

# Silver Valley Area Plan

## Chapter 10.3

# 10.3 | Silver Valley Area Plan

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# 1.0 | Introduction

## 1.1 Background

Silver Valley enjoys a unique status within the City of Maple Ridge. Its proximity to the Malcolm Knapp Research Forest and Golden Ears Park has identified it as a gateway to these popular recreation areas for residents and visitors alike. The forested hillsides of the area provide a backdrop that serves to reinforce its stated values for the natural environment, with creeks and rivers that bisect Silver Valley providing some of the richest salmon habitats in the Lower Mainland. With this context in mind, the community has also acknowledged Silver Valley can accept some of the City's growth. It is the desire of the community to ensure that as growth occurs in Silver Valley, the elements that afford it a unique place within the City will be preserved, protected and celebrated.

## 1.2 Overview

### 1.2.1 Relationship to OCP and Other Plans

- a) The Silver Valley Area Plan is embedded within the umbrella policies of the Maple Ridge Official Community Plan (OCP) and is to be read in conjunction with them.
- b) The Silver Valley Area Plan is derived from the concepts and principles described in the Silver Valley Area Planning Study completed in 2001. It is also consistent with the objectives of other City regulations and policies related to planning and development.

### 1.2.2 Framework

- a) The purpose of the Area Plan is to provide the framework for the future development of an area that is recognized as an integrated planning unit. The framework for Silver Valley is based on principles associated with achieving a complete community and includes planning details that currently determine the distribution of development over four discreet neighbourhoods (Blaney Bog Hamlet, Forest Hamlet, Horse Hamlet, and River Village). The identified neighbourhoods are noncontiguous due to the physical characteristics of the area, and the plan incorporates the intervening areas as an ancillary entity with distinct development objectives.
- b) The Area Plan also provides details for the distribution of density and use within neighbourhoods. It addresses essential services and facilities, land uses, transportation systems, population density and sequencing of development. Finally, it acknowledges sustainability objectives that are stated in the OCP and as such considers costs and benefits of various actions upon the present and future social, economic, and environmental fabric of the area.

### 1.3 Process

The Silver Valley Area Plan proposes an alternative development model than one typical of suburban growth. This direction was identified through extensive public consultation that started during 1994 with a Land Use Review for the area. Public consultation on the OCP in 1996 confirmed many of the community objectives previously identified in 1994. The planning study that forms the basis for the Area Plan also undertook extensive public consultation, including four workshop charettes. At that time, participants were invited from a broad group of community stakeholders and each day's work was presented at an open public meeting following that day's proceedings.

## 2.0 | Physical Context

### 2.1 Existing Site and Conditions

A detailed physical description of the Silver Valley area can be found in the 1992 study prepared for the City of Maple Ridge by Gartner Lee Ltd. titled *Silver Valley Environmental Assessment and Development Guidelines*. The following summarizes the description contained in that document.

#### 2.1.1 Topography and Geology

- a) Three distinct regions are created by the North Alouette River and Millionaire Creek watercourse systems. Each of the three areas is characterized by complex, rolling bedrock topography, with the bedrock at or near the surface in much of these areas.
- b) In general, the area rises away from the floodplain of the Alouette River along the south and west boundary. While the grade rises to the north, the North Alouette River, Millionaire Creek and underlying bedrock all contribute to significant irregularities in the topography.
- c) Three broad categories define the slope characteristics. Uplands and Moderate Slopes are areas of gently rolling, to undulating, to moderately sloping surface topography. Slopes can range up to 20 degrees (36%) in these areas. Steep Valley Slopes found along the major creeks and rivers range from 20 degrees (36%) to 45 degrees (100%). The third category is Inactive Floodplain, which is planar or gently sloping land adjacent to the active floodplains of the Alouette and North Alouette Rivers.

#### 2.1.2 Vegetation

- a) When last catalogued, approximately 80% of Silver Valley remained wooded, with all of the area having been logged at one time. Since then, much of the forest has regenerated into a hemlock and cedar association, with some areas being characterized by deciduous forests.

Two important, distinct vegetation communities found within Silver Valley are marshlands and rock barrens. The marshlands to the west are part of the Blaney Creek watershed and now represent part of Metro Vancouver's Regional Park system. The rock barrens are long-term natural clearings that form as thin soils are incapable of supporting forest cover and are the source of diverse plant species not noted elsewhere in Silver Valley.

### 2.1.3 Fish and Wildlife

- a) The two rivers and various creek systems in Silver Valley support populations of Chum, Coho and Pink salmon, with Chum being the most abundant. There are also populations of both Cutthroat and Steelhead Trout in most Silver Valley systems.
- b) Partly due to the proximity to Golden Ears Park and Malcolm Knapp Research Forest, three mammal species have been identified in the area – black bear, cougar, and black-tailed deer. Additionally, as many as 26 species of birds have also been identified - with the marshland to the west being important wintering and breeding habitat for waterfowl.

## 2.2 Environmentally Sensitive Areas

### 2.2.1 Biophysical Features

- a) The biophysical features of Silver Valley have had a significant influence on its area planning. Each of the features must be considered in relation to the others, as a disturbance to one may impact many or all of the others. Development in the area will be sensitive to the following issues as they relate to the biophysical features:
- Flooding;
  - Damage to fisheries spawning and rearing habitat;
  - Handling of stormwater runoff;
  - Tree retention;
  - Erosion and failure of steep unstable slopes;
  - Interruption of wildlife corridors; and
  - Wildfires.
- b) In general, environmental sensitivity includes risk from development to existing flora and fauna in the area and to human habitation from natural hazards, such as wildfire. The Area Plan addresses objectives of the Official Community Plan in minimizing these risks, which can include practices such as incorporating FireSmart principles in wildfire areas.

## 3.0 | Principles

### 3.1 Guiding Principles

The Guiding Principles for Silver Valley are the foundations upon which all planning for the area is derived, and are also to be the measure of all future development of Silver Valley. The statements that embody the principles are to remain constant throughout the evolution of growth and development in neighbourhood.

#### 3.1.1 Environment First

- Ensure significant environmental features of sites are protected and/or enhanced.
- Ensure that the land informs development – development will be limited to suitable sites and follow guiding criteria.

#### 3.1.2 Sustainable Approaches

The structure, form and character of the community must provide balance in environmental, social and economic benefits on an ongoing basis. This community will therefore:

- Incorporate ecologically-based approaches in all aspects of development including open spaces, community parks, schools, buildings, roads, sewage treatment, and storm water.
- Incorporate diversity in housing types and sizes to achieve a vibrant and diverse population, and to serve as the foundation of a supportive and inclusive community.
- Contribute to the economic wellbeing of each neighbourhood by facilitating and encouraging local and home-based employment; incorporating character elements that endear it to visitors, and design and construct infrastructure that facilitates transportation choice and is affordable.

#### 3.1.3 Integrated Community

- Integrate natural environment, housing, open space and infrastructure to achieve neighbourhoods and foster a vibrant community.

#### 3.1.4 Adaptability

- Plan for incremental growth and changing market trends.
- Allow the plan to adapt to meet economic opportunities over time.
-

### 3.1.5 Healthy Community

- Ensure that the structure, form and character of the plan contribute to fostering a healthy community.
- Ensure that neighbourhoods are safe, accessible and adaptable by design, incorporating Crime Prevention Through Environmental Design (CPTED) principles where permissible.
- Provide desirable lifestyle amenities for living, working and recreational needs.
- Ensure the plan is conducive to residents aging in place.

## 3.2 Development Principles

The following Development Principles respond to the Guiding Principles and refer to four primary topics that form the overall structure of the Silver Valley Area Plan. The four topics are: **Planning and Urban Design; Environment; Open Space and Recreation; Infrastructure;** and **Economics**. The development principles are focused on the particular issues and conditions prevalent for the Silver Valley community and may be revised over time as the community evolves.

### 3.2.1 Planning and Urban Design

- Plan development areas that have defined boundaries to prevent urban sprawl.
- Plan compact housing clusters as a solution to preserving natural environments and significant vegetation.
- Plan for a pedestrian-oriented centre that incorporates mixed-uses and accommodates incremental growth.
- Limit the extent of the village centre, commercial parcels, and building sizes to ensure that the desired village character and form is achieved.
- Accommodate parking on-street and in small lots off lanes or at the edge of villages.
- Ensure that community parks, plazas and gathering spaces define the village centre and each neighbourhood cluster.
- Maximize pedestrian safety and access to services and transit to encourage social interaction and reduce car trips.
- Provide for a variety of housing forms and types targeted at all markets, through incentive and performance-based zoning.

### 3.2.2 Environment, Open Space and Recreation

- Promote patterns and forms of development that allow for retention of existing mature trees and vegetation.
- Plan development patterns that maintain existing hydrologic regimes, based on full seasonal analysis, including groundwater flow and interflow.
- Maintain or improve fish habitat through an adaptive approach to establishing creek buffers.
- Respect existing topography, minimize erosion, integrate natural features, and design open spaces to reflect the valued rural character and qualities of the community.
- Plan for a linked park and open space system that responds to recreational needs of the community and visitors.
- Maximize the multiple use of trails and greenway corridors by providing for and accommodating all users and patterns of use.
- Incorporate the findings of the “Silver Valley Trails Improvement Plan”, completed in 2025.
- Provide for a transitional buffer to natural and adjacent wilderness areas to ensure that the edges between development and nature appear organic and blurred.

- Maximize protection of wildlife corridors to minimize interaction with populated areas, and develop an education program for residents.
- Minimize the pollution effects of rural pasture, public landscapes and home gardening on water quality by adopting eco-sensitive management and natural landscape species.
- Foster the role of local stewardship groups in environmental protection and sustainable development.

