

Staff Report to Council

Planning and Development

FILE: 13-6480-20/26

REPORT DATE: August 24, 2026 **MEETING DATE:** September 01, 2026

TO: Mayor and Council

FROM: Patrick Ward, Director of Planning and Development

SUBJECT: Official Community Plan Amendment Bylaw – North Lougheed Area Plan

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL: M. Roberts / August 26, 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 "Official Community Plan Amendment Bylaw – North Lougheed Area Plan" report presented at the September 1, 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. Has, pursuant to Section 473.1(2) of the *Local Government Act*, considered the Interim Housing Needs Report received by Council on November 5, 2024, as outlined in the "Official Community Plan Amendment Bylaw – North Lougheed Area Plan" report presented at the September 1, 2026 Public Council meeting, and in that regard, considers that no further consideration of the Interim Housing Needs Report is required at this time; AND
- C. Grant first and second readings to Official Community Plan Amendment Bylaw No. 3060, 2026; AND
- D. Has, pursuant to Section 477(3)(a) of the *Local Government Act*, considered Official Community Plan Amendment Bylaw No. 3060, 2026 in conjunction with the City's financial plan and waste management plans, as outlined in the "Official Community Plan Amendment Bylaw – North Lougheed Area Plan" report presented at the September 1, 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

- E. Direct staff, pursuant to Section 477(3)(b) of the *Local Government Act*, to refer Official Community Plan Amendment Bylaw No. 3060, 2026 to the Provincial Agricultural Land Commission; AND
 - F. Direct staff to schedule a public hearing for an upcoming meeting of Council; OR
 - G. Other.
-

PURPOSE

For Council to consider Official Community Plan Amendment Bylaw No. 3060, 2026 to include the proposed North Lougheed Area Plan into the City's Official Community Plan.

☐ Information Report

☒ Decision Report

☐ Direction Report

DISCUSSION

Background:

The North Lougheed Area (NLA) is comprised of approximately 50 ha (125 ac) of land on the north side of the Lougheed Highway, between Harris Road and Meadow Gardens Golf Course. The NLA lies within ᑭᑭᑭᑭ (Katzie) First Nation's traditional and unceded territory and is a site of long-term ᑭᑭᑭᑭ use and occupation. Based on documented information, ᑭᑭᑭᑭ people occupied and used this area for over four thousand years, consistent with ᑭᑭᑭᑭ oral histories describing a long-standing relationship with the land and waterways.

The area forms part of a culturally significant wetland and waterway landscape within a historic network of sloughs, wetlands, and associated high and low-lying lands. Prior to diking and settlement, these landscape features structured ᑭᑭᑭᑭ travel, harvesting, settlement and stewardship activities, and connected communities across the Fraser River, Pitt River, Pitt Lake and surrounding wetlands. This broader cultural landscape informs current understandings about how the area was used and why culturally sensitive planning remains relevant today.

Presently, land uses within the area consist of agricultural uses, along with some residential and commercial uses, including a hotel.

Agricultural Land Commission Approvals

The NLA has been the subject of various Agricultural Land Commission (ALC) approvals since the 1980s. With reference to the areas identified in Figure 1 below:

- Area 1 is not located in the Agricultural Land Reserve (ALR)
- Area 2 has been conditionally excluded from the ALR through ALC approvals in 1985 and 2004
- Area 3 has been conditionally excluded from the ALR through an ALC approval in 2013

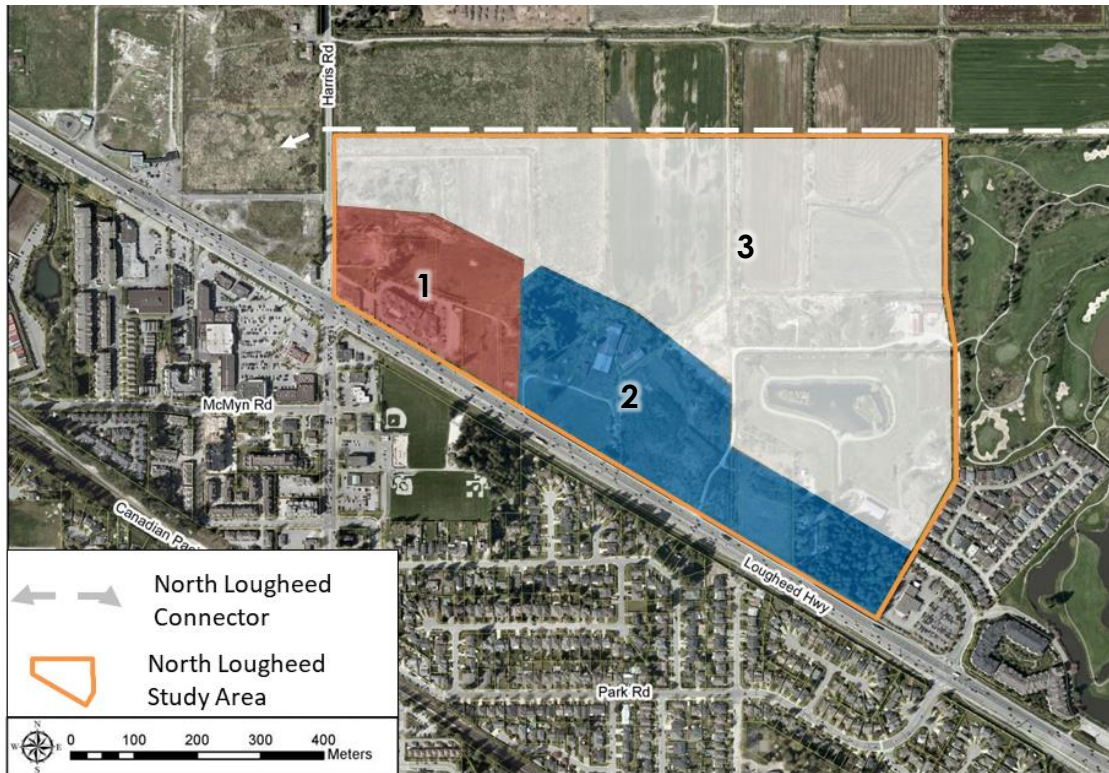


Figure 1: ALC approvals reference map

The alignment for the proposed North Lougheed Connector Road (partly shown in Figure 1) was approved by the ALC in 2010. This road would provide a connection between Harris Road and Golden Ears Way, which would enable traffic calming along Old Dewdney Trunk Road and enhance road safety in the agricultural area. With the support of the City's Agricultural Advisory Committee, the City subsequently applied to exclude Area 3 from the ALR to facilitate development opportunities that could help fund construction of the North Lougheed Connector.

As part of its review of the 2013 exclusion application for Area 3, the ALC considered the relationship between the proposed North Lougheed Connector Road, associated traffic management measures on Old Dewdney Trunk Road and the potential benefits to agricultural operations in the surrounding area. Consistent with these considerations, the ALC's 2013 approval included conditions requiring the substantial commencement and firm commitment to completion of the North Lougheed Connector Road, as well as the development of a traffic calming plan for Old Dewdney Trunk Road (west of Sharpe Road) acceptable to the ALC, with implementation to commence as soon as possible following completion of the Connector Road.

As indicated in the ALC's meeting minutes related to its 2013 approval for exclusion:

"The Commission concluded that in this case the paramount criterion is encouraging farming on agricultural land in collaboration with other communities of interest through enabling traffic calming on Old Dewdney Trunk Road. The City of Pitt Meadows, through its plans, bylaws and

policies has enabled and accommodated farm use of agricultural land and uses compatible with agriculture. Enabling farming to operate effectively in a substantial area of Pitt Meadows outweighs the need to preserve farmland in the much smaller area to the south of the North Lougheed Connector Road and west of Meadow Gardens Golf Course.”

The conditions of the 2013 approval also include the consolidation of land and covenants to protect agricultural land north of the North Lougheed Connector Road. As identified in policy 9.6 of the North Lougheed Area Plan, satisfaction of the ALC exclusion conditions is identified as an implementation step to be completed prior to development within the NLA.

Area Planning

An Area Plan is a community planning tool that provides a roadmap for how an area or neighbourhood may grow and evolve over time. Through its integration into the City’s Official Community Plan, it establishes the vision, priorities, and policy framework that guide future land use and development decisions, while providing flexibility in how individual projects are designed and delivered.

In 2010, the City commissioned a comprehensive Area Plan for the NLA that included large areas for retail-commercial development. One of the goals of the 2010 Area Plan project was to generate development income to pay for the construction of the North Lougheed Connector (NLC). As noted above, the NLC and related road network improvements were conceived to address local traffic congestion issues and improve traffic safety in the agricultural area. In 2015, Council voted to suspend the NLA project, partway through the processes to incorporate the area plan into the City’s Official Community Plan and to amend the Metro Vancouver Regional Growth Strategy.

In 2018, Council voted to rescind the suspension of the planning process and staff initiated a review of the project. Due to market changes, the land use plan developed through the process initiated in 2010 was identified to be no longer viable. With Council’s approval, staff initiated a new community engagement process that ran from mid-2019 to early-2020. The consultation was designed to build upon prior NLA engagement efforts and the parallel Official Community Plan (OCP) update engagement process. The 2019-2020 engagement program consisted of two distinct phases and included in-person and online engagement opportunities that were promoted through a variety of communication methods.

On September 15, 2020, Council granted first and second reading to an Official Community Plan (OCP) Amendment Bylaw to incorporate a proposed North Lougheed Area Plan (NLAP) into the OCP. Following the receipt of additional information after first and second reading, a public hearing for the OCP Amendment Bylaw did not proceed. More recently, the City focused on additional technical work and collaborative planning with ᑭᓴᓴᓴ (Katzie) First Nation. These efforts are intended to support early consideration of cultural context and ensure that ᑭᓴᓴᓴ perspectives are reflected in the Area Plan.

At the May 12, 2026 meeting, Council was presented with a draft Area Plan for the NLA and directed staff to proceed with public engagement. The draft Area Plan was informed by:

- The extensive planning and engagement work undertaken in 2019 and 2020, including the Area Plan presented to Council in September 2020
- Further input from government agencies, interest holders and q̓ic̓əy̓ (Katzie) First Nation
- Policies, plans and assessments developed since 2020, including the 2022 OCP, 2023 Agricultural Viability Strategy, 2023 Active Transportation Plan, 2024 Urban Forest Strategy, 2025 Climate Action Strategy, and 2025 Complete Communities Assessment

The purpose of the 2026 engagement program was to provide residents, property owners, businesses and other organizations an opportunity to review the draft Area Plan and provide feedback to help inform potential revisions in advance of potential bylaw readings and a public hearing.

At the July 14, 2026 Engagement & Priorities Committee meeting, Council received a report on the results of the 2026 community engagement, along with recommended revisions to the draft Area Plan.

Relevant Policy, Bylaw or Legislation:

The legislative provisions related to Official Community Plans are included under Part 14 – Division 4 of the *Local Government Act (LGA)*. In accordance with section 478 of the *LGA*, an official community plan does not commit a municipality to proceed with any project that is specified in the plan, but all bylaws enacted or works undertaken by a Council must be consistent with the plan.

Analysis:

Official Community Plan Amendment Bylaw No. 3060, 2026 (Attachment A), if adopted, would add the proposed North Lougheed Area Plan to the City's Official Community Plan as a policy framework for future land use and development decision-making within the area.

The proposed vision for the Area Plan is an inclusive, connected and resilient neighbourhood that reflects q̓ic̓əy̓ values and perspectives, fosters a small-town feel, and provides opportunities to live, work, play and learn. Priorities for the North Lougheed Area include:

- Protecting and recognizing q̓ic̓əy̓ culture, heritage, and ongoing connections to the area through early consideration in planning and design
- Respecting and safeguarding places of cultural significance through planning and design practices that recognize Ancestral importance and avoid unintended impacts
- Accommodating new housing, employment opportunities, and services that foster a small-town feel and contribute to the city's long-term sustainability

- Developing a safe, multi-modal mobility network that supports active transportation and public transit and provides connectivity to the urban area south of Lougheed Highway
- Enhancing the natural environment and outdoor recreation opportunities through integrated green spaces and environmental design
- Safeguarding surrounding agricultural lands from potential impacts of urban development
- Facilitating the construction of the North Lougheed Connector to improve traffic flow and allow for traffic calming along Old Dewdney Trunk Road

The Area Plan includes a number of policies across a range of areas to help guide future growth and development:

- ᑭᑭᑭᑭ culture and heritage
 - Policies that aim to recognize the historic and ongoing significance of the lands to ᑭᑭᑭᑭ (Katzie) First Nation
- Neighbourhood character
 - Policies fostering a strong neighbourhood character in the North Lougheed Area that honours the past and contributes to the city's small-town feel
- Land use
 - Policies facilitating a variety of uses, including new housing and employment opportunities, that contribute to the city's long-term sustainability
- Transportation
 - Policies promoting a safe, multi-modal mobility network that supports active transportation and public transit
- Parks and community amenities
 - Policies ensuring the North Lougheed Area provides for a variety of high-quality park and community amenities to support community spirit and wellbeing
- Agriculture
 - Policies protecting surrounding agricultural areas from urban development within the North Lougheed Area, and encouraging opportunities for appropriately-scaled agriculture and supporting uses
- Environment
 - Policies conserving and enhancing natural features within the North Lougheed Area and promoting climate-resilient urban development
- Utility services
 - Policies identifying that development within the North Lougheed Area will be serviced with City water, sanitary and stormwater systems
- Implementation
 - Policies outlining key implementation steps that are meant to be undertaken before development in the North Lougheed Area

The land use concept (Figure 2) includes housing, commercial and employment uses, along with public parks, open spaces and community uses. The land use concept illustrates the intended

mix and general location of land uses within the North Loughheed Area. Land use boundaries are conceptual and may be refined through future planning and development approvals to address cultural and heritage considerations, environmental features, technical studies and infrastructure requirements, while remaining consistent with the vision and policies of the Area Plan.

The land use concept reflects a balance of multiple planning considerations and recognizes that every land use arrangement involves benefits and trade-offs. Residential areas are generally located closer to existing homes, parks, schools, commercial services and transit to create a walkable extension of the existing urban community. Employment uses are generally located adjacent to surrounding agricultural lands, where they can provide a more compatible transition than residential development while benefiting from convenient access to the proposed North Loughheed Connector. Although residential development adjacent to Loughheed Highway presents challenges related to traffic noise, these can be mitigated through future site planning, building design, landscaped buffers and greenways.

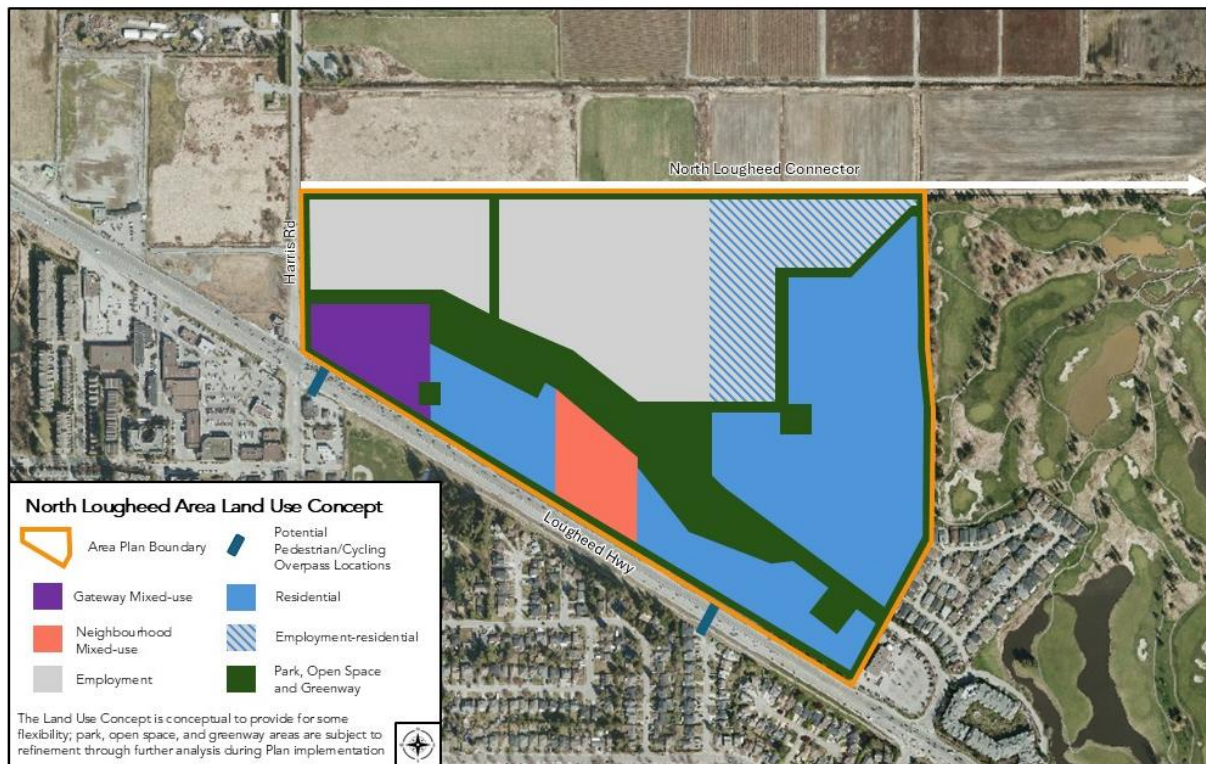


Figure 2: North Loughheed Area Land Use Concept

The Area Plan also designates the North Loughheed Area as a Heritage Conservation Area in accordance with section 614 of the *LGA*. The designation provides policy direction for the recognition and protection of places of cultural, archaeological and ancestral significance, including q̓ic̓əy̓ cultural heritage values. The Heritage Conservation Area establishes a heritage alteration permit process for certain development and land alteration activities, with certain

exemptions generally intended to allow existing land uses to continue without requiring a heritage alteration permit. More detailed heritage management approaches and implementation guidance is intended to be developed collaboratively with q̓ic̓əy̓ through a future Heritage Conservation Area management framework.

In addition to incorporating the proposed North Lougheed Area Plan into the City's Official Community Plan, Official Community Plan Amendment Bylaw No. 3060, 2026 includes related updates to the Official Community Plan's text and mapping, including an updated territorial acknowledgment reflecting the City's current acknowledgment.

Area Plan Revisions

As described above, at the July 14, 2026 Engagement & Priorities Committee meeting, Council received a report on the results of the 2026 community engagement, along with recommended revisions to the Area Plan. The key revisions to the Area Plan following the July 14 Engagement & Priorities Committee meeting are summarized in Attachment B, with reference to the recommendations presented at that meeting.

In addition, following Council's discussion at the July 14 Engagement & Priorities Committee meeting regarding potential opportunities for additional retail and service commercial uses within the North Lougheed Area, policies 3.14 and 3.15 have been included in the Area Plan to provide a framework for considering such uses in the future. Policy 3.14 establishes criteria for considering additional retail and service commercial uses in the employment and employment-residential areas, including their compatibility with the Area Plan vision, existing and planned commercial areas, phasing, urban design and the transportation network. Policy 3.15 establishes additional requirements for development applications proposing such uses, including community consultation, a master development plan, and supporting retail and market, employment, and transportation assessments. The policies provide for future consideration of additional retail and service commercial uses without establishing the detailed form or scale of development. Future zoning and development approvals may further regulate matters such as the types of commercial uses, floor areas, and unit sizes.

The policies for the neighbourhood mixed-use area (Policy 3.7) have also been updated to clarify that certain neighbourhood-serving uses, such as a grocery store, may be accommodated in a single-storey building (rather than multi-storey buildings).

Consultation with External Organizations

At the May 12, 2026 Council meeting, Council considered the early and ongoing consultation provisions of the LGA related to external organizations. In keeping with Council's direction at the May 12 meeting, and staff's subsequent recommendation at the July 14 Engagement & Priorities Committee meeting regarding a referral to Fraser Health Authority, it is

recommended that Official Community Plan Amendment Bylaw No. 3060, 2026 be re-referred to the following organizations in conjunction with notice of the public hearing:

- Metro Vancouver Regional District
- City of Maple Ridge
- ᑭᓴᓐᓴ (Katzie) First Nation
- School District 42
- Agricultural Land Commission
- Ministry of Transportation and Transit
- TransLink
- Fraser Health Authority

It is noted that the referral to the Agricultural Land Commission is required under the *LGA* as Official Community Plan Amendment Bylaw No. 3060, 2026 applies to agricultural land, notwithstanding that the affected agricultural lands have been conditionally excluded from the ALR.

Provincial Policy Consideration

In accordance with Section 473(4) of the *LGA*, 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 Guidance, the Provincial Policy Manual and Site Standards for Small-Scale, Multi-Unit Housing, and the Provincial Policy Manual: Transit-Oriented Areas have been reviewed and the proposed OCP amendments are generally consistent with these guidelines. Council's consideration of these documents satisfies the requirement under Section 473(4) that applicable provincial policy guidelines be reviewed when amending the OCP.

Housing Needs Report

In accordance with Section 473.1(2) of the *LGA*, Council is required to consider the most recent housing needs report when amending an OCP in relation to residential development or housing policies. The City's Interim Housing Needs Report, received by Council on November 5, 2024, identifies that 1,521 new dwelling units are required for the 5-year housing need and 5,195 new dwelling units are required for the 20-year housing need (based on the prescribed provincial methodology). The North Lougheed Area Plan is projected to accommodate approximately 2,200 new dwelling units, which would contribute toward addressing the housing needs identified in the Interim Housing Needs Report.

Financial Plan and Waste Management Plans

In accordance with Section 477(3) of the *LGA*, following first reading of an OCP amendment bylaw, Council must consider the plan in conjunction with its financial plan and any waste management plan applicable in the municipality or regional district.

The proposed OCP amendments have been reviewed in conjunction with the City's current financial plan (2026 – 2030 Financial Plan Bylaw No. 3048, 2026), and no outstanding issues have been identified. The City is not obliged to complete any actions, plans or studies that are recommended in the OCP. Any actions, plans or studies that are anticipated to have a financial cost to the municipality will be brought forward as part of the regular business planning process.

With respect to waste management plans, the City, as a Metro Vancouver member municipality, falls under Metro Vancouver's *Integrated Liquid Waste and Resource Management Plan* and *Integrated Solid Waste and Resource Management Plan*. The North Lougheed Area Plan includes lands within the *Metro 2050: Regional Growth Strategy* Urban Containment Boundary and lands within a Special Study Area. Special Study Areas identify locations where a member jurisdiction has expressed an intention to alter the existing land use, and is anticipating a future regional land use designation amendment. The land uses proposed for the North Lougheed Area are urban in nature, including on the lands within the Special Study Area where a future regional land use designation amendment is anticipated. Accordingly, the proposed OCP amendments are not anticipated to result in any inconsistency with applicable Metro Vancouver plans, including the regional waste management plans.

Conclusion

The North Lougheed Area Plan is anticipated to address a number of local needs by creating housing diversity, generating new jobs and investment, growing the property tax base, protecting natural and cultural sites, preserving surrounding agricultural properties, and enhancing outdoor recreation through new parks and trails. Development will also support the construction of the NLC, which will help improve overall traffic flow, enable traffic calming along Old Dewdney Trunk Road, and enhance road safety in the agricultural area.

Should Council adopt the recommendations in this report, staff will refer Official Community Plan Amendment Bylaw No. 3060, 2026 to the Provincial Agricultural Land Commission (ALC) and schedule a public hearing, both as required by the LGA.

Should Council ultimately adopt the North Lougheed Area Plan through Official Community Plan Amendment Bylaw No. 3060, 2026, it is anticipated that the North Lougheed Area would develop gradually over many years in response to market conditions and property owner interests. As outlined in the Area Plan, future development will require additional planning, technical studies and Council approvals before specific projects can proceed.

COUNCIL STRATEGIC PLAN ALIGNMENT

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

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 immediate financial implications associated with adoption of the proposed North Loughheed Area Plan. Some implementation actions identified in the Area Plan may require additional funding. Should Council adopt the North Loughheed Area Plan through Official Community Plan Amendment Bylaw No. 3060, 2026, any budget requests associated with implementation will be brought forward through the regular business planning process. Future development within the North Loughheed Area is also anticipated to contribute to growth in the City's property tax base.

PUBLIC PARTICIPATION

- ☐ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

There have been numerous opportunities for public input and feedback on the North Loughheed Area Plan over the years (as outlined above). Most recently, a community engagement program was conducted between May 13 and June 7, 2026 to provide residents, property owners, businesses and other organizations with an opportunity to review the draft Area Plan and provide feedback to help inform potential revisions in advance of potential bylaw readings. Engagement opportunities during this period included a survey (available online and in paper format), an open house and an invitation to meet with project staff. These opportunities were promoted through a variety of communication channels, including the City website, newspaper advertisement, social media, digital boards, a roadside sign and the City Talks newsletter.

Should Council give first and second reading to Official Community Plan Amendment Bylaw No. 3060, 2026, a public hearing will be scheduled.

KATZIE FIRST NATION CONSIDERATIONS

- Referral ☒ Yes ☐ No ☐ Other

Over the past several years, the City has focused on building a respectful, collaborative relationship with ᑭᓴᓴᓴ (Katzie) First Nation, with a view to integrate their input into the Area

Plan. As noted above, it is recommended that Official Community Plan Amendment Bylaw No. 3060, 2026 be referred to qíćəý (Katzie) First Nation in conjunction with notice of the public hearing, further noting that the North Loughheed Area Plan identifies additional collaboration and engagement as part of the implementation phase.

SIGN-OFFS

Written by:

Patrick Ward,
Director of Planning and Development

Reviewed by:

Cheryl Harding,
Acting Director of Financial Services

ATTACHMENT(S):

- A. Official Community Plan Amendment Bylaw No. 3060, 2026
- B. Summary of key revisions to the Area Plan following the July 14 Engagement & Priorities Committee meeting

**CITY OF PITT MEADOWS
OFFICIAL COMMUNITY PLAN AMENDMENT
BYLAW NO. 3060, 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. 3060, 2026".
2. Schedule A of the City of Pitt Meadows Official Community Plan Bylaw No. 2864, 2020 is amended as follows:

- a) The Table of Contents is updated by adding the following entries under "Schedule 2: Area Specific Plans & Policies", with the corresponding page references:

- (i) South Harris Business Park Design Guidelines; and
- (ii) North Lougheed Area Plan.

- b) The Territorial Acknowledgment is replaced with the following:

We acknowledge with respect and gratitude that the City of Pitt Meadows is located on the traditional, unceded territory of q̓íçəy' (Katzie) First Nation who have been stewards of this land since time immemorial.

The City stands with Indigenous Peoples, committed to learning and evolving, as we acknowledge this historical truth and take meaningful steps towards reconciliation.

- c) Section 9.1.2(b)(2) is amended by replacing the words "North Lougheed Study Area" with the words "North Lougheed Area Plan".
- d) Chapter 13: Land Use Designations & Map is amended by adding the following as a fourth paragraph above the words "Transit-Oriented Areas":

The area identified as the North Lougheed Area Plan on Map 2A: Urban Land Use is designated for general urban uses, including residential, commercial, employment, institutional, and parks and open space uses.

Refer to the North Lougheed Area Plan in Schedule 2 for the North Lougheed Area Land Use Concept.

- e) Schedule 2: Area Specific Plans & Policies is amended by including the North Lougheed Area Plan, as shown on Schedule A of this bylaw, after the South Harris Business Park Design Guidelines.
- f) Schedule 3: Official Community Plan Maps is amended as follows:
 - (i) Map 1: Urban Containment Boundary & Agricultural Land Reserve is amended by adjusting the Urban Boundary to include the lands shown boldly outlined on Schedule B of this bylaw.
 - (ii) Map 2A: Urban Land Use is amended by removing the Highway Commercial and Agriculture land use designations and the Metro Vancouver Special Study Area designation, as applicable, from the lands shown boldly outlined on Schedule B of this bylaw, overlaying those lands with a fine dashed-line fill pattern, and adding the dashed-line pattern to the legend with the notation "North Lougheed Area Plan – see Schedule 2".
 - (iii) Map 2B: Rural Land Use is amended by:
 - (1) removing the Agriculture land use designation from the lands shown boldly outlined on Schedule B of this bylaw; and
 - (2) adjusting the Urban Boundary and associated fill pattern to include the lands shown boldly outlined on Schedule B of this bylaw.
 - (iv) Map 10A: Urban Development Permit Areas and Map 10B: Rural Development Permit Areas are amended by:
 - (1) adjusting Development Permit Area #5 – Farmland Protection as shown on Schedule C of this bylaw; and
 - (2) adding an overlay pattern to the lands shown boldly outlined on Schedule B of this bylaw and adding the pattern to both map legends with the designation "Heritage Conservation Area – North Lougheed Area".

READ a FIRST and SECOND time on [DATE].

PUBLIC HEARING held on [DATE].

READ a THIRD time and **ADOPTED** on [DATE].

Nicole MacDonald
Mayor

Kate Barchard
Corporate Officer

SCHEDULE 'A'
North Loughheed Area Plan



North Loughheed Area Plan



City of
Pitt Meadows
THE *Natural* PLACE

North Lougheed Area Plan

Purpose

The North Lougheed Area Plan establishes the vision, priorities, and policy framework to guide heritage protection, land use, and development in the North Lougheed Area. As a community planning tool, the Area Plan provides a roadmap for how the North Lougheed Area may grow and evolve over time while maintaining flexibility in the design and implementation of individual projects. The Area Plan is intended to be read in conjunction with the rest of the Official Community Plan and other City plans and strategies that support sustainable growth and development.

The North Lougheed Area is anticipated to develop gradually over many years in response to market conditions and property owner interests. Future development will require additional planning, technical studies and Council approvals before specific projects can proceed. Planning for future development will continue to be informed by local priorities.

About the North Lougheed Area

The North Lougheed Area lies entirely within q̓íc̓əy̓ (Katzie First Nation) traditional and unceded territory and is a site of long-term q̓íc̓əy̓ use and occupation.¹ Based on documented information, q̓íc̓əy̓ occupied and used this area for over four thousand years, consistent with q̓íc̓əy̓ oral histories describing a long-standing relationship with the land and waterways.

The area forms part of a culturally significant wetland and waterway landscape within a historic network of sloughs, wetlands, and associated high and low-lying lands. Prior to diking and settlement, these landscape features structured q̓íc̓əy̓ travel, harvesting, settlement and stewardship activities, and connected communities across the Fraser River, Pitt River and Pitt Lake and surrounding wetlands. This broader cultural landscape informs current understandings about how the area was used and why culturally sensitive planning remains relevant today.

The North Lougheed Area includes places of cultural and archaeological significance associated with this long history of use, including a registered archaeological site associated with an Ancestral burial. For q̓íc̓əy̓ people, there is an ongoing responsibility to care for and protect their Ancestors as Next of Kin. To ensure the respectful protection of Ancestral remains, details regarding the location and potential extent of this culturally and archaeologically significant site are not in this Plan.

Previous archaeological work in the area demonstrates a consistent pattern of long-term use over time, underscoring the importance of early consideration of cultural context in future land

¹ q̓íc̓əy̓ means the Katzie Nation, also known as Katzie First Nation

use planning. These considerations support a precautionary approach that seeks to avoid unintended impacts and provide greater clarity and certainty as development proceeds.

During the late 19th century, the land was pre-empted as part of early surveys within the Pitt Meadows and Maple Ridge areas. This includes the North Lougheed Area which continued to be shaped by modern agricultural uses and settlement throughout the 20th century to present day. A portion referred to as the Park Farm property was purchased in 1905 by W. J. Park and remained in the Park family as agricultural land until recently. Today, land uses within the area consist of agricultural uses, along with some residential and commercial uses, including a hotel.

The North Lougheed Area is approximately 50 hectares (125 acres) in area and is bound by the proposed North Lougheed Connector to the north; a golf course, residential uses and commercial uses to the east; Lougheed Highway to the south; and Harris Road to the west (see Figure 1).

The planning approach outlined in this Area Plan is intended to guide future development in a coordinated manner that respects q̓íçəy̓ perspectives and reflects the area's physical setting, cultural context, and long-term planning objectives.

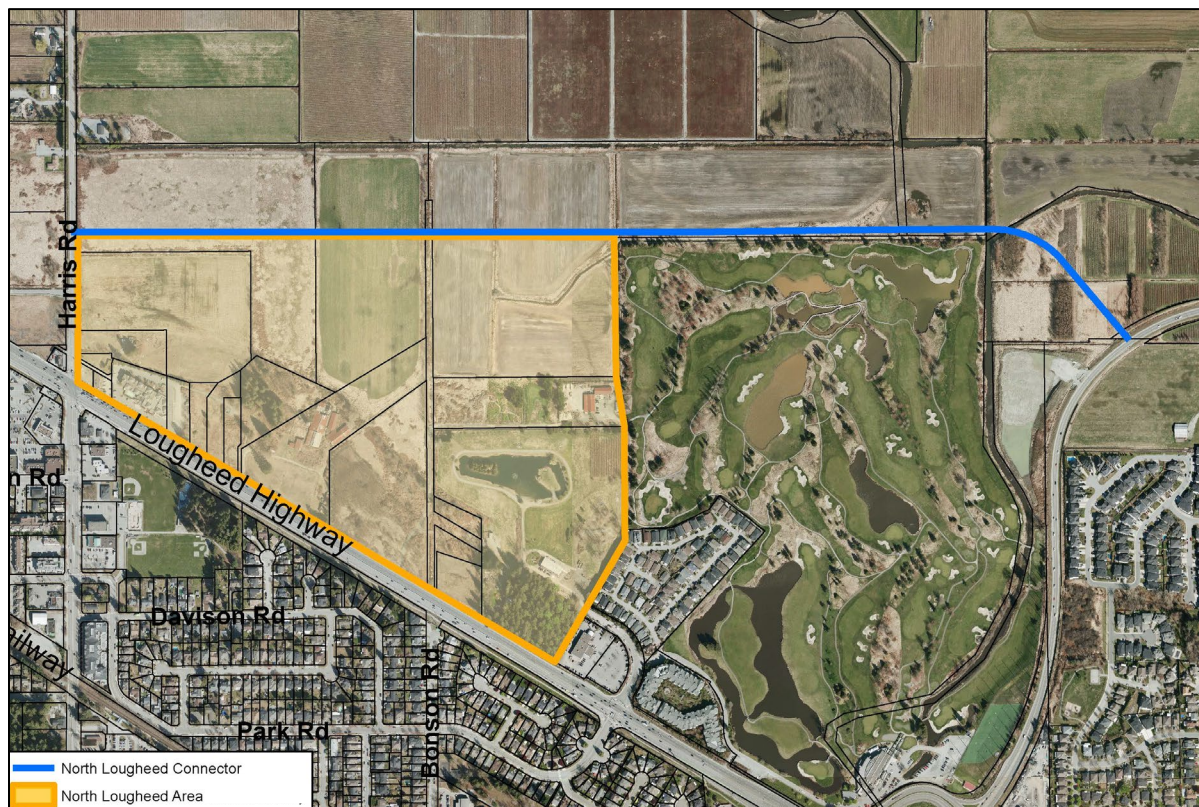


Figure 1: North Lougheed Area

North Lougheed Area Land Use Planning History

The North Lougheed Area has been the subject of various Provincial Agricultural Land Commission (ALC) approvals since the 1980s. Approximately 6 hectares (15 acres) of the North Lougheed Area is not located within the Provincial Agricultural Land Reserve (ALR), and the remainder of the area has received conditional approval from the ALC for exclusion from the ALR through decisions in 1985, 2004 and 2013.

The ALC approved the proposed alignment of the North Lougheed Connector Road, shown in Figure 1, in 2010. The road would connect Harris Road and Golden Ears Way, with an intended future connection to Lougheed Highway west of Harris Road. It would also support traffic calming on Old Dewdney Trunk Road to improve safety in the agricultural area. With support from the City's Agricultural Advisory Committee, the City later applied to exclude additional land in the North Lougheed Area from the ALR to enable development opportunities that could help fund construction of the North Lougheed Connector.

As part of its review of the City's exclusion application, the ALC considered the relationship between the proposed North Lougheed Connector Road, associated traffic management measures on Old Dewdney Trunk Road, and the potential benefits to agricultural operations in the surrounding area. Consistent with these considerations, the ALC's 2013 exclusion approval included conditions requiring the substantial commencement and firm commitment to completion of the North Lougheed Connector Road, as well as the development of a traffic calming plan for Old Dewdney Trunk Road (west of Sharpe Road) that is acceptable to the ALC. As noted in policy 9.6, satisfaction of the ALC exclusion conditions is identified as an implementation step to be completed prior to development within the North Lougheed Area.

In 2019, a multi-phased community planning and engagement process was initiated to prepare an Area Plan for the North Lougheed Area. This process built upon past planning and engagement efforts and included a number of in-person and online engagement opportunities to obtain community input on the Area Plan. The City acknowledged through this process that further engagement with q̓íc̓əy̓ was needed. Therefore, the City engaged in collaborative planning with q̓íc̓əy̓, with a view to support early consideration of q̓íc̓əy̓ historic and ongoing connections to the area and ensure that q̓íc̓əy̓ perspectives are reflected in the Area Plan, helping to improve understanding, reduce uncertainty and avoid unintended impacts as the area develops.

In the spring of 2026, the City undertook additional community engagement with residents, property owners, businesses and other organizations to seek feedback on the draft Area Plan.

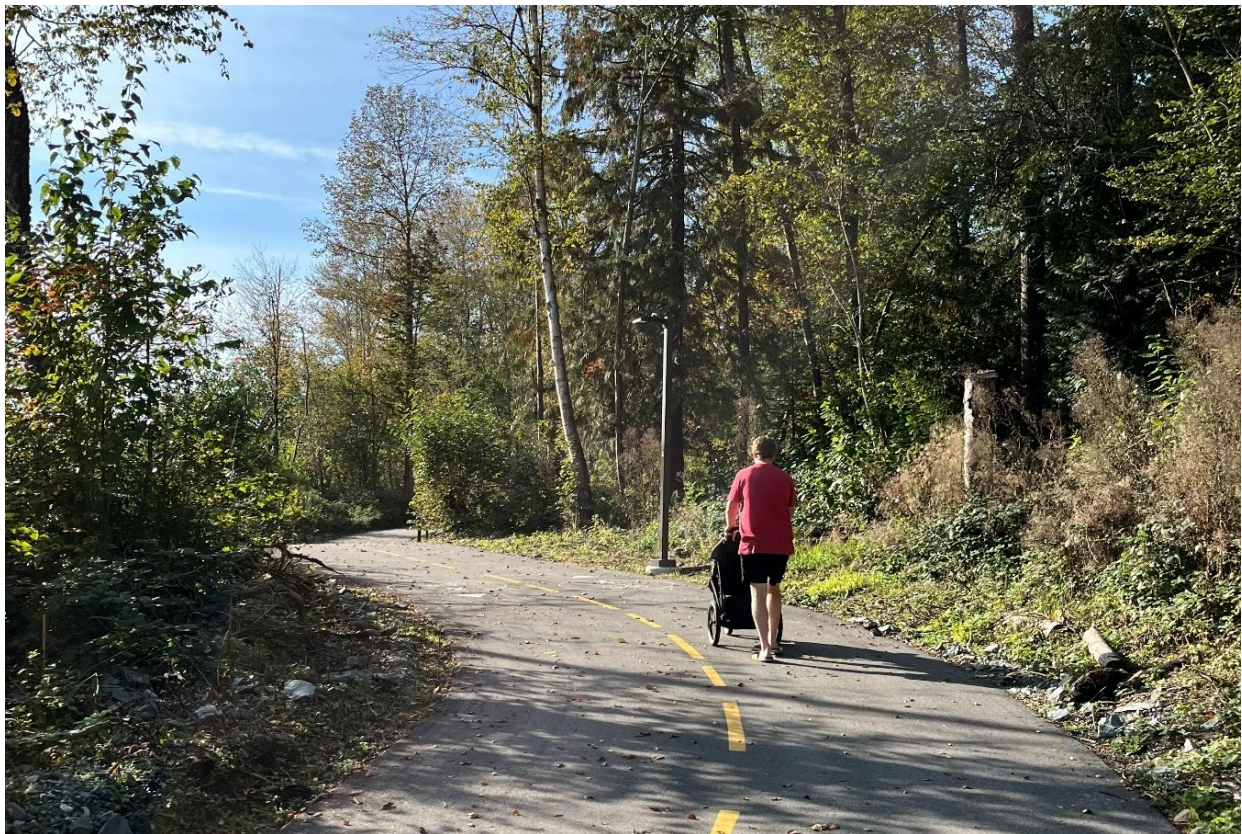
The vision, priorities and policies in this Area Plan were informed by this community planning and engagement work.

Vision and Priorities

The vision for the North Lougheed Area is an inclusive, connected and resilient neighbourhood that reflects q̓íç'əy̓ values and perspectives, fosters a small-town feel, and provides opportunities to live, work, play and learn.

Priorities for the North Lougheed Area include:

- Protecting and recognizing q̓íç'əy̓ culture, heritage, and ongoing connections to the area through early consideration in planning and design
- Respecting and safeguarding places of cultural significance through planning and design practices that recognize Ancestral importance and avoid unintended impacts
- Accommodating new housing, employment opportunities, and services that foster a small-town feel and contribute to the city's long-term sustainability
- Developing a safe, multi-modal mobility network that supports active transportation and public transit and provides connectivity to the urban area south of Lougheed Highway
- Enhancing the natural environment and outdoor recreation opportunities through integrated green spaces and environmental design
- Safeguarding surrounding agricultural lands from potential impacts of urban development
- Facilitating the construction of the North Lougheed Connector to improve traffic flow and allow for traffic calming along Old Dewdney Trunk Road



Policies

The following policies are proposed to guide future growth and development within the North Lougheed Area, helping to achieve the Plan's vision and priorities.

q̓íc̓əy' Culture and Heritage

Recognizing the historic and ongoing significance of the lands to q̓íc̓əy', the following policies are intended to help protect and recognize q̓íc̓əy' culture and heritage. The City is committed to ongoing collaboration with q̓íc̓əy' through the implementation of this Area Plan.

- 1.1 Work with q̓íc̓əy' to refine and further develop guidelines for cultural and heritage protection throughout construction activities and beyond, that include, but are not limited to:
 - a) protection of q̓íc̓əy' Ancestral burial sites from impact and development activities
 - b) providing opportunities for q̓íc̓əy' people to hold ceremony on the land before breaking ground for new development
 - c) requiring site assessments and field investigations to identify areas of cultural significance prior to any earthworks or other preliminary site preparation activities
 - d) protecting areas of cultural significance in ways that reflect the nature of the place (e.g., Ancestral burial sites)
 - e) clarifying application review and site monitoring processes, including the role of q̓íc̓əy'
- 1.2 Designate the North Lougheed Area as a Heritage Conservation Area to support the implementation of cultural and heritage protection guidelines (see section 10).

A Heritage Conservation Area (HCA) under section 614 of the *Local Government Act* is a designated area to protect the heritage character and values of a distinct district or landscape, including historic, cultural and archaeological features. Within an HCA, the City may regulate certain aspects of development to ensure changes are compatible with the area's heritage and cultural significance. A Heritage Conservation Area provides an opportunity to complement the provincial requirements for archaeological protection and streamline the development approvals process by establishing clear guidelines for heritage protection.

- 1.3 Work with q̓íc̓əy' to develop and implement opportunities to respect and understand their history and culture throughout the Plan area, including measures such as:
 - a) installing interpretive signage within public spaces to raise awareness about q̓íc̓əy' and their historic connection to the land and waterways
 - b) incorporating q̓íc̓əy' art such as murals and carvings in public spaces and in the future built form of the North Lougheed Area
 - c) encouraging urban design that includes culturally relevant architectural elements and reflects the natural environment

- d) providing spaces within the public green spaces and habitat areas for ceremony, eco-cultural values (e.g., rewatering of the historic slough network and wetlands), features and educational opportunities that respect q̓íç'əy' enduring connection with the land



South Bonson Community Centre with mural by q̓íç'əy' artist Rain Pierre

Neighbourhood Character

The following policies are intended to foster a distinctive neighbourhood character in the North Loughheed Area that honours the area's cultural and agricultural heritage, reflects Pitt Meadows' small-town character, and strengthens connections to the surrounding natural environment.

- 2.1 Prioritize neighbourhood character and place-making elements that reflect q̓íç'əy' history and culture, including public art, landscape treatments and architectural design.
- 2.2 Explore opportunities to recognize the area's settlement and farming families, including the Park family, while recognizing the impacts of colonization on q̓íç'əy' culture and way of life.
- 2.3 Ensure the North Loughheed Area contributes to Pitt Meadows' small-town character, reflects the city's agricultural heritage, and responds to its surrounding natural environment by:
 - a) providing safe, comfortable and connected walking and cycling infrastructure
 - b) incorporating street trees, high-quality landscaping, public art, street furniture and street lighting
 - c) ensuring visual connections between the sidewalk and ground floor uses
 - d) encouraging smaller, varied storefronts in commercial areas and supporting adjacent outdoor uses that contribute to urban vitality (e.g., exterior café seating)
 - e) avoiding large surface parking areas where feasible and concealing vehicle parking in commercial areas from public streets and spaces
 - f) using minimum setbacks from the front property boundary
 - g) ensuring building entrances connect to the sidewalk and are visually prominent
 - h) incorporating awnings, porches, or verandahs at building entrances
 - i) providing sidewalk awnings in commercial areas where buildings are adjacent to a sidewalk
 - j) stepping back the upper floors of taller buildings
 - k) incorporating architectural and landscape design that reflects the city's agricultural setting and small-town identity through high-quality, locally appropriate materials, building forms and public spaces
 - l) providing visual and physical connections to surrounding parks, greenways, agricultural lands and natural features, where appropriate
- 2.4 Maintain prominent mountain views to the north (particularly views of Golden Ears) from Harris Road and public spaces on the south side of Loughheed Highway; and from public spaces and key streets within the North Loughheed Area through measures such as:
 - a) establishing appropriate building heights, particularly in the employment area, that preserve view opportunities from identified public vantage points
 - b) encouraging building orientations, step-backs and massing breaks that minimize obstruction of north-facing mountain views from public streets and open spaces
 - c) identifying and protecting key view corridors along public streets, parks and open spaces



- 2.5 Promote a safe and healthy neighbourhood through:
- a) developing a multi-modal transportation network that facilitates active transportation
 - b) facilitating convenient access to a connected network of parks, greenways, natural areas and surrounding open spaces
 - c) providing tree canopy, including street trees, for shade, comfort and air quality
 - d) implementing measures, such as landscaped greenways and buffers, building orientation, site design, and building construction methods, to mitigate traffic noise from surrounding highways and major roads
 - e) fostering opportunities for local food production and access to healthy food, including community gardens, urban agriculture, other food-growing opportunities within parks and multi-unit residential developments, and healthy food retail options
 - f) applying crime prevention through environmental design (CPTED) principles in the design of public spaces, streets and new developments to enhance safety and visibility
 - g) encouraging opportunities for residents and visitors to experience and appreciate the area's agricultural landscape and natural environment through trails, public spaces, interpretive features and landscape design



Land Use

The following policies are intended to facilitate a variety of land uses, including new housing and employment opportunities, that contribute to the city's long-term sustainability.

- 3.1 Accommodate a range of land uses that contribute to a complete community, including housing, commercial and employment uses, education, and showcasing of q̓íç'əy' culture and history, along with public parks, open spaces and community uses (including q̓íç'əy' ceremonial use), as conceptually shown in Figure 2.

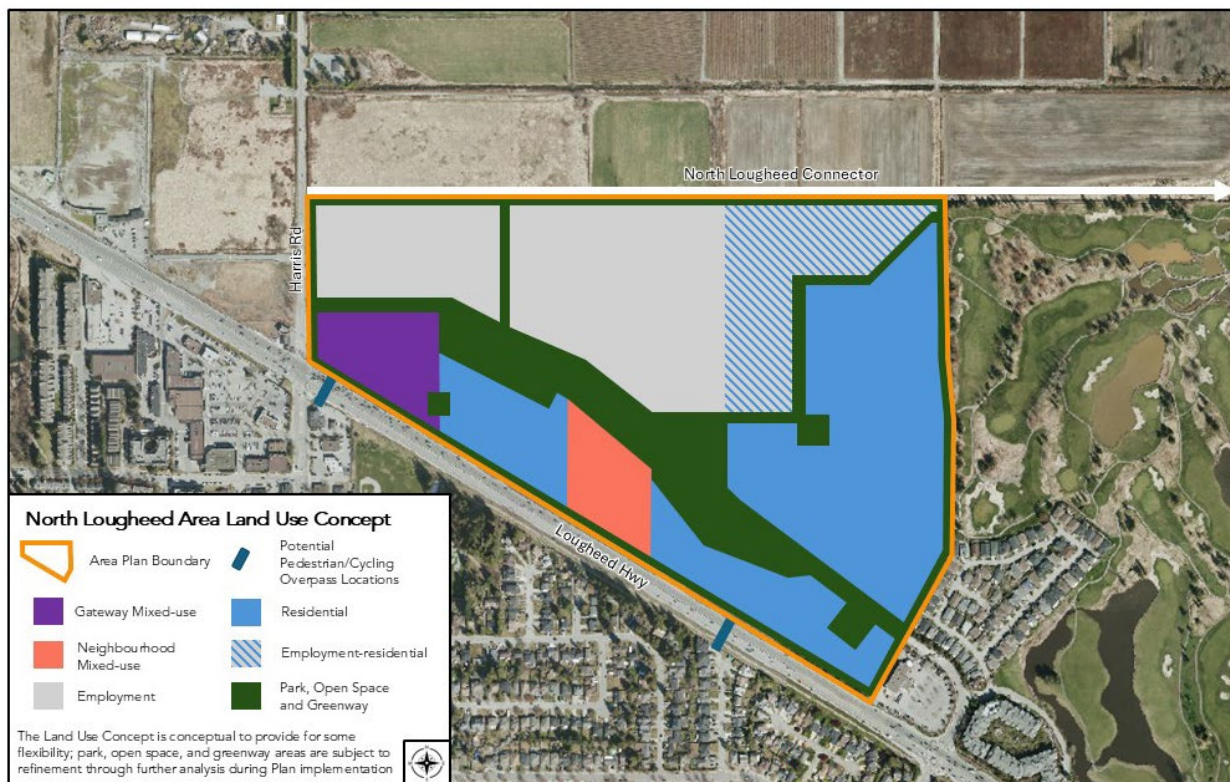


Figure 2: North Lougheed Area Land Use Concept

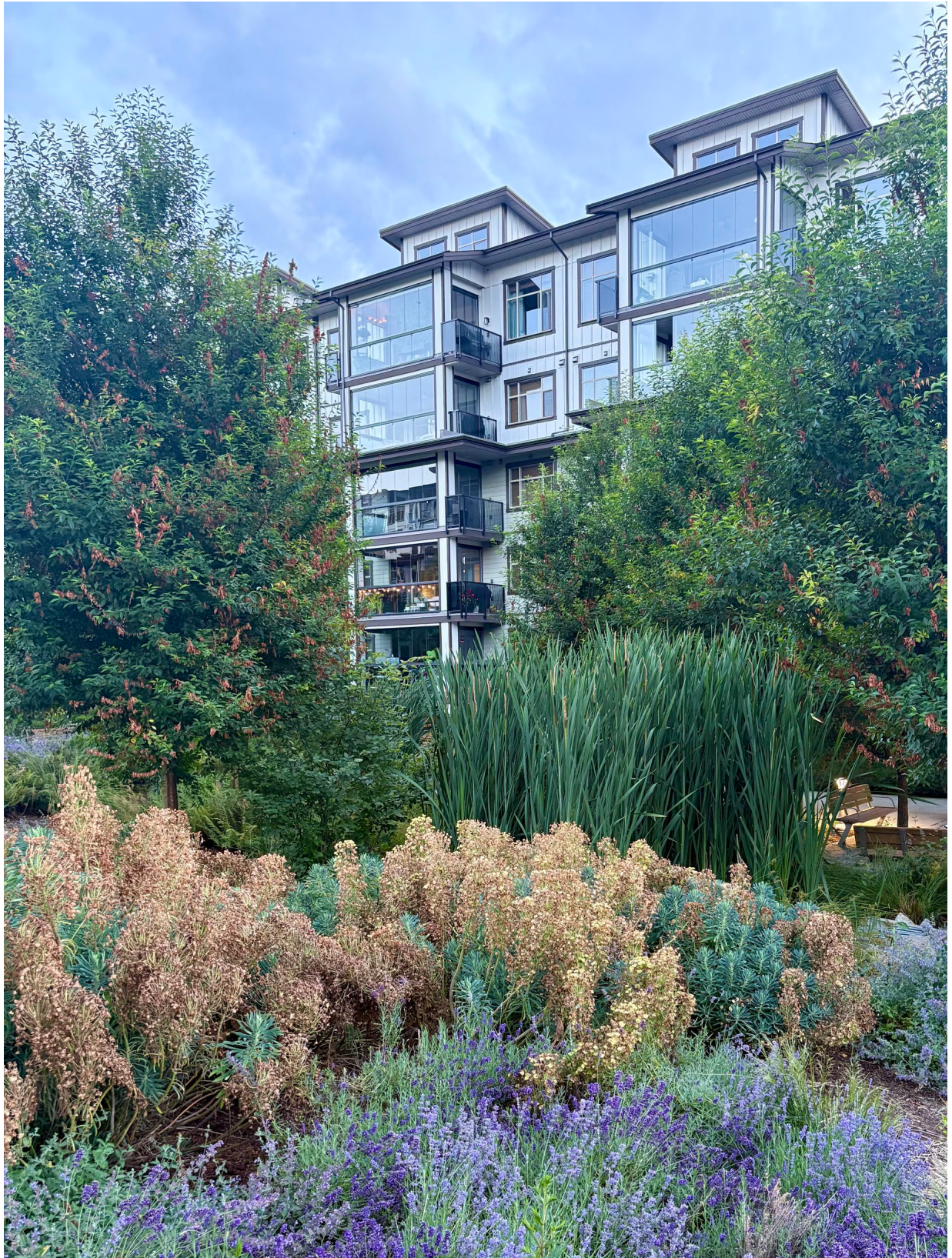
The Land Use Concept illustrates the intended mix and general location of land uses within the North Lougheed Area. Land use boundaries are conceptual and may be refined through future planning and development approvals to address cultural and heritage considerations, environmental features, technical studies and infrastructure requirements, while remaining consistent with the vision and policies of this Area Plan.

- 3.2 Prioritize clusters of compact development with reduced building footprints that offer flexibility to protect areas of cultural significance and promote open space, connected by a network of multi-use paths, greenways and green streets.

- 3.3 Work with q̓ic̓əy̓ to identify whether any appropriate public uses are suitable within protected Ancestor burial sites and how these areas are to be protected (e.g., land dedication, covenant, cemetery designation).
- 3.4 Encourage concealed surface parking, above ground parkades and alternative transportation options to minimize the need for underground parking and avoid significant excavation that could disturb Ancestral burial sites, where appropriate or necessary.
- 3.5 Ensure appropriate buffers between employment and residential land uses (e.g., setbacks and landscaped areas) and provide a transition of residential building heights in areas adjacent to existing, lower-density residential uses.
- 3.6 In the gateway mixed-use area:
 - a) accommodate office, hotel, entertainment and residential uses in multi-storey buildings, with ground-floor retail and service uses near the corner of Lougheed Highway and Harris Road
 - b) limit the floor area of new retail and service uses, in coordination with the neighbourhood mixed-use area, to ensure they complement, rather than detract from, established commercial areas elsewhere in the city
 - c) ensure buildings and site design at the corner of Lougheed Highway and Harris Road convey a sense of entry and identity through high-quality architecture, building massing, landscaping and public art that define this key gateway to the city and recognize q̓ic̓əy̓ territory

The Land Use Concept reflects a balance of multiple planning considerations and recognizes that every land use arrangement involves benefits and trade-offs. Residential areas are generally located closer to existing homes, parks, schools, commercial services and transit to create a walkable extension of the existing urban community. Employment uses are generally located adjacent to surrounding agricultural lands, where they can provide a more compatible transition than residential development while benefiting from convenient access to the proposed North Lougheed Connector. Residential and employment uses are generally buffered by park, open space and greenway areas, including natural watercourses. Although residential development adjacent to Lougheed Highway presents challenges related to traffic noise, these can be mitigated through future site planning, building design, landscaped buffers and greenways.

- 3.7 In the neighbourhood mixed-use area:
- a) accommodate retail, service, office and residential uses in multi-storey buildings, while recognizing that certain neighbourhood-serving uses, such as a grocery store, may be accommodated in a single-storey building
 - b) orientate ground-floor retail and service uses along a pedestrian-friendly main street, rather than Lougheed Highway
 - c) limit the floor area of retail, service and office uses, in coordination with the gateway mixed-use area, to ensure they are primarily designed to serve the daily needs of the North Lougheed Area and complement, rather than detract from, established commercial areas elsewhere in the city
 - d) encourage professional offices and clinics that do not have a retail component to locate in spaces above the ground floor
- 3.8 In the residential area:
- a) accommodate residential uses in apartment, townhouse and other multi-unit buildings
 - b) incorporate a variety of unit sizes, including family-oriented units (e.g., ground oriented, three- or four-bedroom)
 - c) encourage rental, seniors-oriented, adaptable and non-market housing, and consider parking requirement reductions and other incentives to support these types of housing
 - d) limit the height of residential buildings that directly abut the existing single-detached strata development along the eastern edge of the North Lougheed Area to a maximum of three storeys
- 3.9 In the employment area:
- a) accommodate business park uses, including professional office, light manufacturing, research and development, storage, distribution, and industrial-commercial uses (e.g., paint stores, automotive part stores, and microbreweries)
 - b) prioritize professional office, smaller-unit light industrial, industrial-commercial, and agriculture-supporting employment uses over larger-format warehouse and distribution facilities
 - c) encourage employment uses that support the agricultural sector, such as food storage, distribution and processing uses
 - d) encourage smaller units and strata or freehold tenure options for small- to medium-sized businesses
 - e) permit a small-scale, vehicle-oriented use (e.g., a gas station, convenience store and drive-through restaurant) at the corner of the North Lougheed Connector and Harris Road
- 3.10 In the employment-residential area, accommodate either residential uses in accordance with policy 3.8 or employment uses in accordance with policy 3.9, recognizing that the ultimate land use may respond to future market conditions, site design opportunities and community needs.



- 3.11 Accommodate a post-secondary education campus or other training facility, with priority to the gateway mixed-use area and employment area near Harris Road.
- 3.12 Accommodate public and private community uses, including schools, childcare, healthcare, civic facilities and places of worship, throughout the North Loughheed Area, with preference for locations that provide convenient access.
- 3.13 Ensure a connected network of multi-use paths, greenways, parks and open spaces is provided throughout the North Loughheed Area.
- 3.14 In the employment or employment-residential areas, consider opportunities for additional retail and service commercial uses, subject to further planning and analysis to determine the appropriate function, scale, location and form of such uses, and demonstration that the proposed development:
 - a) supports the overall vision and priorities of the North Loughheed Area Plan, including the creation of a walkable, connected and complete community
 - b) complements, rather than detracts from, established commercial and mixed-use areas in the City and the planned mixed-use areas within the North Loughheed Area Plan
 - c) can be appropriately phased in relation to the overall development of the North Loughheed Area and supporting infrastructure
 - d) provides a high-quality urban design response that integrates with surrounding residential and employment uses
 - e) can be accommodated within the transportation network and does not compromise the intended function of the North Loughheed Connector or other transportation infrastructure
- 3.15 Require a development application for additional retail and service commercial uses (see policy 3.14) to undertake community consultation and submit, for further consideration, a master development plan and supporting technical studies, including:
 - a) a site planning and urban design analysis, including the proposed layout, built form, pedestrian and cycling connections, landscaping, parking, access and relationship to surrounding land uses
 - b) a retail and market impact assessment to evaluate potential impacts on existing and planned commercial areas
 - c) an employment analysis to consider the anticipated employment outcomes of the proposed retail and service commercial uses relative to potential employment uses, including consideration of employment numbers and types
 - d) a transportation impact assessment to evaluate impacts on the surrounding road network, including the North Loughheed Connector

Technical studies required under this policy may be subject to review by consultants retained by the City and funded by the applicant.

The Land Use Concept (Figure 2) includes a mix of land uses, approximately distributed as follows:

- Residential: 25 hectares (61 acres), representing 49% of the Plan area
- Employment (including the employment-residential area): 20 hectares (51 acres), representing 41% of the Plan area
- Gateway mixed-use: 3 hectares (6 acres), representing 5% of the Plan area
- Neighbourhood mixed-use: 3 hectares (7 acres), representing 5% of the Plan area

Park, open space and greenway areas are not included in the distribution above, as their extent will be further refined through additional technical, archaeological, and financial analysis during Plan implementation.

The Land Use Concept is also projected to accommodate approximately:

- 2,200 dwelling units
- 4,400 residents
- 3,300 jobs

Transportation

The following policies are intended to promote a safe, multi-modal mobility network that supports active transportation and public transit.

- 4.1 Plan and design transportation infrastructure improvements in collaboration with q̓ic̓əy' to avoid or minimize ground disturbance within areas of known archaeological significance and high archaeological potential. Where ground disturbance cannot reasonably be avoided, consider alternative designs, construction methods, and project approaches that reduce potential impacts.
- 4.2 Develop a safe, multi-modal mobility network that supports active transportation (e.g., walking, rolling and cycling), public transit and personal vehicles.
- 4.3 Provide for a highly connected multi-use path and street network and ensure that cul-de-sacs or dead-end streets accommodate pedestrian and cycling connections.
- 4.4 Design active transportation infrastructure to be safe and accessible for people of all ages and abilities.
- 4.5 Provide for wider sidewalks and protected cycling lanes on collector and arterial streets.
- 4.6 Incorporate a wide and landscaped multi-use path and greenway along the north side of Lougheed Highway and the south side of the North Lougheed Connector.

- 4.7 Incorporate mid-block crossings and traffic calming elements, particularly in areas with higher active transportation activity.
- 4.8 Provide for active transportation connections (e.g., overpasses) across Lougheed Highway, subject to further planning and coordination with relevant agencies.
- 4.9 Engage the Ministry of Transportation and Transit and TransLink to explore potential funding opportunities to support the planning and construction of the North Lougheed Connector.
- 4.10 Design the North Lougheed Connector to support efficient traffic operations and function so that it supports improved east-west traffic flow and allows for traffic calming along Old Dewdney Trunk Road, as intended.
- 4.11 Facilitate safe and convenient active transportation connections to public transit routes and stops, and encourage transit-supportive infrastructure (e.g., bus shelters, bicycle parking and storage, and passenger amenities).
- 4.12 Require the provision of bicycle parking, storage and other end-of-trip facilities in new developments.
- 4.13 Integrate landscaping, street trees and stormwater management features along sidewalks, multi-use paths and greenways.
- 4.14 Support safe, convenient and appropriately located vehicle parking that does not compromise active transportation safety.
- 4.15 Encourage the integration of car-share services within the North Lougheed Area.
- 4.16 Ensure truck access to the employment areas is separated from the mixed-use and residential areas.
- 4.17 Work with the Ministry of Transportation and Transit and q̓íc̓əy̓ to identify additional vehicle access into the North Lougheed Area to and from Lougheed Highway, between Harris Road and Meadow Gardens Way / Park Road.
- 4.18 Consider potential intersection improvements at Lougheed Highway and Meadow Gardens Way / Park Road in consultation with the Ministry of Transportation and Transit, q̓íc̓əy̓, and other relevant agencies.
- 4.19 Engage with TransLink and q̓íc̓əy̓ on future transit service planning, including the location of stops or stations and opportunities for higher levels of transit service along Lougheed Highway (e.g., bus rapid transit).



Figure 3 illustrates the conceptual arterial and collector road network identified in the Official Community Plan for the North Loughheed Area (see Map 3A). The network is intended to provide a high-level framework to inform future connectivity and access as the area develops over time. The location and alignment of future roads may be refined through additional technical analysis, including more detailed transportation planning and archaeological studies, undertaken through the implementation of the Area Plan.

A key component of the network is the North Loughheed Connector, the proposed east-west arterial roadway located along the northern boundary of the North Loughheed Area. The Connector is intended to improve east-west connectivity and divert traffic from Old Dewdney Trunk Road, reducing traffic volumes through the agricultural area and enabling traffic calming to improve safety for slower-moving farm vehicles.

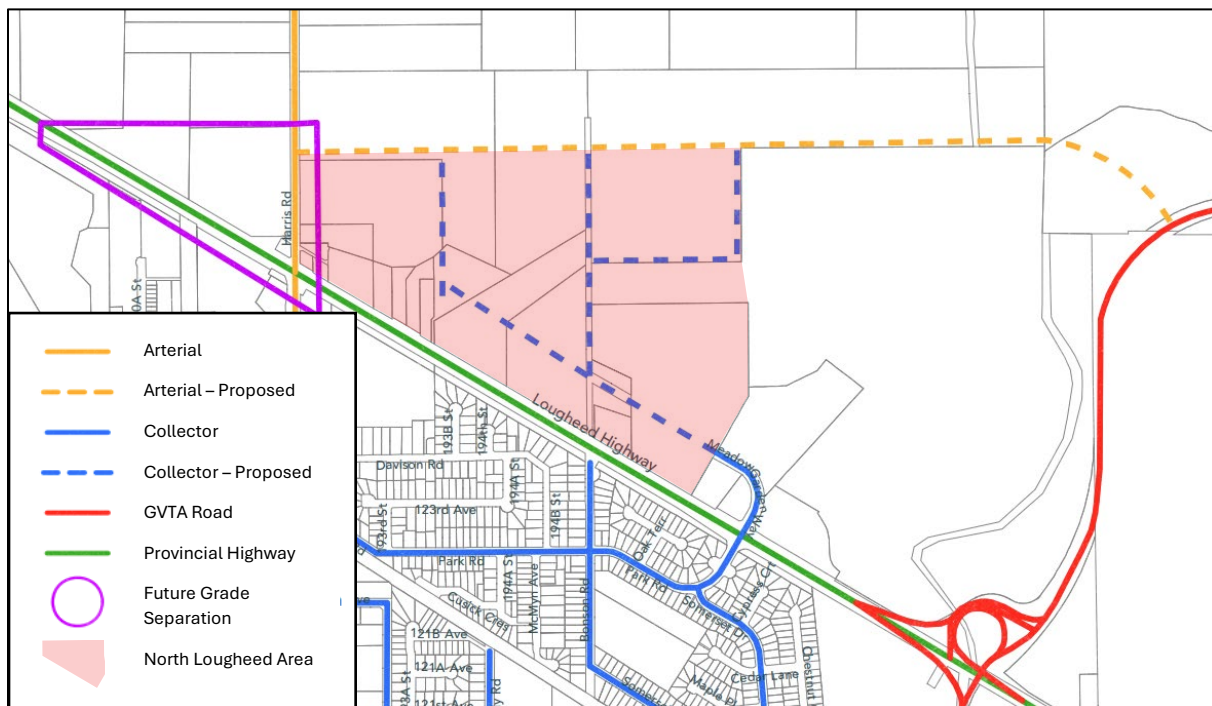


Figure 3: North Loughheed Area Road Network Concept

Parks and Community Amenities

The following policies are intended to ensure that the North Lougheed Area provides for a variety of high-quality park and community amenities to support community spirit and wellbeing.

- 5.1 Support the designation of greenspace in areas containing places of cultural or Ancestral significance or archaeological sites, including associated buffer areas where sites are known, likely or may reasonably extend to help manage land use impacts, maintain quiet spaces for reflection and ceremony, and support the respectful protection of q̓íc̓əy' Ancestors through Nation-guided practices.
- 5.2 Provide for a convenient and centrally located community park with a range of amenities, such as playing fields, paved sports courts, playground structures and open space.
- 5.3 Develop smaller-scale pocket parks with greenspace, playground structures and seating within the residential area.
- 5.4 Integrate an urban plaza park with public art, shade, seating and other amenities within the gateway mixed-use area.
- 5.5 Distribute the location of parks with a target that most housing units are within a five-minute (400 metre) walk.
- 5.6 Develop an integrated multi-use path and greenway network throughout the North Lougheed Area, as conceptually shown on Figure 2, with priority to neighbourhood edges and connections between the community and neighbourhood parks.
- 5.7 Consider opportunities to retain the human-made pond, or parts thereof, as a community amenity, potentially integrated within a park setting and naturalized wetland to enhance its ecological function.
- 5.8 Explore civic and recreational facilities, which may include a small-scale community centre with fitness equipment, multi-purpose rooms and childcare spaces.
- 5.9 Incorporate universal design principles in the planning and design of parks, pathways, public spaces and community amenities to support safe, convenient and equitable access for people of all ages and abilities.
- 5.10 Continue to consult with the Maple Ridge-Pitt Meadows School District on the potential need for schools within the North Lougheed Area.

Many community services, such as schools and healthcare facilities, are planned, funded, and delivered by other organizations and levels of government. The City will continue to work collaboratively with these partners to help support the long-term needs of the North Lougheed Area as development occurs.



Agriculture

The following policies are intended to protect surrounding agricultural areas from urban development within the North Loughheed Area and encourage opportunities for appropriately-scaled agriculture and supporting uses. These policies also recognize the area's long history of food production and land stewardship, including Indigenous farming and land-based practices of q̓í'əy' people.

- 6.1 Protect surrounding agricultural lands by updating the Farmland Protection Development Permit Area to align with the North Loughheed Area Plan boundaries to mitigate conflicts between agricultural and urban uses.
- 6.2 Support innovative and small-scale agricultural uses within the North Loughheed Area, including vertical farming, urban farming and community gardens, where compatible with surrounding land uses, and where they support education, local food resilience or cultural practices (i.e., wapato gardens).
- 6.3 Facilitate uses that support the agricultural sector, such as food storage, distribution and processing uses.



Environment

The following policies are intended to conserve and enhance natural features within the North Lougheed Area and promote climate-resilient urban development.

- 7.1 Apply the Riparian Areas Development Permit Area guidelines to protect and restore aquatic and riparian habitats.
- 7.2 Explore the feasibility of rewatering wetlands and historic slough networks in the lowlands and collaborate with q̓íçəy̓ in the development of habitat enhancement plans.
- 7.3 Incorporate green infrastructure such as rain gardens, constructed wetlands and bio-swales to manage stormwater.
- 7.4 Manage stormwater on-site through designs that reduce peak flows, improve water quality and enhance habitat connectivity.
- 7.5 Target a minimum tree canopy of 30% through a combination of street trees, green space and private landscaping.
- 7.6 Employ high-quality landscape designs for public and private spaces that integrate native species, retain existing vegetation where feasible and enhance local habitat networks.
- 7.7 Design landscapes and open spaces to replicate the structure and function of local ecological niches, including wetlands, ponds, forest edges and riparian zones.
- 7.8 Orient buildings and design sites to support energy efficiency, consistent with the BC Energy Step Code.
- 7.9 Provide electric vehicle charging infrastructure to support reduced transportation emissions and meet City sustainability targets.
- 7.10 Incorporate flood protection measures in site planning and landscape design consistent with City flood management regulations.
- 7.11 Implement environmental protection measures in a manner that also supports the protection of places of cultural and archaeological significance, recognizing the interconnected relationship between the natural environment and sensitive q̓íçəy̓ heritage sites.

The policies in this Area Plan establish the City's policy framework for future development. As individual development applications proceed, applicants will be required to undertake detailed technical work and demonstrate how proposed development responds to the Area Plan and other City requirements. For example, future development applications will include stormwater management and landscape plans that demonstrate how water quality will be protected and natural features will be conserved and enhanced.

Utility Services

The following policies are intended to communicate that development within the North Loughheed Area will be serviced with City water, sanitary and stormwater systems in a coordinated manner that supports climate resilience and eco-cultural values associated with land and water stewardship.

- 8.1 Extend and upgrade urban water and sanitary systems that meet City standards to accommodate development of the North Loughheed Area, while coordinating servicing alignments and construction methods to minimize ground disturbance where practicable.
- 8.2 Integrate stormwater management with the area's green infrastructure network through measures such as on-site retention, infiltration and rainwater capture systems to reduce current peak flows, improve water quality, support aquatic and riparian functions and enhance habitat connectivity.
- 8.3 Explore the feasibility of a district energy system to serve the North Loughheed Area, including a multi-fuel system that can utilize biomass such as agricultural and organic waste, with consideration given to approaches that minimize land disturbance and align with shared environmental and eco-cultural values.
- 8.4 Encourage electricity micro-generation, such as rooftop solar panels and energy storage systems, to help increase local energy resilience.



Implementation

The following policies outline key implementation steps that are meant to be undertaken prior to new development approvals to support coordinated and informed planning and development in the North Lougheed Area.

- 9.1 Collaborate with q̓ícəy' to develop and implement a Heritage Conservation Area management framework that includes enhanced guidelines, supplementary guidance material(s), protocols, or other implementation tools to clarify roles and responsibilities, reduce procedural barriers, and ensure development within the Heritage Conservation Area is planned and carried out in culturally safe ways that reflect shared principles of respect, early collaboration, and avoidance of unintended impacts. The framework should establish appropriate planning, assessment, review, monitoring, and management processes, including, but not limited to, heritage assessment requirements, site management approaches, operational procedures, and monitoring expectations, including the role of q̓ícəy' Guardians, where appropriate. The framework may be used to inform future updates to the Heritage Conservation Area guidelines.
- 9.2 Engage with q̓ícəy' in the development of habitat enhancement and restoration initiatives, including the exploration of opportunities to rewater wetlands and historic slough networks.
- 9.3 Develop a financial strategy, in consultation with q̓ícəy', to support the provision of parks, community amenities, reconciliation initiatives, transportation infrastructure and utility services, which may include updates to amenity cost charges and new density bonus bylaws, among other funding mechanisms.
- 9.4 Review and, as required, update development permit areas and guidelines to provide for high-quality, visually appealing development designs that provide unique neighbourhood character while incorporating design elements that reflect local context and cultural heritage.
- 9.5 Require the provision of a multi-modal transportation and servicing concept for the entire North Lougheed Area and continue to collaborate with TransLink and the Ministry of Transportation and Transit on transportation network planning.
- 9.6 Ensure the full exclusion of all lands within the North Lougheed Area from the ALR, following the satisfaction of any remaining exclusion conditions of the Agricultural Land Commission.
- 9.7 Work with Metro Vancouver to update the Regional Growth Strategy to accommodate urban development in the North Lougheed Area.
- 9.8 Work with the Maple Ridge-Pitt Meadows School District to secure school sites, as required, prior to the approval of residential development.
- 9.9 Support a q̓ícəy'-led process to identify an appropriate hənq̓əminəm' name for the Heritage Conservation Area that reflects the Nation's connection to the land and the cultural significance of the area.

Heritage Conservation Area

This Heritage Conservation Area establishes policy direction, objectives, and desired outcomes for protecting places of cultural and archaeological significance. Detailed assessment requirements, management approaches, monitoring expectations, and implementation processes will be developed collaboratively with q̓íç'əy̓ through a future Heritage Conservation Area management framework, or other implementation guidance tool, and may evolve over time as additional cultural knowledge, technical information, and planning priorities emerge. The management framework may be used to inform future updates to the Heritage Conservation Area guidelines.

10.1 Designation

The entire North Lougheed Area, shown as the “North Lougheed Area” on Figure 1 of this Area Plan, is designated as a Heritage Conservation Area in accordance with section 614 of the *Local Government Act*.

10.2 Special features or characteristics

The North Lougheed Area lies within q̓íç'əy̓ (Katzie) First Nation’s traditional and unceded territory and is a site of long-term q̓íç'əy̓ use and occupation. Documented information and q̓íç'əy̓ oral histories indicate that q̓íç'əy̓ people occupied and used this area for over four thousand years, describing a long-standing relationship with the land and waterways.

The area forms part of a culturally significant wetland and waterway landscape within a historic network of sloughs, wetlands, and associated high and low-lying lands. Prior to diking and settlement, these landscape features structured q̓íç'əy̓ travel, harvesting, settlement and stewardship activities, and connected communities across the Fraser River, Pitt River and Pitt Lake and surrounding wetlands. This broader cultural landscape informs current understandings about how the area was used and why culturally sensitive planning remains relevant today.

The North Lougheed Area includes places of cultural, heritage and archaeological significance associated with this long history of use and ongoing cultural ties. This includes, but is not limited to, a registered archaeological site associated with an Ancestral burial. For q̓íç'əy̓ people, there is an ongoing responsibility to care for and protect their Ancestors as Next of Kin.

10.3 Objectives

The objectives of the Heritage Conservation Area are to:

- a) prioritize the avoidance of impacts to places of cultural, archaeological, and ancestral significance through the careful siting, design, and implementation of development and infrastructure throughout the Heritage Conservation Area
- b) recognize and protect q̓íç'əy̓ culture, heritage, and enduring connection to the land through early consideration in planning and design

- c) respect, safeguard, and avoid impacts to places of cultural significance, including, areas of archaeological significance and Ancestral burial sites, by applying planning and design practices that recognize the cultural importance of those sites
- d) conserve places of cultural, archaeological, and ancestral significance for the benefit of past, present, and future generations

10.4 Heritage alteration permits and exemptions

As described in the *Local Government Act*, within a Heritage Conservation Area, a heritage alteration permit is required prior to the subdivision of land; the construction of a building or structure; the addition to an existing building or structure; or the alteration of a building, structure or land.

A heritage alteration permit may be issued subject to terms, requirements and conditions that the City considers consistent with the purpose of the heritage protection of the property. A heritage alteration permit may include:

- conditions respecting the sequence and timing of construction;
- conditions respecting the character of the alteration or action to be authorized, including landscaping and the siting of buildings and other structures; and
- a requirement that the applicant provide security to guarantee the performance of the terms, requirements and conditions of the permit.

As the Heritage Conservation Area is generally intended to address new development in the North Loughheed Area, the following works are exempt from the requirement for a heritage alteration permit:

- a) farming activities as permitted under the *Farm Practices Protection (Right to Farm) Act*
- b) building or structure alterations that do not involve an addition to the building footprint
- c) new fascia signs or alterations to existing fascia signs
- d) tree and vegetation removals and maintenance, and landscaping and yard alterations and maintenance, provided such activities do not involve soil deposit or removal
- e) emergency actions necessary to prevent, control or reduce immediate and substantial threats to life or property during flood, debris flood or flow, erosion, landslide, avalanche, stream avulsion, sinkholes, debris torrents, wildfires or other geohazard events
- f) a subdivision that only includes a lot-line adjustment or lot consolidation and does not create any additional lots
- g) works undertaken by or on behalf of the City

The exemptions above apply only to the requirement for a heritage alteration permit under this Heritage Conservation Area and do not exempt any person from requirements, authorizations, or prohibitions that may apply under the *Heritage Conservation Act* or other applicable legislation.

10.5 Guidelines

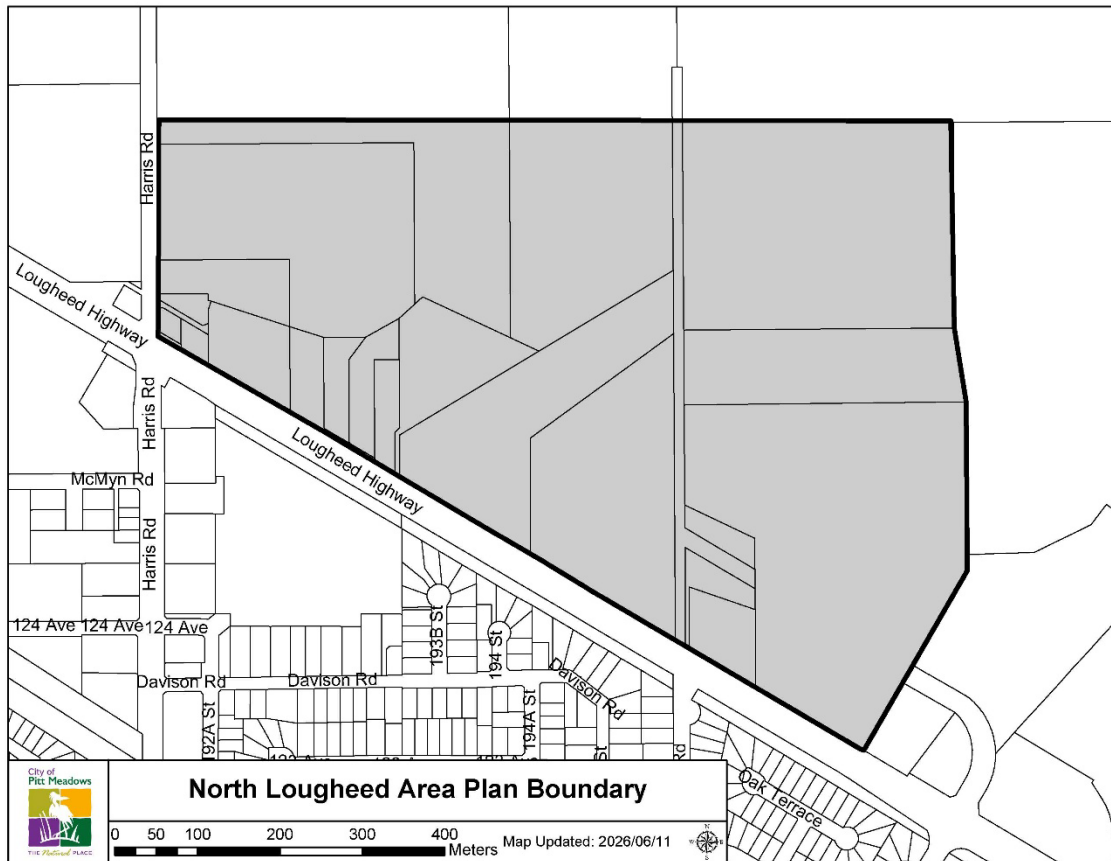
The Heritage Conservation Area establishes the framework for recognizing and protecting q̄ic̄əȳ cultural heritage values within the North Loughheed Area. More detailed heritage management approaches, assessment requirements, protection measures, monitoring expectations, implementation processes, survey methodologies, and other cultural heritage considerations are intended to be developed through a Heritage Conservation Area management framework prepared in collaboration with q̄ic̄əȳ. The management framework may be used to inform future updates to the Heritage Conservation Area guidelines.

The guidelines respecting the manner by which the objectives under section 10.3 are to be achieved are as follows:

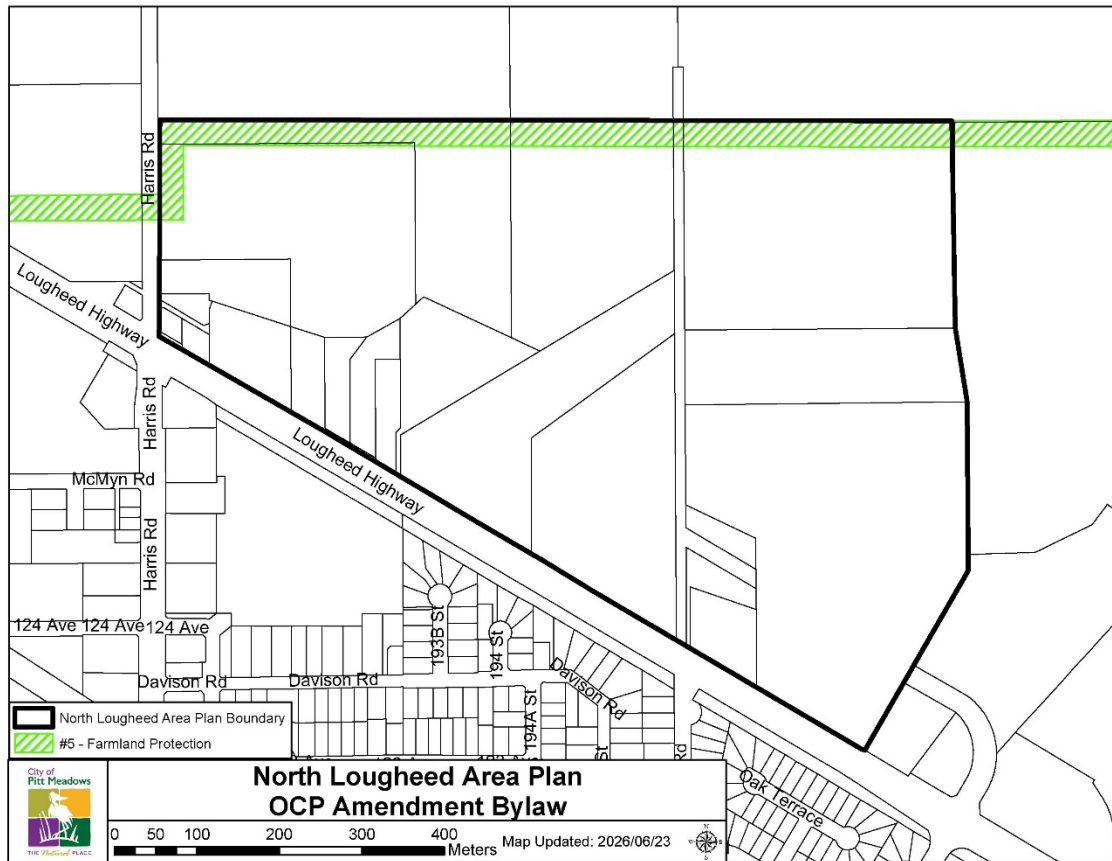
- a) development proposals within the Heritage Conservation Area should demonstrate consistency with the objectives and guidelines of this Heritage Conservation Area
- b) until a Heritage Conservation Area management framework is prepared, or further implementation guidance is provided, planning and development within the Heritage Conservation Area should proceed cautiously and in close collaboration with q̄ic̄əȳ to ensure decisions align with the objectives of this Heritage Conservation Area
- c) q̄ic̄əȳ cultural heritage values should be considered early in land use planning, development, infrastructure planning, and other activities that may affect the Heritage Conservation Area
- d) the cultural, historical, and archaeological significance of the North Loughheed Area should be recognized and considered in planning and development decisions
- e) future planning, land use, infrastructure, and development decisions within the Heritage Conservation Area should support the protection and conservation of cultural heritage values to past, present and future generations
- f) q̄ic̄əȳ Ancestral burial sites are to be protected from impact and development activities
- g) infrastructure development within the Heritage Conservation Area should prioritize the protection of places of cultural and archaeological significance and areas of high archaeological potential by avoiding or minimizing ground disturbance wherever possible
- h) developments should seek to avoid impacts to places of cultural significance, including areas associated with q̄ic̄əȳ use and occupation and known Ancestral burial sites
- i) places of cultural and archaeological significance should be protected and conserved wherever possible
- j) areas of cultural significance should be protected in ways that reflect the nature of the place (e.g., Ancestral burial sites)
- k) identification and evaluation of places of cultural and archaeological significance within the Heritage Conservation Area should be informed by culturally appropriate assessment methods developed in collaboration with q̄ic̄əȳ

- l) development proposals should be supported by information sufficient to identify potential impacts to places of cultural and archaeological significance, with consideration to any applicable Heritage Conservation Area management framework or other implementation guidance
- m) development proposals within the Heritage Conservation Area should be referred to q̣ic̣əỵ for review and input
- n) planning and development within the Heritage Conservation Area should recognize q̣ic̣əỵ responsibilities to their Ancestors as Next of Kin
- o) q̣ic̣əỵ people should be provided opportunities to hold ceremony on the land before breaking ground for new development
- p) a Cultural Heritage Plan should be developed in collaboration with q̣ic̣əỵ to guide the ongoing identification, protection, conservation, and management of places of cultural and archaeological significance within the Heritage Conservation Area

SCHEDULE 'B'



SCHEDULE 'C'



No.	Staff Report to EPC Recommendations (July 14, 2026)	Area Plan Revisions
1	Review and seek to enhance policy language in the Area Plan, particularly related to neighbourhood character, to ensure it responds to the city's small-town character, agricultural identity and connection to nature.	Revisions have been made to the priorities, neighbourhood character introductory paragraph, and policies 2.3 and 2.5 with a view to strengthen neighbourhood character elements related to small-town feel, agriculture and the natural environment.
2	In addition to existing policies that recognize q̓ic̓əy̓ (Katzie) First Nation culture and heritage, consider opportunities to recognize the area's settlement, including the contributions of farming families (e.g., the Park family).	Policy 2.2 has been added to recognize the area's settlement and farming families, including the Park family.
3	Review and refine the dwelling unit, population and employment projections based on any further refinements to the land use concept.	The dwelling unit, population and employment projections have been further reviewed and refined.
4	Expand supporting text within the Area Plan to better communicate that future development is expected to occur over an extended period and be subject to additional review and engagement processes.	Supporting text has been included in the Area Plan to indicate that the North Loughheed Area is anticipated to develop gradually over many years and that future development will require additional planning, technical studies and Council approvals before specific projects can proceed.
5	Update the frequently asked questions (FAQs) on the project webpage to further communicate that: - the City will continue to advocate for transportation improvements in the community, including the Loughheed Highway and Harris Road intersection, and Harris Road grade separation at the rail crossing; and - as part of the transportation and servicing planning during the implementation phase, the City will work with the Ministry of	The FAQs section on the project webpage has been updated.

