



**VILLAGE OF BELCARRA
REGULAR COUNCIL MEETING AGENDA
Village Hall
March 9, 2026
7:00 PM**



*This meeting is live streamed and recorded by the Village of Belcarra
To view the meeting click: [Village of Belcarra - YouTube](#)*

Note: This agenda is also posted on the Village's website at www.belcarra.ca

The purpose of a Council meeting is to enact powers given to Council by using bylaws or resolutions. This is the venue for debate of issues before voting on a bylaw or resolution.

We wish to acknowledge that this meeting is taking place on the unceded territory of the Coast Salish Peoples. Tum-Tumay-Whueton, or Belcarra, is home to an ancestral village of the Tseil-Waututh Nation. We are thankful to conduct our work within their territory.

COUNCIL

Mayor Jamie Ross
Councillor Carolina Clark
Councillor Joe Elworthy
Councillor Janet Ruzycki
Councillor Liisa Wilder

- 1. CALL TO ORDER**
- 2. APPROVAL OF THE AGENDA**
- 3. ADOPTION OF MINUTES**
- 3.1 Regular Council Meeting, February 9, 2026**

4. PUBLIC INPUT (15 minutes)

A period of fifteen (15) minutes will be made available on each Regular Council Meeting Agenda for members of the public to make submissions to Council. Any person wishing to speak during Public Input Period must so indicate by raising their hand. Each person will be permitted 2 minutes to comment on items presented on the agenda. A second opportunity to speak is permitted when all other interested parties have had an opportunity to provide their comments. Comments must be directed to the Chair of the meeting and not to individual members of Council. Public Input Period is a venue for submissions in the form of statements. Questions can be directed to Question Period at the end of the agenda.

5. DELEGATIONS

6. ITEMS ON CONSENT AGENDA

Council may adopt in one motion all recommendations appearing on the Consent Agenda, or prior to the question on the vote, any Council member may request that an item be removed from the Consent Agenda and placed in Section 7 for debate or discussion, voting in opposition to a recommendation, or declaring a conflict of interest with an item.

6.1 Correspondence**6.2 Reports****6.3 Recommendation to Receive Items on Consent****7. ITEMS REMOVED FROM THE CONSENT AGENDA****8. CORRESPONDENCE/PROCLAMATIONS (ACTION ITEMS)**

- 8.1** Letter dated February 26, 2026 from Kim Haakstad, President & CEO, BC Council of Forest Industries requesting endorsement of the *Forestry is a Solution* initiative.

9. UNFINISHED BUSINESS**10. STAFF REPORTS****10.1 Belcarra Day 2026**

Staff report dated March 9, 2026 by Melony Burton, Chief Administrative Officer, providing information pertaining to Belcarra Day preparation and costs and recommending that the staff report be received into the record for information.

10.2 Consultation on Metro 2050 Amendment Options in Response to South of the Fraser Mayor's Request

Staff report dated March 9, 2026 by Melony Burton, Chief Administrative Officer providing information and a response to Metro Vancouver requesting comments on proposed Metro 2050 amendment options in response to a request by South of the Fraser Mayors and recommending that comments be submitted to Metro Vancouver as part of the consultation process.

11. BYLAWS**11.1 Village of Belcarra Road Closure Bylaw No. 640, 2026**

A bylaw to close and remove the dedication as highway of a portion of Road End 13
Adoption

12. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

13. MAYOR AND COUNCILLOR REPORTS

13.1. CHIEF ADMINISTRATIVE OFFICER REPORT

14. OTHER MATTERS DEEMED EXPEDIENT

15. NOTICES OF MOTIONS AND MATTERS FOR INTRODUCTION AT FUTURE MEETINGS

16. PUBLIC QUESTION PERIOD

The public is invited to ask questions of Council regarding any item pertaining to Village business. A person wishing to make a submission will be limited to two (2) minutes and the submission must be in the form of a question. A second opportunity to ask a follow up or new question is permitted if no one else is waiting to participate. Questions, including follow up questions, must be directed to the Chair of the meeting and not to individual members of Council or staff. If a question(s) to staff arises during Public Question Period, the question(s) must be addressed to the Chair and the Chair can request clarification from staff.

The total session is limited to 20 minutes and will be completed by 11:00 pm unless extended with approval of Council through an affirmative vote.

17. ADJOURNMENT



**VILLAGE OF BELCARRA
REGULAR COUNCIL MEETING MINUTES
February 9, 2026**



This meeting was held in Council Chambers and live streamed at
[Village of Belcarra - YouTube](#)

Council in Attendance

Mayor Jamie Ross
Councillor Carolina Clark
Councillor Janet Ruzycki
Councillor Liisa Wilder

Council Absent

Councillor Joe Elworthy

Staff in Attendance

Melony Burton, Chief Administrative Officer
Stewart Novak, Manager, Municipal Services
Amanda Seibert, Corporate Officer/Recording Secretary
Errin Morrison, Clerk

Others in Attendance

Chi Chi Cai, Senior Planner, Pooni Group

We wish to acknowledge that this meeting took place on the unceded territory of the Coast Salish peoples. Tum-Tumay-Whueton, or Belcarra, is home to an ancestral village of the Tsleil-Waututh Nation. We are thankful to conduct our work within their territory.

1. CALL TO ORDER

Mayor Ross called the meeting to order at 7:00 pm

2. APPROVAL OF THE AGENDA

2.1 Regular Council Meeting, February 9, 2026

Moved by: Councillor Clark
Seconded by: Councillor Ruzycki

That the agenda for the Regular Council Meeting of February 9, 2026 be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES

3.1 Special Council Meeting, January 26, 2026

Moved by: Councillor Wilder
Seconded by: Councillor Ruzycki

That the minutes from the Special Council Meeting held on January 26, 2026 be adopted.

CARRIED

3.2 Regular Council Meeting, January 26, 2026

Moved by: Councillor Clark
Seconded by: Councillor Ruzycki

That the minutes from the Regular Council Meeting held on January 26, 2026 be amended to revise the question from Klaus Bever on page 8 by replacing the text “Belcarra” with “Bedwell”; that text on page 8 be revised to indicate that both Mayor Ross and Councillor Wilder attended the Coquitlam 2026 Golden Maple Lunar New Year Gala on January 25, 2026; and

That the minutes be adopted as amended.

CARRIED

4. PUBLIC INPUT

The Corporate Officer reviewed the procedure for Public Input.
There were no speakers.

5. DELEGATIONS AND PRESENTATIONS

No items

6. ITEMS ON CONSENT AGENDA

6.1 Correspondence

6.1.1 Letter dated February 1, 2026 from Janis Cleugh, Co-founder, editor and reporter, Freshet News thanking Village of Belcarra Council for a \$200 community grant.

6.2 Reports

No items

6.3 Recommendation to Receive Items on Consent

Moved by: Councillor Wilder
Seconded by: Councillor Ruzycki

That the items on the Consent Agenda of the February 9, 2026 Village of Belcarra Regular Council Meeting be received into the record.

CARRIED

7. ITEMS REMOVED FROM THE CONSENT AGENDA

No items

8. CORRESPONDENCE/PROCLAMATIONS (ACTION ITEMS)

- 8.1** Letter dated January 6, 2026 from Kirsten Clausen, Executive Director, Heritage BC providing information on BC Heritage Week and inviting the municipality to proclaim February 16 to February 20, 2026 as Heritage Week.

The Corporate Officer provided a history of Council support of BC Heritage Week.

Moved by: Councillor Clark

Seconded by: Councillor Wilder

That the Village of Belcarra hereby proclaims February 16 to February 20, 2026 as “Heritage Week”.

CARRIED

- 8.2** Email dated January 28, 2026 from Queena Wong, Admin Support Coordinator, BC Epilepsy Society, requesting a proclamation from the Village of Belcarra designating March 26, 2026 as “International Purple Day for Epilepsy Awareness” in the Village of Belcarra.

The Corporate Officer spoke on the history of Council support for International Purple Day for Epilepsy Awareness.

Moved by: Councillor Ruzycki

Seconded by: Councillor Clark

That March 26, 2025 be designated “International Purple Day for Epilepsy Awareness” in the Village of Belcarra.

CARRIED

9. UNFINISHED BUSINESS

No items

10. STAFF REPORTS

10.1 Road End 13 – Road Closure Bylaw No. 640, 2026

Staff report dated February 9, 2026 by Melony Burton, Chief Administrative Officer, providing information on the closure of Road End 13 and recommending that Village of Belcarra Road Closure Bylaw No. 640, 2026 be read a first, second and third time.

The Chief Administrative Officer presented the report. She outlined the information provided pertaining to Road End 13 and the intent of the bylaw to close the road. She advised on next steps for public notification of Council’s intention to close the road.

Moved by: Councillor Clark

Seconded by: Councillor Ruzycki

That Village of Belcarra Road Closure Bylaw No. 640, 2026 be read a first, second and third time.

CARRIED

10.2 Belcarra Twin Village Signage

Staff report dated February 9, 2026 by Stewart Novak, Manager, Municipal Services, providing information on proposed signage to honor the historical and twin village connection between the Village of Belcarra, British Columbia, Canada and the Village of Belcarra, County Mayo, Ireland and recommending that the installation of signage at the Village Hall entrance that recognizes the twin village connection between the Village of Belcarra, Canada and Village of Belcarra, Ireland be approved.

The Manager, Municipal Services presented the report. He advised on options, the estimated cost and on the location of the sign.

Moved by: Councillor Wilder

Seconded by: Councillor Clark

That the installation of signage at the Village Hall entrance that recognizes the twin village connection between the Village of Belcarra, Canada and Village of Belcarra, Ireland be approved.

CARRIED

11. BYLAWS**11.1 Village of Belcarra Council Remuneration Bylaw No. 639, 2026**

A Bylaw to Set Remuneration and Provide for Cost of Living Adjustments to the Village of Belcarra Mayor and Councillors

Moved by: Councillor Ruzycki

Seconded by: Councillor Clark

That Village of Belcarra Council Remuneration Bylaw No. 639, 2026 be adopted.

CARRIED

12. RELEASE OF ITEMS FROM CLOSED COUNCIL MEETINGS

From the January 26, 2026 Closed Council Meeting

Item 4.1 2026 Board of Variance Appointments – resolution only

The reappointment of Jim Hancock to the Board of Variance for a 3-year term commencing January 1, 2026 and ending December 31, 2028 and approval of amendments to the dates of the three-year terms for Sandra Chapman and Fraser MacDonald with the replacement of the term ending December 31, 2029 with the term ending December 31, 2028.

13. MAYOR AND COUNCILLOR REPORTS

The Mayor attended the following events:

- January 30: Metro Vancouver Board Meeting
 - discussion of regional issues including proposed increases to development cost charges, broader questions about the Board's effectiveness amid ongoing leadership and governance concerns, updates and reports on core services such as water and wastewater planning.
- February 4: Regional Parks Committee Meeting
 - discussion included development plans for Belcarra South Picnic Area including removal of seven cabin structures and renovation of the house heritage building along with improvements to trails, picnic areas, road and parking.
- February 5: Beyond Barriers – Canada/Ireland Trade Investment launch event
 - media launch for trade opportunities between Ireland and Canada
- February 6: Metro Vancouver Electoral Area Committee Meeting
 - discussion of a work plan for 2026 covering wildlife preparedness, emergency management, environmental cleanup initiative and preparation for the 2026 Local Government election.

With respect to the Regional Parks Committee Meeting, Councillor Clark asked about:

i) the status of a turnaround for White Pine Beach Access, ii) increased Metro Vancouver activity on the lot across the street from Midden, and iii) the status of a Metro Park project to locate a potential septic site. The CAO reported that Metro Vancouver is still in the investigation phase with respect to a potential septic site.

COUNCILLOR REPORTS

Councillor Ruzycski and Councillor Wilder attended the HAVAN (Home Builders Association of Vancouver) Dinner Event.

13.1 CHIEF ADMINISTRATIVE OFFICER'S REPORT

OPERATIONAL UPDATES

- Marine Avenue Trail Maintenance – cutting back vegetation and power washing stairs
- Ditch maintenance
- Small tool maintenance and pressure washing
- WARD cleanup
- Removal of hazard trees
- SCADA System updates and maintenance

14. OTHER MATTERS DEEMED EXPEDIENT

No items

15. NOTICES OF MOTION AND MATTERS FOR INTRODUCTION AT FUTURE MEETINGS

No items

16. PUBLIC QUESTION PERIOD

There were no speakers.

17. ADJOURNMENT

Moved by: Councillor Wilder
Seconded by: Councillor Ruzycki

That the February 9, 2026 Regular Council Meeting be adjourned.

CARRIED

The meeting was adjourned at 7:37 pm

Certified Correct:

Jamie Ross
Mayor

Amanda Seibert
Corporate Officer



February 26, 2026

Re: Request for Official Endorsement of “Forestry is a Solution”

Dear Mayor Ross,

On behalf of a coalition of forest sector organizations, I am requesting that the Village of Belcarra endorse the ***Forestry is a Solution*** initiative by way of council motion, demonstrating community support for forestry across British Columbia.

Launched on January 20, 2026, at the BC Natural Resources Forum in Prince George, this province-wide initiative is led by a broad coalition of community leaders, workers, and industry advocates. Our goal is to demonstrate the deep public support for British Columbia’s forest sector and ensure it remains a strategic asset for the future of our province.

Why This Matters to Our Community

For many communities across British Columbia, forestry is more than an industry—it is a cornerstone of your economic resilience. However, the sector currently faces significant headwinds from global competition, challenging operating conditions, and damaging U.S. trade actions. We believe that by working together, we can show the provincial government that forestry provides the solutions for BC’s most urgent challenges, including:

- **Building affordable housing** by providing renewable, low-carbon materials.
- **Reducing wildfire risks** through active, professional forest management in our backyards.
- **Supporting family-sustaining jobs** for skilled workers in the bush, at the mills, and in the office.
- **Contributing revenues and services** that fund our local schools, hospitals, and public services.
- **Storing carbon** in every beam and board, helping cut building emissions.



Request for Action

The **Forestry is a Solution** initiative outlines four key priorities for immediate government action to strengthen the sector:

1. **Speed up access to economic wood** by expediting permits and approvals for greater predictability.
2. **Improve competitiveness and cost certainty** by reducing administrative and regulatory burdens.
3. **Fix BC Timber Sales** to ensure a reliable and competitive supply of logs for mills and secondary manufacturing.
4. **Support First Nations partnerships** with the capacity and tools to expedite referrals and increase revenue sharing.

Request to Council

We respectfully request that Council consider a motion to:

1. **Officially endorse** the “Forestry is a Solution” campaign.
2. **Encourage community members** to visit forestryisasolution.com to sign the petition and send a letter to their MLA, the Minister of Forests, the Premier, and the Official Opposition Forests Critic.
3. **Support staff** to share information about Forestry is a Solution through your community’s official communication channels.

Our collective goal is to reach **5,000** signatures to demonstrate support for the government to take these practical steps. When our forests and forest sector thrive, our communities remain strong.

Thank you for your leadership and for your continued support of the workers and families who depend on BC forestry. We would be pleased to provide a brief presentation to Council on this initiative at your earliest convenience.



Sincerely,

A handwritten signature in blue ink, appearing to read "Kim Haakstad".

Kim Haakstad

President & CEO, BC Council of Forest Industries

On behalf of coalition partners:

- BC Council of Forest Industries (COFI)
- Truck Loggers Association (TLA)
- Alliance of Resource Communities (ARC)
- ResourceWorks
- Interior Logging Association (ILA)
- Interior Forest Labour Relations Association (IFLRA)
- BC Pulp and Paper Coalition
- Private Forest Landowners Association (PFLA)
- Woodlots BC
- Council on Northern Interior Forest Employment Relations (Conifer)
- North West Loggers Association
- Independent Lumber Manufacturer's Association (ILMA)

Enclosed

- Forestry is a Solution Platform

Forestry is a solution for BC, for Canada.