### 3.2.3 Infrastructure

- Adopt road and street types and standards that limit speed, fit topography and minimize impervious areas.
- Utilize reduced road widths to achieve traffic calming, reduce site consumption, and promote maintenance of the desired rural character, while ensuring that commercial vehicles have access to relevant sites.
- Allow an arterial road to become a street as it passes through a commercial centre or civic place to reinforce economic viability and character.
- Accommodate and treat storm water at/near the source wherever possible through maximizing permeable areas and minimizing storm water collection.
- Utilize rain and grey water collection systems where feasible for irrigation.
- Ensure that equestrian, bike and pedestrian routes are designated along roads and streets.
- Plan for local transit linkages to the village centre and Maple Ridge Town Centre.
- Plan for pedestrians and cyclists as a means of reducing car dependent trips in the community.
- Commit infrastructure to match defined densities and development patterns.
- Assess the financial feasibility of potential trail bridge crossing locations for a multi-use and accessible trail bridge over the North Alouette River.

### 3.2.4 Economics

- Capitalize on all economic opportunities, no matter how small, to maximize effects of areas of economic development.
- Focus commercial development in a single village centre to achieve critical mass, image and character.
- Plan for local commercial needs, recognizing that the village centre will be small, compact and informal in nature.
- Ensure that the form of the village centre achieves a character and atmosphere distinct from typical suburban forms.
- Encourage commercial development that accommodates mixed-uses, such as buildings integrating residential, office, and retail uses.
- Control the types of retail and commercial uses in the village centre to ensure that services and character are consistent with the form of development.
- Encourage home-based business opportunities.
- Plan land development patterns that respond to the land, rather than land ownership boundaries.
- Encourage strategic secondary economic development areas that capitalize on equestrian, tourism,

and recreational economies.

- Encourage a housing mix that accommodates long-term demographic trends and densification within the defined development areas.

## 4.0 | Overview of the Plan

The plan can be summarized as it relates to nine basic community forms or elements. For each of these forms, this list describes key characteristics that are further detailed within the land use structure of the plan, which follows.

### 4.1 Definition of Development Areas

- Distinct neighbourhoods within the community
- Development areas are defined by environmentally sensitive responses to vegetation, slopes, views and open space linkages
- Development is formed in compact, intentional neighbourhood clusters
- Each development is conceived as a comprehensive incremental measure of growth

### 4.2 Distribution and Level of Density

- Density is clustered in distinct walkable neighbourhoods
- Infill housing permits density to increase over time
- Higher densities are focused around commercial, school and park uses

### 4.3 Mix of Housing

- Promote a diverse, integrated mix of housing types

### 4.4 Land Use and Buildings

- Land uses are integrated
- Buildings allow for mixed-uses, and are compatible in scale.
- Achieving a Leadership in Energy & Environmental Design (LEED), Built Green, Passive House, Zero Carbon Step Code and Energy Step Code or similar certification program is encouraged, as these contribute to energy savings and greenhouse gas reductions through enhanced envelope performance

### 4.5 Roads and Linkages

- Streets are designed for people and to accommodate traffic
- Roads inter-connect neighbourhoods and provide alternate routes
- Most streets are through streets
- Streets are narrow, with planted boulevards and narrow setbacks
- Strong street wall definition

### 4.6 Parks and Open Space

- Incorporate smaller local parks, including both neighbourhood parks and pocket parks
- Open spaces should be linked by a network of trails throughout Silver Valley
- Trails and open spaces should be designed as a network and form an integral part of the community

plan

- Use the findings from the “Silver Valley Trails Improvement Plan” to require trail connections through the development process

#### 4.7 School Sites

- Schools are to be located as an integral part of the Silver Valley
- School is to be within walking distance of most students, where possible

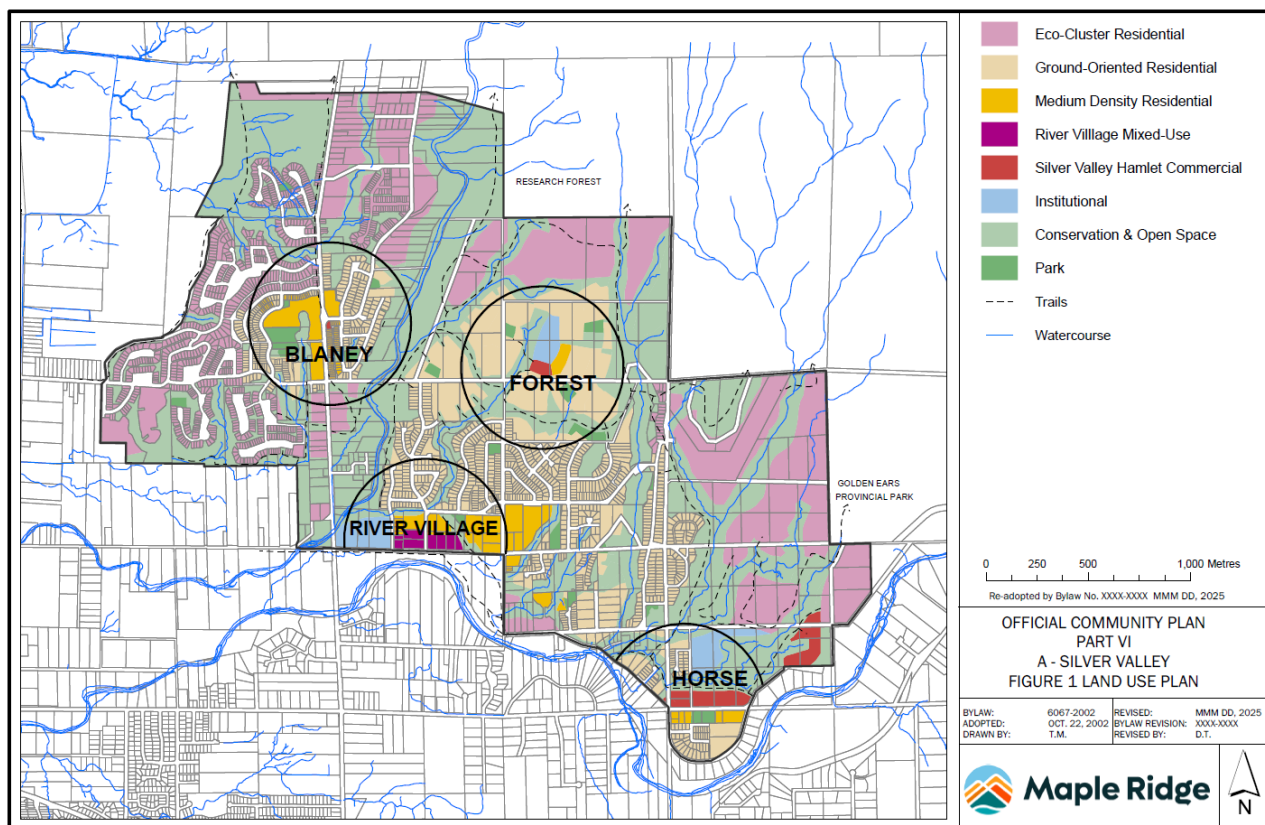
#### 4.8 Commercial

- Commercial areas should encourage pedestrian-oriented, mixed-use shopping streets

#### 4.9 Community Amenities

- Community buildings should be multi-use and of civic importance as landmarks

Figure 1. Land Use Designation Map



## 5.0 | Community Form

### 5.1 Introduction

#### 5.1.1 Sectors

Two major creek systems and ravines that flow north-south through Silver Valley divide the area into three distinct development areas or sectors. The three sectors include:

##### West Sector

- Blaney Hamlet
- Eco-Clusters

##### Central Sector

- Forest Hamlet
- River Village
- Eco-Clusters

##### East Sector

- Horse Hamlet
- Eco-Clusters

#### 5.1.2 Community Form

The community form is derived from four elements of the plan.

- a) **River Village** is the focal point of the community, providing services that are common to the entire Silver Valley area.
- b) The **Hamlets** provide services to an area defined by a five minute walking distance.
- c) **Eco-clusters** are more independent entities derived from opportunities to settle or develop limited areas that are within environmentally sensitive or visually important zones.
- d) Greenbelts define the character of the area, which is rural in nature and rich in natural amenities. Neighbourhoods are a vital element of any community and are common to River Village, the Hamlets and Eco-clusters. Their role is thereby defined as a subset of these broader elements.

## 5.2 Land Use Designations

### 5.2.1 Eco-Cluster Residential

#### Intent:

Single detached dwellings, duplex, triplex, and fourplexes are the forms of development supported in **the Eco-Cluster** designation (see attached Schedule 1). The intent for this designation is to allow for some density increase through infill that is compatible with existing single-detached neighbourhood form and character – including eco-cluster forms of development. This designation is also aligned with Provincial Small-Scale Multi-Unit Housing (SSMUH) legislation, allowing additional density as-of-right on single-detached and duplex-zoned properties. Secondary suites and detached garden suites also continue to be encouraged housing forms under this land use.

#### Policies:

**5-1** Single-detached, duplex, triplex, and fourplex housing forms may be supported in the Eco-Cluster designation. Small-Scale Multi-Unit housing legislation limits housing form and unit allowance based on water and sanitary access, as well as lot size and other elements – this legislation should be consulted when determining allowable housing forms and densities as parts of Silver Valley have servicing considerations.

**5-2** Detached garden suites and secondary suites are permitted, subject to consistency with existing Maple Ridge bylaws and regulations.

**5-3** The following characteristics should be incorporated into all forms of new development within the Eco-Cluster designation:

- a) A site size and configuration that enables buildings to be oriented towards streets or laneways wherever possible;
- b) Careful consideration of size, location, and orientation of on-site open space areas to ensure new development allows ample sunlight and a variety of plant materials and trees that are complementary to the existing mature landscaping that contributes to the neighbourhood character;
- c) Design that is sensitive surrounding built form, particularly in regard to height; and
- d) Parking for residents is provided in a concealed structure, where possible.

**5-4** Infill and other development in these areas emphasize the eco-cluster form, functioning as independent entities within environmentally or visually important areas.

