PLANSURREY2013

BYLAW NO. 18020
20 OCTOBER 2014

OFFICIAL COMMUNITY PLAN

CITY OF SURREY

City of Surrey

Official Community Plan

Bylaw No. 18020

(Adopted October 20, 2014)

Unless otherwise indicated, photographs and sketches in this document are used for reference or illustrative purposes only and can be changed from time to time without requiring an Official Community Plan Amendment.

Copies of this Bylaw may be viewed on our website at www.surrey.ca/ocp or at:

City of Surrey 13450 -104 Avenue Surrey, BC V3T 1V8

Consolidated Amendment Date: September 23, 2024

THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY.
The City of Surrey does not warrant that the information contained in this consolidation is current. It is the responsibility of the person using this consolidation to ensure that it accurately reflects current bylaw provisions.

A list of amendments adopted by Council can be found on the preceding pages.

CITY OF SURREY

BYLAW No. 18020

A By-law to adopt an Official Community Plan for the City of Surrey

WHEREAS pursuant to the provisions of Section 472 of the *Local Government Act,* being Chapter 1 of the Revised Statutes of British Columbia, as amended from time to time, Council may, by bylaw, adopt a Community Plan as an Official Community Plan;

AND WHEREAS the goals of the Official Community Plan reflect the future vision for Surrey;

AND WHEREAS the City Council deemed it necessary for orderly, sustainable, economical growth and development, to adopt an Official Community Plan;

AND WHEREAS the Official Community Plan was prepared with input from the general public through Open Houses, Public Information Meetings, Stakeholder Workshops, Focus Groups, and On-line and Written Communication;

AND WHEREAS pursuant to the provisions of Section 477 of the said *Local Government Act,* in preparing the Official Community Plan, and after First Reading, City Council has given consideration, in sequence, to tis most recent Financial Plan, the *Agricultural Land Commission Act,* Waste Management Plan and Economic Strategy Plan to ensure consistency between them and the Official Community Plan;

AND WHEREAS pursuant to the provisions of Section 475 of the said *Local Government Act,* Council gave notice to adjoining municipalities, prescribed government agencies and Metro Vancouver;

NOW THEREFORE the City Council of the City of Surrey, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as the "Surrey Official Community Plan Bylaw, 2013, No. 18020"

2. The "Surrey Official Community Plan By-law, 1996, No. 12900" and all amendments and resolutions related thereto are hereby repealed.

3. Council hereby adopts as its Official Community Plan the document entitled "PlanSurrey 2013: Official Community Plan", a copy of which is attached hereto as "Schedule A" and made part of this bylaw.

PASSED FIRST READING on the 16th day of December, 2013

PASSED SECOND READING on the 16th day of December, 2013

PUBLIC HEARING HELD thereon the 31st day of March, 2014

PASSED THIRD READING AS AMENDED, on the 20th day of October, 2014.

RECONSIDREED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 20th day of October, 2014.

MAYOR

CLERK

h.\clerksl by - laws\bylaw library \adopted \J8000\J8000\byl•80>o.docx

BYLAW AMENDMENTS

ADOPTION DATE	BYLAW NO.	TYPE	DETAILS
December 1, 2014	18204	Map	Figure 3: General Land Use Designations
December 15, 2014	17788	Map	Figure 3: General Land Use Designations
January 12, 2015	18265	Map	Figure 3: General Land Use Designations
February 2, 2015	17868	Map	Figure 3: General Land Use Designations
March 23, 2015	17981	Map	Figure 3: General Land Use Designations
"	18376	Map	Figure 3: General Land Use Designations
"	18272	Map	Figure 3: General Land Use Designations
"	18152	Map	Figure 3: General Land Use Designations
"	18333	Map	Figure 3: General Land Use Designations
April 27, 2015	18423	Text	Tables and Figures
"	"	Text	Land Uses and Densities
"	"	Map	Figure 3: General Land Use Designations
"	"	Map	Figure 4: Secondary Plan Areas
"	"	Map	Figure 5: Suburban Density Exception Areas
"	"	Map	Figure 6—Deleted
"	"	Text	Theme B: B6 General
"	"	Text	Theme C: C2 Walking
"	"	Text	Theme D: D1 General; D4 Energy Supply
"	"	Map	Figure 42: Major Employment Areas
"	"	Map	Figure 63: Secondary Plan Areas
"	"	Text	Implementation II (a): Secondary Plans
"	"	Text	Implementation II (d): Development Permits
"	"	Text	Implementation II (e): Development Approval
"	"	Text	Implementation II (f): Master Plans and Strategies
"	"	Text	Implementation III: OCP Monitoring and Review
"	"	Text	Implementation V: Definitions
"	"	Text	DP2: Hazard Lands Development Permit Area
"	"	Text	DP4: Farm Protection Development Permit Area
May 25, 2015	18447	Map	Figure 3: General Land Use Designations
July 13, 2015	18405	Map	Figure 3: General Land Use Designations
July 27, 2015	18267	Map	Figure 3: General Land Use Designations
September 28, 2015	18491	Map	Figure 3: General Land Use Designations
November 2, 2015	18498	Map	Figure 3: General Land Use Designations
"	"	Map	Figure 4: Secondary Plan Areas
"	"	Map	Figure 63: Secondary Plan Areas
November 16, 2015	18373	Map	Figure 3: General Land Use Designations
November 16, 2015	18431	Map	Figure 3: General Land Use Designations
July 25, 2016	18713	Map	Figure 3: General Land Use Designations
July 25, 2016	18496	Map	Figure 3: General Land Use Designations

