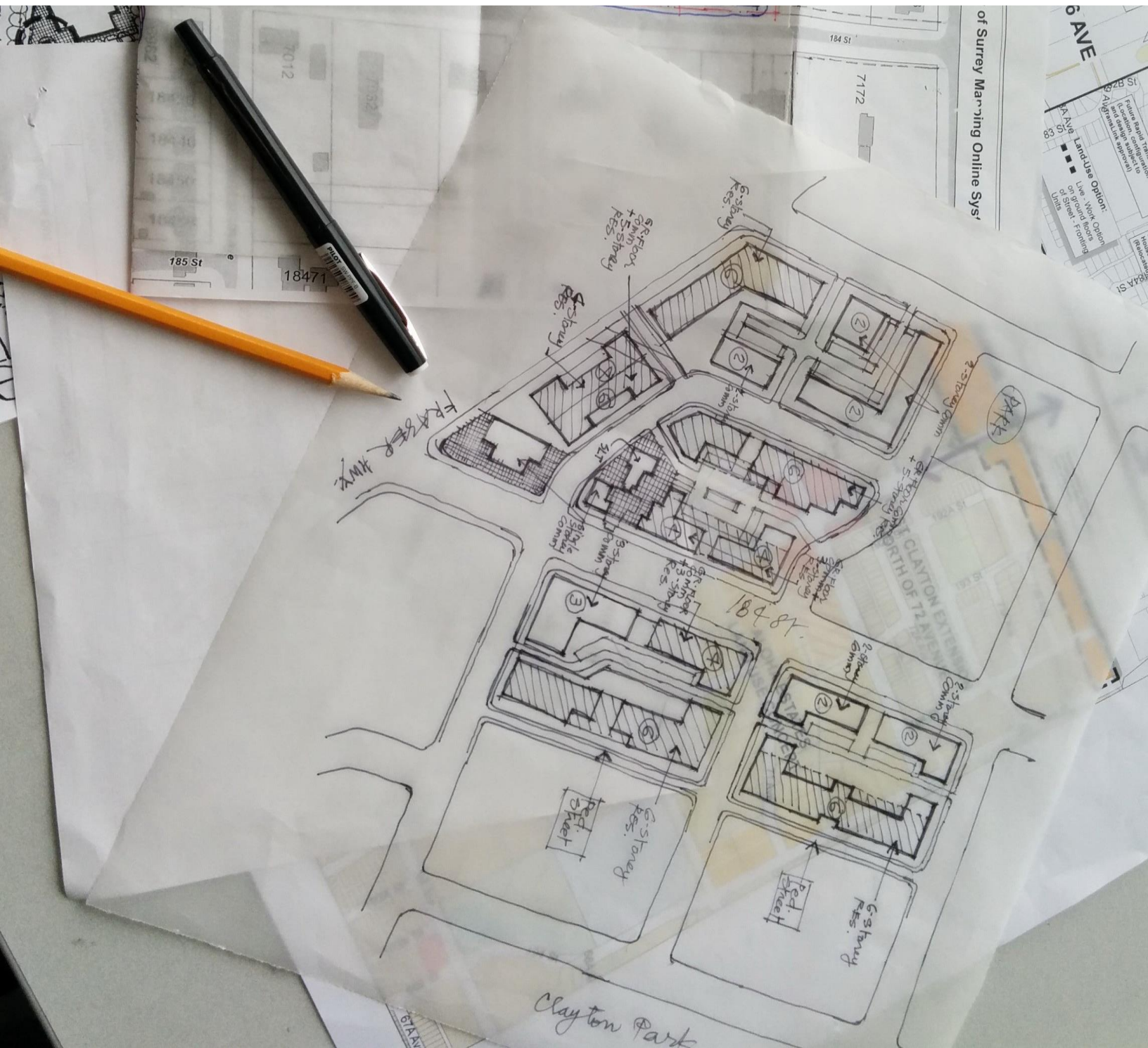


IMPLEMENTATION



I. OCP IMPLEMENTATION

Overview

The policies in this Official Community Plan are implemented through Development Approval Information Areas, Secondary Plans, Council Policies, regulatory By-laws, Development Permits, Temporary Use Permits, and Master Plans and Strategies. This section sets out the relationship between the OCP and these implementation instruments, sets out the process for monitoring the implementation of the policies found within this document and identifies under what conditions the OCP can be amended.

Consistency with By-laws, Plans and Policies

The *Local Government Act* (as amended) states that all By-laws enacted and works undertaken by Council shall be consistent with the provisions of an Official Community Plan. This applies to By-laws such as Surrey's Zoning-By-law, Subdivision and Development By-law and Development Cost Charge By-law. This principle also extends to other plans, strategies and programs such as Secondary Plans, Surrey's *Transportation Strategic Plan*, *Parks, Recreation and Culture Master Plan*, *Economic Development Strategic Plan* and Surrey's *Ten-Year Servicing Plan* (as amended). The concepts, policies and operational measures in these plans must be consistent with the community planning, land use and urban design policies in Surrey's Official Community Plan.

Zoning designations applied to a lot must also be consistent with an OCP Land Use designation. Upon adoption of an OCP, if existing zoning designations become inconsistent with the Land Use designation, the existing zoning may continue; however, any redevelopment or rezoning after the OCP is adopted must be consistent with the applicable Land Use designation.

The *Local Government Act* states that a municipality is not obligated or compelled to carry out any of the projects specified within an OCP. For example, a City may postpone utility installation extensions to a particular part of the city because growth may be viewed as premature, not in accordance with the desired development pattern, out of sequence with existing areas undergoing urbanization, or because it is not economically feasible.

II(a). IMPLEMENTATION INSTRUMENTS

Secondary Plans Overview

The Official Community Plan sets out broad policy objectives and general land use designations to guide the growth and development of the City. Secondary Plans provide more detailed guidance on land uses, densities, road networks and other development considerations for specified areas. Secondary Plans comprise several different types, including:

- Neighbourhood Concept Plans (NCP) - for the development of new urban neighbourhoods
- Local Area Plans (LAP) - for the development of new employment areas
- Infill Plans - for redevelopment and infill within established urban neighbourhoods
- Urban Centre Plans - for development within Surrey's City Centre or Town Centres.

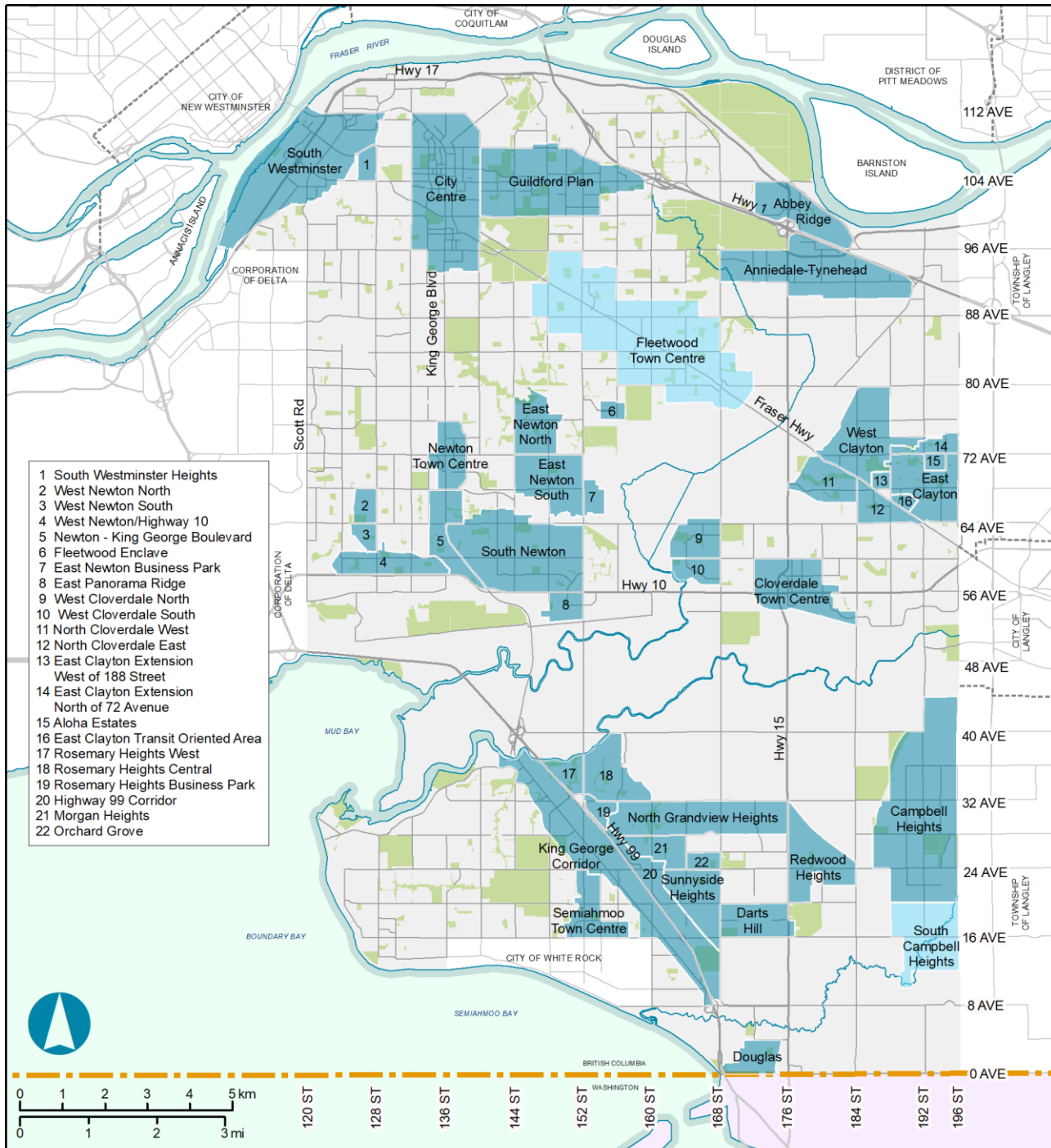
Secondary Plans are typically prepared and approved as Stage 1 and Stage 2 Plans.

