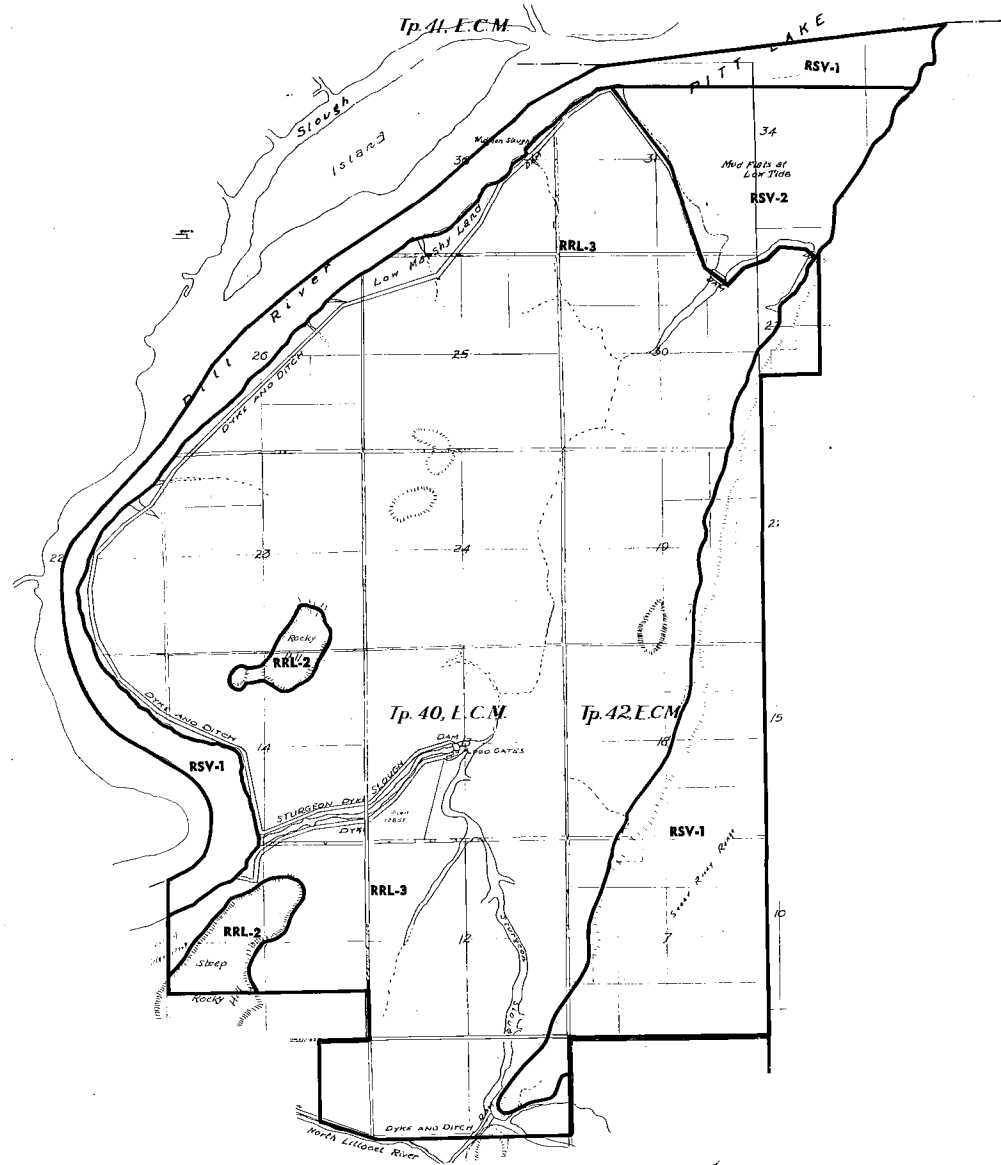


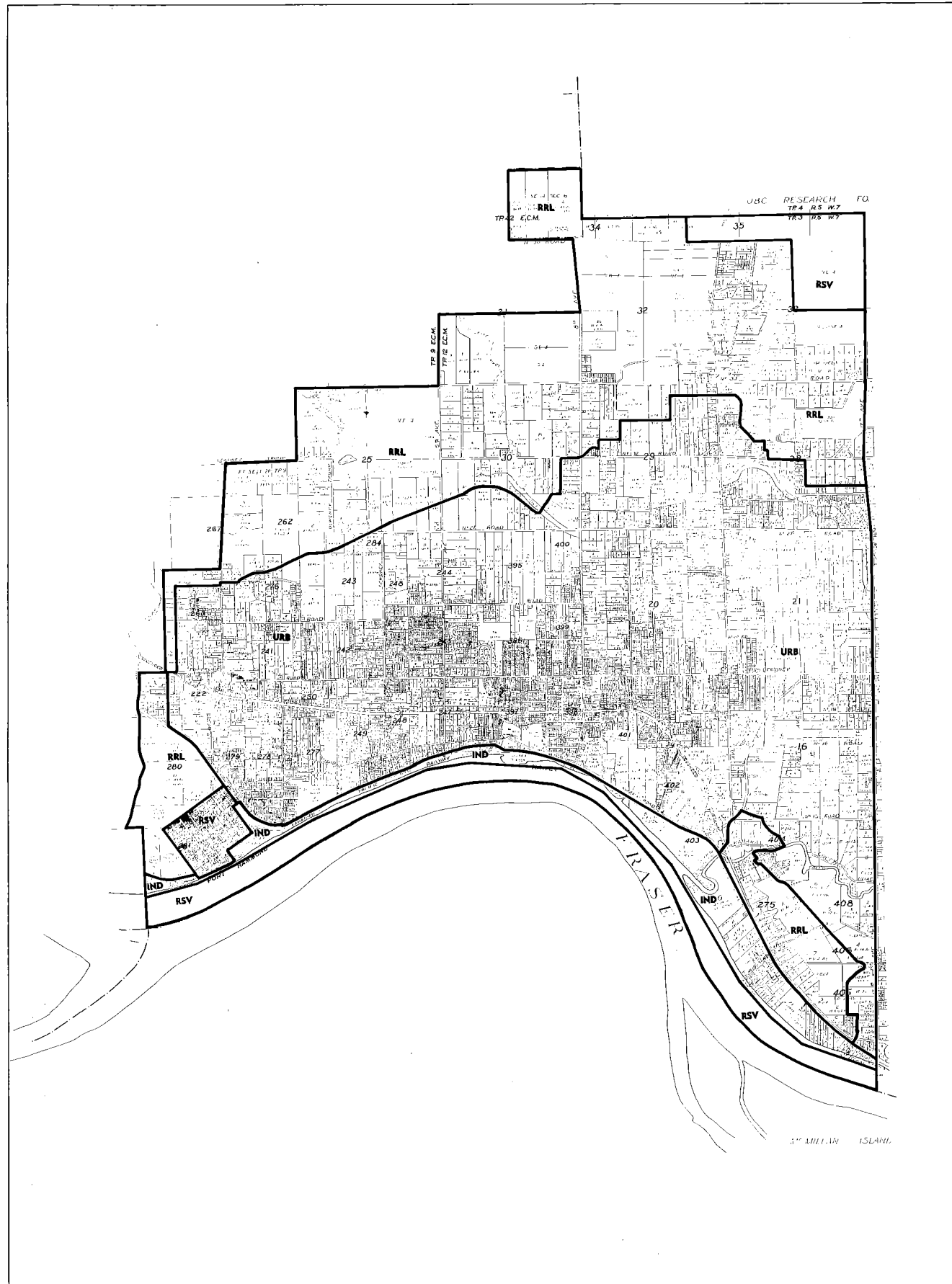
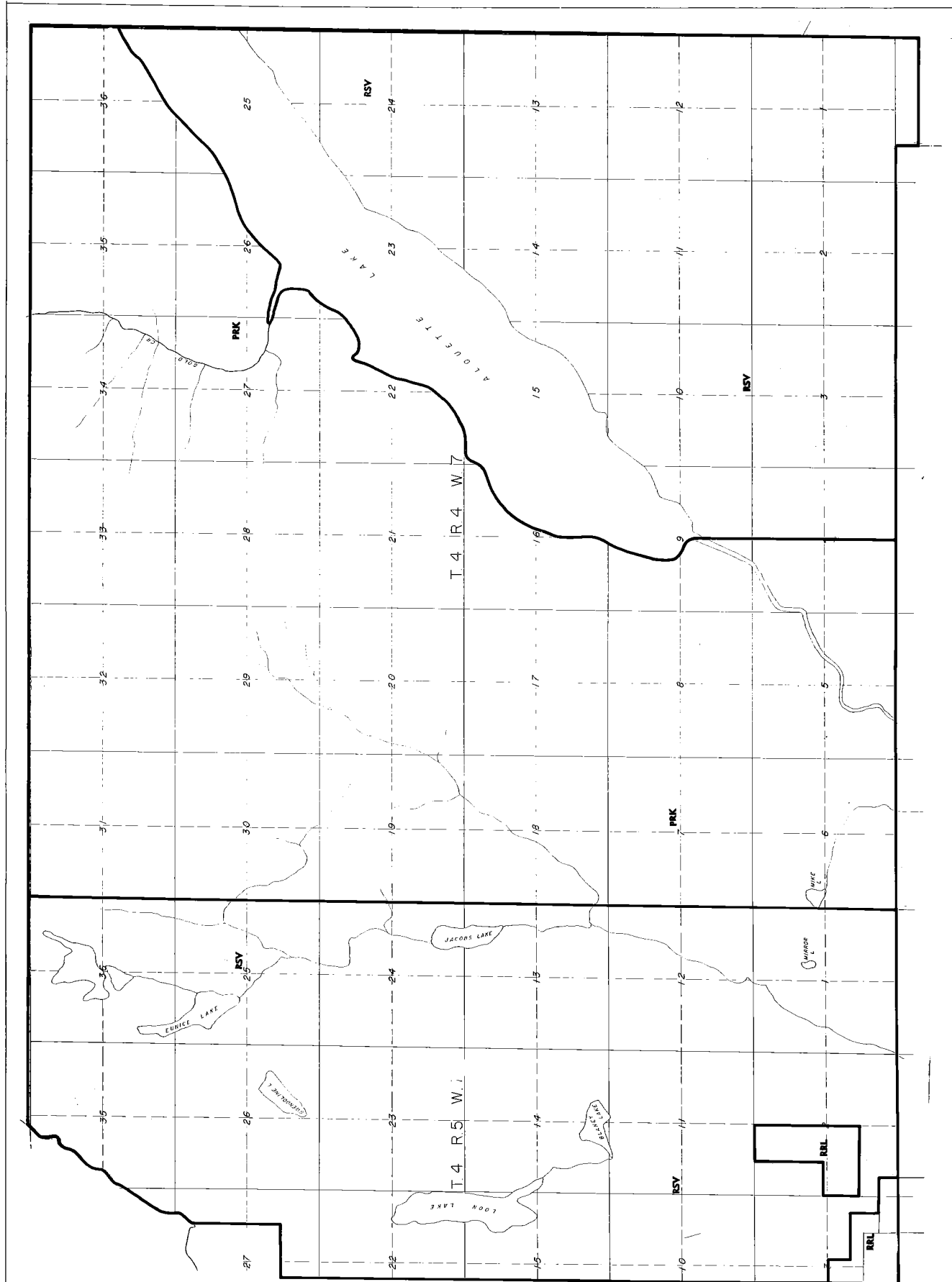


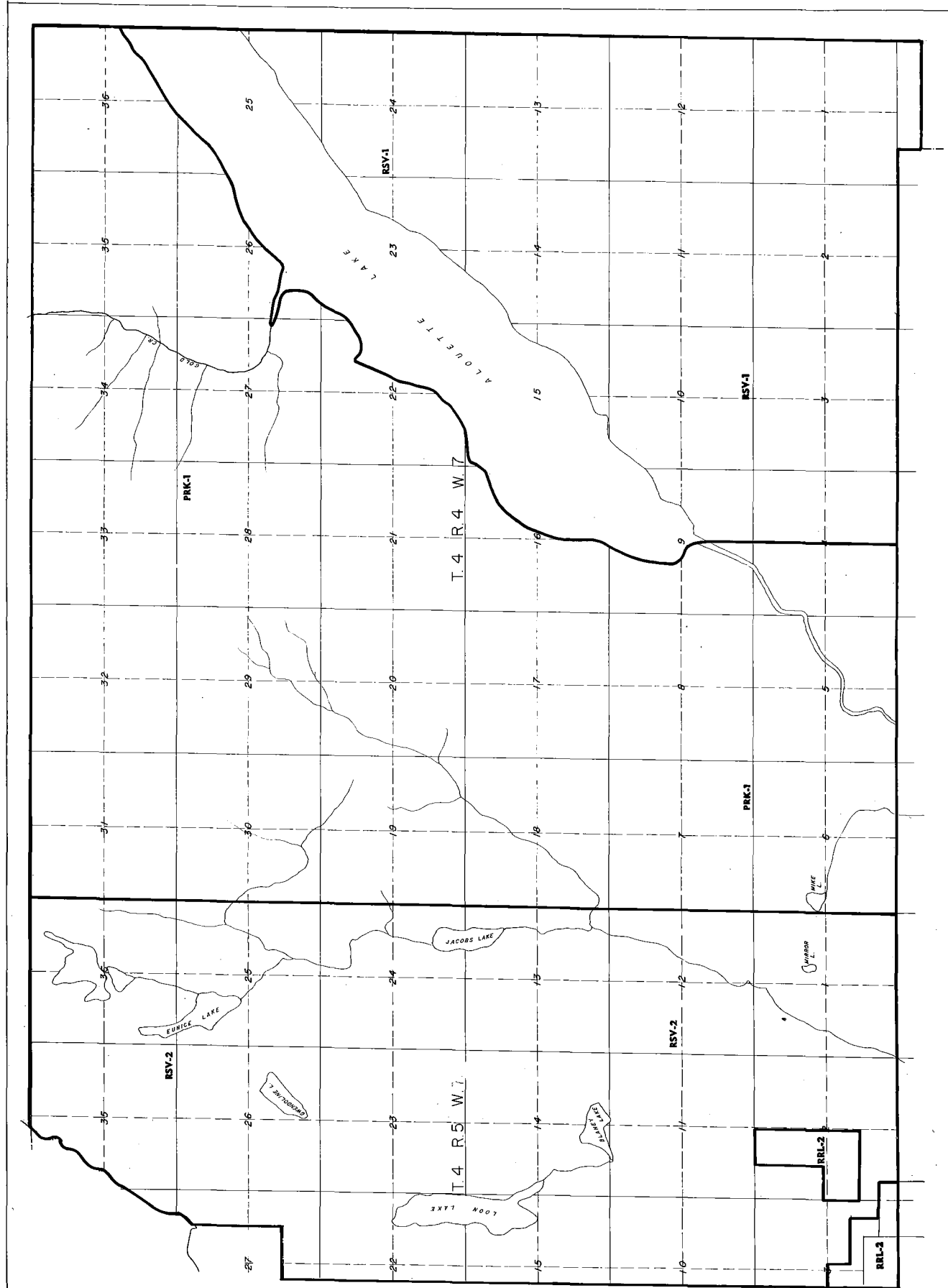




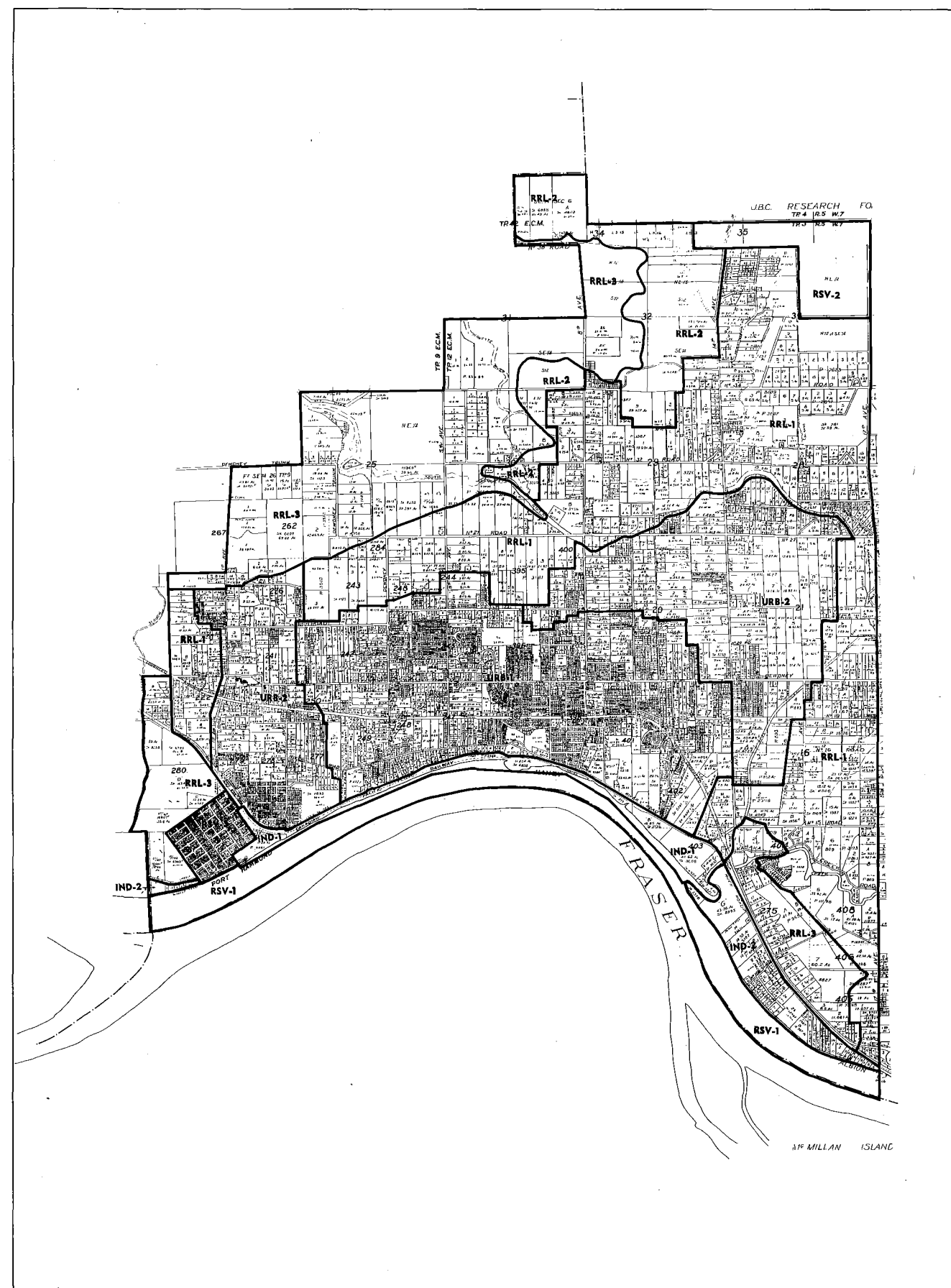




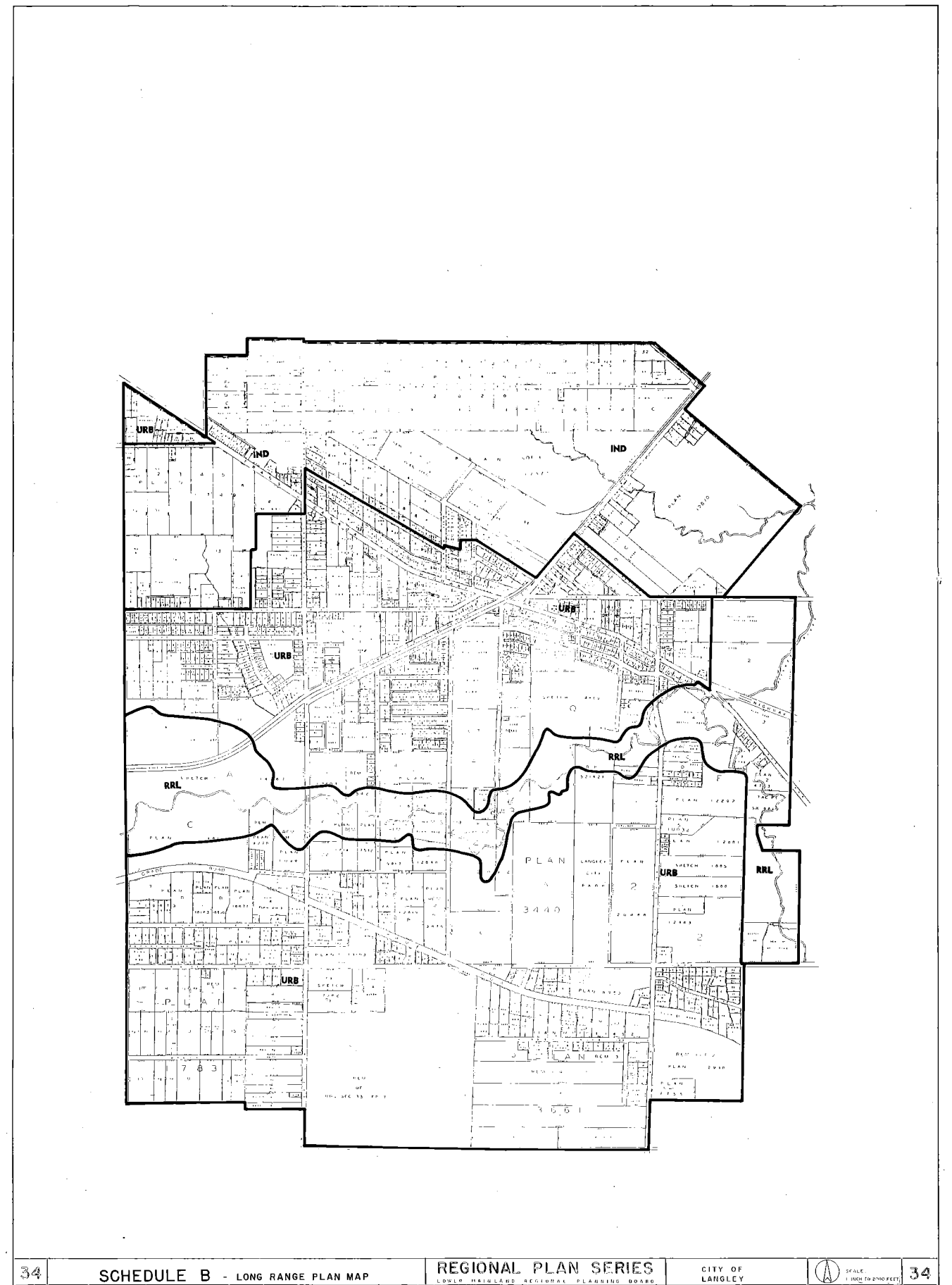
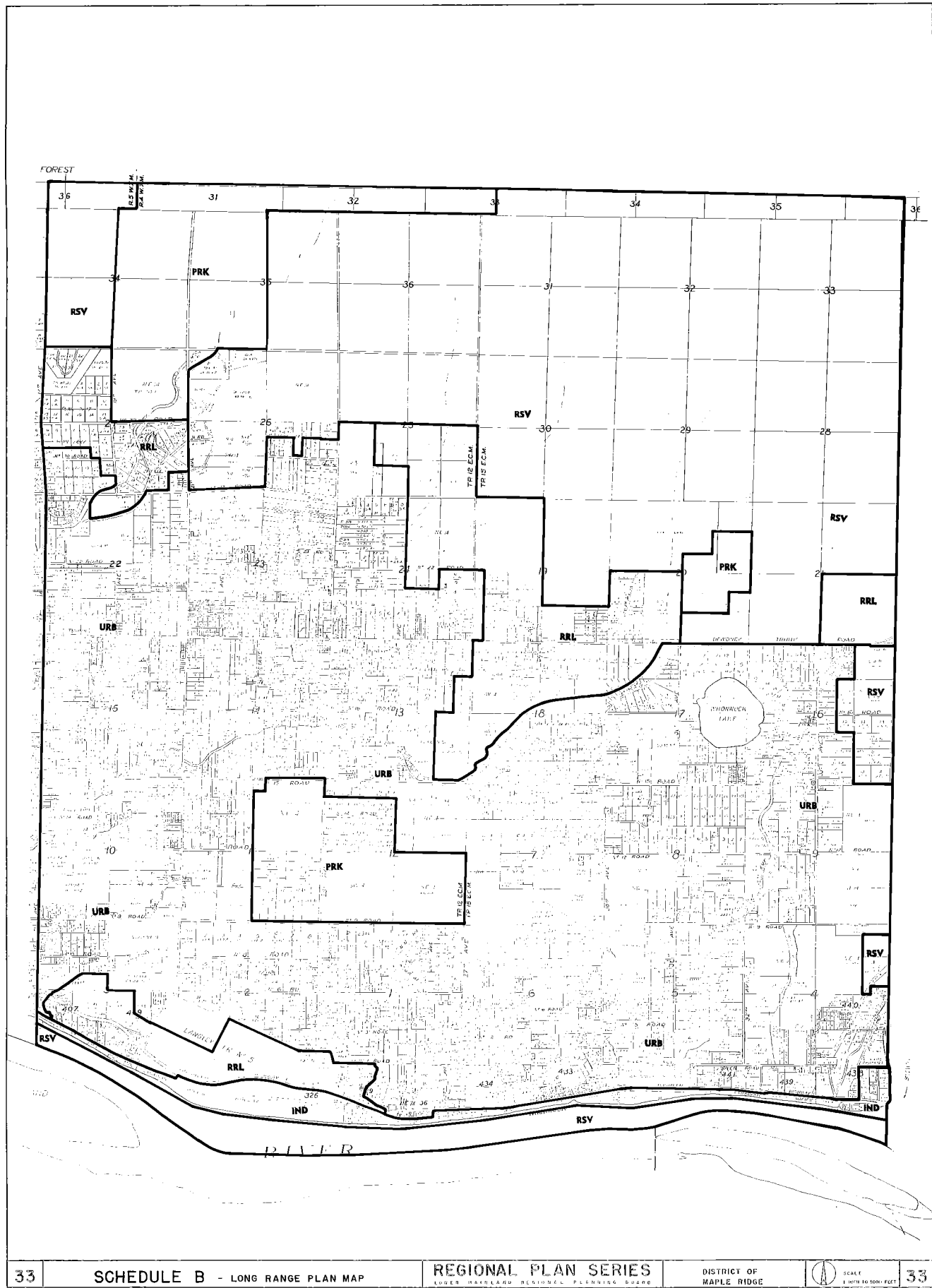


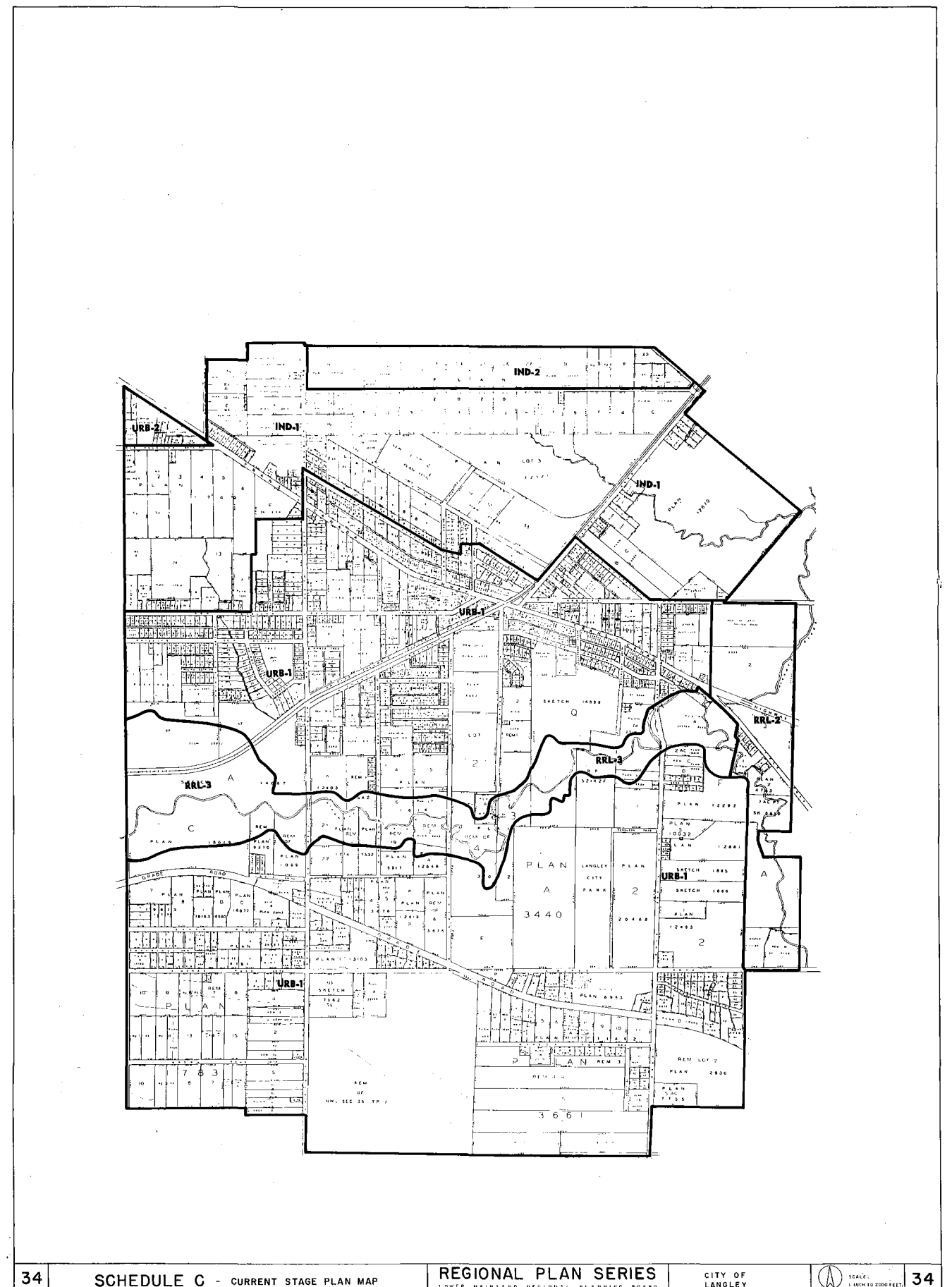
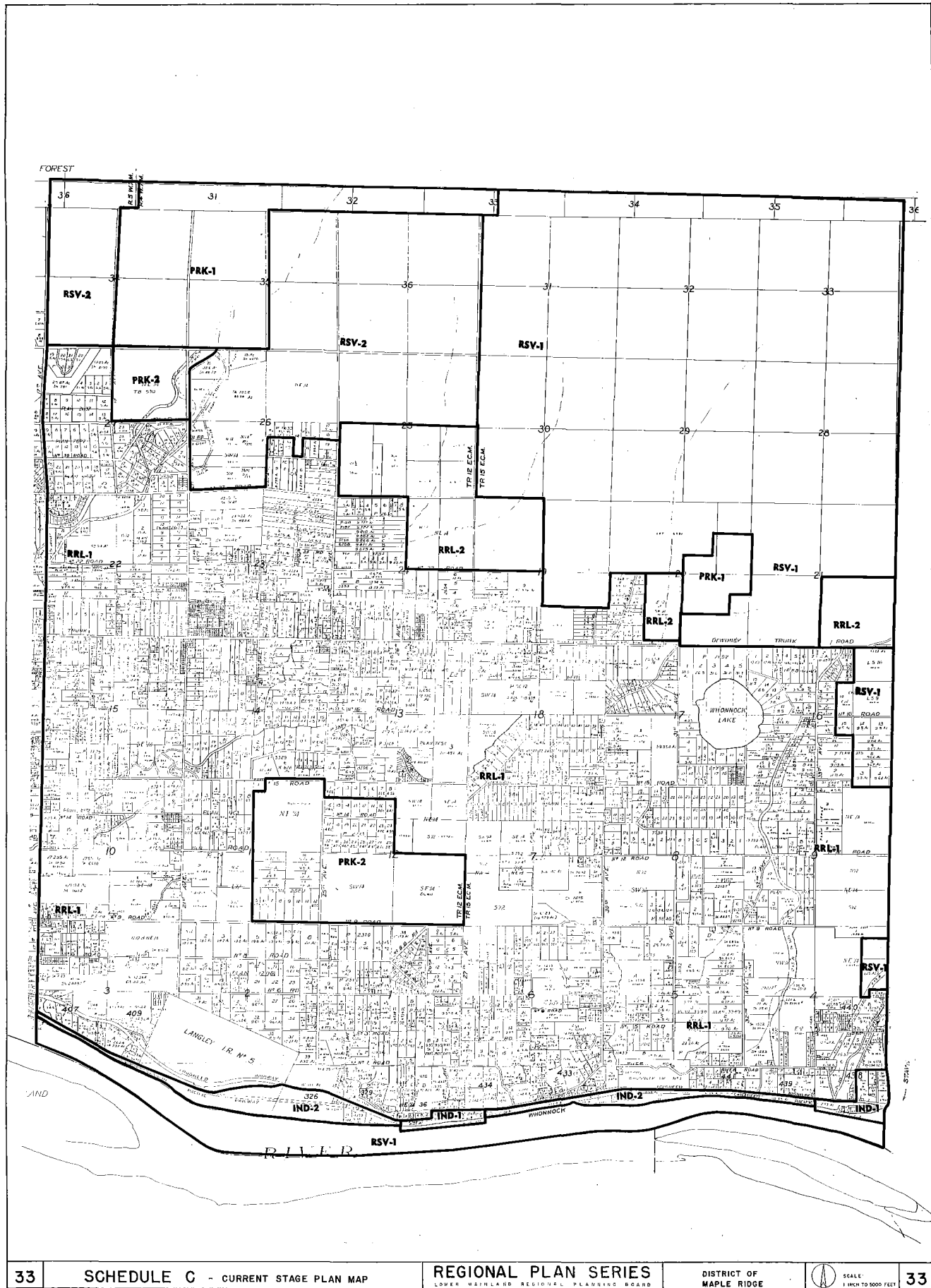