BYLAW AMENDMENTS

ADOPTION DATE	BYLAW NO.	TYPE	DETAILS
July 25, 2016	18657	Map	Figure 3: General Land Uses and Densities
September 12, 2016	18316	Map	Figure 3: General Land Uses and Densities
September 12, 2016	18784	Text	Implementation II (d): Development Permits
"	"	Text	Implementation II (d): DP3 Sensitive Ecosystems
"	"	Map	Figure 67: Green Infrastructure Development
"	"	Map	Figure 68: Streamside Development Permit Area
"	"	Text	DP3: Sensitive Ecosystems
October 24, 2016	18546	Map	Figure 3: General Land Uses and Densities
December 5, 2016	18312	Map	Figure 3: General Land Uses and Densities
February 6, 2017	18683	Map	Figure 3: General Land Uses and Densities
February 20, 2017	18610	Map	Figure 3: General Land Uses and Densities
March 6, 2017	18468	Map	Figure 3: General Land Uses and Densities
"	18613	Map	Figure 3: General Land Uses and Densities
April 3, 2017	18748	Map	Figure 3: General Land Uses and Densities
"	18651	Map	Figure 3: General Land Uses and Densities
May 8, 2017	18928	Map	Figure 3: General Land Uses and Densities
"	"	Map	Regional Context Statement: Figure 51: Regional Growth Strategy Land Use Designations
May 29, 2017	18787	Text	Tables and Figures
"	"	Text	Introduction
"	"	Map	Figure 3: General Land Uses and Densities
"	"	Map	Figure 4: Secondary Plan Areas
"	"	Text	Urban Designation
"	"	Text	Multiple Residential Designation
"	"	Text	Commercial Designation
"	"	Map	Figure 12: Fleetwood Town Centre Densities
"	"	Text	Add Table 7a: Land Use Designation Exceptions
"	"	Text	Theme A: A2 Accommodating Higher Density
"	"	Text	Theme B: B3 Land Use and Density
"	"	Map	Figure 34: Greenways Network
"	"	Map	Theme D; D2 Hazard Lands
"	"	Map	Figure 38: Steep Slops Hazard Map
"	"	Map	Figure 42: Major Employment Areas
"	"	Text	Theme F: F3 Affordable Housing
"	"	Map	Figure 63: Secondary Plan Areas
"	"	Text	Implementation: DP1
"	"	Text	Implementation: DP2
"	"	Map	Figure 65: Steep Slope Hazard Land
"	"	Text	Implementation: DP3