Stage 1 Plans: typically include land uses and densities, transportation networks, those areas identified and required for public purposes including parks and schools, and those areas required for drainage systems such as detention ponds.

Stage 2 Plans: typically include the engineering services and utility works required to support the land use plan, detailed design guidelines and development financing strategies, including Community Amenity Contributions.

Figure 63 shows the areas in which Secondary Plans have been approved by City Council at either a Stage 1 or Stage 2 level.

Figure 63: Secondary Plan Areas



- 1 South Westminster Heights
- 2 West Newton North
- 3 West Newton South
- 4 West Newton/Highway 10
- 5 Newton - King George Boulevard
- 6 Fleetwood Enclave
- 7 East Newton Business Park
- 8 East Panorama Ridge
- 9 West Cloverdale North
- 10 West Cloverdale South
- 11 North Cloverdale West
- 12 North Cloverdale East
- 13 East Clayton Extension West of 188 Street
- 14 East Clayton Extension North of 72 Avenue
- 15 Aloha Estates
- 16 East Clayton Transit Oriented Area
- 17 Rosemary Heights West
- 18 Rosemary Heights Central
- 19 Rosemary Heights Business Park
- 20 Highway 99 Corridor
- 21 Morgan Heights
- 22 Orchard Grove

- BL 18423
- BL 18498
- BL 18787
- BL 19996
- BL 20340
- BL 20292
- BL 20554
- BL 20393
- BL 20658
- BL 20340
- BL 20658
- BL 20935
- BL 21086
- BL 21104
- BL 21183

277

LEGEND

- Approved secondary plans
- Secondary plans with "stage 1 approval"*

* Approval of land use concept.

SECONDARY PLANS (cont.)

BL 18423

Secondary Plan Initiation

Secondary Plans are initiated by a resolution of Council for areas where it is determined that there is a need to review and update land use policies, provide for transit-supportive densities, revitalize and provide economic development support to areas that need new direction, or develop new urban neighbourhoods. For new neighbourhoods, Council may authorize the preparation of a Neighbourhood Concept Plan where a demonstrated level of support is evident from landowners within a defined area. This level of support is generally defined as 50% or more of landowners or owners of 70% or more of the land within the proposed plan area.

Secondary Plan Preparation

Secondary Plans are developed through an extensive and inclusive community and stakeholder consultation process. In addition to public meetings and open houses for the general public, the development of Secondary Plans includes input from Citizen Advisory Committees consisting of local land owners, residents, business representatives and interested parties from outside of the immediate study area.

Secondary Plans respond to the specific area context and generally consist of maps, statistics and policies setting out the following components:

- A land use concept or vision for the area, including maps and policy statements
- The distribution of land uses and densities, protected population and employment, and the location and type of services and amenities
- The recommended locations of schools, parks, walkways and greenways
- Urban design and place-making guidelines tailored to the plan area, including guidelines for transitions between the plan area and adjacent neighbourhoods or agricultural areas
- A transportation plan including road layouts and standards, transit services, parking strategies and facilities for pedestrians and cyclists
- A stormwater management plan and the design of water and sanitary sewer systems
- An environmental analysis, tree retention plan and a framework for the protection of significant environmental features
- A heritage assessment and recommendations for incorporation of heritage features into the plan
- A financial analysis and comprehensive strategy for the implementation and phasing of the plan, including the calculation of amenity fees
- Any other studies deemed necessary as a result of the context or special features of the secondary plan area or its impact on adjacent areas.

SECONDARY PLANS (cont.)

BL 18423

Secondary Plan Approval

Secondary Plans are approved by Council resolution. As Secondary Plans are approved by City Council, the more general Official Community Plan Land Use Designations are amended, as needed, to be consistent with the more detailed Secondary Plan. Development applications that conform to a Secondary Plan may be received and processed following Stage 1 approval but may not be completed until Stage 2 approval has been given.

Secondary Plan Amendments

Amendments to Secondary Plans may be classified as either Major Secondary Plan Amendments or Minor Secondary Plan Amendments.

Major Secondary Plan Amendments are requests to change the land use designations, density or major road patterns or policy direction in an approved Secondary Plan. Any application for a major amendment shall include a quantitative and qualitative analysis of the proposed change, including the:

- * Planning and/or engineering rationale for the proposed amendment
- * Impact of the proposed amendment on all aspects of the Secondary Plan including land use, population, densities, impact on schools, parks and amenities, services and utilities, roads and transportation, environmental considerations, funding of services and local market/economic implications
- * Impacts of the amendment in the context of the Official Community Plan
- * Precedent which may be set by the amendment and potential for additional requests for change to the Secondary Plan area
- * Public consultation to be used (which may include former Secondary Plan advisory committee members).

Major amendments require Council review and endorsement.

Minor Secondary Plan Amendments include changes such as proposed relocation of a local road not affecting the land use for overall density or minor changes to services that do not have a significant impact on land use or densities and that will not affect the serviceability or yield of properties. Any application for a minor amendment shall include a technical analysis of the proposed change, including the:

- * Planning and/or engineering rationale for the proposed amendment
- * Impacts on the Secondary Plan area and other adjacent areas and potential public concerns including consultation with all property owners impacted by the proposed endorsement.

Depending on the nature and scale of the amendment, Council endorsement may not be required.

II(b). IMPLEMENTATION INSTRUMENTS

Rezoning of Land

The Generalized Land Uses shown in Figure 3 are realized over time as land is subdivided, zoned and developed in accordance with the OCP and, where applicable, with Secondary Plans. While the OCP land use designations show Council's intention for future land uses, zoning sets out the currently permitted specific land uses and densities for each legal parcel of land. Where property is rezoned, the proposed zoning must be consistent with the OCP and, where it is not, the OCP must be amended prior to rezoning to maintain consistency.

Subdivision

Subdivision of land is subject to the approval of the City's Approving Officer consistent with the policies of this Official Community Plan, the provisions set out in Surrey's Zoning and Subdivision and Development By-laws and in accordance with the *Land Title Act*.

Density Bonusing

The *Local Government Act* (Section 482) permits municipalities to grant additional (or 'bonus') densities on parcels of land in exchange for defined Community Amenity Contributions from developers. The City of Surrey has established policies related to density bonusing in City Centre, Town Centres and in Secondary Plan areas, consistent with the Land Use and Density Section of this OCP.

II(c). IMPLEMENTATION INSTRUMENTS

Authority

The authority to issue Temporary Use Permits is granted to municipalities under Sections 492 and 493 of the *Local Government Act*.

Permit Areas

In relation to Section 492 of the *Local Government Act*, the entire City of Surrey is designated as an area within which City Council may issue Temporary Use Permits.

Permit Conditions

Temporary Use Permits may be issued by a resolution of Council for a period not exceeding three years to:

- Allow a use on a specified property that is not permitted by a zoning by-law
- Specify conditions under which the Temporary Use may be allowed
- Allow and regulate the construction of buildings or structures related to the Temporary Use.

As a condition of issuing a Permit, Council may require applicants or owners to remove buildings, restore property to a specific condition when the use ends, and/or post a security bond.

Approved Permits

Approved and finalized Temporary Use Permits are registered against the Title of a property. Permission to renew an approved Temporary Use Permit is limited to one renewal only and can only be granted by a resolution of Council.

II(d). IMPLEMENTATION INSTRUMENTS

Authority and Purpose

The *Local Government Act* (Sections 488 and 491) authorizes municipalities to issue Development Permits as a means of controlling development design and site planning in order to meet specified objectives. Where Development Permit Areas are designated, landowners are required to obtain a Development Permit prior to altering or subdividing land, or constructing, adding or altering a building or structure.

Development Permits may be required for development within specific areas for:

- * Protecting the natural environment, its ecosystems and biological diversity
- * Protecting development from hazardous conditions
- * Protecting farming
- * Revitalizing areas where commercial uses are permitted
- * Establishing objectives for form and character of intensive residential development
- * Establishing objectives for the form and character of commercial, industrial or multiple family residential development
- * Establishing objectives to promote energy conservation, water conservation or the reduction of greenhouse gas (GHG) emissions.

Where areas are designated as a Development Permit Area, the special conditions which justify the designation must be described and guidelines identifying how conditions will be alleviated and how objectives will be achieved must be specified.

Process

Depending on the circumstances for development, a property may fall within more than one Development Permit Area and in that case, only one application is required. Guidelines **from all the applicable** Development Permit Areas however, shall apply and will need to be taken into consideration for any development that occurs. Application requirements and development guidelines associated with each Development Permit Area are set out in Sub-Section VI of this OCP Implementation Section.

