

March 31, 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;
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Dear Mayor Nathan Pachal and Council:

Re: Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)

You are invited to provide written comments on a proposed amendment to *Metro 2050*, the regional growth strategy. The City of Surrey is requesting an amendment to *Metro 2050* for a 23.7-hectare area known as Hazelmere, for portions of three properties at 18115 – 0 Ave, 18147 – 0 Ave, and 18253 – 0 Ave. The proposed amendment would redesignate the regional land use of the property from Rural to General Urban to accommodate a 145-lot subdivision and extend the Urban Containment Boundary to include the subject property.

The proposed amendment was submitted to Metro Vancouver in 2017 and in 2024. The 2017 proposal was declined at third reading by the MVRD Board. The 2024 application was referred back to the City for additional information on: the implications of new housing legislation, updated information on hydrology and public and First Nation engagement, and clarification regarding the proposed General Urban designation for a portion of the site to be included in the ALR. Surrey responded on December 17, 2025 with additional information and requested that the updated amendment be considered by the MVRD Board.

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The submitted proposal is largely unchanged, and the staff assessment of the proposal's consistency with *Metro 2050* goals and policies concluded with a recommendation that the MVRD Board decline the application due of the site's location outside the Urban Containment Boundary far from existing urban areas, transit and the Fraser Sewerage Area, concerns about wastewater flows to an already constrained sewer segment increasing pressure on regional infrastructure, increased pressure for conversion of adjacent Rural and Agricultural lands, and the impact of new provincial housing legislation that would permit up to four times the number of homes on the proposed subdivision.

At its meeting on March 5, 2026, the Regional Planning Committee considered the staff report and, notwithstanding the staff recommendation, resolved to recommend that the proposed amendment advance to the Metro Vancouver Regional District Board for consideration.

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

THAT the MVRD Board:

- a) initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Rural to General Urban for the lands located at 18115, 18147 and 18253 – 0 Avenue as described in the report dated February 3, 2026, titled "Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)";*
- b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1393, 2026";*
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050; and*
- d) direct staff to commence an enhanced public engagement process, including hosting a regional public information meeting.*

Metro 2050 is the regional federation's plan for managing growth coming to Metro Vancouver 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 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 amendment procedures, please refer to *Metro 2050* Sections 6.3 and 6.4. Enclosed is a Metro Vancouver staff report dated February 3, 2026, titled "Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)" providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050*.

Following the MVRD Board’s initial readings, Metro Vancouver staff will notify affected local governments and host a public information meeting to provide the opportunity to comment on the proposed amendment. Feedback will be compiled and brought to the MVRD Board with the opportunity to give final reading and adopt of the amendment bylaw, which must receive at least a two-thirds weighted vote of the MVRD Board.

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@metrovancouver.org by **May 18, 2026**.

Yours sincerely,



Mike Hurley
Board Chair

MH/JC/vc

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

Encl: [MVRD Board report dated March 5, 2026, titled “Metro 2050 Type 2 Proposed Amendment – City of Surrey \(Hazelmere\)” \(pg. 313\)](#)

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