- + Supports people.
- + Strengthens communities.
- + Builds economic resilience.

British Columbia's forest sector can help protect jobs, strengthen communities, and build a stronger BC and Canada. At a time of global uncertainty and damaging U.S. duties and tariffs we need a made-in-BC solution.

BC has the forests, the workers, and the expertise. Let's work together for BC.

Take Action > Learn More >



Take Action:
Support a made-in-BC economic solution

Do you support BC forestry? Take one or all of these steps:

Step 1: Sign the petition

Sign [this petition](#) and stand with neighbours and friends to support BC forestry.

Sign Petition

Powered by spark*activation

Step 2: Send the letter

Politicians need to hear from you. Send [this letter](#) to your MLA and the BC Government.

Send Letter

Travis Joern (joern@cofi.org) is signed in

Powered by spark*activation

Step 3: Share the campaign

Let's bring BC together on this issue. Share with your networks!

Share on: 

Share on: 

Share on: 

Share on: 

The Problems

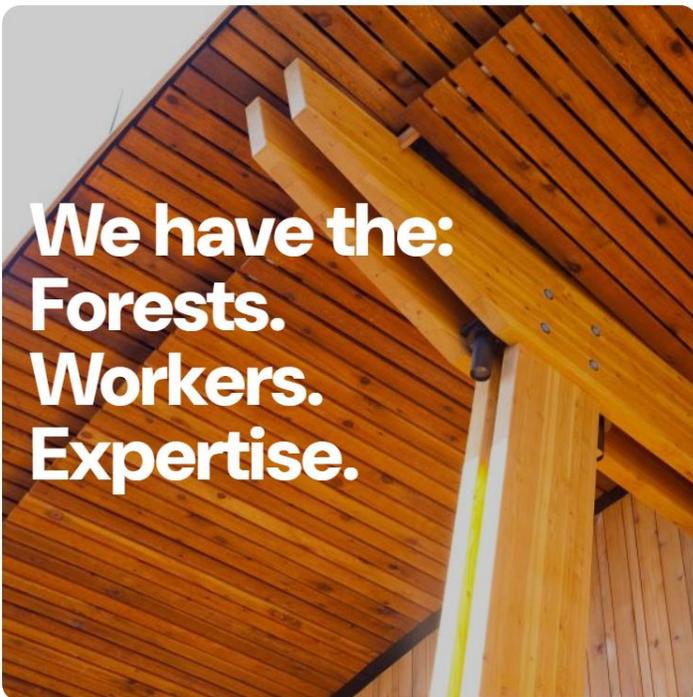
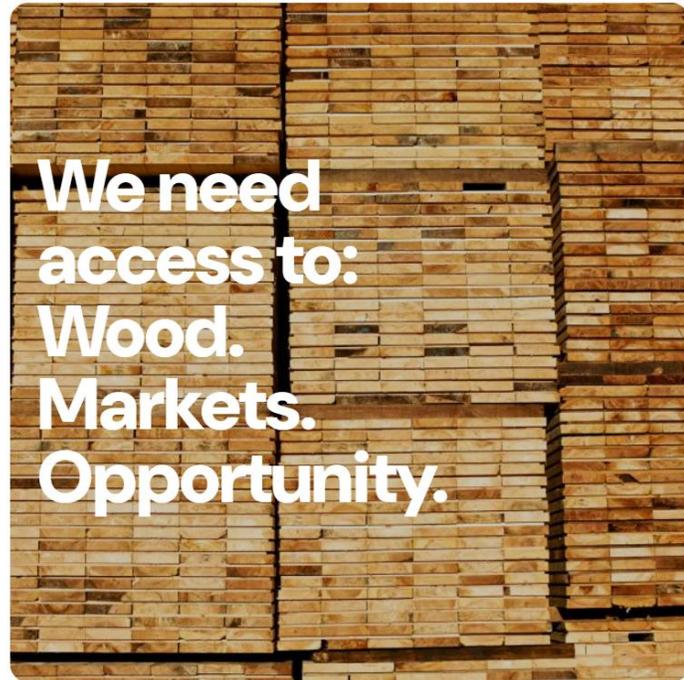
British Columbia's forest sector is operating in a difficult global environment:

- Global competition is increasing
- Conditions in BC limit the full potential
- U.S. trade actions hurt Canadian wood producers

Yet despite these headwinds, forestry remains one of BC's greatest economic opportunities.

This is a moment to focus on homegrown solutions that create value here in British Columbia.

Take Action >



The Opportunity

British Columbia has the timber to support a healthy and sustainable forest sector. Ready to harvest and fire-damaged timber is available – and demand for Canadian wood remains strong. The opportunity is clear:

Get wood moving efficiently through the value chain from the forest to the mill to your home

This will:

- Keep people working
- Offset economic damage from U.S. trade actions
- Create more value and increase secondary manufacturing jobs
- Strengthen economic security

This is about using harvest ready timber better and faster.

Take Action >

Let's work together for BC

What needs to happen:

1. Speed up access to economic wood

Expedite permits and approvals so timber reaches mills in a predictable and timely way.

2. Improve competitiveness and cost certainty

Address administrative and regulatory burdens affecting harvesting and manufacturing.

3. Make BC Timber Sales work as intended

Deliver a reliable, competitive supply of logs to support mills and workers.

4. Support First Nations partnerships

Support First Nations with the capacity and tools to expedite referrals and increase revenue sharing.

Take Action >

Why Forestry matters right now

Forestry is a solution. When it can reach its full potential, forestry is a strategic asset for British Columbians. BC's forest sector:

- ✓ Supports tens of thousands of good, family-sustaining jobs
- ✓ Keeps rural, First Nations, and urban communities economically strong
- ✓ Supplies Canadian wood for housing and infrastructure
- ✓ Stores carbon in every beam and board, helping cut building emissions
- ✓ Generates public revenue for essential services
- ✓ Reduces wildfire risk through active forest management

A Broad Coalition of Support:

This is about working together to ensure forestry continues to contribute to BC's future. Support for forestry solutions spans British Columbia, including:

- Forestry workers and their families
- First Nations governments and entrepreneurs
- Local businesses and contractors
- Industry organizations
- Residents who care about economic stability and community resilience



Take Action >



COUNCIL REPORT

Date: March 9, 2026
From: Melony Burton, Chief Administrative Officer
Subject: Belcarra Day 2026

Recommendation

That the staff report dated March 9, 2026, titled "Belcarra Day 2026" be received into the record for information.

Purpose

The purpose of this report is to provide Council with information pertaining to Belcarra Day preparation and costs.

Background

The Belcarra Day event held at Belcarra Regional Park is a well-attended community event. Last year's event on June 1, 2025, included a barbeque hosted by Sasamat Volunteer Fire Department (SVFD), train, petting zoo, reptile exhibit, face painting, live band, raffle prizes and other activities.

The Community Recreation Association of Belcarra (CRAB) representatives organize the event. Village of Belcarra staff attend planning meetings with CRAB and work at the event.

A breakdown of the cost for Belcarra Day in previous years is noted below:

- 2017 – \$2,863.22 + staff time \$1,632.00 = \$4,495.22
- 2018 – \$3,975.29 + staff time \$2,418.00 = \$6,393.29
- 2019 – \$4,192.51 + staff time \$2,275.00 = \$6,467.51
- 2020 – 2022 – cancelled due to COVID
- 2023 – \$3,479.93 + staff time \$1,644.64 = \$5,124.57
- 2024 – \$5,134.98 + staff time \$2,240.67 = \$7,375.65
- 2025 - \$4,404.61 + staff time \$1,833.72 = \$6,538.33

Cash received for the 2025 event totaled \$949 from barbeque tickets. The balance of costs (excluding staff time) was split 50/50 with a CRAB contribution of \$1,728. The total cost to the Village was \$3,562, which came in below the \$6,000 budgeted for the event. Raffle ticket proceeds totaling \$965 were donated to SVFD.

The Village and CRAB agreed to split the cost of Belcarra Day in 2026, with CRAB contributing up to \$2000 (excluding staff time). There is \$4,000 budgeted in 2026 for the Village contribution in addition to staff time.

To prepare for the upcoming Belcarra Day on June 7, 2026, communication between staff and CRAB representatives is ongoing with updates being provided on participants in the event. Meetings are also planned with Metro Vancouver Parks staff to ensure that everything runs smoothly.

The continuous work and organization carried out by the CRAB representatives to host a successful event in 2026 is acknowledged and appreciated.



Melony Burton
Chief Administrative Officer



COUNCIL REPORT

Date: March 9, 2026

From: Melony Burton, Chief Administrative Officer

Subject: **Consultation on Metro 2050 Amendment Options in Response to South of the Fraser Mayor's Request**

Recommendation:

That comments contained in the report titled "Consultation on Proposed Metro 2050 Amendment Options in Response to South of the Fraser Mayors' Request" dated March 9, 2026, be submitted to Metro Vancouver as part of the consultation process on potential amendments to the Regional Growth Strategy *Metro 2050*.

Purpose

The purpose of this report is to provide information to Council and a response to Metro Vancouver for comments on proposed *Metro 2050* amendment options.

Background

The Metro Vancouver Regional District Board (MVRD) initiated consultation on potential amendments to *Metro 2050*, in response to a letter from three South of the Fraser Mayors (City of Surrey, Township of Langley, and City of Delta) in June 2025 (Attachment 1). These municipalities expressed that the current amendment framework is limiting their ability to accommodate the region's growing demand for housing, employment lands, and essential services.

In response, Metro Vancouver staff prepared a series of amendment options for MVRD Board consideration. On November 28, 2025, the MVRD Board directed staff to initiate consultation on the proposed amendments. As part of Metro Vancouver's consultation process, the Village of Belcarra has been invited to provide written comments on the proposed amendments by March 20, 2026 (Attachment 2).

Consultation feedback will be provided to the Metro Vancouver Regional District Board when it considers initial readings of any draft *Metro 2050* amendment bylaws. If the MVRD Board grants initial readings to any bylaw, a formal referral and comment period of at least 60 days will be initiated.

Discussion

Metro 2050 is the regional growth strategy for the 24 member jurisdictions in Metro Vancouver and is the region's shared vision of how projected population, housing, and job growth will be managed over the next 30 years.

The five goals of the regional growth strategy are:

1. Create a compact urban area
2. Support a sustainable economy
3. Protect the environment, address climate change, and respond to natural hazards
4. Provide diverse and affordable housing choices
5. Support sustainable transportation choices

Regional land use designations (e.g., general urban, industrial, employment, agricultural and rural) and the urban containment boundary (a stable, long-term, regionally-defined area for urban development) are some of the key tools that help to achieve these goals.

Urban Containment Boundary

The following information regarding the urban containment boundary history and summary is summarized from an MVRD Board Report dated November 14, 2025, titled “Proposed Metro 2050 Amendment in Response to South of the Fraser Mayors’ Request (Attachment 3):

Containing urban development is a well-established best practice for sustainable growth management and has been pivotal in shaping the Metro Vancouver region. The Urban Containment Boundary was introduced in 1996 in the Livable Region Strategic Plan, the first regional growth strategy for the Metro Vancouver region, to guide regional growth in a way that supports sustainable, efficient infrastructure provision, and protects non-urban lands. It establishes a stable, long-term regional boundary for urban development and has played a critical role in achieving the goals of the regional federation since its introduction.

The Urban Containment Boundary (UCB) serves to:

- *Limit urban sprawl by focusing growth within a defined area to reduce auto-oriented development, support complete communities with a range of housing and jobs, and support the efficient provision of urban infrastructure including utilities and transit;*
- *Protect Agricultural, Rural, and Conservation and Recreation lands from urban development; and*
- *Support compact, transit-oriented development that reduces greenhouse gas emissions and energy demand.*

The first goal of Metro 2050, adopted by all member jurisdictions, TransLink, adjacent regional district Boards, and the MVRD Board, seeks to Create a Compact Urban Area, by achieving 98% of the region's growth within the UCB and directing that growth to a network of Urban Centres and along transit. The UCB has been highly effective in limiting sprawl in the region and the regional federation has met the targets for containing growth.

Based on analysis conducted by Regional Planning in 2023, Official Community Plans can support a significant increase in dwelling units over the existing housing stock, indicating no immediate need to expand the UCB.

And it is absolutely acknowledged that the south of the Fraser communities as well as the eastern part of the region face the greatest pressure for growth and for expansion of the urban containment boundary.

Metro 2050 Amendments

The following information regarding Metro 2050 Amendments is summarized from an MVRD Board Report dated November 14, 2025, titled “Proposed Metro 2050 Amendment in Response to South of the Fraser Mayors’ Request (Attachment 3):

A regional growth strategy must be accepted by all member jurisdictions. Amendments, including regional land use and urban containment boundary amendments, can be initiated by a member jurisdiction or Metro Vancouver, and are categorized into three types depending on the nature of the amendment proposed:

Type 1 Amendments

Require affirmative 50% + 1 weighted vote of the MVRD Board and acceptance by all affected local governments.

Type 2 Amendments

Require affirmative two-thirds weighted vote of the MVRD Board and enhanced public engagement.

Type 3 Amendments

Require affirmative 50% + 1 weighted vote of the MVRD Board.

Examples of Type 1, 2 and 3 amendments are shown in the table below:

PRINCIPLES	EXAMPLES	PROCEDURES
Fundamental change to core goals or strategies	Amend the goals or strategies; delete an entire goal; change the amendment process	Type 1 50% + 1 MVRD Board weighted vote and acceptance by all affected local governments
Region-wide significance for non-urban designations	Change Urban Containment Boundary or Agricultural designation	Type 2: 2/3 MVRD Board weighted vote
Region-wide significance for urban designations	Large scale Industrial area designation change	Type 3 50% + 1 MVRD Board weighted vote
Small scale urban designation changes	Small scale Industrial land use designation change	As described under 6-2.7, Official Community Plan amendment and notification to Metro Vancouver in writing within 30 days after OCP adoption
Local planning matter with no regional significance	Rezoning consistent with Official Community Plan	Official Community Plan matters, no Regional Context Statement reference required

The Metro Vancouver staff report notes the following regarding the flexibility and implement ability of the existing Metro 2050 amendment process:

A more flexible process for amendments to the regional growth strategy, in part to ensure that member jurisdictions had a clearer and less administratively challenging path for change than in the Liveable Region Strategic Plan was incorporated into Metro 2050. The amendment process for the regional growth strategy allows for a regional dialogue about the impacts of land use change as these changes can affect some or all member jurisdictions (e.g. necessitate regional infrastructure, expanded transit, or impact regional interests like agricultural or conservation and recreation lands and the regional benefits they provide).

The amendment process reflects how the regional growth strategy is designed as a flexible document, one that can respond to evolving regional needs while upholding shared regional goals. Since the addition of the flexible amendment process in 2011, over 40 regional growth strategy amendment applications have been submitted. Over 80% of these applications have been adopted or deemed not necessary, demonstrating the region's willingness to accommodate change while maintaining a consistent and principled approach to regional planning.

South of the Fraser Concerns

A joint letter from the mayors of Surrey, Langley Township, and Delta expressed concerns that the Metro 2050 framework, as currently written and administered, is obstructing their ability to plan for and deliver the housing, employment land and critical services that rapidly growing South-of-the-Fraser communities require (Attachment 1).

The letter states that municipalities south of the Fraser will accommodate the largest share of the region's future population and job growth - yet only a fraction of developable lands lie within the existing urban containment boundary. The letter claims that the current process for adjusting the urban containment boundary is burdensome, time-consuming, and lacks transparency or consistency in interpretation. Further, that the ambiguity has led to unnecessary delays and uncertainty for their municipalities and the development community.