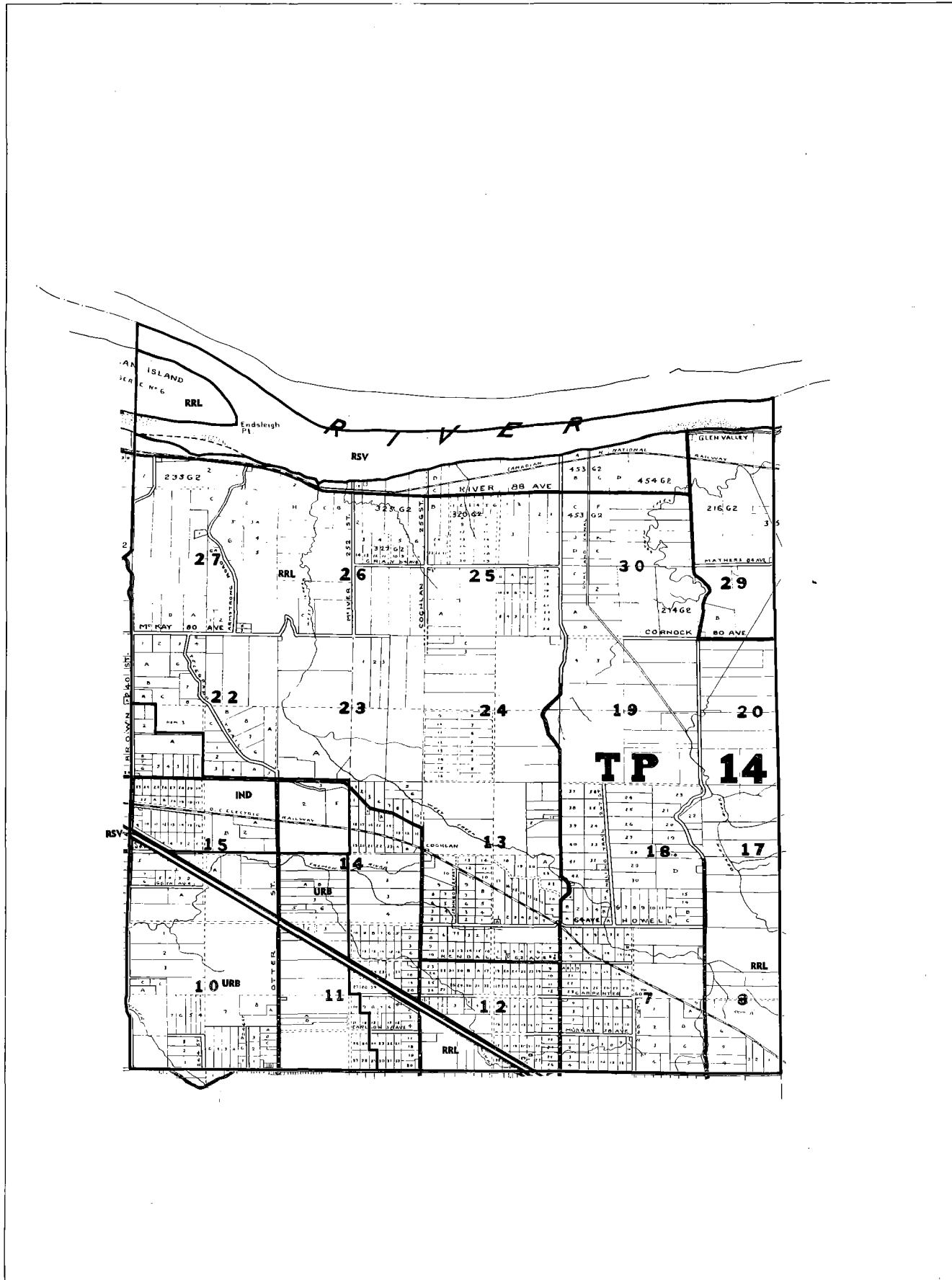
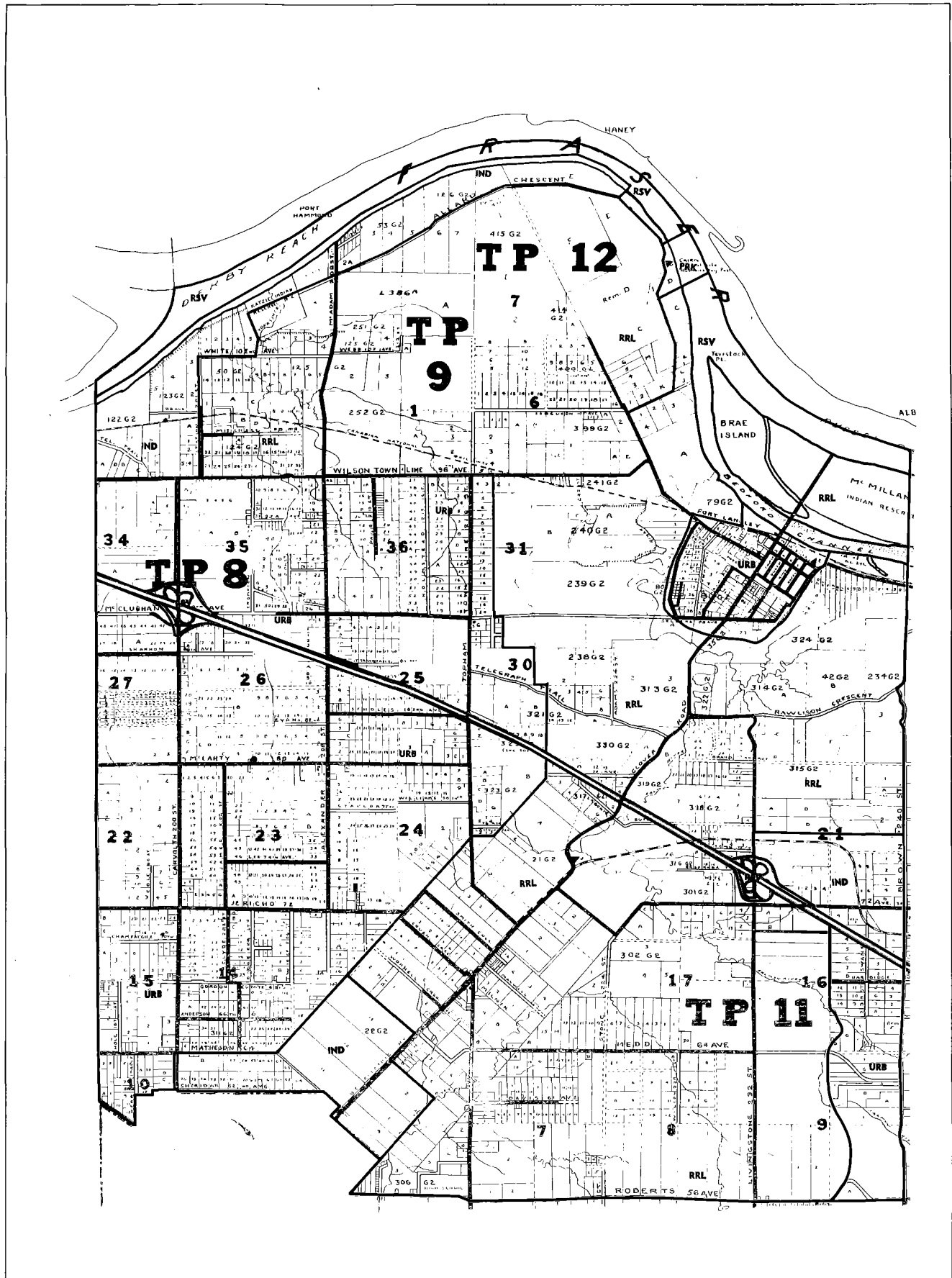
31 SCHEDULE C - CURRENT STAGE PLAN MAP REGIONAL PLAN SERIES DISTRICT OF MAPLE RIDGE SCALE: 1 INCH TO 500 FEET 31

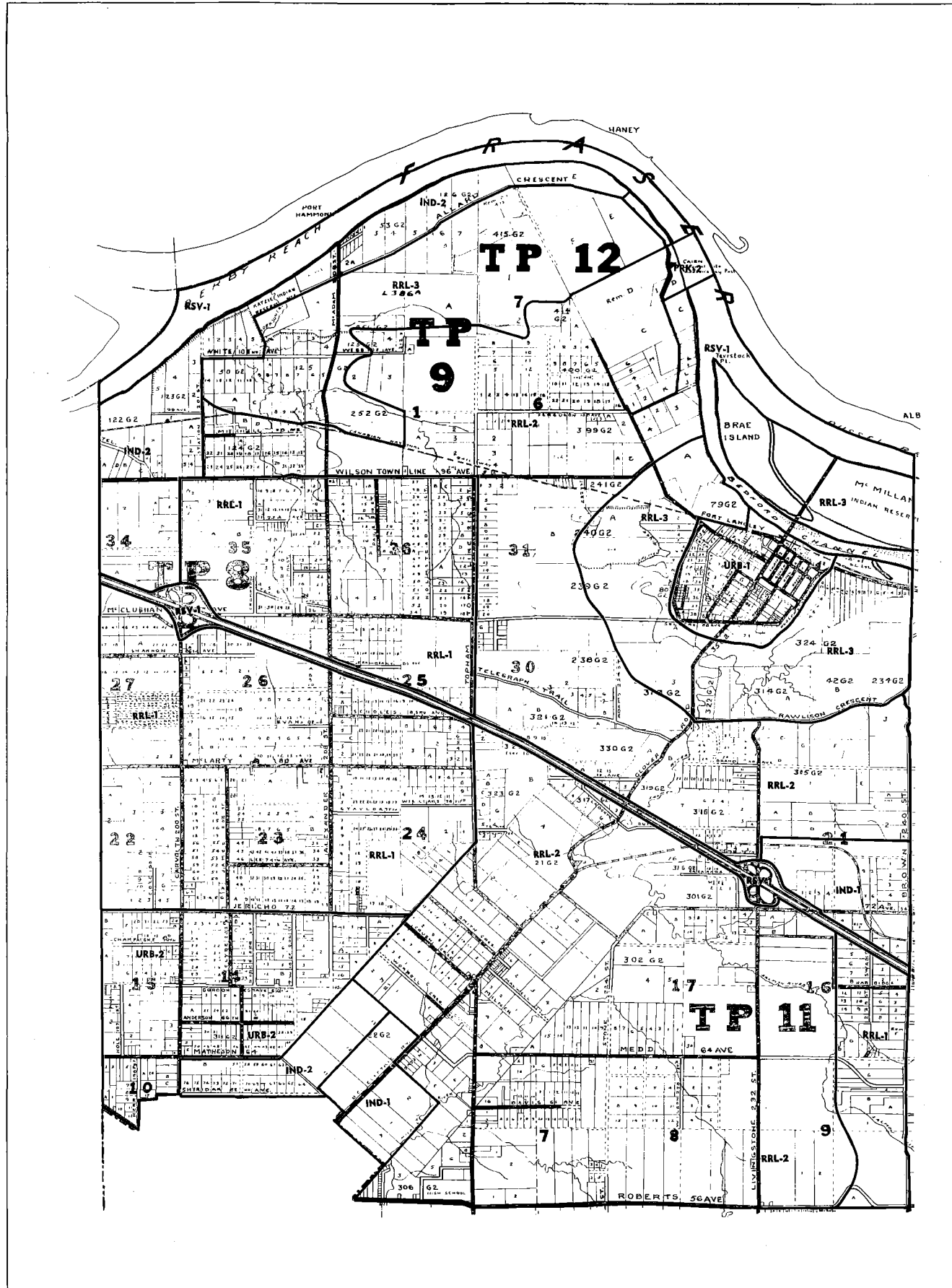


32 SCHEDULE C - CURRENT STAGE PLAN MAP REGIONAL PLAN SERIES DISTRICT OF MAPLE RIDGE SCALE: 1 INCH TO 500 FEET 32

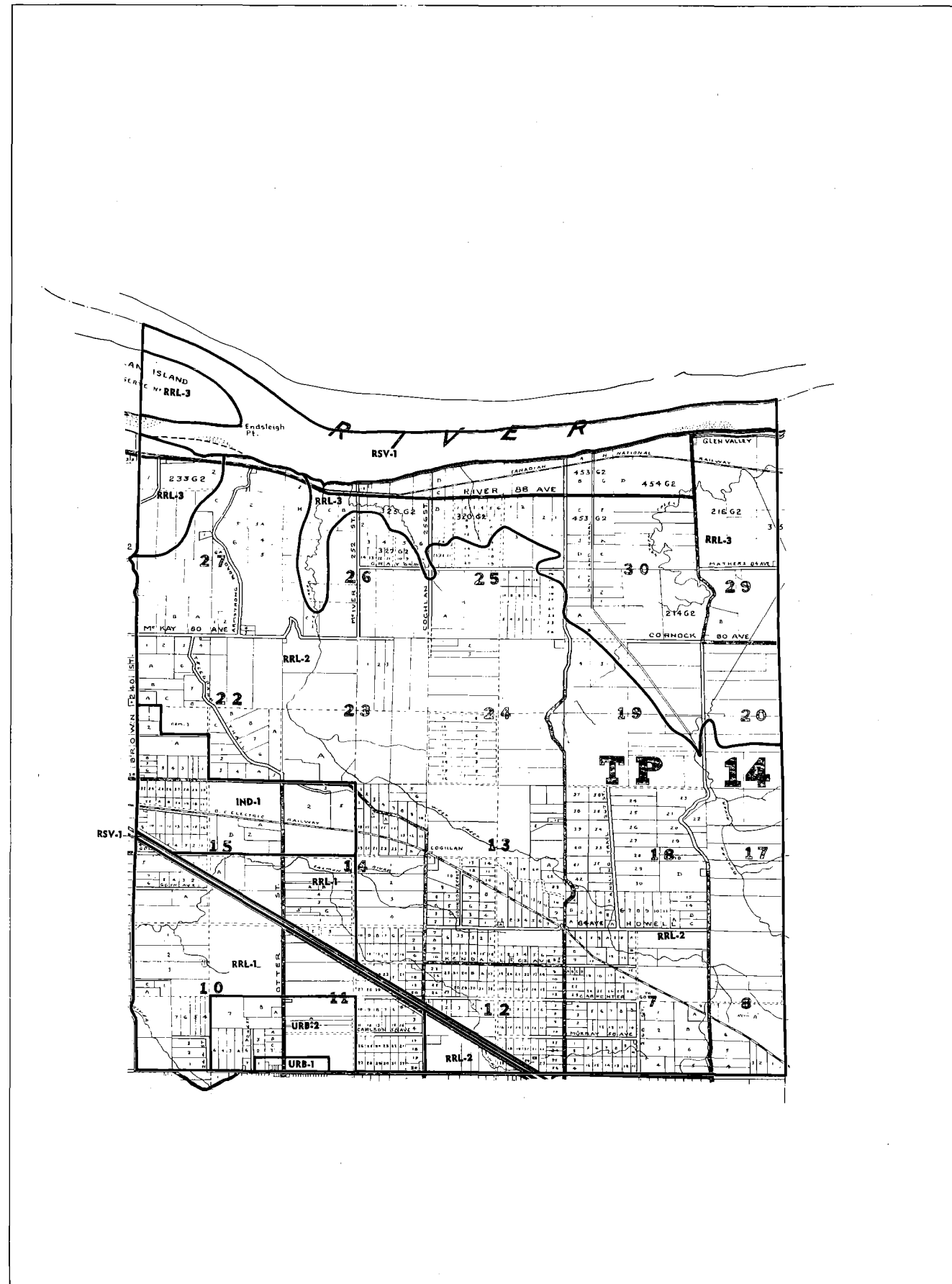




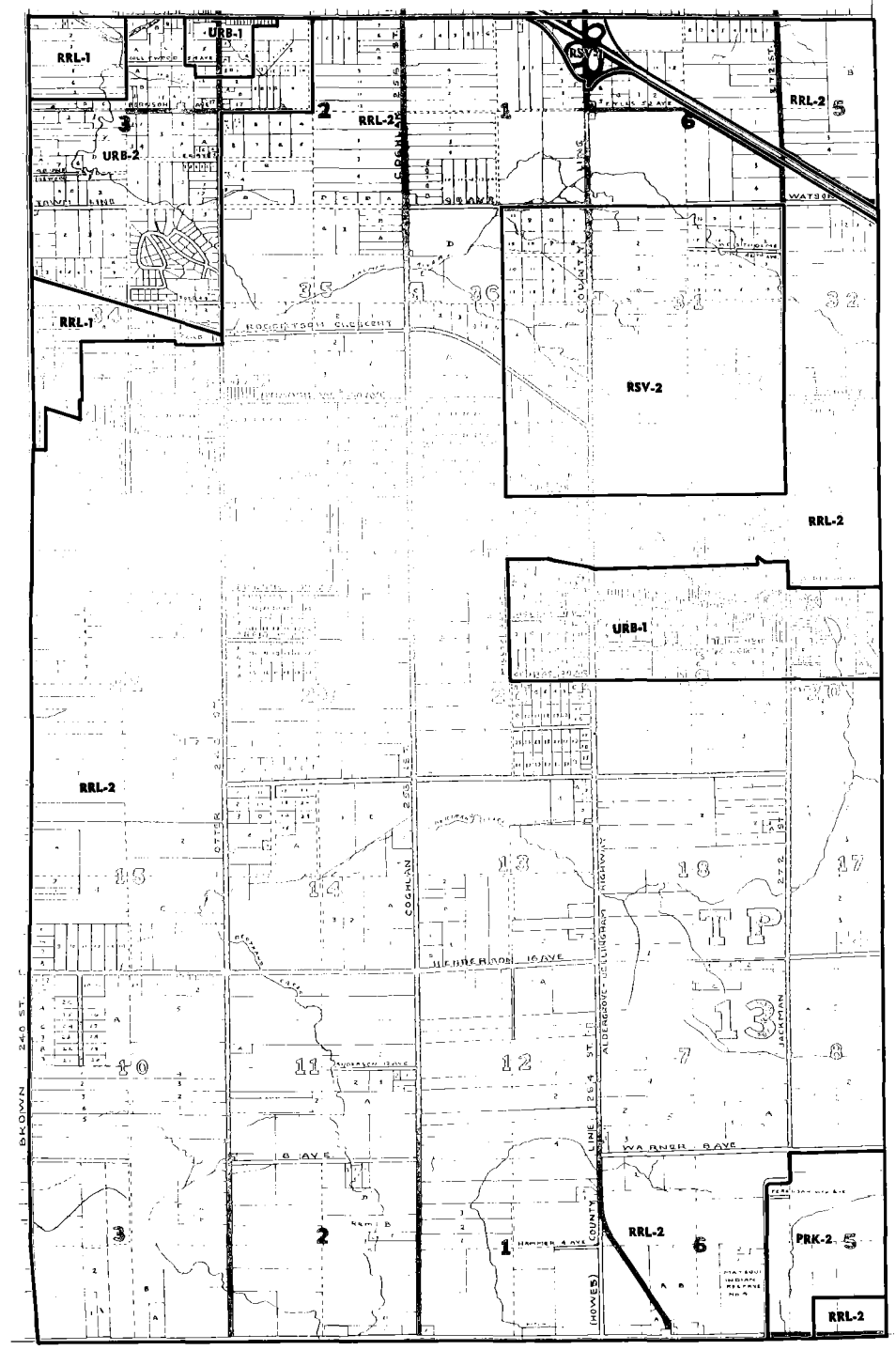
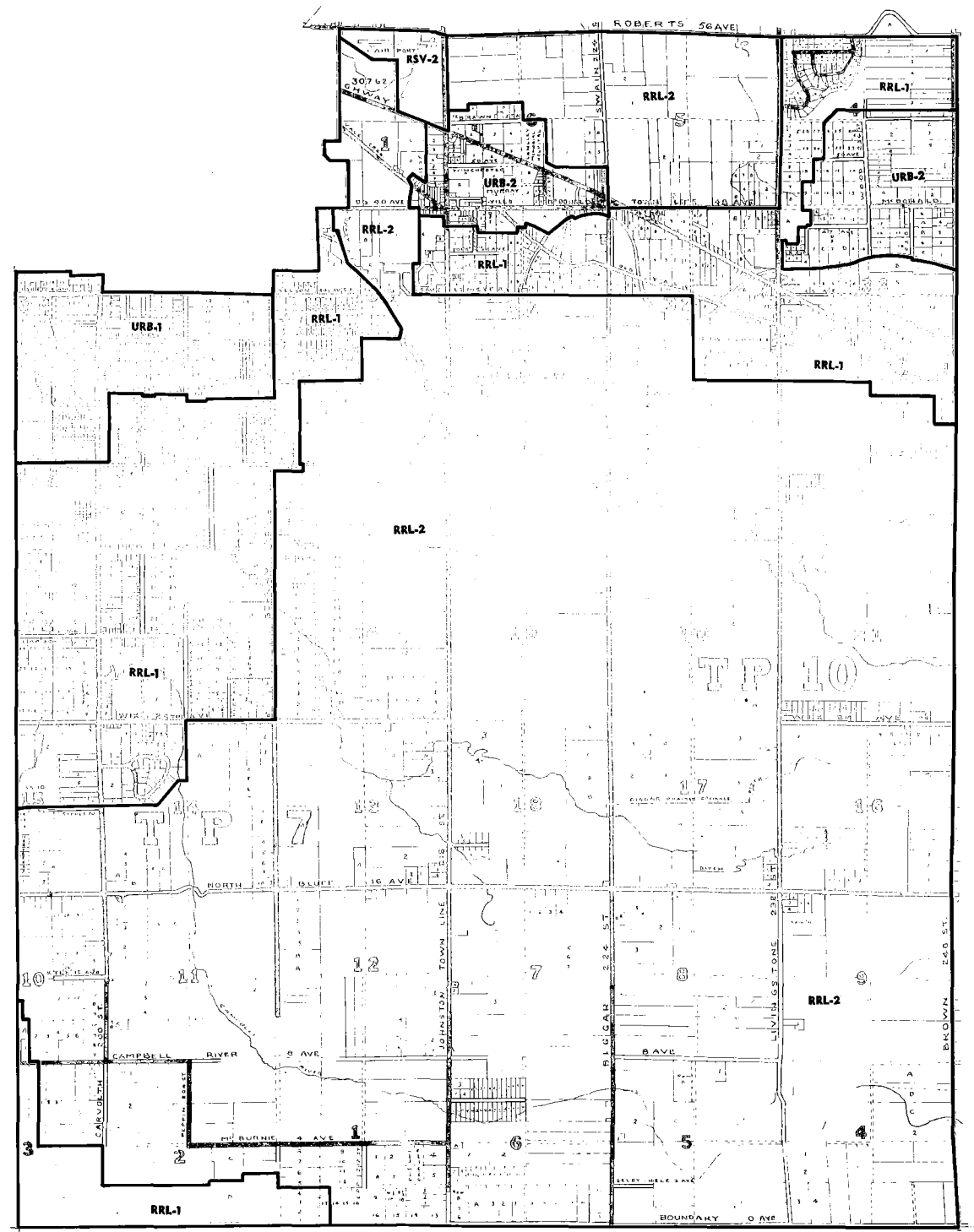


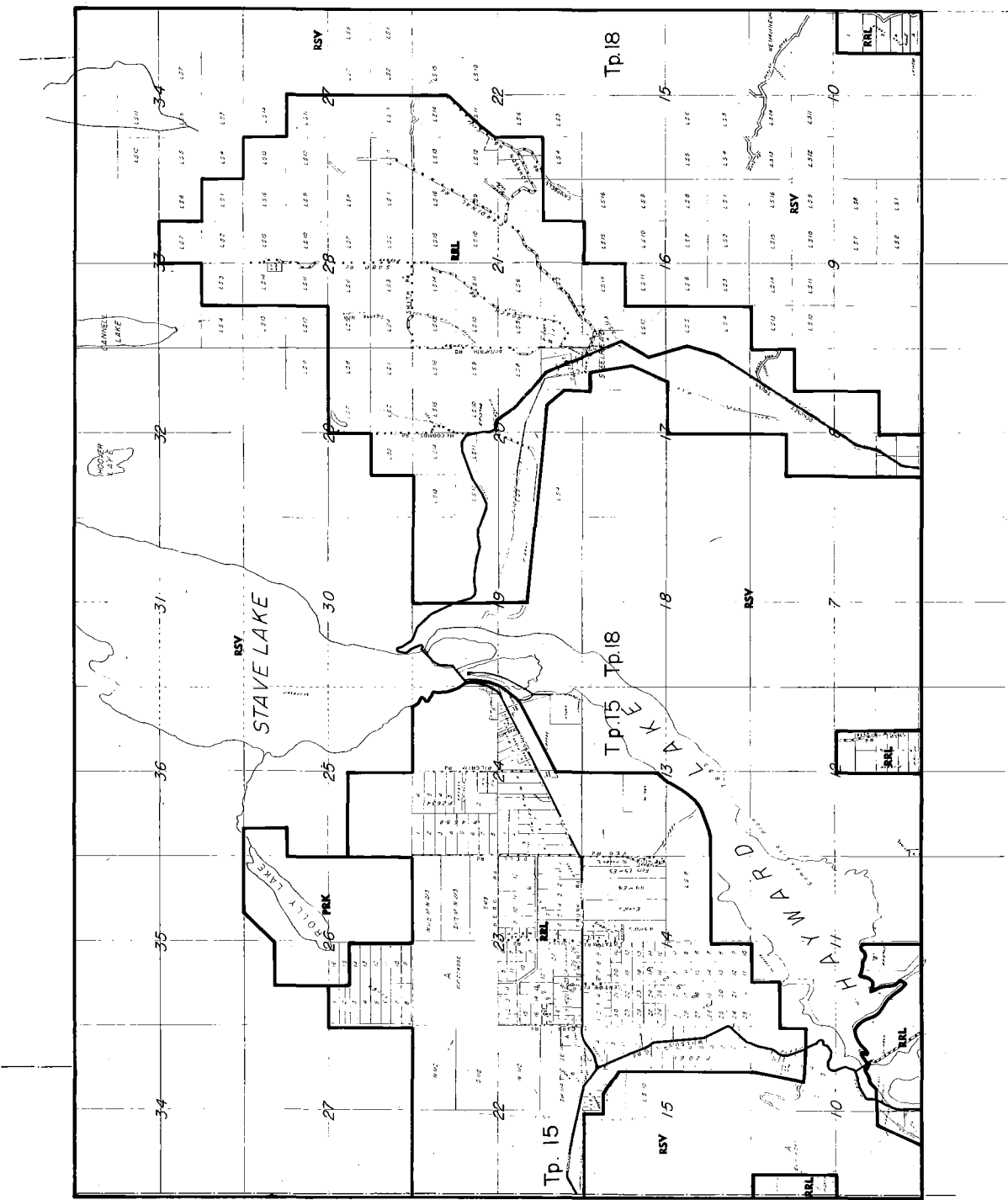
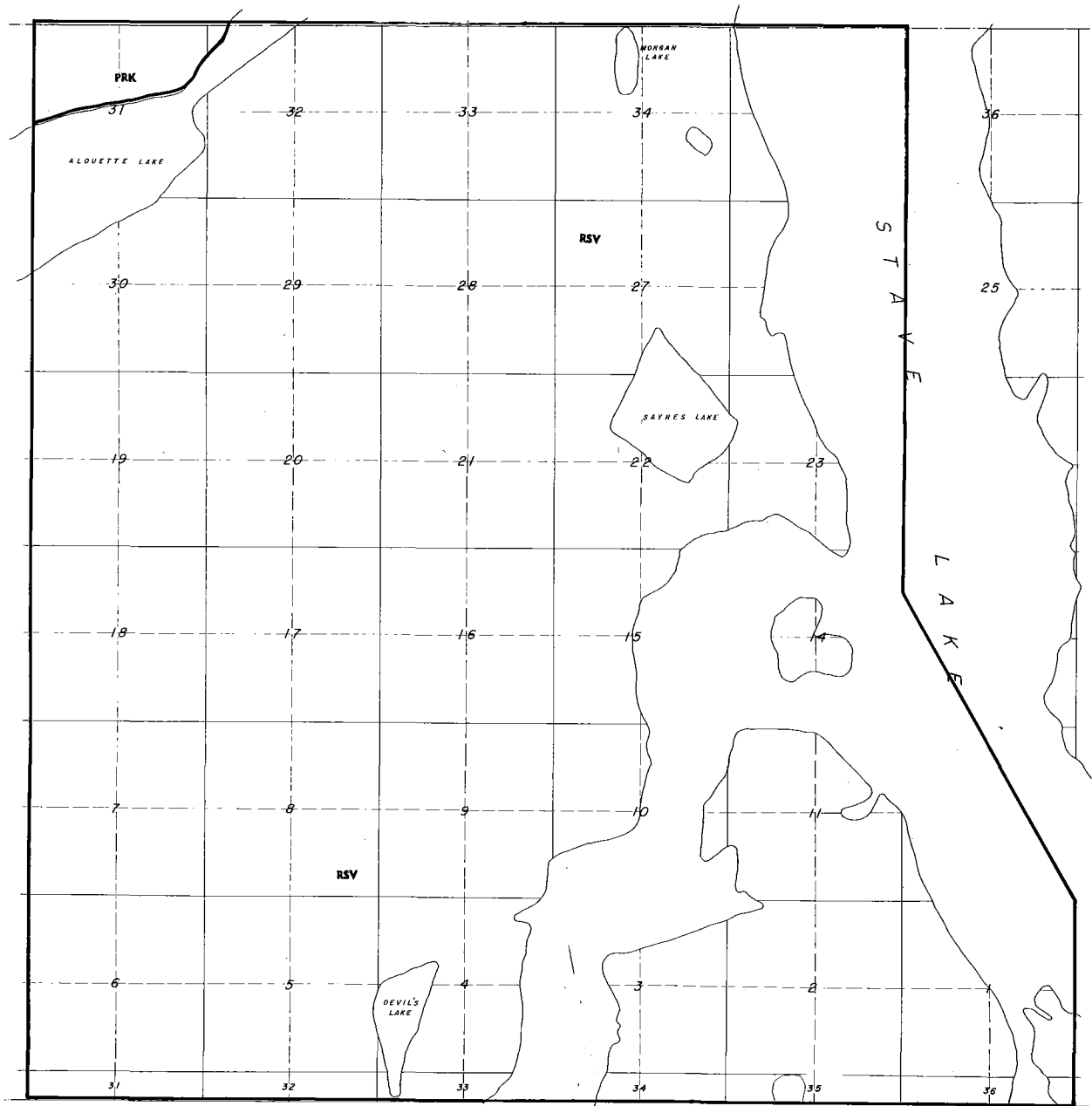


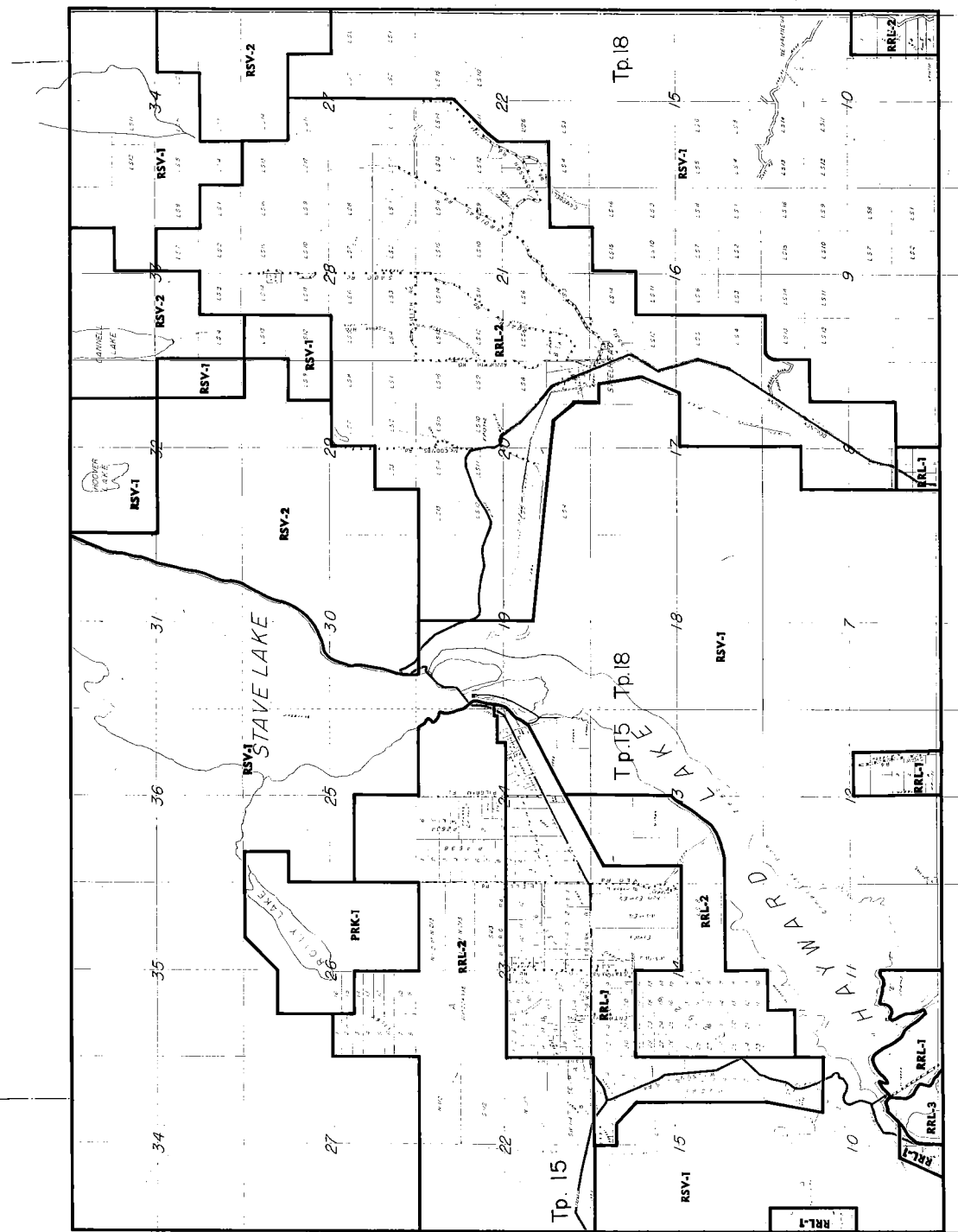
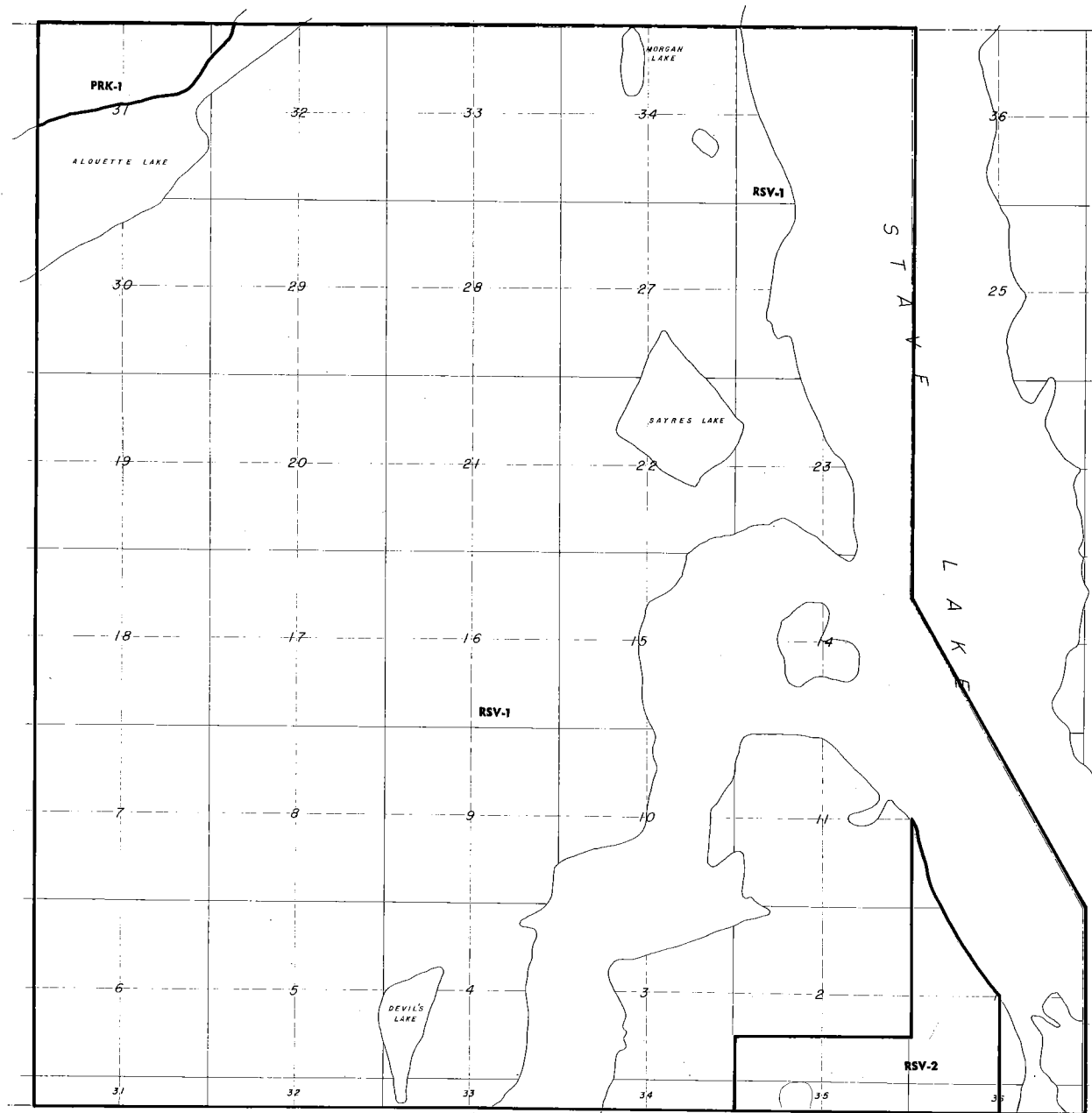
35 SCHEDULE C - CURRENT STAGE PLAN MAP REGIONAL PLAN SERIES DISTRICT OF LANGLEY SCALE: 1 INCH TO 5000 FEET 35

