



Chapter 11

Implementation

Implementation

Albion • Hammond • Haney • Ruskin • Silver Valley • The Ridge • Thornhill • Webster's Corners • Whonnock • Yennadon

11.1 Implementation

The Official Community Plan is a set of policies or rules to guide future decision-making. The policies of an Official Community Plan express the local vision of what a community values and indicates actions for addressing issues. With strong policy guidance, the direction the Community wishes to follow is understood by all and is continued. The strength of an Official Community Plan lies in its ability: to express desired community direction; to be accessible and easily understood; and to provide the greatest community benefit over the life of the Plan through implementation.

11.1.1 Related Plans and Bylaws:

The Official Community Plan focuses on land use issues and works in conjunction with other District Bylaws, Plans and Regulations. The Official Community Plan is descriptive in nature, and works in conjunction with more detailed policies and regulations contained within a variety of other Municipal documents. Some examples of these documents are identified in the following section of the Official Community Plan:

Area Plans – guides the development of portions of the District and establishes specific policies, detailed land use and servicing standards.

Business Plans – are documents prepared annually by departments within the Corporation of the District of Maple Ridge. The business plans identify how the work program for each department aligns with the Corporate Strategic Plan. The Business Plans identify the priorities, timelines and responsibilities for Departmental projects.

Corporate Strategic Plan – is Council’s long-term direction for the District. It contains the Corporate Mission Statement, Vision, Business Purpose, and identifies Council’s focus areas.

Council Adopted Policies - The District of Maple Ridge has a number of Council Adopted Policies that guide decision making. A few examples of these policies include the Arts and Cultural Plan, Fraser River Escarpment, and Panhandle Lot policies.

Development Cost Charges Bylaw – establishes rates applied to development for capital costs for services, roads and parkland.

Economic Development Strategy – guides the Districts efforts in key areas for economic growth, such as attracting new employment, and business retention.

Financial Sustainability Plan – is a strategy that lays the groundwork for the continuance of high quality services and provides a legacy for future generations. It positions the Municipality to meet financial obligations and take advantage of opportunities that arise

Fire Department Master Plan – guides the delivery of fire service in the District and includes information on fire response standards, programs and initiatives of the Fire Department.

Maple Ridge and Pitt Meadows Master Plan for Parks, Recreation and Culture – Guides the allocation of resources for parks, recreation, and cultural services.

Maple Ridge Sign Bylaw – prescribes the signage standards for buildings and structures in the District.

Maple Ridge Transportation Plan – Provides a clear vision of the multi-modal transportation system to serve the residents and businesses of the District for the next 20 to 25 years. The Plan also provides a strategy with which to get there.

Off Street Parking and Loading Bylaw – prescribes the parking and loading standards for buildings and structures in the District. The Bylaw regulates parking requirements, off-street design, and off-street loading requirements.

Subdivision and Development Servicing of Land Bylaw - regulates the subdivision and development of land and sets standards and provision regarding parcel and subdivision design, services and utilities, and construction standards.

Zoning Bylaw – Divides the District into zones, establishes the boundaries and regulations for each zone, including regulations pertaining to permitted uses, density, siting, lot coverage, size of buildings and the size of lots that may be created by subdivision.

11.1.2 Official Community Plan Implementation Strategy:

The Official Community Plan provides policy direction on a wide variety of topics, ranging from neighbourhoods and housing, employment generation and environmental management. Since Official Community Plan policies are

general in nature, further work is often required, following the adoption of an Official Community Plan to refine the policies and provide a greater level of detail.

The following section of this Chapter identifies some of the key projects that require further study or review following the adoption of the Official Community Plan. The timing of the projects, roles, and responsibilities will be considered in relation to the Corporate Strategic Plan and will be determined by Council during annual Business Planning. These projects are not listed in order of priority:

- Update Affordable Housing Strategy
- Density bonussing study
- Establishment of a Heritage Management Framework
- Social Plan
- Garden Suites study
- Conservation Development Permit Guidelines
- Integrated Stormwater Management Plan
- Municipal Wide Groundwater Management study
- On-going review of the Economic Development Strategy
- Agricultural Plan
- Establishment of an Agricultural Advisory Committee
- Agricultural Development Permit Area
- Albion Flats study
- Bylaw review related to General Commercial Land Use
- Commercial and Industrial study
- Urban Area Boundary Review
- Municipal Infrastructure Replacement Reserve Fund study
- Regional Town Centre Area Plan
- Area Plans for Historic Communities

11.1.3 Comprehensive Strategy

Many of the policies in the Official Community Plan are inter-connected and inter-dependant. Based on this relationship there is a need to develop a comprehensive strategy for implementation following the adoption of the Official Community Plan. This strategy builds upon the implementation items identified in Section 11.1.2 and identifies how the details, results and recommendations fit together.

The objective of the comprehensive strategy is to focus on issues that have been recognized as inter-related and in need of a comprehensive approach. Key elements to this approach include inter-agency collaboration, an agricultural plan, and cost-benefit analysis that considers economic, social, and environmental values. To date, these elements have been identified as follows:

POLICIES

- 11 - 1 Maple Ridge will collaborate with agencies, including the Agricultural Land Commission and the Greater Vancouver Regional Board, and the community to develop a comprehensive strategy to further community objectives. The comprehensive strategy will include:
- i) the completion of an agricultural plan that will form the foundations for the comprehensive strategy, and will inform decisions regarding further studies, including item (ii) and (iii) as follows;
 - ii) an Urban Area Boundary Review; and
 - iii) a commercial and industrial land use strategy.
- 11 - 2 The comprehensive strategy will be evaluated by a balanced triple bottom line analysis that considers economic, community and environmental issues. The strategy will also identify conflicts that may arise with and between issues, and include an assessment of advantages and disadvantages to assist Council with decision making.