DEVELOPMENT PERMITS (cont.)

Development Permit Areas

The following Development Permit Areas are established for Surrey:

DP Area #1: Form and Character

DP Area #2: Hazard Lands

DP Area #3: Sensitive Ecosystems

DP Area #4: Farming Protection

BL 18423
BL 18784

DEVELOPMENT PERMITS (cont.)

BL 18423
BL 18787
BL 19363

DP1: Form and Character

APPLICATION

Local Government Act Section 488 (1), Category (f):

Form and Character of Commercial, Industrial or Multiple Family Residential Development

A Development Permit shall be required for any improvements to a property, including alterations, site design, landscaping, new construction, or subdivision, for all commercial, industrial or multiple family residential development.

AREA

The entire City of Surrey is designated as Development Permit Area #1. City-wide Development Permit Guidelines apply to all Commercial, Multi-Family, Employment or Industrial development, excluding those areas shown on Figure 64.

IMPLEMENTATION

Unless otherwise indicated, any Development Permit falling within the parameters of this Section requires approval of City Council. In accordance with the Surrey Development Permit Procedures and Delegation Bylaw, as amended, authority to issue a Development Permit for: (a) free standing signs; (b) surface parking lots (including truck parking facilities); (c) sign design packages; (d) minor amendments to a previously issued Development Permit; and (e) reissuance or extension of an expired Development Permit has been delegated to the Planning and Development Department. Where a disagreement exists between the Planning and Development Department and an applicant, authority to issue a Development Permit defaults to City Council.

JUSTIFICATION and OBJECTIVES

The OCP establishes Development Permit Areas and Guidelines for the following reasons:

A key strategy of the OCP is to create complete communities and mixed-use urban centres, providing a built environment that is safe, attractive, people-friendly and energy efficient. Surrey's increasing rate of economic, commercial and multiple residential development, often characterized by high density and intensity of uses, requires the use of design guidelines to ensure high standards are achieved in the design quality of the built environment, while also protecting the natural environment. Development Permits help to create attractive and active streetscapes that engage pedestrians and complement neighbouring properties. It also encourages the development of buildings and other development features that conserve energy and water and have reduced contributions to Surrey's greenhouse gas emissions.

For industrial lands, development is often located in highly visible areas such as along major roads, at key entrances to the City, or near residential neighbourhoods. Using Development Permits is intended to ensure that developments are of high quality and do not adversely impact the image or character of the city.

DEVELOPMENT PERMITS (cont.)

DP1: Form and Character (cont.)

BL 18423

BL 21389

The following development scenarios do not require a Development Permit:

EXEMPTIONS (General):

- Internal renovations where there are no changes to the external appearance of a building
- External renovations or additions that are compatible with the existing building in terms of materials, colours, form and character
- Site improvements (e.g. landscaping and parking lot paving) where the value of the work is less than \$25,000
- Construction of (not more than) one accessory building or structure (excluding signs) with a floor area equal to or less than 10 sq. m (108 sq. ft.)
- Replacement of existing signs provided they are in full compliance with the Surrey Sign By-law (as amended) or any sign regulation in the Zoning By-law (as amended)
- Subdivision for the purpose of lot consolidation, lot line adjustment or road widening to meet City requirements
- Development of land where a Development Agreement associated with a Land Use Contract is in effect, provided the Agreement is consistent with the objectives of this Section
- Buildings for agricultural purposes.
- Duplexes only within any small-scale multi-unit housing zones.

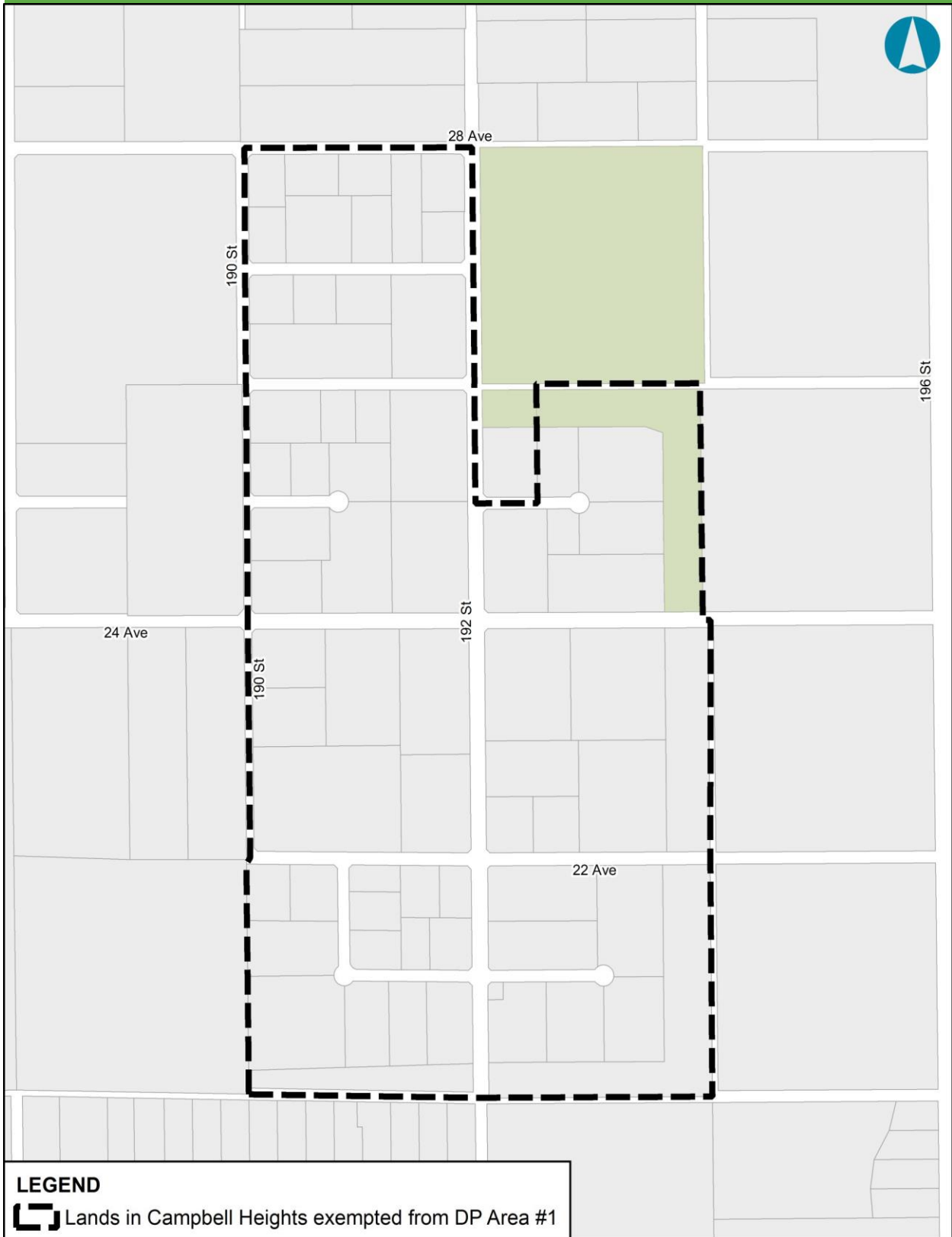
EXEMPTIONS (Commercial):

- Within an existing development already controlled by a Development Permit, new construction equal to or less than 470 sq m (5,000 sq ft) in area, or exterior building renovations, or any additions, provided that the new construction is compatible with the existing development in terms of materials, colours, form and character
- Exterior renovations, additions and/or site works located more than 100 m (328 ft) from any residential property and that is not visible from any road.

EXEMPTIONS (Industrial):

- Development including new buildings, exterior renovations, additions and/or site works that abut land only designated Industrial (and not any other designation) in the OCP (see Figure 3) AND that:
 - Ⓓ does not abut an arterial road or Provincial highway, OR
 - Ⓓ is not visible from an arterial road or Provincial highway, OR
 - Ⓓ is visible from an arterial road or Provincial highway BUT is located a minimum of 100 m away from those roads, OR
 - Ⓓ is located more than 100 m (328 ft.) from all Provincial Highways or arterial roads BUT does not fall within a business/industrial park.
- New buildings (limited to 470 sq. m (5,000 sq. ft. or less)) OR exterior renovations, additions and/or site works AND that are visible from an arterial road or Provincial highway AND that are located within 100 m from those roads ONLY IF they are compatible with existing on-site development already controlled by a Development Permit (e.g. materials, colours, and form and character).
- Lands illustrated in Figure 64 - Area of Campbell Heights Business Park.

DEVELOPMENT PERMITS
Figure 64. Campbell Heights Local Area Plan (cont.) Exemption Area



DEVELOPMENT PERMITS (cont.)

DP2: Hazard Lands

BL 18423
BL 18787

APPLICATION

Local Government Act Section 488 (1), Category (b):

Protection of Development from Hazardous Conditions

A Development Permit will be required prior to development activities for any of the following scenarios:

- ▣ Subdivision of land
- ▣ Land alteration or land clearing activity (includes, but is not limited to, removal of trees or shrubs with no limitation or specification to size, diameter or species)
- ▣ For STEEP SLOPES ONLY, construction of, addition to, or alteration of buildings or structures on all properties with a slope of twenty percent (20%) or greater, or
- ▣ For FLOOD PRONE AREAS ONLY, construction or, addition to, or alteration of buildings or structures on all properties within flood prone lands.