BYLAW AMENDMENTS

ADOPTION DATE	BYLAW NO.	TYPE	DETAILS
May 29, 2017 (cont.)	18787 (cont.)	Map	Figure 67: Green Infrastructure Development Permit Area
"	"	Text	Implementation: DP4
"	"	Text	DP1: Form and Character Development Permit Area and Guidelines
"	"	Text	DP2: Hazard Lands Development Permit Area and Guidelines
"	"	Text	DP4: Farm Protection Development Permit Area and Guidelines
June 12, 2017	18650	Text	Tables and Figures
"	"	Map	Figure 24: Water Distribution Infrastructure
"	"	Map	Figure 25: Stormwater Infrastructure
"	"	Map	Figure 26: Sanitary Sewer Infrastructure
"	"	Text	Theme C, C1 Energy
"	"	Map	Add Figure 26a: District Energy Systems
June 26, 2017	19003	Map	Figure 3: General Land Use Designations
July 10, 2017	18894	Map	Figure 3: General Land Use Designations
July 24, 2017	19213	Map	Figure 3: General Land Use Designations
September 11, 2017	19206	Map	Figure 3: General Land Use Designations
October 2, 2017	18889	Map	Figure 3: General Land Use Designations
October 2, 2017	18892	Map	Figure 3: General Land Use Designations
October 2, 2017	19243	Map	Figure 3: General Land Use Designations
"	"	Text	Figure 7a: Land Use Designation Exceptions
"	"	Map	Figure 42: Major Employment Areas
October 2, 2017	19064	Map	Figure 3: General Land Use Designations
October 23, 2017	19363	Text	Implementation: DP1: Form and Character
October 23, 2017	19366	Map	Figure 3: General Land Use Designations
October 23, 2017	19126	Map	Figure 3: General Land Use Designations
October 23, 2017	18655	Map	Figure 3: General Land Use Designations
October 23, 2017	18774	Map	Figure 3: General Land Use Designations
November 6, 2017	18885	Map	Figure 3: General Land Use Designations
November 20, 2017	19208	Map	Figure 3: General Land Use Designations
December 4, 2017	19181	Map	Figure 3: General Land Use Designations
January 22, 2018	19155	Map	Figure 3: General Land Use Designations
January 22, 2018	19252	Map	Figure 3: General Land Use Designations
February 19, 2018	18923	Map	Figure 3: General Land Use Designations
March 12, 2018	19062	Map	Figure 3: General Land Use Designations
March 12, 2018	18370	Map	Figure 3: General Land Use Designations
March 12, 2018	19328	Map	Figure 3: General Land Use Designations
March 12, 2018	18276	Map	Figure 3: General Land Use Designations
April 23, 2018	18833	Text	Suburban Designation
April 23, 2018	19038	Map	Figure 3: General Land Use Designations

BYLAW AMENDMENTS

ADOPTION DATE	BYLAW NO.	TYPE	DETAILS
May 7, 2018	15785	Map	Figure 3: General Land Use Designations
May 7, 2018	19519	Text	Theme A: Growth Management
"	"	Text	Theme B: Centres, Corridors and Neighbourhoods
"	"	Map	Figure 22: Frequent Transit Corridors
May 7, 2018	19338	Map	Figure 3: General Land Use Designations
May 28, 2018	19324	Map	Figre16: Central Business District Densities
June 25, 2018	19008	Map	Figure 3: General Land Use Designations
October 1, 2018	19364	Text	Land Use Designations: Densities
"	"	Text	Multiple Residential Designation
"	"	Map	Figure 3: General Land Use Designations
"	"	Text	Multiple Residential Land Use Designation
"	"	Map	Figure 23: Finer Grained Road Network
"	"	Text	Theme B: B5 Memorable Features, Views and Viewpoints
"	"	Text	Theme B: B5 Memorable Features, Natural Heritage
"	"	Map	Figure 34: Greenways Network
"	"	Map	Figure 36: EMS Green Infrastructure Network (GIN)
"	"	Map	Figure 37: Fish Watercourse Classifications
"	"	Map	Figure 42: Major Employment Areas
"	"	Map	Figure 43: Agricultural Lands
"	"	Map	Figure 65: Steep Slope Hazard Lands Development Permit Area
"	"	Map	Figure 67: Green Infrastructure Development Permit Area
"	"	Map	Figure 68: Streamside Development Permit Area
"	"	Map	Figure 69: Farming Protection Area
"	"	Text	DP1: Development Permit Guidelines: Form and Character
"	"	Text	DP1.1: Form and Character, Common Guidelines: All Development Types
"	"	Text	DP1.1: Form and Character, Building Form, Building Massing
"	"	Text	DP3: Sensitive Ecosystems, C. Development Guidelines, Streamside
"	"	Text	DP3: Sensitive Ecosystems, D. Submission Requirements—Ecosystem Development Plan
"	"	Text	DP3: Sensitive Ecosystems, E. Submission Requirements—Impact Mitigation Plan

