

March 30, 2026

File: CR-07-16
Ref: RD 2026 03 27

Mayor Nathan Pachal and Council
City of Langley
20399 Douglas Crescent
Langley, BC V3A 4B3

VIA EMAIL: npachal@langleycity.ca; dmack@langleycity.ca; lwhite@langleycity.ca;
msolyom@langleycity.ca; palbrecht@langleycity.ca; rwallace@langleycity.ca;
tjames@langleycity.ca

Dear Mayor Nathan Pachal and Council:

Re: Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan)

You are invited to provide written comments on a proposed amendment to *Metro 2050*, the Regional Growth Strategy. The City of Maple Ridge is requesting an amendment to *Metro 2050* for a 301-hectare site comprising numerous properties, primarily located along 256 Street, north of 128 Avenue. The proposed amendment would redesignate regional land uses in the area from Rural and Industrial to Industrial and Conservation & Recreation to accommodate a light industrial hub and to expand the Urban Containment Boundary. Roughly half of the subject area is already designated Industrial within *Metro 2050*, and the majority of the subject area is already within the Fraser Sewerage Area. The area contains existing industrial operations and the City notes that industrial lands have long been intended for this area through various industrial and employment lands studies. Regional Planning analysis concluded that, on balance, the proposed amendment is supportable, however, it does involve several trade-offs that were highlighted for MVRD Board consideration.

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At its March 27, 2026 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) passed the following resolutions:

THAT the MVRD Board:

- a) initiate the Metro 2050 amendment process for the City of Maple Ridge’s requested amendment from Rural and Industrial to Industrial and Conservation and Recreation for the North 256 Street Industrial Lands Area Plan and to expand the Urban Containment Boundary as described in the report dated February 12, 2026, titled “Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan)”;*
- b) give first, second, and third readings to “Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1451, 2026”;*
- c) notify affected local governments and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of Metro 2050; and*
- d) direct staff to notify local First Nations via referral offices to provide an opportunity for comment on the proposed amendment.*

The proposal would:

- Add 198 net hectares of Industrial designated lands, expanding the regional supply of industrial lands and supporting long-term economic resilience.
- Add 79 hectares of Conservation and Recreation lands, securing mature forested areas that provide ecological services and establishing a buffer between industrial and adjacent rural or agricultural lands.
- Apply Area Plan Development Permit Area (DPA) guidelines to address industrial land edge planning, interface design, buffering, tree planting, and wildfire resilience.

Challenges include:

- The expansion of the Urban Containment Boundary in an area that is not contiguous to the current urban area or transit service will increase pressure on infrastructure.
- The area’s location is susceptible to hazards and requires significant infrastructure investment.
- The redesignation of 222 ha of Rural lands to Industrial will potentially increase speculation to convert Rural lands elsewhere in the region, and *Metro 2050* stipulates that Rural lands are not intended to be an Urban Reserve.
- There will be regional tree canopy target and ecosystem connectivity loss as with any conversion of Rural lands to Industrial uses.

Metro 2050 is the regional federation’s plan for managing growth coming to the Metro Vancouver region in a way that: protects important lands like agricultural, ecologically important and industrial lands; contains growth within an Urban Containment Boundary and directs it to transit oriented locations; and supports the efficient provision of regional utilities and transit. *Metro 2050* contains six regional and parcel-based land use designations that support those objectives. By signing on to *Metro 2050*, if a member jurisdiction aspires to change the land use designation for a site, then, as part of the process, they have agreed to have the MVRD Board consider the regional implications of the proposed amendment. *Metro 2050* outlines the process for proposed amendments.

The proposed amendment is a Type 2 amendment to *Metro 2050*, which requires that an amendment bylaw be passed by the MVRD Board by an affirmative two-thirds weighted vote. For more information on Regional Growth Strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2050*. Enclosed is a Metro Vancouver staff report dated February 12, 2026, titled “Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan)” providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050*.

If you have any questions or wish to comment with respect to the proposed amendment, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391 or by email at jonathan.cote@metrovancover.org by **May 18, 2026**.

Yours sincerely,



Mike Hurley
Board Chair

MH/JC/cp

cc: Francis Cheung, Chief Administrative Officer, City of Langley
Kelly Kenney, Corporate Officer, City of Langley
Jerry W. Dobrovolny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: [MVRD Board report dated February 12, 2026, titled "Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge \(North 256 Street Industrial Lands Area Plan\)" \(pg. 262\)](#)

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