## 5.2.2 Ground-Oriented Residential

### Intent:

Single detached dwellings, duplex, triplex, and fourplexes are the forms of development supported in the **Ground-Oriented Residential** designation (see attached Schedule 1). The intent is to allow for some density increase through infill that is compatible with existing single-detached neighbourhood form and character. This designation is also aligned with Provincial Small-Scale Multi-Unit Housing legislation, allowing additional density as-of-right on single-detached and duplex-zoned properties. Secondary suites and detached garden suites also continue to be encouraged housing forms under this land use.

### Policies:

**5-5** Single-detached, duplex, triplex, and fourplex housing forms may be supported in the Ground-Oriented Residential designation. Small-Scale Multi-Unit housing legislation limits housing form and unit allowance based on water and sanitary access, as well as lot size and other elements – this legislation should be consulted when determining allowable housing forms and densities as parts of Silver Valley have servicing considerations.

**5-6** Detached garden suites and secondary suites are permitted, subject to consistency with Maple Ridge bylaws and regulations.

**5-7** The following characteristics should be incorporated into all forms of new development within the Ground-Oriented Residential designation:

- a) A site size and configuration that enables buildings to be oriented towards streets or laneways wherever possible;
- b) Careful consideration of size, location, and orientation of on-site open space areas to ensure new development allows ample sunlight and a variety of plant materials and trees that are complementary to the existing mature landscaping that contributes to the neighbourhood character;
- c) Design that is sensitive surrounding built form, particularly in regard to height; and
- d) Parking for residents is provided in a concealed structure, where possible.

**5-8** Infill and other development in these areas should be mindful of the existing natural features as well as established neighborhood form.

### 5.2.3 Medium Density Residential

#### Intent:

The **Medium Density Residential** designation allows for townhouse and rowhouse forms of development, typically up to a maximum of three (3) storeys.

This designation is for areas with access to major corridors, commercial areas, and public amenities. While intended primarily for the townhouse housing form, there may be circumstances where smaller single-detached residential forms may be incorporated onto a townhouse site, with the focus being on minimizing the development footprint on the land.

#### Policies:

**5-9** The siting, form, character and massing of multi-unit residential development and areas for parking, storage and landscaping should be designed to facilitate orderly development of the area and to be compatible with single-detached residential developments. The maximum building height for townhouses should be three (3) storeys.

**5-10** Multi-unit housing should be provided with appropriate amenities to enhance the character of development.

**5-11** The following characteristics should be incorporated into all forms of new development within the Medium Density Residential designation:

- a) A site size and configuration that enables buildings to be oriented towards streets or laneways wherever possible;
- b) Careful consideration of size, location, and orientation of on-site open space areas to ensure new development allows ample sunlight and a variety of plant materials and trees that are complementary to the existing mature landscaping that contributes to the neighbourhood character;
- c) Design that is sensitive surrounding built form, particularly in regard to height; and
- d) Parking for residents is provided in a concealed structure, where possible.

**5-12** The siting of development and construction techniques employed should avoid impacts to watercourses and other natural features, reduce the risk of erosion in the area, minimize visual disruption to the neighbourhood and protect the visual character of the landscape.

**5-13** Natural vegetation should be retained where possible to enhance the character of the area. Significant treed slopes or natural vegetation will need to be retained in order to minimize disruption to watercourses and to minimize erosion. Geotechnical assessments or other professional reports may be a requirement of development.

## 5.2.4 River Village Mixed-Use

### Intent:

The **River Village Mixed-Use** designation is intended for the highest density development supported in Silver Valley. This area can potentially support residential and/or mixed-use development, to a maximum height of four (4) storeys. This designation is for areas with access to major corridors, or roads built to a collector or arterial standard.

### Policies:

**5-14** Low-rise apartment or mixed-use forms may be supported under this designation.

**5-15** The siting, form, character, and massing of multi-unit residential development and areas for parking, storage, and landscaping should be designed to facilitate orderly development of the area, and to be transitioned appropriately with the surrounding neighbourhood.

**5-16** The following characteristics should be incorporated into all forms of new development within the River Village Mixed-Use designation:

- a) A site size and configuration that enables buildings to be oriented towards streets or laneways wherever possible;
- b) Careful consideration of size, location, and orientation of on-site open space areas to ensure new development allows ample sunlight and a variety of plant materials and trees that are complementary to the existing mature landscaping that contributes to the neighbourhood character;
- c) Design that is sensitive surrounding built form, particularly in regards to height; and
- d) Parking for residents is provided in a concealed structure, where possible.

**5-17** The maximum height for apartment and mixed-use developments should be four (4) storeys.

**5-18** Multi-unit housing should be provided with appropriate amenities to enhance the character of development.

**5-19** The siting of development and construction techniques employed should avoid impacts to watercourses and other natural features, reduce the risk of erosion in the area, minimize visual disruption to the neighbourhood and protect the visual character of the landscape. In short, the land should inform development.

**5-20** Natural vegetation should be retained where possible to enhance the character of the area. Significant treed slopes or natural vegetation will need to be retained in order to minimize disruption to watercourses and to minimize erosion. Geotechnical assessments, or other professional reports may be required for development.

## 5.2.5 Silver Valley Hamlet Commercial

### Intent:

**Silver Valley Hamlet Commercial** (see attached Schedule 1) designated lands form several smaller nodes located throughout the neighbourhood. Creating a hub of vibrant commercial activity is encouraged through convenience shopping and personal services for residents. Additional ways to attract people and enliven the area include seasonal or temporary “pop-up” businesses and the incorporation of public spaces into new development.

### Policies:

**5-21** Orient living and activity spaces toward streets and public spaces, so that opportunities for eyes on the street are created wherever possible.

**5-22** Attractive landscaping and seating design is important in public spaces to invite people to rest, reflect, or meet and visit with others.

**5-23** Incorporating public art into new development and public spaces is encouraged.

**5-24** Building heights for this designation are generally considered to be a maximum of three (3) storeys.

**5-25** Temporary, seasonal, or pop-up businesses will be encouraged, particularly where there is a vacancy within an existing store front.

## 5.2.6 Park

### Intent:

The **Park** designation identifies the location of existing or future municipal or regional park sites. This includes neighborhood parks and open spaces, as well as lands dedicated to a range of recreational activities.

### Policies:

**5-26** Maple Ridge will ensure that uses within park spaces serve the needs of all ages and demographics, particularly seniors and youth.

**5-27** In an effort to ensure that parks within Silver Valley are accessible for everyone, including those with physical disabilities, Maple Ridge will continue to work to enhance accessibility needs and considerations.

**5-28** To encourage urban wildlife, including songbirds, bees, butterflies, and other insects, appropriate native shrub and plant material will be used in the Park designation, wherever feasible.

**5-29** All lands designated as Park within Silver Valley are subject to the Parks, Recreation & Culture master plan administered by the Facilities, Parks and Properties Department.

**5-30** Maple Ridge will work with the community to identify opportunities to enhance Silver Valley park spaces through inclusion of new recreation activities, public art, and interpretive plaques and/or wayfinding signage.

**5-31** Maple Ridge will work to implement the findings from the Silver Valley Trail Improvement Plan (2025) through the development process and capital planning.

## 5.2.7 Institutional

### Intent:

Silver Valley has an **Institutional** designation which identifies lands for present or future Institutional or public use, and can include uses such as education, government, fire protection, health and welfare, and/or park sites.

### Policies:

**5-32** Building and site design for new development should be compatible with the existing character of the area and adjacent buildings. Design should include orienting active spaces towards streets and laneways, considering size, location and orientation of on-site open spaces, and should be sensitive to surrounding built form and height.

**5-33** Building height for institutional uses is generally considered to be up to three (3) storeys.

## 5.2.8 Conservation & Open Space

### Intent:

The **Conservation & Open Space** designation identifies ecologically sensitive lands that require protection in order to ensure that their health, diversity and integrity are maintained. They are considered to be of high environmental or geologic sensitivity. Silver Valley is known as an area abundant with wildlife and vegetation, and Conservation & Open Space areas help to contribute to biodiversity in the area.

### Policies:

**5-34** Maple Ridge will continue to protect natural features and public safety through the Conservation & Open Space designation. Land resources, water resources, and air quality will be maintained under current requirements within the Official Community Plan and related policies and bylaws, and in accordance with Provincial and Federal regulations.

**5-35** Recreation trails will be retained, expanded and enhanced, wherever possible, to permit sensitive public access to natural areas for recreation and education.

**5-36** Designation boundaries are generalized. Boundaries between different land uses and Conservation are general and not intended to be hard boundaries – they can be adjusted to accommodate development without being considered an Official Community Plan amendment. This will enable land use designation boundaries to be refined from technical studies, such as environmental and geotechnical work without triggering an OCP amendment (to accommodate an increased or decreased setback, for example).

## 5.3 River Village

### 5.3.1 Description, Concept and Policies

- a) River Village (Figure 2C) is located along a main arterial route in the Silver Valley area on Fern Crescent, between Maple Ridge Park to the south, and an escarpment to the north and east.
- b) River Village is to be the commercial heart of the Silver Valley area, and provides for the retail, service, office and Institutional needs for Silver Valley residents.
- c) Development in the River Village must be coordinated with land use policies relevant to the specific area, such as Hamlets.

### 5.3.2 Principles

- a) River Village is to be a complete community, with a main shopping street, integrated multi-unit housing, mixed-use buildings, Institutional buildings and community facilities.
- b) A diverse mix of uses and a wide diversity of building types are encouraged for River Village to ensure a lively and integrated human environment.
- c) Changes in use and shared uses within buildings are permitted to allow River Village to develop and evolve over time.
- d) An integrated school and community centre is envisioned near River Village and is intended to be a significant component in the fabric of the village.
- e) Institutional buildings and amenities are to be concentrated in River Village to provide a nucleus for the Silver Valley area and help to define the character of the community.
- f) Residential areas should be developed in a manner to allow a gradual and natural increase in density over time.

### 5.3.3 Main Street Commercial Areas

- a) The shopping district is to be developed along a main street pattern with buildings fronting onto sidewalks.
- b) The shopping district will evolve and could include a combination of mixed commercial and residential development, as well as redevelopment/expansion of uses.
- c) The size of the commercial area is limited to ensure a scale of development and quality of development that meets residents' objectives for a "hamlet commercial" shopping district.
- d) Development will be phased in order to:
  - Meet the evolving demand for commercial services; and
  - To ensure the ongoing viability of services that are provided.
- e) At or near build-out, the potential to expand the commercial area will be considered and will be based upon market studies to justify the expansion and ensure the viability of existing and new businesses.
- f) To reinforce and celebrate the public amenity of the park and river, the shopping street on Fern Crescent is intended to be on one side only, facing Maple Ridge Park and the Alouette River.
- g) Integration of different uses is encouraged between residential and commercial uses, either within a

development block or within a single building. All commercial buildings can accommodate residential uses, in a variety of forms, either on upper floors or as interim uses.

### 5.3.4 Institutional Areas

- a) Institutional amenities including schools, a town hall, fire hall and police detachment, library, day care, and/or bus stops are encouraged in River Village.
- b) A central Town Square, located in the middle of the shopping street and leading north to connect to a Town Green, will provide a civic node for River Village.
- c) A Town Green, aligned with and connected to the Town Square, will be provided north of the Town Square.
- d) Institutional Buildings
  - Institutional structures should be sited in prominent locations and conferred architectural distinction to serve as icons and gathering places for the community. These buildings should typically be built to a maximum height of three (3) storeys.
  - Institutional architecture should be an important factor in defining and shaping the character of the community.
  - Institutional facilities should be accessible to the community for mixed purposes and community events.
  - Institutional buildings should be located at each end of the main shopping street to frame the limits of the Village and to provide gateway references for entry to the Village.

### 5.3.5 Community Facilities

- a) Community buildings may accommodate shared uses.
- b) School buildings should be designed to accommodate spaces for other community uses, such as neighbourhood meetings, arts and crafts, society and social gatherings, etc., allowing public access during evenings and weekends, for the full calendar year.
- c) A school should be designed to contribute to the learning environment of students by the integration of learning and business/work uses nearby, and should be in an accessible location.

### 5.3.6 Residential Areas

- a) Home-based businesses are encouraged in order to encourage local economic development, build a sustainable community and lessen traffic/commuting.
- b) Low rise apartment developments in River Village may be integrated with ground-floor commercial units.
- c) All single-detached residential lots are permitted the development of an accessory building, separated from and to the rear of the principal building, subject to overall floor space ratio (FSR) and site coverage restrictions. An accessory building may accommodate a residential use or a home-based business, and additional densities may be permitted under the Small-Scale Multi-Unit housing legislation.

- d) Every residential site within River Village, with the exception of Institutional sites, may infill over time.

### 5.3.7 Parks

- a) A community park is proposed for the Silver Valley area, to be integrated with the Institutional area and school. The park could provide sports facilities including playing fields and possibly tennis courts.

### 5.3.8 Densities

- a) Residential densities should range based on the applicable zone, as determined by the *Zoning Bylaw*.

### 5.3.9 Traffic and Circulation

- a) The location of River Village will necessitate traffic calming measures along the route as it passes through the central area. While legal maximum automobile speeds are consistent with those of all urban areas in the City, slower speeds are desirable during periods of greater activity in the centre. Priority will be given to pedestrian mobility as a means of moderating traffic speeds, i.e. a change of surface treatment and materials to highlight pedestrian crosswalks.
- b) River Village is pedestrian-oriented and a walkable scale, housing a significant number of residents within a 5 minute walk.
- c) The main shopping street, civic centre, Town Square and Town Green will all be interconnected with a pedestrian oriented, enhanced public realm.

## 5.4 Hamlets

### 5.4.1 Description and Concept

- a) A Hamlet is a planned and complete area that encompasses diverse housing types, school and parks, transit access and basic commercial needs.
- b) Each Hamlet pattern is based on a centre which is the civic area, which includes Institutional uses, limited commercial space, civic uses, and residential uses. This pattern is common to all Hamlets, with variations to accommodate site constraints.
- c) Hamlets are designed to limit the need for auto trips by providing access to basic household needs within a short, safe and desirable walking distance.
- d) A single Hamlet is composed of several neighbourhoods.
- e) Each Hamlet is themed to respond to existing natural features, uses and/or other opportunities.
- f) A total of three (3) Hamlets will form the basic structure for the Silver Valley area neighbourhoods.

### 5.4.2 Principles

- a) Hamlets are to be the defining structure for the development of the community and should provide the basis for theming of the community.
- b) Spacing between schools, clusters of density, open spaces and parks within each hamlet will be defined by a comfortable walking distance.
- c) Each Hamlet should provide an Institutional focus for surrounding neighbourhoods. Location of schools, parks, commercial and/or community amenities should be within an identifiable centre for each Hamlet.
- d) Each Hamlet should be distinctive in form, character and theme.
- e) Residential areas should be developed in a manner to allow a gradual and natural increase in density over time and promote infill development.
- f) Hamlet scale is generally defined by a 400 metre, 5-minute, walking radius from a central square or main intersection.
- g) Equitable park areas are to be provided for all neighbourhoods.
- h) For each community, provide a balance between natural and developed parks that respond to the recreational needs of the community.

### 5.4.3 Specific Hamlets

- a) **Blaney Hamlet**
  - i. Blaney Hamlet (Figure 2A) is located in the west sector on the west side of the North Alouette River and just east of Blaney Bog. Blaney Hamlet consists of 3 neighbourhoods, surrounded by a number of Eco-Clusters.
  - ii. Blaney Hamlet should be centred at 232 Street and approximately 137 Avenue. The Hamlet centre should contain a civic area, comprised of a park, school and/or community facility.

- iii. Residential developments should be focused around the school and park and tightly clustered to respond to areas of steep terrain and the view impact of development from distant vistas.

**b) Forest Hamlet**

- i. Forest Hamlet (Figure 2B) is located in the central sector of the upper slopes adjacent to the UBC research forest.
- ii. Forest Hamlet should be centered at the intersection of two (2) main streets, and should contain a civic area, comprised of a park, school, and/or community facility, such as a day care.
- iii. Forest Hamlet is divided by a significant creek, and the two sides will be connected principally by a network of trails through open space corridors.
- iv. Forest Hamlet consists of three (3) neighbourhoods, surrounded by several Eco-Clusters to the north and by additional neighbourhoods to the west and south.

**c) Horse Hamlet**

- i. Horse Hamlet (Figure 2D) is located in the east sector within a crescent formed by the Alouette River and adjacent to an entry to Golden Ears Provincial Park.
- ii. Horse Hamlet is significantly interlaced with streams that create separate development cells, and these should help infer the future location of and Institutional Uses.
- iii. Horse Hamlet should be centered on an elementary school located within a 5 minute walk of most residents, and the principal commercial and community facilities should be located across a creek on 128 Avenue. The Hamlet Centre should contain a civic area, comprising a park, school and/or community facility, such as a daycare.
- iv. Horse Hamlet consists of two (2) neighbourhoods, and is surrounded by several neighbourhoods to the northwest and by Eco-Clusters to the northeast.
- v. A commercial precinct should be centered at the intersection of 128 Avenue and Fern Crescent to provide a focal point for the residential areas.
- vi. Commercial development in Horse Hamlet will primarily be destination recreational and tourism uses.
- vii. Tourist commercial uses are encouraged and integrated within the Horse Hamlet.

#### 5.4.4 Neighbourhoods

- a) A Neighbourhood is a subset of a Hamlet, generally defined by a 200 metre, 2-minute walking radius from a central local community and/or park space and a transit stop.
- b) Each Neighbourhood is identifiable by housing focused on the central local park space and surrounding open space or environmental preserve.
- c) Individual Eco-Clusters may function as a neighbourhood although two or more Eco-clusters may also relate as a neighbourhood unit. The principle of a neighbourhood focus, primarily associated with a park space also applies here.
- d) Location, size and form of Neighbourhoods should be determined by environmental constraints. Spacing of Neighbourhoods should be generally distributed to minimize overlapping of each walking radius.

- e) Neighbourhoods are based on the principle of housing clusters designed to allow children to safely play in the street or walk to the park, and to promote a sense of social cohesion among residents.
- f) Local parks should be centrally located in each Neighbourhood, fronted by streets and housing rather than surrounded by fencing and rear yards. Access to the parks should be provided along local streets.

#### 5.4.5 Commercial Areas

- a) Local service commercial uses catering to the needs of residents are encouraged within Hamlet Centres.
- b) The commercial service area is primarily limited to the needs of the residents within the 400-500 metre radius from the Hamlet Centre.
- c) All commercial buildings can accommodate residential uses.

#### 5.4.6 Community Areas

- a) Community buildings may accommodate shared uses.
- b) Institutional buildings should be designed to accommodate spaces for community uses, such as neighbourhood meetings, arts and crafts, society and social gatherings, etc.

#### 5.4.7 Residential Areas

- a) Home offices and home-based businesses are encouraged in order to encourage local economic development, build a sustainable community and lessen traffic/commuting.
- b) All single detached residential lots are permitted the development of a detached garden suite, separated from and to the rear of the principal building, subject to overall FSR and maximum site coverage restraints, as per the *Zoning Bylaw*. Additional densities may be permitted under the new Provincial Small-Scale Multi-Unit housing legislation, and this should be consulted when considering infill projects

#### 5.4.8 Parks and Schools

- a) A variety of park typologies will be provided as follows:
  - i. Community Park – adjacent to a high school
  - ii. School Park – associated with an elementary school
  - iii. Neighbourhood Park – within a 5 minute walk
- b) Potential school sites have been located within unique environmental and landscape character areas, and should take advantage of natural features and natural open spaces associated with creeks and/or environmentally sensitive areas.
- c) Institutional areas are the central focus of each neighbourhood and should be developed around their neighbourhood character. Associated with each Institutional area can be a school, park area or natural open space.

- d) School parks should be within a 5 – 10 minute walk from most dwellings. These parks should be integrated with the school site, environment, topography and natural features of the area. Included in the parks should be playfields, school grounds, and adjacent natural open spaces, with some educational aspect added to the design and function of the park.
- e) Neighbourhood Parks are 0.2 hectares to 0.6 hectares in size and should be within a 2– 5 minute walk from dwellings. These parks should provide an opportunity for social gathering, and will require appropriate amenities, i.e., benches, pathways, community mailboxes, and should include small playground structures where appropriate.

## 5.5 Eco-Clusters

### 5.5.1 Description and Concept

- a. An Eco-Cluster is a group of housing units, condensed within clearly defined limits, surrounded by open space and linked to other parts of the Silver Valley community by a single local road.

### 5.5.2 Principles

- a) Eco-clusters are intended to provide development opportunities in sparsely developed or rural areas, in a cluster form which supports sensitive implementation, minimal site regrading and tree clearing, and integration of housing into a forest setting.
- b) Eco-Clusters are located in areas where topography is difficult, view impacts need to be minimized, and the existing rural character should be retained.
- c) Development limits for Eco-Clusters are generally defined so as to maximize retention of existing vegetation and to limit the general disturbance of the natural setting. The actual limit of the developable areas is to be determined upon completion of a thorough physical inventory of the site. In general, development should be limited to areas where existing grades are less than 20%. Development may occur on steeper grades conditional on sensitive response to site conditions. Environmental Development Permits may be required as part of the development of these areas.
- d) Eco-Clusters are located at the fringes of Hamlets as a transitional form of housing between Hamlets and forests.
- e) The focal point of each Eco-Cluster is a small green or parkette which will serve as frontage for most units in the cluster.

### 5.5.3 Residential Areas

- a) As a means of providing a diversity of housing types, consider integrating duplex, triplex, and fourplex developments that have the appearance of a single larger residence into the Eco-Clusters.
- b) Home-based businesses are an integral part of the Maple Ridge economy and will be encouraged in Silver Valley in order to help create a more self-sustaining community, lessen traffic and commuting, and assist Maple Ridge in achieving goals of building “complete communities”, as articulated in Metro Vancouver’s Regional Growth Strategy.

### 5.5.4 Parks

- a) Parkettes are 0.1 hectares to 0.2 ha hectares in size and also serve as traffic calming devices. Parkettes are natural in character and are integrated with trail, road, and infrastructure systems to expand on varying open space opportunities.

### 5.5.5 Densities

- a) Densities and housing types should be diversified within and between Eco-Clusters.
- b) Residential areas should be developed in a manner to allow a gradual and natural increase in density over time.

## 5.6 Conservation Areas

### 5.6.1 Description and Concept

- a) Conservation areas are the natural areas in Silver Valley with great biodiversity and the undeveloped areas left in their natural state and/ or restored, after development, to their natural condition.
- b) The creeks and watercourses in the Silver Valley area are tributaries to the Alouette River System and are significant natural features in near pristine condition.

### 5.6.2 Principles

- a) Environmentally sensitive and/or unique natural open spaces should be preserved, enhanced, and under public ownership.
- b) Natural vegetation in the environment and landscape of Silver Valley should be retained and/or restored.
- c) Natural open spaces should, wherever possible, be connected and/or continuous.
- d) Neighbourhoods and open space character should reflect the surrounding natural environment and biodiversity of natural areas.
- e) In development areas respect, retain, and enhance natural features and other environmentally sensitive occurrences such as rocky knolls.
- f) Ensure Best Management Practices and principles of sustainability are followed in the development and planning of Silver Valley to minimize environmental impacts.
- g) Tree retention should be maximized throughout the Silver Valley area.

### 5.6.3 Creeks and Setbacks

- a) Ensure streams/watercourses are considered when planning infrastructure.
- b) Minimize the number of watercourse crossings to reduce impacts and prevent intrusion into greenways. Ensure that crossings minimize impacts on watercourses.
- c) Minimize disruption to interflow and ground water flow through storm water Best Management Practices.
- d) Protect watercourses and their riparian zones which will, in turn, also protect vegetation and wildlife habitat corridors.
- e) Encourage appropriate wildlife use of natural open spaces and trails systems, while ensuring that yard maintenance and other practices are followed to minimize interaction between development and wildlife such as bears, cougars, and raccoons.
- f) Ensure water quality improvements through Best Management Practices. Adopt varying widths of setbacks around watercourses to achieve a greater amount of natural open space and to minimize the number of watercourse crossings

### 5.6.4 Natural Open Spaces

- a) New vegetation introduced into Silver Valley development areas should principally be native and should enhance the existing natural systems.
- b) Development should be integrated with existing trees wherever possible, and individual projects should be planned with tree retention in mind.
- c) Transition from development to the edges of the natural environment should be well integrated. Where significant site clearing has occurred adjacent to forest areas, a transition of natural planting should be implemented through restoring the forest edge and/or vegetation previously removed.
- d) In natural areas with environmental sensitivity, take measures to protect edge conditions and to limit development appropriately.
- e) Provide a variety of trails that ensure strong linkages and connections to surrounding amenities and community features.
- f) Plan and locate trails throughout development to maximize safety considerations such as wildlife, surface materials, visibility, and accessibility.
- g) Consult and apply the Community Greenways Stewardship Series document produced by the Provincial and Federal Governments when establishing proposed trails as development occurs.
- h) Only allow foot powered mobility on trails. No motorized vehicles permitted, with the exception of service vehicles for operations and maintenance.
- i) Create nodes where trails and pathways crossroads, to identify trail crossings and to provide traffic calming measures.
- j) Establish an appropriate maintenance and management strategy for trails and natural open spaces, on both private and public lands. Explore feasibility of partnerships for the development and maintenance of trails and natural open spaces.

## 6.0 | Implementation and Finances

- 6.1** The proper sequence of development in Silver Valley will ensure that initial capital costs plus on-going servicing costs will be minimized for Maple Ridge taxpayers. Sequencing development will also ensure that development will proceed in the most efficient manner and provide the financial incentives for the development community to implement the Silver Valley Plan.
- 6.2** Towards this end, developers and Maple Ridge must respond to changing market demand; land ownership; topography; soil conditions; environmental issues, site servicing costs and the need to create affordable development.
- 6.3** Planning, engineering, and financial analyses have shown that the optimum sequence of development is important to the viability of the plan.
- 6.4** The acquisition of civic lands, including park lands, is an integral part of the Silver Valley Plan. These lands will be confirmed in advance of development, and financial planning for development will give consideration to their acquisition, development and maintenance.

## 7.0 | Infrastructure and Servicing

### 7.1 Stormwater Management

#### 7.1.1 Principles

- a) Observe current and anticipated best management practices, including, but not limited to:
  - Retention of native topsoil;
  - Minimal interception of ground water flow;
  - Maximizing storm water infiltration;
  - Minimizing impervious surfaces;
  - Watercourse base flow maintenance; and
  - Utilization of storm water treatment ponds.
- b) Development of storm water release rates through continuous simulation modeling of pre-development stream flows
- c) Develop an integrated storm water management plan.
- d) Maintain predevelopment flow regimes and hydrology throughout the Silver Valley area in the management of storm water.
- e) Maintain the objective to limit impervious area to 15% of the total area for Silver Valley.

#### 7.1.2 Stormwater Management

- a) Maintain riparian corridors by establishing development setbacks and by minimizing road crossings.
- b) Retain stream habitat conditions by:
  - Utilizing natural elements for stream enhancement;
  - Minimizing the number of storm outfalls;
  - Using bridge type structures at stream crossings;
  - Maintaining predevelopment aquatic habitat and biotic diversity; and
  - Keeping the same stream regimens.
- c) Preserve water quality by:
  - Controlling street pollutants with sediment/oil collection devices;
  - Controlling construction sediment/spills; and
  - Maintenance of cool water temperatures through in-ground transport and storage.
- d) Manage upland wildlife habitat by:
  - Protecting bird nesting sites;
  - Using native vegetation for landscaping;
  - Retaining upland fallen and woody debris; and
  - Designing stormwater treatment facilities to be wildlife friendly.
- e) Strive to maintain stream base flow regime.
- f) Bypass intermediate storm flows around watercourses wherever possible.
- g) Discharge major storm flows to watercourses.
- h) Utilize regional storm water treatment ponds with designed release rate to stimulate predevelopment

stream flows.

- i) Reduce the amount of impervious areas to 15% of the total area for Silver Valley.
- j) Where possible, install roadside drainage swales with subsurface ground infiltration system except in rocky and/or steep slope areas.
- k) Install conventional drainage collection systems in areas where limited ground infiltration opportunities exist.
- l) Implement sediment control ponds, where possible.
- m) Implement oil water separators for drainage from larger impervious areas.
- n) Utilize bridges or open culverts at stream crossings.
- o) Design roads to convey major overland storm flow events for discharge to main watercourses.

## **7.2 Water**

### **7.2.1 Principles**

- a) Community water requirements will continue to be serviced by water supplied in sufficient quantity, quality, and pressure.

### **7.2.2 Water Supply and Distribution**

- a) The Greater Vancouver Water District (GVWD) system will continue to supply the water to the Silver Valley area. The water distribution system will be owned, operated, and maintained by the City of Maple Ridge.
- b) The closest GVWD supply point is a 900 mm diameter main at 232 Street and 124 Avenue.
- c) Main distribution into the area is provided by a 450 mm main on 232 Street from 124 Avenue to 132 Avenue, 300 mm main on 232 Street from 132 Avenue to 136 Avenue, a 250 mm main from 136 Avenue to Silver Valley Road and a 250 mm diameter main on 132 Avenue extending east from 232 Street.

## **7.3 Sanitary Sewer**

### **7.3.1 Principles**

- a) Wastewater will continue to be collected in a sanitary sewer system and transported in a safe and economical manner to a wastewater treatment facility.
- b) All development sites are to be serviced by a sanitary sewer.
- c) Storm water and wastewater are conveyed in separate systems.
- d) Sanitary sewer systems are owned and operated by the City.