BYLAW AMENDMENTS

ADOPTION DATE	BYLAW NO.	TYPE	DETAILS
October 1, 2018	19364	Text	DP4: Farming Protection, C. Setbacks and Buffers
October 1, 2018	19627	Map	Figure 16: Central Business District Densities
October 1, 2018	19383	Map	Fig 3: General Land Use Designations
October 1, 2018	19372	Map	Figure 16: Central Business District Densities
October 1, 2018	19611	Map	Figure 16: Central Business District Densities
December 3, 2018	18716	Map	Figure 3: General Land Use Designations
December 3, 2018	19067	Map	Figure 3: General Land Use Designations
December 3, 2018	18717	Map	Figure 3: General Land Use Designations
December 3, 2018	19568	Map	Figure 3: General Land Use Designations
January 14, 2019	19547	Map	Figure 3: General Land Use Designations
January 14, 2019	19578	Map	Figure 3: General Land Use Designations
February 11, 2019	19298	Map	Figure 16: Central Business District Densities
February 25, 2019	19765	Text	DP1: Development Permit Guidelines: Form and Character
March 11, 2019	19296	Map	Figure 3: General Land Use Designations
March 11, 2019	"	Map	Figure 42: Major Employment Areas
April 1, 2019	19481	Map	Figure 3: General Land Use Designations
April 15, 2019	19645	Map	Figure 3: General Land Use Designations
April 29, 2019	19801	Map	Figure 9: Centres and Rapid Transit Areas and Corridors
"	"	Text	Theme A: A1 Growth Priorities
"	"	Text	Theme A: A2 Accommodate Higher Density
"	"	Map	Figure 18: Centres and Frequent Transit Areas and Corridors
"	"	Text	Theme B: B3 Transit Corridors
"	"	Map	Figure 21: Frequent Transit Development Types
"	"	Map	Figure 22: Frequent Transit Networks
"	"	Text	Theme C: C2 Transportation
"	"	Map	Figure 28: Frequent Transit Networks
April 29, 2019	19483	Map	Figure 3: General Land Use Designations
April 29, 2019	19541	Map	Figure 3: General Land Use Designations
July 22, 2019	19787	Map	Figure 3: General Land Use Designations
November 6, 2019	19650	Map	Figure 3: General Land Use Designations
November 18, 2019	19946	Text	DP1: Development Permit Guidelines: Form and Character
December 2, 2019	19487	Map	Table 7A: Land Use Designation Exceptions
December 16, 2019	19996	Map	Figure 3: General Land Use Designations
"	"	Map	Figure 4: Secondary Plan Areas
"	"	Map	Figure 11: Cloverdale Town Centre Densities
"	"	Map	Figure 42: Major Employment Areas
"	"	Map	Figure 63: Secondary Plan Areas

BYLAW AMENDMENTS

ADOPTION DATE	BYLAW NO.	TYPE	DETAILS
January 13, 2020	19509	Map	Figure 3: General Land Use Designations
March 9, 2020	19747	Map	Figure 3: General Land Use Designations
March 9, 2020	19633	Map	Figure 3: General Land Use Designations
March 9, 2020	19887	Map	Figure 3: General Land Use Designations
"	"	Map	Figure 42: Major Employment Areas
April 6, 2020	19886	Text	Table 7A: Land Use Designation Exceptions
April 6, 2020	20026	Text	Theme D: D4Energy, Emissions and Climate Resiliency
"	"	Text	Implementation, V. Definitions
May 4, 2020	20008	Text	Urban Land Use Designation
"	"	Text	Multiple Residential Land Use Designation
"	"	Map	Figure 42: Major Employment Areas
"	"	Text	DP1: Development Permit Guidelines: Form and Character
"	"	Text	DP3: Development Permit Guidelines: Sensitive Ecosystems
June 15, 2020	19672	Map	Figure 3: General Land Use Designations
July 13, 2020	20118	Map	Figure 3: General Land Use Designations
"	"	Map	Figure 4: Secondary Plan Areas
"	"	Map	Figure 14: Newton Town Centre Densities
"	"	Map	Figure 42: Major Employment Areas
"	"	Map	Figure 63: Secondary Plan Areas
July 27, 2020	20109	Text	Land Uses and Densities
September 14, 2020	19863	Map	Figure 3: General Land Use Designations
"	"	Text	Figure 7A: Land Use Designation Exceptions
October 19, 2020	20062	Map	Figure 3: Land Use Designation Exceptions
October 19, 2020	20166	Map	Figure 3: Land Use Designation Exceptions
October 19, 2020	19692	Map	Figure 3: Land Use Designation Exceptions
November 23, 2020	19870	Map	Figure 3: Land Use Designation Exceptions
November 23, 2020	20006	Map	Figure 16: Central Business District Densities
December 7, 2020	20137	Map	Figure 3: Land Use Designation Exceptions
December 21, 2020	19751	Map	Figure 3: General Land Use Designations
"	"	Text	Table 7A: Land Use Designation Exceptions