Proposed Amendment Options to Metro 2050

Informed by this request, Metro Vancouver has developed four amendment options for consideration. These options focus on improving flexibility for making adjustments to the Urban Containment Boundary and streamlining the amendment process while maintaining the integrity of regional growth management objectives. Metro Vancouver staff have also identified several improvements to the amendment process that can be implemented without a formal RGS amendment.

The proposed amendment options are:

- 1. Add new Special Study Areas in the requesting municipalities (Type 3 Amendment).**
Currently, *Metro 2050* does not allow the addition of new Special Study Areas (SSAs). SSAs are designated locations where future regional land use changes are anticipated but require further study before an amendment can proceed. This amendment would allow Surrey, Langley Township, and Delta to identify a limited number of new SSAs for inclusion in *Metro 2050*, enabling future land use changes in these areas to be considered under a lower voting threshold.
- 2. Re-Classify amendments to lands with a Rural regional land use designation from Type 2 to Type 3 amendments (Type 1 Amendment).**
Lower the voting threshold for designation changes from Rural to Industrial, Employment, or General Urban.
- 3. Expand amendment opportunities for properties adjacent to the Urban Containment Boundary (Type 1 Amendment)**
Lower the voting threshold for changes from Agricultural or Rural to General Urban or Employment, provided that the sites (a) are contiguous with the Urban Containment Boundary; (b) are outside the Agricultural Land Reserve and ecologically sensitive areas; (c) can be serviced with existing or committed infrastructure; and (d) support compact, transit-oriented, complete communities.
- 4. Expand use of the flexibility clause (6.2.7) for properties adjacent to the Urban Containment Boundary (Type 3 Amendment).** Allow regional land use designations on sites contiguous to the Urban Containment Boundary to be changed without a *Metro 2050* amendment, if the change satisfies criteria outlined in the current flexibility clause (i.e. site size and cumulative usage).

Under *Metro 2050*, Type 1 amendments require a 50%+1 weighted vote of the MVRD Board plus unanimous acceptance by all affected local governments to pass. Type 3 amendments require a 50%+1 weighted vote of the MVRD Board to pass after an opportunity for comment from all affected local governments.

Comments

The Village of Belcarra acknowledges the concerns raised by member municipalities for greater flexibility within the *Metro 2050* regional growth strategy framework. The Village also recognizes that local governments understand their community context and want the ability to make land use decisions that respond to growth pressures, housing needs, and changing market conditions. Additionally, the Village supports a clear and transparent process through which municipalities can bring forward concerns to be appropriately considered and evaluated on their merits.

There are concerns with the proposed amendments to the regional growth strategy that may increase urban development in rural areas or the expansion of the urban containment boundary. Such changes may have implications that affect other communities in the region. Less compact growth could increase regional servicing and infrastructure costs, increase pressure on road and transit networks, and contribute to air quality and climate impacts. The proposed amendments could also result in development adjacent to agricultural or environmentally sensitive lands and municipal boundary land use conflicts.

Incremental adjustments of the urban containment boundary could also shift regional growth patterns, potentially affecting the integrity and long-term objectives of the regional growth strategy.

The implications for the options have also not yet been assessed in terms of the land base impacted, nor the potential servicing and cost implications for utilities, transit and other urban services. Although all four options could technically be implemented, doing so may result in duplication and added complexity. Based on the information available at this time, the implications of the proposed amendments appear difficult to support at this stage and challenging to move forward.

The Village of Belcarra supports the overarching goals of the regional growth strategy and collaborative decision-making framework on matters of regional interest to support sustainable regional outcomes. Of note, *Metro 2050* includes a process for amendments to the regional growth strategy to ensure that member jurisdictions have a clear and less administratively challenging path for change. The amendment process also allows for regional dialogue about the impacts of land use changes that can affect some or all member jurisdictions (e.g. regional infrastructure, expanded transit, regional benefits provided by agricultural, conservation and recreation lands).

The current amendment process was designed to be flexible and respond to evolving regional needs while upholding shared regional goals. This appears evidenced by the number of regional growth strategy amendments which have been adopted or deemed unnecessary, and which demonstrate the region's willingness to accommodate change while maintaining a consistent and principled approach to regional planning.

Next Steps

Pending Council approval, this report and comments will be submitted to Metro Vancouver as part of the consultation process on potential amendments to the Regional Growth Strategy *Metro 2050*.



Melony Burton,
Chief Administrative Officer

Attachment 1: South of the Fraser Letter (June 19, 2025)

Attachment 2: Consultation Letter from Metro Vancouver (January 20, 2026)

Attachment 3: MV Board Report - South of the Fraser Options (November 11, 2025)



June 19, 2025

Via E-mail

Mayor Mike Hurley
Chair, Metro Vancouver Board of Directors
Metrotower III, 4515 Central Boulevard
Burnaby BC V5H 0C6

Dear Chair Hurley and Members of the Board:

Re: Urban Containment Boundary – Urgent Need for Policy Reform

The Mayors of Surrey, the Township of Langley, and Delta jointly write to advise the Metro Vancouver Regional District to express a unified concern over the Metro 2050 framework, as currently written and administered, is obstructing our collective ability to plan for and deliver the housing, employment land and critical services our rapidly growing South-of-the-Fraser communities require.

Our communities are facing increased challenges due to the current policies and administrative process governing the Urban Containment Boundary (UCB) as outlined in the Regional Growth Strategy (RGS).

Accordingly, we expect the Board to direct staff to draft amendments that will:

1. **Redefine and modernize the UCB.** Policy language must allow contiguous UCB extensions that:
 - are outside the Agricultural Land Reserve and ecologically sensitive areas;
 - can be serviced with existing or committed infrastructure; and
 - support compact, transit-oriented, complete communities.
2. **Re-classify qualifying UCB expansions as Type 3 amendments.** The process for expending or adjusting the UCB through a Type 2 or Type 3 amendment under the RGS is burdensome, time-consuming, and often lacks transparency or consistency in interpretation. The ambiguity surrounding what qualifies as a Type 2 versus Type 3 amendment has led to unnecessary delays and uncertainty for both the municipalities and the development community. Therefore, we propose extensions meeting the above criteria—or located within Special Study Areas—should proceed as Type 3 amendments, subject to a simple majority (50% + 1) weighted vote, rather than the current two-thirds super-majority required for Type 2 amendments.
3. **Introduce a streamlined “minor realignment” allowance.** The municipalities should be granted more authority to make UCB changes that are consistent with their Official Community Plans and that align with regional objectives. Including, Site-specific UCB adjustments that do not compromise regional objectives, with notification to Metro Vancouver in lieu of a full amendment process.

South-of-the-Fraser municipalities will accommodate the largest share of the region's future population and job growth—yet only a fraction of developable lands lie within the existing UCB. The status quo is untenable; persisting with it will deepen the region's housing shortage, constrain industrial expansion, and undermine transportation investments.

We recognize the importance of a coordinated regional approach and remain committed to working with Metro Vancouver and our regional partners. However, this commitment must be balanced with a system that is adaptive, equitable, and supports the practical realities of a fast-growing communities.

We call on Metro Vancouver to initiate a formal review of the UCB amendment process and the Regional Growth Strategy to address the concerns of the South of the Fraser municipalities. We are prepared to contribute staff expertise, data, and policy insights to assist in this necessary review.

We therefore request the following immediate actions:

Staff direction: That Metro Vancouver staff report back with draft text amendments and a revised amendment classification table by September 30 2025.

Committee delegation: That representatives of our four municipalities be invited to present the technical basis for these changes at the next meeting of the Regional Planning Committee.

Voting fairness: That the Board commit, in advance, to treating any qualifying UCB expansion as a Type 3 amendment, effective immediately.

Failure to address these issues promptly will compel our municipalities to explore every legislative and intergovernmental avenue available to secure the flexibility our residents and businesses deserve.

We look forward to your prompt confirmation that Metro Vancouver will proceed as outlined above.

Sincerely,



Mayor Brenda Locke,
City of Surrey



Mayor Eric Woodward,
Township of Langley



Mayor George V. Harvie,
City of Delta

cc: Mayor John McEwen, Vice-Chair, Metro Vancouver Board
Chief Administrative Officers – South of the Fraser Municipalities
Regional Planning Advisory Committee

Office of the Chair
Tel. 604-432-6215 or via Email
CAOAdministration@metrovancover.org

January 20, 2026

File: CP-11-01
Ref: RD 2025 11 28

Mayor Jamie Ross and Council
Village of Belcarra
4084 Bedwell Bay Road
Belcarra, BC V3H 4P8
VIA EMAIL: jross@belcarra.ca; cclark@belcarra.ca; jelworthy@belcarra.ca; jruzycki@belcarra.ca;
lwilder@belcarra.ca

Dear Mayor Jamie Ross and Council:

**Consultation on Proposed *Metro 2050* Amendment Options
in Response to South of the Fraser Mayors' Request**

On November 28, 2025, the Metro Vancouver Regional District (MVRD) Board of Directors directed staff to initiate consultation on potential amendments to *Metro 2050*, the Regional Growth Strategy, in response to a letter to the Board Chair from three South of the Fraser Mayors. These municipalities have expressed that the current amendment framework is limiting their ability to accommodate the region's growing demand for housing, employment lands, and essential services.

In June 2025, the mayors of Surrey, Langley Township, and Delta submitted a joint letter outlining policy changes they believe are necessary to better support growth and development south of the Fraser. Informed by this request and subsequent discussions with municipal staff and the MVRD Board, Metro Vancouver has developed four amendment options for consideration. These options focus on improving flexibility for making adjustments to the Urban Containment Boundary and streamlining the amendment process while maintaining the integrity of regional growth management objectives.

The proposed amendment options are:

- 1. Type 3 amendment: Add new Special Study Areas in the requesting municipalities.**
Currently, *Metro 2050* does not allow the addition of new Special Study Areas (SSAs). SSAs are designated locations where future regional land use changes are anticipated but require further study before an amendment can proceed. This amendment would allow Surrey, Langley Township, and Delta to identify a limited number of new SSAs for inclusion in *Metro 2050*, enabling future land use changes in these areas to be considered under a lower voting threshold.

81367363

2. **Type 1 amendment: Re-Classify amendments to lands with a Rural regional land use designation from Type 2 to Type 3 amendments.**
Lower the voting threshold for designation changes from Rural to Industrial, Employment, or General Urban.
3. **Type 1 amendment: Expand amendment opportunities for properties adjacent to the Urban Containment Boundary.**
Lower the voting threshold for changes from Agricultural or Rural to General Urban or Employment, provided that the sites (a) are contiguous with the Urban Containment Boundary; (b) are outside the Agricultural Land Reserve and ecologically sensitive areas; (c) can be serviced with existing or committed infrastructure; and (d) support compact, transit-oriented, complete communities.
4. **Type 3 amendment: Expand use of the flexibility clause (6.2.7) for properties adjacent to the Urban Containment Boundary.**
Allow regional land use designations on sites contiguous to the Urban Containment Boundary to be changed without a *Metro 2050* amendment, if the change satisfies criteria outlined in the current flexibility clause (i.e. site size and cumulative usage).

Under *Metro 2050*, Type 1 amendments require a 50%+1 weighted vote of the MVRD Board plus unanimous acceptance by all affected local governments to pass. Type 3 amendments require a 50%+1 weighted vote of the MVRD Board to pass after an opportunity for comment from all affected local governments. More details about these amendment types is contained in Part F of *Metro 2050* ([Implementation](#)) and in the [Regional Growth Strategy Amendments Implementation Guide](#).

The MVRD Board cannot give initial readings to a *Metro 2050* amendment bylaw that affects local governments without first consulting with them. As an agency with a statutory role in the Regional Growth Strategy amendment process, we are seeking your feedback on these options, as detailed in the enclosed staff report. At this stage, we are not requesting formal consideration of any bylaw; all feedback received through this consultation will be summarized and provided directly to the Metro Vancouver Regional District Board when it considers the initial readings of any draft *Metro 2050* amendment bylaws. If the MVRD Board grants initial readings to any bylaw at that meeting, a formal referral and comment period of at least 60 days will be initiated.

To meet this timeline, we request that you provide any comments by **March 20, 2026**. Staff would be pleased to meet with your staff or present to your Council or Board to discuss the proposed options in more detail. To arrange this, or should you have any questions, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, Regional Planning and Housing Services, by phone at 604-432-6391 or by email at jonathan.cote@metrovancouver.org.

Thank you for your attention to this matter and for your continued collaboration in shaping the region's growth.

Enclosed is a copy of the aforementioned staff report for your reference.

Yours sincerely,



Mike Hurley
Chair, Metro Vancouver Boards

MH/JC/ms

cc: Melony Burton, Chief Administrative Officer, Village of Belcarra
Amanda Seibert, Corporate Officer, Village of Belcarra
Jerry Dobrovlny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: [MVRD Board Report dated November 14, 2025, titled "Proposed Metro 2050 Amendment in Response to South of the Fraser Mayors' Request" \(pg. 407\)](#)

81367363



To: MVRD Board of Directors

From: Heather McNell, Deputy Chief Administrative Officer, Policy and Planning

Date: November 14, 2025 Meeting Date: November 28, 2025

Subject: **Proposed Metro 2050 Amendment in Response to South of the Fraser Mayors' Request**

RECOMMENDATION

That the MVRD Board receive for information the report dated November 14, 2025, titled "Proposed Metro 2050 Amendment in Response to South of the Fraser Mayors' Request".

EXECUTIVE SUMMARY

In response to MVRD Board direction, Metro Vancouver staff have started to explore potential *Metro 2050* amendments regarding the Urban Containment Boundary in response to the letter to the Board Chair from three South of the Fraser Mayors. Metro Vancouver staff met with staff from the three municipalities to better understand the issues of concern and have developed a set of potential amendments to *Metro 2050*.

The MVRD Board cannot give initial readings to a *Metro 2050* amendment bylaw that affects member jurisdictions without first consulting with them. Prior to initiating that pre-consultation, staff are providing the potential amendments to the MVRD Board to ensure that the proposals have Board support for engagement. Once the pre-consultation with member jurisdictions is complete, staff will bring forward the comments received as well as amendment bylaws for MVRD Board consideration.

The four potential amendment options for pre-consultation are:

1. Add new Special Study Areas in the requesting municipalities;
2. Re-Classify amendments to lands with a Rural regional land use designation from Type 2 to Type 3 Amendments;
3. Expand Amendment Opportunities for properties adjacent to the Urban Containment Boundary; and
4. Expand Use of the Flexibility Clause for properties adjacent to the Urban Containment Boundary.

In addition, staff have identified a number of procedural improvements that can improve *Metro 2050* implementation without an amendment. Staff will implement these changes, with the goal of enhancing the efficiency of the *Metro 2050* amendment process.

PURPOSE

This report lays out the *Metro 2050* amendment options that are expected to form the basis of pre-consultation with member jurisdictions for Board information and input.

Proposed Metro 2050 Amendment in Response to South of the Fraser Mayors' Request

MVRD Board Regular Meeting Date: November 28, 2025

Page 2 of 9

BACKGROUND

On June 19, 2025, the Board Chair received a joint letter (**Attachment 1**) from the mayors of Surrey, Langley Township, and Delta expressing concerns about *Metro 2050*. The letter argues that the existing *Metro 2050* amendment framework is impeding the ability of South of the Fraser municipalities to meet the growing demand for housing, employment lands, and essential services. To address these concerns, the mayors outlined three policy changes they believe are important to better support growth and development:

1. Redefine the Urban Containment Boundary to allow for targeted expansion for sites that are contiguous extensions that are outside the Agricultural Land Reserve and ecologically sensitive areas, can be serviced with existing or committed infrastructure, and that support compact, transit-oriented complete communities;
2. Reclassify qualifying Urban Containment Boundary amendment requests from Type 2 (requires an amendment bylaw passed by a weighted two thirds vote of the Board) to Type 3 (requires an amendment bylaw passed by a weighted 50%+1 vote of the Board); and
3. Introduce a minor realignment mechanism to permit site specific Urban Containment Boundary adjustments that are consistent with local plans without requiring a full amendment.