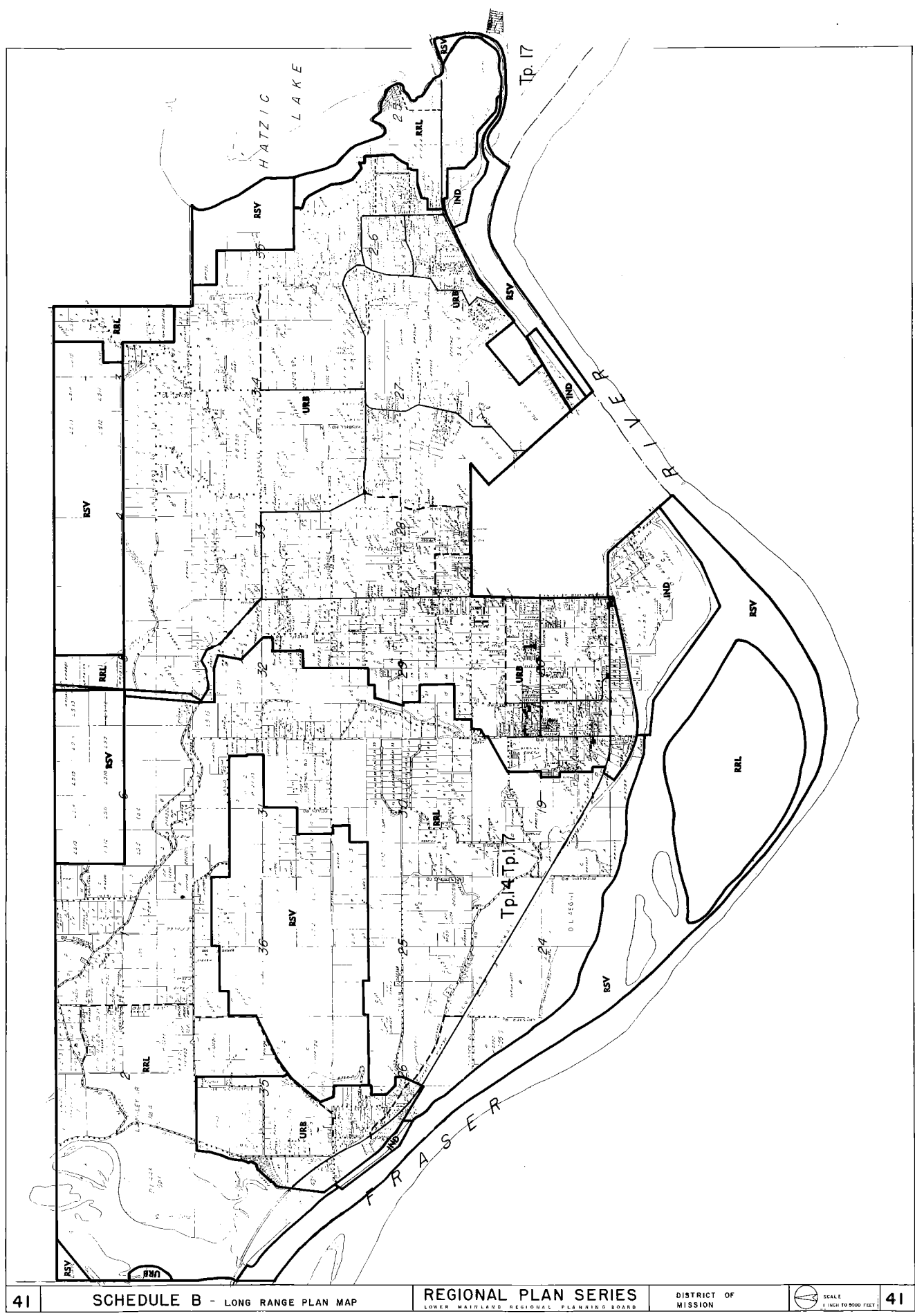


36 SCHEDULE C - CURRENT STAGE PLAN MAP REGIONAL PLAN SERIES DISTRICT OF LANGLEY SCALE: 1 INCH TO 5000 FEET 36

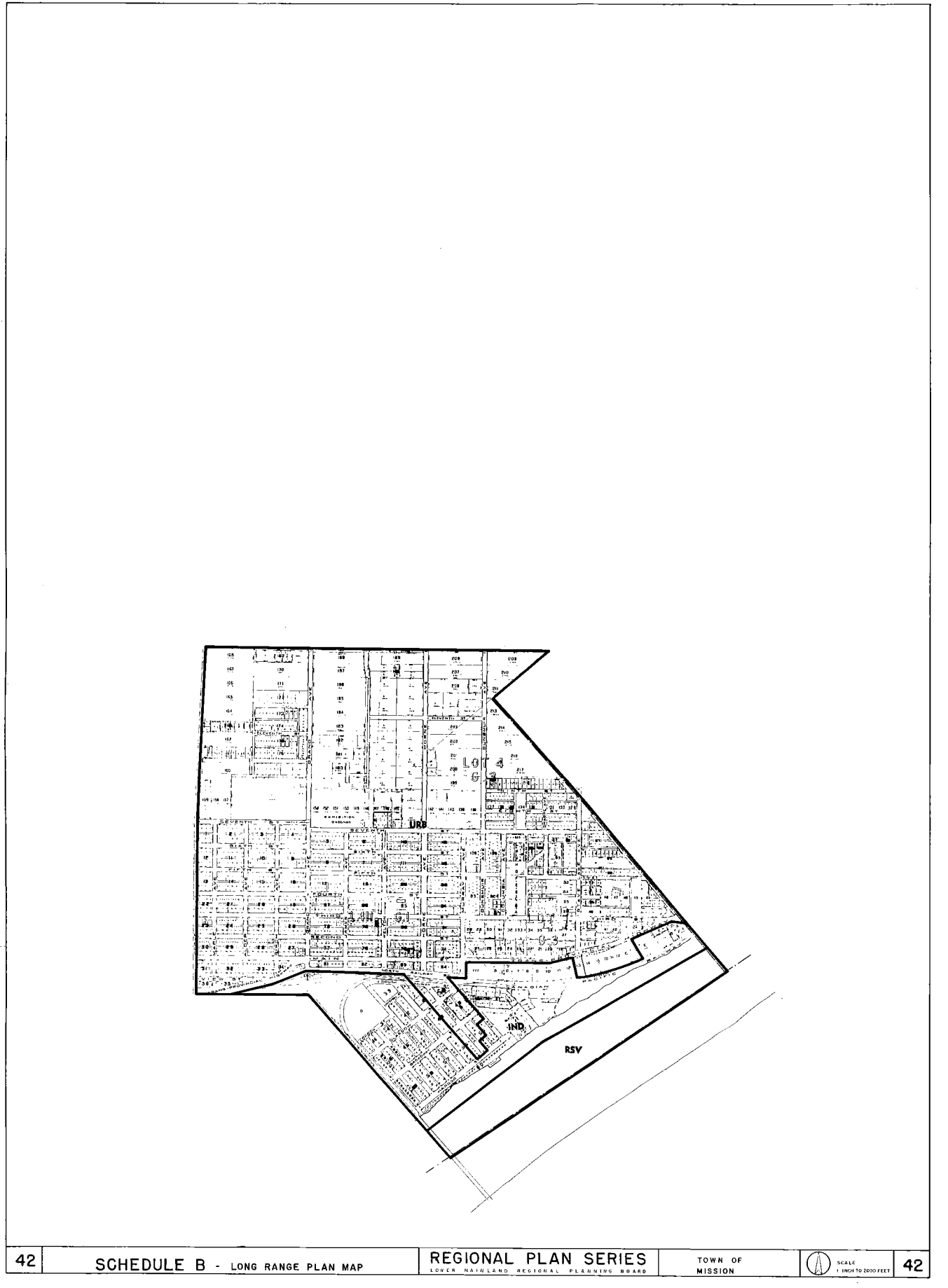




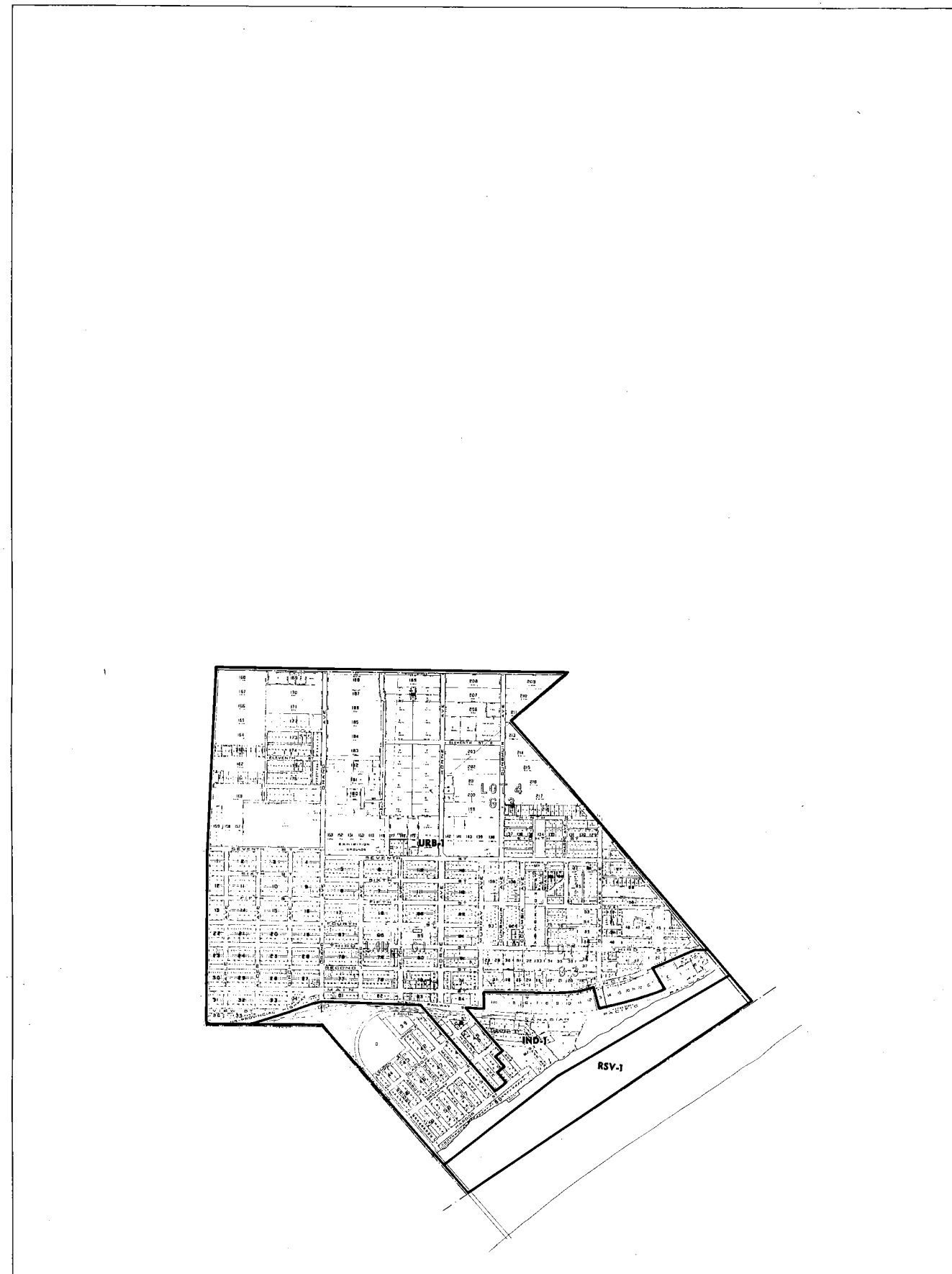
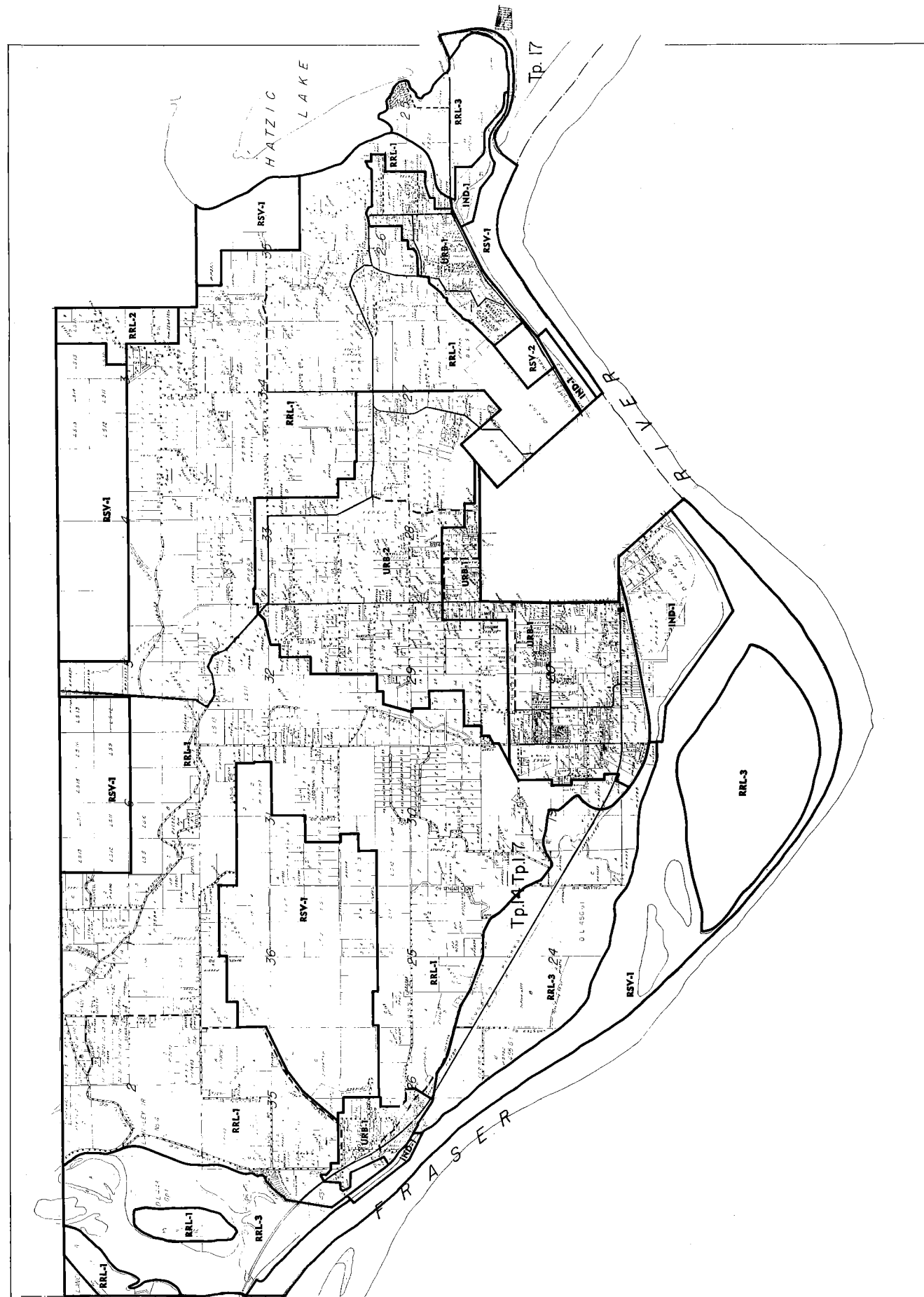


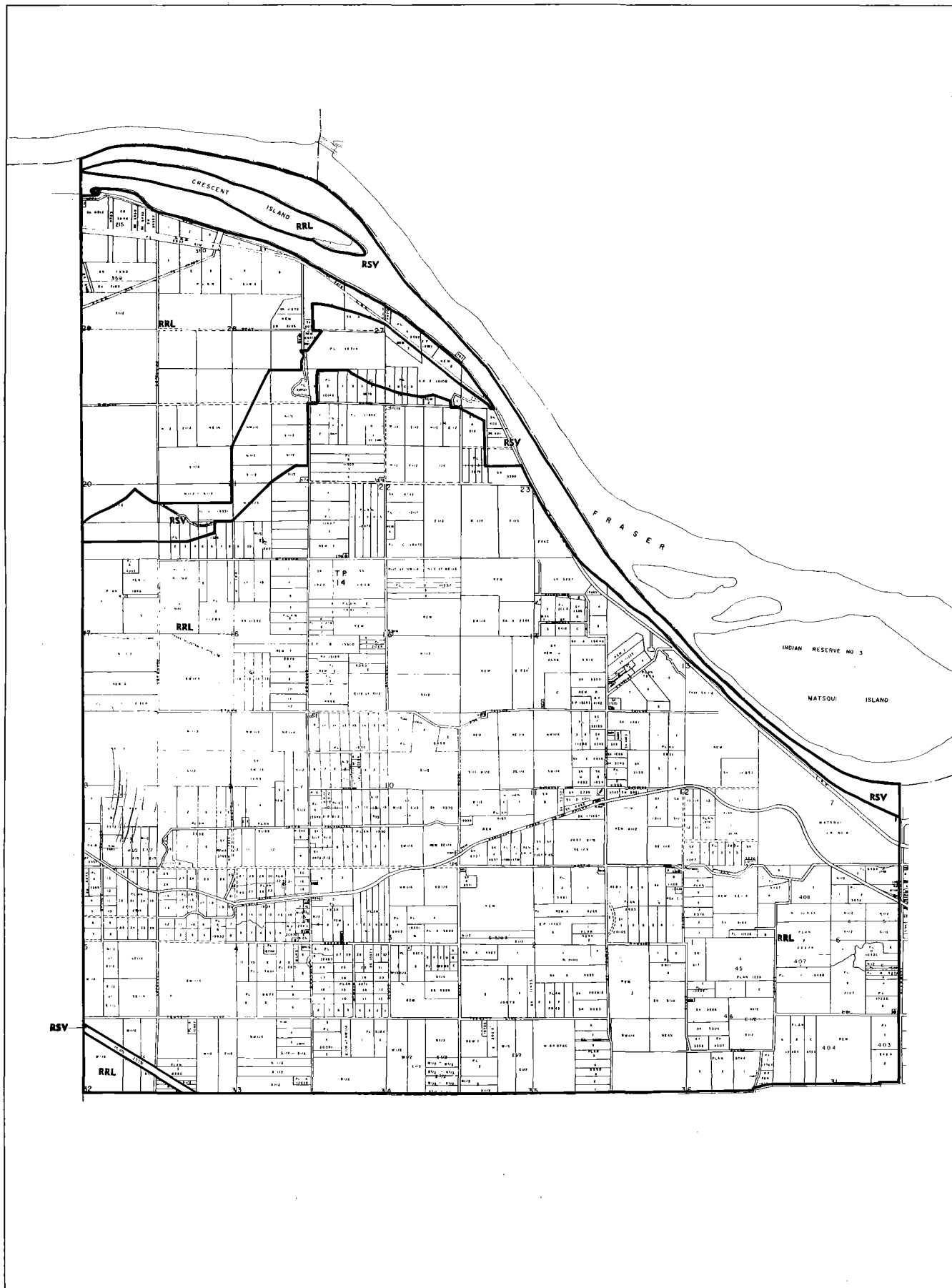


41 SCHEDULE B - LONG RANGE PLAN MAP REGIONAL PLAN SERIES DISTRICT OF MISSION SCALE 1 INCH TO 8000 FEET 41

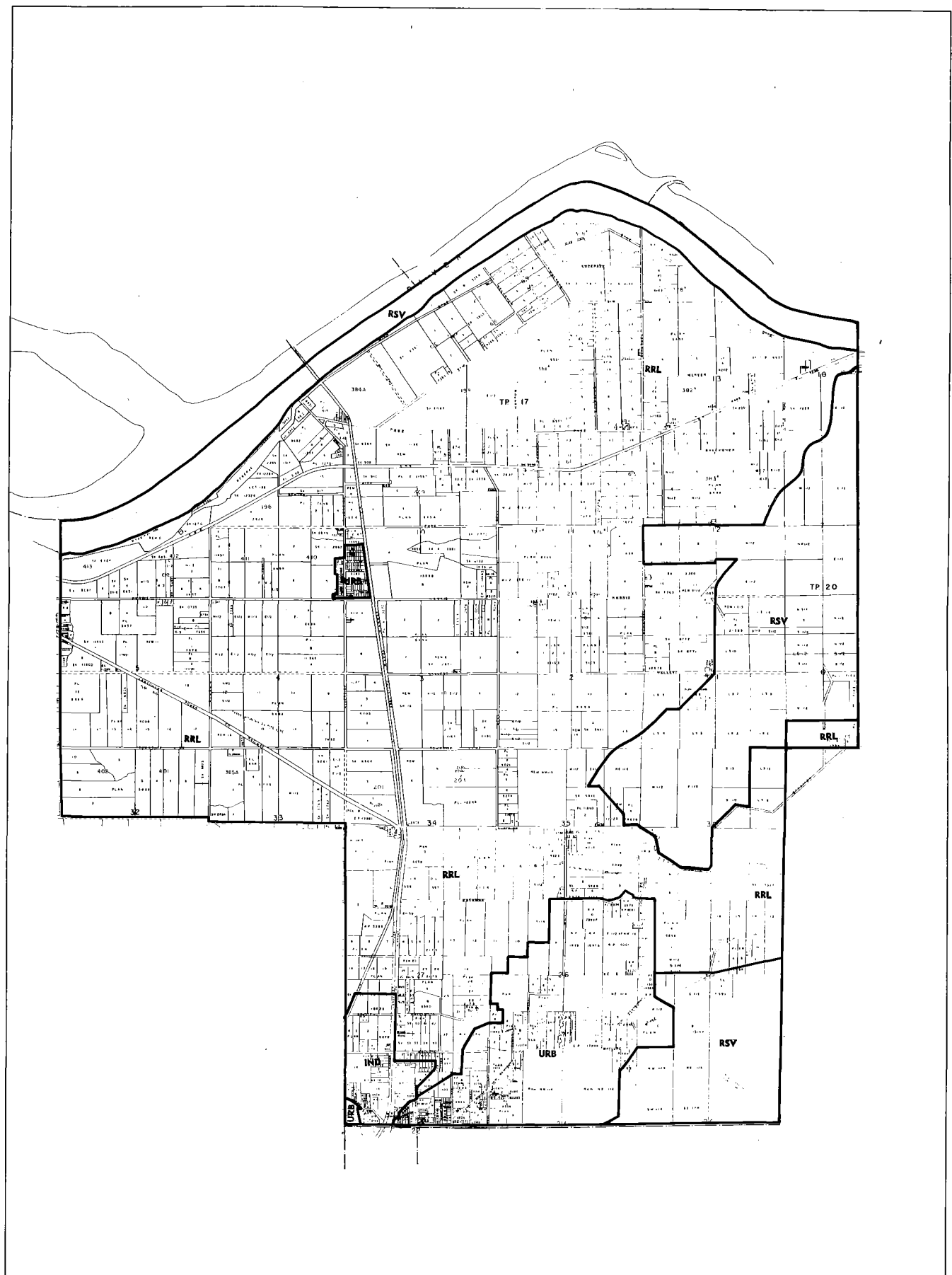


42 SCHEDULE B - LONG RANGE PLAN MAP REGIONAL PLAN SERIES TOWN OF MISSION SCALE 1 INCH TO 2000 FEET 42

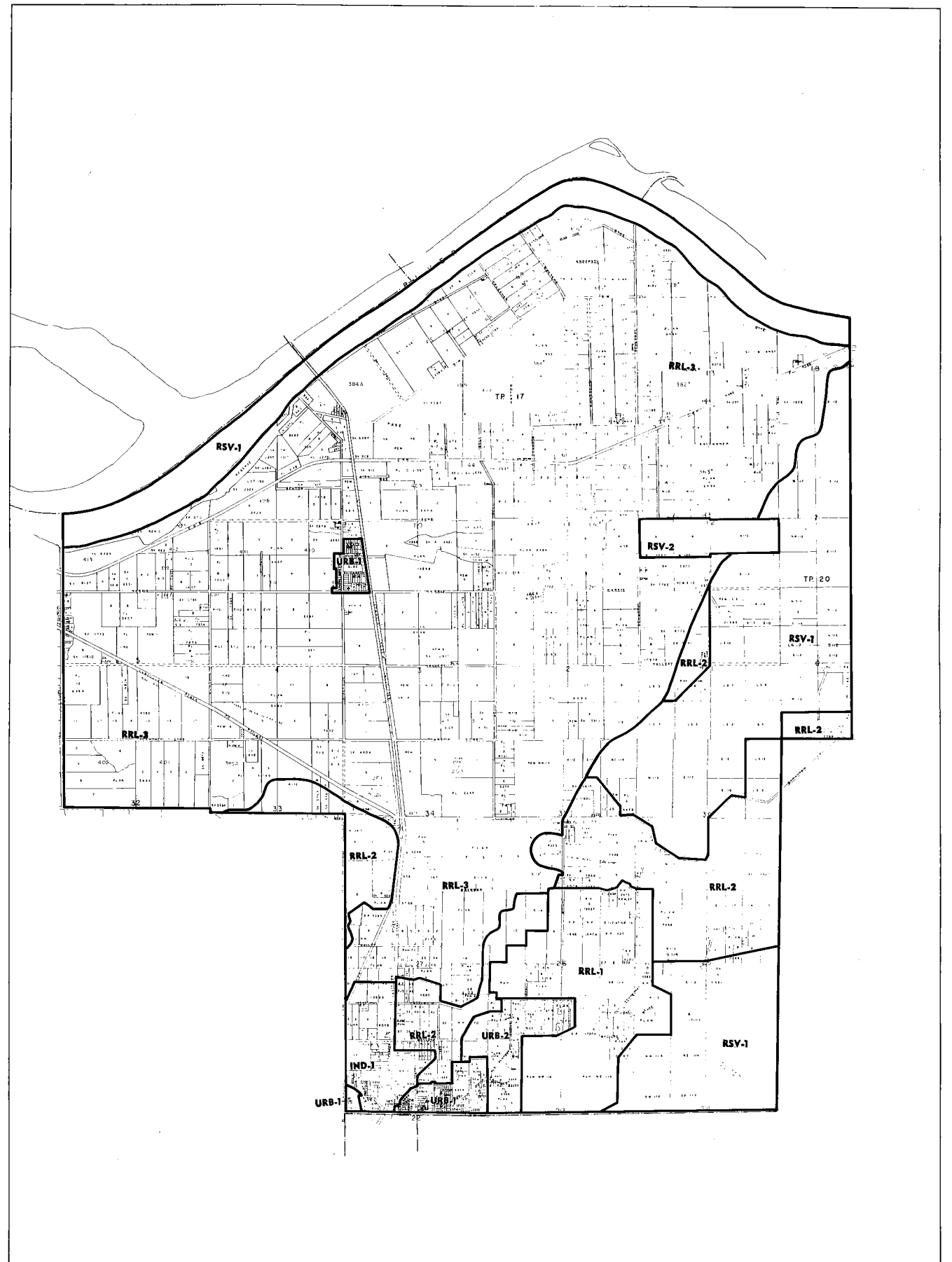
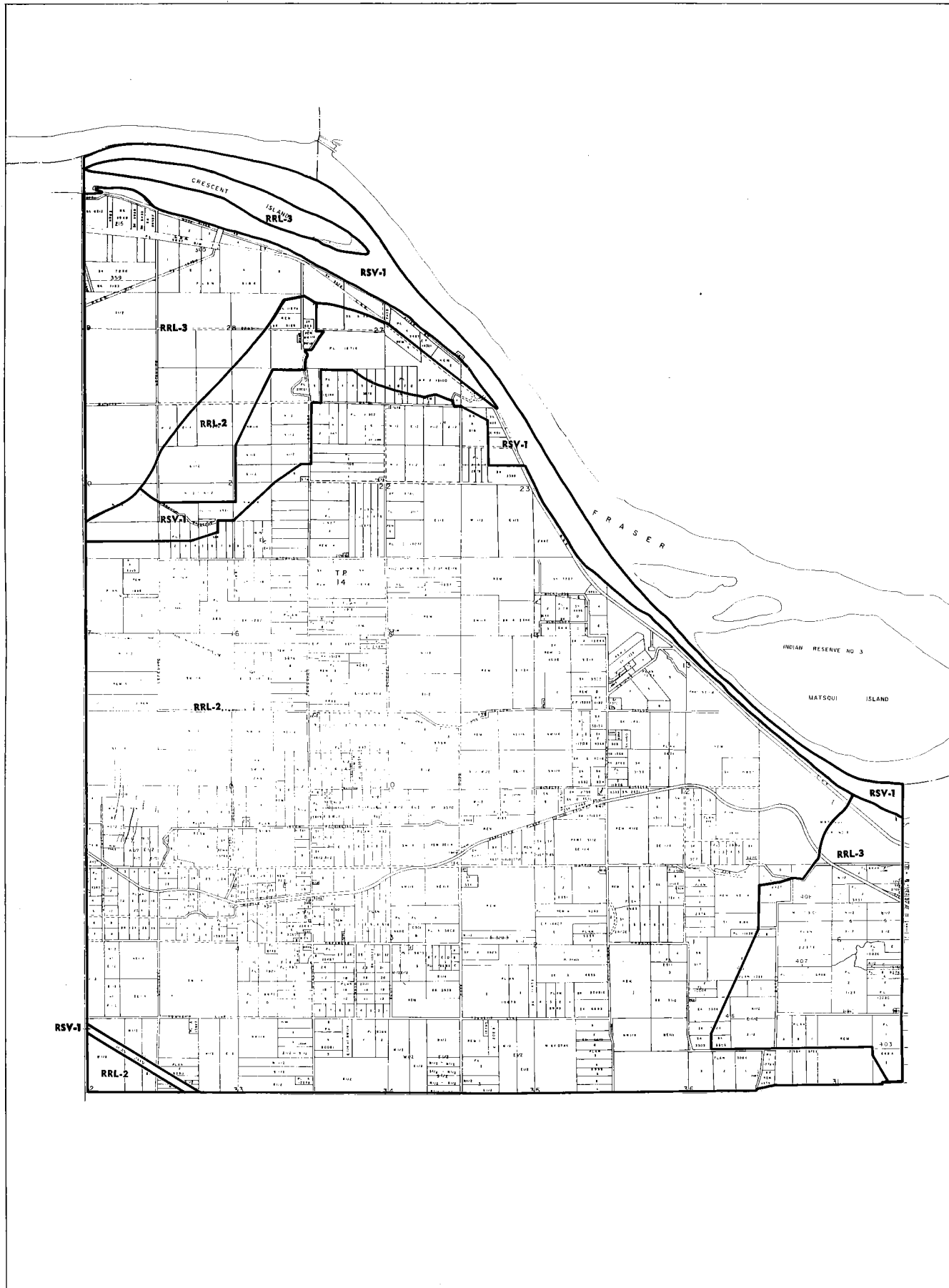


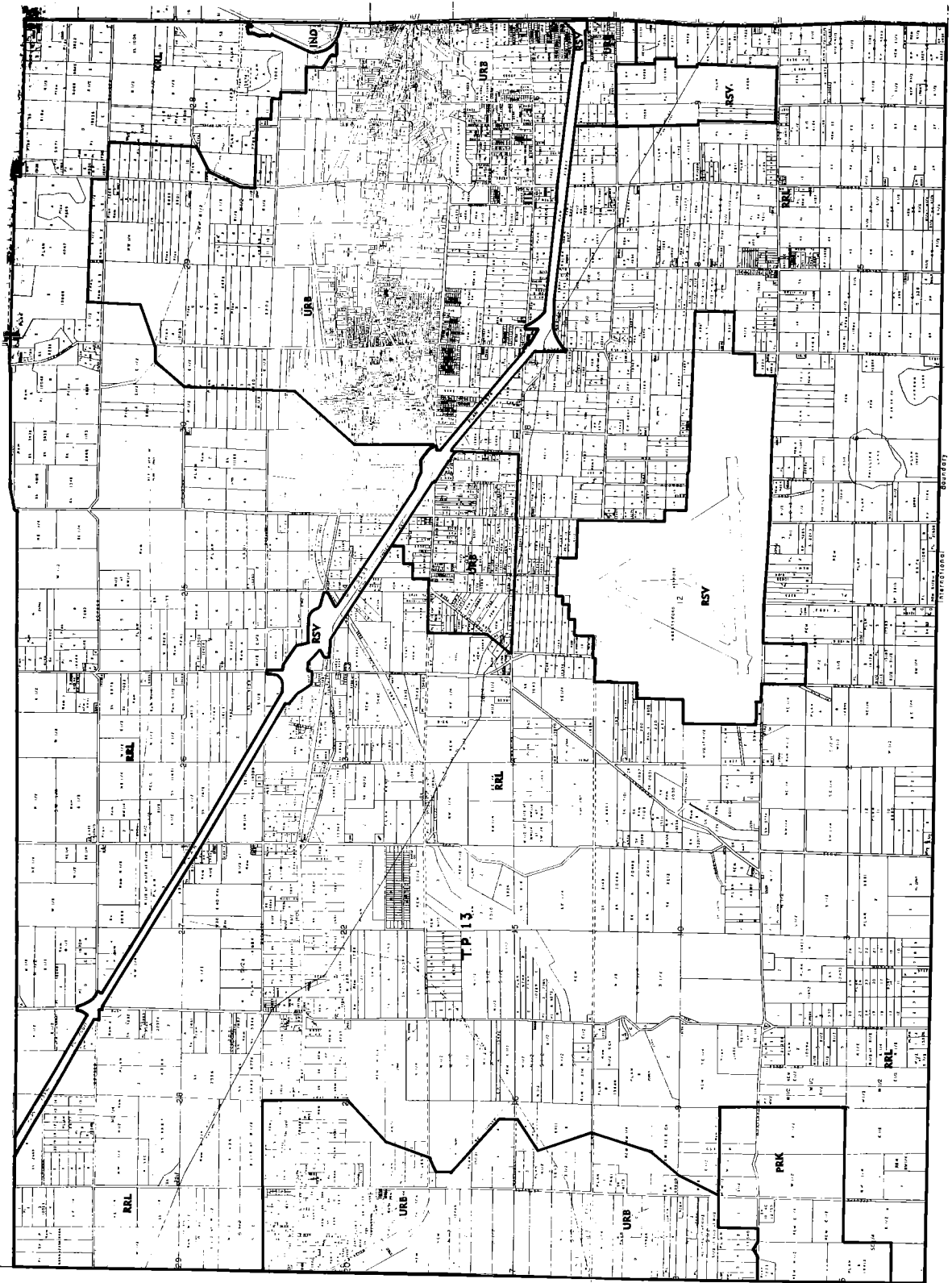


43 SCHEDULE B - LONG RANGE PLAN MAP REGIONAL PLAN SERIES DISTRICT OF MATSQUI SCALE: 1 INCH TO 5000 FEET 43

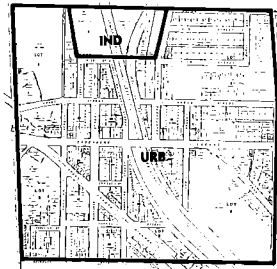


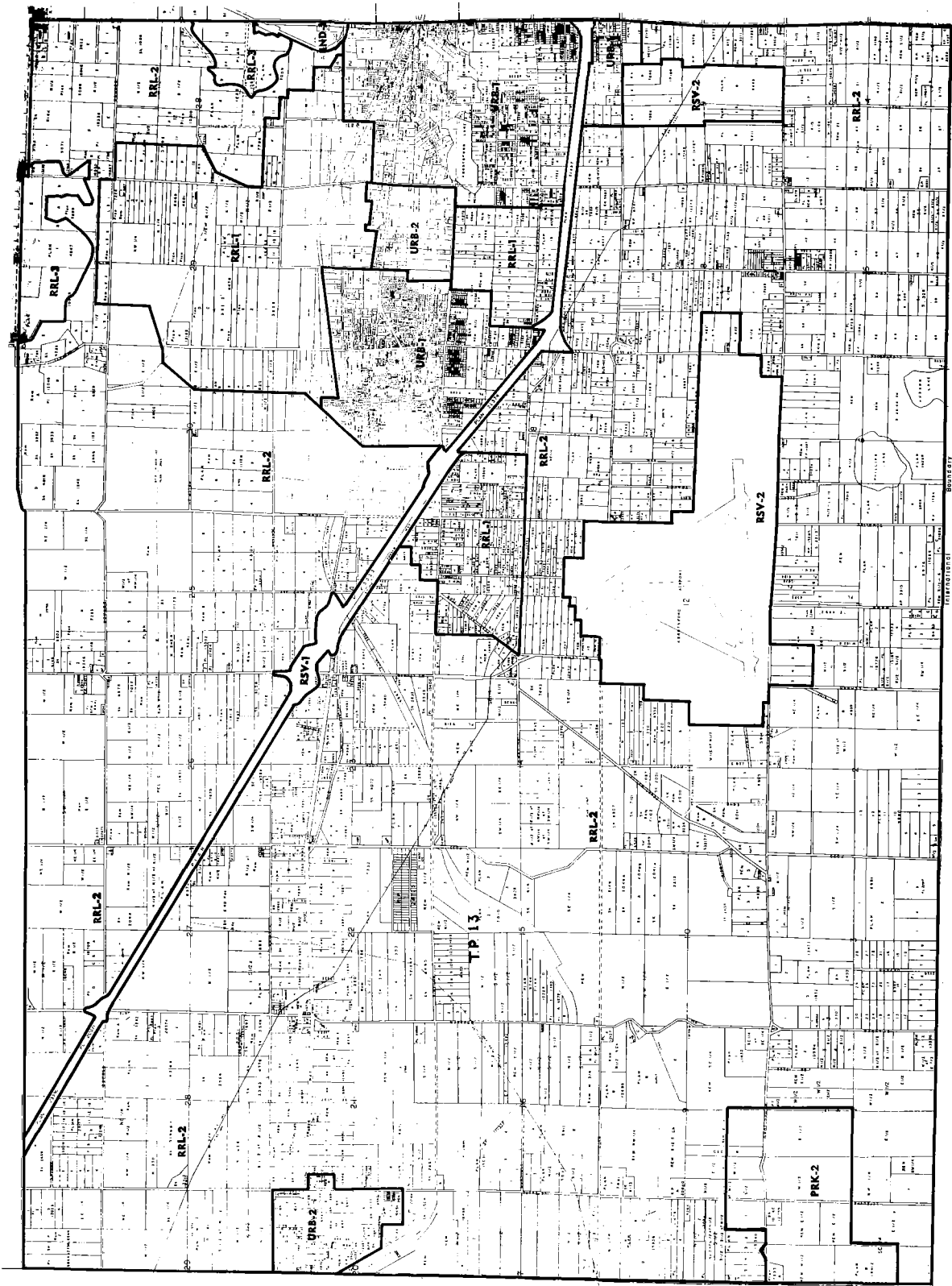
44 SCHEDULE B - LONG RANGE PLAN MAP REGIONAL PLAN SERIES DISTRICT OF MATSQUI SCALE: 1 INCH TO 5000 FEET 44



