

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
CORPORATE REPORT



**DATE:** September 11, 2023

**TO:** Mayor and Council

**FROM:** Anne Berry, Director, Planning and Development Services

**SUBJECT:** Response to Metro Vancouver’s Referral: Land Use Designation Amendment to Metro 2050 Proposed by the Township of Langley – 23699 and 23737 Fraser Highway

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**RECOMMENDATIONS**

THAT Council:

1. Receive for information the corporate report dated September 11, 2023, from the Director of Planning and Development Services, titled “Response to Metro Vancouver’s Referral: Land Use Designation Amendment to Metro 2050 Proposed by the Township of Langley – 23699 and 23737 Fraser Highway” for consideration; and,
  2. Authorize the Director of Corporate Administration to respond to the Metro Vancouver Board stating that the City does not object to the proposed amendment request by the Township of Langley to the Regional Growth Strategy, and by sending Council commentary and any applicable resolution along with this corporate report as a response to the Metro Vancouver Board request for comment.
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**EXECUTIVE SUMMARY**

The purpose of this report is to notify Mayor and Council of a proposed amendment to *Metro 2050* Regional Growth Strategy (RGS) and to provide Council with an opportunity to comment on the proposed amendment.

**BACKGROUND**

The Township of Langley has initiated an amendment to the RGS to change the regional land use designation for two properties totalling 4.12 hectares (10.19 acres) located at 23699 and 23737 Fraser Highway. The proposed amendment would redesignate the properties from “Rural” to “Industrial” to permanently allow for industrial uses granted under a temporary use permit set to expire in May 2024, as well as allow for additional industrial uses subject to meeting certain development prerequisites set out by the Township of Langley.

Prior to the Township of Langley approving an Official Community Plan amendment bylaw, the RGS would need to be amended by the Metro Vancouver Regional District (MVRD) Board to change the regional land use designation from “Rural” to “Industrial”. As required by both the *Local Government Act* and *Metro 2050*, the regional growth strategy amendment process requires a minimum 45-day notification period to allow all affected local governments and

members of the public to provide comments on the proposed amendment. Following the comment period, the MVRD Board will review all comments received and consider adoption of the amendment bylaw.

The proposed changes to the land use designation are a 'Type 2' minor amendment to *Metro 2050*, which requires that the public be provided with engagement opportunities and that the amendment bylaw be passed by the MVRD Board by a two-thirds weighted vote. First, second and third readings of the MVRD amendment bylaw were given on June 2, 2023, and MVRD staff were directed to notify local governments to obtain input. Following consideration of written comments from local governments and other agencies, the MVRD Board will consider the final adoption of the bylaw.

To provide further details on the proposed amendment, the letter from Metro Vancouver inviting comments from local governments, and the MVRD Board report are attached as Appendices A and B, for Council's information.

### **ANALYSIS**

The subject properties currently contain a variety of uses that includes outdoor storage of building materials and parking/storage of vehicles (including commercial) that were previously permitted through a Temporary Use Permit (TUP) authorized by the Township of Langley in 2019.

With respect to the Township of Langley's request to amend the *Metro 2050* RGS, the Township of Langley granted third reading to a set of Official Community Plan and Zoning Bylaw amendments to re-designate the subject properties to 'Industrial' and rezone it to permanently allow the current uses being undertaken on the lots. The Township of Langley has also placed restrictions on more intensive industrial development on the subject lots until the necessary servicing and infrastructure required have been provided. Additionally, the Township of Langley has designated the subject properties as a Development Permit Area, which would require future development to adhere to applicable Township of Langley guidelines applicable to the area.

Additionally, the Township of Langley staff has commenced a Fraser Highway Employment Lands Area Plan review and study, which includes the subject properties and the adjoining areas, as directed by the Township of Langley Council on February 27, 2023. This study is in its preliminary review stage and will include further consultation and discussions with Metro Vancouver related to regional planning matters.

### **White Rock Implications**

The proposed RGS amendment to *Metro 2050* is not anticipated to have a direct impact on services provided by the City of White Rock, as the location of the subject properties is approximately sixteen (16) kilometres from the City's boundaries.

### **Regional Planning Implications**

Metro Vancouver staff assessed the proposed amendment for its alignment with the RGS. A summary of the regional land use rationale included in the Metro Vancouver report on the proposed Metro Vancouver RGS amendment is noted below:

- Based on the current activities on the subject properties (outdoor storage/vehicle parking) and from a perspective of goods movement, the lands are strategically located along Fraser Highway, which is a designated truck route and is connected to nearby industrial areas.