The MVRD Board received a copy of the joint letter, along with a summary of the mayors' request, at its July 25, 2025 meeting in a report dated July 11, 2025, titled "Proposed Metro 2050 Amendments: Next Steps in Response to City of Surrey, Township of Langley, and City of Delta Mayors" (**Attachment 2**).

At the July 25, 2025 meeting, the MVRD Board passed the following resolution:

That the MVRD Board direct staff to undertake engagement with member jurisdictions as a precursor to bringing forward for Board consideration a Type 1 Metro 2050 amendment reflecting the City of Surrey, Township of Langley, and City of Delta mayors' requests as three separate amendments.

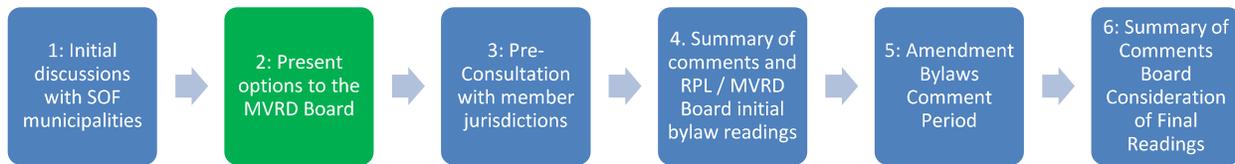
ENGAGEMENT AND AMENDMENT PROCESS

In response to the MVRD Board's July 25, 2025 resolution, Metro Vancouver staff have initiated a multi-phase process to explore potential amendments to *Metro 2050* that address the concerns raised in the South of the Fraser Mayors' joint letter.

Because these amendments would be initiated by the MVRD Board rather than a member jurisdiction, additional engagement requirements apply under *Metro 2050*. Specifically, Metro Vancouver must provide all affected member jurisdictions with an opportunity to comment on the proposed amendments before any amendment bylaws are given first reading. This pre-consultation step is essential to ensure transparency, regional collaboration, and alignment with the principles of the regional growth strategy.

The engagement and amendment process includes the following steps (Figure 1):

Figure 1: Engagement and Amendment Process



Step 1: Initial discussions with staff from the three requesting municipalities

Staff met with staff from the City of Surrey, Township of Langley, and City of Delta to better understand their needs and priorities. These discussions helped clarify the intent of the mayors' request and informed the development of policy options that could address their concerns.

Step 2: Presentation of options to the MVRD Board

This report represents the second phase of the process. It outlines a set of potential *Metro 2050* amendment options for the MVRD Board's consideration, based on feedback from the South of the Fraser member jurisdictions and Metro Vancouver's staff's best assessment of viable policy options. The intent is to seek Board support for engaging with all member jurisdictions on these options.

Step 3: Pre-consultation with member jurisdictions

Metro 2050 stipulates that the MVRD Board cannot give initial readings to an amendment bylaw without first providing an opportunity for affected member jurisdictions to comment. This additional step is not required when a member jurisdiction requests an amendment via Council resolution. As part of this phase, staff will also engage with the Regional Administrators Advisory Committee (RAAC) and Regional Planning Advisory Committee (RPAC), to support technical review and coordination.

Step 4: Summary of comments and consideration of initial readings to amendment bylaws

All comments will be compiled and conveyed to the Regional Planning Committee and MVRD Board along with amendment bylaws for consideration of initial readings

Step 5: Referral and Comment Period

If the MVRD Board grants initial readings to the proposed amendments, a formal referral and comment period of at least 45 days will be initiated, as per *Metro 2050* Policy 6.4.2 b). This provides an opportunity for all affected local governments (member jurisdictions, TransLink, and adjacent regional district Boards), local First Nations, and other agencies as noted in *Metro 2050* to formally respond prior to final readings and adoption.

Step 6: All comments will be compiled and conveyed to the MVRD Board along with the amendment bylaws for consideration of final readings and adoption.

Approval Requirements

If a proposed amendment is classified as a Type 1 amendment, unanimous acceptance by all affected local governments is required prior to MVRD Board approval. If an amendment is classified as a Type 3 amendment, a 50% +1 weighted vote of the MVRD Board is required following the comment period. This report sets out the *Metro 2050* amendment options that are expected to form the basis of pre-consultation. Since the proposed amendment options are not geographically specific, all member jurisdictions are affected, and all will be engaged in pre-consultation activities.

OVERVIEW OF AMENDMENT OPTIONS UNDER CONSIDERATION

This section outlines four potential *Metro 2050* amendment options for pre-consultation with member jurisdictions. These options reflect Metro Vancouver staff's interpretation of the South of the Fraser Mayors' letter, feedback from municipal staff, and existing *Metro 2050* policy. They are not mutually exclusive and could be packaged together or separately.

Under *Metro 2050*, amendments are categorized into three types:

Type 1: Requires an amendment bylaw passed by a 50% +1 weighted vote of the MVRD Board and unanimous acceptance by all affected local governments. Typically applies to changes to the amendment process itself or other major changes such as the deletion or amendment of goals or strategies. The *Local Government Act* (LGA, Section 437) identifies what may not be considered minor amendments (e.g., changes to the amendment process for a regional growth strategy); thereby making them Type 1 amendments.

Type 2: Requires an amendment bylaw passed by a two-thirds weighted vote of the MVRD Board. Generally applies to regional land use designation changes outside the Urban Containment Boundary and changes to the Urban Containment Boundary.

Type 3: Requires an amendment bylaw passed by a 50% +1 weighted vote of the MVRD Board. Applies to specific designation changes as outlined in *Metro 2050*.

Option 1: Add new Special Study Areas in the requesting municipalities

Under *Metro 2050*, Special Study Areas (SSAs) are geographically defined locations where future regional land use designation changes are anticipated, but where further study is required before a regional land use amendment can be considered. Within an SSA, any proposed change to the regional land use designation is processed as a Type 3 amendment, requiring a 50% +1 weighted vote of the MVRD Board, rather than as a Type 2 amendment with a higher threshold for approval.

This option would allow the three South of the Fraser municipalities to identify specific lands outside the Urban Containment Boundary that they are interested in exploring for potential future land use changes. By adding SSA overlays to these areas, the member jurisdiction signals its intent for future regional land use designation changes and establishes a lower voting threshold for those amendments. These would be added to *Metro 2050* as new SSAs.

Proposed Metro 2050 Amendment in Response to South of the Fraser Mayors' Request

MVRD Board Regular Meeting Date: November 28, 2025

Page 5 of 9

Metro 2050 did not originally envision the expansion of Special Study Areas as a broad growth management tool. SSAs were intended to be used in limited, site-specific circumstances where future land use changes were anticipated but required further study. However, in this particular instance, the SSA framework may offer a practical and policy-aligned way to respond to the concerns raised by South of the Fraser municipalities. It provides an existing mechanism within *Metro 2050* that could support targeted growth areas while maintaining a structured and regionally consistent amendment process. Further policy work would be required to define the conditions under which new SSAs should be considered

Option 1 would be a Type 3 amendment, requiring an affirmative 50% +1 weighted vote of the MVRD Board.

Option 2: Re-classify amendments to properties with a regional Rural land used designation as Type 3 amendments

Amendments to properties with a Rural regional land use designation are currently classified as either Type 2 or Type 3 amendments depending on the proposed regional land use designation.

- Type 2: amendment from Rural to Industrial, Employment, or General Urban regional land use designations (6.3.3 c)
- Type 3: amendment from Rural to Agricultural or Conservation and Recreation regional land use designations (6.3.4 d)

This option would merge the above policies, classifying regional land use designation changes from Rural to any other designation as Type 3 amendments, including movement of the Urban Containment Boundary. The effect of this change would be to lower the MVRD Board voting threshold to 50% +1 for Rural to Industrial, Rural to Employment, and Rural to General Urban amendments.

The vast majority (over 99 percent) of Rural lands in the region are located outside of the Urban Containment Boundary. Option 2 directly responds to the second request in the South of the Fraser Mayors' letter, to reclassify qualifying UCB expansions as Type 3 amendments by lowering the voting threshold for Rural-to-Urban designation changes. While this option facilitates more streamlined consideration of growth areas outside the UCB, it maintains the existing Type 2 amendment process for Agricultural and Conservation and Recreation lands, consistent with the mayors' first request to exclude lands within the Agricultural Land Reserve and ecologically sensitive areas.

Option 2 is a Type 1 amendment, requiring unanimous acceptance by all affected local governments and the MVRD Board as per the *Local Government Act* and *Metro 2050* policy.

Option 3: Expand amendment opportunities for properties contiguous with the Urban Containment Boundary

Metro 2050 contains a policy, 6.3.4 f), which applies to Agricultural and Rural properties that are contiguous with (i.e. outside but immediately adjacent to) the Urban Containment Boundary and outside the Agricultural Land Reserve. This policy allows that such properties may be amended to the Industrial regional land use designation as a Type 3 amendment.

Option 3 would expand the amendment opportunities for such sites beyond Industrial and specify that any regional land use designation may be proposed as a Type 3 amendment.

The effect of this change would be to lower the MVRD Board voting threshold to 50% +1 for sites contiguous to the Urban Containment Boundary for Agricultural and Rural sites that are proposed to be amended to General Urban or Employment that would otherwise be considered Type 2 amendments. For these sites, conversions to Conservation and Recreation or Industrial are already considered Type 3 amendments.

Option 3 would address the second request in the South of the Fraser Mayors' letter – i.e. to: “allow contiguous Urban Containment Boundary extensions that:

- are outside the Agricultural Land Reserve and ecologically sensitive areas;
- can be serviced with existing or committed infrastructure; and
- support compact, transit-oriented, complete communities.”

These eligibility criteria would be layered onto Option 3 under a revised policy 6.3.4 f). Any application for regional land use designation changes under 6.3.4 f) would need to address these criteria, but interpretation of eligibility would be at the sole discretion of the MVRD Board.

The intent of the existing policy framework surrounding contiguous sites is to provide flexibility for sites that are directly adjacent to the Urban Containment Boundary, recognizing that some parcels outside the Urban Containment Boundary may represent supportable extensions of urban development. However, the current definition of Urban Containment Boundary contiguous parcels has, at times, created uncertainty for member jurisdictions. This proposed amendment presents an opportunity to refine and clarify the definition to better support consistent implementation across the region. Option 3 would not change the amendment type or process for any sites that are not contiguous with the Urban Containment Boundary.

Option 3 would be a Type 1 amendment, requiring unanimous acceptance by all affected local governments, as it would change the process for making minor amendments as specified in *Metro 2050* sections 6.3.3 and 6.3.4.

Option 4: Expand the use of the 'Flexibility Clause' for properties contiguous with the Urban Containment Boundary

Metro 2050 contains a policy (6.2.7), commonly referred to as the *flexibility clause*, which allows member jurisdictions to make limited changes to regional land use designations within the Urban Containment Boundary through their Regional Context Statements, without requiring a formal *Metro 2050* amendment. This clause is subject to specific conditions, including limits on the size and cumulative area of affected sites.

Option 4 proposes to expand the scope of Policy 6.2.7 to include sites contiguous to the Urban Containment Boundary located just outside the boundary, provided they meet the same conditions currently required for flexibility clause use. This change would allow member jurisdictions to exercise greater local discretion over these sites and, in some cases, proceed without a *Metro 2050* amendment, if criteria outlined in Policy 6.2.7 are satisfied.

Option 4 responds to the South of the Fraser Mayors' request to enable more flexible and streamlined treatment of Urban Containment Boundary expansions. By extending the flexibility clause to include sites contiguous to the Urban Containment Boundary, this approach would allow member jurisdictions to pursue targeted growth opportunities without triggering a formal *Metro 2050* amendment.

Option 4 would not change the amendment process for any sites that are not contiguous with the Urban Containment Boundary, nor any sites within the Urban Containment Boundary where the flexibility clause may currently be used. As noted previously in the discussion of Option 3, clarifying the definition of "Urban Containment Boundary-contiguous parcels" will be important. The same considerations as discussed in Option 3 would apply to Option 4, where the expanded use of the flexibility clause would rely on a clear and consistent definition to ensure appropriate application.

Option 4 would be a Type 3 amendment, requiring an affirmative 50% +1 weighted vote of the MVRD Board, as it would not amend the amendment process itself. Option 4 would therefore face a lower voting threshold than Option 3.

Implications for Regional Planning and Servicing

The implications for these options have not yet been assessed in terms of the land base impacted, nor the potential servicing and cost implications for utilities, transit and other urban services. This assessment would accompany consideration of amendment bylaws.

PROCESS IMPROVEMENTS TO STREAMLINE METRO 2050 AMENDMENT IMPLEMENTATION

Through preliminary discussions with staff from the City of Surrey, Township of Langley, and City of Delta, concerns with the current *Metro 2050* amendment process were identified. These concerns primarily relate to procedural complexity and extended timelines, with most applications currently requiring between five to six months to progress through the full amendment cycle.

Proposed Metro 2050 Amendment in Response to South of the Fraser Mayors' Request

MVRD Board Regular Meeting Date: November 28, 2025

Page 8 of 9

In response, Metro Vancouver has identified a series of process improvements that can be implemented immediately to streamline the amendment process. These improvements do not require a formal amendment to *Metro 2050*, as they pertain to administrative procedures rather than policy changes. Collectively, these changes have the potential to reduce amendment processing times by one to two months, providing greater clarity, efficiency, and predictability for member jurisdictions.

Identified process improvements include:

- Remove Regional Planning Advisory Committee (RPAC – staff advisory committee) review for minor and straightforward applications;
- Streamline application intake through the creation of a dedicated email address and/or web portal to facilitate submission and tracking;
- Introduce a pre-application process allowing member jurisdictions to submit *Metro 2050* amendment materials prior to local third reading, enabling earlier review and coordination; and
- Implement a next-day correspondence standard for *Metro 2050* amendments, ensuring that the 45-day comment period begins immediately following third reading.

Staff will proceed with implementing these changes, with the goal of enhancing the efficiency of the *Metro 2050* amendment process.

NEXT STEPS

Following presentation of this report, Metro Vancouver staff will incorporate any feedback received from the MVRD Board. A letter will then be issued to member jurisdictions initiating region-wide pre-consultation on the proposed amendment options. Staff will be available to provide presentations to Councils if requested. Engagement will also occur through RAAC and RPAC to gather technical input from across the region.

If the MVRD Board receives this report for information, Metro Vancouver will proceed to consult with member jurisdictions on all four proposed amendment options. While each option represents a distinct approach, there is considerable overlap in their intended outcomes. Although all four options could technically be implemented, doing so may result in duplication and added complexity. As such, it may be more practical and administratively efficient to pursue a subset of the options.

The Board may choose to provide early direction on which options to advance for bylaw development, or defer this decision until after the pre-consultation process is complete and proposed amendment bylaws are brought forward for consideration. Staff will prepare draft bylaws based on feedback received through pre-consultation and present them to the Regional Planning Committee prior to MVRD Board review.

ALTERNATIVES

This is an information report. No alternatives are provided.

