



REPORT DATE: May 22, 2026 **MEETING DATE:** June 02, 2026
TO: Mayor and Council
FROM: Patrick Ward, Director of Planning and Development
SUBJECT: City of Pitt Meadows Regional Context Statement

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL: M. Roberts / May 28, 2026

RECOMMENDATION(S):

THAT Council:

- A. Has, pursuant to Section 473(4) of the *Local Government Act*, considered the Province of British Columbia’s Proactive Planning Guidance; the Provincial Policy Manual and Site Standards for Small-Scale Multi-Unit Housing; and the Provincial Policy Manual: Transit-Oriented Areas, as outlined in the "City of Pitt Meadows Regional Context Statement" report presented at the June 2, 2026 Public Council meeting, and in that regard, considers that no further consideration of the Provincial Policy Manuals is required at this time; AND
- B. Grant first and second readings to Official Community Plan Amendment Bylaw No. 3056, 2026; AND
- C. Has, pursuant to Section 477(3)(a) of the *Local Government Act*, considered Official Community Plan Amendment Bylaw No. 3056, 2026 in conjunction with the City’s financial plan and waste management plans, as outlined in the “City of Pitt Meadows Regional Context Statement” report presented at the June 2, 2026 Public Council meeting, and, in that regard, considers that no further consideration of the financial plan and waste management plans is required at this time; AND
- D. Direct Staff, pursuant to Section 477(3)(b) of the *Local Government Act*, to refer Official Community Plan Amendment Bylaw No. 3056, 2026 to the Provincial Agricultural Land Commission; AND
- E. Direct Staff to schedule a public hearing for an upcoming meeting of Council; OR
- F. Other.

PURPOSE

For Council to consider a new Regional Context Statement (RCS) that demonstrates alignment of the City's Official Community Plan with the Metro Vancouver Regional Growth Strategy, Metro 2050. The City is required by legislation to send a new RCS to Metro Vancouver for acceptance after a new Regional Growth Strategy has been adopted by the Regional Board. The proposed bylaw to incorporate the RCS into the Official Community Plan also includes related housekeeping amendments to the Official Community Plan, as described in this report.

Information Report Decision Report Direction Report

DISCUSSION

Background:

According to the *Local Government Act* (LGA), each Metro Vancouver member municipality is required to incorporate a Regional Context Statement (RCS) into its Official Community Plan (OCP) that identifies the relationship between its OCP and the Regional Growth Strategy (RGS) policies. If necessary, the RCS must identify inconsistencies between the OCP and the RGS, and how the OCP is to be made consistent with the RGS over time.

Metro Vancouver adopted a new RGS, Metro 2050, on February 24, 2023. All member municipalities, including Pitt Meadows, had the opportunity to review the draft RGS and to make comments and recommendations, and Council accepted the RGS on June 21, 2022. The City must now submit a proposed RCS to the Metro Vancouver Board to replace the City's existing RCS.

Relevant Policy, Bylaw or Legislation:

LGA, Part 13, Division 5 requires regional context statements in official community plans that demonstrate how the official community plan aligns, or will become aligned with, the relevant regional growth strategy. This section also identifies the acceptance process for a new regional context statement by the Metro Vancouver Board.

LGA, Part 14, Division 4 regulates content, consultation and adoption procedures for official community plans and their amendments.

Analysis:

Metro 2050, the Regional Growth Strategy adopted in 2023, largely carried forward the direction of the previous RGS, Metro 2040; as a result, the City's 2022 OCP is similarly aligned with the new RGS. The most significant RGS updates included in Metro 2050 are:

- Introduction of 'Major Transit Growth Corridors' as areas along with TransLink's Major Transit Network where member jurisdictions may identify new Frequent Transit Development Areas to accommodate concentrated growth;
- New housing policies to encourage transit-oriented affordable housing, increase the housing stock, and protect existing non-market rental units;
- Collective strategies for reducing greenhouse gas emissions and managing climate change impacts;
- Greater emphasis on improving relationships with First Nations, including new policies supporting better coordination, collaboration, data, information sharing, and planning research with in-region First Nations;
- Integration of social equity as an objective; and,
- New regional goals, including the protection of 50% of land for nature, 40% tree canopy cover within urban areas, and 15% of new housing in Urban Centres and Frequent Transit Development Areas to be affordable rental housing.

Since the adoption of Metro 2050, the City has adopted several planning documents that respond to several of the above objectives and help to bolster and support regional goals. These include:

- Urban Forest Strategy and Implementation Plan. In 2024, the City adopted an Urban Forest Strategy and Implementation Plan that aims to increase tree canopy coverage in urban areas to 30%.
- Climate Action Strategy 2025. Pitt Meadows adopted a Climate Action Strategy in 2025 to further guide the City towards reducing greenhouse gas emissions.
- Complete Communities Assessment 2025. Completed in the fall of 2025, this project assessed the community's completeness using geospatial data to inform future land-use decisions.
- 2026-2028 Housing Action Plan. Endorsed by Council on October 7, 2025, the Plan provides a framework for the City's ongoing and planned housing initiatives over the next three years. The Plan was informed by housing challenges and opportunities identified in the City's Housing Needs Reports, as well as policies and recommendations in other City plans and reports.

These have been identified in the proposed RCS to further illustrate policy alignment with the Metro 2050 goals.

Proposed Regional Context Statement

The proposed Regional Context Statement (see OCP Amendment Bylaw No. 3056, 2026 – Attachment A) consists of two parts: a comparison table of RGS and OCP policies, using a

template provided by Metro Vancouver, and accompanying land use maps. The Regional Context Statement table lists the Metro 2050 RGS policies the RCS must respond to in the first column, then identifies OCP policies that reflect and support the RGS policies, and, in some instances, the third column includes supplementary information to help clarify the City’s approach.

The accompanying RCS Regional Features Maps show how the six RGS land use designations, the Urban Containment Boundary, Agricultural Land Reserve, and any applicable regional overlays apply to Pitt Meadows.

The proposed Regional Context Statement also includes statements that identify the North Lougheed Area as an active planning area, and that the City may apply to amend the RGS to include the area in the Urban Containment Boundary and change the regional land use designation from Agriculture to General Urban.

Changes to Regional Context Statement Maps and Official Community Plan Maps

The Regional Context Statement maps identify how the six regional land use designations and the Urban Containment Boundary apply to Pitt Meadows. The City’s previous RCS maps remain generally consistent with the updated RGS; however, the following updates to the RCS maps are proposed to fully align them with the existing RGS land use designations:

Parcel / Area	Update
Four-lot addition to Codd Wetland Ecological Conservancy Area (See Figure 1, below)	Rural to Conservation and Recreation
Pitt River Greenway between Pitt River Bridge and railway bridge (See Figure 2, below)	Industrial to Conservation and Recreation
Fraser River Lands	Include in the Urban Containment Boundary



Figure 1: Location of addition to Codd Wetland Ecological Conservancy Area



Figure 2: Location of Metro Vancouver-owned portions of the Pitt River Greenway



Figure 3: Fraser River Lands

Amendments to OCP maps are also proposed to ensure the OCP is also consistent with the proposed RCS and the existing RGS designations. These amendments include:

- Include the additions to the Codd Wetland Conservancy Area (Figure 1) as environmentally sensitive areas on OCP Map 8 - Environmentally Sensitive Areas.
- Redesignation of the Metro Vancouver Pitt River Greenway lands (Figure 2) from Industrial to Conservation Area on OCP Map 2B - Rural Land Use.
- Inclusion of Fraser River Lands (Figure 3) within the Urban Boundary on OCP Map 1 - Urban Containment Boundary and Agricultural Land Use and Map 2B - Rural Land Use.

Updated Projections

The LGA also requires that updated population, dwelling unit and employment projections are included in regional context statements. The proposed RCS contains the same population and dwelling unit projections as those included in the package of OCP amendments approved by Council in December 2025. The employment projections have been updated to reflect the latest figures prepared by Metro Vancouver in December 2025.

Metro 2050 aspires to direct at least 40% of the region’s dwelling unit growth to designated urban centres (see Figure 4, below, for Pitt Meadows’ Urban Centre). In comparison, Pitt Meadows’ RCS targets 32% of the City’s residential growth within its Urban Centre, generally located along the Harris Road corridor, which contains the highest concentration of apartment buildings and mixed-use commercial/residential designations in the City. This proportion reflects past trends and acknowledges the City’s compact and contiguous development pattern within the Urban Containment Boundary (see Figure 5, below). The remaining 68% of residential growth is projected to be accommodated within the rest of the area within the Urban Containment Boundary (but outside the Urban Centre area).

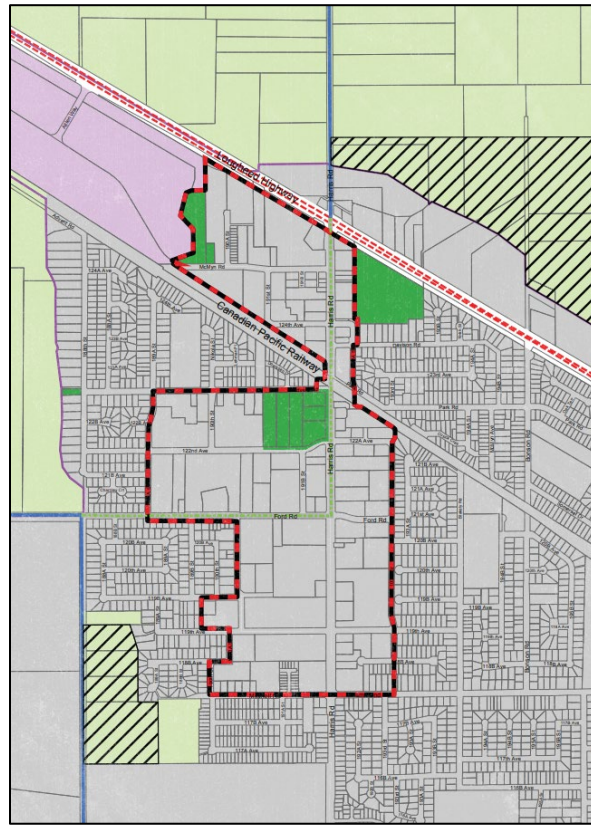


Figure 4: Detail of RCS Map 2 showing the Urban Centre (in black and red outline)

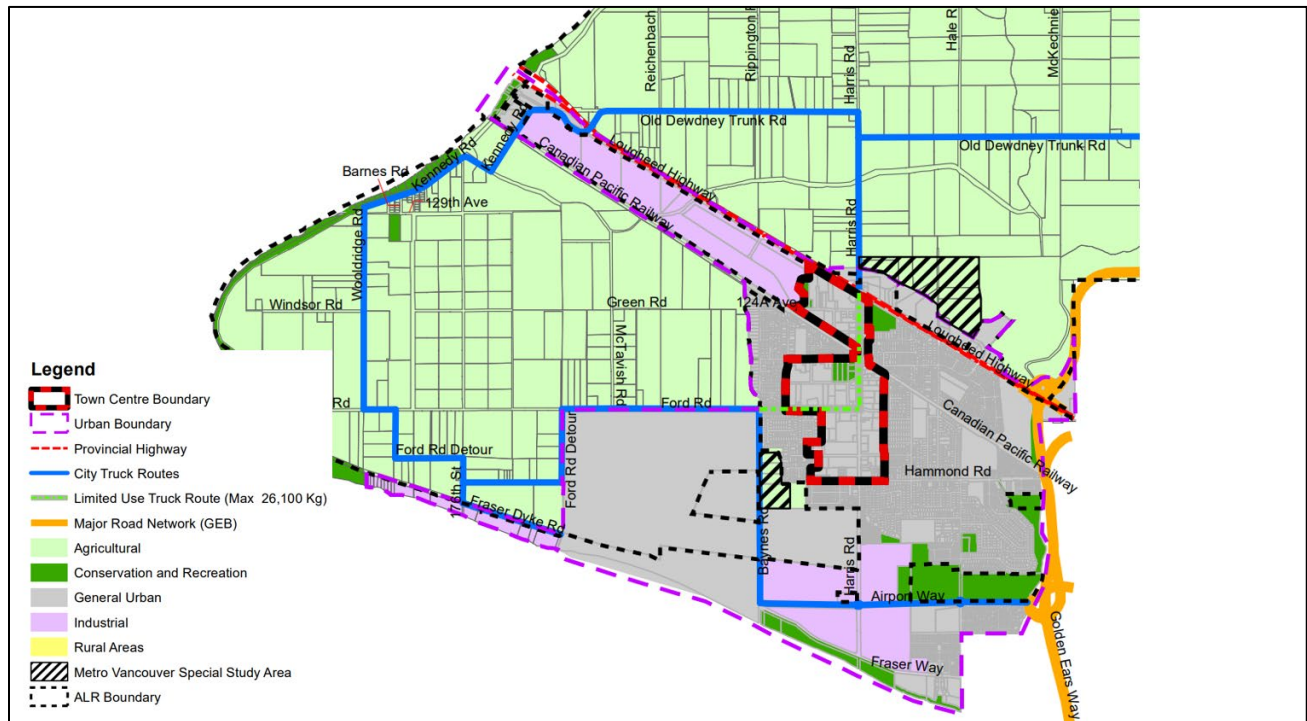


Figure 5: Detail of RCS Map 1 - Urban Containment Boundary and Agricultural Land Reserve

Targets

Metro 2050 contains several aspirational, region-wide targets pertaining to housing, population growth and the environment. These are listed at the beginning of the RCS table, along with the relevant Pitt Meadows OCP policies and targets. Each municipality is expected to include their own targets within its RCS, which may or may not be the same as the region's overall targets, but are intended to contribute to the regional target. Pitt Meadows' proposed targets are derived from the City's policy documents, including the OCP, the Urban Forestry Strategy, and the Climate Action Strategy. Following from these recent initiatives, and to clarify alignment with regional targets related to environmental conservation and increasing tree canopy, two policies are proposed to be added to the City's OCP:

- *Support and prioritize actions that protect, enhance, and restore natural areas, ecological corridors, and environmentally sensitive lands to contribute toward the regional objective of conserving 40% to 50% of the region's land base by 2050.*
- *Support and prioritize actions that increase tree canopy cover within the Urban Containment Boundary to achieve a minimum 30% canopy cover by 2050, consistent with the City's Urban Forestry Strategy and Implementation Plan.*

Provincial Policy Consideration

In accordance with Section 473(4) of the *Local Government Act*, Council is required to consider applicable provincial policy guidelines when developing or amending an Official Community Plan. As part of this process, the British Columbia "Proactive Planning" Policy Guide, the "Provincial Policy Manual & Site Standards" for Small-Scale, Multi-Unit Housing, and the "Provincial Policy Manual: Transit-Oriented Areas" have been reviewed and the proposed RCS and OCP amendments are consistent with current provincial housing legislation and expectations. Council's consideration of these documents satisfies the requirement under Section 473(4) that applicable provincial policy manuals be reviewed when updating the OCP.

Financial Plan and Waste Management Plans

In accordance with Section 477(3) of the *Local Government Act*, following first reading of an OCP amendment bylaw (in this case, adoption of a new RCS and accompanying housekeeping amendments), Council must consider the plan in conjunction with its financial plan, and any waste management plan applicable in the municipality or regional district. As the OCP amendment bylaw reflects the existing OCP adopted in 2022, and includes amendments intended to improve clarity and consistency, it is recommended that no further consideration of the financial plan and waste management plan are required at this time.

Next Steps

Should Council adopt the recommendations in this report, staff will refer Official Community Plan Amendment Bylaw No. 3056, 2026 to the Provincial Agricultural Land Commission (ALC)

and schedule a public hearing, both as required by the LGA. A referral to the ALC is required because the RCS and the OCP amendment bylaw to adopt it applies to agricultural land, though no changes are being proposed to the agriculture land use designation.

After the public hearing and third reading of the bylaw, the RCS would be sent to Metro Vancouver for the Board’s consideration of acceptance. The LGA requires the Board to respond by resolution within 120 days of receipt, indicating whether it accepts the regional context statement. If the Board refuses to accept it, the Board must identify the parts of the RCS to which it objects and the reasons for its objections. It is noted that staff consulted with Metro Vancouver staff on the draft RCS prior to bringing it forward to Council in bylaw form.

Once the RCS has been accepted by the board, staff will forward the bylaw to Council for adoption.

COUNCIL STRATEGIC PLAN ALIGNMENT

- Principled Governance Balanced Economic Prosperity Infrastructure
- Community Spirit & Wellbeing Corporate Pride Public Safety
- Not Applicable

Regional Partnerships - Proactively connect, collaborate and build strong relationships with our regional partners.

WORKPLAN IMPLICATIONS

- Already accounted for in department workplan / no adjustments required
- Emergent issue / will require deferral of other priority(ies)
- Other

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Referral to Business Planning
- Other

There are no financial implications associated with this report.

PUBLIC PARTICIPATION

- Inform Consult Involve Collaborate Empower

The OCP amending bylaw will be posted on the City’s website and forwarded to a public hearing. On March 11, 2025, Council directed that ᑕᑭᑦᑭᑦ (Katzie) First Nation and School District

42 be notified of the anticipated OCP updates and invited to meet with staff. Letters were sent on April 4, 2025, and a meeting was subsequently held with School District 42 staff to discuss a range of issues, including the OCP amendment. No formal comments have been received.

KATZIE FIRST NATION CONSIDERATIONS

Referral Yes No Other

The purpose of the RCS is to identify the relationship between the OCP and RGS and does not introduce any substantive policy changes. As noted above, a letter was sent to q̄ic̄əȳ (Katzie) First Nation early in the process to provide information and invite input.

SIGN-OFFS

Written by:

Dana Parr,
Planner II

Reviewed by:

Colin O’Byrne,
Manager of Planning

Patrick Ward,
Director of Planning and Development

ATTACHMENT(S):

- A. OCP Amendment Bylaw No. 3056, 2026

**CITY OF PITT MEADOWS
OFFICIAL COMMUNITY PLAN AMENDMENT
BYLAW NO. 3056, 2026**

A bylaw to amend applicable sections of Official Community Plan
Bylaw No. 2864, 2020

WHEREAS it is deemed expedient to amend the City of Pitt Meadows Official Community Plan Bylaw No. 2864, 2020.

NOW THEREFORE the Council of the City of Pitt Meadows enacts as follows:

1. This Bylaw may be cited as the "Official Community Plan Amendment Bylaw No. 3056, 2026".
2. The City of Pitt Meadows Official Community Plan Bylaw No. 2864, 2020 is amended as follows:
 - a) Chapter 3, Environment & Natural Places, Objective 3.8, is amended as follows:
 - i. Policy 3.8.2 is amended by adding the following:
 - d. Support and prioritize actions that protect, enhance and restore natural areas, ecological corridors and environmentally sensitive lands to contribute toward the regional target of conserving 50% of the region's land base for nature by 2050.
 - ii. Policy 3.9.1 is replaced with the following:
 - 3.9.1: Support and prioritize actions that increase tree canopy cover within the Urban Containment Boundary to achieve a minimum 30% canopy cover by 2050, consistent with the City's Urban Forest Strategy and Implementation Plan.
 - b) Chapter 13, Land Use Designations & Map, Parks & Open Space is amended by deleting section 13.1.19, Wildlife Management Area.
 - c) Schedule 1: City of Pitt Meadows Regional Context Statement is deleted and replaced as shown on Attachment 'A'.
 - d) Schedule 3: Official Community Plan Maps is amended as follows:

- i. Map 1: Urban Containment Boundary and Agricultural Land Reserve, is amended by including the lands legally described below and shown boldly outlined on Attachment 'B' to the Urban Boundary:

012-021-113

LOT 2 DISTRICT LOT 282 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP24701

012-328-201

LOT 8 SECTION 5 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 1735

012-328-189

LOT 7 SECTION 5 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 1735

012-328-162

LOT 6 SECTION 5 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 1735

012-328-146

LOT 5 SECTION 5 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 1735

012-328-138

LOT 4 SECTION 5 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 1735

012-328-120

LOT 3 SECTION 5 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 1735

012-328-103

LOT 2 SECTION 5 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 1735

012-328-081

LOT 1 SECTION 5 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 1735

029-960-584

THAT PART OF LOT 2 SECTION 5 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 6896 SHOWN AS PARCEL A ON PLAN EPP63656

011-016-400

LOT 2 SECTION 5 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 4029

002-396-629

LOT 14 SECTIONS 5 AND 8 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 30082

005-382-998

PARCEL A SECTIONS 4 AND 9 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT EXPLANATORY PLAN 55853

009-340-769

LOT "D" EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 11951 SECONDLY: PART SUBDIVIDED BY PLAN 26880 THIRDLY: PART DEDICATED ROAD ON PLAN 42509 SECTION 9 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 10505

006-441-025

LOT 61 SECTION 9 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 42509

008-389-985

LOT 30 SECTION 9 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 36963

008-390-011

LOT 31 SECTION 9 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 369

- ii. Map 2B: Rural Land Use, is amended by including the lands legally described below and shown boldly outlined on Attachment 'B' to the Urban Boundary:

012-021-113

LOT 2 DISTRICT LOT 282 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP24701

012-328-201

LOT 8 SECTION 5 BLOCK 5 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN 1735

012-328-189

LOT 7 SECTION 5 BLOCK 5 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN 1735

012-328-162

LOT 6 SECTION 5 BLOCK 5 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN 1735

012-328-146

LOT 5 SECTION 5 BLOCK 5 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN 1735

012-328-138

LOT 4 SECTION 5 BLOCK 5 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN 1735

012-328-120

LOT 3 SECTION 5 BLOCK 5 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN 1735

012-328-103

LOT 2 SECTION 5 BLOCK 5 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN 1735

012-328-081

LOT 1 SECTION 5 BLOCK 5 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN 1735

029-960-584

THAT PART OF LOT 2 SECTION 5 BLOCK 5 NORTH RANGE 1 EAST
NEW WESTMINSTER DISTRICT PLAN 6896 SHOWN AS PARCEL A
ON PLAN EPP63656

011-016-400

LOT 2 SECTION 5 BLOCK 5 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN 4029

002-396-629

LOT 14 SECTIONS 5 AND 8 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 30082

005-382-998

PARCEL A SECTIONS 4 AND 9 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT EXPLANATORY PLAN 55853

009-340-769

LOT "D" EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 11951 SECONDLY: PART SUBDIVIDED BY PLAN 26880 THIRDLY: PART DEDICATED ROAD ON PLAN 42509 SECTION 9 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 10505

006-441-025

LOT 61 SECTION 9 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 42509

008-389-985

LOT 30 SECTION 9 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 36963

08-390-11

LOT 31 SECTION 9 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN 36963

- iii. Map 2B: Rural Land Use, is amended by redesignating the lands legally described below and shown boldly outlined on Attachment 'C' from *Industrial* to *Conservation Area*:

013-183-249

PARCEL "ONE" (394034E) OF PARCEL "A" (REFERENCE PLAN 3142) SECTIONS 21 AND 22 BLOCK 6 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT

013-182-242

PARCEL "C" (REFERENCE PLAN 3141) SECTION 16 BLOCK 6 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT

013-182-048
PARCEL "B" (REFERENCE PLAN 3141) SECTION 16 BLOCK 6
NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT

026-559-552
LOT 2 SECTION 16 BLOCK 6 NORTH RANGE 1 EAST NEW
WESTMINSTER DISTRICT PLAN BCP21881

013-182-684
PARCEL ONE (REFERENCE PLAN 17385) OF PARCEL A
(REFERENCE PLAN 3141) SECTION 16 BLOCK 6 NORTH RANGE 1
EAST NEW WESTMINSTER DISTRICT EXCEPTY: PART SUBDIVIDED
BY PLAN BCP21881

- iv. Map 8: Environmentally Sensitive Areas, is amended to include the following lands legally described below and shown boldly outlined on Attachment 'D' to the Environmentally Sensitive Areas designation shown in green:

013-557-220
EAST HALF LEGAL SUBDIVISION 5 SECTION 7 TOWNSHIP 42
NEW WESTMINSTER DISTRICT

013-557-157
LEGAL SUBDIVISION 6 SECTION 7 TOWNSHIP 42 NEW
WESTMINSTER DISTRICT

013-557-084
LEGAL SUBDIVISION 4 SECTION 7 TOWNSHIP 42 NEW
WESTMINSTER DISTRICT

013-557-009
LEGAL SUBDIVISION 3 SECTION 7 TOWNSHIP 42 NEW
WESTMINSTER DISTRICT

READ a FIRST and SECOND time on _____, 2026.

PUBLIC HEARING held on _____, 2026.

READ a THIRD time on _____, 2026

METRO VANCOUVER BOARD ACCEPTANCE on _____, 2026

ADOPTED on _____, 2026.

Nicole MacDonald
Mayor

Kate Barchard
Corporate Officer

ATTACHMENT 'A'

The City of Pitt Meadows is located on the traditional, unceded territory of q̓ic̓əy̓ (Katzie) First Nation who have been stewards of this land since time immemorial. Located within the Lower Fraser Valley at the confluence of the Pitt and Fraser Rivers, its landscape has been shaped and nourished by the force of the rivers, giving rise to one of Metro Vancouver’s most important agricultural areas. Although centrally located within the Lower Mainland, Pitt Meadows had, in the past, limited access to other parts of the region. Infrastructure improvements, including the construction of the Golden Ears Bridge and the reconstruction of the Pitt River Bridge, have vastly improved transportation routes to Pitt Meadows, repositioning the municipality within the area in terms of economic development. The municipality that once served as a bedroom community in the region has shifted course over the last decade to include more commercial and industrial development, thereby becoming a more complete community for its residents.

According to the Local Government Act, each Metro Vancouver member municipality is required to identify the relationship between its Official Community Plan and the Regional Growth Strategy (RGS) by incorporating a regional context statement into its OCP. If applicable, the regional context statement must identify how the OCP will be made consistent with the RGS over time. This regional context statement maintains the City’s authority to make local planning decisions while ensuring that Council and the Metro Vancouver board of directors agree upon matters of legitimate regional interest.

Metro 2050 Targets

The following section outlines the Official Community Plan policies (or other) that demonstrate the City’s contribution to reaching the regional growth strategy targets. For the environmental and housing targets, Metro 2050 recognizes that the targets are regional in scale and long term to the year 2050.

Metro 2050 Regional Targets		
Goal 1 Create a Compact Urban Area - Targets		
Policy with Target	Applicable OCP Policies	Supplementary Information
1.1.9 b) Provide member jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the	The 2030 RCS projections for the City of Pitt Meadows are: Population = 22,791 Dwelling units = 8,897 Employment = 9,511	The City of Pitt Meadows is using Metro Vancouver’s Low Growth Scenarios for population, dwelling unit and employment growth for the Regional Context

<p>projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary</p>	<p>The 2040 RCS projections for the City of Pitt Meadows are: Population = 24,644 Dwelling units = 9,778 Employment = 10, 715</p> <p>The 2050 RCS projections for the City of Pitt Meadows are: Population = 26,074 Dwelling units = 10,504 Employment = 11,334</p> <p>A key tenant of the OCP is that new growth is focused within the Urban Containment Boundary. These policies help to focus and manage growth within Pitt Meadows’ Urban Centre:</p> <p>5.1.1, 5.1.2, 5.1.3, 5.1.4.</p>	<p>Statement. These projections most closely align with historical data and with development patterns within the municipality.</p>
<p>1.2.24 a) provide dwelling unit and employment projections that indicate the member jurisdiction’s share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)</p> <p>Regional Targets for Residential Growth by Location:</p> <ul style="list-style-type: none"> • All Urban Centre Types: 40% • Frequent Transit Development Areas: 28% <p>Regional Targets for Employment Growth by Location:</p>	<p>The 2030 RCS projections for the Urban Centre are: Dwelling units = 2,841 (32% of total dwelling units) Employment = 3,139 (33% of total employment).</p> <p>The 2040 RCS projections for the Urban Centre are: Dwelling units = 3,129 (32% of total dwelling units) Employment = 3,536 (33% of total employment).</p> <p>The 2050 RCS projections for the Urban Centre are: Dwelling units = 3,361(32% of total dwelling units)</p>	<p>The City does not have any Frequent Transit Development Areas.</p>

<ul style="list-style-type: none"> • All Urban Centre Types: 50% • Frequent Transit Development Areas: 27% 	<p>Employment = 3,740 (33% of total employment).</p>	
<p>1.2.24 b) ii) include policies and actions for Urban Centres and Frequent Transit Development Areas that: focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.13</p> <p>1.2.13 Implement the strategies and actions of the regional growth strategy that contribute to regional targets as shown on Table 2 to:</p> <ul style="list-style-type: none"> a) focus 98% of the region’s dwelling unit growth to areas within the Urban Containment Boundary; b) focus 40% of the region’s dwelling unit growth and 50% of the region’s employment growth to Urban Centres; and c) focus 28% of the region’s dwelling unit growth and 27% of the region’s employment growth to Frequent Transit Development Areas. 	<p>The location and boundary of the Municipal Urban Centre are depicted on Regional Features Maps 1 and 2 and encompasses the areas that are designated for high- and medium-density multi-family residential, mixed-use commercial/residential development and the Civic Centre serving the local population.</p> <p>The Urban Centre is projected to accommodate 32% of the residential growth and 33% of the employment growth.</p> <p>No Frequent Transit Development Areas are proposed in the OCP.</p> <p>These policies help to focus and manage growth within Pitt Meadows’ Urban Centre:</p> <p>5.1.1, 5.1.2, 5.1.3, 5.1.4.</p> <p>Consistent with the regional Special Study Area designation, the City continues to plan the North Lougheed Area as a future growth area. The City may amend the OCP to include policies that guide growth in this area and apply for an amendment to the RGS to</p>	

	make the OCP consistent with the RGS over time.	
<u>Goal 3 Protect the Environment, Address Climate Change, and Respond to Natural Hazards - Targets</u>		
Policy with Target	Applicable OCP Policies	Supplementary Information
<p>3.2.7 a) identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1:</p> <ul style="list-style-type: none"> • increase the area of lands protected for nature from 40% to 50% of the region’s land base by the year 2050; and • increase the total regional tree canopy cover within the Urban Containment Boundary from 32% to 40% by the year 2050. 	<p>According to Metro Vancouver data, in 2025, approximately twenty percent of the land in Pitt Meadows is currently protected for nature. This land includes the Pitt Polder, the Codd Island Wetlands conservation area, portions of the Metro Vancouver Greenway and a variety of other parks.</p> <p>The City will work towards protecting additional natural areas together with senior levels of government, Metro Vancouver, and private property owners.</p> <p>The City will work towards increasing tree canopy coverage to 30% in urban areas by implementing a tree protection bylaw and a program that supports tree planting on both public and private land in areas with low tree canopy cover.</p> <p>OCP policies 3.31, 3.6.2, 3.6.3, 3.7.2, 3.8.2, 3.8.4, 3.9.1 and 3.9.3 support local ecosystem protection and growing the tree canopy cover.</p>	<p>In 2024, the City completed an Urban Forest Strategy and Implementation Plan that aims to increase canopy coverage to 30% in urban areas.</p>

<p>3.3.7 a) identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050;</p>	<p>These policies identify how Pitt Meadows’ local land use and transportation policies will contribute to meeting the regional greenhouse gas target:</p> <p>5.1.1, 5.1.2, 5.1.3, 5.1.4, 9.2.1, 9.3.1, 9.3.2.</p> <p>OCP objective 11.2 identifies the need to reduce overall energy use and GHG emission output by 45% below 2010 levels by 2030 to help achieve a carbon neutral region by 2050.</p>	<p>The City completed a Climate Action Strategy and Complete Communities Assessment in 2025. These initiatives will help to guide the City towards reducing greenhouse gas emissions.</p>
<p>Goal 4 Provide Diverse and Affordable Housing Choices - Target</p>		
Policy with Target	Applicable OCP Policies	Supplementary Information
<p>4.2.7 a) indicate how you will, within the local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres and Frequent Transit Development Areas combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented locations throughout the urban area is supported)</p>	<p>The following policies will contribute towards supporting the construction of affordable rental units within the Urban Centre:</p> <p>5.1.1, 5.1.2, 5.1.3, 5.1.4, 5.1.5, 5.2.9, 5.3.5, 5.3.6, 5.3.9.</p> <p>The City may consider adding an affordable rental housing target to the OCP through future policy work.</p>	<p>In October 2025, the City completed a 2026-2028 Housing Action Plan, which is a suite of initiatives that include efforts to encourage and support affordable rental units in the urban area.</p> <p>The City contributed land to, and is working with, Metro Vancouver Housing Corporation to construct 115 non-market housing units within the City’s urban centre, consistent with OCP policies that encourage and support</p>

		partnerships with other agencies to deliver affordable housing.
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Metro 2050 Policies

The following section outlines the relationship between the Regional Growth Strategy and Official Community Plan policies, and, if applicable, how the Regional Growth Strategy and Official Community Plan will be made consistent over time.

Metro 2050 Goal 1: Create a Compact Urban Area			
Strategy 1.1: Contain urban development within the Urban Containment Boundary			
Policy 1.1.9	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	Depict the Urban Containment Boundary on a map, generally consistent with the Regional Land Use Designations map (Map 2)	The Urban Containment Boundary is depicted on the OCP Map 1, Urban Land Use and Regional Features Maps 1 and 2. It is generally consistent with the Regional Land Use Designations Map.
	b)	Provide member jurisdiction population, dwelling unit, and employment projections, with reference to guidelines contained in Table 1, and demonstrate how local plans will work towards accommodating the projected growth within the Urban Containment Boundary in accordance with the regional target of focusing 98% of residential growth inside the Urban Containment Boundary	Refer to the Targets section
c)	Include a commitment to liaise regularly with Metro Vancouver Liquid Waste Services and Metro Vancouver Water Services to keep them apprised of the scale and timeframe of major development plans as well as specific plans to separate combined sewers	The City is committed to liaising regularly with Metro Vancouver Liquid Waste Services and Metro Vancouver Water Services to keep them apprised of the scale and timeframe	

			of major development plans as well as specific plans to separate combined sewers.
	d)	Integrate land use planning policies with local and regional economic development strategies, particularly in the vicinity of the port and airports, to minimize potential exposure of residents to environmental noise and other harmful impacts	<p>The City of Pitt Meadows is home to important economic contributors to the region’s economy, including a CPKC intermodal rail yard, agricultural areas, and the Pitt Meadows Regional Airport (YPK). The OCP contains policies that seek to ensure that the City works with industry and businesses while helping to minimize potentially harmful impacts are as follows:</p> <p>4.6.1, 5.7.2, 9.6.1, 9.6.2, 9.6.3, 9.6.4.</p>

Strategy 1.2: Focus growth in Urban Centres and Frequent Transit Development Areas

	Section	Policy	Applicable OCP Policies
Policy 1.2.24	Adopt Regional Context Statements that:		
	a)	provide dwelling unit and employment projections that indicate the member jurisdiction’s share of planned growth and contribute to achieving the regional share of growth for Urban Centres and Frequent Transit Development Areas as set out in Table 2 (Dwelling Unit and Employment Growth Targets for Urban Centres and Frequent Transit Development Areas)	Refer to the Targets section
	b)	include policies and actions for Urban Centres and Frequent Transit Development Areas that:	
	i)	identify the location, boundaries, and types of Urban Centres and Frequent Transit Development	The location and boundary of the

	Areas on a map that is consistent with the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and Map 4	Municipal Urban Centre are depicted on Regional Features Maps 1 and 2 and encompasses areas in the OCP that are designated for high- and medium-density multi-family residential, mixed-use commercial/ residential development.
ii)	focus and manage growth and development in Urban Centres and Frequent Transit Development Areas consistent with guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) and demonstrate how that growth will contribute to the Urban Centre and Frequent Transit Development Area targets set out in Table 2 and Action 1.2.13	Refer to the Targets section
iii)	encourage office development to locate in Urban Centres through policies, economic development programs, or other financial incentives	The OCP supports the development and preservation of office space in Urban Centres through land use designations, such as Town Centre Commercial, which permits high-density mixed commercial and residential uses. OCP policy 4.4.3 supports office development in Urban Centres.
iv)	support modal shift by establishing or maintaining reduced residential and commercial parking requirements in Urban Centres and FTDA's and consider the use of parking maximums	These policies support modal shift by contemplating reduced parking standards in the Urban Centre: 4.2.1, 4.4.3, 5.3.5.
v)	consider the identification of appropriate measures and neighbourhood plans to accommodate urban densification and infill development in Urban Centres, Frequent Transit	The following policies identify measures to accommodate urban densification and infill

	Development Areas, and, where appropriate, Major Transit Growth Corridors in a resilient and equitable way (e.g. through community vulnerability assessments, emergency services planning, tenant protection policies, and strategies to enhance community social connectedness and adaptive capacity)	development in the City's Urban Centre: 5.1.2, 5.1.4, 5.1.5, 7.2.7, 7.2.8, 9.3.3, 9.3.4.
vi)	consider support for the provision of child care spaces in Urban Centres and Frequent Transit Development Areas	OCP policy 7.4.8 encourages the development of childcare facilities within the City's Urban Centre.
vii)	consider the implementation of green infrastructure	The following policies support the implementation of green infrastructure in the Urban Centre: 10.7.4, 10.7.5, 11.3.2.
viii)	focus infrastructure and amenity investments (such as public works and civic and recreation facilities) in Urban Centres and Frequent Transit Development Areas, and at appropriate locations within Major Transit Growth Corridors	Refer to Map 2A, (Urban Land Use), Map 2B (Rural Land Use), Map 5 (Urban Infrastructure) and Map 6 (Rural Infrastructure), which demonstrate how infrastructure and amenities will be focused in Urban Centre areas.
ix)	support the provision of community services and spaces for non-profit organizations	Policies 7.2.3 and 7.2.4 relate to the provision of community services and spaces for non-profit organizations.
x)	consider, where Urban Centres and Frequent Transit Development Areas overlap with Employment lands, higher density forms and intensification of commercial and light industrial	N/A – the RGS does not include the Employment regional land use designation or Frequent Transit Development Areas in Pitt Meadows.

	xi)	take appropriate steps to avoid or mitigate the negative health impacts of busy roadways on new or redeveloped residential areas	Policy 9.1.3 addresses mitigating the negative impacts of roadways in residential areas.
	c)	Include policies for General Urban lands that:	
	i)	identify General Urban lands and their boundaries on a map generally consistent with Map 2	The location and boundary of the General Urban Area are depicted on Regional Features Maps 1 and 2.
	ii)	exclude new non-residential Major Trip-Generating uses, as defined in the Regional Context Statement, from those portions of General Urban lands outside of Urban Centres and Frequent Transit Development Areas and direct new non-residential Major Trip-Generating uses to Urban Centres and Frequent Transit Development Areas	<p>The OCP generally does not contemplate any additional regionally significant, non-residential, major-trip generating uses outside the Urban Centre. The OCP supports limited commercial development along the north side of Lougheed Highway and east of Harris Road, outside of the Urban Centre as shown on Map 2A, Urban Land Use. This is a historical designation, and it acknowledges the economic potential of the Lougheed Highway through the community.</p> <p>Consistent with the regional Special Study Area designation, the City continues to plan the North Lougheed Area as a future growth area. The City may amend the OCP to include policies that guide growth in this area</p>

			and apply for an amendment to the RGS to make the OCP consistent with the RGS over time.
	iii)	encourage infill and intensification (e.g. row houses, townhouses, mid-rise apartments, laneway houses) in appropriate locations within walking distance of the Frequent Transit Network;	Policies 5.1.2 through 5.1.5 encourage infill and intensification in appropriate locations within walking distance of the Frequent Transit Network.
	iv)	encourage neighbourhood-serving commercial uses	Policy 4.4.3 encourages neighbourhood-serving commercial uses.
	d)	with regards to Actions 1.2.16 and 1.2.24 c) ii), include a definition of “non-residential Major Trip-Generating uses” that includes, but is not limited to, the following uses: office or business parks, outlet shopping malls, post-secondary institutions, and large-format entertainment venues	Non-residential Major Trip Generating uses in Pitt Meadows are defined as office and business parks, post-secondary institutions, and shopping centres.
	e)	consider the identification of new Frequent Transit Development Areas in appropriate locations within Major Transit Growth Corridors, as part of the development of new or amended area or neighbourhood plans, or other community planning initiatives	The City does not have any Frequent Transit Development Areas.
	f)	consider long-term growth and transportation planning coordination with adjacent municipalities, First Nations, TransLink, and Metro Vancouver for transit corridors that run through or along two or more adjacent jurisdictions	Policies 9.1.1 and 9.1.2 encourage and support coordinating with adjacent governments, regional and provincial transit authorities.
Strategy 1.3: Develop resilient, healthy, connected, and complete communities with a range of services and amenities			
Policy 1.3.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		

	a)	support compact, mixed-use, transit, walking, cycling and rolling-oriented communities	The following policies support a compact, mixed-use, transit, walking, cycling and rolling-oriented community: 5.1.1, 5.1.2, 5.1.3, 5.1.4, 5.1.5, 9.4.1, 9.4.3.
	b)	locate and support community, arts, cultural, recreational, institutional, medical/health, social service, education and childcare facilities, and local serving retail uses in Urban Centres or areas with good access to transit	See Map 4A, Urban Land Use, for the location of areas designated for community, arts, cultural, recreational, institutional, medical/health, social service, education and childcare facilities, and local serving retail uses in Urban Centres or areas with good access to transit.
	c)	provide and encourage public spaces and other place-making amenities and facilities (e.g. community gardens, playgrounds, gathering places, etc.) in new and established neighbourhoods, for all ages, abilities, and seasons, to support social connections and engagement	Policy 8.1.1 supports the provision of public spaces and place-making amenities.
	d)	respond to health and climate change-related risks by providing equitable access to:	
	i)	recreation facilities	Policy 8.3.2 seeks to ensure that the City can respond to health and climate-change related risk by providing equitable access to recreational facilities.
	ii)	green spaces and public spaces (e.g. parks, trails, urban forests, public squares, etc.)	Policies 8.1.1 and 8.2.1 support efforts to ensure that the City can respond to health and climate-

			change related risk by providing equitable access to green spaces and public spaces.
iii)	safe and inviting walking, cycling, and rolling environments, including resting spaces with tree canopy coverage, for all ages and abilities		Policy 8.1.2 supports the use of open space for connections and improving access to trails for all ages and abilities.
e)	support the inclusion of community gardens (at-grade, rooftop, or on balconies), grocery stores and farmers' markets to support food security, and local production, distribution and consumption of healthy food, in particular where they are easily accessible to housing and transit services		Policies 2.7.1 and 2.7.4 encourage growing, and support access to, healthy food in the rural and urban areas of Pitt Meadows and seek to ensure local and regional food security.
f)	consider, when preparing new neighbourhood and area plans, the mitigation of significant negative social and health impacts, such as through the use of formal health and social impact assessment methods in neighbourhood design and major infrastructure investments		Consistent with the regional Special Study Area designation, the City continues to plan the North Lougheed Area as a future growth area. The City may amend the OCP to include an Area Plan that guides growth in this area and apply for an amendment to the RGS to make the OCP consistent with the RGS over time. An area plan is meant to be read in conjunction with other OCP policies that support healthy, compact, mixed-use development and equitable service delivery.
g)	provide design guidance for existing and new neighbourhoods to promote social connections, universal accessibility, crime prevention through environmental design, and inclusivity while		The following Development Permit Areas provide guidelines for neighbourhoods that

	considering the impacts of these strategies on identified marginalized members of the community	<p>promote social connections, accessibility, and safety for all residents:</p> <p>DPA No. 8 (Town Centre)</p> <p>DPA No. 9 (Ground-oriented Residential)</p> <p>DPA No. 10 (Multi-family Residential)</p> <p>DPA No. 12 (Village Mixed Use).</p>
h)	consider where appropriate, opportunities to incorporate recognition of Indigenous and other cultures into the planning of Urban Centres, FTDA's, and other local centres	OCP Objective 1.3 supports working with q̄ic̄əȳ (Katzie) First Nation on land use and development opportunities where there is shared interest.

Strategy 1.4: Protect Rural lands from urban development

	Section	Policy	Applicable OCP Policies
Policy 1.4.3	Adopt Regional Context Statements that:		
	a)	identify Rural lands and their boundaries on a map generally consistent with Map 2	The location and boundary of the Rural areas are depicted on the Regional Features Maps 1 and 2.
	b)	limit development to a scale, form, and density consistent with the intent for the Rural land use designation, and that is compatible with on-site sewer servicing	<p>The OCP designates rural areas as "Rural Residential." Urban forms of development in those areas designated "Rural Residential" are generally not supported.</p> <p>These policies discourage the expansion of community water and</p>

			<p>sewer service beyond the Urban Containment Boundary:</p> <p>5.6.1, 10.1.1, 10.1.1 a, 10.2.1, 10.2.1 a, 10.2.2.</p>
c)	specify the allowable density and form, consistent with Action 1.4.1, for land uses within the Rural regional land use designation		<p>Single-family residential uses are permitted in areas within the Rural regional land use designation at a maximum of one unit per net hectare. See objective 5.6 and policy 13.1.5.</p>
d)	prioritize and support agricultural uses within the Agricultural Land Reserve, and where appropriate, support agricultural uses outside of the Agricultural Land Reserve		<p>These OCP policies prioritize and support agricultural uses within the Agricultural Land Reserve:</p> <p>2.1.1, 2.1.4, 2.3.1, 2.4.1, 2.4.3, and 2.4.2.</p>
e)	support the protection, enhancement, restoration, and expansion of ecosystems identified on Map 11 to maintain ecological integrity, enable ecosystem connectivity, increase natural carbon sinks and enable adaptation to the impacts of climate change		<p>These OCP policies support the protection, enhancement, restoration and expansion of ecosystems identified on Metro Vancouver 2050 Map 11:</p> <p>3.1.3, 3.7.2, and 3.8.2.</p> <p>Environmentally sensitive areas are identified on Map 8 of the Official Community Plan. Areas are designated as "Conservation Area" and "Open Space" on Schedules 2A and 2B, consistent with the</p>

			Regional Growth Strategy.
Metro 2050 Goal 2: Support a Sustainable Economy			
Strategy 2.1 Promote land development patterns that support a diverse regional economy and employment opportunities close to where people live			
Policy 2.1.10	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	include policies to support appropriate economic activities, as well as context-appropriate built form for Urban Centres, Frequent Transit Development Areas, Industrial lands, and Employment lands	These policies support appropriate economic activities in the City’s Urban Centre and industrial lands: 4.1.1, 4.3.2, 4.4.1, 4.4.2, and 4.4.3.
	b)	support the development and expansion of large-scale office and retail uses in Urban Centres, and lower-scale uses in Frequent Transit Development Areas through policies such as: zoning that reserves land for commercial uses, density bonus provisions to encourage office development, variable development cost charges, and/or other incentives	New large-scale office and retail uses are not contemplated within the OCP due to contextual constraints; however, the Town Centre land use designation (policy 13.1.6) does encourage the provision of commercial and mixed use buildings in the regionally-designated Urban Centre area.
c)	discourage the development and expansion of major commercial uses outside of Urban Centres and Frequent Transit Development Areas and that discourage the development of institutional land uses outside of Urban Centres and Frequent Transit Development Areas	Further expansion of major commercial uses or institutional land uses outside of the Urban Centre are not currently contemplated in the OCP. The City may adopt an area plan for the North Loughheed Area that may include commercial and institutional opportunities. This is consistent with the regional Special Study Area designation and, if it proceeds, a Regional Growth Strategy amendment to the	

			Urban Centre boundary and land use designations will be brought forward to make the OCP consistent with the RGS.
Strategy 2.2 Protect the supply and enhance the efficient use of industrial land			
Policy 2.2.9	Section	Policy Text	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify the Industrial and Employment lands and their boundaries on a map generally consistent with Map 7	Industrial areas consistent with the Regional Growth Strategy are identified on Regional Features Maps 1 and 2.
	b)	identify Trade-Oriented lands, if applicable, with a defined set of permitted uses that support inter-regional, provincial, national, and international trade (e.g. logistics, warehouses, distribution centres, transportation and intermodal terminals) and location needs (e.g. large and flat sites, proximity to highway, port, or rail infrastructure) on a map consistent with the goals in the regional growth strategy. Strata and/or small lot subdivisions on these lands should not be permitted	Trade-oriented uses, such as warehouse, intermodal facilities, and distribution centres, are contemplated and supported under the "Industrial" land use designation in the OCP (see policies 13.1.11, 13.1.12, 13.1.13 and Map 2A, Urban Land Use). The City does not have designated Trade Oriented areas in the OCP. Policy 4.3.2 discourages the subdivision or stratification of certain industrial uses.
	c)	include policies for Industrial lands that:	
i)	consistently define, support, and protect industrial uses, as defined in Metro 2050, in municipal plans and bylaws, and ensure that non-industrial uses are not permitted	The Official Community Plan supports and protects industrial areas as follows: designating areas as "Business Park" and "Industrial", consistent with the Regional Growth Strategy.	

		Policy 4.3.2 helps to define, support and protect industrial uses in the OCP.
ii)	support appropriate and related accessory uses, such as limited-scale ancillary commercial spaces, and caretaker units	The Industrial land use designation (13.1.12) within the OCP supports limited uses that are ancillary to the business on the property.
iii)	exclude uses that are not consistent with the intent of Industrial lands and not supportive of industrial activities, such as medium and large format retail uses, residential uses, and stand-alone office uses, other than ancillary uses, where deemed necessary	The Industrial land use designation in the OCP (13.1.12) does not include uses that are not consistent with industrial activities.
iv)	encourage improved utilization and increased intensification/densification of Industrial lands for industrial activities, including the removal of any unnecessary municipal policies or regulatory barriers related to development form and density	Policy 4.3.1 encourages improved utilization, intensification and densification of Industrial lands.
v)	review and update parking and loading requirements to reflect changes in industrial forms and activities, ensure better integration with the surrounding character, and reflect improvements to transit service, in an effort to avoid the oversupply of parking	Policy 4.2.1 supports reducing parking requirements for job-generating developments that are close to transit.
vi)	explore municipal industrial strategies or initiatives that support economic growth objectives with linkages to land use planning	Policies 4.1.1, 4.2.1, 4.3.1, 4.3.2, and 4.3.4 support economic growth and diversification of industrial areas.
vii)	provide infrastructure and services in support of existing and expanding industrial activities	Map 2A, Urban Land Use, Map 3A, Urban Transportation Network and Map 5 Urban Infrastructure show the relationship between infrastructure and services in support of industrial land uses.

	viii)	support the unique locational and infrastructure needs of rail-oriented, waterfront, and trade-oriented industrial uses	<p>Policies 4.3.1 and 9.5.1 support industrial uses in Pitt Meadows.</p> <p>Map 2A (Urban Land Use) and Map 5 (Urban Infrastructure) show the intersection between industrial lands and the infrastructure that supports their operation.</p>
	ix)	consider the preparation of urban design guidelines for Industrial land edge planning, such as interface designs, buffering standards, or tree planting, to minimize potential land use conflicts between industrial and sensitive land uses, and to improve resilience to the impacts of climate change	As Pitt Meadows is largely an agricultural community, DPA No. 5 (Farmland Protection), DPA No. 6 (Business Park), and DPA No. 7 (Industrial) provide guidelines for industrial lands adjacent to agricultural areas.
	x)	do not permit strata and/or small lot subdivisions on identified Trade-Oriented lands	Trade-oriented uses, such as warehouse, intermodal facilities, and distribution centres, are contemplated and supported under the "Industrial" land use designation in the OCP (see Map 2A: Urban Land Use). The City does not have designated Trade Oriented areas in the OCP. Policy 4.3.2 discourages the subdivision or stratification of certain industrial uses.
	d)	include policies for Employment lands that:	The RGS does not include the Employment regional land use designation in Pitt Meadows.
	i)	support a mix of industrial, small scale commercial and office, and other related employment uses, while maintaining support for the light industrial capacity of the area, including opportunities for the potential densification/intensification of industrial activities, where appropriate	N/A

ii)	allow large and medium format retail, where appropriate, provided that such development will not undermine the broad objectives of the regional growth strategy	N/A
iii)	support the objective of concentrating larger-scale commercial, higher density forms of employment, and other Major Trip-Generating uses in Urban Centres, and local-scale uses in Frequent Transit Development Areas	N/A
iv)	support higher density forms of commercial and light industrial development where Employment lands are located within Urban Centres or Frequent Transit Development Areas, and permit employment and service activities consistent with the intent of Urban Centres or Frequent Transit Development Areas, while low employment density and low transit generating uses, possibly with goods movement needs and impacts, are located elsewhere	N/A
v)	do not permit residential uses, except for: <ul style="list-style-type: none"> • an accessory caretaker unit; or • limited residential uses (with an emphasis on affordable, rental units) on lands within 200 m of a rapid transit station and located within Urban Centres or Frequent Transit Development Areas, provided that the residential uses are located only on the upper floors of buildings with commercial and light industrial uses, where appropriate and subject to the consideration of municipal objectives and local context. 	N/A
e)	include policies to assist existing and new businesses in reducing their greenhouse gas emissions, maximizing energy efficiency, and mitigating impacts on ecosystems	Policy 11.2.2 encourages existing and new businesses to minimize greenhouse gas emissions, maximize energy efficiency and mitigate impacts on ecosystems.
f)	include policies that assist existing and new businesses to adapt to the impacts of climate	The following policies assist new and existing businesses

		change and reduce their exposure to natural hazards risks, such as those identified within the regional growth strategy (Table 5)	to adapt to the impacts of climate change and reduce exposure to natural hazard risks: 12.1.3, 12.2.2, 12.3.2, 12.3.4.
Strategy 2.3 Protect the supply of agricultural land and strengthen agricultural viability			
Policy 2.3.12	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	specify the Agricultural lands within their jurisdiction, denoting those within the Agricultural Land Reserve, on a map generally consistent with Map 8	Agricultural areas consistent with the Regional Growth Strategy are identified on Regional Features Maps 1 and 2.
	b)	consider policies and programs that increase markets and the distribution of local food in urban areas to strengthen the viability of agriculture and increase availability of local food for all residents	Policies 2.7.1 through 2.7.4 encourage the distribution of local food in the community.
	c)	include policies that protect the supply of agricultural land and strengthen agriculture viability including those that:	
	i)	assign appropriate land use designations to protect agricultural land for future generations and discourage land uses on Agricultural lands that do not directly support and strengthen agricultural viability	The Agricultural land use designation in the OCP (13.1.1) seeks to protect the supply of agricultural lands and discourage land uses on Agricultural lands that do not support and strengthen agricultural viability.
	ii)	encourage the consolidation of small parcels and discourage the subdivision and fragmentation of agricultural land	Policy 2.1.3 encourages the consolidation of small parcels and discourages the subdivision and fragmentation of agricultural land.

	iii)	support climate change adaptation, including: <ul style="list-style-type: none"> • monitoring storm water, flooding, and sea level rise impacts on agricultural land, • implementing flood construction requirements for residential uses, and • maintaining and improving drainage and irrigation infrastructure that support agricultural production, where appropriate and in collaboration with other governments and agencies 	The OCP contains these policies that support climate change adaptation in the agricultural areas of the City: 2.4.2 and 2.6.1.
	iv)	protect the integrity of agricultural land by requiring edge planning along the Urban Containment Boundary and adjacent to agricultural operations through activities such as screening, physical buffers, roads, or Development Permit area requirements	Policy 2.2.1 supports the integrity of agricultural land along the urban containment boundary.
	v)	demonstrate support for economic development opportunities for agricultural operations that are farm-related uses, benefit from close proximity to farms, and enhance primary agricultural production as defined by the Agricultural Land Commission Act	Policy 2.3.1 supports economic development opportunities for agricultural operations that are farm related uses, benefit from close proximity to farms, and enhance primary agricultural production.
	vi)	align policies and regulations, where applicable, with the Minister's Bylaw Standards and Agricultural Land Commission legislation and regulations	The following policies support the City's efforts to ensure policy and regulatory alignment with the Minister's Bylaw Standards and the Agricultural Land Commission legislation and regulations: 2.1.5 and 2.2.1.
Policy 2.3.13	Section	Policy	Supplementary Information
		In partnership with other agencies and organizations, support agricultural awareness and promote the importance of the agricultural industry, the importance of	Policy 2.7.4 supports agricultural awareness and promotes the importance of the agricultural industry, the importance of protecting agricultural land, and the

		protecting agricultural land, and the value of local agricultural products and experiences	value of local agricultural products and experiences.
Metro 2050 Goal 3: Protect the Environment, Address Climate Change, and Respond to Natural Hazards			
Strategy 3.1: Protect and enhance Conservation and Recreation lands			
Policy 3.1.9	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify Conservation and Recreation lands and their boundaries on a map generally consistent with Map 2	Areas are designated as "Conservation Area" and "Open Space" on Schedules 2A and 2B, consistent with the Regional Growth Strategy. The OCP includes definitions of "Conservation Area" and "Open Space" that limit the uses of those lands to passive recreation, and conservation areas are nature preserves where facilities for active recreation are discouraged.
	b)	include policies that support the protection and enhancement of lands with a Conservation and Recreation land use designation, which may include the following uses:	"Conservation Area" and "Open Space" land use designations are intended to support the protection and enhancement of these areas. Development Permit Area No. 1 (Natural Environment) and Development Permit Area No. 2 (Riparian Areas) further speak to the protection and enhancement of these areas.
	i)	drinking water supply areas	N/A
	ii)	environmental conservation areas	Land in Pitt Meadows that falls within the Conservation and Recreation land use designation are designated in

		<p>the City's OCP as "Conservation Area" and "Parks and Open Space". These designations are intended to support the preservation and enhancement of these areas.</p> <p>These policies apply to the protection and enhancement of environmental conservation areas: 3.1.1, 3.1.2, 3.1.3, 3.4.1, 3.4.1, 3.6.1, 3.6.3, 3.7.2, 3.8.1, 3.8.2, 3.9.3.</p>
iii)	wildlife management areas and ecological reserves	<p>Wildlife management areas and ecological reserves are designated as "Conservation Area" in the Pitt Meadows OCP. This designation and policy 3.8.2 are intended to support the preservation and enhancement of these areas.</p>
iv)	forests	<p>Forests within the regional Conservation and Recreation land use designation are designated as "Conservation Area" in the OCP. This designation seeks to limit or prohibit residential development in these areas and, depending on the area's location, allow for the enhancement and preservation of these areas. Also, see policies 3.8.2, 3.9.2 and 3.9.4.</p>
v)	wetlands (e.g. freshwater lakes, ponds, bogs, fens, estuarine, marine, freshwater, and intertidal ecosystems)	<p>Wetlands in Pitt Meadows, including the Pitt Polder and the Codd Island Wetlands, fall under the "Conservation Area" land use designation, which is</p>

		intended to help preserve and enhance these areas. Also, see policy 3.1.1.
vi)	riparian areas (i.e. the areas and vegetation surrounding wetlands, lakes, streams, and rivers)	Policy 3.1.3 seeks to protect and improve shoreline habitat The OCP also contains development permit area guidelines for riparian areas (Development Permit Area No. 2) intended to protect them from development where they provide natural features, functions and conditions that support fish life processes.
vii)	ecosystems not covered above that may be vulnerable to climate change and natural hazard impacts, or that provide buffers to climate change impacts or natural hazard impacts for communities	Development Permit Areas No. 1 (Natural Environment), No. 2 (Riparian Areas), No. 3 (Wildfire Hazard), and No. 4 (Slope Hazard) help protect ecosystems that are vulnerable to climate change and natural hazards.
viii)	uses within those lands that are appropriately located, scaled, and consistent with the intent of the designation, including: <ul style="list-style-type: none"> o major parks and outdoor recreation areas; o education, research and training facilities, and associated uses that serve conservation and/or recreation users; o commercial uses, tourism activities, and public, cultural, or community amenities; o limited agricultural use, primarily soil-based; and o land management activities needed to minimize vulnerability / risk to climate change impacts 	These OCP land use designations and development permit areas help to ensure that uses are appropriately located and scaled and consistent with the intent of the designations: 13.1.18 Conservation Area land use designation Development Permit Areas No. 1 (Natural Environment), No. 2 (Riparian Areas), No. 3 (Wildfire Hazard), and No. 4 (Slope Hazard).

	c)	Include policies that:	
	i)	protect the integrity of lands with a Conservation and Recreation regional land use designation from activities in adjacent areas by considering wildland interface planning, and introducing measures such as physical buffers or development permit requirements	The OCP contains development permit area guidelines No. 1 (Natural Environment) and No. 3 (Wildfire Hazard) that seek to protect the integrity of natural areas in Pitt Meadows.
	ii)	encourage the consolidation of small parcels, and discourage subdivision and fragmentation of lands with a Conservation and Recreation regional land use designation.	All lands with a Conservation and Recreation regional land use designation are publicly owned. These lands are not typically subdivided for private sale and public agencies can manage land comprehensively across larger areas. Public ownership removes speculative pressures, particularly where land is intended for public service or conservation purposes.
Policy 3.2.7	Section	Policy Text	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify local ecosystem protection and tree canopy cover targets, and demonstrate how these targets will contribute to the regional targets in Action 3.2.1	Refer to the Targets section
	b)	refer to Map 11 or more detailed local ecological and cultural datasets and include policies that:	
	i)	support the protection, enhancement, and restoration of ecosystems through measures such as land acquisition, density bonusing, development permit requirements, subdivision design, conservation covenants, land trusts, and tax exemptions	These policies support the protection, enhancement and restoration of ecosystems: 3.1.1, 3.1.2, 3.1.3, 3.6.2, 3.7.2, and 3.8.2. Development Permit Area No. 1 (Natural Environment)

		contains guidelines that seek to protect the natural environment.
ii)	seek to acquire, restore, enhance, and protect lands, in collaboration with adjacent member jurisdictions and other partners, that will enable ecosystem connectivity in a regional green infrastructure network	<p>These policies support the acquisition, restoration, enhancement and protection of lands in collaboration with other agencies that will enable ecosystem connectivity in a regional green infrastructure network:</p> <p>3.1.3, 3.7.2, 3.8.2, 10.7.5, and 11.3.2.</p>
iii)	discourage or minimize the fragmentation of ecosystems through low impact development practices that enable ecosystem connectivity	<p>Policy 3.7.2 helps to discourage or minimize the fragmentation of ecosystems through low impact development practices.</p> <p>Additionally, Development Permit Area No. 1 (Natural Environment) contains guidelines that seek to minimize fragmentation of ecosystems.</p>
iv)	indicate how the interface between ecosystems and other land uses will be managed to maintain ecological integrity using edge planning, and measures such as physical buffers, or development permit requirements.	<p>Policy 3.8.3 helps to maintain ecological integrity in the interface between ecosystems and other land uses.</p> <p>Development Permit Area No.1 (Natural Environment) contains guidelines that minimize the impact of development on the City's natural areas and systems.</p>
c)	Include policies that:	

	i)	support the consideration of natural assets and ecosystem services in land use decision-making and land management practices	Policy 3.4.1 supports the creation of an implementation strategy to support natural assets and ecosystem services.
	ii)	enable the retention and expansion of urban forests using various tools, such as local tree canopy cover targets, urban forest management strategies, tree regulations, development permit requirements, land acquisition, street tree planting, and reforestation or restoration policies, with consideration of resilience	The following policies address the retention and expansion of the urban forest: 3.3.1, 3.8.4, 3.9.1, 3.9.2 and 3.9.3.
	iii)	reduce the spread of invasive species by employing best practices, such as the implementation of soil removal and deposit bylaws, development permit requirements, and invasive species management plans	The following policies address efforts to reduce the spread of invasive species: 3.8.1, 3.8.3, 8.4.2, and 11.3.1.
	iv)	increase green infrastructure along the Regional Greenway Network, the Major Transit Network, community greenways, and other locations, where appropriate, and in collaboration with Metro Vancouver, TransLink, and other partners	Policies 10.7.4 and 11.3.2 address the incorporation of green infrastructure in appropriate locations.
	v)	support watershed and ecosystem planning, the development and implementation of Integrated Stormwater Management Plans, and water conservation objectives.	The following policies support watershed and ecosystem planning: 3.1.2, 3.8.3, 10.2.1, 10.4.4 through 10.4.9, and 11.3.1. Development Permit Areas No. 1 (Natural Environment) and No. 2 (Riparian Areas) contain guidelines for the protection of ecosystems.
Strategy 3.3: Advance land use, infrastructure, and human settlement patterns that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality			
Policy 3.3.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		

	a)	identify how local land use and transportation policies will contribute to meeting the regional greenhouse gas emission reduction target of 45% below 2010 levels by the year 2030 and achieving a carbon neutral region by the year 2050	Refer to the Targets section
	b)	identify policies, actions, incentives, and / or strategies that reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities, and improve air quality from land use, infrastructure, and settlement patterns, such as:	These policies seek to reduce energy consumption and greenhouse gas emissions, create carbon storage opportunities and improve air quality: 11.2.1, 11.2.2, 11.2.3, 11.3.1, 11.3.2.
	i)	existing building retrofits and construction of new buildings to meet energy and greenhouse gas performance guidelines or standards (e.g. BC Energy Step Code, passive design), the electrification of building heating systems, green demolition requirements, embodied emissions policies, zero-carbon district energy systems, and energy recovery and renewable energy generation technologies, such as solar panels and geexchange systems, and zero emission vehicle charging infrastructure	Policies 11.2.1, 11.2.2 and 11.2.3 encourage building retrofits and construction of new buildings to meet energy standards and minimize greenhouse gas emissions.
	ii)	community design, infrastructure, and programs that encourage transit, cycling, rolling and walking	These policies focus on the community design, infrastructure and active transportation policies that help to reduce energy consumption and greenhouse gas emissions: 8.1.2, 9.4.1, 9.4.3, and 11.2.3.
	c)	focus infrastructure and amenity investments in Urban Centres and Frequent Transit Development Areas, and at appropriate locations along Major Transit Growth Corridors	Policies 4.4.2 and 9.7.4 address focusing infrastructure and amenity investments in Pitt Meadows' urban area.

Strategy 3.4 Advance land use, infrastructure, and human settlement patterns that improve resilience to climate change impacts and natural hazards			
	Section	Policy	Applicable OCP Policies
Policy 3.4.5	Adopt Regional Context Statements that:		
	a)	include policies that minimize risks associated with climate change and natural hazards in existing communities through tools such as heat and air quality response plans, seismic retrofit policies, and flood-proofing policies	These policies focus on minimizing risks associated with climate change and natural hazards: 10.6.2, 11.1.1, 11.1.2, 11.1.5, 12.2.3, and 12.2.7.
	b)	include policies that discourage new development in current and future hazardous areas to the extent possible through tools such as land use plans, hazard-specific Development Permit Areas, and managed retreat policies, and where development in hazardous areas is unavoidable, mitigate risks	The Rural Residential land use designation (13.1.5), which applies to rural lands outside of the Agricultural Land Reserve, seeks to limit development in those areas. Policies 12.2.4, and 12.3.1 through 12.3.4 all help to limit new development in current and future hazardous areas and, where development is unavoidable, to mitigate risks. Development Permit Areas No. 3 (Wildfire Hazard) and No. 4 (Slope Hazard) are intended to mitigate the risks of developing within hazardous areas.
Policy 3.4.6	Section	Policy	
		Incorporate climate change and natural hazard risk assessments into planning and location decisions for new municipal utilities, assets, operations, and community services.	These policies aid in incorporating climate change and natural risk assessments into planning and location decisions for municipal assets and services: 11.1.1, 11.1.2, 11.1.5, 12.2.3, 12.2.4, and 12.2.5.

Policy 3.4.7	Section	Policy	
		Integrate emergency management, utility planning, and climate change adaptation principles when preparing land use plans, transportation plans, and growth management policies.	These policies support the integration of emergency management, utility planning, and climate change adaptation principles in the preparation of land use plans, transportation plans and growth management policies: 11.1.1, 11.1.2, 12.2.2, 12.2.3 and 12.2.4.
Policy 3.4.8	Section	Policy	
		Adopt appropriate planning standards, guidelines, and best practices related to climate change and natural hazards, such as flood hazard management guidelines and wildland urban interface fire risk reduction principles.	Development Permit Areas No. 2 (Riparian Areas) and No. 3 (Wildfire Hazard) provide guidelines related to climate change and natural hazards. These policies support the integration of emergency management, utility planning, and climate change adaptation principles in the preparation of land use plans, transportation plans and growth management policies: 11.1.1, 11.1.2, 12.2.2, 12.2.3 and 12.3.4.

Metro 2050 Goal 4: Provide Diverse and Affordable Housing Choices			
Strategy 4.1 Expand the supply and diversity of housing to meet a variety of needs			
Policy 4.1.8	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	indicate how you will work towards meeting estimated future housing needs and demand, as determined in their housing needs report or assessment	The following policies indicate how Pitt Meadows will work towards meeting

			<p>estimated housing needs and demand:</p> <p>5.2.1 through 5.2.11.</p>
	b)	articulate how local plans and policies will meet the need for diverse (in tenure, size, and type) and affordable housing options	Policies 5.3.1 through 5.3.13 articulate how the City will meet the need for diverse and affordable housing options.
	c)	identify policies and actions that contribute to the following outcomes	
	i)	increased supply of adequate, suitable, and affordable housing to meet a variety of needs along the housing continuum	<p>Policy 5.1.1 seeks to ensure that housing needed over the next 20 years can be accommodated in Pitt Meadows.</p> <p>The following policies indicate how Pitt Meadows will work towards meeting estimated housing needs and demand along the housing continuum:</p> <p>5.2.1 through 5.2.11 and 5.3.1 through 5.3.13.</p>
	ii)	increased supply of family-friendly, age-friendly, and accessible housing	<p>Policy 5.1.2 encourages the construction of ground-oriented, multi-family housing.</p> <p>Also, see policies 5.3.2 through 5.3.4.</p>
	iii)	increased diversity of housing tenure options, such as attainable homeownership, rental, co-op housing, rent-to-own models, and cohousing	Policies 5.3.3 through 5.3.9 seek to increase the diversity of housing tenure options.
	iv)	increased density and supply of diverse ground-oriented and infill housing forms in low-density neighbourhoods, such as duplex,	The following policies seek to increase the density and supply of diverse ground-oriented and infill housing

	four-plex, townhouse, laneway/coach houses, and apartments, particularly in proximity to transit	forms in existing single-family neighbourhoods: 5.1.2, 5.1.3, and 5.1.5.
v)	integration of land use and transportation planning such that households can reduce their combined housing and transportation costs	Policies 5.1.1 and 5.1.2 support the integration of land use and transportation planning.
vi)	increased social connectedness in multi-unit housing	Policy 5.1.4 supports multi-unit residential buildings in areas where public amenities are close by. Also, see policy 7.2.8.
vii)	integrated housing within neighbourhood contexts and high quality urban design	Policy 5.7.1 encourages integrated housing within neighbourhoods and high-quality urban design. Additionally, Development Permit Area No. 9 (Ground-oriented Residential) guidelines facilitate high quality design for new developments in existing residential neighbourhoods.
viii)	existing and future housing stock that is low carbon and resilient to climate change impacts and natural hazards	Policies 11.2.2 and 11.2.3 support existing and future housing stock that are low carbon and resilient to climate change impacts and natural hazards. These development permit areas provide guidelines for development that is resilient to climate change and natural hazards: Development Permit Area No. 2 (Riparian Areas), and

			Development Permit Area No. 3 (Wildfire Hazard).
Policy 4.1.9	Section	Policy	Supplementary Information
	Prepare and implement housing strategies or action plans that:		
	a)	are aligned with housing needs reports or assessments, and reviewed or updated every 5-10 years to ensure that housing strategies or action plans are based on recent evidence and responsive to current and future housing needs	Refer to the Pitt Meadows' Housing Needs Report and 2026-2028 Housing Action Plan.
	b)	are based on an assessment of local housing market conditions, by tenure, including assessing housing supply, demand, and affordability	Refer to the Pitt Meadows' Housing Needs Report and 2026-2028 Housing Action Plan.
	c)	identify housing priorities, based on the assessment of local housing market conditions, household incomes, changing population and household demographics, climate change and natural hazards resilience, and key categories of local housing need, including specific statements about special needs housing and the housing needs of equity-seeking groups	Refer to the Pitt Meadows' Housing Needs Report and 2026-2028 Housing Action Plan.
d)	identify implementation measures within their jurisdiction and financial capabilities, including actions set out in Action 4.1.8	Refer to the Pitt Meadows' Housing Needs Report and 2026-2028 Housing Action Plan.	
Strategy 4.2 Protect tenants and expand, retain, and renew rental housing supply			
Policy 4.2.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
a)	indicate how they will, within their local context, contribute toward the regional target of having at least 15% of newly completed housing units built within all Urban Centres, Frequent Transit Development Areas, and Major Transit Growth Corridors combined, to the year 2050, be affordable rental housing units (recognizing that developing affordable rental housing units in transit-oriented	Refer to the Targets section	

	locations throughout the urban area is supported)	
b)	articulate how local plans and policies will mitigate impacts on renter households, particularly during redevelopment or densification of Urban Centres and Frequent Transit Development Areas	Policies 5.2.3, 5.3.6, 5.3.8, 5.3.9 and 5.3.12 help to mitigate the impacts of development on renter households.
c)	identify the use of regulatory tools that protect and preserve rental housing	Policies 5.2.3, 5.3.8, 5.3.9 and 5.2.12 help to mitigate the impacts of development on renter households.
d)	identify policies and actions that contribute to the following outcomes:	
i)	increased supply of affordable rental housing in proximity to transit and on publicly-owned land	Policy 5.2.9 supports increased housing supply in proximity to transit, policy 5.2.10 supports the identification of City-owned land for housing, and policy 5.4.1 supports investigating opportunities to use City-owned land for affordable housing projects in cooperation with governmental or non-profit agencies.
ii)	increased supply of market and below-market rental housing through the renewal of aging purpose-built rental housing and prevention of net rental unit loss	Policy 5.2.8 supports using community amenity contributions for affordable housing projects, which can include renewal of aging purpose-built rental housing.
iii)	protection and renewal of existing non-market rental housing	These policies support the protection and renewal of non-market rental housing in Pitt Meadows: 5.2.11, 5.3.8 and 5.3.9.

