

**CITY OF MAPLE RIDGE
BYLAW NO. 7781-2021**

Attachment C

A Bylaw to amend the Official Community Plan Bylaw No. 7060-2014

WHEREAS Section 477 of the Local Government Act provides that the Council may revise the Official Community Plan;

AND WHEREAS it is deemed expedient to amend Schedules "A" and "B" to the Official Community Plan;

NOW THEREFORE, the Municipal Council of the City of Maple Ridge, enacts as follows:

1. This Bylaw may be cited for all purposes as "Maple Ridge Official Community Plan Amending Bylaw No. 7781-2021".
2. Schedule "A", Chapter 6 Employment is hereby amended by deleting policy 6-23 and replacing it with the following:
 - 6 - 23 General Commercial lands are lands designated Commercial on Schedule B of the Official Community Plan that are located:
 - a) on the Lougheed Highway east of the Town Centre;
 - b) on Dewdney Trunk Road, east of the Town Centre and west of 230th Street; and
 - c) at Lougheed Highway and 116th Avenue.
3. Schedule "A", Chapter 6 Employment is hereby amended by deleting policy 6-27 and replacing it with the following:
 - 6 - 27 The Community Commercial Nodes are located within the urban area boundary and are identified on Figure 2. The nodes are centred at the following intersections with residential developments interspersed between:
 - a) Dewdney Trunk Road and 232nd Street; and
 - b) Dewdney Trunk Road and 240th Street.
4. Schedule "A", Chapter 8 Development Permit Area Guidelines is hereby amended by adding "Lougheed Transit Corridor Area Plan" on the title page following the last bullet on the list.
5. Schedule "A", Chapter 8 Development Permit Area Guidelines, Section 8.2 Application and Intent, is hereby amended by adding the following Development Permit Area description and numbering accordingly:

Lougheed Transit Corridor Development Permit Area Guidelines pursuant to Section 488 of the Local Government Act for property within the Lougheed Transit Corridor, as identified on Schedule B of the Official Community Plan. The Lougheed Transit Corridor Development

Permit Area Guidelines applies to Local Residential Infill, Intensive Attached Residential Infill, Transit Corridor Multi-Family, Commercial Mixed-Use, and Flexible Employment land use designations and development.

6. Schedule "A", Chapter 8 Development Permit Area Guidelines is hereby amended by adding the Lougheed Transit Corridor Development Permit Area Guidelines, a copy of which is attached hereto and forms a part of this Bylaw as Schedule 1, at the end of Chapter 8 and before Chapter 9, and accordingly including the appropriate section number.
7. Schedule "A", Chapter 10 Area Planning is hereby amended by adding "Lougheed Transit Corridor Area Plan" on the title page following the last Area Plan on the list.
8. Schedule "A", Chapter 10 Area Planning is hereby amended by adding the Lougheed Transit Corridor Area Plan, a copy of which is attached hereto and forms a part of this bylaw as Schedule 2, Section 10.6, following Section 10.5 Hammond Area Plan.
9. Schedule "A", Figure 2 – Community Commercial Nodes and Historic Commercial Centres is replaced with a new Figure 2, which is attached hereto as Schedule 3 and forms part of this Bylaw.
10. Schedule "A", Figure 6 –Area Plans is hereby replaced with a new Figure 6, which is attached hereto as Schedule 4 and forms part of this Bylaw.
11. Schedule "B" is hereby replaced with a new Schedule B, which is attached hereto as Schedule 5 and forms part of this Bylaw.
12. Maple Ridge Official Community Plan Bylaw No. 7060-2014 is hereby amended accordingly.

READ a first time the day of _____, 20__.

READ a second time the _____ day of _____, 20__.

PUBLIC HEARING held the day of , 20 .

READ a third time the day of _____, 20__.

ADOPTED the day of , 20 .

PRESIDING MEMBER

CORPORATE OFFICER