



Office of the Chair
Tel. 604-432-6215 or via Email
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January 20, 2026

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

Mayor George V. Harvie and Council
City of Delta
4500 Clarence Taylor Crescent
Delta, BC V4K 3E2

VIA EMAIL: mayorharvie@delta.ca; aguichon@delta.ca; dboisvert@delta.ca; dkruger@delta.ca;
idosanjh@delta.ca; jjohal@delta.ca; rbinder@delta.ca

Dear Mayor George V. Harvie 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.

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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@metrovancover.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: Peter Weeber, City Manager, City of Delta
Michelle Jansson, City Clerk, City of Delta
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" \(pg. 407\)](#)

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Dear Mayor George V. Harvie and Council:

**Identification of new *Metro 2050* Special Study Areas
in Response to South of the Fraser Mayors' Request**

On November 28, 2025, the Metro Vancouver Regional District (MVRD) Board adopted the following resolution:

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".

The staff report is enclosed with this letter and outlines a proposed consultation program that will explore potential amendments to *Metro 2050*, the Regional Growth Strategy. This consultation program has been developed in response to a letter – retained within the enclosed staff report – to the Board Chair from the three South of the Fraser Mayors.

Among the four potential amendment options that have been identified for consultation is the possibility of adding new Special Study Areas (SSAs) within the three South of the Fraser municipalities. This option would involve adding language in *Metro 2050* permitting the three municipalities to identify new SSAs, and then mapping these areas by revising [Map 12](#) (Special Study Areas and Sewerage Extension Areas).

Under *Metro 2050*, SSAs are site-specific geographic areas where a member jurisdiction anticipates that a future regional land use designation change may be appropriate, but where additional planning, technical work, or local processes are required before bringing forward a formal amendment. Any SSA must be supported by strong regional planning rationale, and should be consistent with the overarching principles that guide regional growth, including avoiding areas of high ecological or agricultural value and ensuring access to existing or planned infrastructure.

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Within an SSA, any future proposal to change a regional land use designation is treated as a Type 3 amendment, requiring a 50%+1 weighted vote of the MVRD Board. An SSA does not alter the underlying regional land use designation, but provides a more streamlined pathway for potential future amendments. The identification of a new SSA is itself a Type 3 amendment, also requiring a 50%+1 weighted vote of the MVRD Board.

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.

As one of the requesting municipalities, the «City/Township» is invited to identify any Special Study Areas it wishes to have considered for inclusion in the amendment bylaw package. These could include sites that the municipality anticipates may be appropriate for future changes to regional land use designation following further local planning or technical work. Providing proposed SSAs is optional, and there is no requirement to submit areas at this time. However, if SSAs are not identified, the MVRD Board will be unable to evaluate this option as a potential solution to the issues raised by the South of the Fraser Mayors.

If interested, please submit your proposed areas as GIS shapefiles by **February 27, 2026** to allow sufficient time for preparation of the bylaw for the MVRD Board's April 2026 meeting.

Metro Vancouver staff would be pleased to meet with your staff or present to your Council to answer questions or discuss your proposed areas. To arrange this, 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@metrovancover.org.

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

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Yours sincerely,



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