

**METRO VANCOUVER REGIONAL DISTRICT
REGIONAL PLANNING COMMITTEE**

Wednesday, March 5, 2026

O N T A B L E

1. C1 Delegation: Eric Aderneck re. North 256 Street Industrial Lands Area Plan RGS, presentation provided to Regional Planning Committee.



The City of Maple Ridge



North 256 Street Industrial Lands Area Plan

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

Metro Vancouver Regional Planning Committee
March 5, 2026

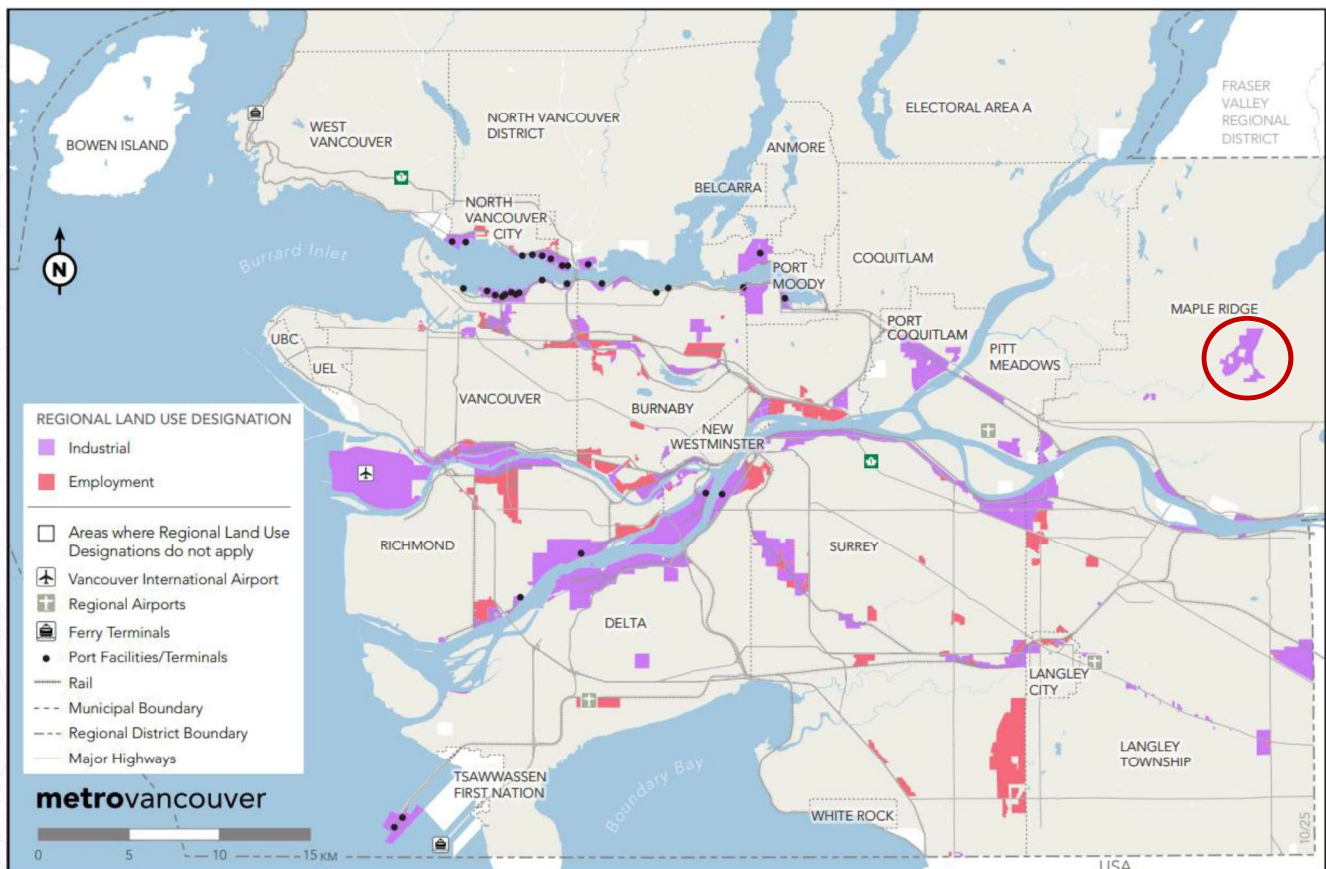
Project Background

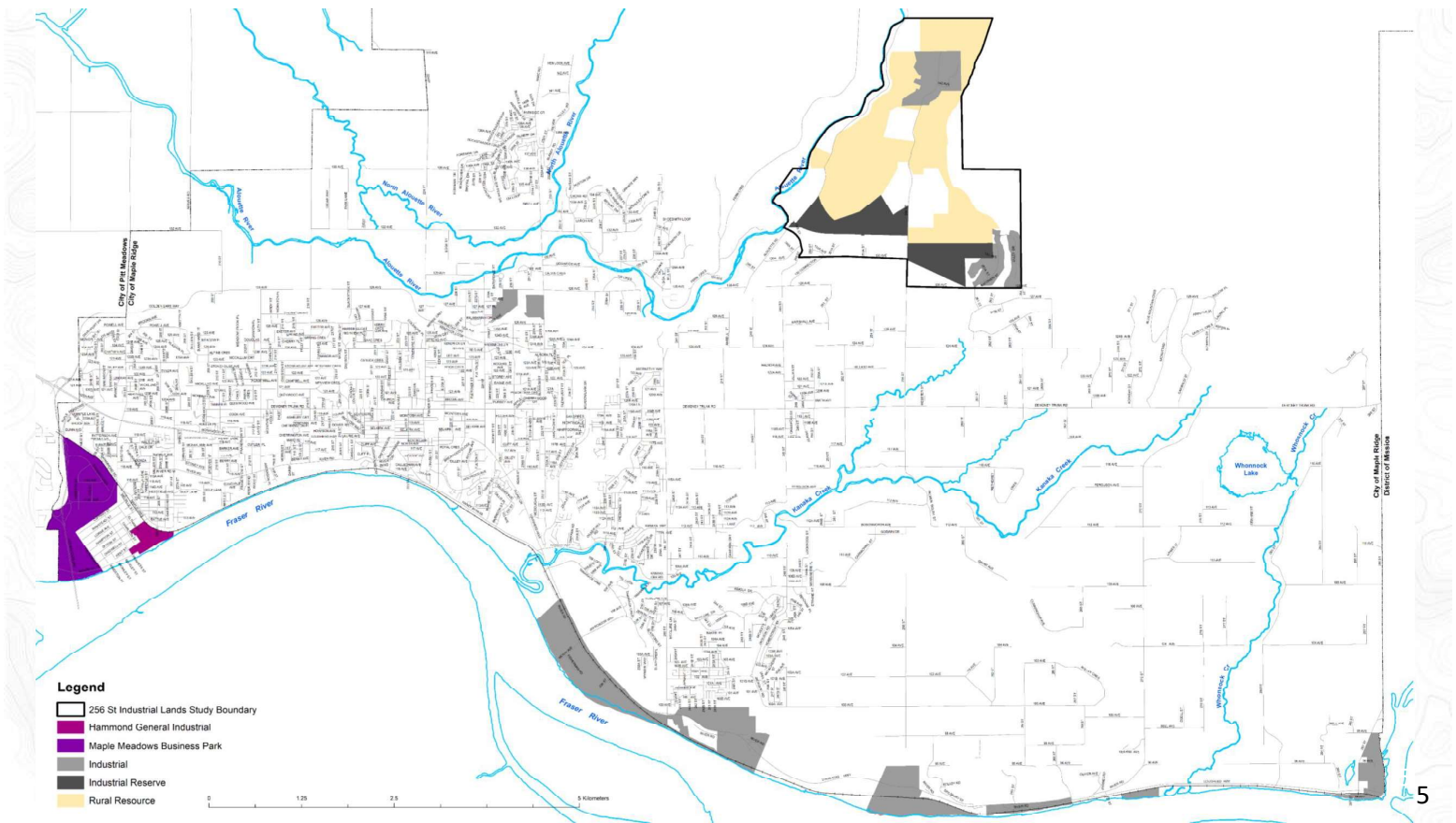


- In February 2025, Maple Ridge Council provided direction for staff to prepare a new North 256 Street Industrial Lands Area Plan