AREA

Development Permit Area #2, for the protection of development from hazardous conditions, is designated as follows:

- a) All parcels of property containing land with steep slopes a minimum gradient of twenty percent (20%) or more, or which are either within 10 m of the bottom or 30 m of the top of a slope that is a minimum of twenty percent (20%) gradient, as generally shown in Figure 65; and
- b) All parcels or property containing lands within the 200-year floodplain, as generally shown in Figure 66.

IMPLEMENTATION

Unless otherwise indicated, and in accordance with the Surrey Development Permit Procedures and Delegation Bylaw, as amended, authority to issue a Hazard Lands Development Permit is delegated to the Planning and Development Department for all applications except where accompanied by another application requiring City Council approval. Where a disagreement exists between the Planning Department and an applicant, authority to issue a Development Permit defaults to City Council.

JUSTIFICATION and OBJECTIVES

Lands subject to a variety of natural hazards are found within Surrey's boundaries. Principal among these hazards are steep slopes and lands possessing potentially unstable soil conditions and lands located in flood prone areas. By creating a Development Permit Area and corresponding Guidelines for these potentially hazardous areas, the City is protecting persons, property and the natural environment from hazardous conditions and is working to ensure measures are taken to address these conditions in conjunction with development.

DEVELOPMENT PERMITS_(cont.)

BL 18423

DP2: Hazard Lands _(cont.)

OBJECTIVES

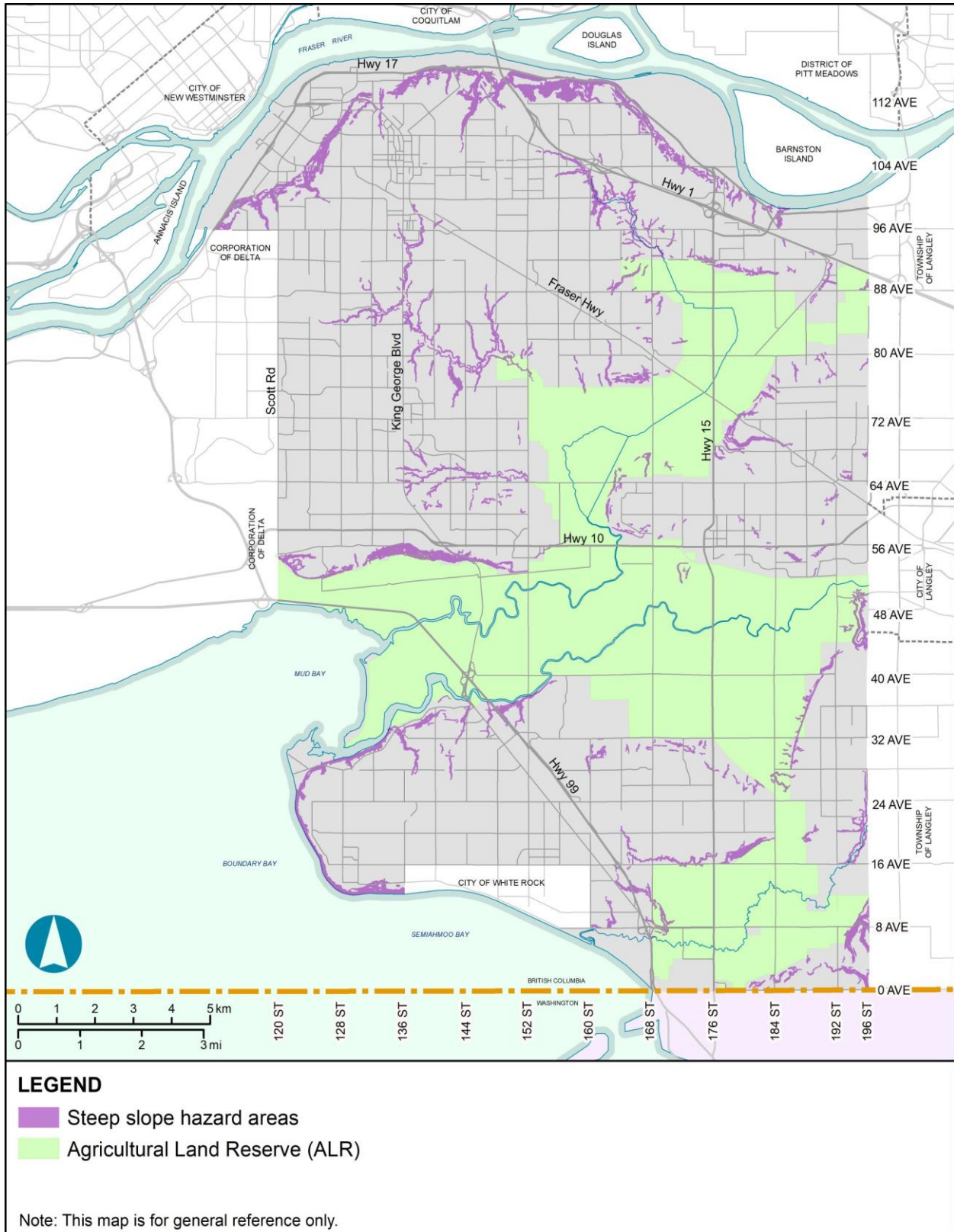
- a) The City of Surrey's objectives for establishing **STEEP SLOPE HAZARD** Development Permit Guidelines are to:
 1. Protect people, property and the natural environment from the consequences of natural hazards and from development on unsafe, unstable slopes and potentially hazardous areas in Surrey
 11. Prevent soil erosion in areas of unstable or potentially unstable slopes which pose hazards
 111. Promote development that respects the terrain, vegetation, drainage courses and constraints related to the hillside environment of the site
 - 1v. Maintain vegetative cover of steep slopes as a means to preventing erosion and unstable slopes
 - v. Promote the siting of buildings and other structures that are compatible with the steep slope context
 - v1. Ensure road design and anticipated uses provide for a safe environment and ease of on-going maintenance.
- b) The City of Surrey's objectives for establishing **FLOOD PRONE HAZARD** Development Permit Guidelines are to:
 1. Protect people, property and the natural environment from the consequences of natural hazards.

EXEMPTIONS

The following scenarios shall NOT require a Development Permit

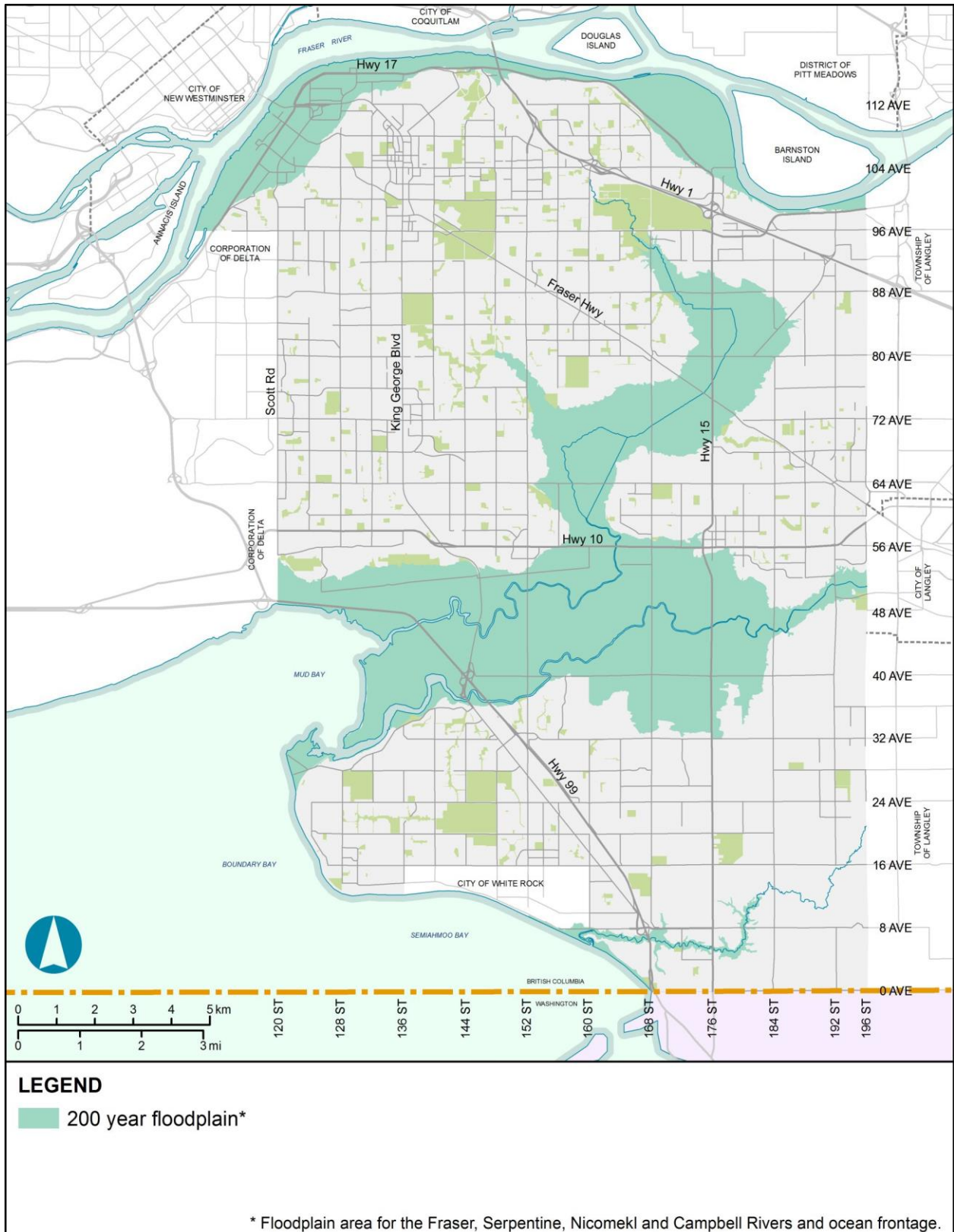
1. Emergency actions required to prevent, control or reduce an immediate threat to human life and safety and/or property
11. Interior renovations within an existing building footprint not resulting in any change to the external structure of a building or causing any disturbance to a site
111. Construction and/or maintenance of municipal operations or utility works and services undertaken or authorized by the City of Surrey
- 1v. Regular and general yard maintenance activities within an existing landscaped area, such as mowing lawns, planting vegetation, minor soil disturbances and pruning vegetation (according to *Surrey Tree Protection By-law*, as amended) that do not alter the general grade of the land or approved landscape buffers
- v. Construction of farm buildings and production of agricultural products, in accordance with normal farming practices, as defined in the *Right to Farm Act* as amended, for those lands within the Agricultural Land Reserve.
- v1. For Flood Hazards only, Single Family Dwelling construction on existing lots (excluding those with subdivision potential).
- v11. For Flood Hazards only, Single Family Dwelling construction within the Agricultural Land Reserve, where the Flood Construction Level (FCU is met and appropriately addressed with an approved Fill Permit.
- viii. Where information is provided that indicates, to the satisfaction of the General Manager, Planning and Development, that the proposed development will not disturb or affect portions of a property that are subject to hazardous conditions due to steep slopes or flood risk.

Figure 65: Steep Slope Hazard Lands Development Permit Area



BL 18787
BL 19364

Figure 66: Flood Prone Hazard Lands Development Permit Area



DP3: Sensitive Ecosystems

APPLICATION

Local Government Act Section 488, Category (a):

Protection of the Natural Environment, its Ecosystems and Biological Diversity

A Development Permit will be required prior to development activities for any of the following scenarios:

- ⇒ Subdivision of land
- ⇒ Construction, addition or alteration of a building or structure
- ⇒ Construction of roads and trails
- ⇒ Disturbance of soils, land alteration or land clearing
- ⇒ Installing non-structural surfaces with semi-pervious or impervious materials

AREA

Development Permit Area #3, for the protection of sensitive ecosystems, is designated as follows:

- all parcels of property where any portion of the property falls within 50 m of the Green Infrastructure Area, as shown in Figure 67; and
- all parcels of property where any portion of the property falls within 50 m of the top of bank of either one or both sides of a Class A, A/O or B stream containing fish habitat, as generally shown in Figure 68. Should a stream not illustrated in Figure 68 be identified, it is the responsibility of the applicant to contact the City of Surrey to determine whether or not the area in question falls within this Development Permit Area.

IMPLEMENTATION

Unless otherwise indicated, and in accordance with the Surrey Development Permit Procedures and Delegation Bylaw, as amended, authority to issue a Sensitive Ecosystem Development Permit is delegated to the Planning and Development Department except where the Development Permit application is accompanied by another application requiring City Council approval. Where the content of a Development Permit cannot be agreed upon between the Planning and Development Department and an applicant, authority to issue a Development Permit remains with City Council.

DEVELOPMENT PERMITS (cont.)

BL 18784

DP3: Sensitive Ecosystems

JUSTIFICATION

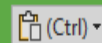
Lands of significant ecological value, including riparian areas, fall within Surrey's boundaries. The use of a Development Permit Area for these areas are justified as follows:

- a) Green Infrastructure Areas: Surrey's *Ecosystem Management Study* and *Biodiversity Conversation Strategy* (BCS) identify Surrey's sensitive ecosystem areas. These areas provide natural environment and ecosystem protection as well as biological diversity. The hubs, sites and corridors identified in the BCS provide a contiguous area of ecological importance because they function as habitat and movement systems for wildlife and other natural habitat preservation; offer increased biodiversity in urban areas; provide natural water storage and drainage; and act as natural purification systems that work to reduce erosion and sedimentation. The purpose of the Sensitive Ecosystem Development Permit Guidelines for Green Infrastructure is to ensure that the protection of these high quality plant communities and wildlife habitat areas occurs concurrently with development. Retaining large, contiguous sensitive ecosystem areas helps to retain habitat diversity and quality of life and provides for an overall healthy community for Surrey residents.
- b) Streamside Areas: Rivers, streams, lakes and ponds provide fish habitat and aquatic habitat for wildlife. Streamside areas, where in a natural state, have dense and structurally-complex vegetation that:
 - have high biodiversity and support a large number of vegetation and wildlife species;
 - contribute to the ecological health of the adjacent stream and its fish habitat;
 - prevent the loss of riparian land due to bank instability and soil erosion;
 - provide natural habitat;
 - provide natural corridor links between ecosystem hubs and sites throughout Surrey and neighbouring communities.

The purpose of establishing a Sensitive Ecosystem Development Permit Area for Streamside Areas is to:

- support development while ensuring these areas remain in a largely natural and undisturbed state;
- satisfy requirements of local government to ensure development compliance with the Riparian Areas Protection Regulation B.C. Reg. 376/2004; and
- Maintain the safe conveyance of stormwater following the City of Surrey's Natural Drainage Policy.

DEVELOPMENT PERMITS (cont.)



BL 18784

DP3: Sensitive Ecosystems

OBJECTIVES

The City of Surrey's objectives for establishing a Sensitive Ecosystem Development Permit Area for Green Infrastructure and Streamside Areas are to:

- a) Green Infrastructure Areas
 - Maintain and enhance ecosystems and critical habitat for at-risk species and generate opportunities that support and enhance biological diversity;
 - Integrate ecological systems and processes into urban areas and assess conservation values and enhancement priorities equally with land development, growth management and infrastructure planning; and
 - Identify and minimize the disturbance of development on the Green Infrastructure Network, as defined in Surrey's *Biodiversity Conservation Strategy*.

- B) Streamside Areas
 - Conserve, protect and enhance aquatic areas and associated riparian habitat;
 - Encourage ecosystem processes and biodiversity and ensure development activity does not encroach upon or alter riparian and aquatic habitats; and
 - Provide for: drainage maintenance access; potential public trails; beaver habitat accommodation; tree health; natural stream dynamics; and slope stability risk minimization.

EXEMPTIONS

The Following scenarios shall NOT require a Development Permit:

- i. Emergency actions required to prevent, control or reduce an immediate threat to human life and safety, the natural environment and/or property, as authorized by the General Manager, Engineering Department, or their designate.
- ii. Interior renovations within an existing building footprint not resulting in any change to the external structure of a building or causing any disturbance to a site.
- iii. Ecological restoration and enhancement projects authorized by the General Manager, Engineering Department or of the Parks, Recreation and Culture Department, or their designate.
- iv. Construction, maintenance or operation of municipal or public utility works and services.
- v. Regular and general yard maintenance activities within an existing landscaped area, such as mowing laws, pruning trees and shrubs (in accordance with Surrey Tree Protection Bylaw, as amended), planting vegetation and minor soil disturbances that do not alter the general grade of the land or existing approved landscaped buffers.
- vi. Permitted farm activity within the Agricultural Land Reserve (ALR).
- vii. Where there is an existing agreement with the Federal or Provincial governments and the proposed activities are consistent with those agreements.
- viii. Where information is provided, to the satisfaction of the General Manager, Planning and Development Department, that illustrates that portions of a property falling within the Sensitive Ecosystem Development Permit Area do not impact its objectives.

Figure 67: Green Infrastructure Development Permit Area

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 BL 19364
 BL 21104

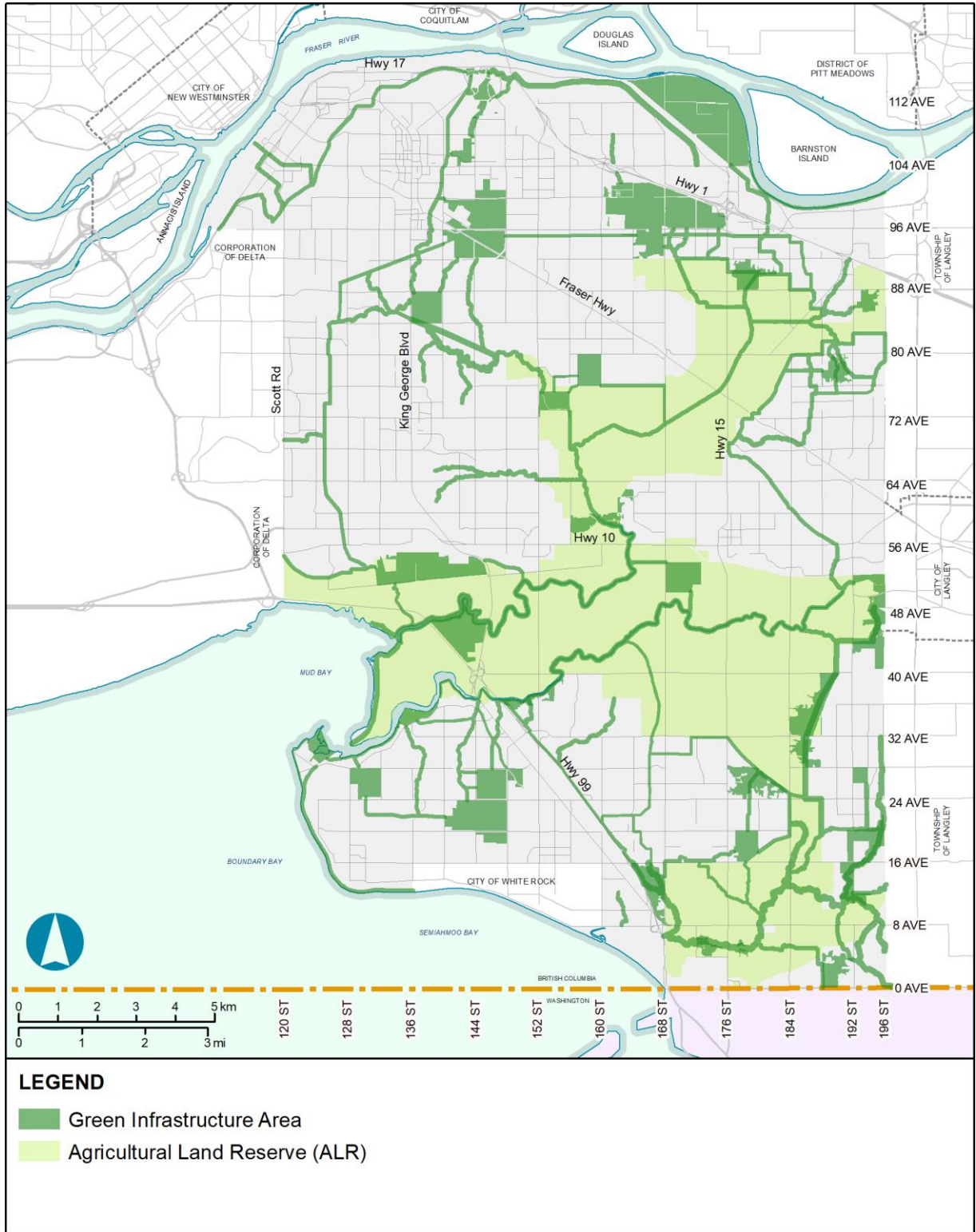
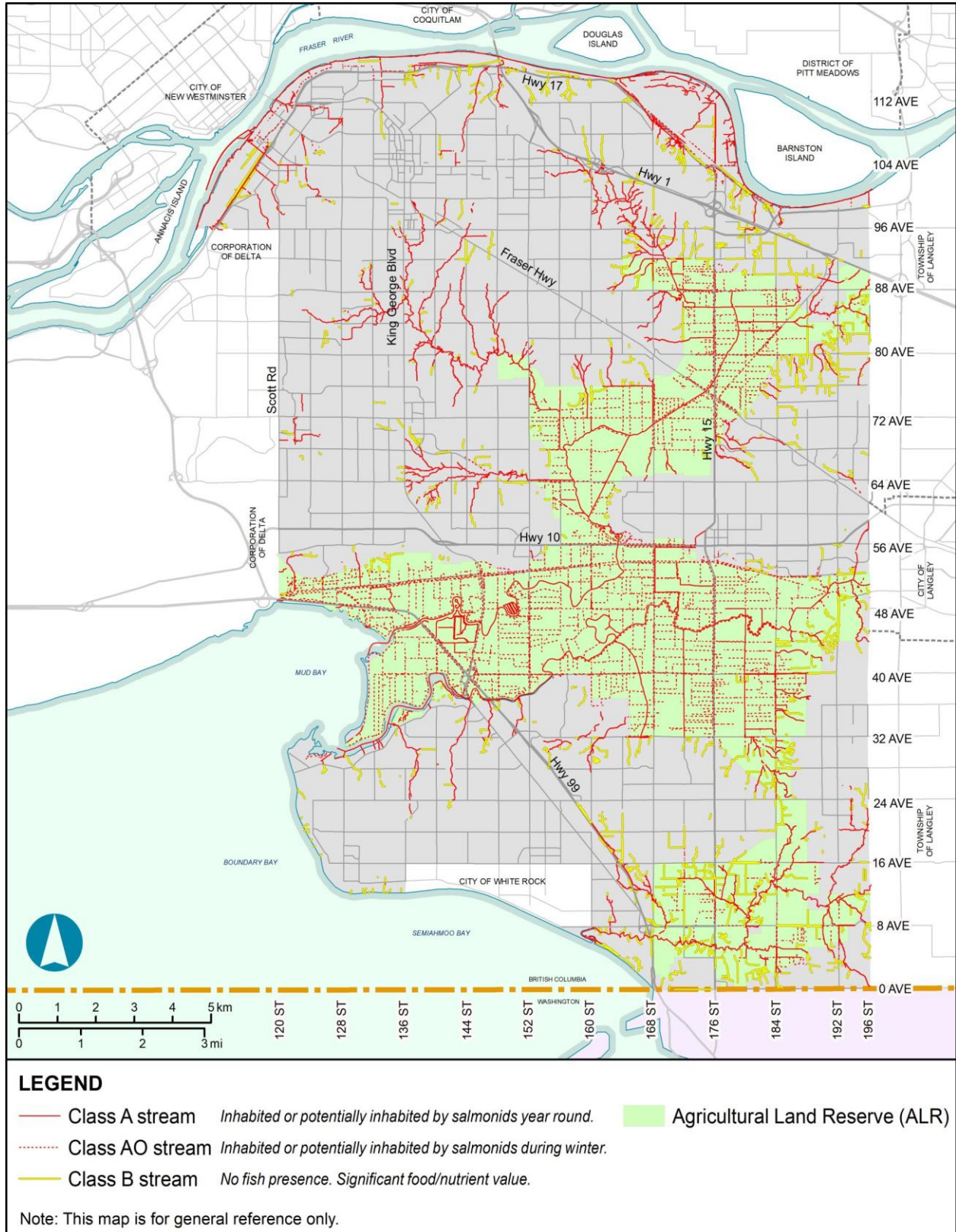


Figure 68: Streamside Development Permit Area



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BL 19364

LEGEND

- Class A stream *Inhabited or potentially inhabited by salmonids year round.*
- ⋯ Class AO stream *Inhabited or potentially inhabited by salmonids during winter.*
- Class B stream *No fish presence. Significant food/nutrient value.*
- Agricultural Land Reserve (ALR)

Note: This map is for general reference only.

DEVELOPMENT PERMITS (cont.)

BL 18423
BL 18787

DP4: Farming Protection

APPLICATION

Local Government Act Section 488 (1), Category (c):

Protection of Farming

A Development Permit shall be required for any improvements to a property, including new construction, building alterations, site works, landscaping or subdivision, for all commercial, industrial, institutional or residential development.

AREA

Any commercial, industrial, institutional or residential development within Surrey that directly abuts land within the Agricultural Land Reserve (ALR) and/or that falls within 50 m of the ALR boundary, (see Figure 69), is designated Development Permit Area #4 for the protection of farming in Surrey.

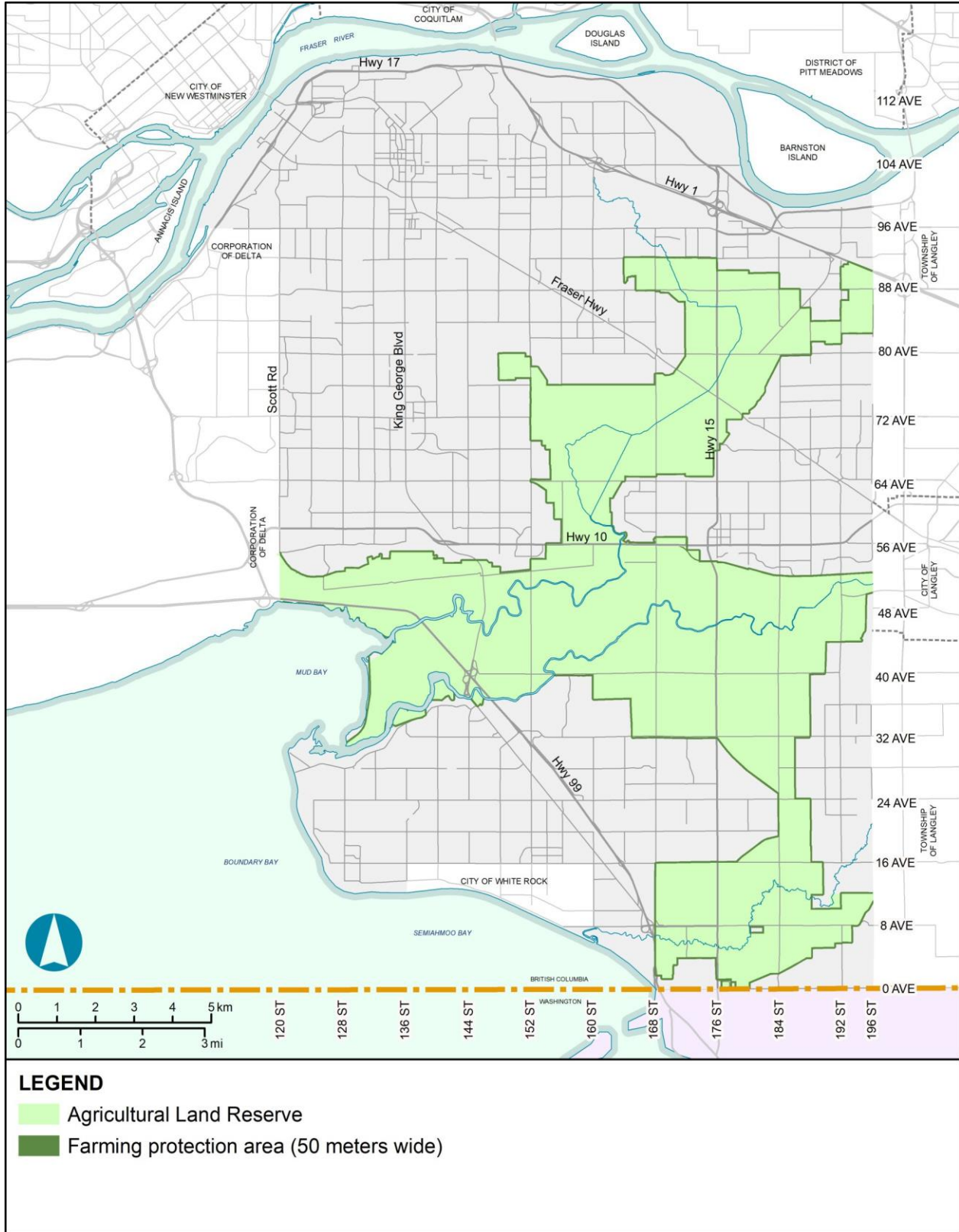
IMPLEMENTATION

Unless otherwise indicated, and in accordance with the Surrey Development Permit Procedures and Delegation Bylaw, as amended, authority to issue a Farm Protection Development Permit is delegated to the Planning and Development Department for all applications, except where accompanied by any other type of development application. Where a disagreement exists between the Planning and Development Department and an applicant, authority to issue a Development Permit defaults to City Council.

JUSTIFICATION

Agriculture is a prominent land use in Surrey, is a vital, sustaining component of the local economy, is part of Surrey's heritage and future, and accounts for a significant portion of BC's agricultural output. Lands falling within the Agricultural Land Reserve are deemed to be appropriate for agricultural production based on soil suitability, topography, and other factors. Agricultural lands are at risk from encroachment by non-agricultural uses on adjoining or nearby lands and the continued urban growth of Surrey creates the potential for land use conflicts along urban/agricultural boundaries. By creating a Development Permit area along the boundary of the Agricultural Land Reserve, the City is supporting the minimization of conflicts between urban areas and farming activities along the agricultural-urban interface.

Figure 69: Farming Protection Development Permit Area



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DEVELOPMENT PERMITS (cont.)

BL 18423

DP4: Farming Protection (cont.)

OBJECTIVES

The City of Surrey's objectives for establishing Agricultural Development Permit Guidelines are to:

- a) Encourage the development of effective landscape buffers along the boundary of Agricultural land Reserve (ALR) designated lands
- b) Adjust urban densities and buildings along the urban side of the (ALR) border to allow for better management and maintenance of Agricultural buffers.
- c) Encourage open space creation, wildlife management and habitat protection along the urban side of urban-agricultural interface areas to minimize the impact on farm activities.

EXEMPTIONS

The following development scenarios do not required a Development Permit:

- a) Replacement or addition to a building where it does not *adversely impact* (to the satisfaction of the General Manager of Planning and Development) agricultural uses or normal farm practices (existing or future) of ALR areas

NOTE: *Adverse Impacts* can include, but are not limited to, the following:

Drainage—when development creates flooding, erosion or siltation damage and reduced groundwater levels that prohibit agricultural irrigation

Irrigation—when development contaminates water supplies used for agricultural irrigation

Transportation and Traffic—when development restricts access to farmland or prevents farm vehicle movement on local roads

Land Uses—when development adds sensitive uses adjacent to agricultural land without proper attention to screening or buffering

- b) Replacement of a building that has been destroyed by fire or natural causes, in cases where the replacement building is identical to the original in location, floor area and height
- c) Interior/exterior building alterations that do not expand the existing building foundation
- d) Construction, additions or alterations not exceeding 30 sq. m (323 sq. ft.) where no variances of the Zoning By-law are required
- e) Landscaping and normal yard maintenance that does not affect a landscape buffer planted in accordance with these Development Permit Guidelines
- f) Where information is provided, to the satisfaction of the General Manager of the Planning and Development Department, that illustrates that the proposed development will not adversely impact farming or farming buffers used to protect farming.

II(e). IMPLEMENTATION INSTRUMENTS

BL 18423

Authority and Purpose

The *Local Government Act* (Sections 484—487) (as amended) authorizes municipalities to designate Development Approval Information Areas within its Official Community Plan in order to gather or obtain information on the anticipated impact of a proposal on the community. Development Approval Information may be collected for: Rezoning, Subdivision, Official Community Plan Amendments, Temporary Use Permits and/or Development Permits Applications.

Area

The following Development Approval Information Areas are established for Surrey:

DAI Area #1:

The entire City of Surrey is designated as Development Approval Information Area #1 for the purposes of obtaining information related to the anticipated impact of development on the City's infrastructure, transportation systems, ecosystems, community facilities and community services.

Objectives

Development Approval Information can be requested by the City to ensure that:

- * Appropriate studies and technical information are provided by the applicant in order for the City of Surrey to evaluate the development and
- * New development meets the intent of the Official Community Plan's objectives and policies and other City Bylaws.

Process

Development Approval Information Areas can be used for development based the policies established in this Section. Reports or studies required by the City shall be prepared at the applicant's expense and by an appropriately Qualified Professional. The City of Surrey reserve the right to require a peer review of a Qualified Professional's report.

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DEVELOPMENT APPROVAL INFORMATION AREAS (cont.)

BL 18423

Policies

The types of plans and studies that may be required for development in Surrey include, but are not limited to, the following:

- * Land use plan
- * Environmental assessment and mitigation plan (prepared by a Qualified Environmental Professional)
- * Traffic Impact Assessment (prepared by a Professional Engineer) referencing roads, transit, cycle and pedestrian routes, and parking areas and identifying any transportation improvements or necessary mitigative measures
- * Hydrological assessment of drainage patterns and proposed stormwater management facilities (prepared by a Professional Engineer)
- * Geotechnical Stability Assessment (prepared by a Qualified Professional Engineer or Geoscientist)
- * Engineering studies identifying infrastructure requirements and impacts and, if necessary, any proposed improvements to this infrastructure
- * Studies on the impacts of public facilities and community services (e.g. schools, libraries, parks, recreation centres, fire protection, police offices, emergency services, etc.)
- * Assessment of impacts on adjacent areas or public lands, lighting, noise and visual impacts and proposed means of buffering or mitigating impacts
- * Plans indicating proposed land uses, including the allocation of uses, density, parks, open space or other amenity contributions and the proposed sequence of development, among parcels where multiple parcels and/or owners are involved in a comprehensive development
- * Assessment of economic costs and benefits, including employment benefits, Development Cost Charges and tax impacts, public infrastructure costs and benefits of any proposed development and may include a market analysis to demonstrate the demand for and feasibility of the development
- * Studies required to address other issues that may be identified by Surrey City Council.

II(f). IMPLEMENTATION INSTRUMENTS

BL 18423

Overview

The City of Surrey develops and maintains Master Plans and Strategies on a wide range of issues and subjects to provide focused policy in various aspects of community development. These Master Plans and Strategies contain policy and action recommendations that are consistent with the Official Community Plan and that implement the general directions of the OCP in a more detailed manner.

Current Council-approved Master Plans and Strategies include, but are not limited to:

- * Crime Reduction Strategy
- * Agricultural Protection and Enhancement Strategy
- * Employment Lands Strategy
- * Environmental Management Strategy
- * Biodiversity Conservation Strategy
- *
- * Walking Plan
- * Cycling Plan
- * Greenways Master Plan
- * Parks, Recreation and Culture Strategic Plan
- * Cultural Plan
- * Public Art Master Plan
- * Heritage Strategic Review
- * Plan for the Social Well-Being of Surrey Residents
- * Affordable Housing Strategy
- * Community Energy and Emissions Plan
- * Surrey Climate Adaptation Plan

Engineering Services

Surrey maintains an *Engineering Servicing Plan* (as amended) that identifies engineering infrastructure projects required to support the growth and development envisioned in the OCP over a 10-year period. The *Servicing Plan* identifies the estimated capital funding required to undertake these projects as well as the classification of relative timing within the 10-year period. The City's Development Cost Charges By-law, as amended, identifies the source of capital funding required to implement the 10-year *Servicing Plan*, including the amount and percentage of project funding derived from Development Cost Charges levied on development.