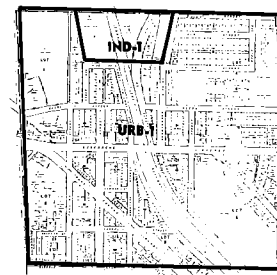


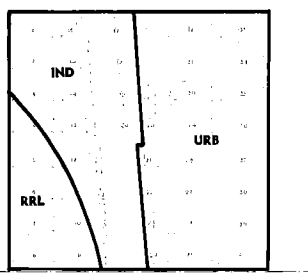
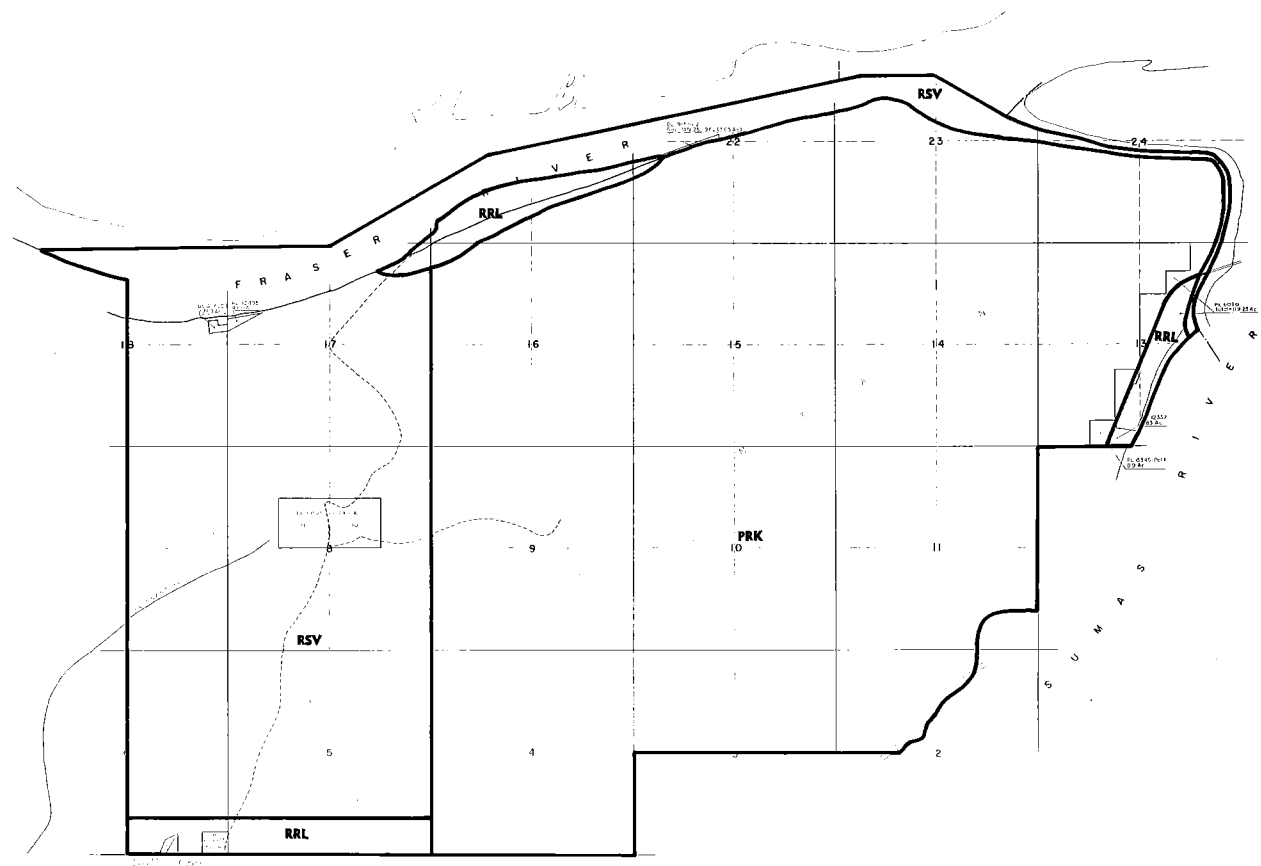
U. S. A.





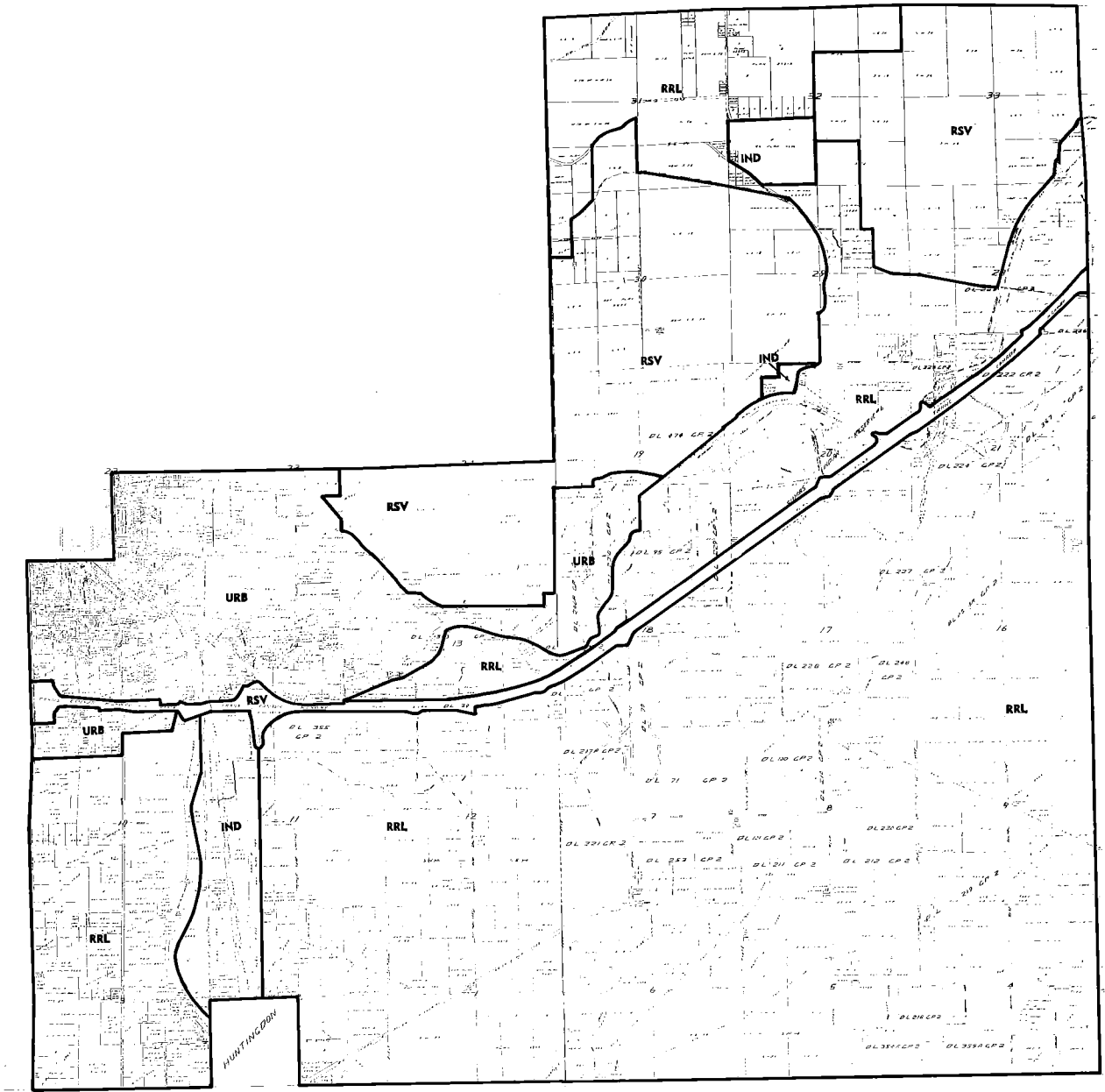
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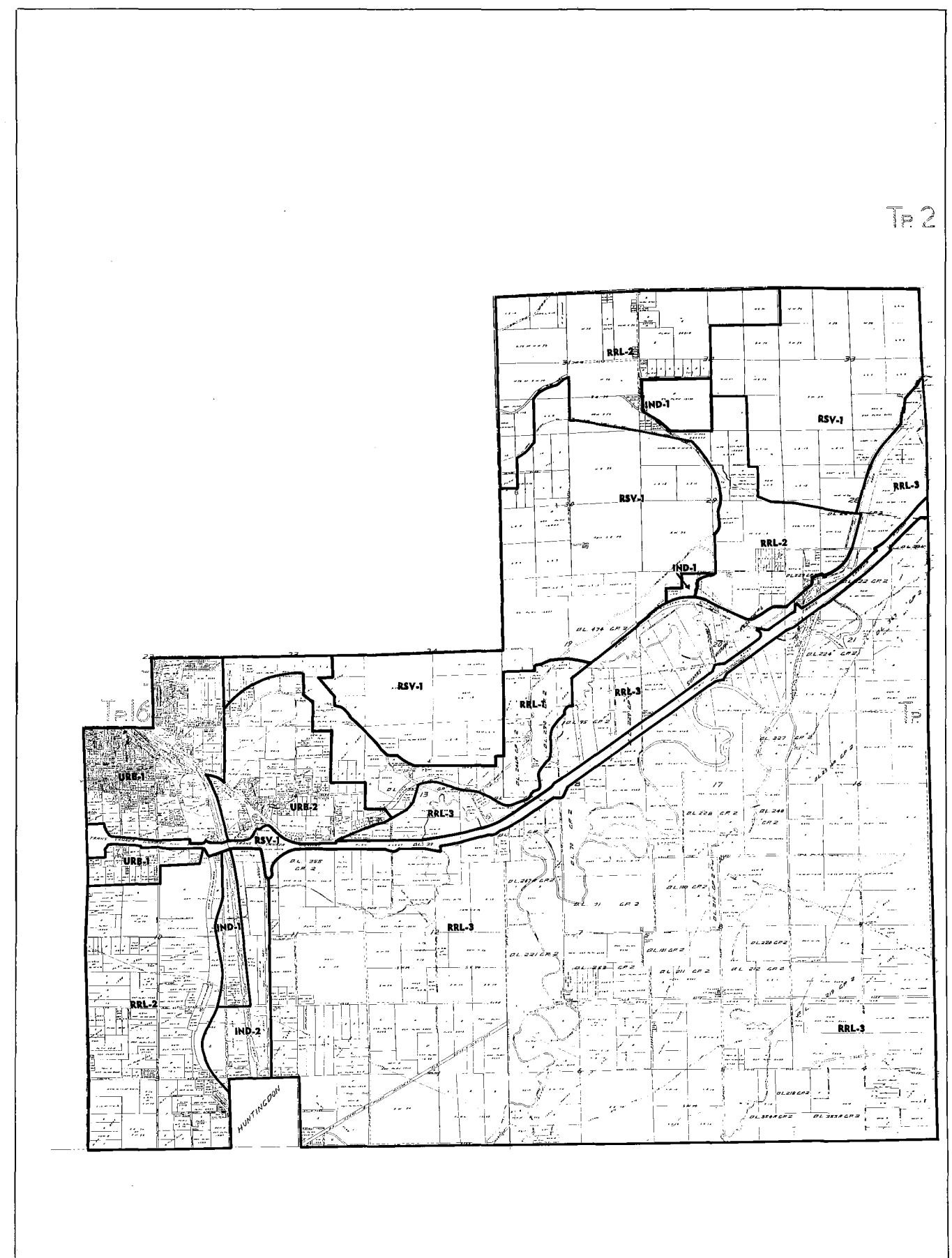
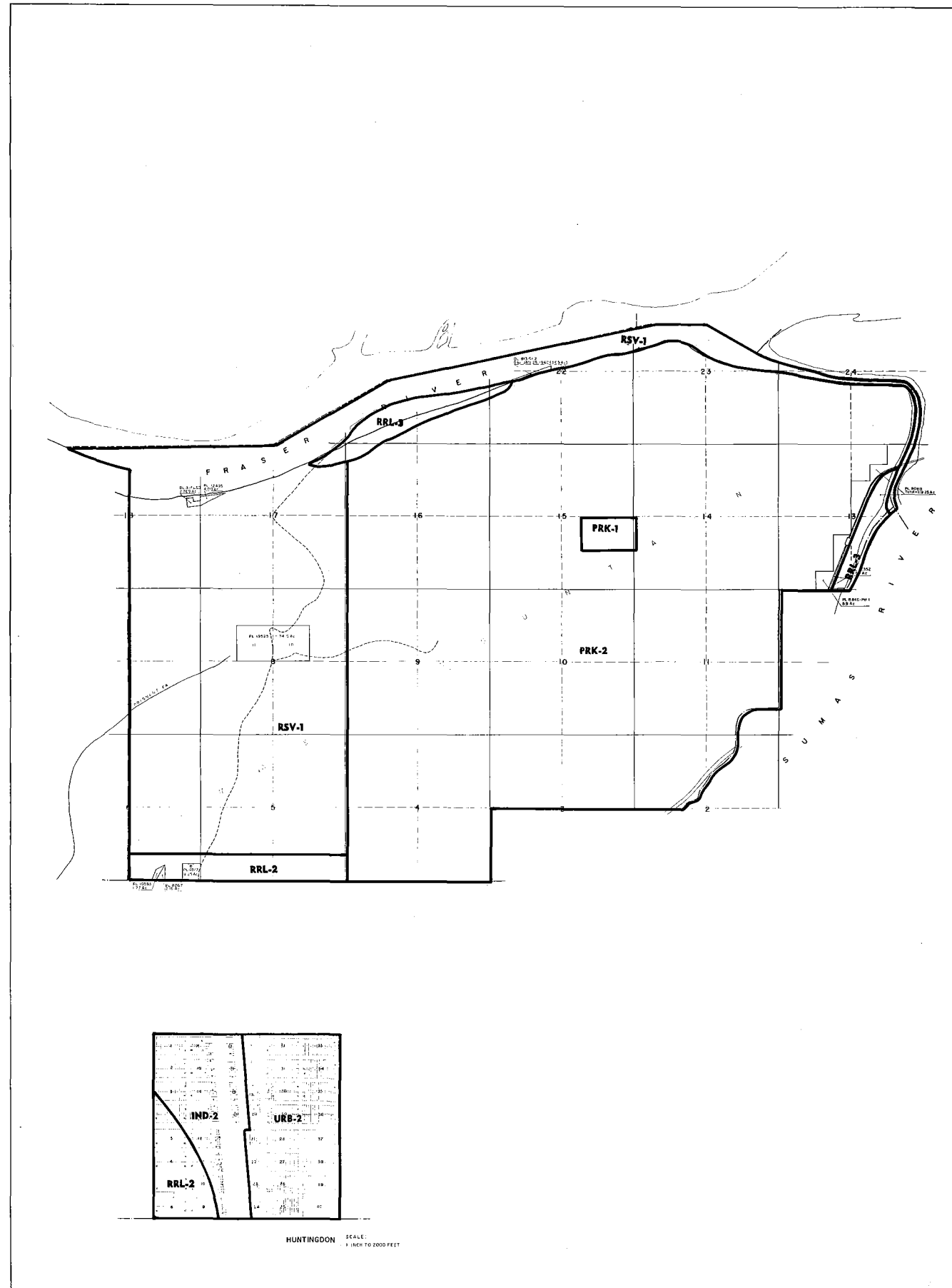




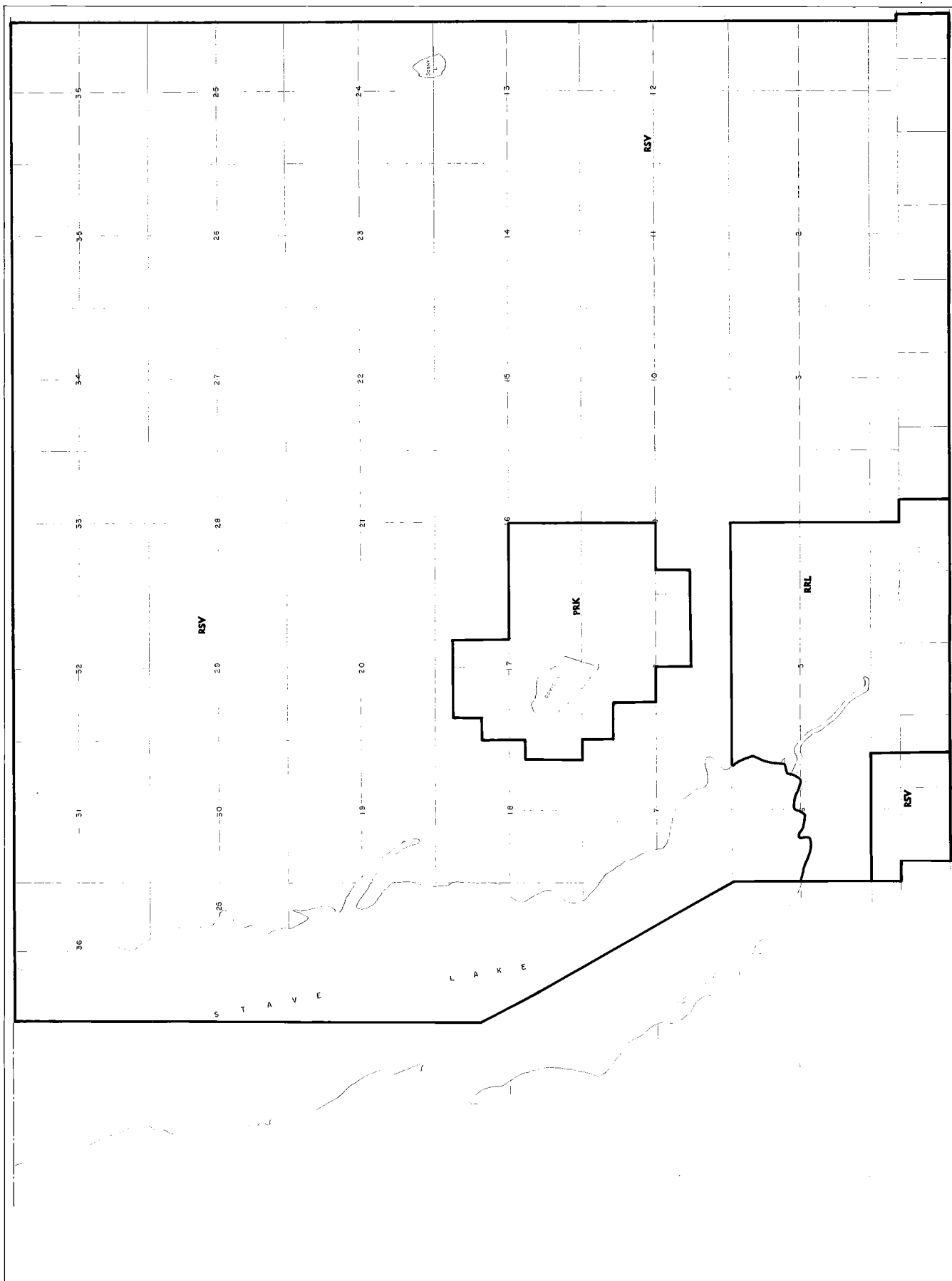
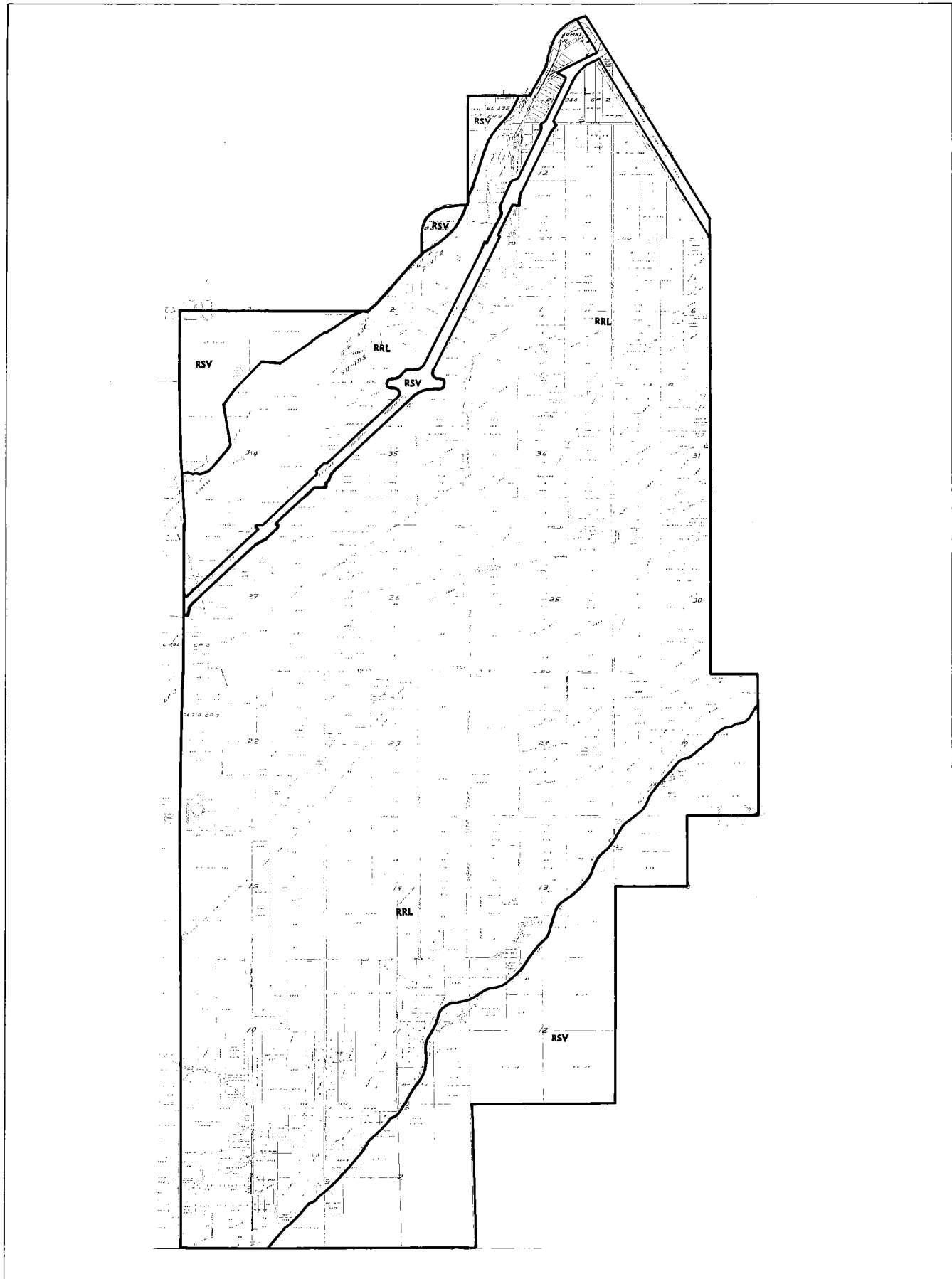
HUNTINGDON SCALE 1 INCH TO 200 FEET

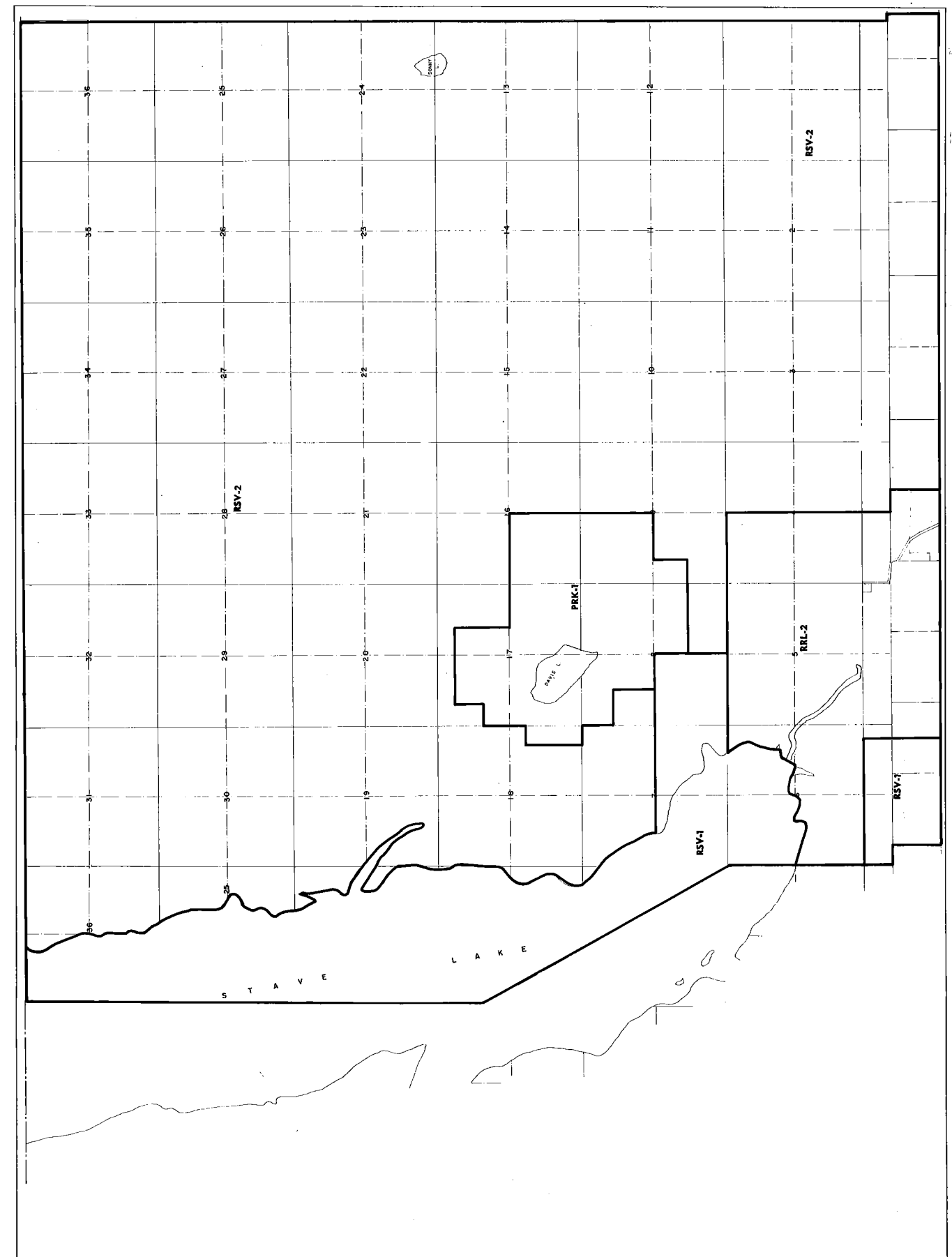
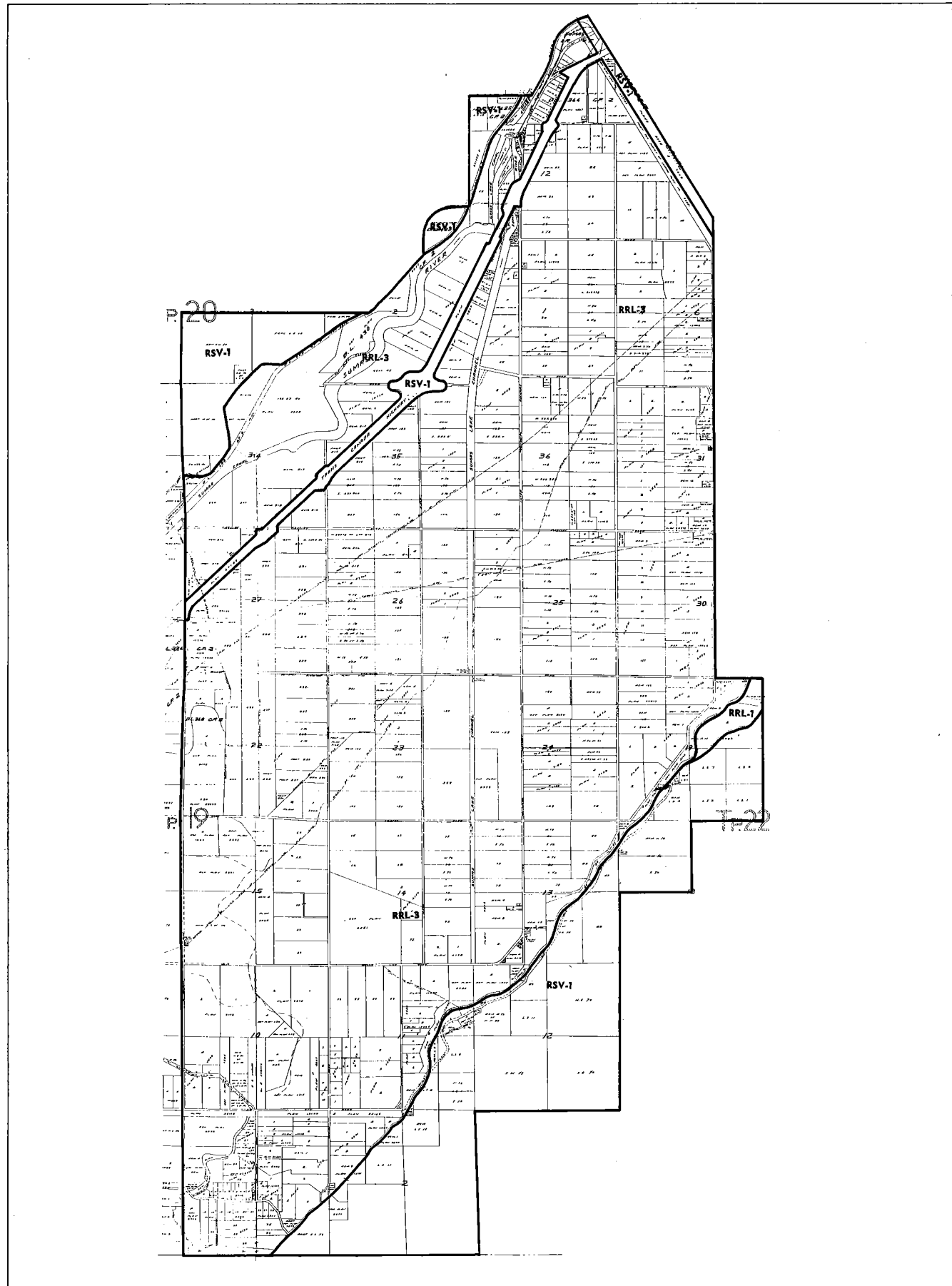
TP 2