Proposed Metro 2050 Amendment in Response to South of the Fraser Mayors' Request

MVRD Board Regular Meeting Date: November 28, 2025

Page 9 of 9

FINANCIAL IMPLICATIONS

This engagement process is being undertaken in-house through the 2025 and 2026 Regional Planning budget. There are no direct financial implications.

CONCLUSION

In response to MVRD Board direction, staff have initiated a process to explore potential *Metro 2050* amendments regarding the Urban Containment Boundary. Metro Vancouver staff will conduct pre-consultation on four potential amendment options:

1. Add new Special Study Areas in the requesting municipalities;
2. Re-Classify amendments to lands with a Rural regional land use designation from Type 2 to Type 3 Amendments;
3. Expand Amendment Opportunities for properties adjacent to the Urban Containment Boundary; and
4. Expand Use of the Flexibility Clause for properties adjacent to the Urban Containment Boundary.

In addition, a number of procedural improvements have been identified that can improve *Metro 2050* implementation without requiring a formal amendment. Staff will proceed with implementing these changes immediately, with the goal of enhancing the efficiency of the *Metro 2050* amendment process.

ATTACHMENTS

1. Letter from City of Surrey, Township of Langley, and City of Delta mayors titled "Urban Containment Boundary – Urgent Need for Policy Reform", dated June 19, 2025.
2. MVRD Board report titled "Proposed Metro 2050 Amendments: Next Steps in Response to City of Surrey, Next Steps in Response to City of Surrey, Township of Langley, and City of Delta Mayors", dated, July 11, 2025. <https://metrovancover.org/boards/GVRD/RD-2025-07-25-AGE.pdf#page=385>
3. Presentation re: Proposed Metro 2050 Amendment in Response to South of the Fraser Mayors' Request.

80229597



June 19, 2025

Via E-mail

Mayor Mike Hurley
Chair, Metro Vancouver Board of Directors
Metrotower III, 4515 Central Boulevard
Burnaby BC V5H 0C6

Dear Chair Hurley and Members of the Board:

Re: Urban Containment Boundary – Urgent Need for Policy Reform

The Mayors of Surrey, the Township of Langley, and Delta jointly write to advise the Metro Vancouver Regional District to express a unified concern over the Metro 2050 framework, as currently written and administered, is obstructing our collective ability to plan for and deliver the housing, employment land and critical services our rapidly growing South-of-the-Fraser communities require.

Our communities are facing increased challenges due to the current policies and administrative process governing the Urban Containment Boundary (UCB) as outlined in the Regional Growth Strategy (RGS).

Accordingly, we expect the Board to direct staff to draft amendments that will:

1. **Redefine and modernize the UCB.** Policy language must allow contiguous UCB extensions that:
 - are outside the Agricultural Land Reserve and ecologically sensitive areas;
 - can be serviced with existing or committed infrastructure; and
 - support compact, transit-oriented, complete communities.
2. **Re-classify qualifying UCB expansions as Type 3 amendments.** The process for expending or adjusting the UCB through a Type 2 or Type 3 amendment under the RGS is burdensome, time-consuming, and often lacks transparency or consistency in interpretation. The ambiguity surrounding what qualifies as a Type 2 versus Type 3 amendment has led to unnecessary delays and uncertainty for both the municipalities and the development community. Therefore, we propose extensions meeting the above criteria—or located within Special Study Areas—should proceed as Type 3 amendments, subject to a simple majority (50% + 1) weighted vote, rather than the current two-thirds super-majority required for Type 2 amendments.
3. **Introduce a streamlined “minor realignment” allowance.** The municipalities should be granted more authority to make UCB changes that are consistent with their Official Community Plans and that align with regional objectives. Including, Site-specific UCB adjustments that do not compromise regional objectives, with notification to Metro Vancouver in lieu of a full amendment process.

South-of-the-Fraser municipalities will accommodate the largest share of the region's future population and job growth—yet only a fraction of developable lands lie within the existing UCB. The status quo is untenable; persisting with it will deepen the region's housing shortage, constrain industrial expansion, and undermine transportation investments.

We recognize the importance of a coordinated regional approach and remain committed to working with Metro Vancouver and our regional partners. However, this commitment must be balanced with a system that is adaptive, equitable, and supports the practical realities of a fast-growing communities.

We call on Metro Vancouver to initiate a formal review of the UCB amendment process and the Regional Growth Strategy to address the concerns of the South of the Fraser municipalities. We are prepared to contribute staff expertise, data, and policy insights to assist in this necessary review.

We therefore request the following immediate actions:

Staff direction: That Metro Vancouver staff report back with draft text amendments and a revised amendment classification table by September 30 2025.

Committee delegation: That representatives of our four municipalities be invited to present the technical basis for these changes at the next meeting of the Regional Planning Committee.

Voting fairness: That the Board commit, in advance, to treating any qualifying UCB expansion as a Type 3 amendment, effective immediately.

Failure to address these issues promptly will compel our municipalities to explore every legislative and intergovernmental avenue available to secure the flexibility our residents and businesses deserve.

We look forward to your prompt confirmation that Metro Vancouver will proceed as outlined above.

Sincerely,



Mayor Brenda Locke,
City of Surrey



Mayor Eric Woodward,
Township of Langley



Mayor George V. Harvie,
City of Delta

cc: Mayor John McEwen, Vice-Chair, Metro Vancouver Board
Chief Administrative Officers – South of the Fraser Municipalities
Regional Planning Advisory Committee



To: MVRD Board of Directors

From: Heather McNell, Deputy Chief Administrative Officer, Policy and Planning

Date: July 11, 2025 Meeting Date: July 25, 2025

Subject: **Proposed Metro 2050 Amendments: Next Steps in Response to City of Surrey, Township of Langley, and City of Delta Mayors**

RECOMMENDATION

That the MVRD Board receive for information the letter from City of Surrey, Township of Langley and City of Delta mayors dated June 19, 2025, titled “Urban Containment Boundary – Urgent Need for Policy Reform.”

and select one of the following:

1. That the MVRD Board direct staff to engage with the City of Surrey, Township of Langley, and City of Delta to explore alternative, collaborative approaches to address the concerns raised, within the existing *Metro 2050* policy framework; **or**
 2. That the MVRD Board respond to the requests, asking the City of Surrey, Township of Langley, and City of Delta to submit a formal *Metro 2050* amendment application via Council resolution per the process laid out in the regional growth strategy; **or**
 3. That the MVRD Board direct staff to undertake engagement with member jurisdictions as a precursor to bringing forward for Board consideration a Type 1 *Metro 2050* amendment reflecting the City of Surrey, Township of Langley, and City of Delta mayors’ requests.
-

EXECUTIVE SUMMARY

The mayors of the City of Surrey, Langley Township, and City of Delta have submitted a joint letter to the Chair of the MVRD Board requesting changes to *Metro 2050*’s Urban Containment Boundary (UCB) amendment process. The letter proposes three key changes: allowing targeted expansion of the UCB without regional involvement, reclassifying UCB amendments from Type 2 to Type 3 to enable simple majority approval, and introducing a minor realignment mechanism for site-specific adjustments. The South of the Fraser sub-region is an important and growing part of Metro Vancouver, experiencing significant growth pressures, and is an essential partner in the successful implementation of *Metro 2050*. The Board Chair has directed Metro Vancouver staff to prepare this report to the Board providing options regarding the requests in the letter. This report outlines the purpose and function of the UCB, summarizes the amendment process under *Metro 2050*, and provides context on past amendment activity. In response to the mayors’ letter, the report presents three potential courses of action for Board consideration:

1. acknowledge the letter and direct staff to work collaboratively with the respective jurisdictions to explore interests and alternatives within the existing policy framework;
2. refer the request back to the municipalities to initiate a formal *Metro 2050* amendment application; or

Proposed Metro 2050 Amendments: Next Steps in Response to City of Surrey, Township of Langley, and City of Delta

MVRD Board Meeting Date: July 25, 2025

Page 2 of 7

3. direct staff to engage with member jurisdictions as a precursor to the Board initiating a Type 1 amendment to *Metro 2050* to revise the amendment classification framework.

Given the political nature of the request and its implications for the governance of *Metro 2050*, staff are not making a recommendation, and respectfully request that the MVRD Board carefully consider the alternatives outlined in this report.

PURPOSE

This report provides the MVRD Board with an overview of the letter received from the mayors of Surrey, Langley Township, and Delta regarding proposed changes to *Metro 2050* and to present options for next steps in response.

BACKGROUND

On June 19, 2025, the Board Chair received a joint letter (Attachment 1) from the mayors of Surrey, Langley Township, and Delta expressing concerns about *Metro 2050*. The letter outlines concerns related to *Metro 2050's* Urban Containment Boundary policies and amendment process. The Board Chair has directed Metro Vancouver staff to prepare this report to the Board providing options regarding the requests in the letter.

REQUESTED CHANGES TO THE URBAN CONTAINMENT BOUNDARY AMENDMENT PROCESS

In a recent letter addressed to the Metro Vancouver Board Chair, the mayors of Surrey, Langley Township, and Delta have outlined concerns regarding *Metro 2050*. The letter outlines the case that the existing framework is impeding the ability of South of the Fraser municipalities to meet the growing demand for housing, employment lands, and essential services. To address these concerns the mayors have outlined three policy changes they believe are important to better support growth and development:

1. Redefine the Urban Containment Boundary to allow for targeted expansion for sites that are contiguous extensions that are outside the Agricultural Land Reserve and ecologically sensitive areas, can be serviced with existing or committed infrastructure, and that support compact, transit-oriented complete communities;
2. Reclassify qualifying Urban Containment Boundary amendment requests from Type 2 (requires an amendment bylaw passed by a weighted two thirds vote of the Board) to Type 3 (requires an amendment bylaw passed by a weighted 50%+1 vote of the Board); and
3. Introduce a minor realignment mechanism to permit site specific Urban Containment Boundary adjustments that are consistent with local plans without requiring a full amendment.

AMENDING METRO 2050

The proposed changes to *Metro 2050* put forward by the mayors of Surrey, Langley Township, and Delta are all Type 1 amendments to the regional growth strategy – either determined by the *Local Government Act* (Section 437) or the *Metro 2050* bylaw (Figure 2). Type 1 amendments to *Metro 2050* require an amendment bylaw passed by the MVRD Board with a weighted 50%+1 vote and support from all affected local governments (resolutions from all member jurisdiction Councils, TransLink, and adjacent regional districts). It is the same process as adopting a regional growth strategy.

Proposed Metro 2050 Amendments: Next Steps in Response to City of Surrey, Township of Langley, and City of Delta

MVRD Board Meeting Date: July 25, 2025

Page 3 of 7

All types of amendments require an amendment bylaw and must be initiated by a resolution of the MVRD Board. The process to initiate amendments to *Metro 2050* is laid out in Section 6.4.1 of the regional growth strategy. It states:

“The process to initiate amendments to the Regional Growth Strategy is by resolution of the Metro Vancouver Regional District (MVRD) Board. Member jurisdictions may, by resolution, request amendments. The MVRD Board will not give first reading to an amendment bylaw which proposes to change a regional land use designation or the Urban Containment Boundary unless or until the member jurisdiction or jurisdictions in which the subject site is located have requested that amendment or have been given the opportunity to formally comment on the proposed amendment.”

As a result, proposed amendments require either a Council resolution if proposed by a member jurisdiction, or, if proposed by Metro Vancouver, engagement with affected local governments prior to the MVRD Board being able to consider the amendment.

In addition, all three communities have a regional context statement embedded in their Official Community Plan reflecting the Urban Containment Boundary and parcel based regional land use designations. Each community would need to amend its OCP and regional context statement to implement the requested changes. This too requires MVRD Board support.

URBAN CONTAINMENT BOUNDARY HISTORY AND CONTEXT

Containing urban development is a well-established best practice for sustainable growth management, and has been pivotal in shaping the Metro Vancouver region. The Urban Containment Boundary (Figure 1), was introduced in 1996 in the *Livable Region Strategic Plan* (LRSP), the first regional growth strategy for the Metro Vancouver region, to guide regional growth in a way that supports sustainable, efficient infrastructure provision, and protects non-urban lands. It establishes a stable, long-term regional boundary for urban development and has played a critical role in achieving the goals of the regional federation since its introduction. The UCB serves to:

- Limit urban sprawl by focusing growth within a defined area to reduce auto-oriented development, support complete communities with a range of housing and jobs, and support the efficient provision of urban infrastructure including utilities and transit;
- Protect Agricultural, Rural, and Conservation and Recreation lands from urban development; and
- Support compact, transit-oriented development that reduces greenhouse gas emissions and energy demand.

The first goal of *Metro 2050*, adopted by all member jurisdictions, TransLink, adjacent regional district Boards, and the MVRD Board, seeks to Create a Compact Urban Area, by achieving 98% of the region’s growth within the UCB and directing that growth to a network of Urban Centres and along transit. The UCB has been highly effective in limiting sprawl in the region and the regional federation has met the targets for containing growth. Based on analysis conducted by Regional Planning in 2023, Official Community Plans can support a significant increase in dwelling units over the existing housing stock, indicating no immediate need to expand the Urban Containment Boundary. And,

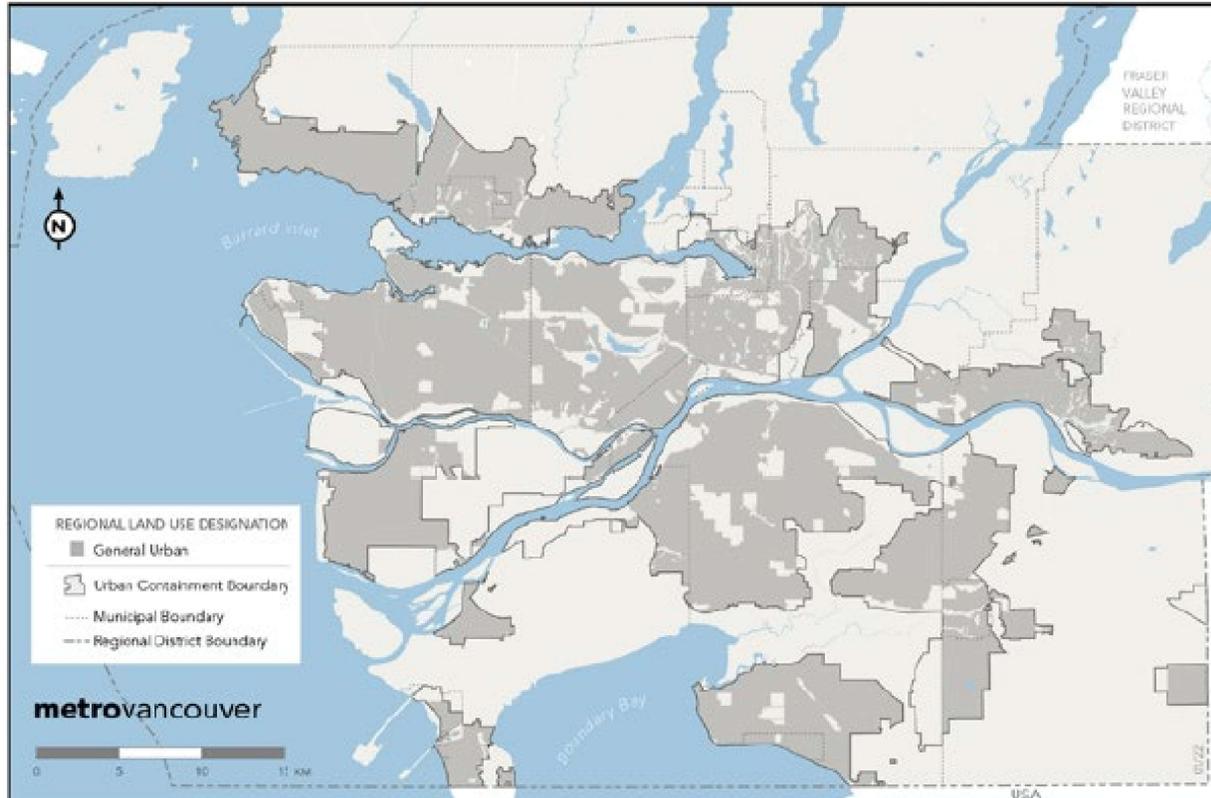
Proposed Metro 2050 Amendments: Next Steps in Response to City of Surrey, Township of Langley, and City of Delta

MVRD Board Meeting Date: July 25, 2025

Page 4 of 7

it is absolutely acknowledged that the south of the Fraser communities as well as the eastern part of the region face the greatest pressure for growth and for expansion of the UCB.

