

Regional Growth Strategy
IMPLEMENTATION GUIDELINE #2
Amendments to the Regional Growth Strategy



Metro Vancouver 2040
Shaping Our Future

Adopted by the Metro Vancouver Board on March 30, 2012
Updated to June 27, 2014



Introduction

Metro Vancouver 2040: Shaping our Future (Metro 2040), the region's regional growth strategy (RGS), was adopted in July 2011. It sets out the regional planning goals of creating a compact urban area, supporting a sustainable economy, protecting the environment, developing complete communities, and supporting sustainable transportation choices.

There will be circumstances where it will be necessary to amend *Metro 2040*. *The Local Government Act*, *Metro 2040* and the Greater Vancouver Regional District Regional Growth Strategy Procedures Bylaw No. 1148, 2011 specify the required amendment procedures. This guideline is intended to provide a more detailed explanation of the amendment procedures. The guideline should be read in conjunction with the *Metro 2040* and the Procedures Bylaw, and does not supersede the amendment procedures set out in those documents.

1 Initiating Amendments

The Metro Vancouver Board initiates amendments to *Metro 2040* (Section 6.4.1) by resolution. Municipalities can, by Council resolution accompanied by a report explaining the purpose and rationale, request that the Metro Vancouver Board to consider amendments to *Metro 2040*.

Individuals and organizations that desire to change the regional land use designation for a specific site should approach the municipality where the property is located. The municipality will assess whether or not it wishes to submit a request for an amendment to *Metro 2040* to the Metro Vancouver Board. For all other forms of amendments, individuals or organizations may approach the Metro Vancouver Board or their municipality to request an amendment.

2 Amendment Process

The process for amending *Metro 2040* is described below and summarized in Figure 1. Amendments initiated by Metro Vancouver, and not requested by a municipality, will follow the same process outlined in Figure 1 except for the first step (the need for a municipal Council resolution).

2.1 Submission of a Regional Growth Strategy Amendment

Municipalities are encouraged to have preliminary discussions with Metro Vancouver staff prior to submitting a municipal request to amend *Metro 2040*. If the proposed amendments have regional transportation impacts, then TransLink should also be consulted. For amendments involving a change to a land use designation, Metro Vancouver requests that a corresponding municipal process for an OCP amendment be underway, and strongly encourages municipalities to submit their request after the local public hearing and a subsequent reading of the OCP Bylaw. If the change in land use designation involves an Agricultural Land Commission decision, the Agricultural Land Commission process should be completed prior to initiating the Metro 2040 amendment.

For amendments to regional land use designations where the property is located in the Agricultural Land Reserve; Section 2.3.4 of the Regional Growth Strategy states that it is Metro Vancouver's role to "Work with the Agricultural Land Commission to protect the region's agricultural land base and not amend the Agricultural or Rural land use designation of a site if it is still part of the Agricultural Land Reserve, except to change it to an Agricultural land use designation."

2.2 Regional Planning Advisory Committee Review

The Regional Planning Advisory Committee (RPAC) comprises planning directors or their alternate from all of Metro Vancouver's member municipalities, Tsawwassen First Nation and TransLink. RPAC is primarily a forum to discuss regional issues and to help share information amongst planning staff.

The Regional Growth Strategy Procedures Bylaw No. 1148 sets out provisions for RPAC to receive information about, and comment on, all proposed amendments to *Metro 2040*. The opportunity for RPAC to discuss all proposed amendments ensures that municipal staff will be able to best advise their respective Councils when amendments are referred to affected local governments for comment. The Regional Growth Strategy Procedures Bylaw No. 1148 directs Metro Vancouver to prepare a draft report on the proposed amendment and refer it to RPAC for comment. The draft report presented to RPAC will contain the resolution of the municipal Council endorsing the requested amendment and a report from the municipality explaining the purpose of, and rationale for, the requested amendment. The report will also contain Metro Vancouver staff analysis and recommendation to the Board as to whether to proceed with initiating the proposed amendment or not.

Metro Vancouver staff will consider RPAC's comments when preparing the staff report for the Metro Vancouver Board. RPAC's comments, if any, will be provided to the Metro Vancouver Board.