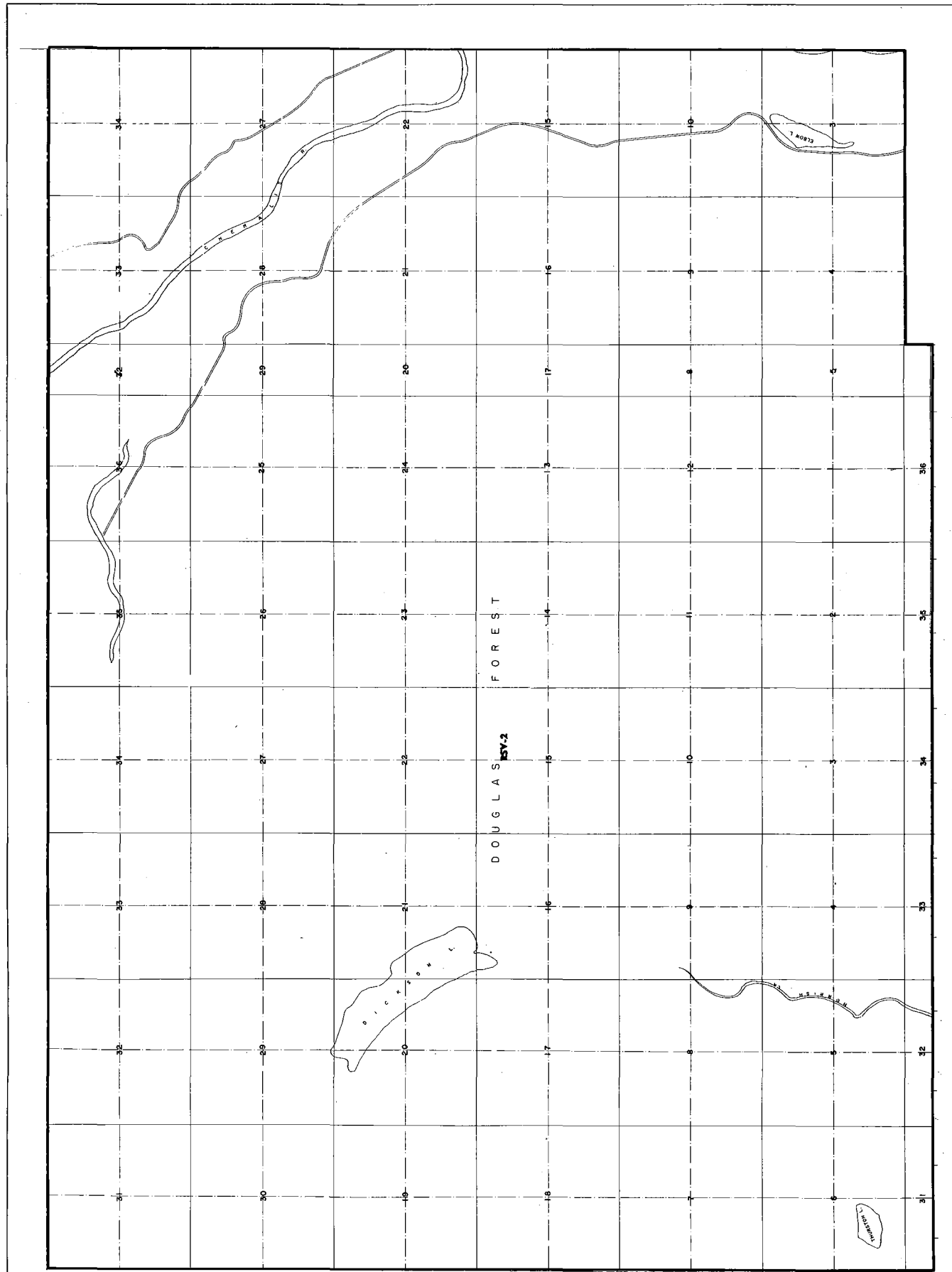




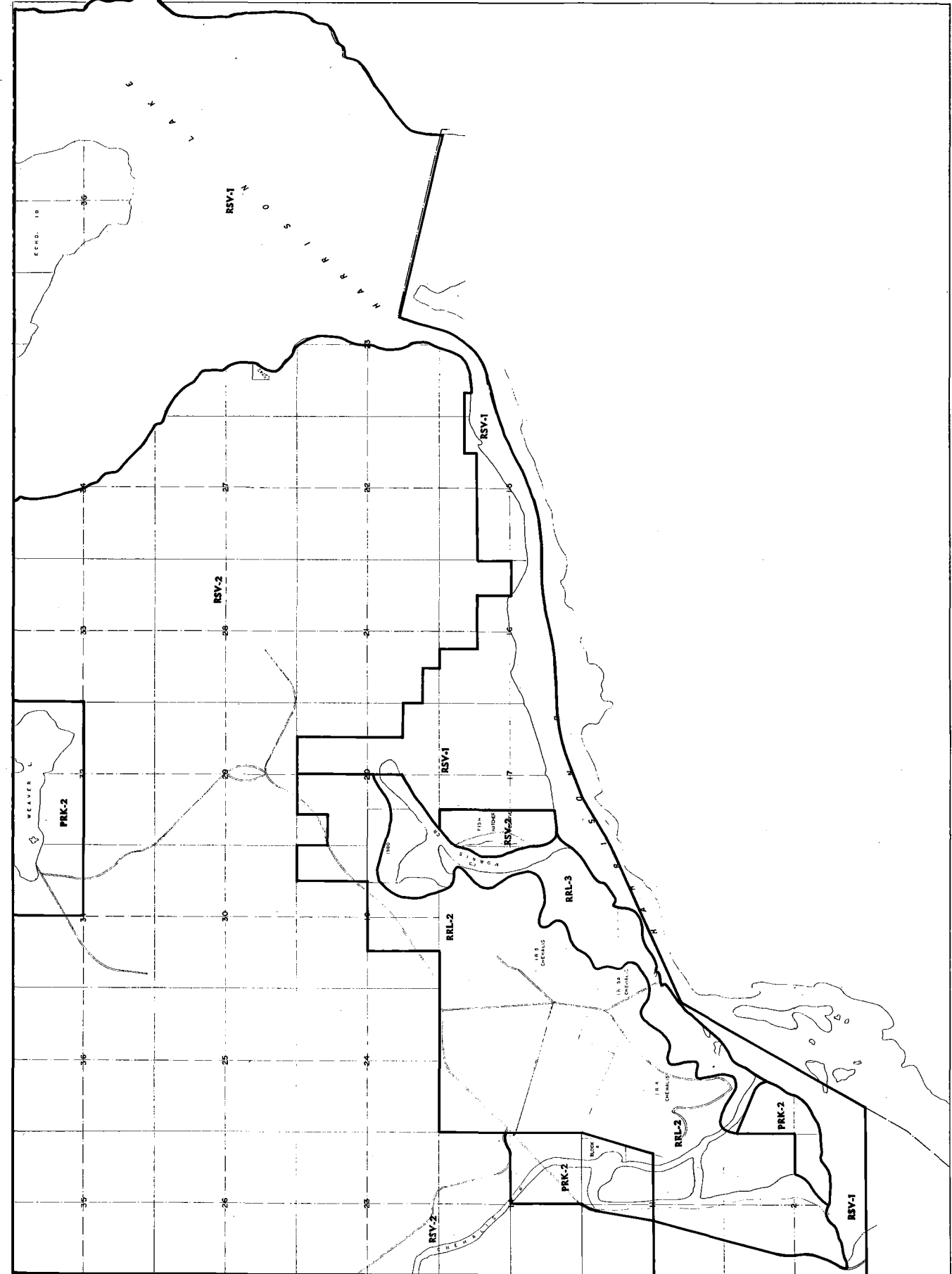
TP 2



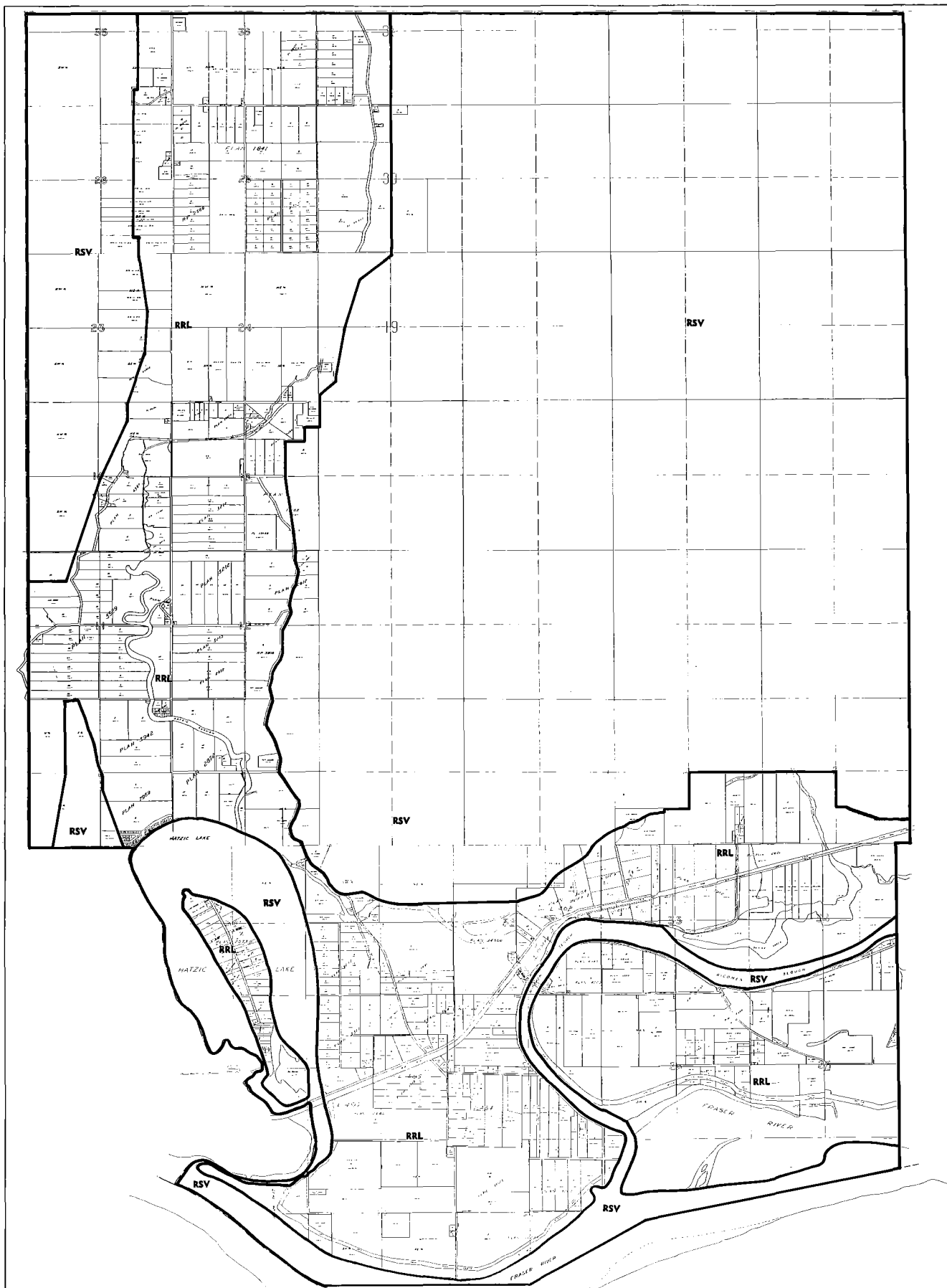
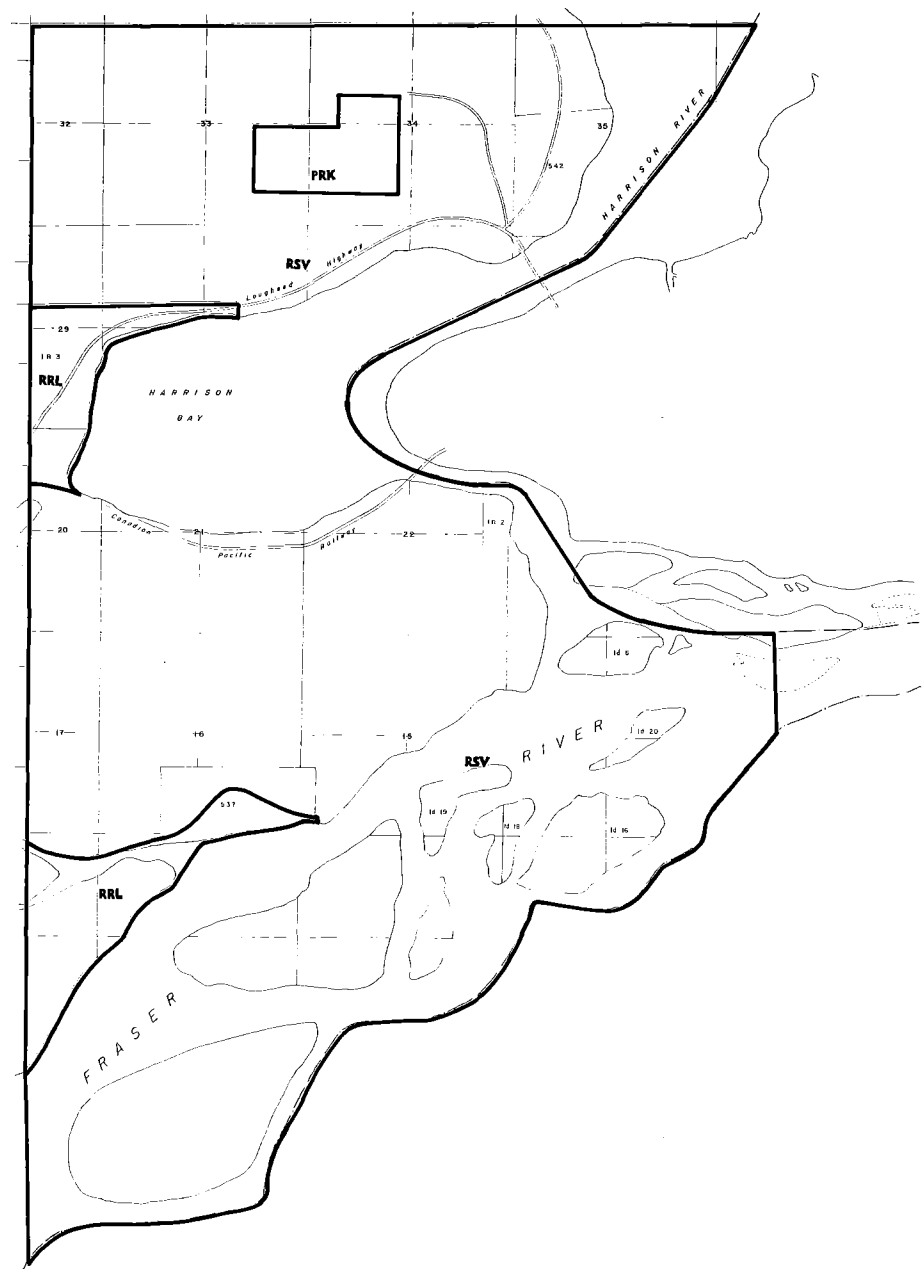


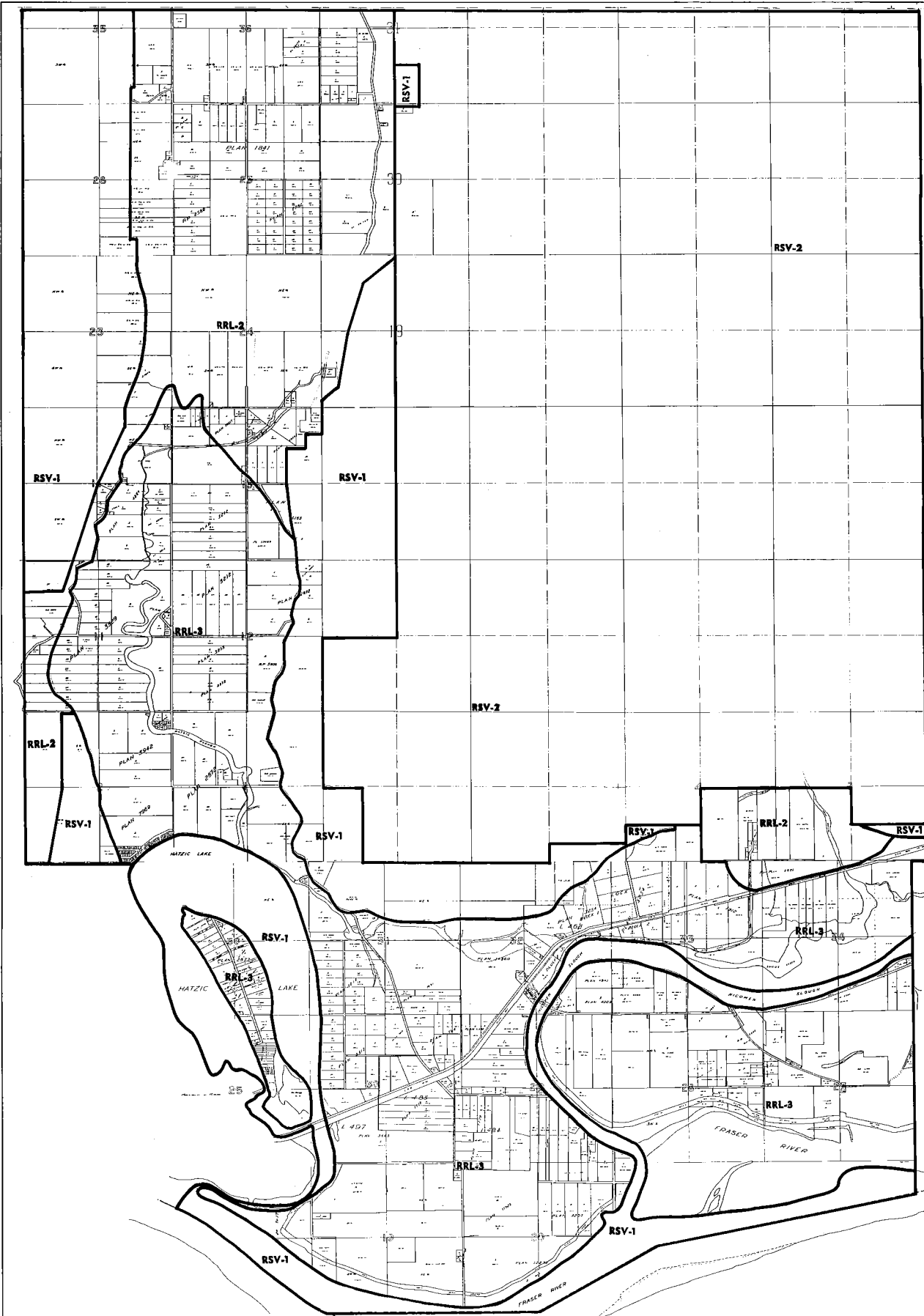
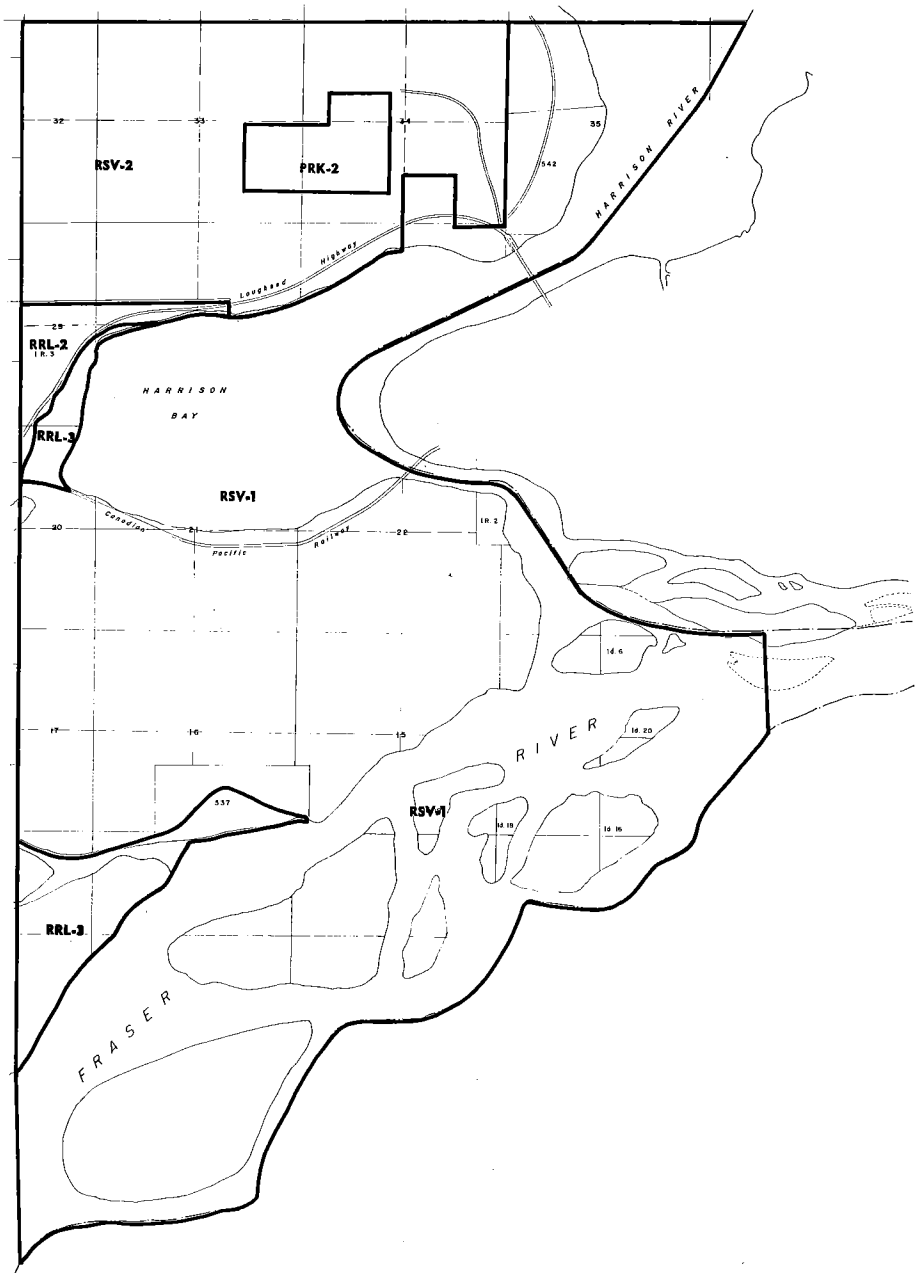


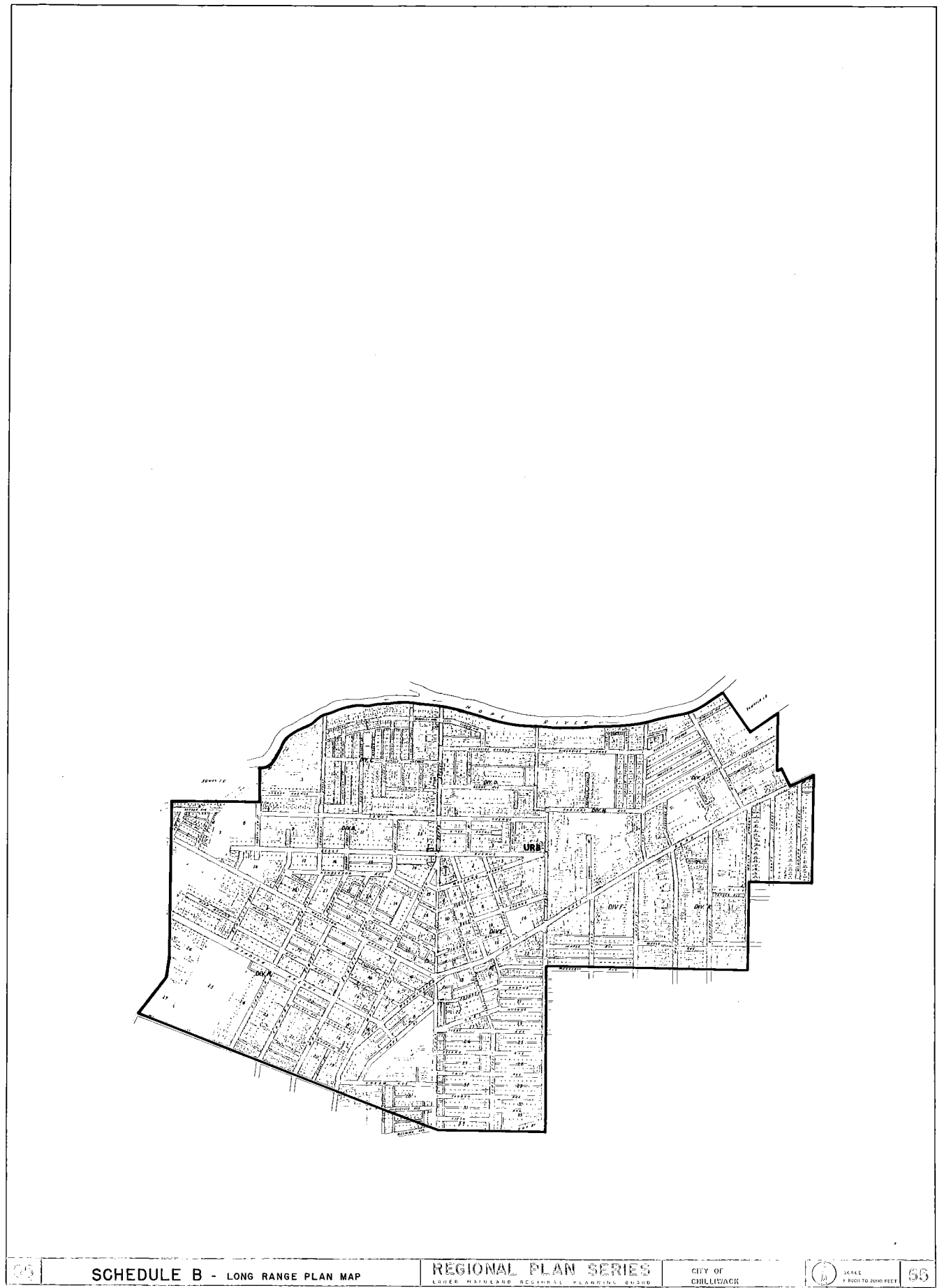
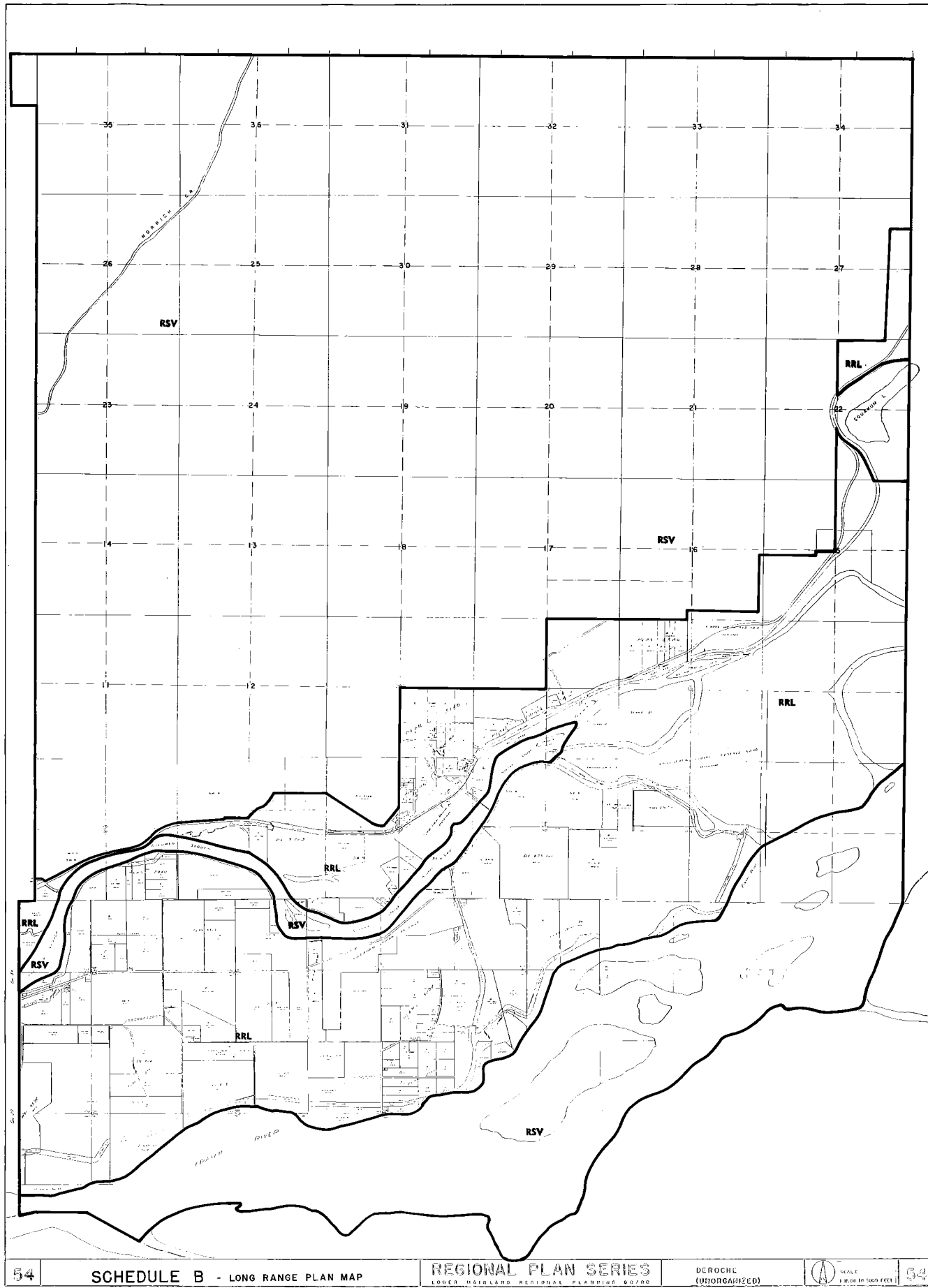
51 SCHEDULE C - CURRENT STAGE PLAN MAP REGIONAL PLAN SERIES CHEHALIS VALLEY (UNORGANIZED) SCALE: 1 INCH TO 5000 FEET 51

