



Chapter 9

Municipal Services

Municipal Infrastructure

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

9.1 Municipal Services



9.1.1 Municipal Infrastructure

Refer to Figure 3 for information on Major Public Utilities

ISSUES

Municipalities should view infrastructure in the broad context that includes all related costs associated with community or site-specific development. The capital costs of providing hard infrastructure represent only a small portion of the fiscal issue related to land use. The recurring costs of administration, maintenance, and delivery of community services, generally fully borne by the municipality, represent 75% of the total cost of providing municipal infrastructure and services. Municipalities do not always consider the long-term implications of recurring costs for capital infrastructure expenditures for development. Using a life-cycle cost approach will take into account the lifecycle or replacement cycle for the main expenditure categories of providing infrastructure.



The form or design of a community has broad implications to municipal costs and greatly affects the fiscal performance (costs and revenues) of a development. Different forms of development have different costs for the municipality.

Municipal tax structures often encourage low-density developments that typically result in high municipal infrastructure costs. Implementing tax structures that reflect actual costs will foster more compact forms of development.

Directing population growth and density within the Urban Area Boundary and the Regional Town Centre is the most efficient and economical method for providing and managing municipal services and infrastructure.

PRINCIPLE

The following principles reflect the shared community values of Maple Ridge residents and provide a framework for the Municipal Services policies in the Official Community Plan:

Principle 12

Collaboration with other authorities, including but not limited to the ALC and GVRD, is essential to ensuring that municipal objectives can be met.

Principle 36

Integrating growth with services, infrastructure, and schools is desirable for the future of Maple Ridge. (also see Principles 38 and 44)

Principle 38

Expanding services concurrently with development is regarded by the community as good planning and development practice.

OBJECTIVES

To minimize the cost of providing additional infrastructure, and to maximize the use of existing infrastructure in accommodating future population growth.

To consider the long-term implications of recurring costs for planning and development initiatives by minimizing municipal capital, replacement, operation and maintenance costs of servicing residential development.

To generate sufficient revenues from all sources and maintain adequate reserve funds to pay for the lifecycle and replacement costs of municipal infrastructure and community facilities.

POLICIES

- 9 - 1 Maple Ridge will maintain a contiguous Urban Area Boundary to help control the costs of infrastructure construction.
- 9 - 2 Maple Ridge will consider the use of life cycle fiscal impact analysis (capital cost, replacement, and annual operating and maintenance costs of municipal infrastructure, community service, and administration) as a tool for assessing the fiscal performance of major development proposals, area plans, and Urban Area Boundary adjustments.
- 9 - 3 Maple Ridge will consider establishing a separate Municipal Infrastructure Replacement Reserve Fund to pay for the replacement of aging municipal infrastructure.
- 9 - 4 Maple Ridge has adopted and supports the GVRD Liquid Waste Management Plan and will comply with the policies contained within the Plan.

9.1.2 Septic Systems

ISSUE

Private septic systems are used in the rural areas of Maple Ridge, and there is concern about their safety and the possible impacts on health and the environment. Incidences of septic tank failures have resulted in requests for the extension of public sewers, and are believed to be the source of high fecal coliform levels in Kanaka Creek and other municipal watercourses.

OBJECTIVE

To establish and implement standards and guidelines for on-site septic disposal and waste water treatment.

POLICIES

- 9 - 5 Maple Ridge will evaluate alternative, private on-site septic disposal and waste water treatment methods and may consider approval of alternative treatment methods that are consistent with federal, provincial, and Regional statutes based on their technical, operational, and financial merits.
- 9 - 6 Maple Ridge has adopted and supports the GVRD Liquid Waste Management Plan to reduce the impact of residential, commercial, and industrial effluent on local water bodies.

9.1.3 Waste Reduction and Recycling

ISSUE

With increasing population and consumer demands, Maple Ridge is producing higher volumes of solid waste, despite concerted recycling efforts by the District and partners.

OBJECTIVE

To encourage improved waste management practices and to work towards waste reduction, recycling and reuse of materials.

POLICIES

- 9 - 7 Maple Ridge will encourage the reduction of solid waste generation by promoting the goal of working toward zero waste which promotes source reduction, reuse, recycling and composting, and will continue to participate in Regional and Provincial programs aimed at reducing waste generation.
- 9 - 8 Maple Ridge, in co-operation with Regional and Provincial authorities and agencies, will consider providing a comprehensive recycling depot that accepts a wide range of commodities.
- 9 - 9 Maple Ridge will continue to promote waste reduction and to ensure responsible management of District waste in its corporate practices, including the selection of products that contain recycled materials in its purchasing practices.

9.1.4 Contaminated Sites and Hazardous Materials

ISSUE

Commercial and industrial activities may cause toxic substances such as PCBs, lead, cadmium, and hydrocarbons to build up in the soil, surface water, and groundwater. Sites are considered contaminated if these toxins are concentrated at levels that pose a threat to the environment or human health.

Due to the lack of a comprehensive management program to reduce, store, or manage hazardous household wastes, deleterious substances such as solvents, pesticides, household cleaners, and household batteries are entering our soils and watercourses.

Wood-waste from the manufacture of shakes and shingles were historically burned, used as hog fuel, or buried in landfills adjacent to the Fraser River. The Albion area has an estimated 6 to 15 wood-waste locations, which has the potential to produce toxic materials if the sites were to come into contact with water.

Incidences of hazardous wastes entering the municipal sewage system are possible due to the lack of a sufficient monitoring system in the District. Metals introduced into the collection infrastructure can upset treatment systems and overflow into the environment. Non-domestic types of liquid wastes can be minimized and pre-treated prior to entering the sewer system through source control programs.

OBJECTIVE

To prevent future contamination of air, water and land and to strive to mitigate sites that may contain hazardous substances through the use of scientifically sound and technically feasible approaches.

POLICIES

- 9 - 10 Maple Ridge will work with other authorities and agencies, and consider the development a strategy for addressing hazardous materials and contaminated sites.
- 9 - 11 Maple Ridge will work with the Province in the administration of relevant sections of the Contaminated Sites Regulations, including a requirement for site profile evaluations to be completed as part of the development review process.