- Builds on past city-wide studies to identify non-residential land uses with the greatest development opportunity
- Prioritizes the North 256 Street lands, given potential industrial land uses, return on investment, long-term benefits to Maple Ridge
- The lands have long been contemplated for industrial uses in the City's Official Community Plan and the Regional Growth Strategy

North 256 St Area Plan Purpose

- The new area plan will 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





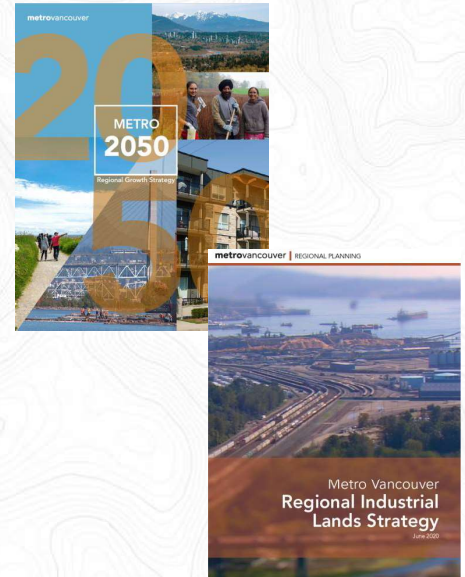
Municipal Policy Context



- The Official Community Plan establishes policies that:
 - Support the facilitation of opportunities for 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 can be added to the region's industrial supply

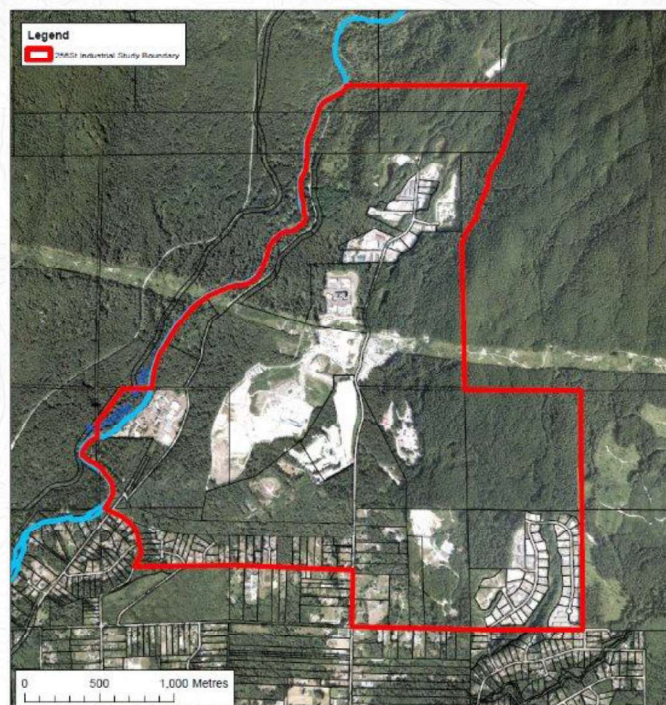
Advancing Regional Objectives

- There is a critical shortage of industrial lands in the region
- Bringing more industrial lands to market benefits the Maple Ridge and regional economies
- Advances the Regional Growth Strategy objective to protect the supply and enhance the efficient use of industrial land
- Advances the Regional Industrial Lands Strategy by bringing industrial land supply to market and intensify / optimize industrial lands



