

North Lougheed Area Plan Update

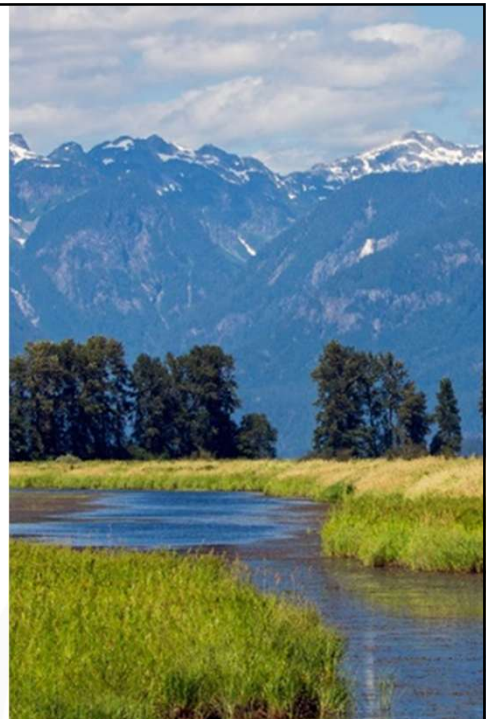
Public Council Meeting
May 12, 2026



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Background

- 50 ha (125 ac) area on the north side of the Lougheed Highway
- Within q'icə'y' (Katzie) First Nation's traditional and unceded territory and is a site of long-term q'icə'y' use and occupation
- Subject of various planning initiatives and applications to the Agricultural Land Commission since the 1980s



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Draft Area Plan

Informed by:

- Planning and engagement work undertaken in 2019 and 2020
- Further input from government agencies, interest holders and q̓ic̓əy̓ (Katzie) First Nation
- Policies, plans and assessments developed since 2020

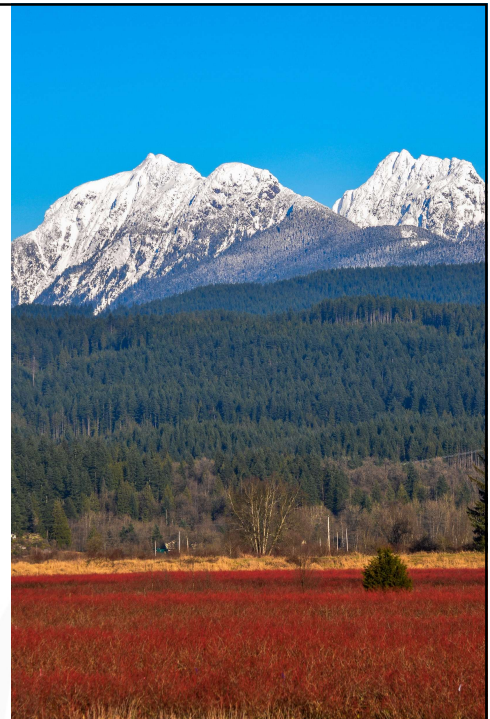


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Draft Area Plan

Vision:

"An inclusive, connected and resilient neighbourhood that acknowledges q̓ic̓əy̓, fosters a small-town feel, and provides opportunities to live, work, play and learn."



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Draft Area Plan

Priorities:

- Protecting and recognizing q̓ícəy' culture and heritage through early consideration in planning and design
- Respecting and safeguarding places of cultural significance through planning and design practices that recognize Ancestral importance and support avoidance of unintended impacts
- Accommodating new housing and employment opportunities that contribute to the city's long-term sustainability
- Developing a safe, multi-modal mobility network that supports active transportation and public transit and provides connectivity to the urban area south of Lougheed Highway
- Enhancing the natural environment and outdoor recreation opportunities through integrated green spaces and environmental design
- Safeguarding surrounding agricultural lands from potential impacts of urban development
- Facilitating the construction of the North Lougheed Connector to improve traffic flow and allow for traffic calming along Old Dewdney Trunk Road