Figure 1: Metro 2050 Urban Containment Boundary



In 2011, Metro Vancouver adopted *Metro Vancouver 2040: Shaping our Future*, which introduced six parcel-based regional land use designations, including the Rural designation. This designation, covering approximately 8,900 hectares, marked a contraction of the Urban Containment Boundary, and applied to areas not intended for urban-scale development requiring regional sewerage or transit service. During the development of *Metro 2040*, several municipalities wanted acknowledgement that certain areas in the Rural designation were intended for future land use change, but that full planning had not yet occurred. As a result, Special Study Areas were identified in the regional growth strategy to indicate this municipal intent, and a lower Metro Vancouver Board voting threshold was established for amendments involving Special Study Areas, including adjustments to the UCB. Unresolved Special Study Areas were ported into *Metro 2050* (Map 12).

Metro 2040 also contained a more flexible process for amendments to the regional growth strategy, in part to ensure that member jurisdictions had a clearer and less administratively challenging path for change than in the LRSP. This process was carried forward into *Metro 2050*. The amendment process for the regional growth strategy allows for a regional dialogue about the impacts of land use change as these changes can affect some or all member jurisdictions (e.g. necessitate regional infrastructure, expanded transit, or impact regional interests like agricultural or conservation and recreation lands and the regional benefits they provide). Amendments to *Metro 2050* fall into three

categories reflecting the scale of regional significance as well as requirements laid out in the *Local Government Act* (Section 437).

Figure 2: Regional Growth Strategy Implementation Framework

PRINCIPLES	EXAMPLES	PROCEDURES
Fundamental change to core goals or strategies	Amend the goals or strategies; delete an entire goal; change the amendment process	Type 1: 50% + 1 MVRD Board weighted vote and acceptance by all affected local governments
Region-wide significance for non-urban designations	Change Urban Containment Boundary or Agricultural designation	Type 2: 2/3 MVRD Board weighted vote
Region-wide significance for urban designations	Large scale Industrial area designation change	Type 3: 50% + 1 MVRD Board weighted vote
Small scale urban designation changes	Small scale Industrial land use designation change	As described under 6.2.7, Official Community Plan amendment and notification of Metro Vancouver in writing within 30 days after OCP adoption
Local planning matter with no regional significance	Rezoning consistent with Official Community Plan	Official Community Plan matters, no Regional Context Statement reference required

The amendment process reflects how the regional growth strategy is designed as a flexible document, one that can respond to evolving regional needs while upholding shared regional goals. Since the addition of the flexible amendment process in 2011, over 40 regional growth strategy amendment applications have been submitted. Over 80% of these applications have been adopted or deemed not necessary, demonstrating the region’s willingness to accommodate change while maintaining a consistent and principled approach to regional planning.

NEXT STEPS

Although the requests from the mayors of the City of Surrey, Township of Langley, and City of Delta are not simple to grant, there are several paths forward for the Board to consider to acknowledge and address the concerns expressed by the South of the Fraser mayors. Staff have identified three options for the Board to consider. All the alternatives align with the requirements of the *Local Government Act* and *Metro 2050*.

Alternative 1. Receive the letter for information and direct staff to work with City of Surrey, Township of Langley and City of Delta Councils and staff to identify options to address concerns.

This option acknowledges the letter and the concerns expressed by the mayors, and proposes initiating a process to explore more collaborative solutions within the existing policy framework. Such an approach may help identify strategies that respond to local growth pressures while maintaining the integrity of regional planning objectives. A precedent for this approach exists: both the City of Surrey and the Township of Langley initially withheld support for *Metro 2050*, however after several meetings with both staff and elected officials, both communities retracted their lack of support, and signed on to the regional growth strategy. A similar process could be considered to constructively address the current concerns.

Proposed Metro 2050 Amendments: Next Steps in Response to City of Surrey, Township of Langley, and City of Delta

MVRD Board Meeting Date: July 25, 2025

Page 6 of 7

Alternative 2. Refer the requests back to the member jurisdictions to submit a formal *Metro 2050* amendment application via Council resolution as per the process outlined in the regional growth strategy.

This option would require the City of Surrey, Township of Langley, and City of Delta to submit a formal application via local Council resolution. This option would be consistent with established procedures and places the responsibility on the requesting jurisdictions to conduct their own analysis and develop proposed amendments. This option would give each respective member jurisdiction the opportunity to fully articulate their interest in pursuing the application and provide transparency in allowing the proposals to be debated openly within each community before advancing to the regional level.

Alternative 3. Direct staff to undertake engagement with member jurisdictions as a precursor to bringing forward a Type 1 *Metro 2050* amendment for Board consideration.

As noted above, the MVRD Board cannot initiate the amendment process or consider first reading of an amendment bylaw without first engaging with member jurisdictions that would be impacted by the amendment. In this case, given the fundamental changes to the UCB being proposed, all member jurisdictions abutting the UCB and with Rural lands would be provided opportunity for comment. This option demonstrates a willingness to respond to member jurisdiction concerns and provide a formal mechanism for evaluating the proposed policy changes. However, this approach would bypass the traditional local application process via Council resolution.

ALTERNATIVES

That the MVRD Board receive for information the letter from City of Surrey, Township of Langley and City of Delta mayors dated June 19, 2025, titled “Urban Containment Boundary – Urgent Need for Policy Reform.”

and select one of the following:

1. That the MVRD Board direct staff to engage with the City of Surrey, Township of Langley, and City of Delta to explore alternative, collaborative approaches to address the concerns raised, within the existing *Metro 2050* policy framework; ***or***
2. That the MVRD Board respond to the requests, asking the City of Surrey, Township of Langley, and City of Delta to submit a formal *Metro 2050* amendment application via Council resolution per the process laid out in the regional growth strategy; ***or***
3. That the MVRD Board direct staff to undertake engagement with member jurisdictions as a precursor to bringing forward for Board consideration a Type 1 *Metro 2050* amendment reflecting the City of Surrey, Township of Langley, and City of Delta mayors’ requests.

Given the political nature of the request and its implications for the governance of *Metro 2050*, staff are not making a recommendation and respectfully request that the MVRD Board carefully consider the alternatives outlined above.

Proposed Metro 2050 Amendments: Next Steps in Response to City of Surrey, Township of Langley, and City of Delta

MVRD Board Meeting Date: July 25, 2025

Page 7 of 7

FINANCIAL IMPLICATIONS

There are no financial implications associated with this report. Should the MVRD Board direct staff to undertake further work in response to the Surrey, Langley Township, and Delta mayors' letter, any related policy analysis or engagement activities would be carried out by Regional Planning staff and incorporated into the department's existing work program and resources.

CONCLUSION

The letter from the Surrey, Langley Township, and Delta mayors presents a request for changes to the Metro 2050 Urban Containment amendment process that warrants careful consideration by the Board. The proposed changes require a Type 1 amendment as per the *Local Government Act*, reflecting the significance of the request. In considering next steps, the MVRD Board is presented with three options. Each path carries distinct implications for governance, process, and regional cohesion.

ATTACHMENT

1. ~~Letter from City of Surrey, Township of Langley, and City of Delta mayors titled, "Urban Containment Boundary — Urgent Need for Policy Reform", dated, June 19, 2025.~~



1

MAYORS' LETTER REQUESTS

1. **Redefine the Urban Containment Boundary to allow for targeted expansion for sites that are contiguous** extensions that are outside the Agricultural Land Reserve and ecologically sensitive areas, can be serviced with existing or committed infrastructure, and that support compact, transit-oriented complete communities;
2. **Reclassify qualifying Urban Containment Boundary amendment requests from Type 2** (requires an amendment bylaw passed by a weighted two thirds vote of the Board) **to Type 3** (requires an amendment bylaw passed by a weighted 50%+1 vote of the Board); and
3. **Introduce a minor realignment mechanism** to permit site specific Urban Containment Boundary adjustments that are consistent with local plans without requiring a full amendment.

metrovancouver

2

2

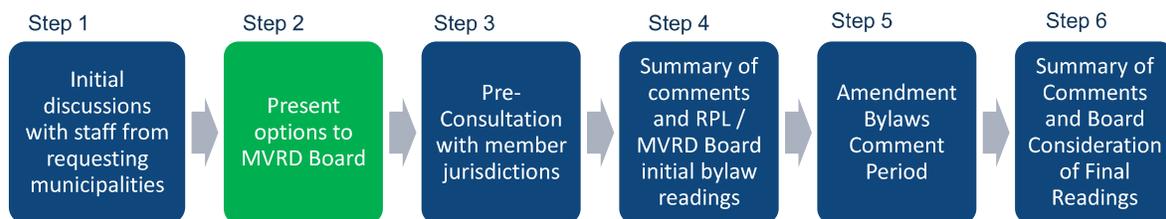
MVRD BOARD RESOLUTION

That the MVRD Board:

“direct staff to undertake engagement with member jurisdictions as a precursor to bringing forward for Board consideration a Type 1 Metro 2050 amendment reflecting the City of Surrey, Township of Langley, and City of Delta mayors’ requests as three separate amendments.”

3

ENGAGEMENT AND AMENDMENT PROCESS



4

WORK TO DATE

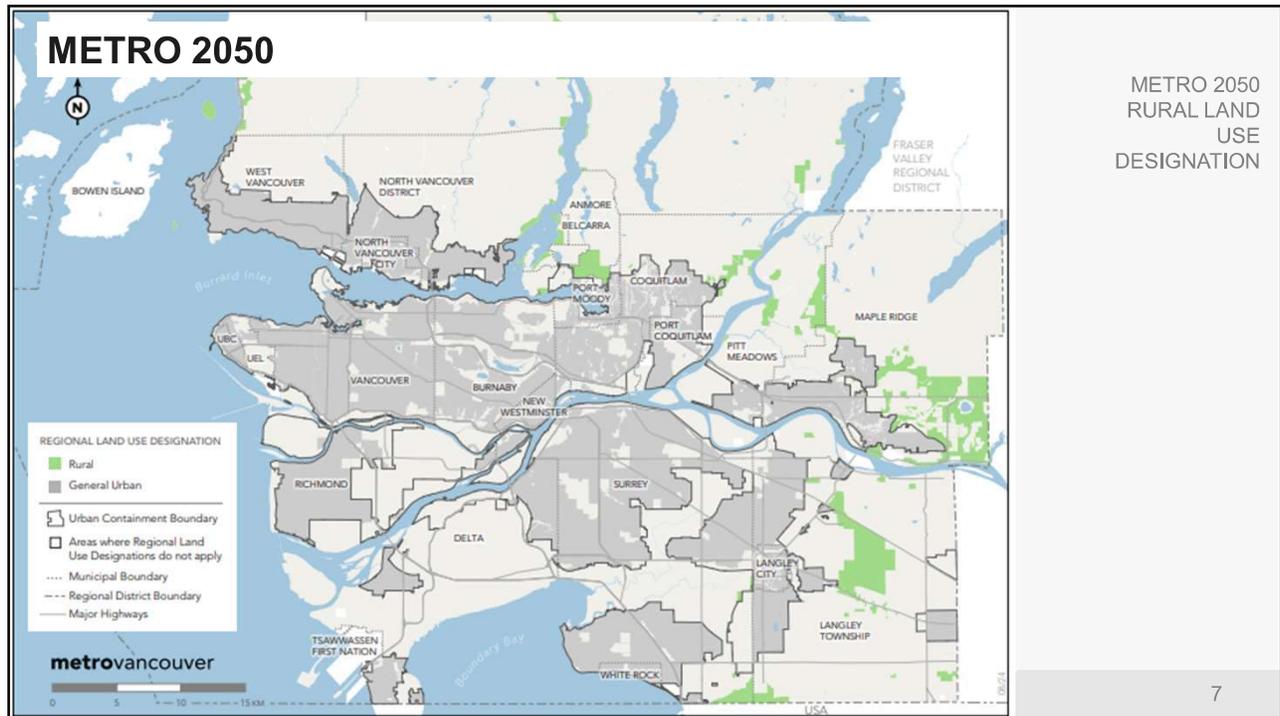
- Met with municipal staff to better understand the requests
- Proposed creation of new Special Study Areas as Type 3 amendment to lower the approval threshold for site specific land use designation changes (e.g. Fraser Highway)
- Municipal staff noted their preference for broader changes to *Metro 2050* implementation
- Have 3 proposed options to address concerns based on letter, municipal staff input and legal / policy framework
- Have also identified improvements to shorten amendment process by 1-2 months – no amendment required
- Want to review with you prior to bringing to Board at end of November

5

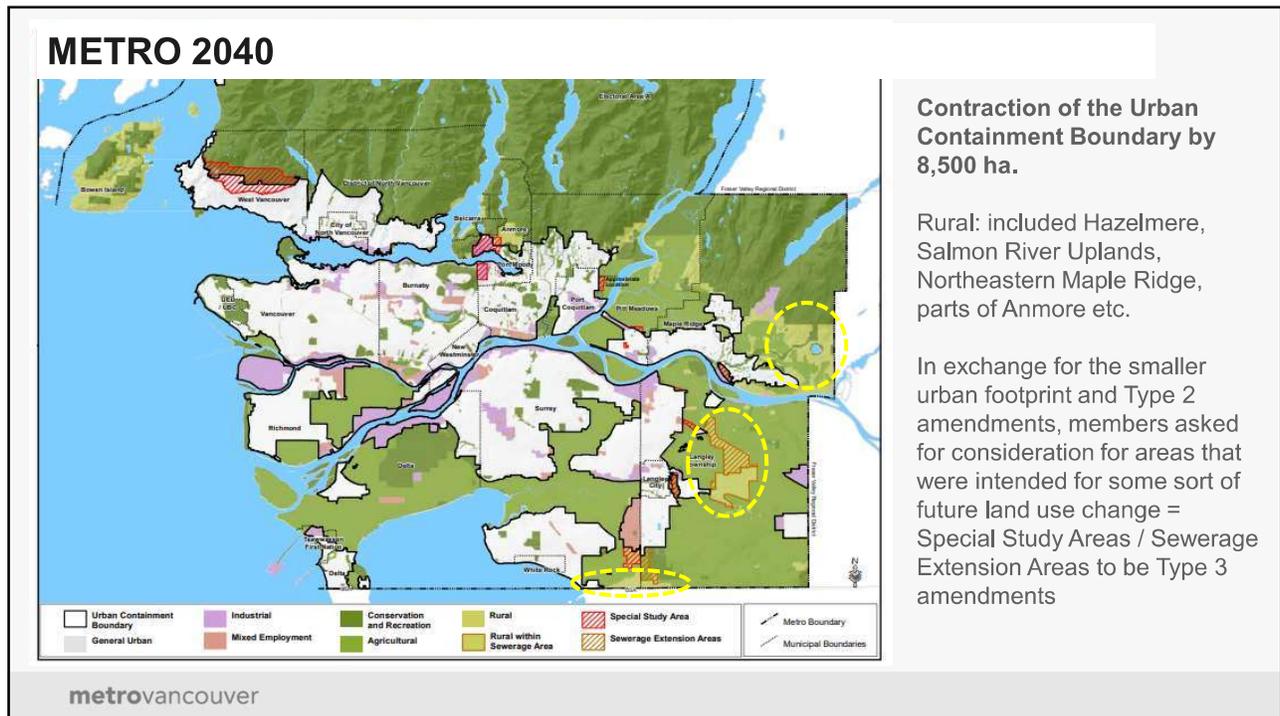
OPTION 1: MAKE AMENDMENTS TO RURAL REGIONAL LAND USE DESIGNATION TYPE 3

- Lowers approval threshold for changes to Rural lands to 50% + 1 from two thirds
- Reminder that all Rural lands used to be in the Urban Containment Boundary prior to *Metro 2040*; Rural contracted the UCB by 8,500 ha; Added Special Study Areas and other tools to mitigate impacts
- To be approved, needs assent from all member jurisdiction Councils, TransLink, adjacent regional district Boards and MVRD Board.
- No assessment of cost or other impacts – e.g. servicing costs
- MOU with Township addresses some of these lands