- The surrounding lands within the Fraser Highway corridor have an Industrial RGS land use designation similar to what is proposed for the subject properties. Also, there are no proposed amendments to the Metro 2050 RGS Urban Containment Boundary (UCB) as part of the Township of Langley's request as the subject properties are not within the UCB. As noted in the Metro Vancouver staff report, Industrial designated lands may be identified outside of the UCB which is the case with this amendment request.
- Concerning the regional shortage of industrial lands and recognized existing limited industrial activities currently occurring on the subject properties, the proposed amendment aligns the RGS land use designation with current activities while also adding 4.12 hectares of industrial land to the regional supply.

The two anticipated impacts of the requested amendment are around Metro Vancouver utilities, specifically their Liquid Water Services (GVS&DD) and Water Services (GVWD). If the MVRB board resolves and amends Metro 2050, the Township of Langley will need to provide additional information for Metro Vancouver to fully assess the liquid waste and water servicing implications of this proposal. Additionally, the Township will also be requested to provide their drinking water demand forecast, and assessment of the impacts on the municipal and regional water systems, as well as their servicing plan for this development.

Staff have reviewed the commentary provided in the MVRD Board report dated May 12, 2023, and concur with the regional staff's interpretation of the Regional Growth Strategy and the consistency between this proposed amendment and the goals of the RGS. The MVRD report is included in Appendix B for reference.

### **Staff Commentary**

This section summarizes the White Rock staff's comments on the proposed Metro 2050 amendments requested by the Township of Langley for the subject properties at 23699 and 23737 Fraser Highway:

- Staff do not anticipate direct impacts to the City of White Rock from the proposed amendment and support the MVRD staff assessment for this application; therefore, staff have no objection to this proposed amendment.
- The amendment to change the regional land use designation from 'Rural' to 'Industrial' allows for the existing industrial uses occurring on the subject properties to continue and does not involve lands currently or previously in the Agricultural Land Reserve (ALR). Further, this amendment does not require an expansion of the Urban Containment Boundary.

Staff recommend this corporate report, along with Council comments and any applicable resolution be sent to Metro Vancouver Board as a response to their request for comments.

### **FINANCIAL IMPLICATIONS**

There are no financial implications associated with the proposed amendment.

## **COMMUNICATION AND COMMUNITY ENGAGEMENT IMPLICATIONS**

None are identified at this time. White Rock is being invited to comment on a Regional Growth Strategy Amending Bylaw as required by the *Local Government Act* and *Metro 2050* RGS and as a member municipality of the MVRD.

Notification by Metro Vancouver of the *Metro 2050* amendment request is consistent with the requirements of section 437(2) of the *Local Government Act* and sections 6.4.2 and 6.4.5 of *Metro 2050*.

## **CLIMATE CHANGE IMPLICATIONS**

As with any development in White Rock, the City is interested in ensuring that amendments to the *Metro 2050* RGS will result in compact and sustainable development that addresses climate change mitigation and sustains environmental values.

## **OPTIONS / ALTERNATIVES**

The following alternate options are available for Council's consideration:

1. Council support Staff forwarding a letter on its behalf to Metro Vancouver expressing the City's opposition to the Township of Langley's 23699 and 23737 Fraser Highway Land Use Designation amendment to the Regional Growth Strategy along with the comments noted in this report.
2. Council declines to participate in providing comments to Metro Vancouver on the Township of Langley's 23699 and 23737 Fraser Highway Land Use Designation amendment.

## **CONCLUSION**

Metro Vancouver is seeking comment on a proposed amendment to the Regional Growth Strategy. The requested Type 2 amendment to the RGS is not expected to directly affect the City's interests and staff have reviewed the assessment by MVRD staff regarding the regional planning implications of this proposed amendment and concur with the support expressed by MVRD staff. As such, staff have no objection to the proposed RGS amendment. Staff recommend that Council authorize the Director of Corporate Administration to respond to the Metro Vancouver Board by sending Council commentary and any applicable resolution along with this corporate report as a response to Metro Vancouver Board's request for comment.

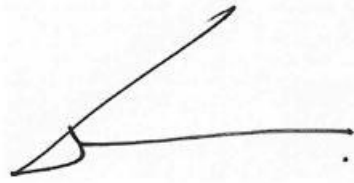
Respectfully submitted,



Anne Berry  
Director, Planning and Development Services

**Comments from the Chief Administrative Officer**

I concur with the recommendations of this corporate report.

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line and a small dot at the end.

Guillermo Ferrero  
Chief Administrative Officer

Appendix A: Letter from Metro Vancouver received June 27, 2023

Appendix B: Metro 2050 Amendment Request (staff report) - Township of Langley (23699 and 23737 Fraser Highway)