### 7.3.2 Wastewater Servicing

- a) Reported poor soil conditions are not conducive to the implementation of ground disposal systems for wastewater suitable for the proposed types of development.
- b) New neighbourhoods and communities will be serviced with a conventional wastewater collection system owned and operated by the City of Maple Ridge.
- c) Mainline sanitary sewers will be constructed to current City standards in both roadways and easements to suit development.
- d) Servicing for approximately one half of the Silver Valley development area to the southeast will be routed to the existing interceptor sewer at 232 Street and 128 Avenue.
- e) Servicing for the remaining area for Silver Valley will be piped to an existing wastewater pumping station on 136 Avenue east of 224 Street where wastewater will be pumped in a force main south across the Alouette River to the existing interceptor sewer on 128 Street.
- f) Offsite disposal will be at the Greater Vancouver Sewerage and Drainage District (GVS&DD) wastewater collection and treatment system.

## 8.0 | Transportation and Traffic

### 8.1 Regional Context

#### 8.1.1 Principles

- a) Provide safe and efficient movement of people and goods between the Silver Valley area and rest of the region (Figure 3).
- b) Provide safe, convenient, reliable, and economical means of transportation for all sectors of society through transit services.

#### 8.1.2 Road and Transit Network

- a) Regional access to Silver Valley will be primarily routed to 232 Street from Lougheed Highway, Dewdney Trunk Road and Abernethy Way.
- b) Fern Crescent/132 Avenue will continue to provide regional access to Golden Ears Park.
- c) 132 Avenue between 232 Street and Balsam Street to be widened to four travel lanes, while ensuring minimal impacts to Park lands.
- d) As the eastern section of Silver Valley develops, a new bridge crossing over the Alouette River will be coordinated in conjunction with external government funding.

### 8.2 Local Context

#### 8.2.1 Principles

- a) Provide safe and efficient movement of people and goods throughout the Silver Valley area with particular attention to mobility for pedestrians and cyclists.
- b) Promote safety in residential neighbourhoods by reducing traffic speed.
- c) Design transportation infrastructure to be environmentally friendly in keeping with best management practices.
- d) Provide and improve safe, convenient, reliable and economical means of transportation for all sectors of society through transit services.

#### 8.2.2 Road Network

- a) Implement improvements to the local area transportation network to service new neighbourhoods and communities as development occurs.
- b) Include all forms and modes of travel in the transportation network and implement standards that promote safe and efficient travel.
- c) Promote traffic calming road design in residential neighbourhoods to improve liveability.

- d) For the short term, continue to provide access to Silver Valley from 232 Street.
- e) Provide an east-west transportation access with extension of the 128 Avenue (Abernethy Way Corridor) route and a second access to the western portion of Silver Valley along 136 Avenue access.
- f) Extend the width of 232 Street to four lanes north to 132 Avenue as Silver Valley develops, or implement a new Alouette River crossing along the 240 Street alignment.
- g) Explore the potential of a future extension of 132 Avenue west of 232 Street and a bridge crossing to improve access to the Silver Valley area and to provide some relief to peak traffic volumes west of the North Alouette River.
- h) Consider the extension of 240 Street north to include a bridge across the Alouette River as the eastern portion of Silver Valley develops.
- i) Explore the possibility of the east extension of 128 Avenue and a future bridge crossing across the Alouette River in the final stages of the development of Silver Valley.
- j) Construct transportation corridors utilizing Best Management Practices.

### 8.2.3 Transit

- a) Advocate for new transit routes along 240 Street and 128 Avenue to link neighbourhoods as demand and need arises.
- b) Maintain the existing transit route on 232 Street and integrate into new neighbourhoods as development occurs.
- c) Establish and integrate future transit routes along 128 Avenue and 240 Street to service new neighbourhoods.

### 8.2.4 Roads and Lanes

- a) Design roads to co-exist with bike trails.
- b) Adapt roads to topographic features and to minimize site impacts.
- c) Utilize narrow roads where possible to provide traffic calming and to preserve rural character.
- d) Consider road standards that are topographically sensitive, ecologically friendly, and that accommodate larger community building principles rather than the needs of the automobile.
- e) Create numerous and diverse linkages throughout the neighbourhoods to facilitate walking and cycling trips where possible. Avoid no exit style cul-de-sac roadway layouts, where possible.
- f) As this community continues to develop, the City will endeavor to improve active transportation connections, including pedestrian and cycling connections as identified in the *Strategic Transportation Plan*. This can be done by linking into the local roads and broader community, while providing connections to key destinations and transit that is direct, safe, and convenient.
- g) The City will provide pedestrian facilities as outlined in the *Subdivision and Servicing Bylaw* and supported by the *Strategic Transportation Plan*, and aim to improve neighbourhood permeability.
- h) Continue to identify areas where property acquisition or easements would support the building out or enhancement of road, pedestrian, and bicycle networks.
- i) Provide rear lanes wherever possible to create access for on-site parking, garages, and secondary dwelling units.

## 8.2.5 Road Classification, Standards and Maintenance Requirements

- a) Design roadways in correspondence to designated classifications and best practices as outlined in the City of Maple Ridge's *Design Criteria Manual*.