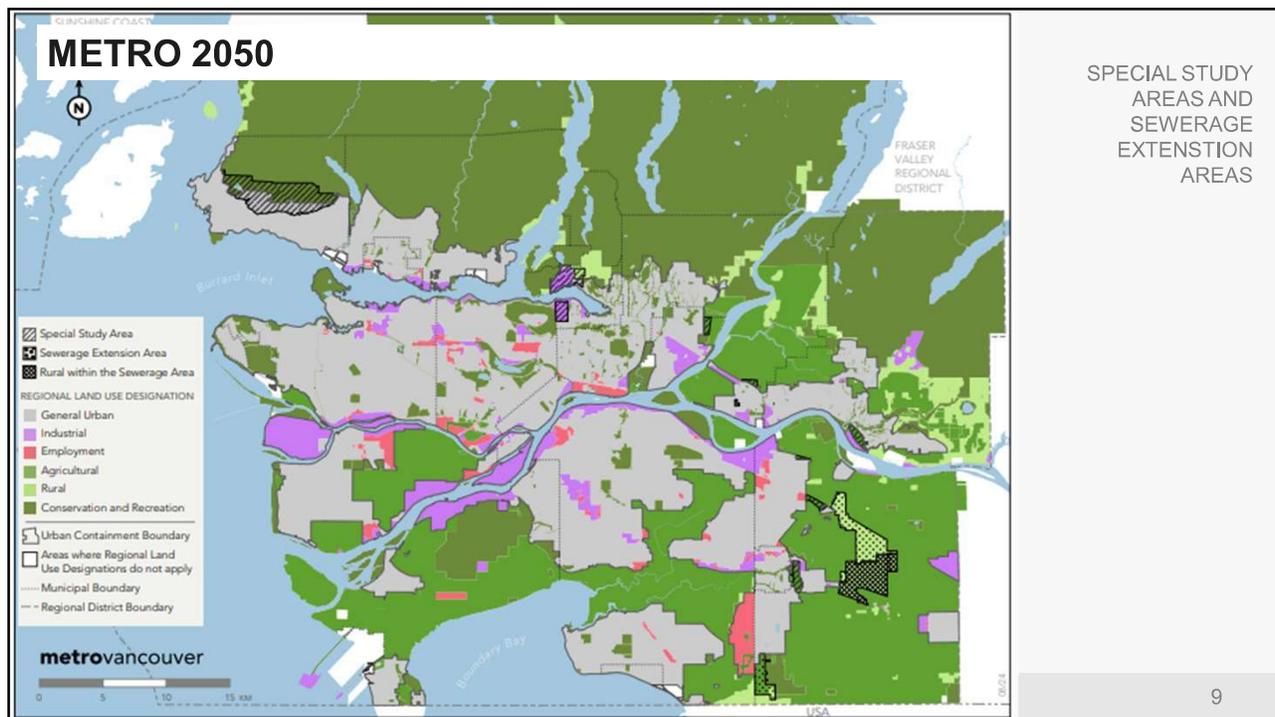
6



7



8



9

OPTION 2: MAKE AMENDMENTS NEXT TO THE URBAN CONTAINMENT BOUNDARY TYPE 3

- Lowers approval threshold for amendments right next to the Urban Containment Boundary to 50% + 1 from two thirds
- Currently applies to Agricultural and Rural properties not in the ALR converting to Industrial; would expand to Urban and Employment
- As per your letter, would only apply to lands that:
 - are outside the Agricultural Land Reserve and ecologically sensitive areas;
 - can be serviced with existing or committed infrastructure; and
 - support compact, transit-oriented, complete communities.”
- To be approved, needs assent from all member jurisdiction Councils, TransLink, adjacent regional district Boards and MVRD Board.

metrovancover

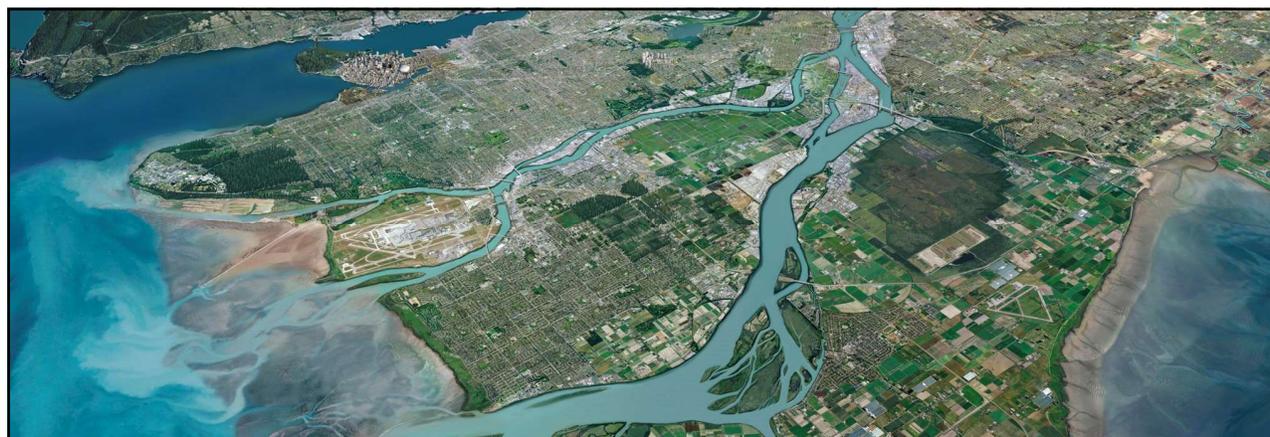
10

10

OPTION 3: EXPAND THE 'FLEXIBILITY CLAUSE'

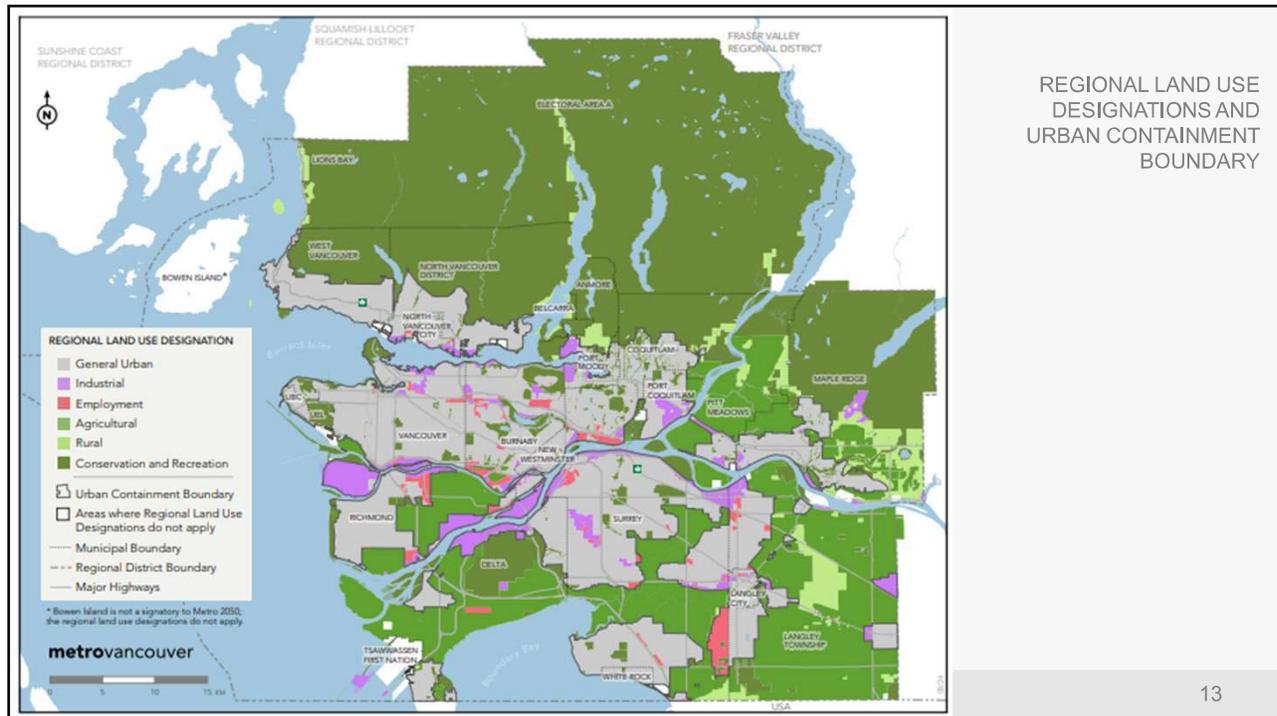
- Currently municipalities can make some changes within the UCB without a *Metro 2050* amendment; just notify Metro Vancouver
- Would expand the clause to include sites next to the Urban Containment Boundary
- There are usage limits that would need to be clarified – e.g. currently aggregate sites cannot exceed 2% of the total lands of a municipality's particular land use designation.
- To be approved, needs a 50% + 1 vote of the MVRD Board.

