



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: OCP Bylaw No. 3200 – Regional Context
Statement Approval Process

File #: 6620.00

Doc #:

From: Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Date: July 19, 2021

RECOMMENDATION:

THAT the proposed Regional Context Statement contained in “City of Langley Official Community Plan Bylaw, 2021, No. 3200” be submitted to the Metro Vancouver Regional District Board for acceptance in accordance with Section 448(1)(a) of the *Local Government Act*.

PURPOSE:

To provide an outline of the required process for acceptance of the proposed Regional Context Statement within Official Community Plan Bylaw No. 3200.

POLICY:

Sections 446-449 of the *Local Government Act* set out the requirements for Regional Context Statements and the procedure for regional district referral and acceptance. *Metro Vancouver 2040* (the current Regional Growth Strategy) and its companion “Implementation Guideline #1” provide a detailed description of Regional Context Statements and their acceptance process in Metro Vancouver.

COMMENTS/ANALYSIS:

1. Regional Context Statements - Overview

A Regional Context Statement is a component within an Official Community Plan (OCP) explaining the relationship between the municipal OCP and the Regional Growth Strategy (RGS) and, if applicable, how the OCP will be made consistent with

the RGS over time. The Regional Context Statement therefore links municipal land use policy (as expressed in the Official Community Plan) with the Regional Growth Strategy.

FIGURE 4
Relationship Between the Regional Growth Strategy and Official Community Plans



Note: Figure for reference only, see section 6.13.2.

2. OCP Bylaw No. 3200 – Regional Context Statement

The Regional Context Statement in OCP Bylaw No. 3200 is contained within Section 07 and includes a table relating the plans, policies and guidelines of the proposed new Official Community Plan to the various strategies of *Metro Vancouver 2040*. City staff consulted with Metro Vancouver during the preparation of the new OCP and the proposed Regional Context Statement reflects input received from Metro Vancouver staff. It is important to note here that, although, the new OCP and RCS specifically relate to *Metro Vancouver 2040*, they are also formulated with the proposed new Regional Growth Strategy in mind. Thus, the growth projections for the City within the RCS are in line with the projections developed jointly by the City and Metro

Vancouver for *Metro Vancouver 2050*, the proposed new Regional Growth Strategy currently under consideration (referred to member municipalities and external agencies for comment on June 25, 2021). Staff believe that the new OCP is generally consistent with both the existing and proposed new Regional Growth Strategies and that the Regional Context Statement makes this relationship clear.

3. RCS Approval Process

The *Local Government Act* allows a municipality to refer its Regional Context Statement to the regional district board before holding a public hearing concerning the OCP bylaw. However, Metro Vancouver recommends that its members only refer their RCS to the regional Board following public hearing and third reading of the OCP bylaw as shown in Attachment 1 (RCS Acceptance Process – Metro Vancouver). Under the *Act*, the Board must respond within 120 days after receipt of the formal RCS referral (by Council resolution) indicating that it accepts the RCS or that it refuses to do so in which case it must identify the specific provisions to which it objects and the reasons why. Upon receipt of the referral, Metro Vancouver staff will prepare a report that generally goes through the Regional Planning Advisory Committee (comprised of planning directors in the region), the Regional Planning Committee (comprised of regional board directors) and finally to the Board itself for consideration. Metro Vancouver staff have advised that the earliest date that the City's Regional Context Statement could be considered by the Metro Vancouver Board for acceptance would be October 29, 2021. After the Regional Context Statement is accepted by the Regional Board, Council may consider OCP Bylaw No. 3200 for adoption.

BUDGET IMPLICATIONS:

N.A.

ALTERNATIVES:

1. Direct staff to revise the proposed Regional Context Statement within Official Community Plan Bylaw, 2021, No. 3200.

Respectfully Submitted,



Roy M. Beddow, RPP, MCIP
Deputy Director of Development Services

Concurrence:



Carl Johannsen, RPP, MCIP
Director of Development Services

Attachment(s):

1. Regional Context Statement Acceptance Process (Metro Vancouver)

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer