



# INTRODUCTION





# ROLE OF THE OFFICIAL COMMUNITY PLAN

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An Official Community Plan (OCP) is comprised of objectives and policies that set out a local government's long-term plan for community development. In British Columbia, authority for adopting an OCP is granted through the *Local Government Act* (LGA). Part 26 of the LGA provides the framework for preparing and adopting an OCP and outlines both required and optional content.

The LGA (Section 473) requires an OCP to show the approximate location and extent of future residential, commercial, industrial, agricultural and institutional land uses. It also requires illustrating where sand and gravel resources are located, where transportation, sewer and water infrastructure exists and is intended to be installed, where schools and public facilities are planned and where there are restrictions on the use of land that is environmentally sensitive and/or subject to hazardous conditions. An OCP must also contain policy statements on the provision of affordable and rental housing, housing for persons with special needs and targets and policies relating to the reduction of community-wide greenhouse gas (GHG) emissions. Lastly, a Regional Context Statement, indicating how OCP policies are consistent with a region's Regional Growth Strategy (RGS), is a required element of an Official Community Plan.

The LGA enables governments to include policies related to a wide range of issues including: transportation, agriculture, the natural environment, parks and recreation, social services and social development. The LGA also stipulates that a local government is not obligated to implement or enact the content contained in an OCP, however, by-laws or policies adopted after an OCP is completed must be consistent with it, otherwise the OCP must be amended.

*PlanSurrey 2013* is established by by-law as the Official Community Plan for Surrey. This OCP has been prepared and adopted in accordance with the LGA, including requirements regarding public and agency consultation.

BL 18787

# The Sustainability Charter

In 2008, the City of Surrey endorsed the first *Sustainability Charter* as a guiding document intended to direct the corporate operations of the City as well as the evolution of the community towards sustainability. In 2016, an updated *Sustainability Charter 2.0* was endorsed by Council to continue to function as an overarching policy document focusing on a vision for Surrey that articulates a thriving, green, inclusive city, organized around eight community themes for a more holistic way of looking at sustainability and the interconnectedness of community systems.

The plans and policies contained in this Official Community Plan are set within the overall framework of the *Sustainability Charter* and are consistent with its principles and goals. The OCP sets out an overall vision of a sustainable future for Surrey over the next 30 years in terms of urban development, the provision of civic facilities and amenities, transportation and infrastructure, environmental stewardship, economic development, social and cultural development.

Figure 1: Sustainability Charter Structure



Goals within Surrey's Sustainability Charter are categorized according to eight overlapping community themes. Each theme has an overarching goal, followed by the Desired Outcomes the community wants to see looking ahead to the year 2058.

# Official Community Plan Layout

The OCP is organized into the following sections:

## Planning Context

sets out the major planning challenges that provide the context for the plans and policies contained in the OCP.

## Vision

describes the vision of the City's future and guides the OCP's specific plans and policies.

## Land Uses and Densities

shows the location of and describes the intent of the various OCP land use designations, along with the general densities and development considerations associated with them.

## Themes, Objectives and Policies

contains planning objectives and policies on a range of community development subjects, organized around six themes. The first three themes relate to the physical structure of the City: Growth Management, Centres, Corridors and Neighbourhoods and Infrastructure and Facilities. The last three themes relate to the sustainable development and management of Ecosystems, Economy and Society and Culture.

## Regional Context Statement

contains the Regional Context Statement which describes the relationship between the OCP and the Metro Vancouver *Regional Growth Strategy*, as required by the *Local Government Act*.

## Implementation

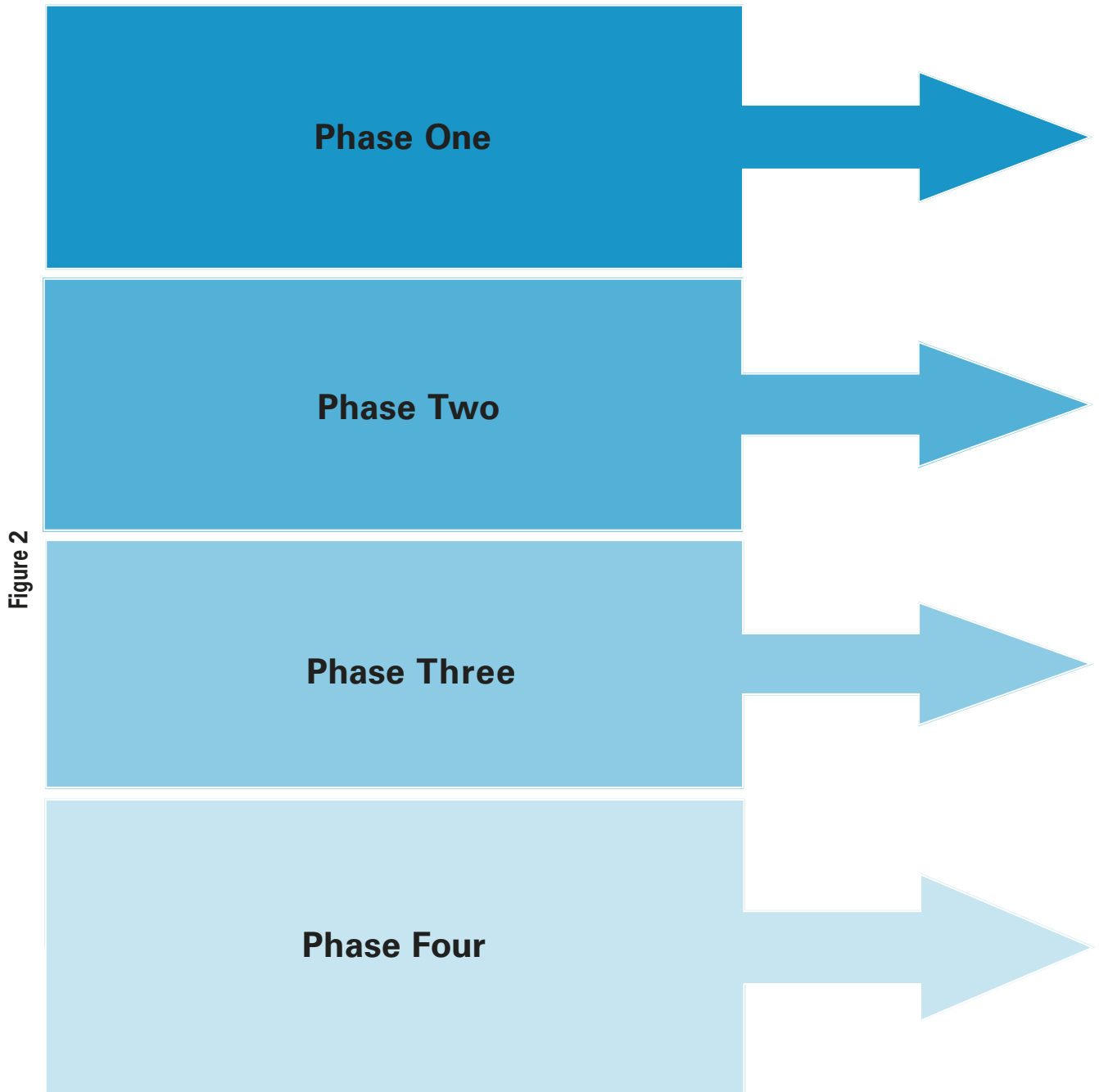
indicates how the objectives of the OCP are implemented, including the relationship of the OCP to other City plans and strategies; the definition, justification and requirements related to Development Permits; the authorization of Temporary Use Permits; and the monitoring of how well the OCP is directing the future growth and evolution of Surrey.



Surrey vistas.

## PlanSurrey 2013: OCP Process

PlanSurrey 2013: The Official Community Plan was prepared through a process of community consultations including direction provided by an extensive list of City advisory committees, community associations and stakeholder groups. Specialized technical assistance was also provided by internal City staff on an as-needed basis throughout the entirety of the process. The chronology of the PlanSurrey 2013 process is outlined in Figure 2 below:



In accordance with *Local Government Act* Section 477 PlanSurrey 2013: Official Community Plan, has also been prepared in conjunction with the following documents:

- ⇒ City of Surrey Financial Plan
- ⇒ Metro Vancouver Integrated Liquid Waste Resource Management Plan, and
- ⇒ Metro Vancouver Integrated Solid Waste and Resource Management Plan.

## BACKGROUND RESEARCH AND ISSUES ANALYSIS

- Consulted with City Advisory Committees
- Consulted with Key Community Stakeholders
- Consulted with all City Departments
- Held Community Open Houses in North, Central and South Surrey to review OCP vision and issues
- Reported to Council on findings

## ALTERNATIVES IDENTIFICATION AND EVALUATION

- City Council workshop/City staff workshop
- Met with City Advisory Committees
- Hosted an Intergovernmental Agency Meeting
- Hosted Technical Working Group Meetings
- Updated Report to Council

## PLAN DRAFTED

- Draft Plan Prepared
- Realigned Existing OCP into new format
- Maps upgraded/Development Permit Areas overhauled
- Circulated draft OCP to Process Participants for Review and Comment
- Met with Stakeholders and City Advisory Committees

## FINALIZE THE PLAN

- Held City-wide Public Open House to Review OCP Draft
- Sent Final Update Report to Council
- Held Public Hearing and By-law Readings
- Received Metro Vancouver Approval of Regional Context Statement
- Received Final Adoption, Finalized All Edits, Printed and Circulated Final Document