11

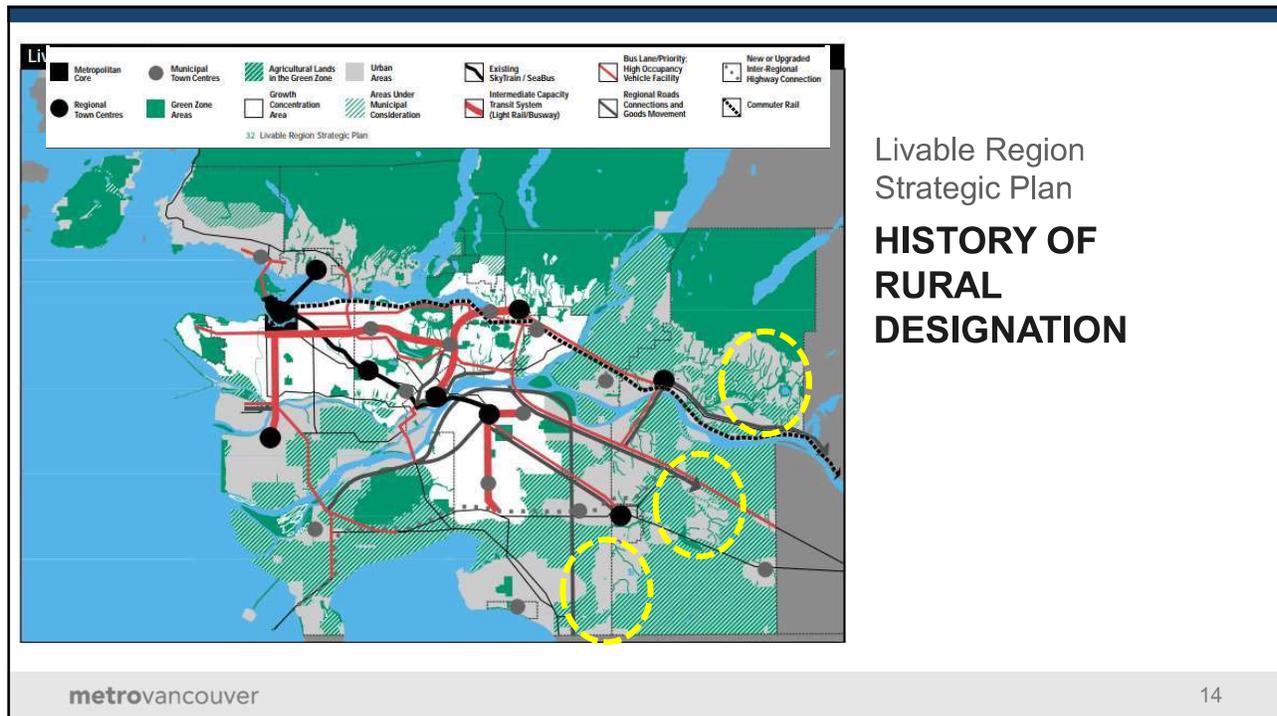


Discussion

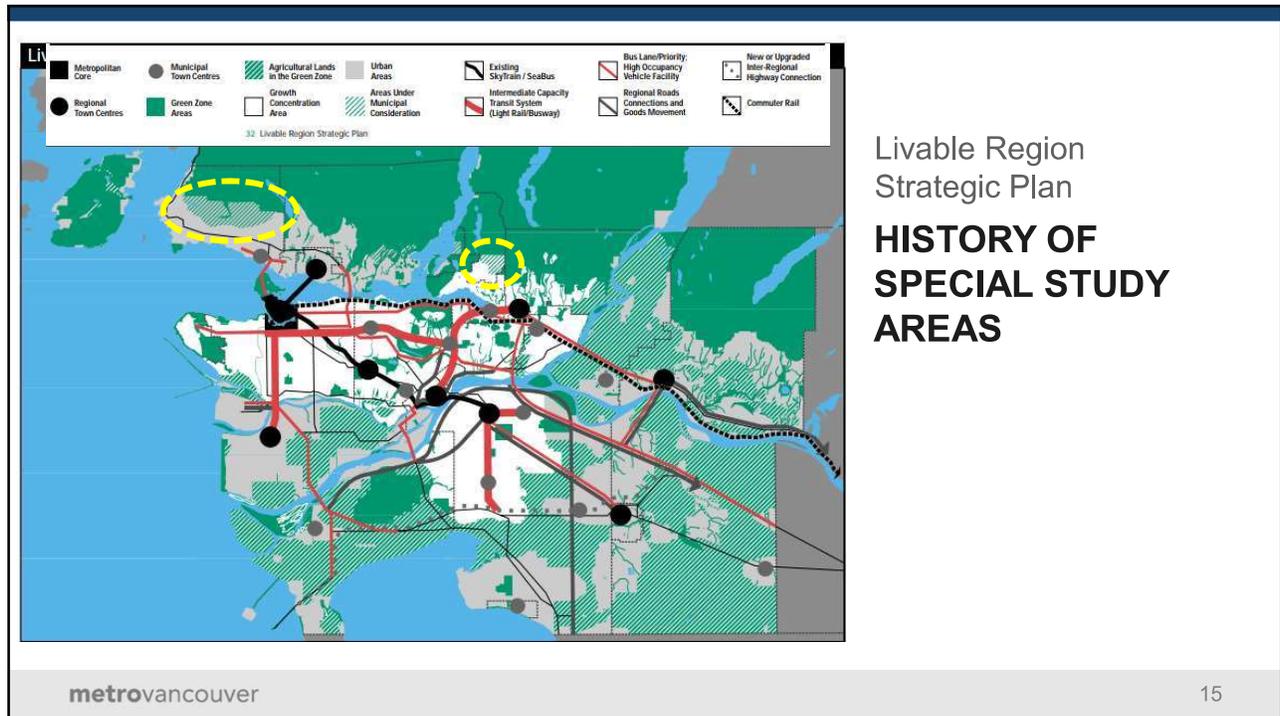
12



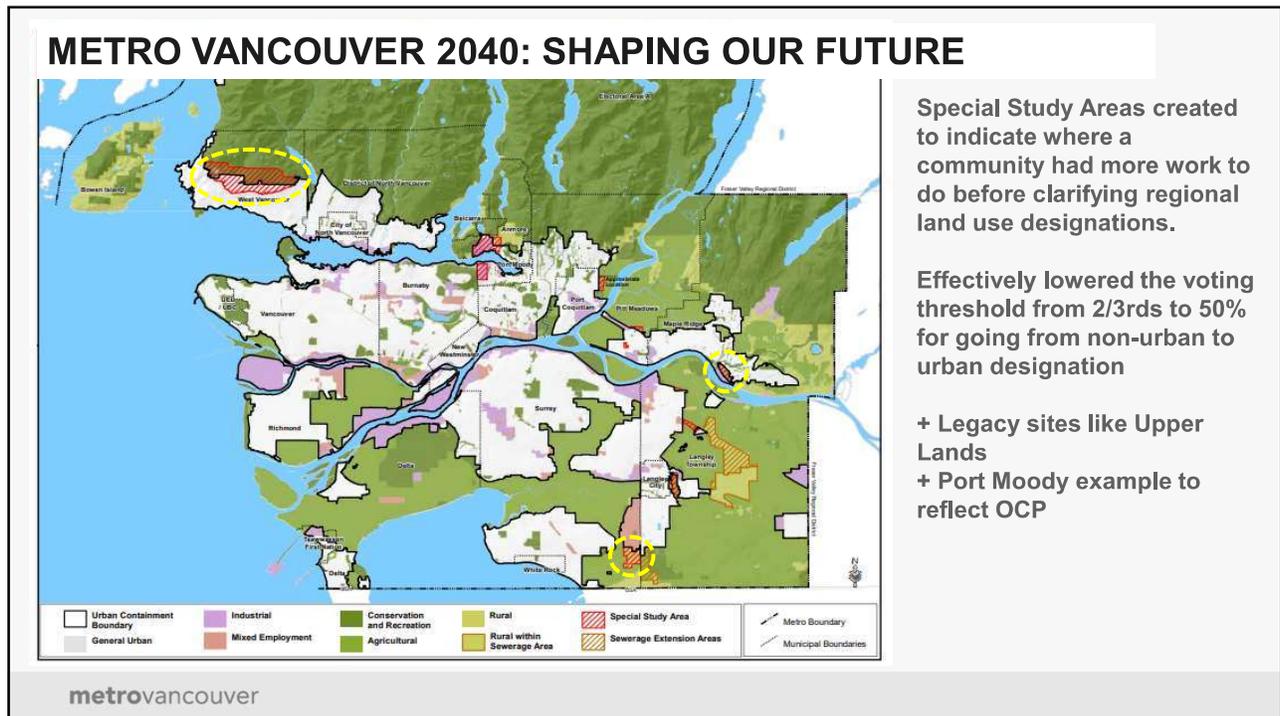
13



14

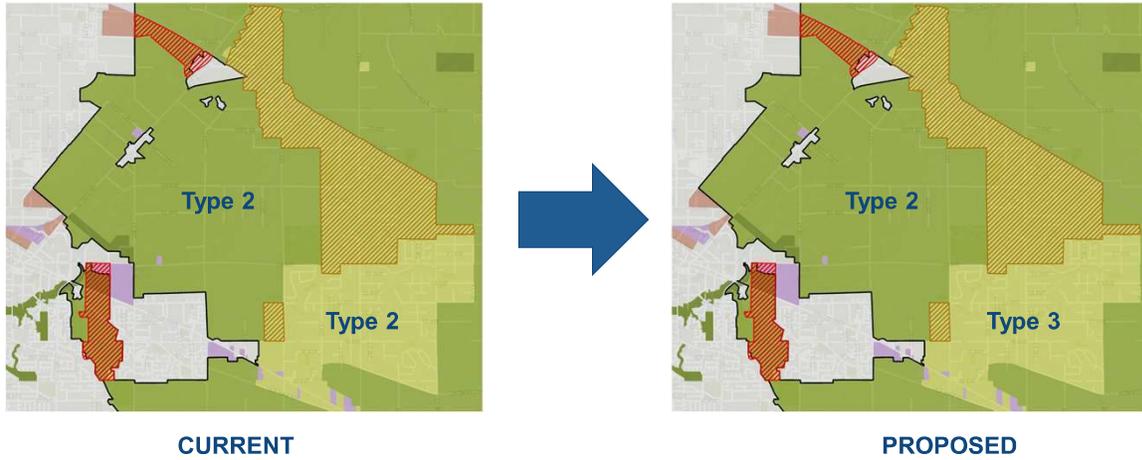


15



16

OPTION 1 RE-CLASSIFY RURAL CHANGES FROM TYPE 2 TO TYPE 3

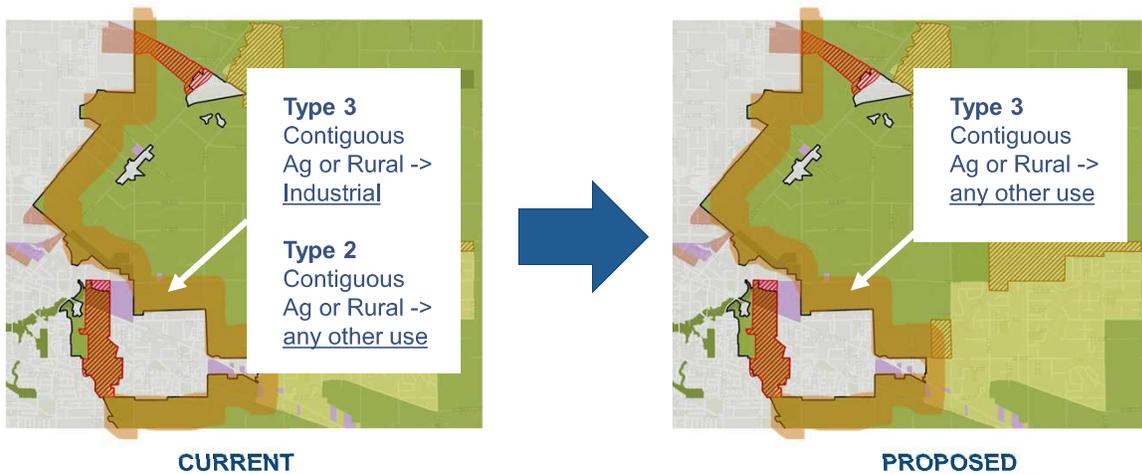


metrovancouver

17

17

OPTION 2 EXPAND AMENDMENT OPPORTUNITIES FOR SITES CONTIGUOUS WITH UCB



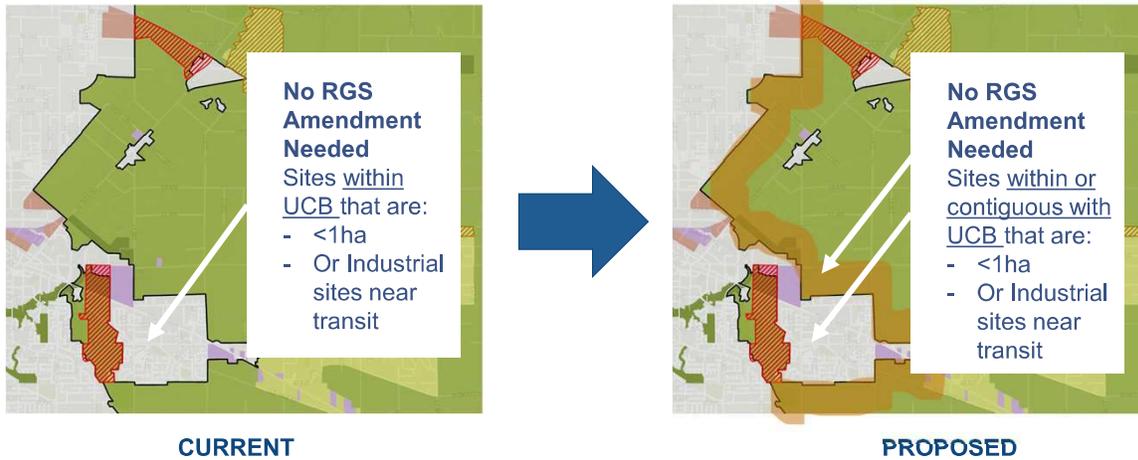
metrovancouver

18

18

OPTION 3

EXPAND FLEXIBILITY CLAUSE FOR SITES CONTIGUOUS WITH UCB

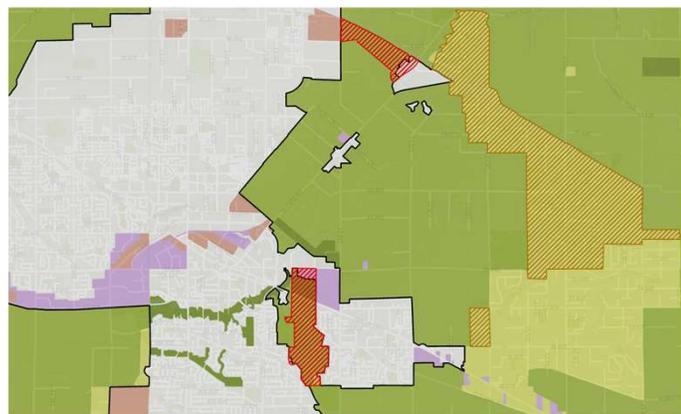


19

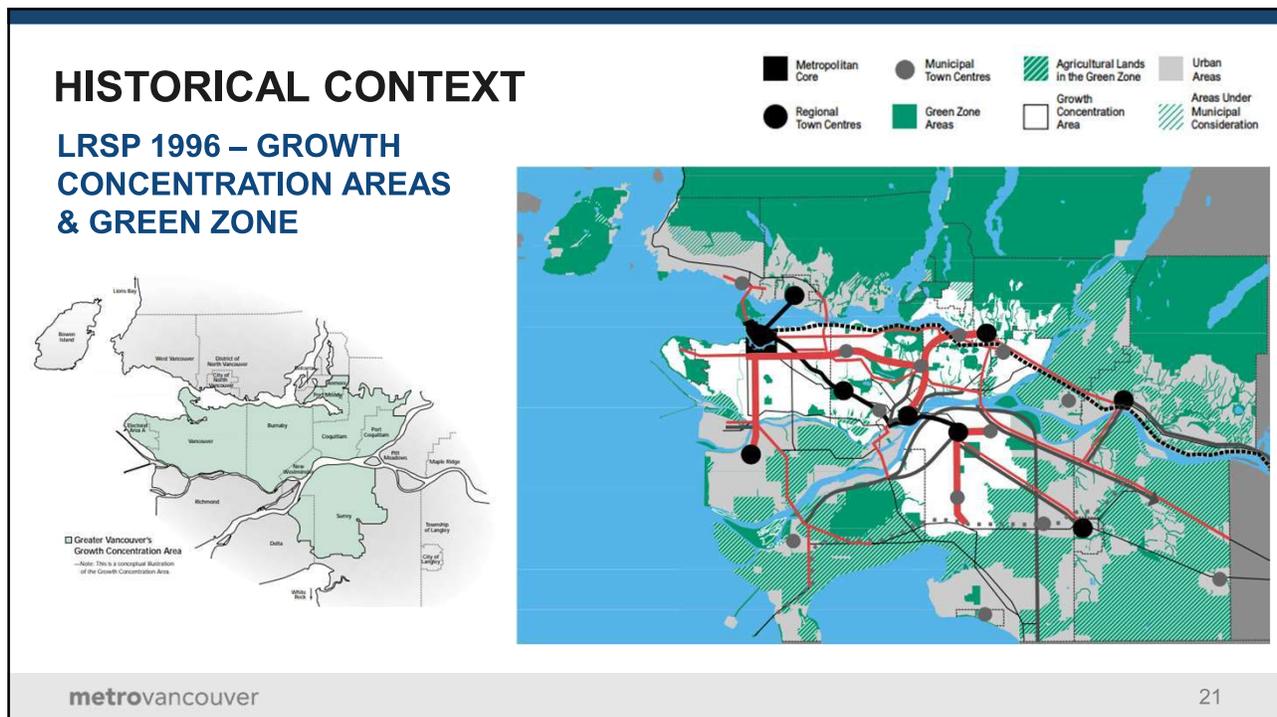
HISTORICAL CONTEXT

Metro 2040 (2011), introduced the Rural regional land use designations, SPECIAL STUDY AREAS, AND OVERLAYS

-  Sewerage Extension Areas
-  Special Study Area
-  Urban Containment Boundary (UCB)
- Regional Land Use Designation (RLUD)**
-  Agricultural
-  Rural
-  Conservation and Recreation
-  Employment
-  General Urban
-  Industrial



20



21

AMENDMENT TYPES

Type	Examples	Procedure
Type 1	Change to the amendment process; delete or amend goals or strategies	50% + 1 MVRD Board weighted vote and unanimous acceptance of all affected local governments
Type 2	Changes to the UCB or land use changes for areas outside the UCB	2/3 MVRD Board weighted vote
Type 3	Specific, small-scale changes, changes within Special Study Areas	50% + 1 MVRD Board weighted vote

Local Government Act (LGA) defines what constitutes Type 1 amendments

metrovancover

22

22



**VILLAGE OF BELCARRA
Road Closure Bylaw No. 640, 2026**



A bylaw to close and remove the dedication as highway of a portion of Road End 13.

WHEREAS, pursuant to Section 40 (1) and (2) of the *Community Charter*, Council may, by bylaw, close a portion of a highway to traffic and remove the dedication of the highway if prior to adopting the bylaw, Council gives notice of its intention in accordance with Section 94 of the *Community Charter* and provides an opportunity for persons who consider they are affected by the bylaw to make representations to Council;

AND WHEREAS, Council deems it to be in the best interests of the Village of Belcarra to close to traffic and remove the dedication of that portion of Road End 13, more particularly hereinafter described.

AND WHEREAS, Council does not consider that the road closure will affect the transmission or distribution facilities or works of utility operators;

NOW THEREFORE the Council of the Village of Belcarra, in open meeting assembled, enacts as follows:

1. Attached to this bylaw as Schedule A and forming part of this bylaw is a reduced copy of the road closure reference plan EPP150270 prepared by Bennett Land Surveying Ltd. dated November 6, 2025 (the "Road Closure Plan").
2. The Village of Belcarra hereby authorizes the closure to traffic of all kinds and the removal of highway dedication as shown in bold and labelled as the "Road To be Closed" on the Road Closure Plan (the "Closed Road").
3. On deposit of the Road Closure Plan and all other documentation for the closure of the Closed Road in the Land Title Office, the Closed Road will cease to be public highway, its dedication as a highway cancelled and it will be owned by the Village of Belcarra.
4. The Mayor and the Chief Administrative Officer are authorized to execute all plans and other documentation necessary to effect this road closure and cancellation of highway dedication and registration of the title to the property in the name of the Village of Belcarra.
5. This bylaw may be cited as "Road Closure Bylaw No. 640, 2026".

Village of Belcarra Road Closure Bylaw No. 640, 2026

READ A FIRST TIME on February 9, 2026

READ A SECOND TIME on February 9, 2026

READ A THIRD TIME on February 9, 2026

NOTICE OF INTENTION on

ADOPTED on

Jamie Ross
Mayor

Amanda Seibert
Corporate Officer

This is a certified a true copy of
Village of Belcarra Council Road Closure Bylaw No.640, 2026

Chief Administrative Officer