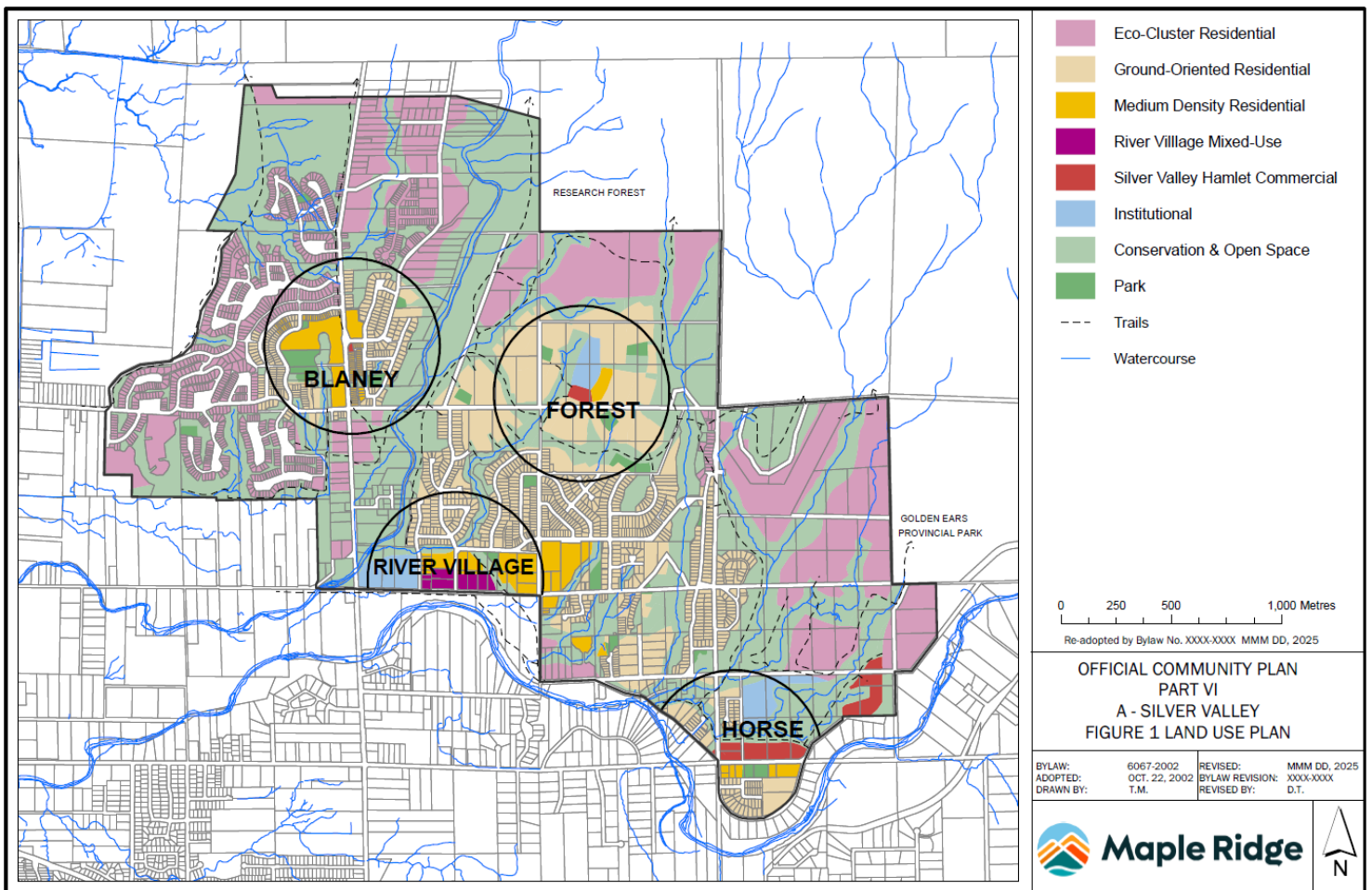
## Appendix A – Zoning Matrix

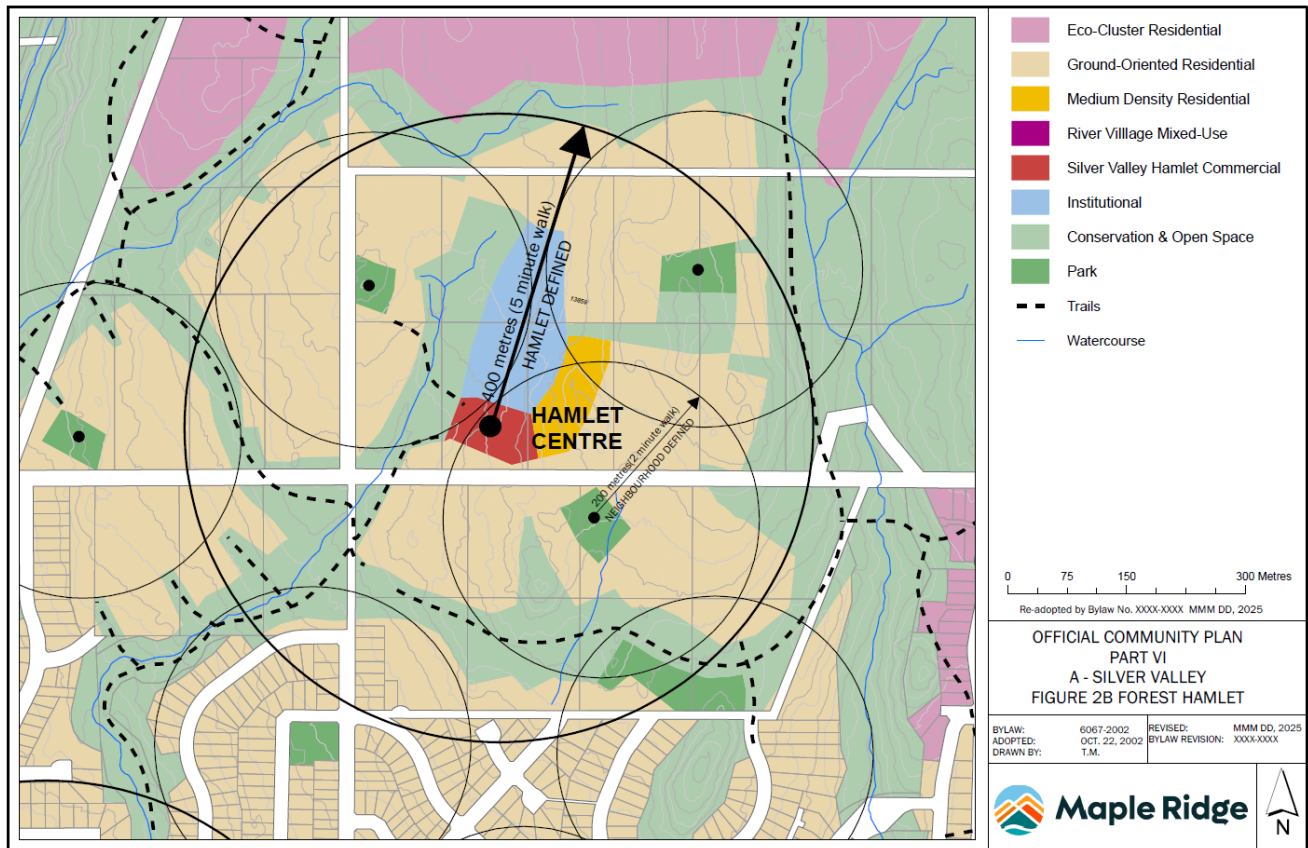
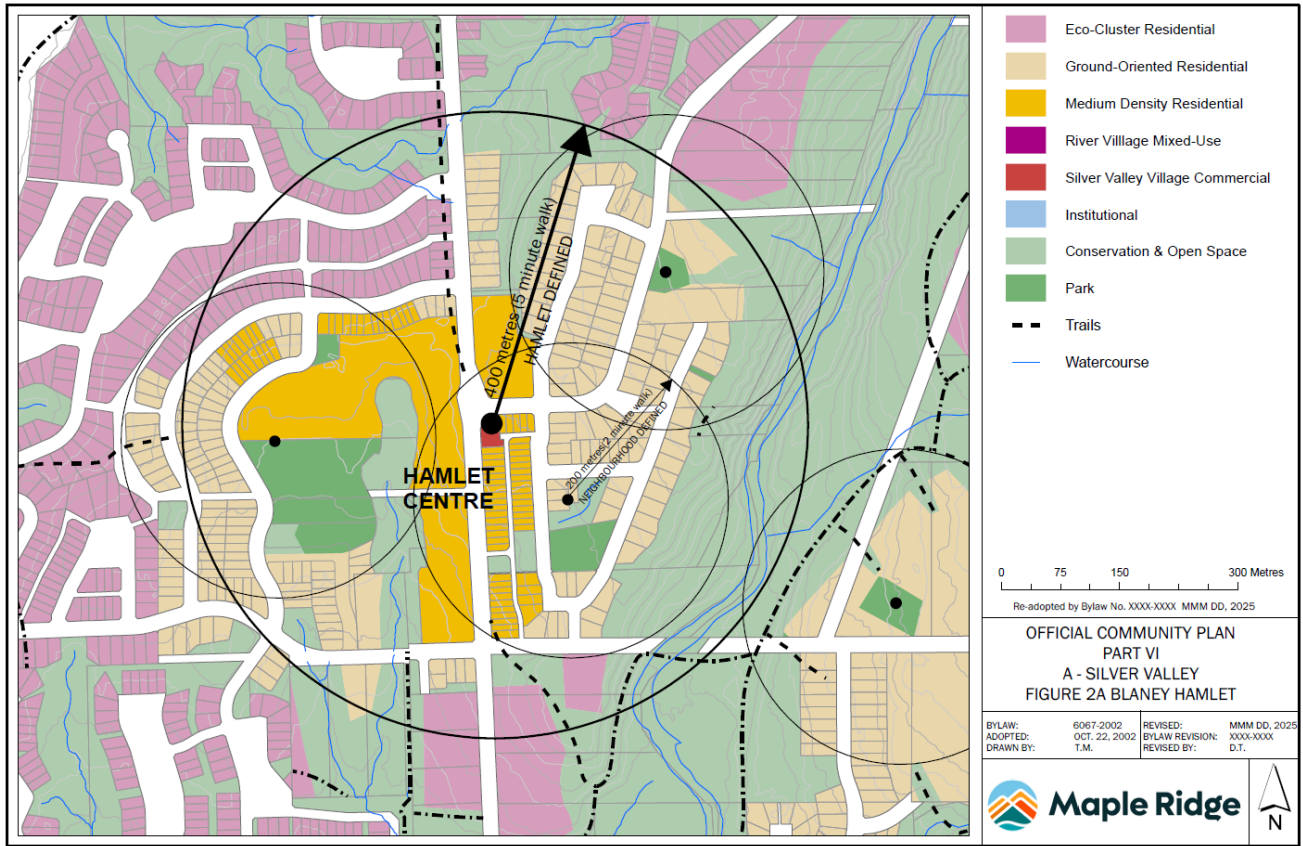
Land Use Designation	Zone(s)
<b>Eco-Cluster Residential</b>	R-4 Single Detached (Infill) Urban Residential RS-1 Single Detached Residential RS-1b Single Detached (Medium Density) Residential RS-2 Single Detached Suburban Residential RS-3 Single Detached Rural Residential RT-1 Two Unit (Duplex) Urban Residential RT-2 Ground-Oriented Residential Infill RUR Urban Infill Residential
<b>Ground-Oriented Residential</b>	R-1 Single Detached (Low Density) Urban Residential R-4 Single Detached (Infill) Urban Residential RS-1 Single Detached Residential RS-1b Single Detached (Medium Density) Residential RS-2 Single Detached Suburban Residential RS-3 Single Detached Rural Residential RT-1 Two Unit (Duplex) Urban Residential RT-2 Ground-Oriented Residential Infill RUR Urban Infill Residential
<b>Medium Density Residential</b>	RM-1 Low Density Townhouse Residential RST Street Townhouse Residential RST-SV Street Townhouse Residential – Silver Valley
<b>River Village Mixed-Use</b>	New zone(s) to be introduced through a Zone Amending Bylaw.
<b>Silver Valley Hamlet Commercial</b>	C-5 Village Centre Commercial CS-3 Recreation Commercial
<b>Park</b>	P-1 Park and School
<b>Institutional</b>	P-1 Park and School P-2 Special Institutional
<b>Conservation &amp; Open Space</b>	Current or proposed zoning would apply

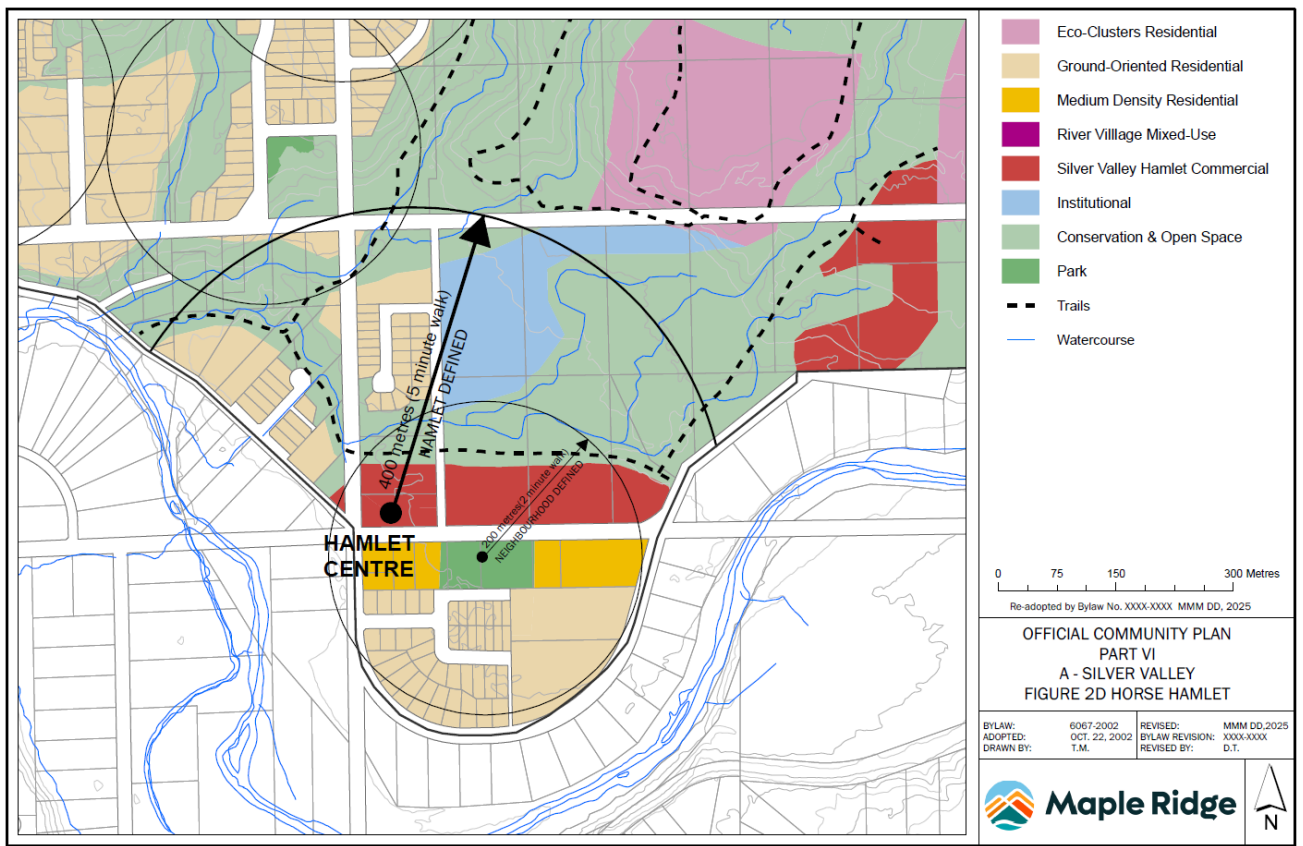
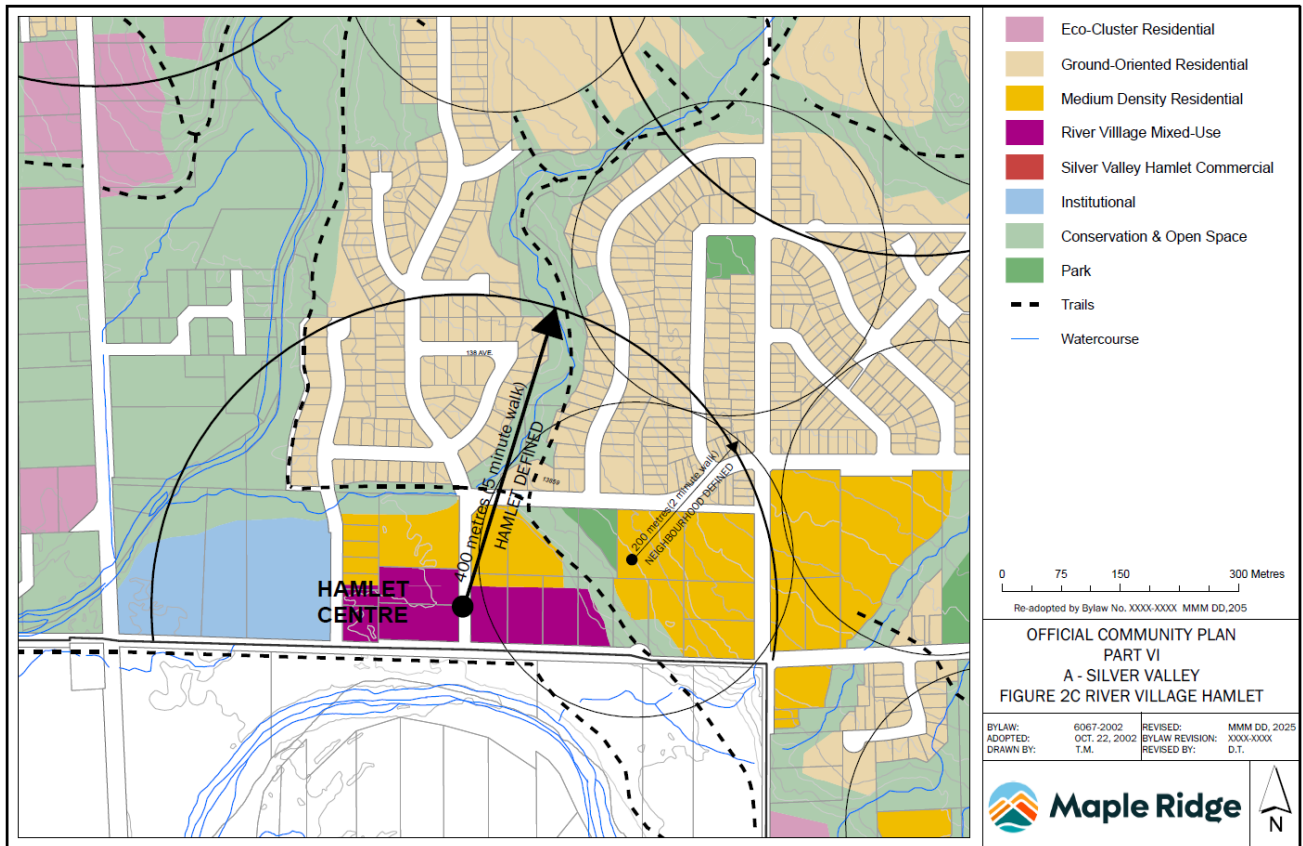
**Conditions:**

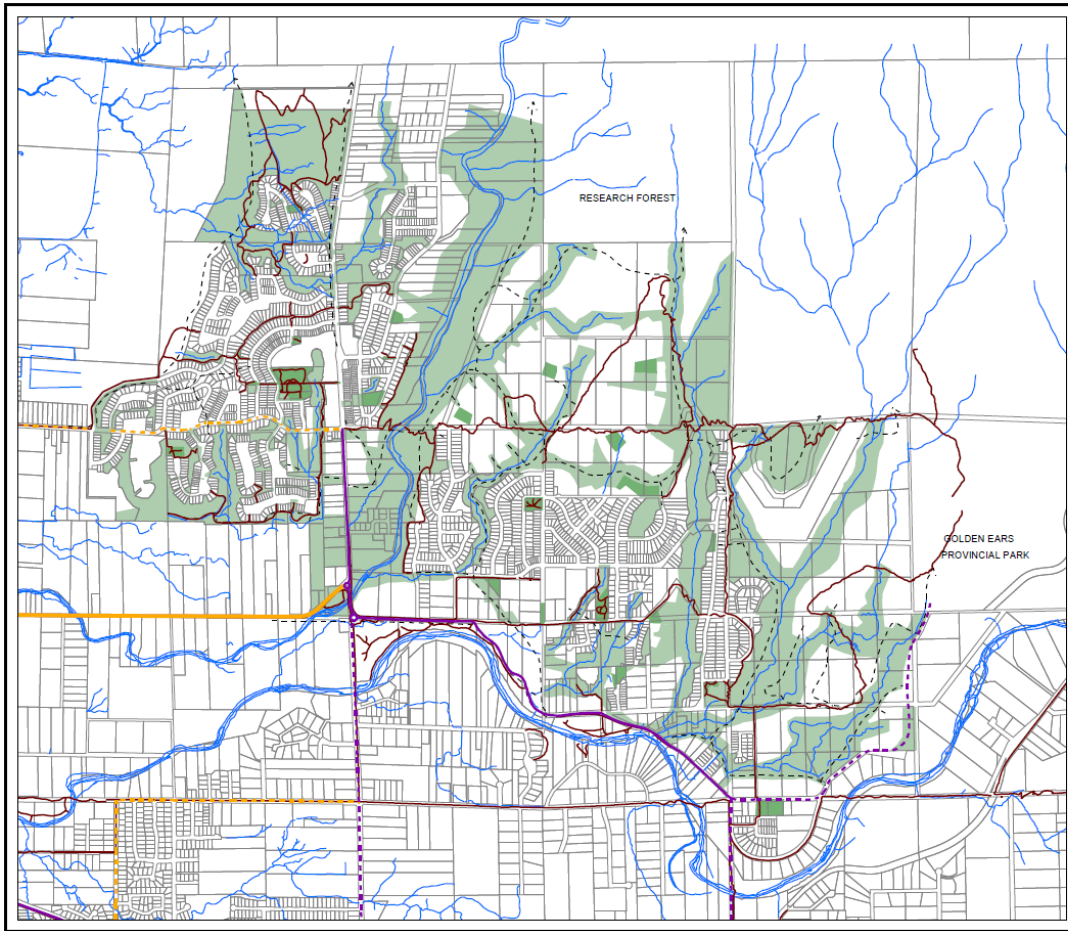
- a) This Matrix is to be read in conjunction with the policies and criteria in the Silver Valley Area Plan as well as the Official Community Plan;
- b) All zones corresponding to each land use designation or category may not be appropriate for a specific site, and are not applicable in all areas of the municipality;
- c) Lot consolidation may be required to meet the minimum lot area, lot width and/or lot depth requirements of the Zoning Bylaw and/or Subdivision Control Bylaw;
- d) Comprehensive Development Zones may be considered within the Official Community Plan Land Use Designations and Categories based on compliance with Official Community Plan policies;
- e) The P-4 Church Institutional Zone will be considered in all Land Use Designations subject to satisfying all requirements of the zone.

# Figure 1 – Silver Valley Area Land Use Designations









- Conservation & Open Space
- Park
- OCP Desired Trails
- Existing Trails
- Watercourse
- Existing Primary Bicycle Route
- Existing Secondary Bicycle Route
- Proposed Primary Bicycle Route
- Proposed Secondary Bicycle Route

0 250 500 1,000 Metres

Re-adopted by Bylaw No. XXXX-XXXX MMM DD, 2025

**OFFICIAL COMMUNITY PLAN  
PART VI  
A - SILVER VALLEY  
FIGURE 3 CONNECTIVITY AND TRAILS**

BYLAW:	6067-2002	REVISED:	MMM DD, 2025
ADOPTED:	OCT. 22, 2002	BYLAW REVISION:	XXXX-XXXX
DRAWN BY:	T.M.	REVISED BY:	D.T.