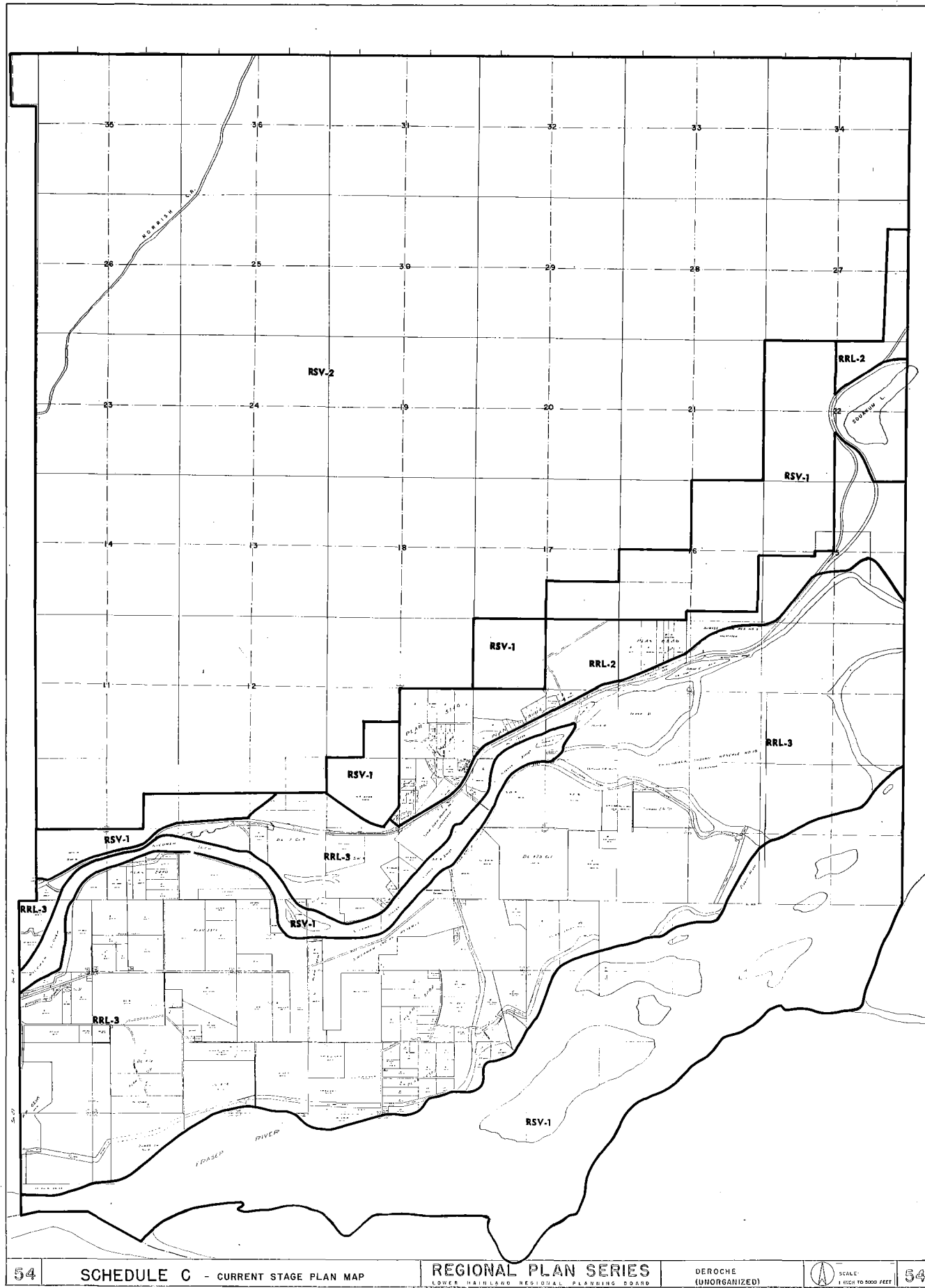


52 SCHEDULE C - CURRENT STAGE PLAN MAP REGIONAL PLAN SERIES MORRIS VALLEY (UNORGANIZED) SCALE: 1 INCH TO 5000 FEET 52

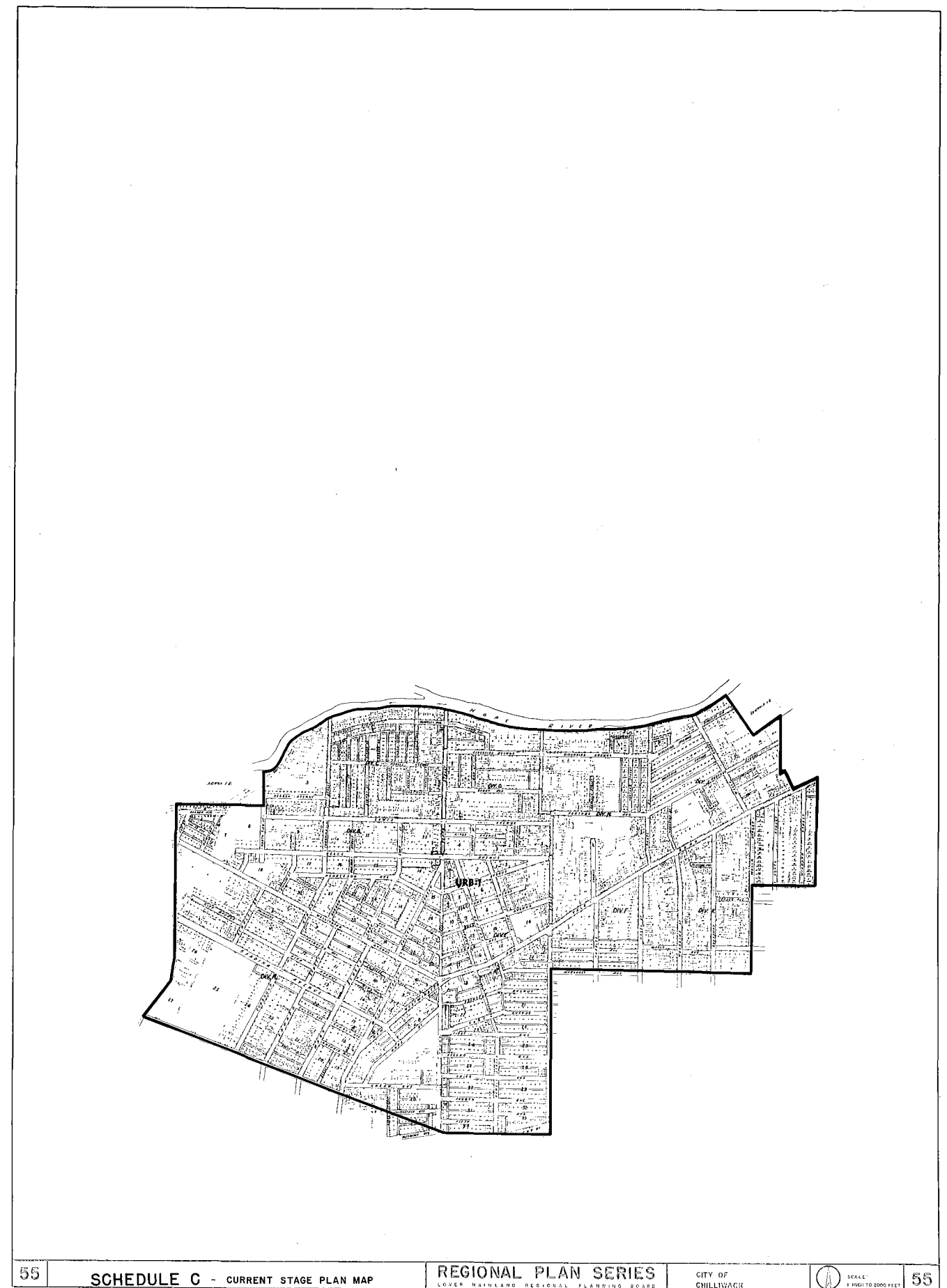




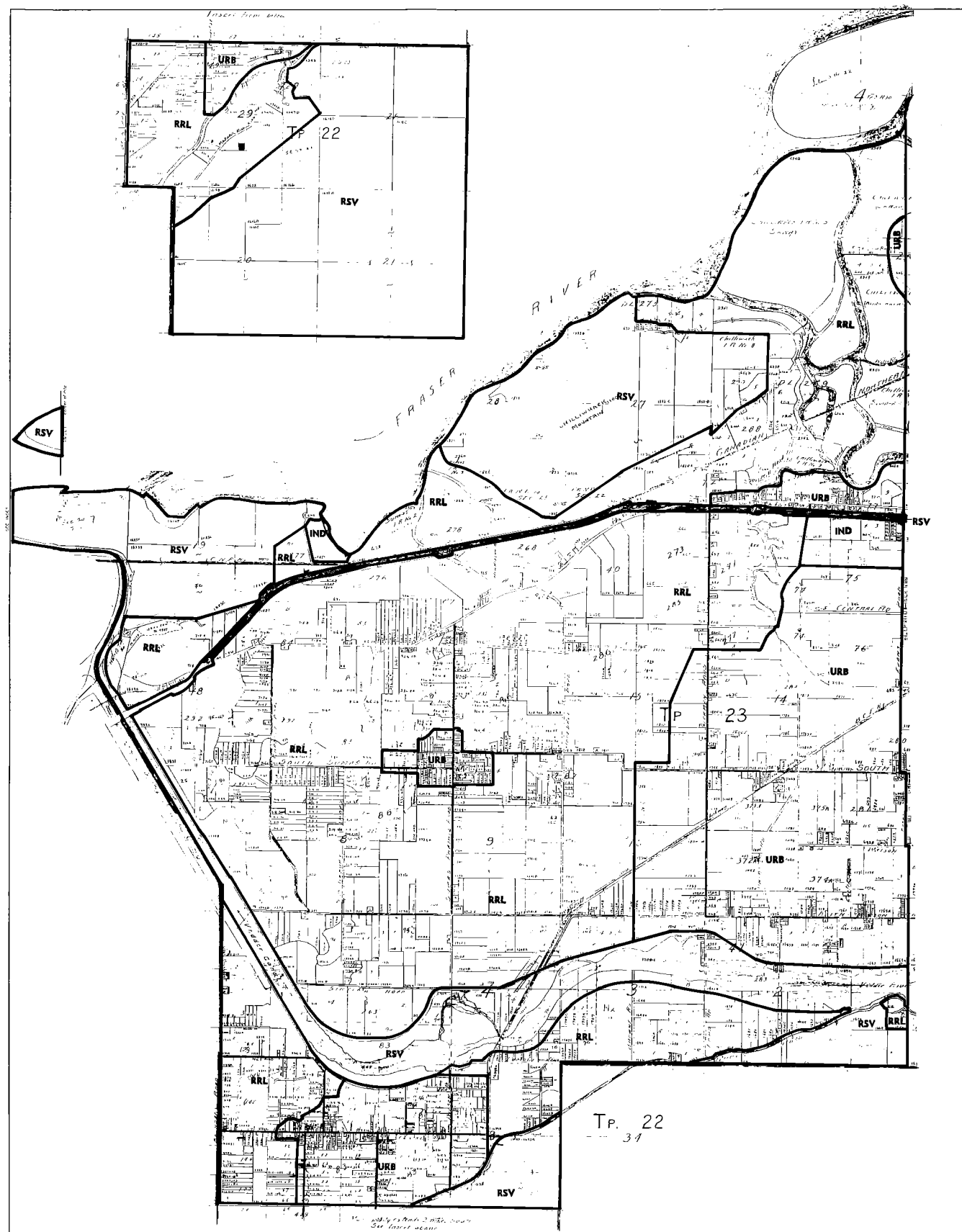
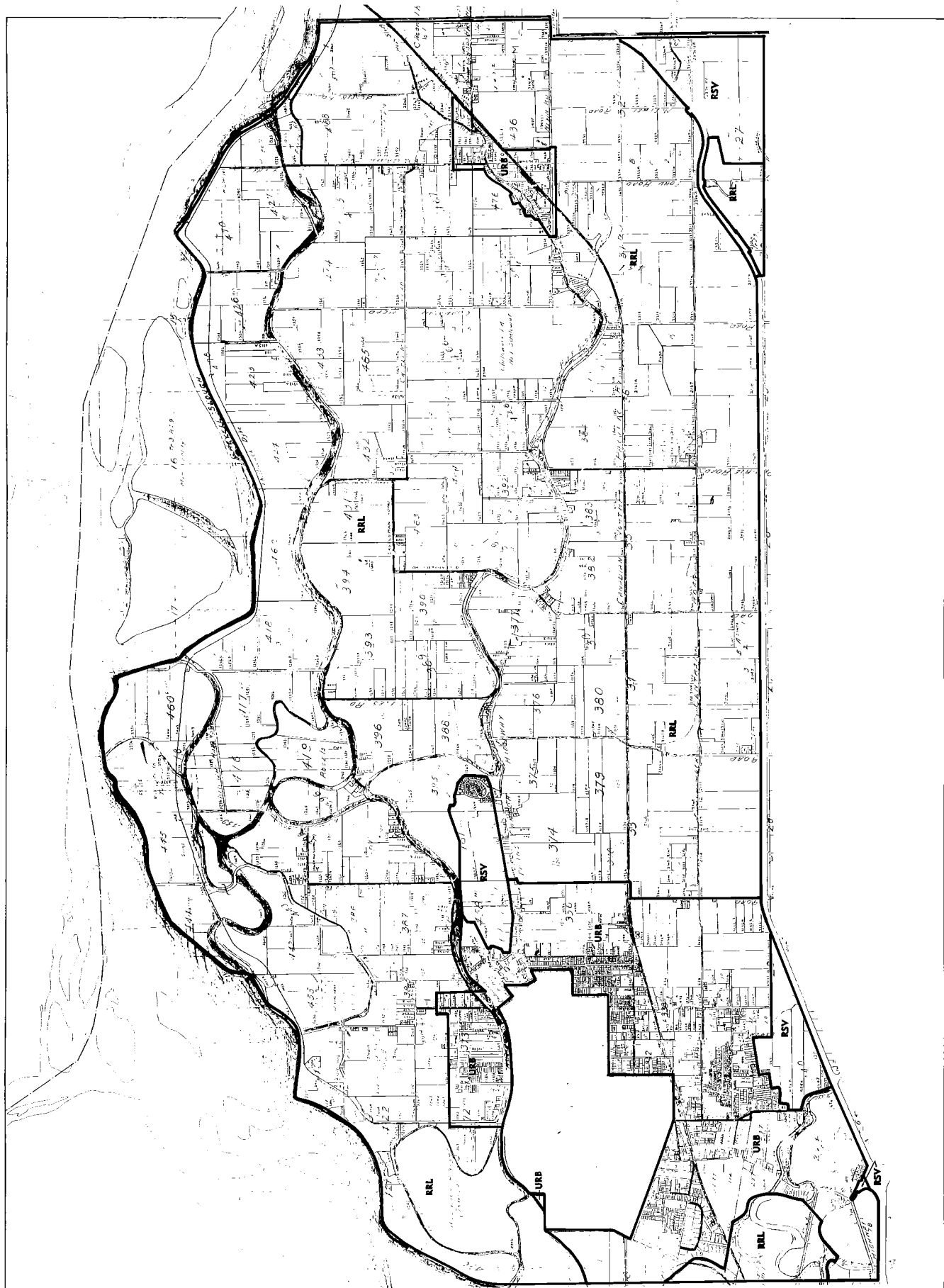


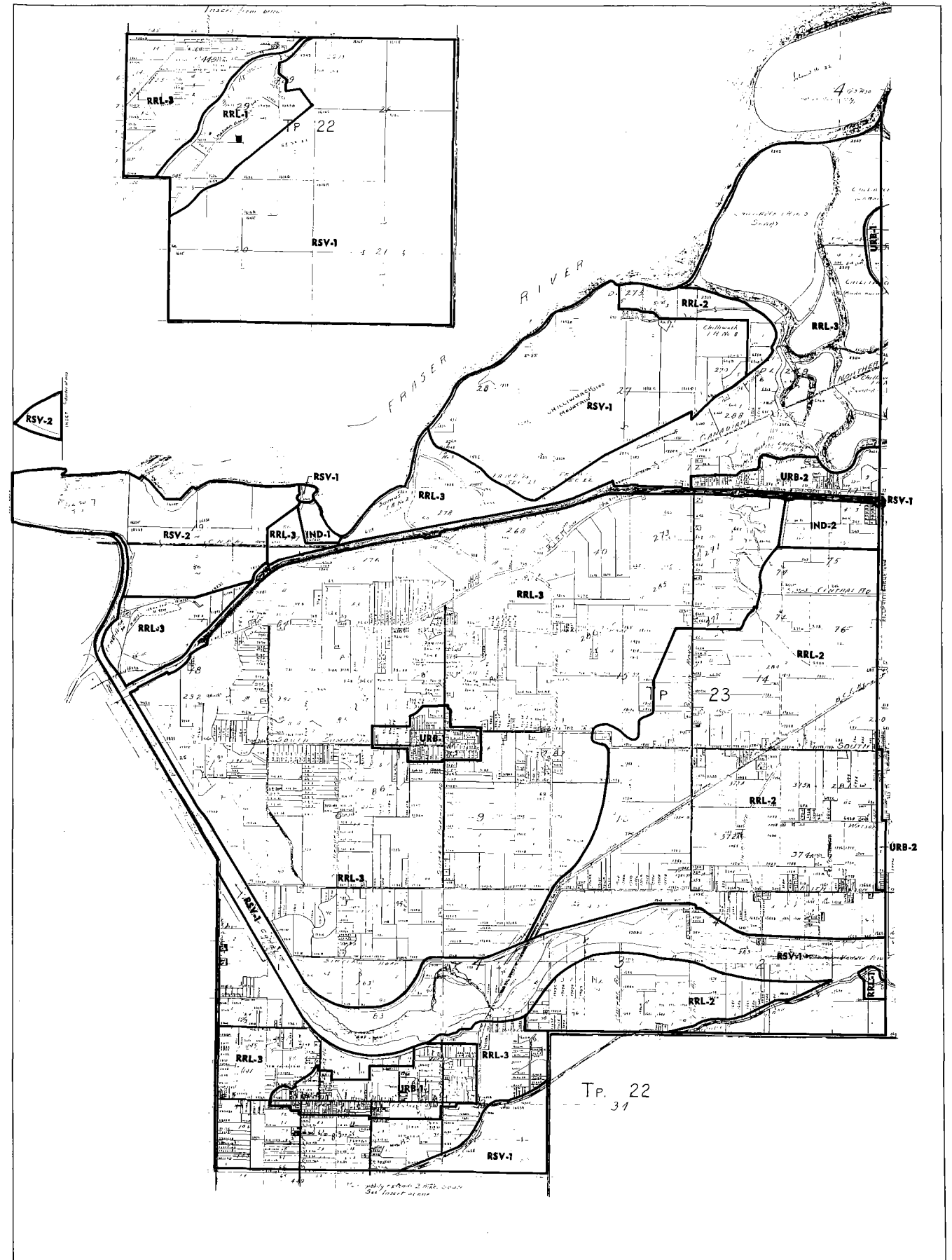
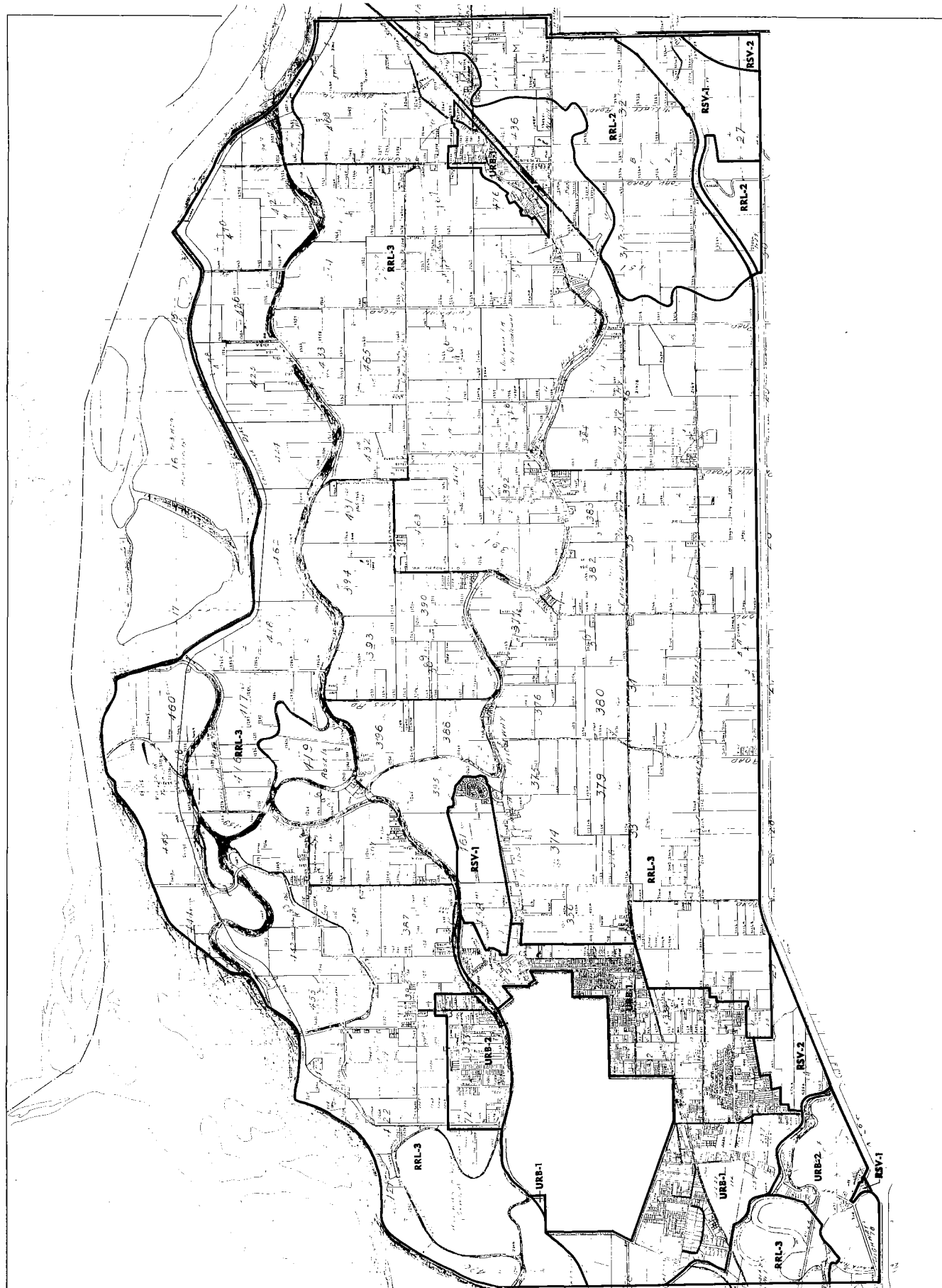


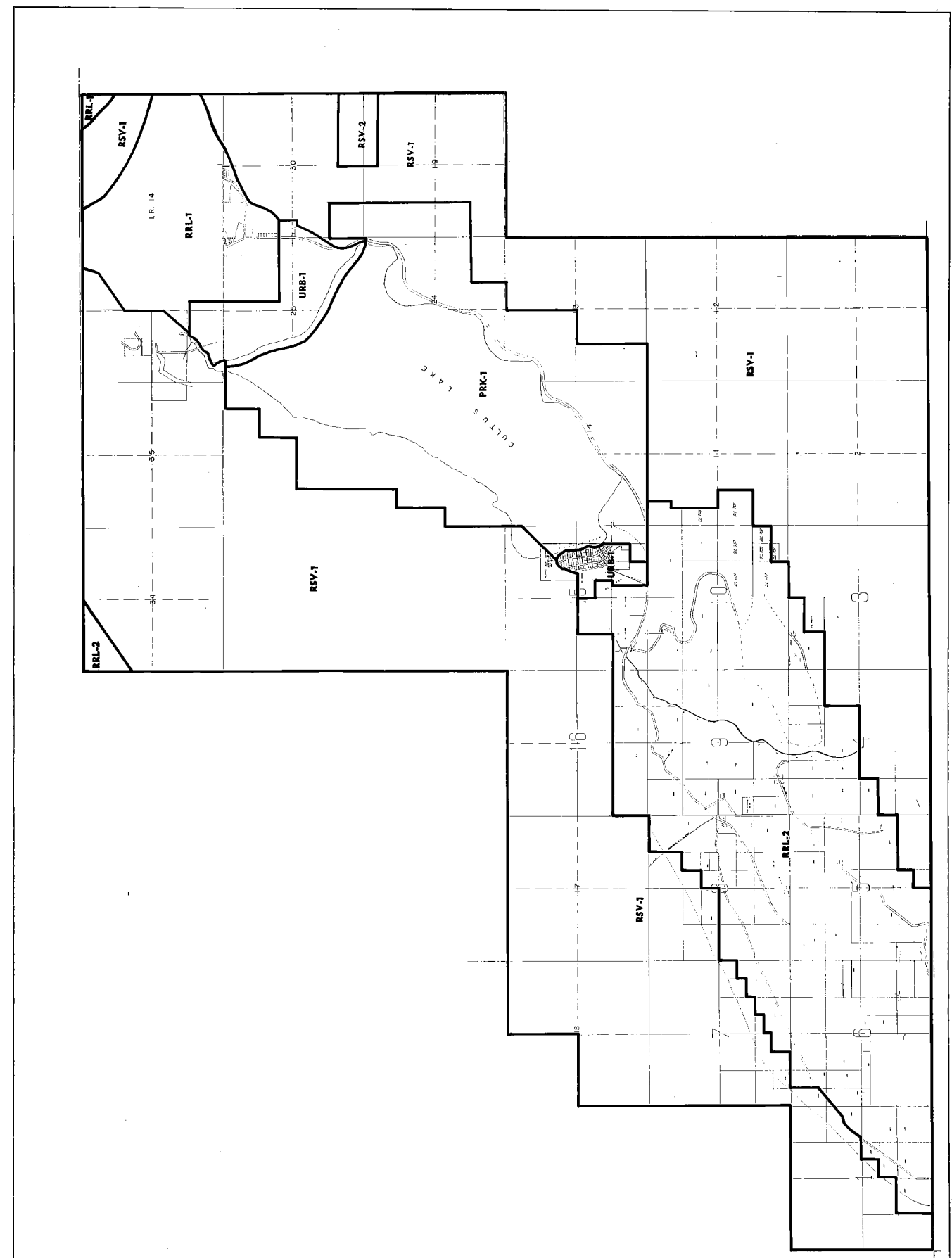
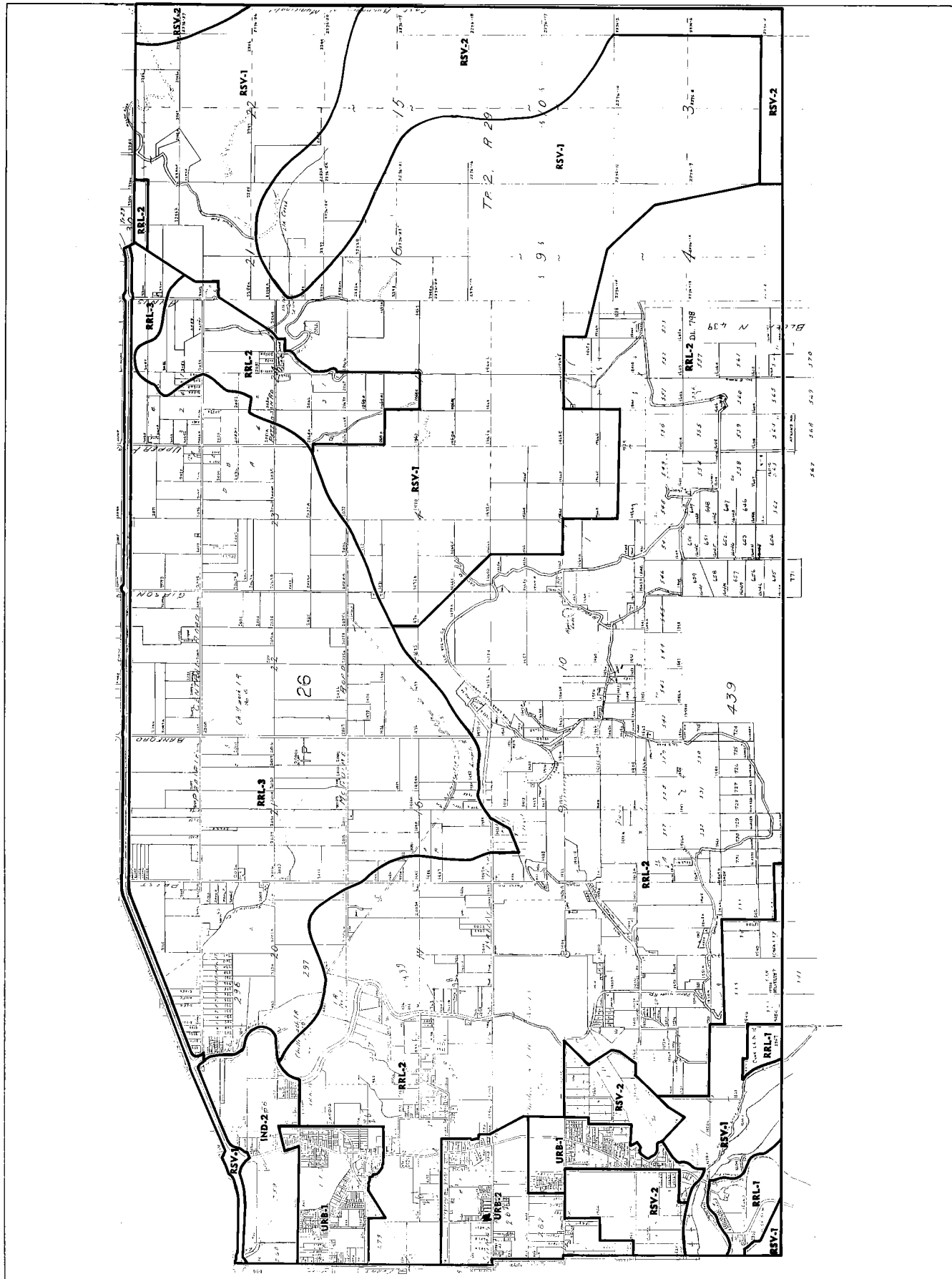
54 SCHEDULE C - CURRENT STAGE PLAN MAP REGIONAL PLAN SERIES LOWER MAINLAND REGIONAL PLANNING BOARD DEROUCHE (UNORGANIZED) SCALE: 1 INCH TO 2000 FEET 54

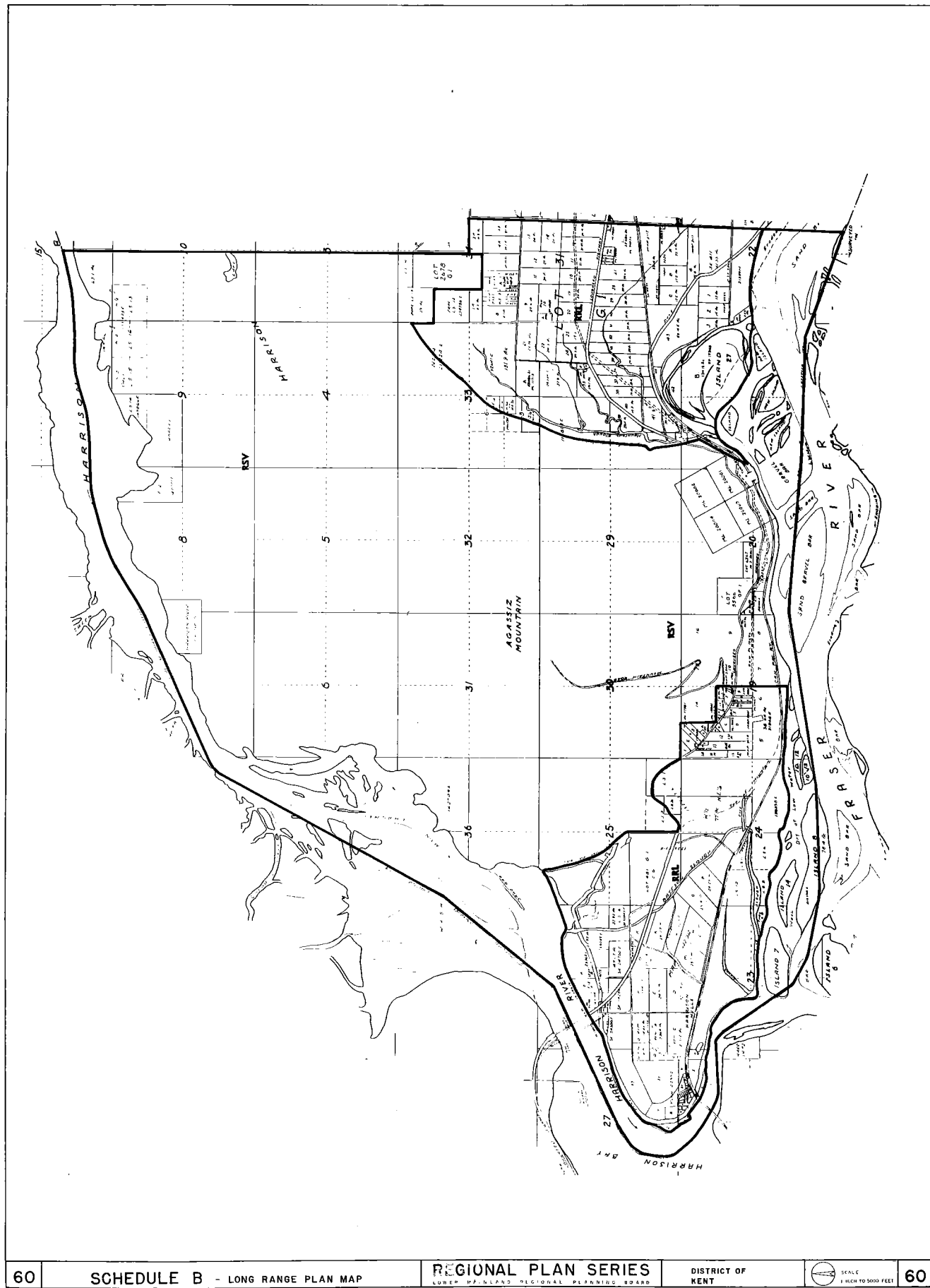


55 SCHEDULE C - CURRENT STAGE PLAN MAP REGIONAL PLAN SERIES CITY OF CHILLIWACK LOWER MAINLAND REGIONAL PLANNING BOARD SCALE: 1 INCH TO 2000 FEET 55

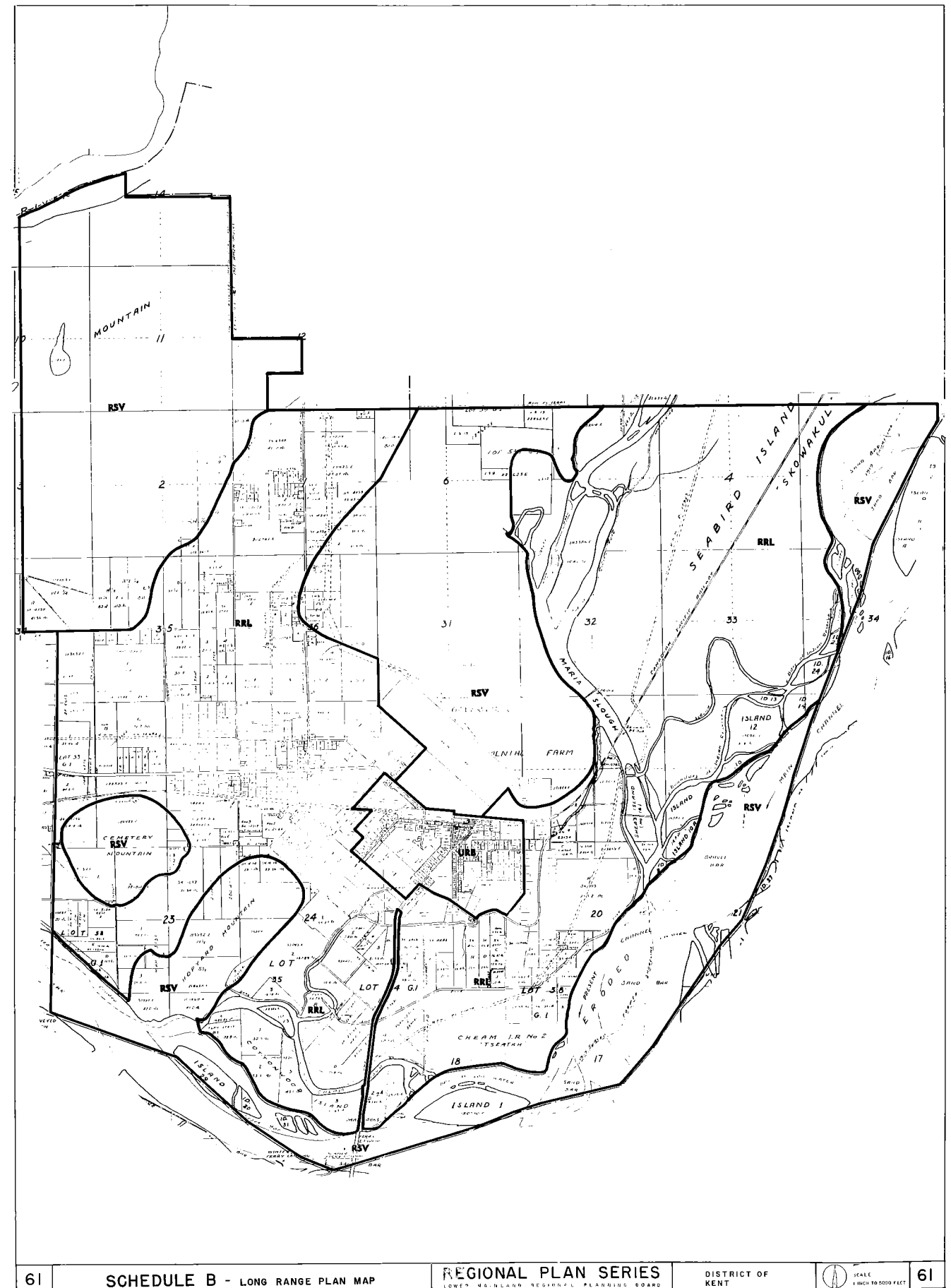




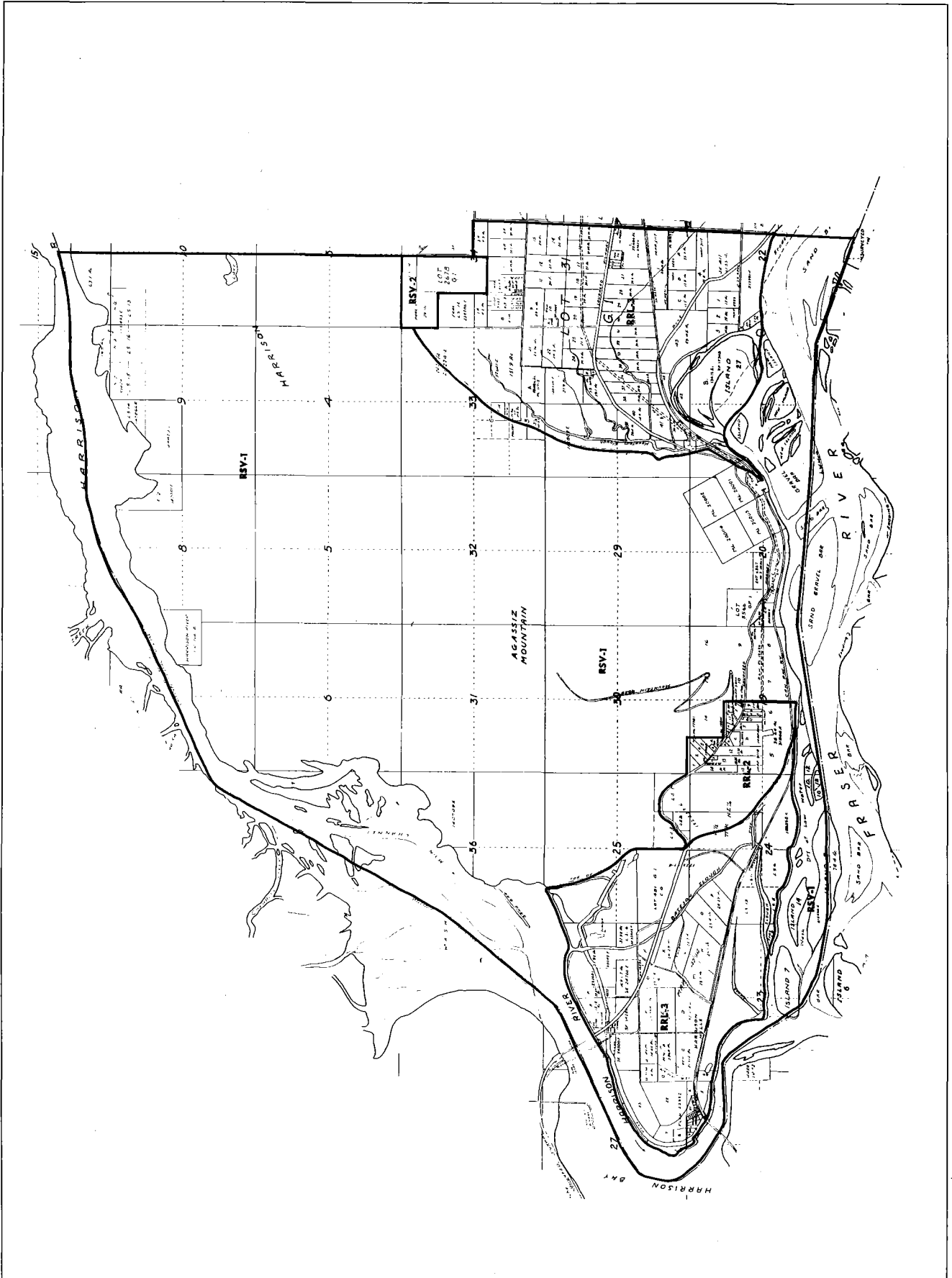




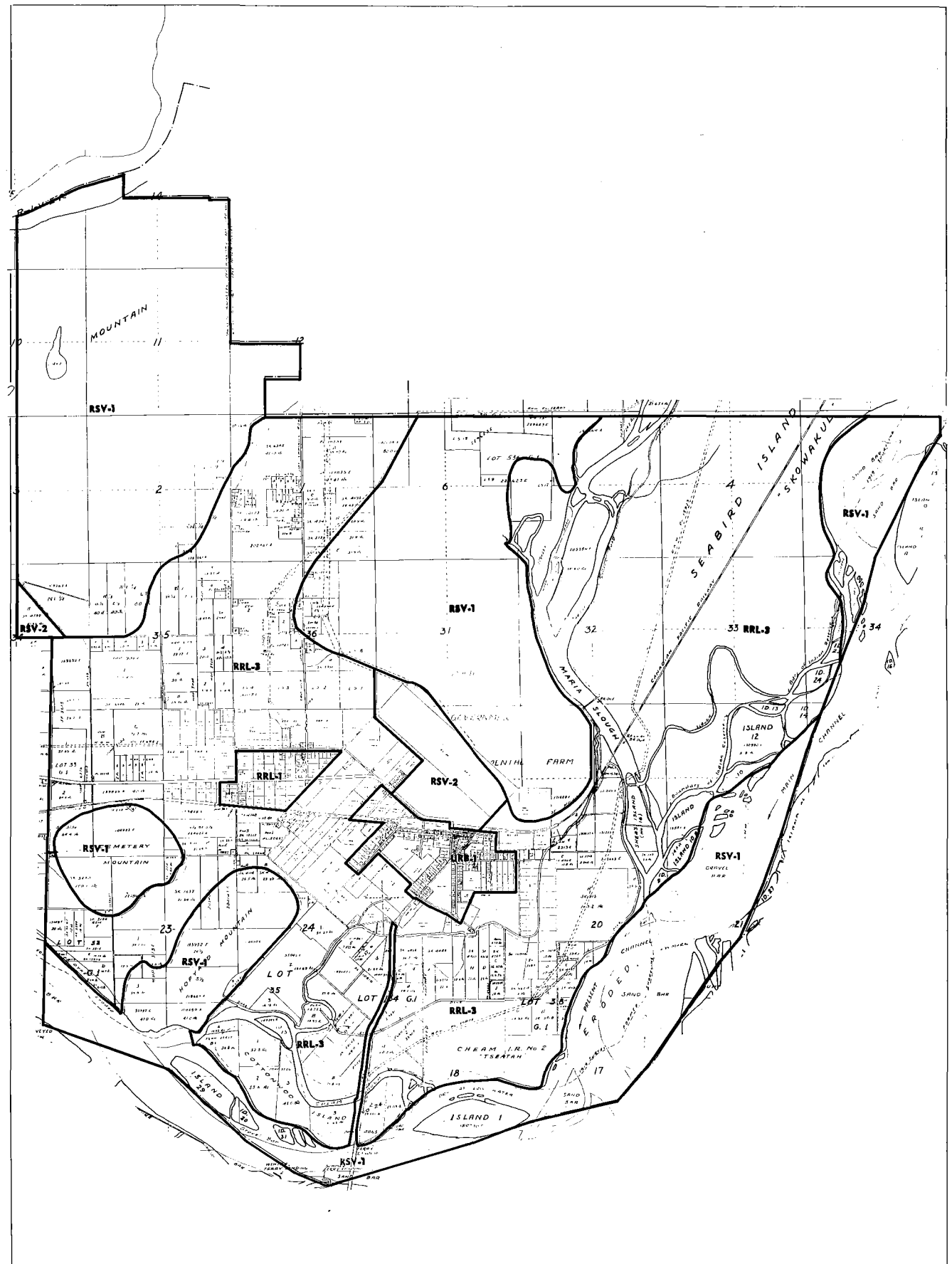
60 SCHEDULE B - LONG RANGE PLAN MAP REGIONAL PLAN SERIES DISTRICT OF KENT SCALE 1 INCH TO 5000 FEET 60