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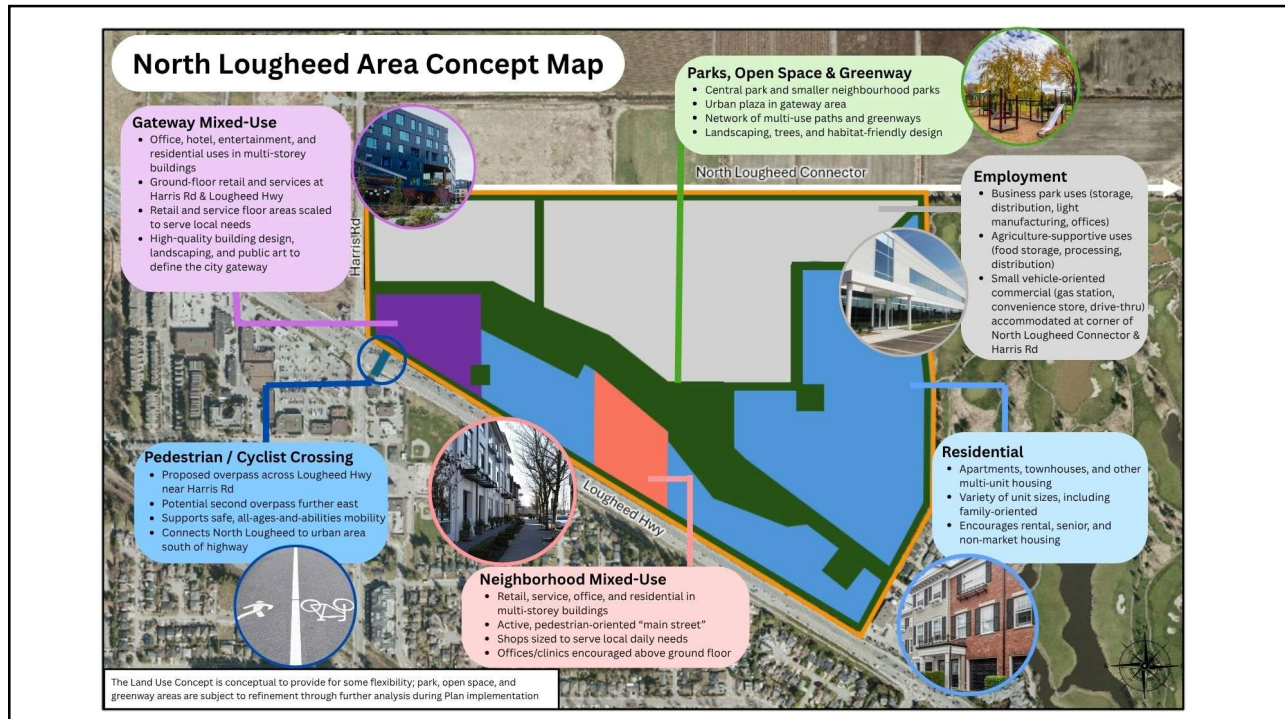
Draft Area Plan

Policy Areas:

- q̓ícəy' culture and heritage
- Neighbourhood character
- Land use
- Transportation
- Parks and community amenities
- Agriculture
- Environment
- Utility Services
- Implementation



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Early and Ongoing Consultation

- Metro Vancouver Regional District
- City of Maple Ridge
- q̓ícə́y̓ (Katzie) First Nation
- School District 42
- Agricultural Land Commission
- Ministry of Transportation and Transit
- TransLink



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Community Engagement

- May through early June
- In-person and digital engagement opportunities
- Promotion through various communication channels
- Will inform potential revisions to the draft Area Plan



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Next Steps

- Initiate the consultation and community engagement
- Report back to Council with the engagement findings in late June or July
- OCP Amendment Bylaw in September



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Recommendation

THAT Council:

- A. Has, pursuant to Section 475(2) of the Local Government Act, considered whether opportunities for consultation should be early and ongoing, and specifically whether consultation is required with:
 - i. The Board of the Regional District in which the area covered by the plan is located, in the case of a Municipal Official Community Plan;
 - ii. The Board of any Regional District that is adjacent to the area covered by the plan;
 - iii. The Council of any municipality that is adjacent to the area covered by the plan;
 - iv. First Nations;
 - v. Boards of Education, Greater Boards and Improvement District Boards, and
 - vi. The Provincial and Federal Governments and their agencies;and, in that regard, considers the consultation described in the "North Loughheed Area Plan Update" report presented at the May 12, 2026 Council meeting to be appropriate;
AND
- B. Direct staff to proceed with the community engagement as described in the "North Loughheed Area Plan Update" report presented at the May 12, 2026 Council meeting; OR
- C. Other