	iv)	mitigated impacts on renter households due to renovation or redevelopment, and strengthened protections for tenants	These policies help to mitigate the impacts on renter households due to renovation or redevelopment: 5.3.8, 5.3.9.
	v)	reduced energy use and greenhouse gas emissions from existing and future rental housing stock, while considering impacts on tenants and affordability	Policies 11.2.2 and 11.2.3 encourage development that minimizes GHG emissions and reduces energy use.
Policy 4.2.8	Section	Policy	Supplementary Information
	Prepare and implement housing strategies or action plans that:		
	a)	encourage the supply of new rental housing and mitigate or limit the loss of existing rental housing stock	Refer to the Pitt Meadows' Housing Needs Report and 2026-2028 Housing Action Plan.
	b)	encourage tenant protections and assistance for renter households impacted by renovation or redevelopment of existing purpose-built rental housing	Refer to the Pitt Meadows' Housing Needs Report and 2026-2028 Housing Action Plan.
	c)	cooperate with and facilitate the activities of Metro Vancouver Housing under Action 4.2.2	Refer to the Pitt Meadows' Housing Needs Report and 2026-2028 Housing Action Plan.
Strategy 4.3 Meet the housing needs of lower income households and populations experiencing or at risk of homelessness			
Policy 4.3.7	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	indicate how they will collaborate with the Federal Government, the Province, and other partners, to assist in increasing the supply of permanent, affordable, and supportive housing units	Policies 5.2.5, 5.2.7, 5.2.10, 5.3.7, 5.3.11, 5.4.1 and 5.4.2 indicate how the City intends to collaborate with outside partners to assist in increasing the supply of permanent, affordable and supportive housing units.

	b)	identify policies and actions to partner with other levels of government and non-profit organizations in order to create pathways out of homelessness and contribute to meeting the housing and support needs of populations experiencing or at risk of homelessness	The following policies support partnering with other governmental or non-profit agencies to address homelessness and contribute to meeting the needs of people who are at risk of homelessness: 5.2.10, 5.2.11, 5.3.1, 5.3.3, 5.4.1, 5.4.2, 5.5.1, and 5.5.2.
Policy 4.3.8	Section	Policy	Supplementary Information
	Prepare and implement housing strategies or action plans that		
	a)	identify opportunities to participate in programs with other levels of government to secure additional housing units to meet the housing needs of lower income households	Refer to the Pitt Meadows' Housing Needs Report and 2026-2028 Housing Action Plan.
	b)	identify strategies to increase community acceptance and communicate the benefits of affordable and supportive housing development	Refer to the Pitt Meadows' Housing Needs Report and 2026-2028 Housing Action Plan.
	c)	are aligned with or integrate plans to address homelessness, and identify strategies to reduce the total number of households that are in core housing need and populations experiencing or at risk of homelessness	Refer to the Pitt Meadows' Housing Needs Report and 2026-2028 Housing Action Plan.

Metro 2050 Goal 5: Support Sustainable Transportation Choices			
Strategy 5.1 Coordinate land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking			
Policy 5.1.14	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify land use and transportation policies and actions to encourage a greater share of trips	The following policies encourage a greater share

	made by transit, shared mobility options, cycling, walking, and rolling	of trips made by transit, shared mobility options, cycling, walking and rolling: 9.2.1, 9.2.2, 9.2.3, 9.2.4, 9.3.1, 9.4.1, and 9.4.2.
b)	support the development and implementation of transportation demand management strategies, such as: parking pricing and supply measures, transit priority measures, end-of-trip facilities for active transportation and micro-mobility, and shared mobility services	Policy 9.3.2 supports the development and implementation of transportation demand management strategies.
c)	manage and enhance municipal infrastructure in support of transit, multiple-occupancy vehicles, cycling, walking, and rolling	Policies 9.2.1, 9.2.4 and 9.4.1 support the management and enhancement of municipal infrastructure for transit, multi-occupancy vehicles, cycling, walking and rolling.
d)	support the transition to zero-emission vehicles	The following policies support the transition to zero-emission vehicles: 3.3.1, 10.7.4, and 10.7.5.
e)	support implementation of the Regional Greenway Network and Major Bikeway Network, as identified in Map 10	Maps 2A (Urban Land Use), 2B (Rural Land Use), 4A (Urban Cycling and Trail Network) and 4B (Rural Cycling and Trail Network) show how the City supports the implementation of the Regional Greenway Network and Major Bike Network.
f)	support implementation of local active transportation and micro-mobility facilities that provide direct, comfortable, all ages and abilities connections to the Regional Greenway Network, Major Bikeway Network, transit services, and everyday destinations	Policy 9.4.1 supports the implementation of local active transportation and micromobility facilities that provide connections

			throughout the municipality.
Strategy 5.2 Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods, and services			
Policy 5.2.6	Section	Policy	Applicable OCP Policies
	Adopt Regional Context Statements that:		
	a)	identify routes on a map for the safe and efficient movement of goods and service vehicles to, from, and within Urban Centres; Frequent Transit Development Areas; Major Transit Growth Corridors; Industrial, Employment, and Agricultural lands; ports; airports; and international border crossings	Maps 3A (Urban Transportation Network) and 3B (Rural Transportation Network) identify routes for the safe and efficient movement of goods in Pitt Meadows.
	b)	identify land use and related policies and actions that support the optimization and safety of goods movement via roads, highways, railways, aviation, short sea shipping, and active transportation	Policy 9.5.1 supports the optimization and safety of goods movement in Pitt Meadows through a variety of routes and means.
	c)	support the development of local and regional transportation system management strategies, such as the provision of information to operators of goods and service vehicles for efficient travel decisions, management of traffic flow using transit priority measures, coordinated traffic signalization, and lane management	Policy 9.1.2 supports the development of local and regional transportation system management strategies.
	d)	identify policies and actions that support the protection of rail rights-of-way, truck routes, and access points to navigable waterways in order to reserve the potential for goods movement	Policies 9.1.2, 9.5.1 and 9.8.1 support the protection of transportation routes and corridors for goods movement.
	e)	identify policies and actions to mitigate public exposure to unhealthy levels of noise, vibration, and air pollution associated with the Major Road Network, Major Transit Network, railways, truck routes, and Federal / Provincial Highways	Policy 9.1.2 contains recommended actions to mitigate public exposure to unhealthy levels of noise, vibration, and air pollution associated with the rail corridor.
f)	identify policies and actions that anticipate the land and infrastructure requirements for goods	Policy 9.5.1 anticipates land and infrastructure	

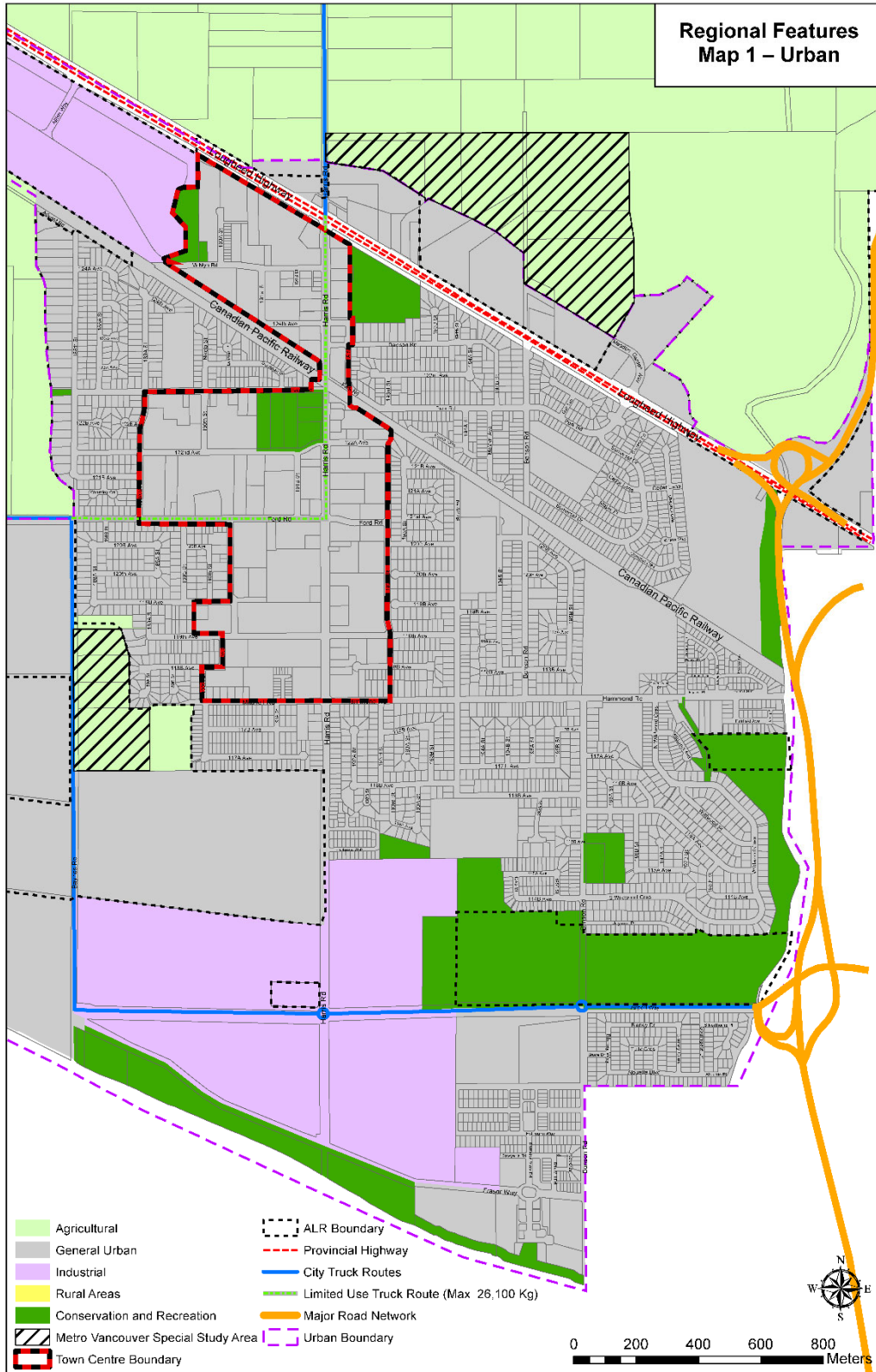
		movement and drayage, such as truck parking, zero-emission vehicle charging infrastructure, and e-commerce distribution centres, and mitigate any negative impacts of these uses on neighbourhoods	requirements for goods movement. Policy 9.1.2 seeks to mitigate negative impacts of the rail corridor in particular.
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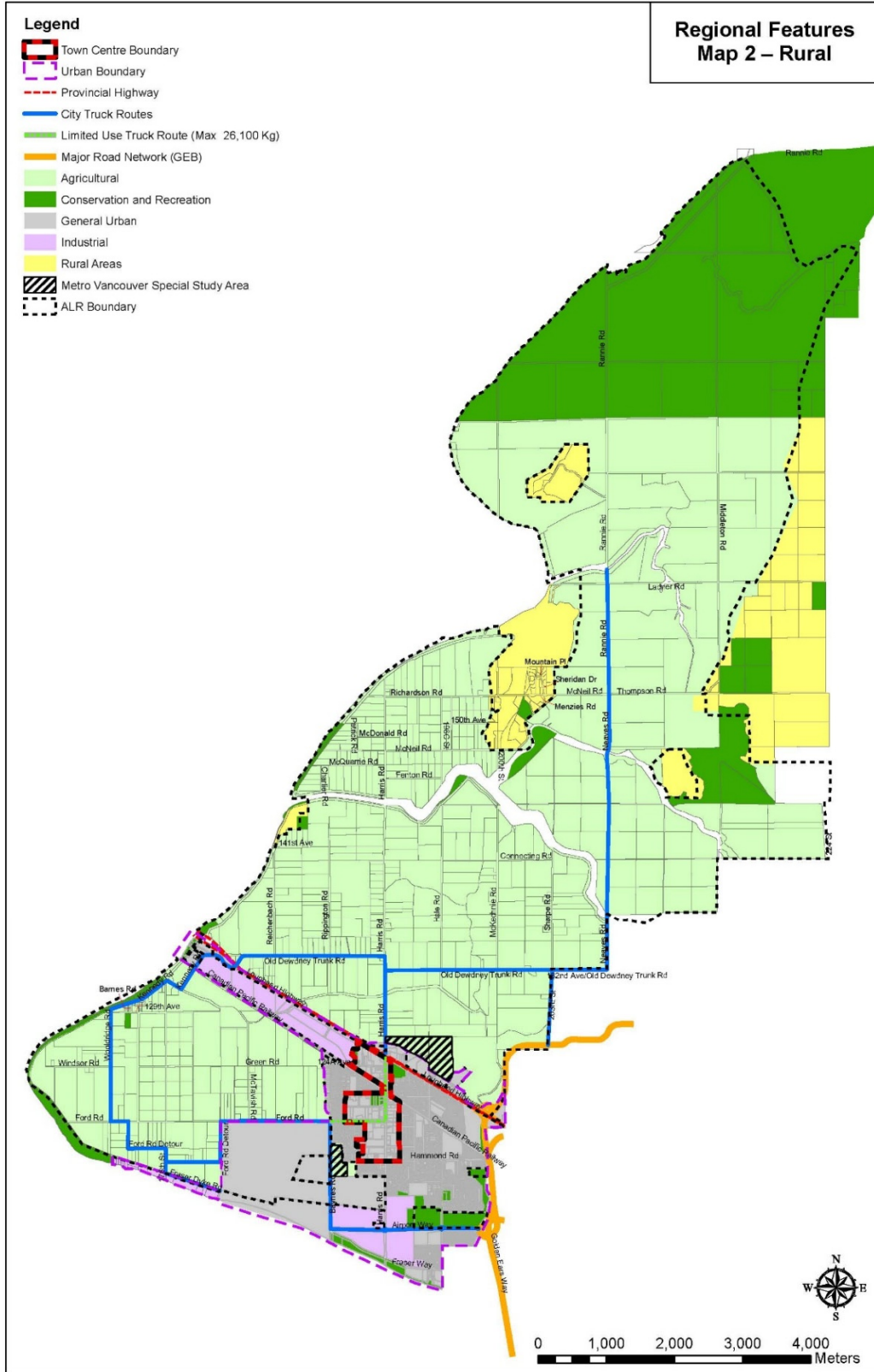
Flexibility Provisions