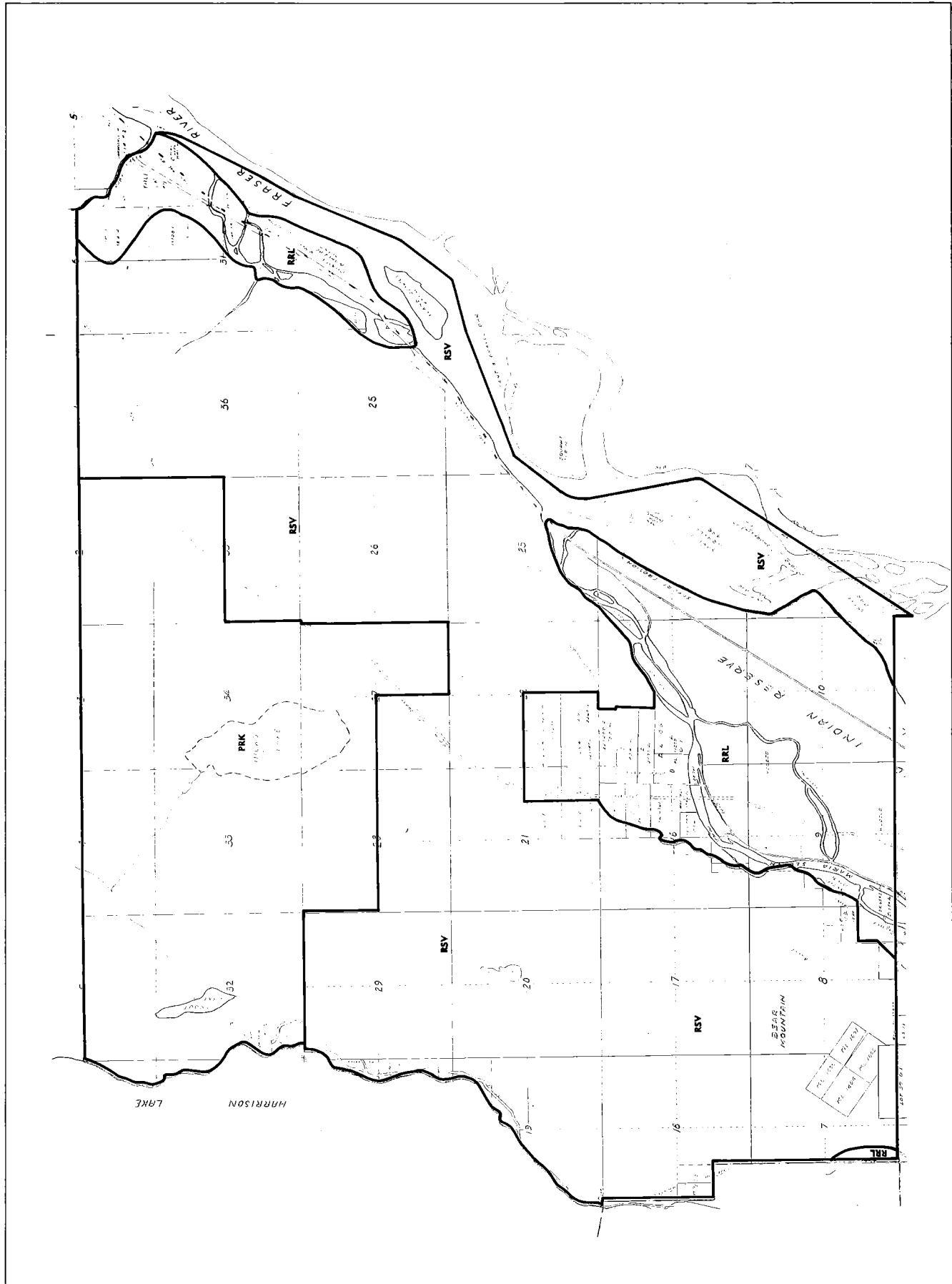
61 SCHEDULE B - LONG RANGE PLAN MAP REGIONAL PLAN SERIES DISTRICT OF KENT SCALE 1 INCH TO 5000 FEET 61



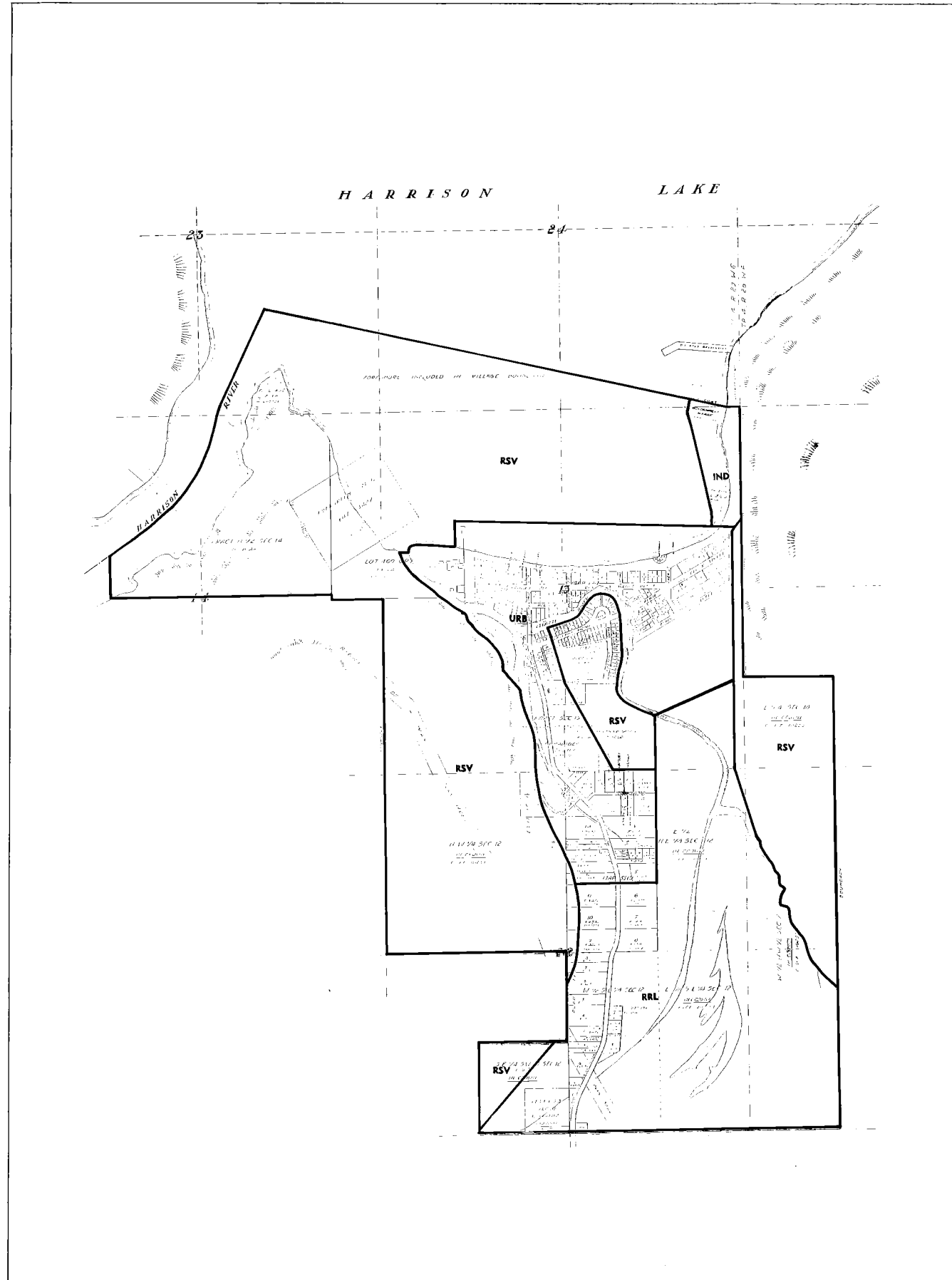
60 SCHEDULE C - CURRENT STAGE PLAN MAP REGIONAL PLAN SERIES DISTRICT OF KENT SCALE: 1 INCH TO 5000 FEET 60



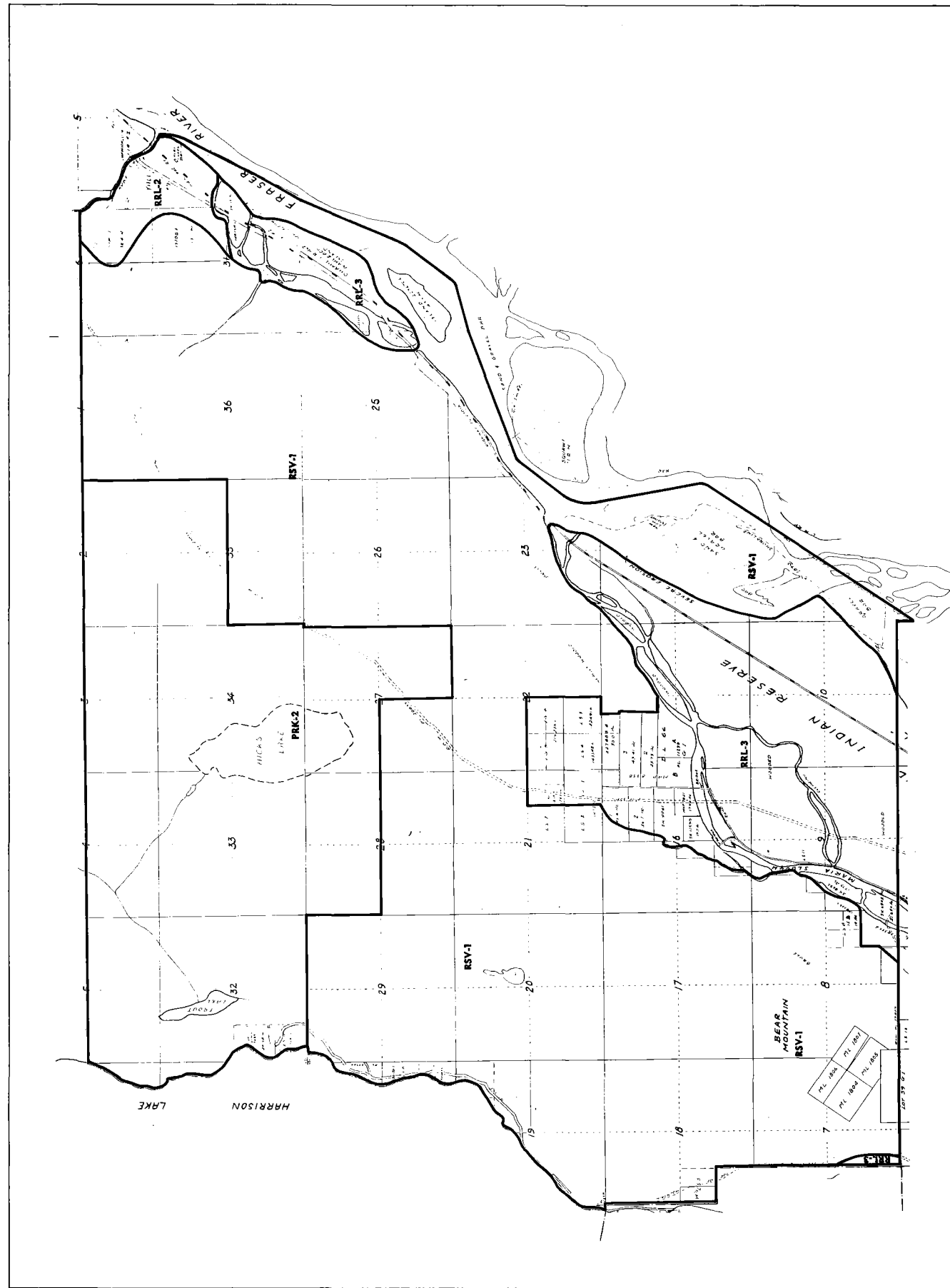
61 SCHEDULE C - CURRENT STAGE PLAN MAP REGIONAL PLAN SERIES DISTRICT OF KENT SCALE: 1 INCH TO 5000 FEET 61



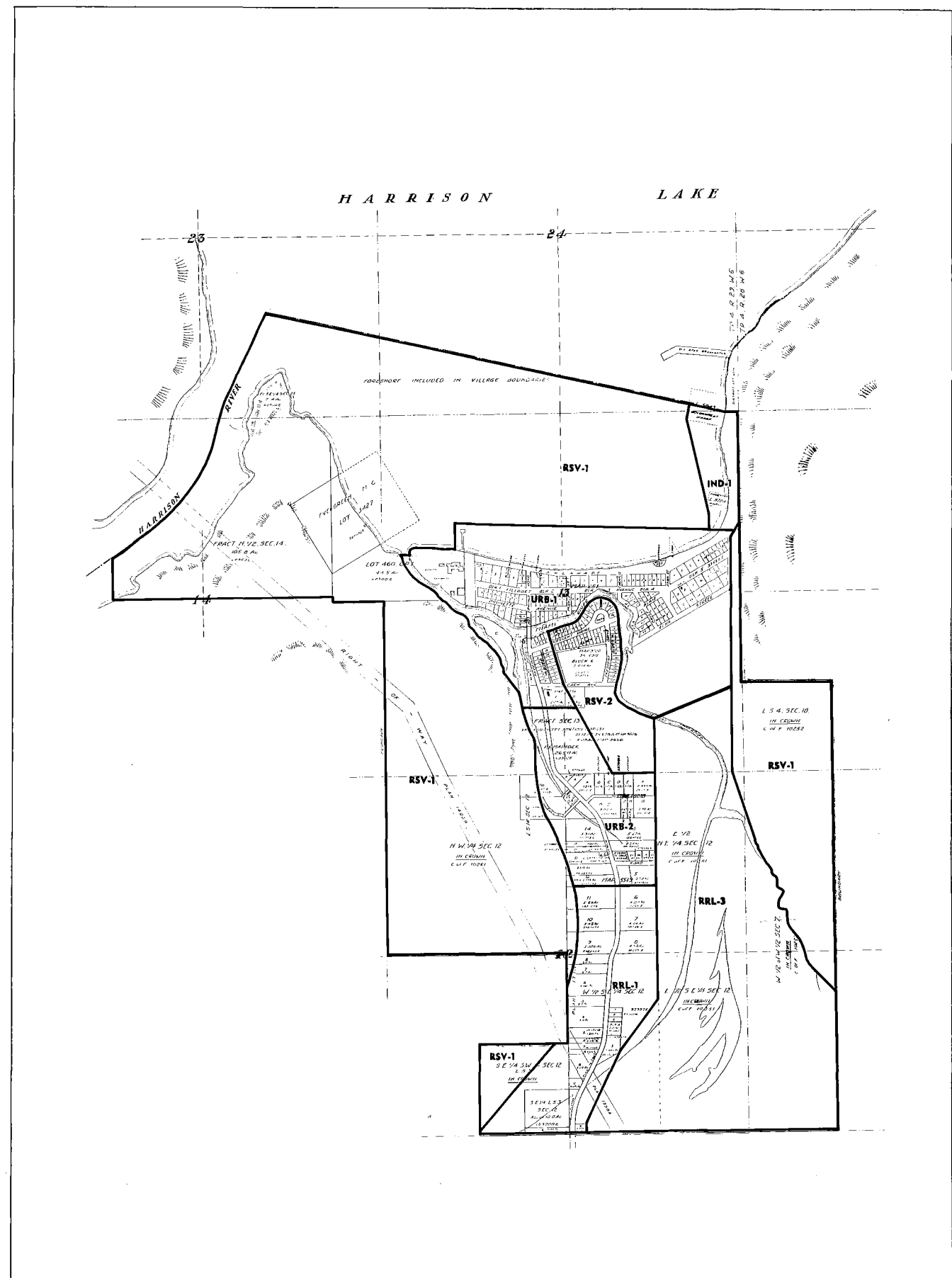
62 SCHEDULE B - LONG RANGE PLAN MAP REGIONAL PLAN SERIES DISTRICT OF KENT SCALE 1 INCH TO 1 MILE 62



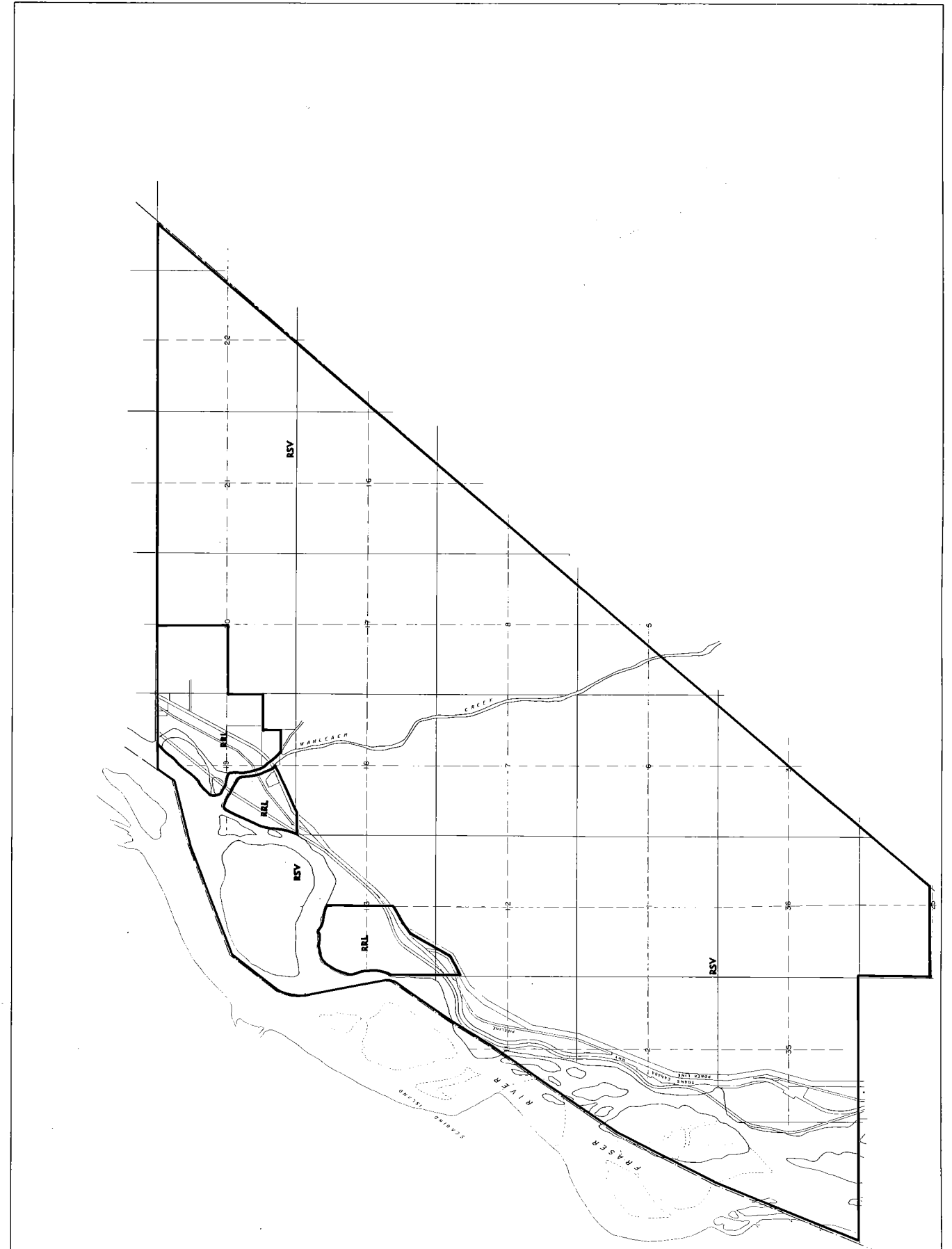
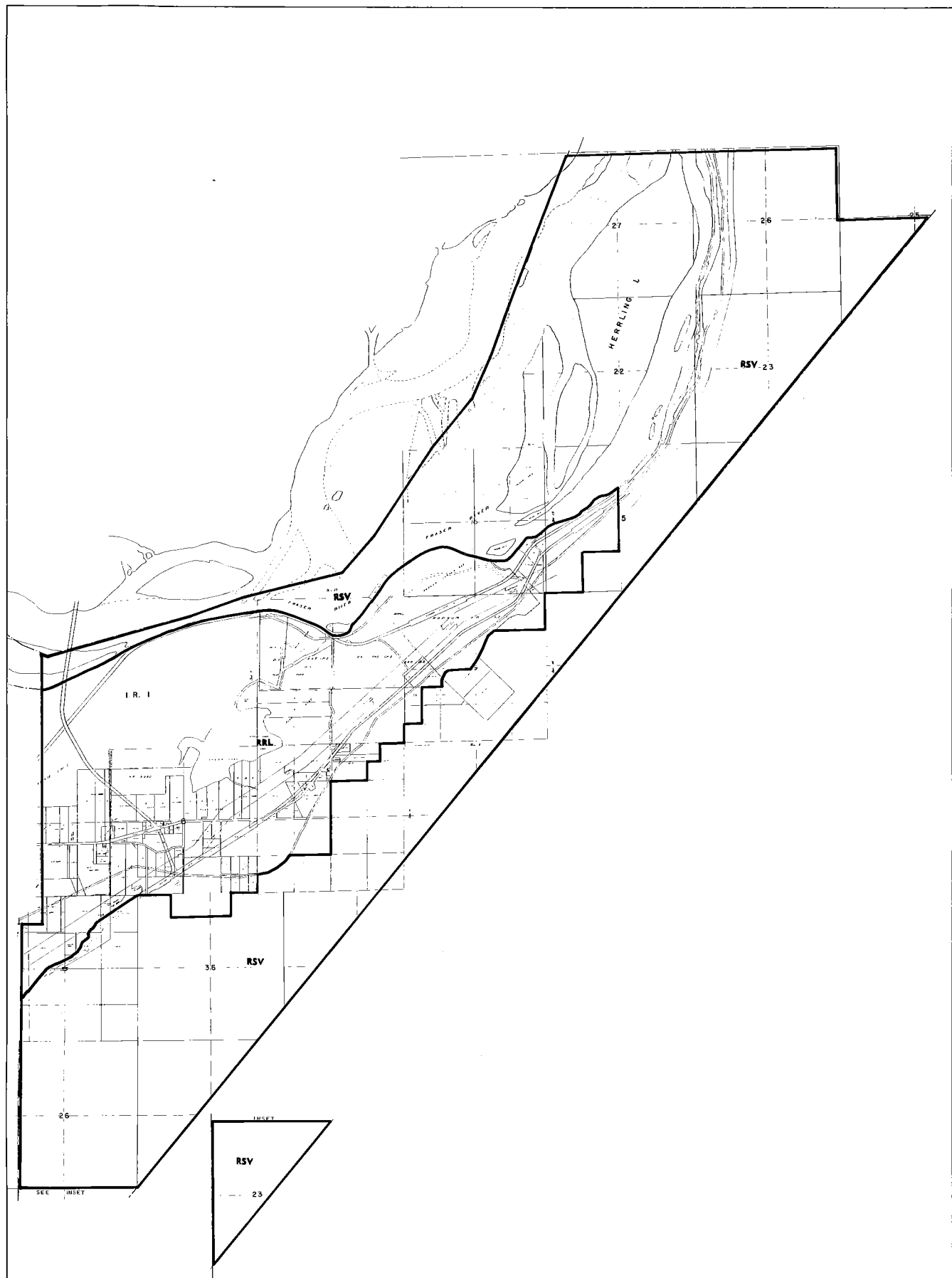
63 SCHEDULE B - LONG RANGE PLAN MAP REGIONAL PLAN SERIES VILLAGE OF HARRISON HOT SPRINGS SCALE 1 INCH TO 1 MILE 63

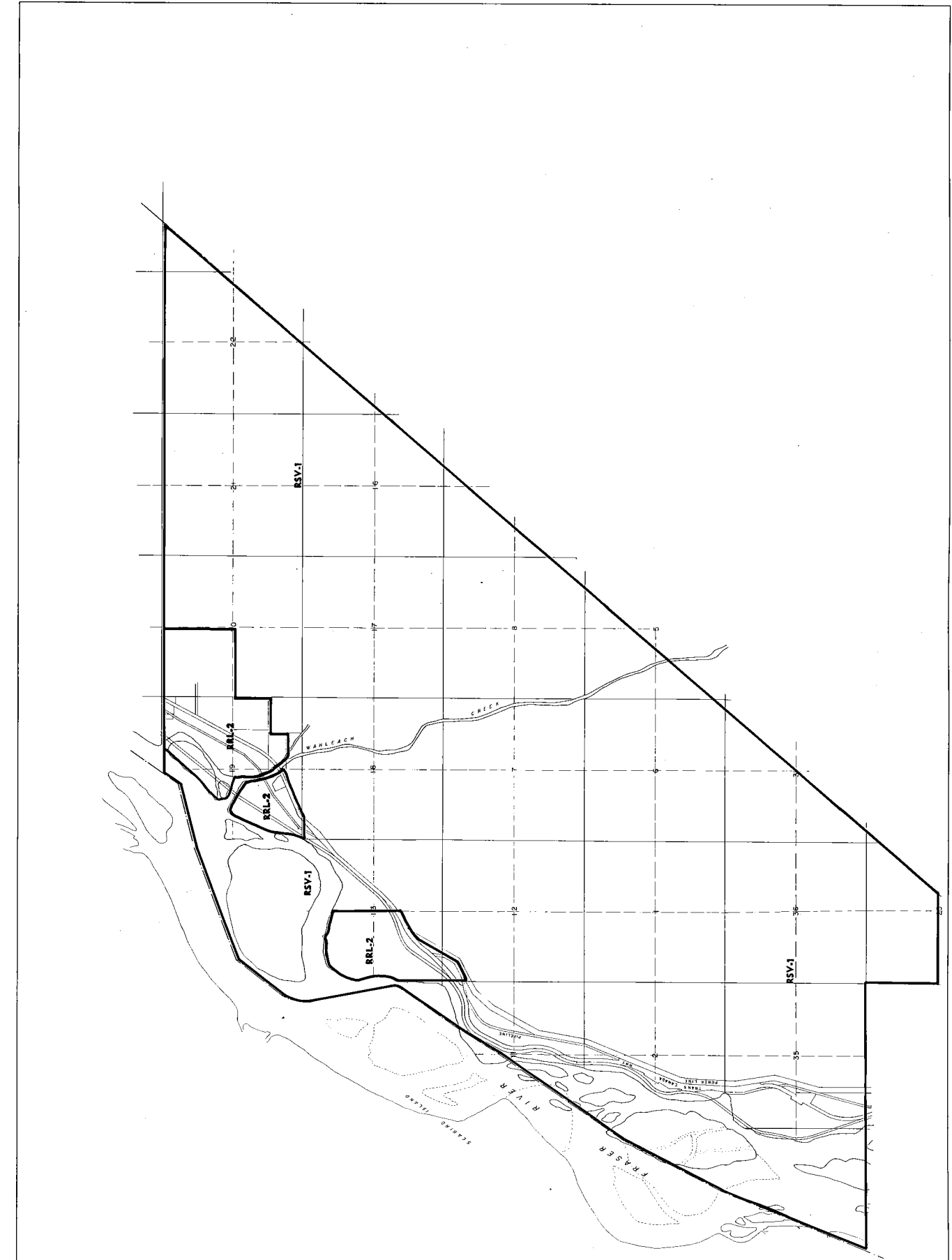
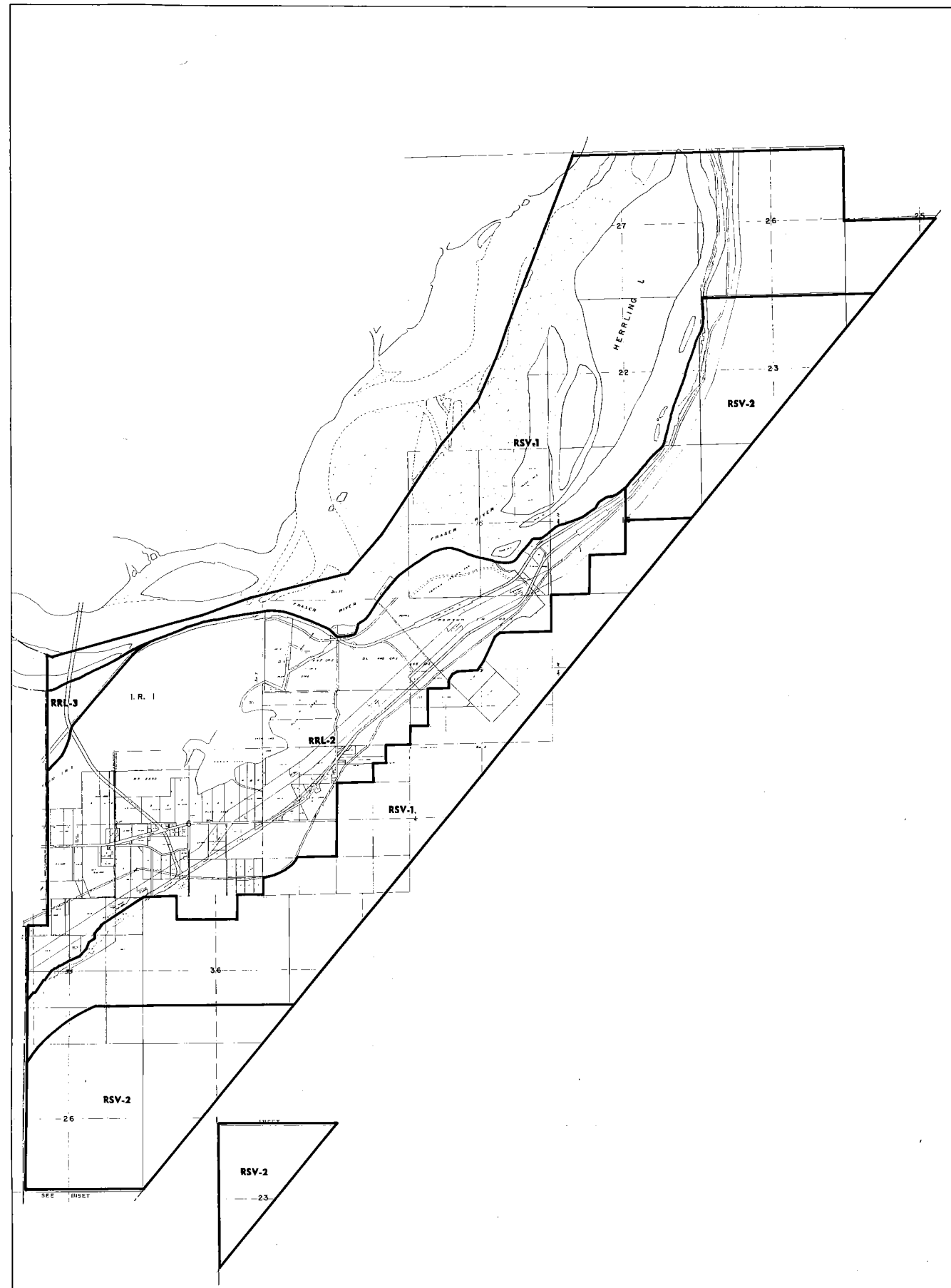


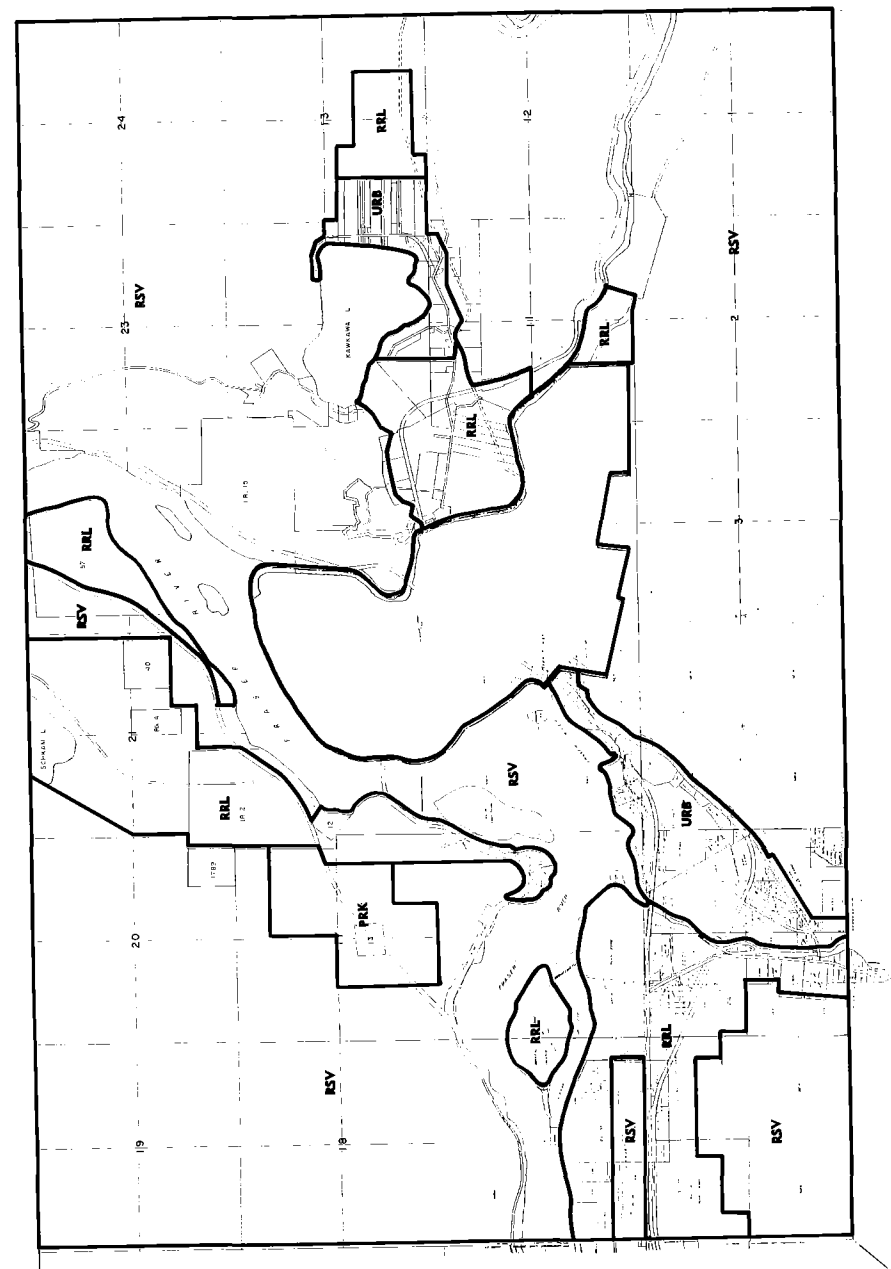
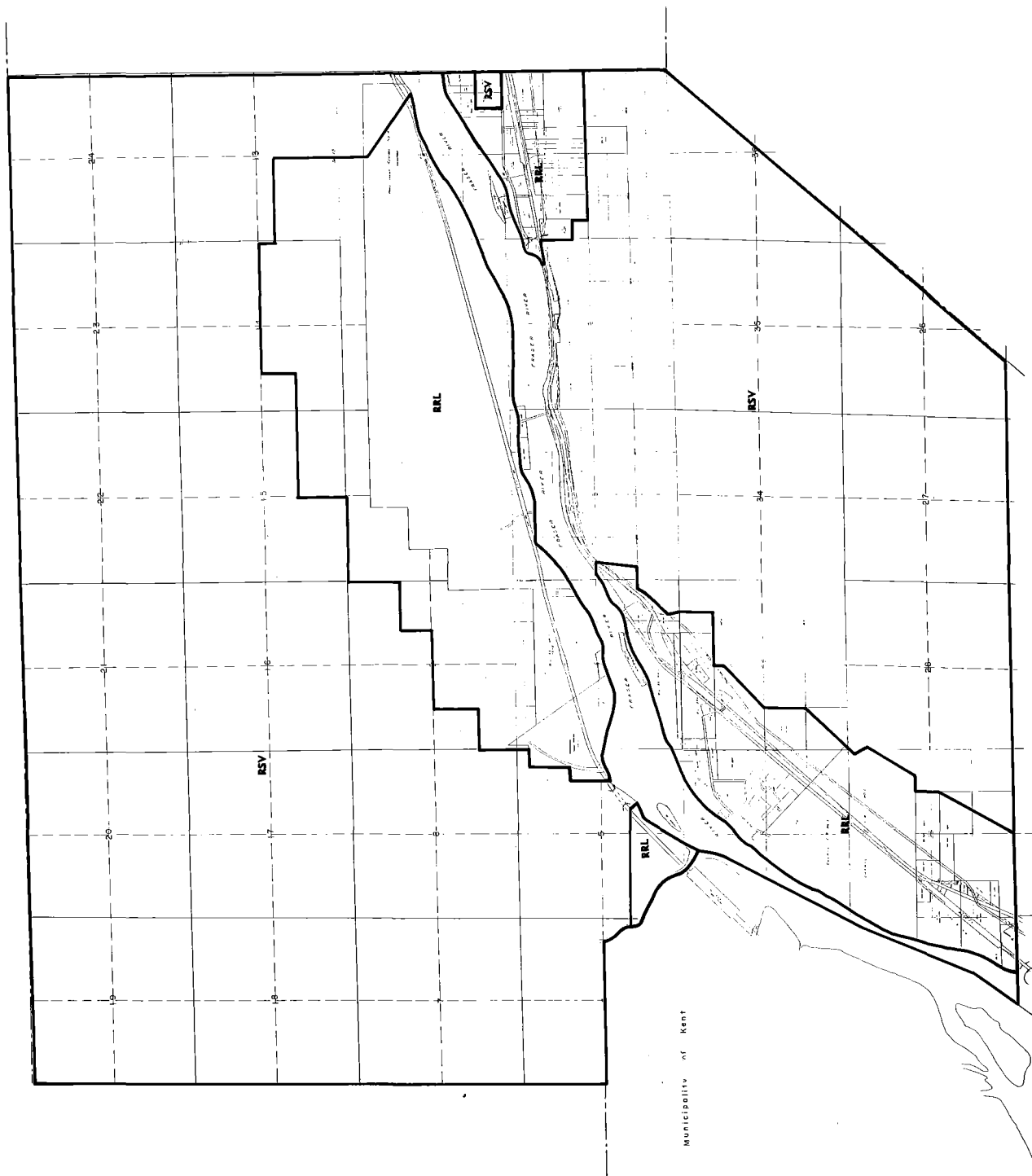
62 SCHEDULE C - CURRENT STAGE PLAN MAP REGIONAL PLAN SERIES DISTRICT OF KENT LOWER MAINLAND REGIONAL PLANNING BOARD SCALE: 1 INCH TO 2000 FEET 62