No.	Staff Report to EPC Recommendations (July 14, 2026)	Area Plan Revisions
	Transportation and Transit to identify additional vehicle access into the North Loughed Area to and from Loughed Highway, between Harris Road and Park Road / Meadow Gardens Way.	
6	Revise the Area Plan to clarify that Meadow Gardens Way is anticipated to extend to the northwest into the North Loughed Area (in keeping with Map 3A: Urban Transportation Network of the Official Community Plan) and add policy language indicating that potential intersection improvements at Loughed Highway and Meadow Gardens Way will be further reviewed as part of the transportation and servicing planning during the Area Plan implementation phase.	An excerpt of Map 3A of the Official Community Plan, which shows the planned extension of Meadow Gardens Way, has been included as Figure 3 in the Area Plan. Policy 4.18 has been added to the Area Plan to indicate that potential intersection improvements at Loughed Highway and Meadow Gardens Way will be further reviewed as part of the transportation and servicing planning during the Area Plan implementation phase.
7	Add supporting text within the Area Plan regarding the purpose of the North Loughed Connector, its relationship to Old Dewdney Trunk Road, and role in the broader transportation network.	Supporting text has been added to the Area Plan to indicate that the North Loughed Connector is a key east-west arterial roadway, intended to improve east-west connectivity and divert traffic from Old Dewdney Trunk Road, reducing traffic volumes through the agricultural area and enabling for traffic calming to improve safety for slower-moving farm vehicles.
8	Add additional policy language to the Area Plan recognizing the importance of efficient traffic operations along the Connector corridor to ensure that it supports reduced traffic volume and traffic calming on Old Dewdney Trunk Road, as intended.	Policy 4.10 has been added to recognize the design of the North Loughed Connector should support efficient traffic operations and function so that it supports improved east-west traffic flow and allows for traffic calming along Old Dewdney Trunk Road.

No.	Staff Report to EPC Recommendations (July 14, 2026)	Area Plan Revisions
9	Update the land use concept in the Area Plan to identify a possible pedestrian and cyclist overpass over Lougheed Highway near Bonson Road (in addition to the overpass shown over Lougheed Highway near Harris Road), in keeping with Map 4A: Urban Cycling and Trail Network in the Official Community Plan.	The land use concept plan has been updated.
10	Retain the policies in the Area Plan supporting schools, childcare facilities, civic uses and community amenities (policies 3.11, 5.8 and 5.9).	These policies have been retained (with Policy 3.11 renumbered to 3.12 and Policy 5.9 renumbered to 5.10).
11	Retain the policy supporting a post-secondary campus or training facility within the Plan area (policy 3.10).	This policy has been retained (renumbered to Policy 3.11).
12	Add policy to clarify that healthcare uses are permitted within the Plan area.	Policy 3.12 has been revised to include healthcare as a use accommodated throughout the North Lougheed Area.
13	Include supporting text in the Area Plan, and update the FAQs on the project webpage, to clarify that healthcare facilities and schools are delivered by other agencies and levels of government.	Supporting text has been added to the Area Plan, and an FAQ has been added to the project webpage, to indicate that many community services are planned, funded, and delivered by other organizations and levels of government, and that the City will continue to work collaboratively with these partners to help support the long-term needs of the North Lougheed Area as development occurs.
14	Refer the Area Plan to Fraser Health Authority to support their healthcare services planning and continue to advocate for the expansion of healthcare services in the community.	The draft Area Plan has been referred to Fraser Health Authority.
15	Continue to consult with the Maple Ridge Pitt Meadows School District on the potential need for schools within the North Lougheed Area.	Policy 5.10 regarding ongoing consultation with the School District has been retained, and Policy 9.8 regarding the need to secure any required school sites

No.	Staff Report to EPC Recommendations (July 14, 2026)	Area Plan Revisions
		prior to residential development has been added.
16	Expand explanatory content in the Area Plan and the FAQs on the project webpage regarding the history of the ALR exclusions, the status of the Agricultural Land Commission approval, and the exclusion conditions.	Additional explanatory content has been added to the Area Plan and project website on the history of the ALR exclusions and the exclusion conditions.
17	Retain the policies in the Area Plan that are intended to protect surrounding agricultural areas from urban development within the North Lougheed Area and encourage opportunities for appropriately-scaled agriculture and supporting uses (policies 6.1 – 6.3).	These policies have been retained.
18	Retain the proposed park, open space and greenway network, noting that, as indicated on the land use concept, these areas are subject to refinement during Plan implementation, following further technical and financial analysis.	The proposed park, open space and greenway network has been retained, along with the notation that these areas are subject to refinement during Plan implementation following further technical and financial analysis.
19	Retain the view protection policy (policy 2.3) and the environment policies intended to conserve and enhance natural features within the area and promote climate-resilient urban development (policies 7.1 – 7.10).	These policies have been retained (with Policy 2.3 renumbered to 2.4), and Policy 7.11 has been added.
20	Add explanatory content regarding how environmental protection objectives will be addressed through implementation planning and development approvals.	Explanatory content has been added to the Environment section to communicate how Area Plan policies are implemented through future development applications.
21	Retain the range of housing types, including rental, family-oriented, and seniors-oriented housing accommodated in the Area Plan, and review and refine the growth projections based on any further refinements to the land use concept.	These policies have been retained and the growth projections have been reviewed and refined.

No.	Staff Report to EPC Recommendations (July 14, 2026)	Area Plan Revisions
22	Strengthen policies related to transitions in building height adjacent to existing, lower-density residential uses (policy 3.5), including the addition of a three-storey height limit for residential buildings immediately adjacent to the existing single-detached strata development along the eastern edge of the Plan area.	Policy 3.8 has been revised to limit the height of residential buildings that directly abut the existing single-detached strata development along the eastern edge of the Plan area to three storeys.
23	Add explanatory content regarding the rationale for the land use arrangement, including the proximity and connectivity of residential uses to existing neighbourhoods, schools, services and transit; the compatibility of employment uses adjacent to agricultural lands; and the role of the proposed greenway in buffering residential areas from Lougheed Highway.	Explanatory content regarding the land use arrangement has been added to the Area Plan.
24	Building on the existing landscaped greenway and buffer policies (policy 2.4d), add policy language that encourages additional measures to mitigate traffic noise and other transportation-related impacts on residential areas, including building orientation, site design, and building construction methods.	This policy (renumbered to 2.5d) has been updated to include additional measures that could be employed to mitigate traffic noise.
25	Add explanatory content regarding the land use concept being conceptual in nature, which may be refined through future planning and development approvals, while remaining consistent with the vision and policies of the Area Plan.	Explanatory content regarding the land use concept being conceptual in nature has been added to the Area Plan.
26	Revise the policies for the employment area to prioritize professional office, smaller-unit light industrial (e.g., light manufacturing) and agriculture-supporting uses (e.g., cold storage and	Policy 3.9 has been revised to prioritize professional office, smaller-unit light industrial, industrial-commercial, and agriculture-supporting employment

No.	Staff Report to EPC Recommendations (July 14, 2026)	Area Plan Revisions
	processing) over larger warehouse and distribution uses.	uses over larger-format warehouse and distribution facilities.
27	Explore the inclusion of a ‘flex area’ in the northeast portion of the current employment area that would accommodate employment or residential uses.	An employment-residential area has been added to the northeast portion of the land use concept and policy 3.10 has been added to accommodate employment or residential uses, recognizing that the ultimate land use may respond to future market conditions, site design opportunities and community needs.
28	Retain the general policies that limit the floor area of new retail and service uses to ensure they are designed to serve the daily needs of the North Lougheed Area and complement, rather than compete with, established commercial areas elsewhere in the city (policies 3.6b and 3.7c), noting that the Area Plan does not prescribe a specific cap on retail floor space given that the retail market can evolve over time.	These policies have been retained, noting that policies 3.14 and 3.15 have been added to facilitate the future consideration additional retail uses in the employment and employment-residential area.
29	Retain the q̓íc’áy’ culture and heritage policies (policies 1.1, 1.2 and 1.3) and continue to collaborate with q̓íc’áy’ (Katzie) First Nation with a view to refine these policies, as required, and engage further during the implementation phase (policies 9.2 and 9.3).	These policies have been retained, with refinements based on further input from the q̓íc’áy’ (Katzie) First Nation.
30	Retain the implementation policies requiring further planning, infrastructure coordination and financial analysis prior to development (policies 9.1 – 9.7).	The implementation policies have been retained, with some refinements.
31	Expand explanatory content in the Area Plan and FAQs on the project webpage regarding future implementation and development approval processes.	Explanatory content has been added to the Area Plan and project webpage indicating that the North Lougheed Area is anticipated to develop gradually over many years in response to market conditions

No.	Staff Report to EPC Recommendations (July 14, 2026)	Area Plan Revisions
		and property owner interests, and that future development will require additional planning, technical studies and Council approvals before specific projects can proceed.
32	Refine policies related to q̓ic̓əy̓ culture and heritage and implementation, including the addition of a policy to engage with q̓ic̓əy̓ in the development of habitat enhancement and restoration initiatives.	Policy 9.2 has been added to engage with q̓ic̓əy̓ (Katzie) First Nation in the development of habitat enhancement and restoration initiatives. Policy 9.9 has been added to support a q̓ic̓əy̓-led process to identify an appropriate hənq̓əmínəm̓ name for the Heritage Conservation Area that reflects the Nation's connection to the land and the cultural significance of the area.
33	Strengthen policies related to heritage conservation by designating the heritage conservation area as part of the Area Plan, while retaining the intent of existing policies to engage further with q̓ic̓əy̓ on the development of more detailed guidance for development within the area.	Policies 1.1, 1.2 and 1.3 have been refined, policies 4.1 and 7.11 have been added, and, through the addition of section 10 in the Area Plan, the North Lougheed Area is being designated as a heritage conservation area under the Local Government Act.
34	Strengthen the policy related to ongoing consultation with the Maple Ridge Pitt Meadows School District (policy 5.9), noting the need to further review school site requirements for the North Lougheed Area as part of the implementation phase.	Policy 5.9 (renumbered to 5.10) has been retained regarding ongoing consultation with the School District, and Policy 9.8 has been added regarding the need to secure any required school sites prior to residential development.
35	Review opportunities to strengthen policies related to transit-supportive development, active transportation and connectivity, including transit-supportive infrastructure, safe crossings of Lougheed Highway, and coordination with future transit service planning.	Policies 4.8, 4.11 and 4.19 have been refined to strengthen policies related to transit-supportive development, active transportation and connectivity.

No.	Staff Report to EPC Recommendations (July 14, 2026)	Area Plan Revisions
36	Continue collaboration with TransLink, the Ministry of Transportation and Transit and other agencies regarding implementation of the North Loughheed Connector, future Major Road Network planning, goods movement considerations, and potential future transit investments.	Policy 9.5 has been updated to recognize the need for continued collaboration with TransLink and the Ministry of Transportation and Transit on transportation network planning.