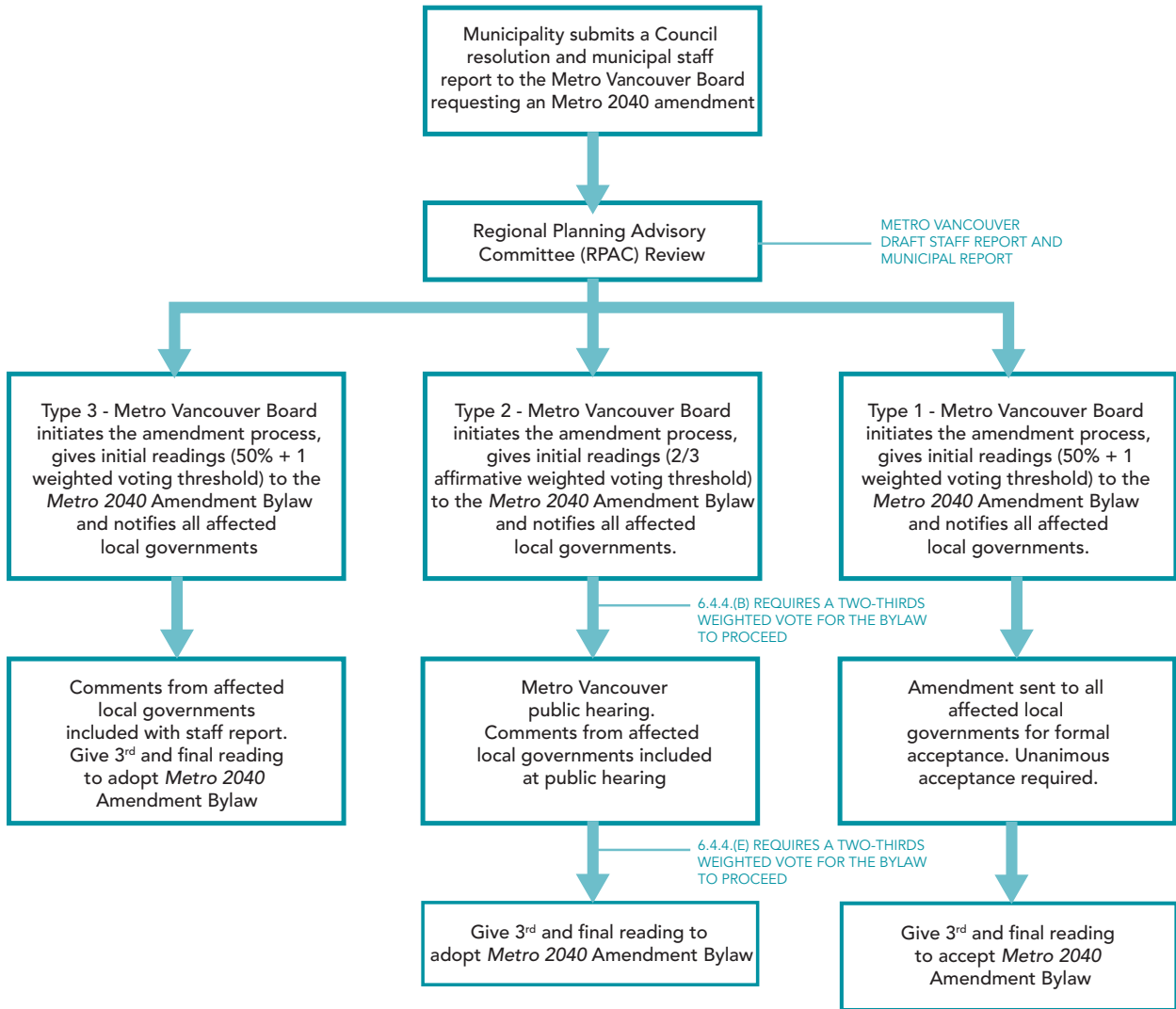
2.3 Metro Vancouver Board Process

The Metro Vancouver staff report and the municipal report will be submitted to the Metro Vancouver Board committee responsible for the regional growth strategy. The Committee will make a recommendation to the Metro Vancouver Board. The Metro Vancouver Board will decide whether or not to initiate the proposed amendment, whether to provide notification to affected local governments and agencies and consider giving first and second reading to the amendment bylaw. If the Board decides to give first and second reading to the regional growth strategy amendment bylaw, the next steps depend on the type of amendment that is under consideration:

- For Type 1 amendments, *Metro 2040* Section 6.4.3 and the *Local Government Act* require unanimous acceptance of the proposed bylaw, by resolution, from all affected local governments before a Type 1 amendment bylaw can be adopted. No public hearing is required. A simple majority vote of the Metro Vancouver Board is required in order for a Type 1 amendment bylaw to be adopted.
- For Type 2 amendments, *Metro 2040* Section 6.4.4 requires an amendment bylaw that receives an affirmative 2/3 weighted vote by the Metro Vancouver Board at each reading including adoption as well as a public hearing.
- For Type 3 amendments, *Metro 2040* Section 6.4.5 requires an amendment bylaw that receives an affirmative 50%+1 weighted vote by the Metro Vancouver Board at each reading including adoption. No public hearing is required.

*Note: This figure is for illustrative purposes only.

Figure 1 Process for Regional Growth Strategy Amendments



2.4 Notification

If the Metro Vancouver Board resolves to proceed with the amendment process, it will notify all affected local governments of the proposed amendment in accordance with *Metro 2040* Section 6.4.2. A minimum of 30 days notice is required.

When the proposed amendment is to change the regional designation of a site from Industrial or Mixed Employment to General Urban, the Metro Vancouver Board will also notify Port Metro Vancouver, the Vancouver International Airport Authority, the Ministry of Transportation and/or the Agricultural Land Commission as required by *Metro 2040* Section 6.4.2 (d).

In addition, the Metro Vancouver Board will notify the public of all proposed *Metro 2040* amendments by posting notice of the amendment

on the Metro Vancouver website for a minimum of 30 days and distributing it through other communication channels as appropriate.

Members of the public can provide input to the Metro Vancouver Board either in writing, by requesting to speak to the appropriate standing committee as a delegation, or in the case of Type 2 amendments where a public hearing is held, by speaking at the public hearing. Comments received on the proposed amendment will be provided to the Metro Vancouver Board prior to its consideration of whether or not to adopt the amendment bylaw.

For all Type 1 amendments, notification will also be sent to the Regional Growth Strategy Intergovernmental Advisory Committee, in accordance with Section 867 of the *Local Government Act*.