Metro 2050 provides member jurisdictions with the flexibility to amend OCP land use designations (or equivalent) without amending the RCS under certain circumstances. This language must be included in the RCS to permit this flexibility.

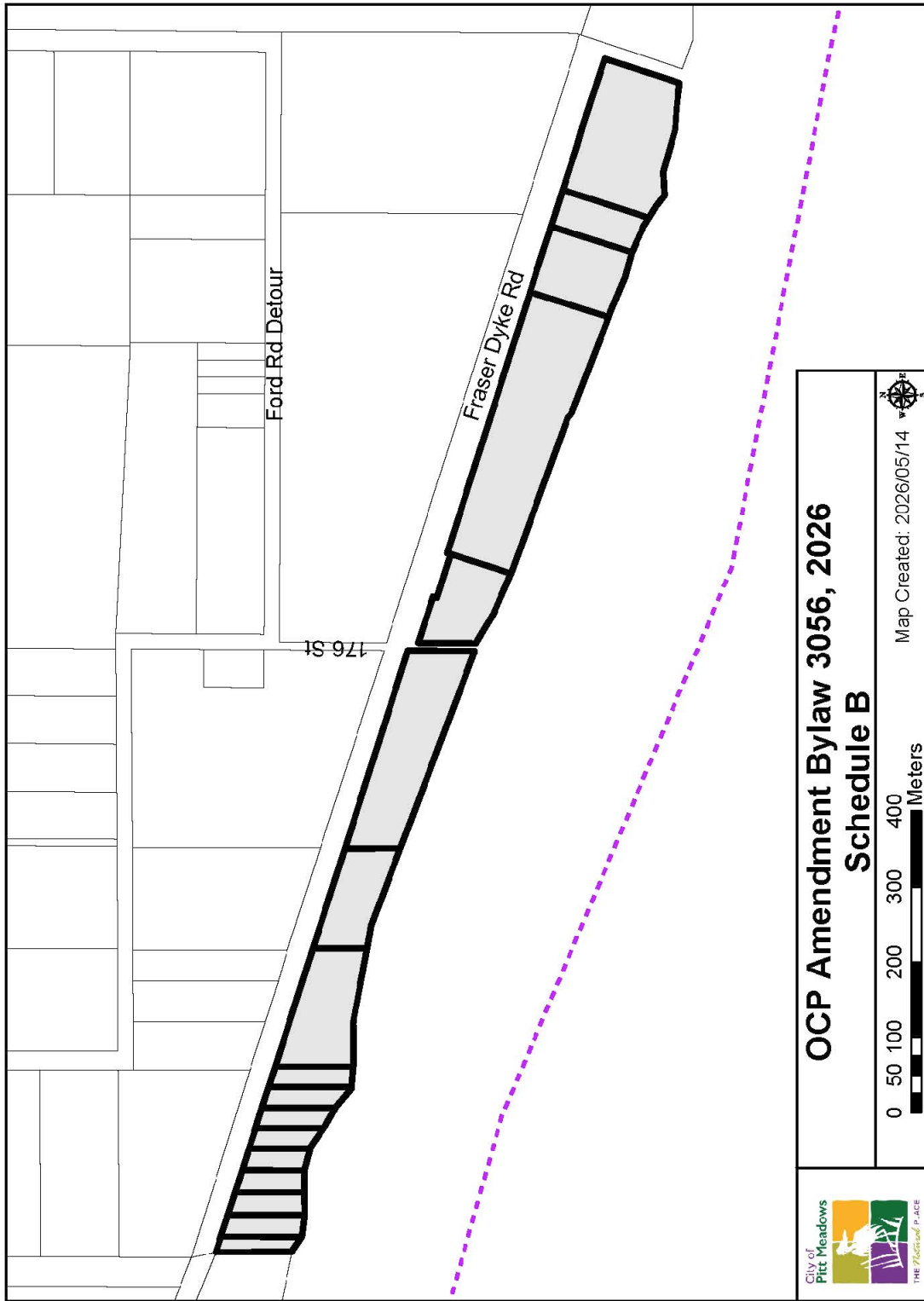
Metro 2050 Policies	City of Pitt Meadows Response
6.2.7 A municipality may include language in its Regional Context Statement that permits amendments to the municipality’s Official Community Plan to adjust the boundaries of regional land use designations (or their equivalent OCP designation) within the Urban Containment Boundary.	Such amendments are hereby permitted.
6.2.8 A municipality may include language in its Regional Context Statement that permits amendments to the municipality’s Official Community Plan to adjust the boundaries of the municipality’s Urban Centres and Frequent Transit Development Areas, provided such boundary adjustments meet the guidelines set out in Table 3 (Guidelines for Urban Centres and Frequent Transit Development Areas) of the Regional Growth Strategy.	Such amendments are hereby permitted.

In the event of any inconsistency between the requirements of the Agricultural Land Commission Act, the regulations or orders of the Commission and the boundary of any urban development area, urban centre or associated economic development area, the Agricultural Land Commission requirements will prevail until such time as the inconsistency is resolved.

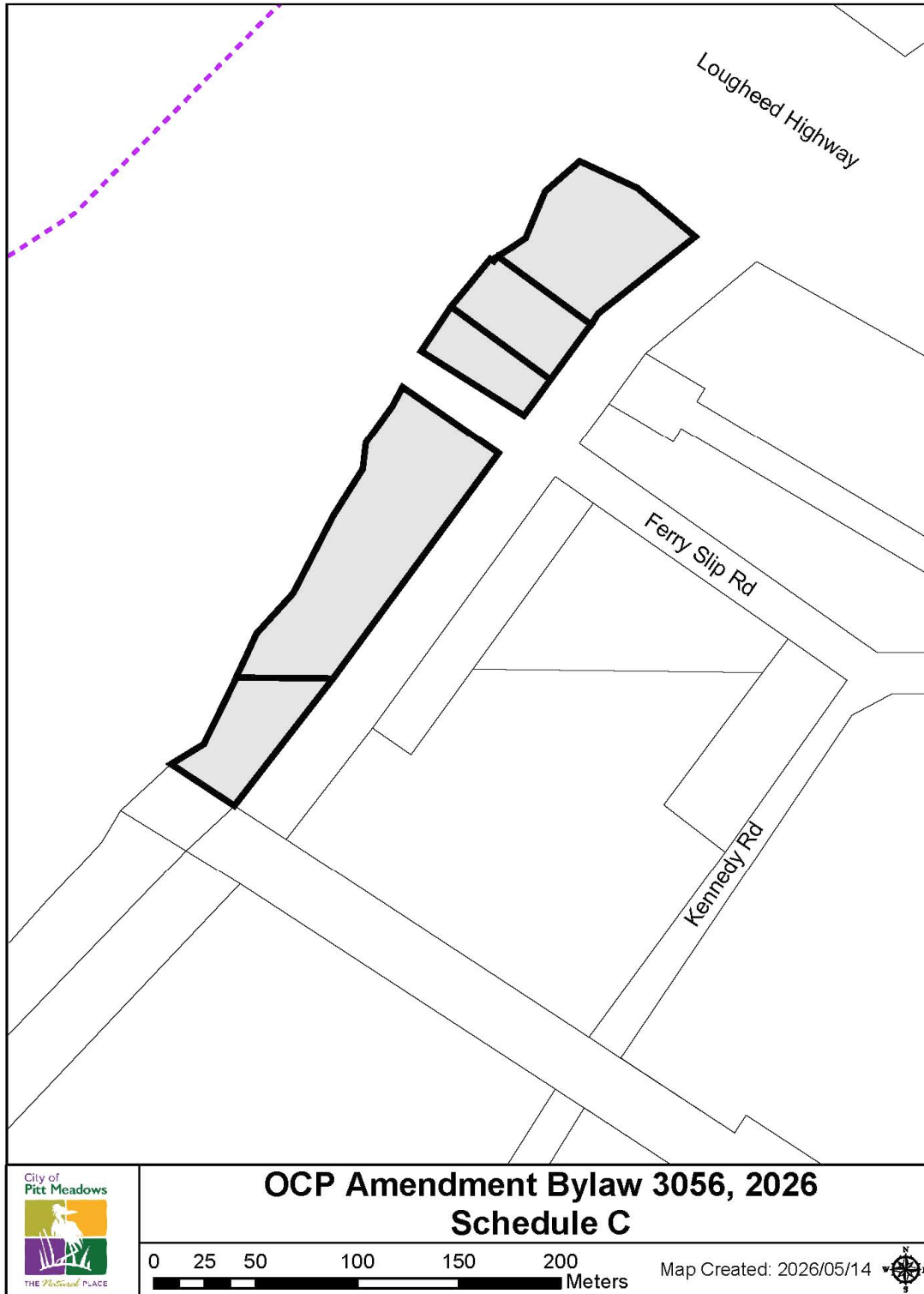




ATTACHMENT 'B'



ATTACHMENT 'C'



ATTACHMENT 'D'