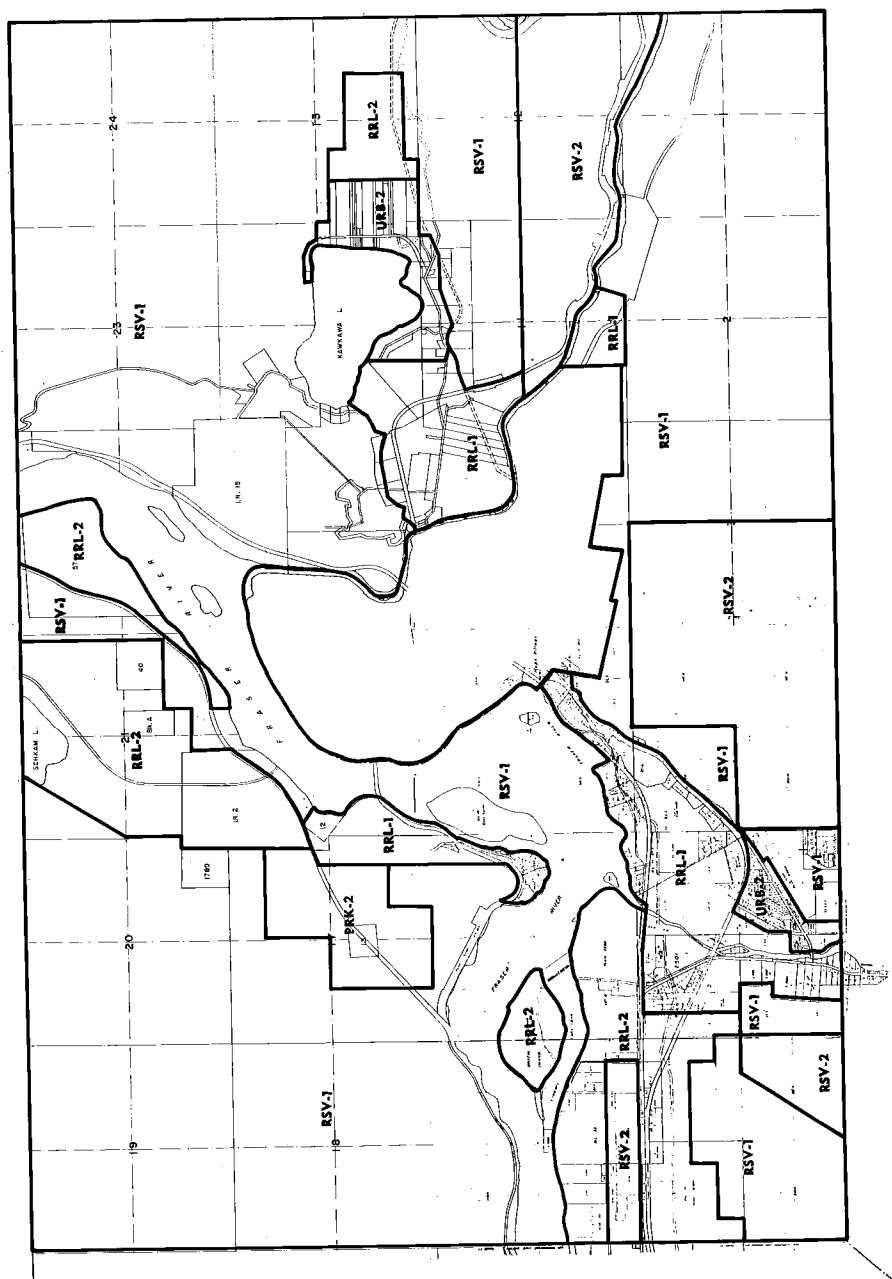
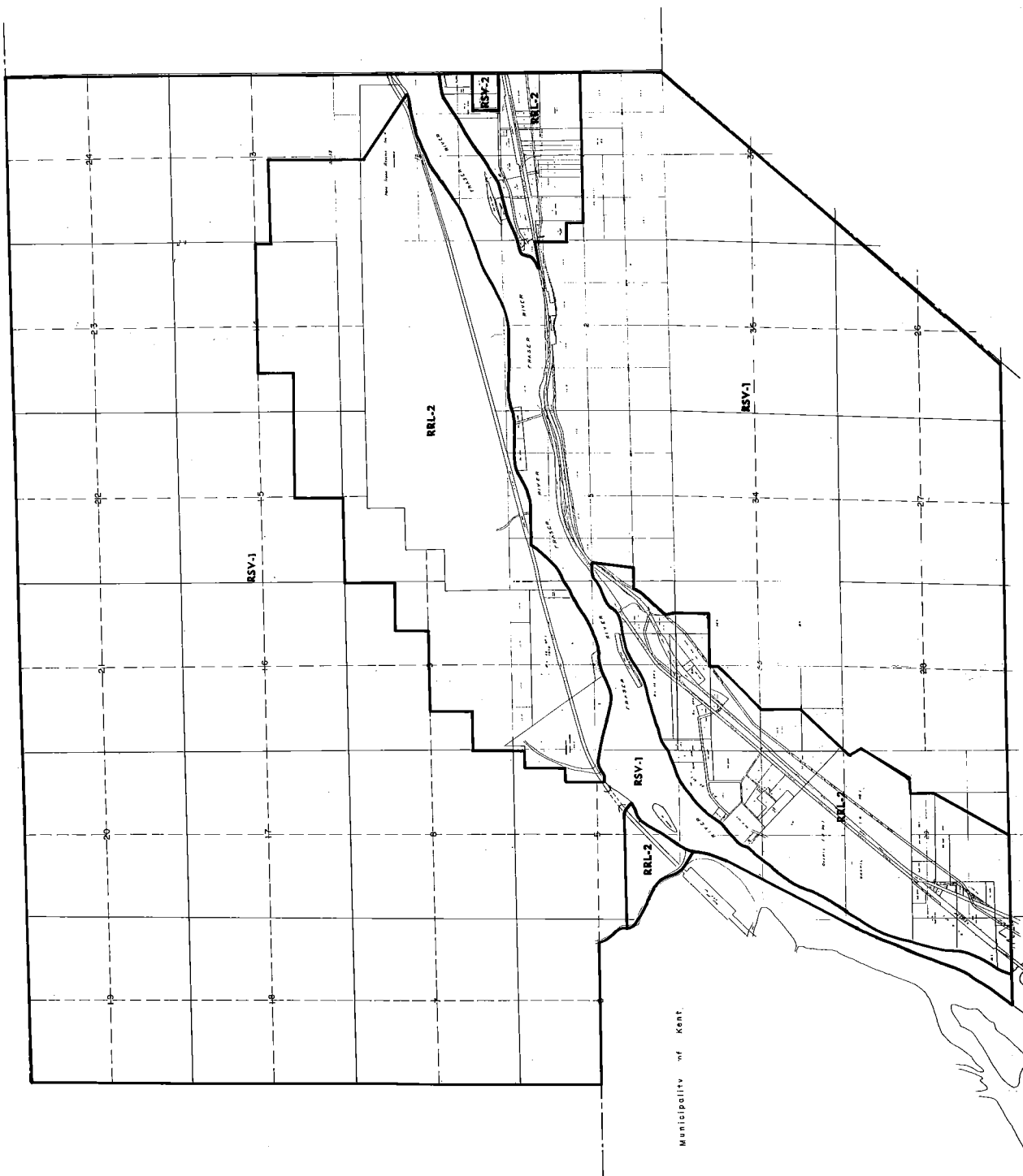


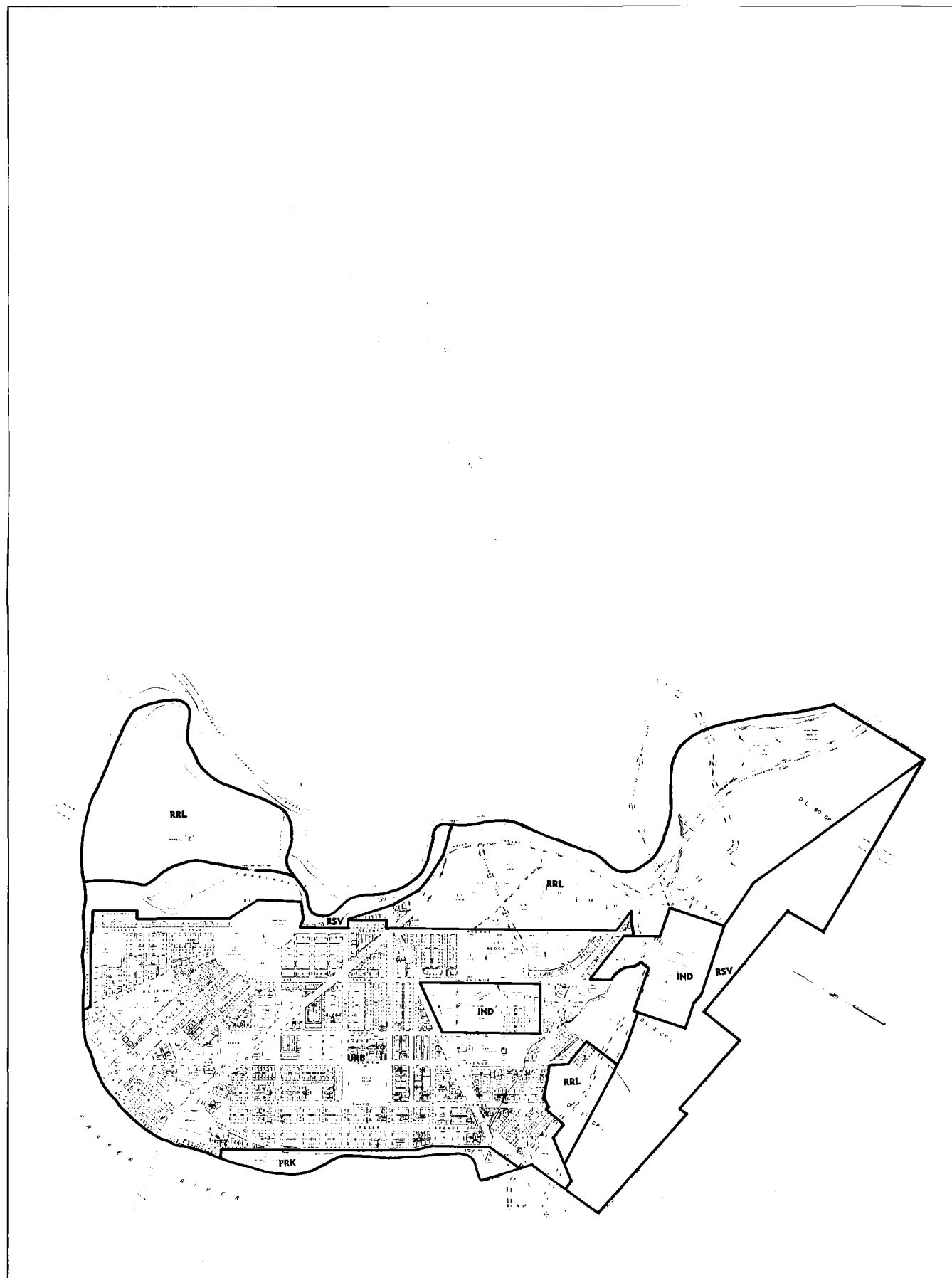
63 SCHEDULE C - CURRENT STAGE PLAN MAP REGIONAL PLAN SERIES VILLAGE OF HARRISON HOT SPRINGS LOWER MAINLAND REGIONAL PLANNING BOARD SCALE: 1 INCH TO 2000 FEET 63



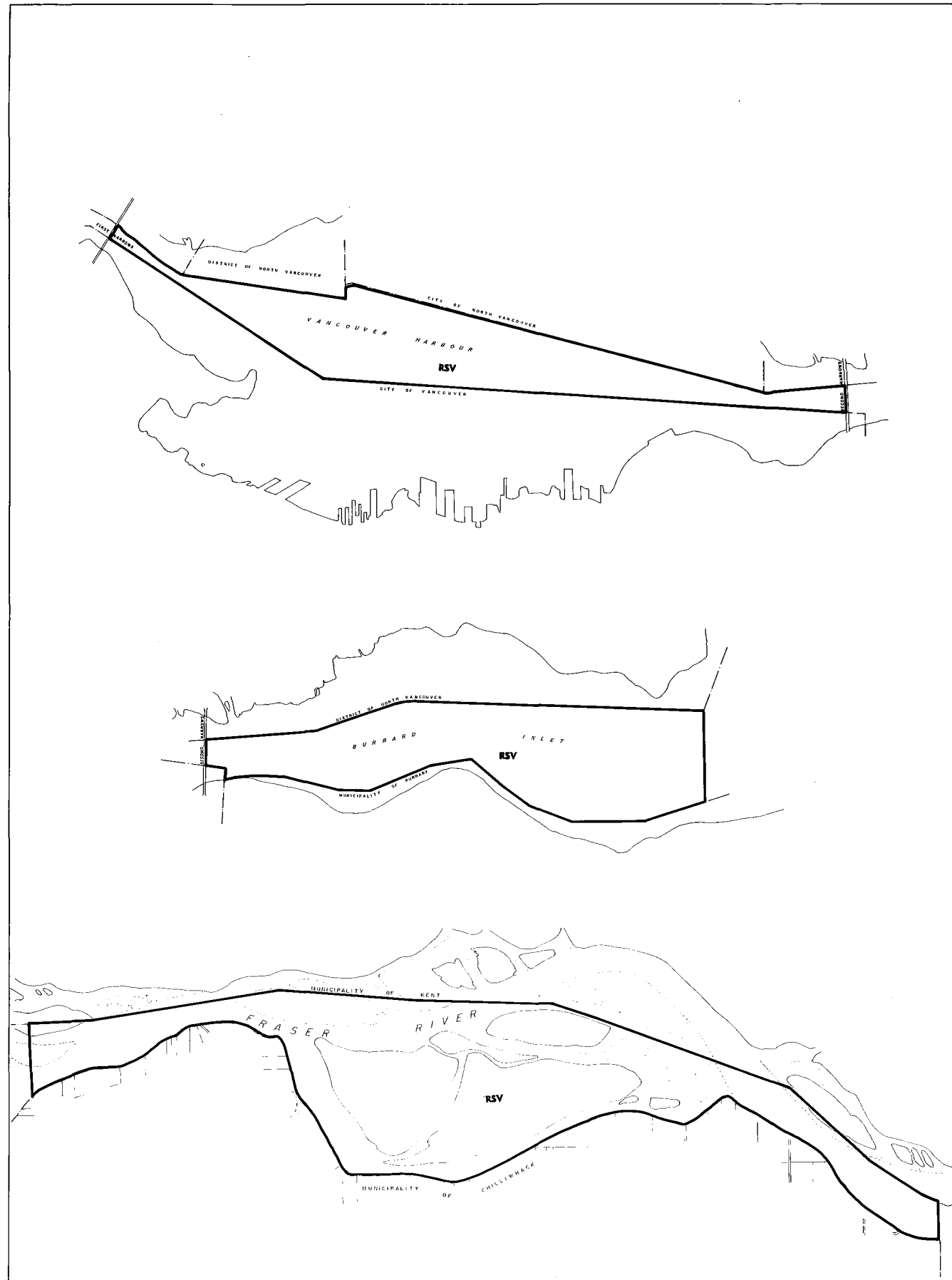




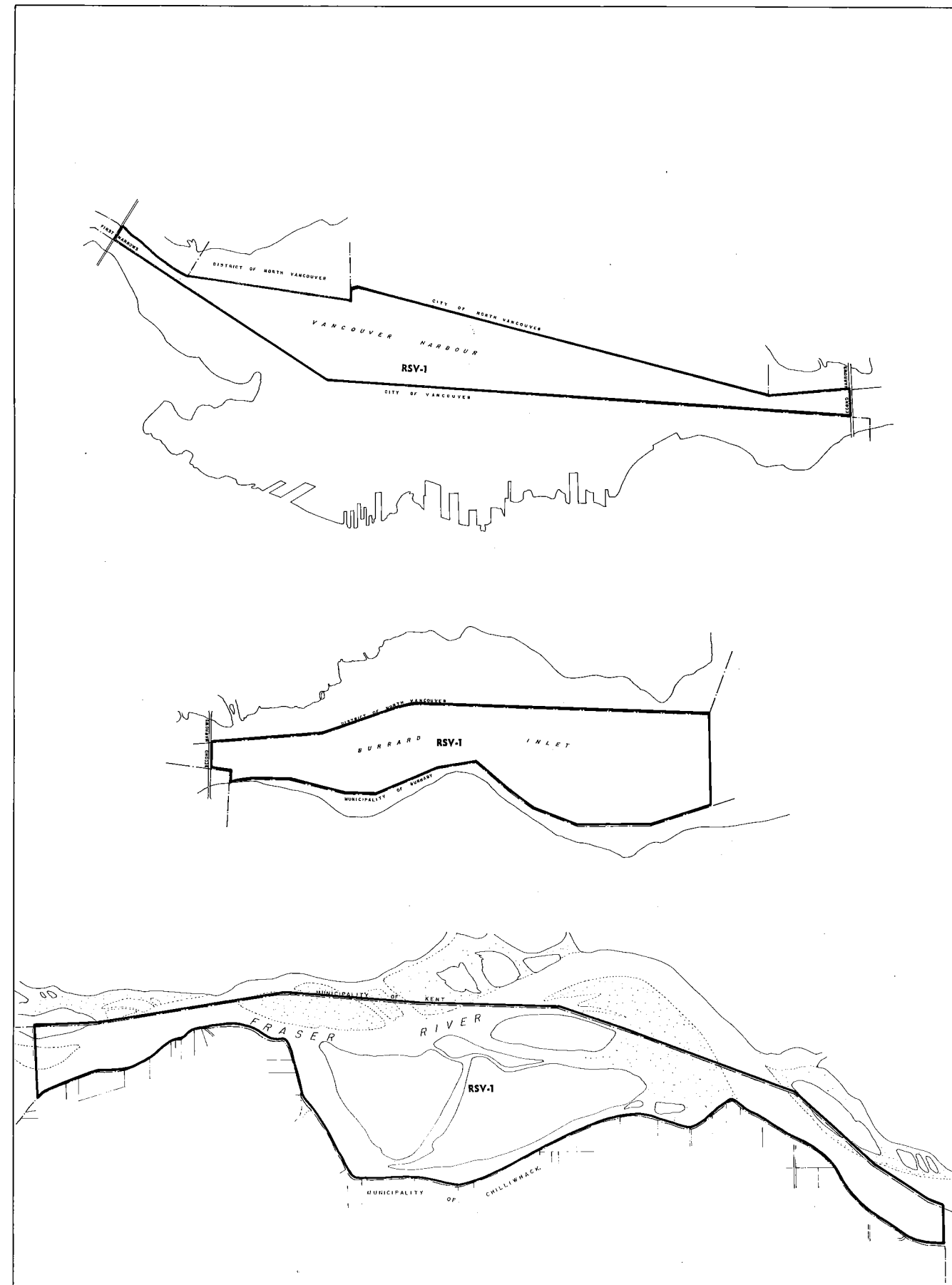
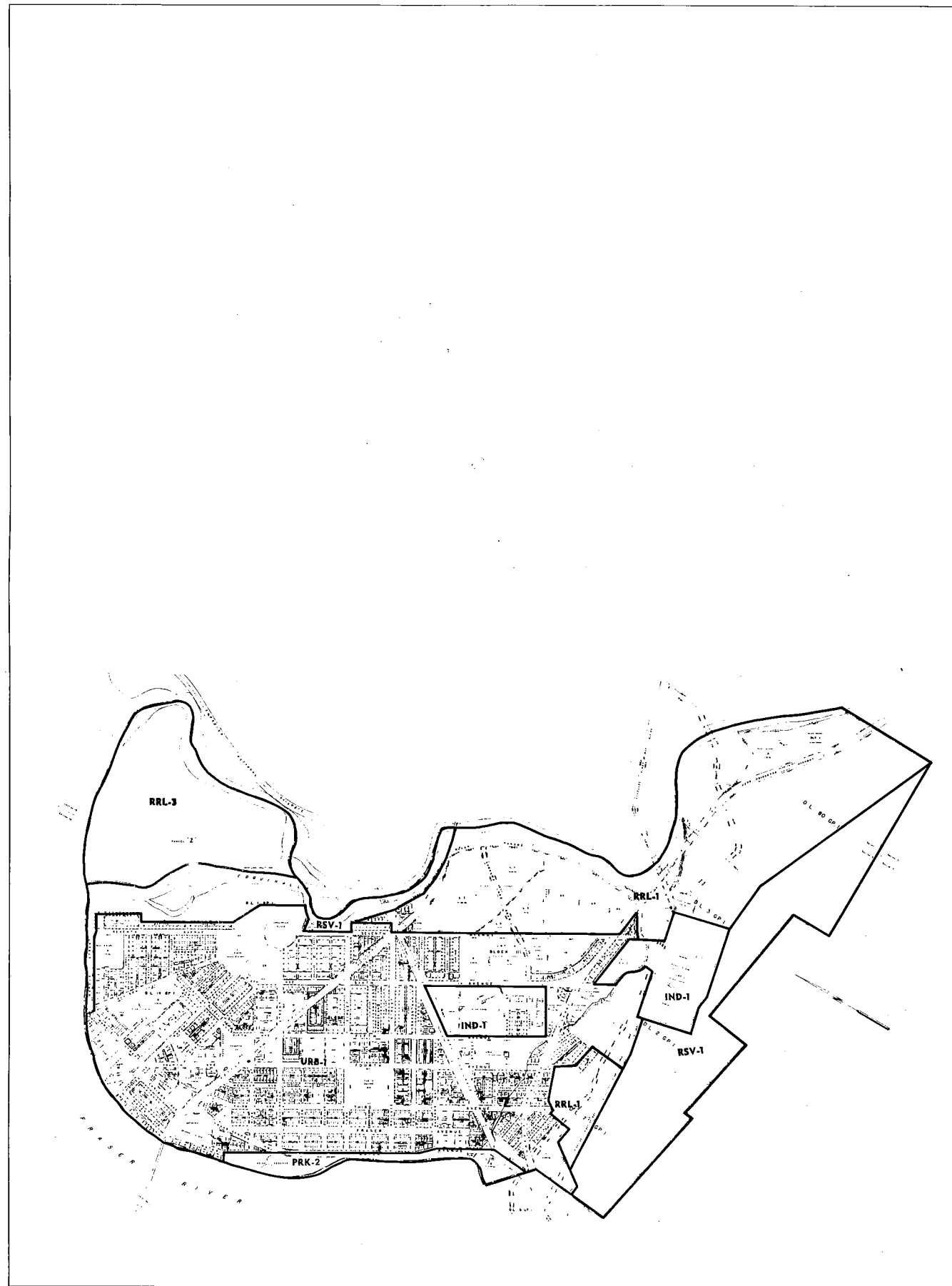




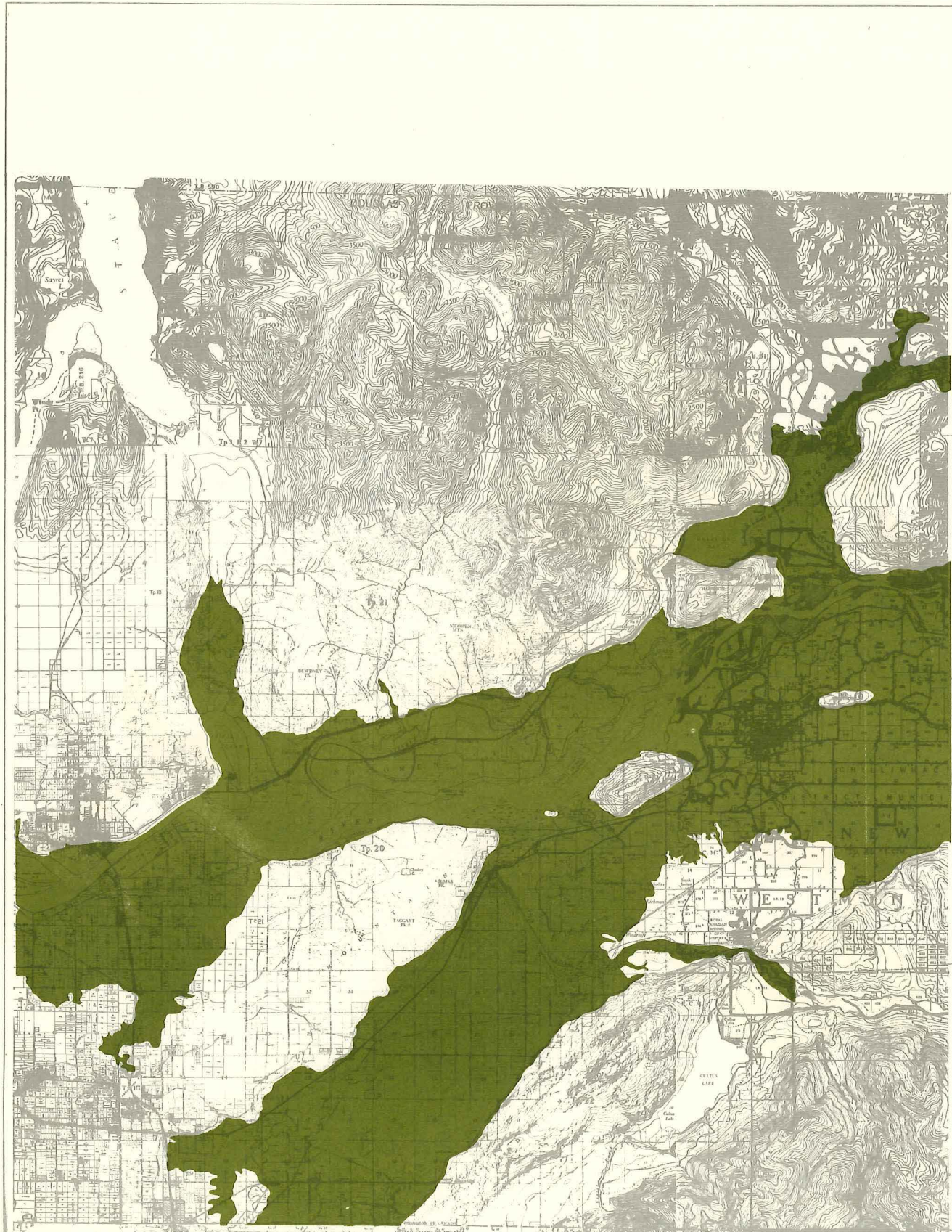
68 SCHEDULE B - LONG RANGE PLAN MAP REGIONAL PLAN SERIES TOWN OF HOPE SCALE 1 INCH TO 2000 FEET 68



69 SCHEDULE B - LONG RANGE PLAN MAP REGIONAL PLAN SERIES UNORGANIZED TERRITORY SCALE 1 INCH TO 5000 FEET 69







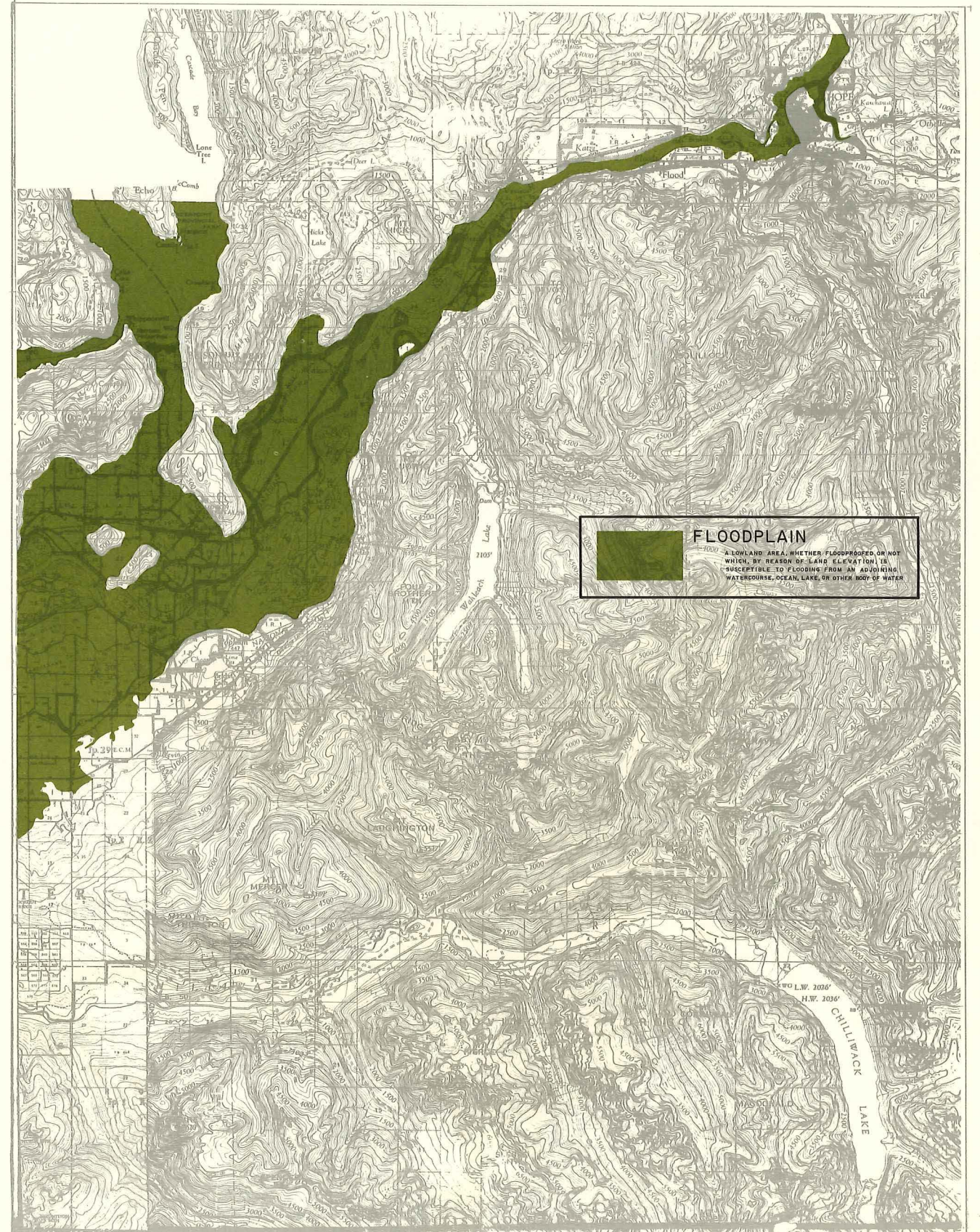
3 of 4

3400 REGIONAL SERIES
LOWER MAINLAND REGIONAL PLANNING BOARD

REFERENCE SCHEDULE AA - FLOODPLAIN MAP

SCALE: 1 INCH TO 1000 FEET

3 of 4



FLOODPLAIN
A LOWLAND AREA, WHETHER FLOODPROOFED OR NOT WHICH, BY REASON OF LAND ELEVATION, IS SUSCEPTIBLE TO FLOODING FROM AN ADJOINING WATERCOURSE, OCEAN, LAKE, OR OTHER BODY OF WATER

4 of 4

3400 REGIONAL SERIES
LOWER MAINLAND REGIONAL PLANNING BOARD

REFERENCE SCHEDULE AA - FLOODPLAIN MAP

SCALE: 1 INCH TO 1000 FEET

4 of 4

PART 5

ADOPTION

**ADOPTION BY THE LOWER MAINLAND
REGIONAL PLANNING BOARD**

This OFFICIAL REGIONAL PLAN FOR THE LOWER MAIN-
LAND PLANNING AREA, is hereby adopted in accordance with
the provisions of the Municipal Act by the Lower Mainland Regional
Planning Board this 23rd day of June, 1966 at Burnaby, B.C.

J.A. Murphy, Chairman
V.J. Parker, Secretary

**APPROVAL BY LOWER MAINLAND PLANNING
AREA MUNICIPALITIES**

This OFFICIAL REGIONAL PLAN FOR THE LOWER MAIN-
LAND PLANNING AREA has been approved by the necessary
two-thirds in number of the municipalities in the Lower Mainland
Planning Area, pursuant to Section 723 (2) (a) of the Municipal
Act, as of the 8th day of August, 1966.

**APPROVAL BY LIEUTENANT-GOVERNOR
IN COUNCIL**

This OFFICIAL REGIONAL PLAN FOR THE LOWER MAIN-
LAND PLANNING AREA has received the approval of the Lieu-
tenant-Governor in Council on the 29th day of August, 1966, by
Order-in-Council No. 2595.