3. Metro 2040 Amendments and Consequential Amendments to Regional Context Statements

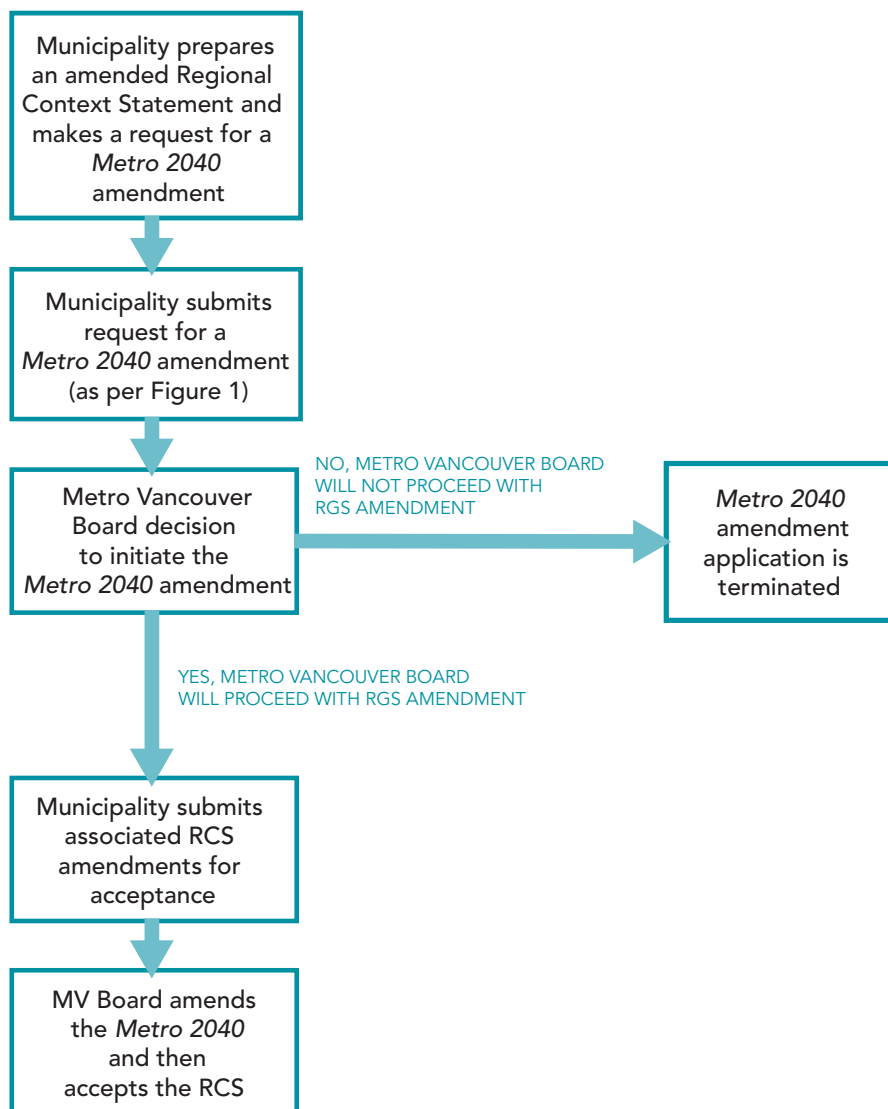
Most municipal requests for *Metro 2040* amendments also involve amending a municipality's Regional Context Statement (i.e. land use designation changes). The amendment(s) may be necessary to ensure general consistency between *Metro 2040* and the Regional Context Statement. Any amendment to a Regional Context Statement must be accepted by Metro Vancouver as per *Local Government Act* Section 866(4).

As outlined in *Metro 2040* Section 6.2.4, Metro Vancouver will endeavour to accommodate the two processes concurrently. Metro Vancouver must respond to a submitted Regional Context Statement within 120 days of receipt as per *Local Government Act* Section 866(5). Some types of *Metro 2040* amendments may be difficult for Metro Vancouver to process within this 120 day window.

As a result, it is recommended that a municipality first submit its request for a *Metro 2040* amendment by resolution, and then after the Metro Vancouver Board chooses to initiate the amendment, submit the associated, updated Regional Context Statement. This will ensure that both processes can be completed concurrently and in a timely and efficient manner.

Figure 2 provides a summary of how Metro Vancouver endeavours to manage the processes for proposed *Metro 2040* amendments and consequential Regional Context Statement acceptance.

Figure 2 Process for Amending Regional Growth Strategy and Regional Context Statements



4. Avoiding “Two-Step” Minor Amendments

There is a possibility that a series of Type 3 amendments could be used to achieve what is intended to be a Type 2 amendment, in order to avoid the more stringent amendment procedures for the latter. For example, to change the regional land use designation of a site from Conservation and Recreation to Agricultural is a Type 3 amendment. To subsequently change the same site from Agricultural to Industrial is also a Type 3 amendment in circumstances where the site is contiguous with, or within, the Urban Containment Boundary and not within the Agricultural Land Reserve (*Metro 2040* Section 6.3.4 (f)). However, a direct change of regional land use designation from Conservation and Recreation or Agricultural to Industrial is a Type 2 amendment, with more stringent amendment procedures.

The Type 3 minor amendments outlined in *Metro 2040* Section 6.3.4 are not intended to be used sequentially to avoid a Type 2 amendment. In order to avoid this occurring, Metro Vancouver staff will always include the history of the regional land use designations for the subject property as part of the staff report.