Site Features

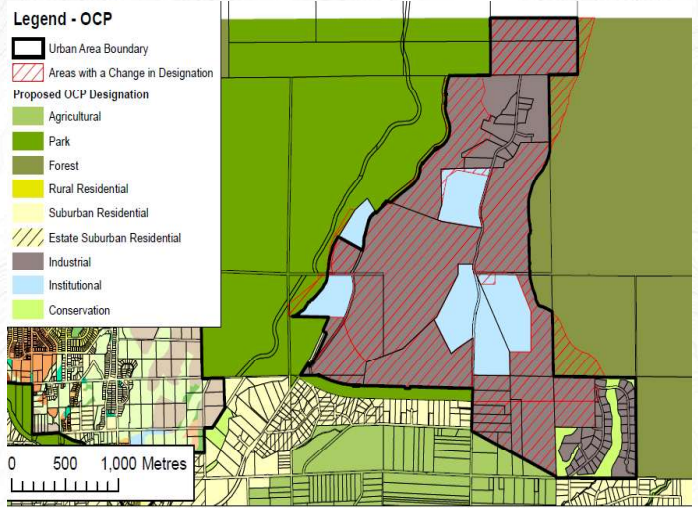
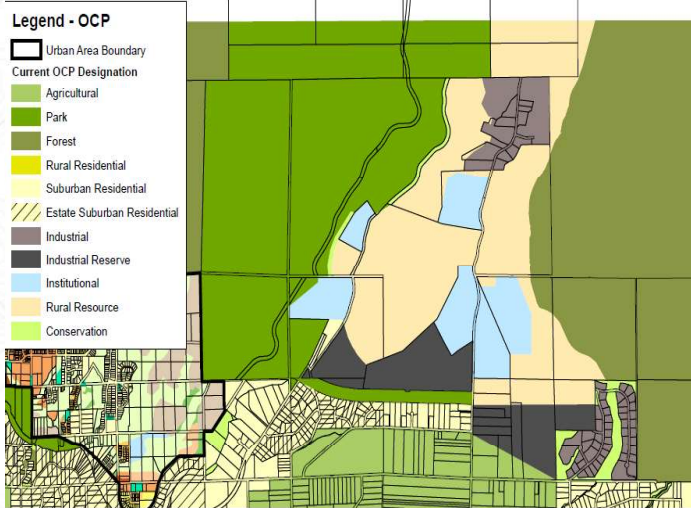
- Range of unique uses ownership; limited infrastructure and road access
- Varied terrain including steep slopes; environmental constraints including creeks
- Conservation related lands, recreational activities
- Address transport needs, infrastructure requirements, site and environmental features, etc.



OCP Designation Changes

Current

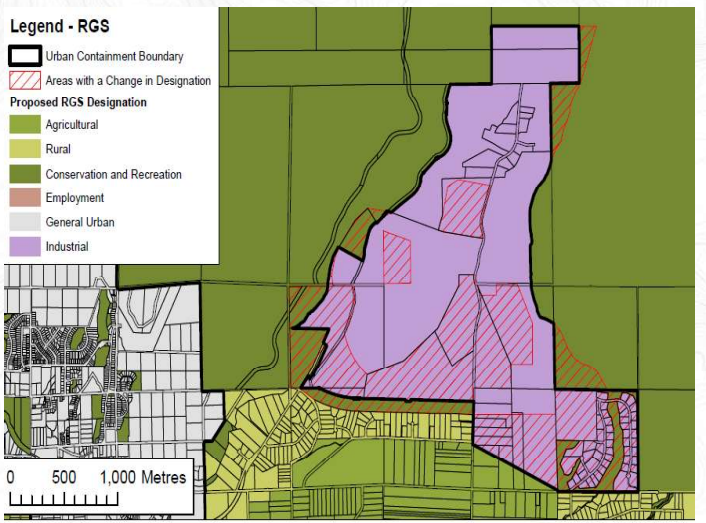
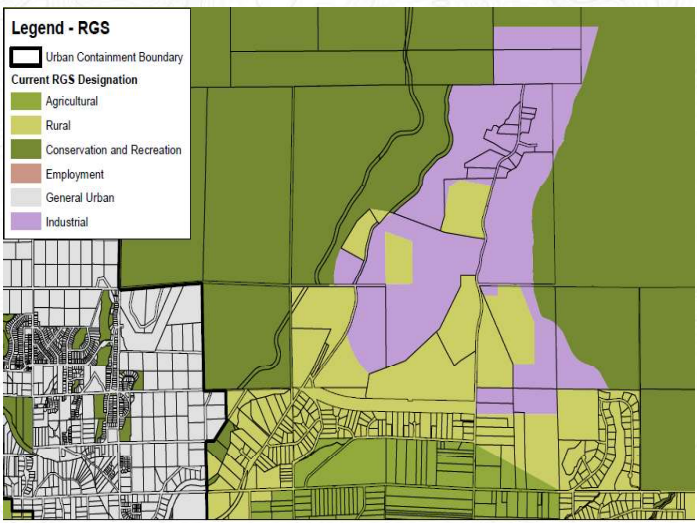
Proposed



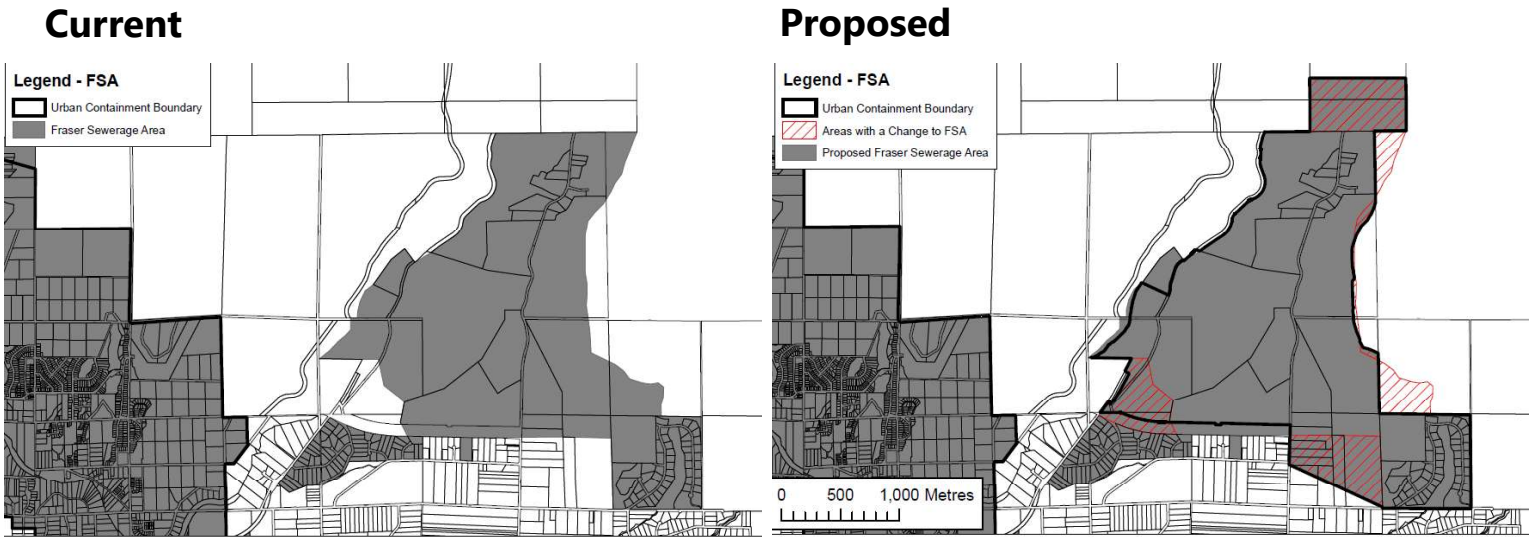
RGS Designation Changes

Current

Proposed



Regional Sewerage Service Area



New Area Plan Components

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

Process / Timeline

- Plan development, technical work, engagement (Feb 2025-Jan 2026)
- Council OCP amending bylaw initial readings (Jan 6)
- Council Public Hearing (Jan 20)
- Council OCP amending bylaw third reading (Jan 27)
- Referral to Metro Vancouver for regional approvals
- Metro Vancouver consideration and approvals
- Council adoption of OCP amending bylaw



Thank You