II(g). IMPLEMENTATION INSTRUMENTS

Design guidelines included in the Development Permit Form and Character Guidelines of this Official Community Plan may be supplemented by additional design guidelines established in Secondary Plans, including, but not limited to, Neighbourhood Concept Plans, Town Centre Plans and Local Area Plans.

The Guidelines documents referenced in this Section are to be applied to development in addition to the Development Permit Guidelines established within this Official Community Plan.

Supplementary Areas

Supplemental design guidelines to this OCP included within separate publications include:

- * Form and Character Guidelines for the Crescent Beach Commercial Area
- * Cloverdale Town Centre Plan
- * Newton Cultural Commercial District
- * Douglas
- * Fleetwood Town Centre Plan
- * Campbell Heights Industrial Park Design Guidelines.

III. OCP MONITORING AND REVIEW

BL 18423

The City of Surrey reviews and evaluates progress towards achieving the goals and objectives of the OCP on an on-going basis by using annual reports on key indicators and major 5-year reviews and amendments, as needed.

Annual Report

The OCP Annual Report updates Council on key measures including:

- * Population growth and demographic changes
- * Housing development and availability
- * Commercial, industrial and mixed-employment development
- * Land supply and development capacity in Secondary Plan areas
- * Economic, social and environmental indicators
- * Sustainable development indicators (see Figure 70)
- * Services and infrastructure development.

Major Five-Year Review

Every five years, a major review of the Official Community Plan will be initiated, involving extensive public consultation. This review may result in amendments to the Plan to meet emerging trends and planning issues. The next major review of this OCP is expected to take place in 2018.

Incremental Amendments

This OCP may be amended by By-law as needed, in response to senior government requirements, proposed land use changes related to development applications, or to maintain consistency with approved Secondary Plans, Council Policies, Master Plans and Strategies and/or capital works programs.

Applications for an amendment to the OCP, including the Land Use Designation Map (see Figure 3), shall indicate which significant community benefit will be established as a result of the OCP changing to accommodate a development proposal. Significant community benefit is defined as: an immediate, tangible benefit such as affordable housing, community amenity, environmental protection or enhancement, park land or significant public space, or any other community benefit identified by Council. These items exclude from consideration increases in property assessment of taxes and private economic benefits associated with new development.

IV. SUSTAINABLE DEVELOPMENT INDICATORS

The Annual Report on OCP Implementation includes key indicators related to the sustainable development of the City. The purpose of reporting on these indicators is to monitor and track progress toward the achievement of key goals and objectives of the OCP.

Examples of key indicators that are linked with elements of the OCP Vision Statement are shown in Figure 70.

Figure 70: Sustainability Development Indicators

Compact and Connected City

1. Population density in Urban, Multiple Residential, Commercial, Town Centre and CBD designations
2. Percent multi-family housing units (annual and cumulative)
3. Percent new development in Town Centres, City Centre and Frequent Transit Development Areas (FTDA)
4. Percent transportation mode for trips by walking, cycling and transit

Complete City

5. Percent dwelling units within 400 m of parks and greenways
6. Percent agricultural land in production
7. Percent non-residential tax base (and percent annual non-residential construction value)
8. Full Time Equivalent (FTE) attendance at post-secondary institutions in Surrey
9. Ratio of Local Jobs—to—Labour Force

10. Annual attendance at cultural facilities (library, art and heritage)

11. Percentage of all residential units located within 400 m of one, two or three of the following amenities: a) Frequent transit stop; b) Grocery store; c) Elementary school

Green and Resilient City

12. Percent of tree canopy coverage in non-agricultural designations
13. Percent of Green Infrastructure Network in public ownership
14. Per capita non-agricultural greenhouse gas emissions (compared to 2007 benchmark levels)
15. Percent waste diverted from landfill

Safe, Inclusive and Healthy City

16. Violent crime rate per 1,000 residents
17. Ratio of Median Rent—to—Median Income
18. Licensed childcare spaces per capita
19. Annual visits to City recreation centres

V. DEFINITIONS

BL 18423

Accessible Community

Refers to ensuring there is accessibility for all ages within community infrastructures and built environments, including linking with municipal governments to make sure families with young children, those living with special needs or challenging mental or physical health issues are carefully considered in community planning processes.

Adaptable Design

Refers to building features, particularly housing features intended for use by people with disabilities or those who are limited in mobility. Adapting a space beyond current Building Code requirements enables people to create livable homes where they can live and thrive independently.

Affordable Housing

Rental or owned housing provided to low income households who have an affordability problem (pay in excess of 30% of their income on housing) and earn less than the median income for Surrey. Is subsidized by senior levels of government or by a non-profit agency which enables rents to be provided below-market rates on a 'geared to income' basis. Are typically publicly owned or owned and operated by a non-profit agency. Does not include shelters or transitional housing.

Biodiversity

The variety of species and ecosystems on earth and the ecological processes of which they are a part-including natural ecosystems, living species and other components that provide genetic diversity.

Buffer

A strip of land or neutral area designed to protect the natural environment or an identified resource from undesirable encroachment such as development of recreational uses.

Connectivity

A state or measure of spatial linkage, continuity or association between two or more distinct locations.

Corridor

A band of vegetation or strip of land that provides connectivity between distinct patches of habitat on the landscape and permits the movement of plant and animal species between what would otherwise be isolated patches.

Crime Prevention Through Environmental Design (CPTED)

A pro-active approach that seeks to reduce or eliminate opportunities for crime through the incorporation of design principles at the conceptual to detailed design stages of building, site and public realm projects. (e.g. "Eyes on the Street" - refers to designing street frontages and buildings with windows to provide surveillance over spaces).

Ecosystem Management

An approach to Environmentally Sensitive Areas (ESAs) that focuses on ecological values and ensures that areas of ecological significance are protected and enhanced (e.g. wetlands, habitat reservoirs, wildlife corridors and areas with unique flora and fauna).

Environmentally Sensitive Area (ESA)

Comprised of environmentally sensitive and unique natural areas such as watercourses, cliffs, benchlands, escarpments, forests, geological features, wildlife, wetlands and grasslands.

V. DEFINITIONS (cont.)

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Environmentally Valuable Resource

Where all the features, places and species present enhance the biodiversity of an area; range in size from small patches to extensive landscape features; can include rare or common habitats, plants and animals; require special management attention to protect fish and wildlife resources, other natural systems or processes and/or historical, cultural or scenic values.

Food Security

When a community's residents have access to safe, affordable, culturally-acceptable, nutritionally-adequate diets through a system that maximizes community self-reliance, environmental sustainability and social Justice

Fragmentation

A process whereby large contiguous ecosystems are transformed into one or more smaller patches surrounded by disturbed areas.

Greenhouse Gas (GHG)

Refers to an atmospheric gas that contributes to the greenhouse effect by absorbing infrared radiation produced by solar warming of the Earth's surface.

Green Infrastructure/Development

A type of infrastructure that uses elements of the natural environment to replace or supplement traditional infrastructure, such as drainage, sewers and water that contributes towards sustainable resource management; a network of facilities that can include parks, local woodlands, gardens, greenway corridors, streams, street trees and built structures such as green roofs.

Habitat

The natural abode of a plant or animal, including all biotic, climate and edaphic (plant communities distinguished by soil conditions rather than by climate) factors affecting life.

Mixed-Use Development

Development that incorporates multiple uses within a building or site; can be a combination of residential, commercial, office, institutional and low-impact industrial uses; allows for a range of needs to be met in one location reducing travel between different locations for housing, employment and services.

Natural Areas

Areas with significant flora and fauna (fish, terrestrial wildlife and bird habitats) and connecting corridors (ravines, treed areas, open fields and bodies of water)

Net-Zero

Refers to achieving an overall balance between emissions produced and emissions taken out of the atmosphere.

Pedestrian-Oriented Space

Areas which promote visual and pedestrian access onto a site and which provides pedestrian-oriented amenities and landscaping to enhance the public's use of a space for passive activities.

Performance-Based Standards

The use of goal-oriented criteria to establish review parameters for proposed land use plans or development projects that help provide flexibility to the development process.

Streetscape

The visual character of a street, as determined by various elements such as structures, greenery, open space, views, etc.

Sustainable Development

Development that balances human need with environmental protection so that human and environmental needs can be met in the present and into the indefinite future.

V. DEFINITIONS (cont.)

Transitional Housing

Short-term housing for people who, in addition to needing affordable housing, need non-housing support services including meals, housekeeping, medical care, counseling and skills training to enable them to maintain occupancy in permanent housing; may be funded by a variety of provincial programs, including health, social and corrections-based programs.

Transit-Oriented Development (TOD)

Residential, commercial and mixed-use centres designed to maximize access by transit and non-motorized transportation modes, particularly walking and cycling; ideally provides a wide range of local services in order to reduce the need for using private automobiles.

Universal Design

The principle that products or designs should be developed with built-in features and flexibility that enables use by all people regardless of age and ability, at no additional cost.

Watercourse

Includes a natural depression with visible banks, or wetlands with or without visible banks, which contain water at some time; includes any lakes, rivers, streams, creeks, springs, swamps, gulches or surface sources of water whether containing fish or not; includes intermittent streams; includes surface drainage works which are inhabited by or provide habitat for fish.

Wetlands

An area of land consisting of soil that is saturated with moisture, such as a swamp, marsh or bog.

VI. DEVELOPMENT PERMIT AREAS AND GUIDELINES