BYLAW AMENDMENTS

ADOPTION DATE	BYLAW NO.	TYPE	DETAILS
December 21, 2020	20231	Text	Theme A: A3 Sensitive Infill
"	"	Text	Theme F: F3 Affordable Housing
January 11, 2021	19827	Map	Figure 16: Central Business District Densities
February 22, 2021	20277	Map	Figure 16: Central Business District Densities
February 22, 2021	20133	Map	Figure 3: General Land Use Designations
April 12, 2021	20046	Map	Figure 3: General Land Use Designations
May 10, 2021	17597	Map	Figure 3: General Land Use Designations
May 10, 2021	19590	Map	Figure 3: General Land Use Designations
May 10, 2021	19799	Map	Figure 3: General Land Use Designations
May 10, 2021	19844	Map	Figure 3: General Land Use Designations
May 31, 2021	20340	Map	Figure 3: General Land Use Designations
"	"	Map	Figure 4: Secondary Plan Areas
"	"	Map	Figure 42: Major Employment Areas
"	"	Map	Figure 63: Secondary Plan Areas
June 14, 2021	19636	Map	Figure 3: General Land Use Designations
June 28, 2021	20113	Map	Figure 16: Central Business District Densities
June 28, 2021	20292	Text	Commercial Designation
"	"	Text	Urban Designation
"	"	Map	Figure 4: Secondary Plans
"	"	Text	DP 1.1
July 12, 2021	19922	Map	Figure 3: General Land Use Designations
July 12, 2021	20254	Map	Figure 3: General Land Use Designations
July 12, 2021	20301	Map	Figure 3: General Land Use Designations
July 26, 2021	20237	Map	Figure 3: General Land Use Designations
July 29, 2021	20150	Map	Figure 3: General Land Use Designations
September 27, 2021	20363	Map	Figure 3: General Land Use Designations
October 18, 2021	20104	Map	Figure 16: Central Business District Densities
October 18, 2021	20192	Map	Figure 16: Central Business District Densities
November 8, 2021	20009	Map	Figure 16: Central Business District Densities
November 22, 2021	19867	Map	Figure 3: General Land Use Designations
December 6, 2021	19391	Map	Figure 3: General Land Use Designations
December 6, 2021	19938	Map	Figure 3: General Land Use Designations
December 20, 2021	20160	Map	Figure 16: Central Business District Densities

BYLAW AMENDMENTS

ADOPTION DATE	BYLAW NO.	TYPE	DETAILS
January 17, 2022	20086	Map	Figure 42: Major Employment Areas
"	"	Map	Figure 3: General Land Use Designations
March 7, 2022	20141	Map	Figure 16: Central Business District Densities
March 7, 2022	20393	Map	Figure 3: General Land Use Designations
"	"	Map	Figure 4: Secondary Plan Areas
"	"	Map	Figure 42: Major Employment Areas
"	"	Map	Figure 51: Regional Growth Strategy Land Use
"	"	Map	Figure 63: Secondary Plan Areas
"	"	Map	Figure 43: Agricultural Lands
March 7, 2022	20554	Map	Figure 3: General Land Use Designations
"	"	Map	Figure 4: Secondary Plan Areas
"	"	Map	Figure 15: Semiahmoo Town Centre
"	"	Map	Figure 42: Major Employment Areas
"	"	Map	Figure 63: Secondary Plan Areas
March 28, 2022	20170	Map	Figure 3: General Land Use Designations
March 28, 2022	20190	Map	Figure 3: General Land Use Designations
"	"	Map	Figure 42: Major Employment Areas
July 25, 2022	20658	Text	Central Business District Designation
"	"	Map	Figure 3: General Land Use Designations
"	"	Map	Figure 4: Secondary Plan Areas
"	"	Map	Figure 16: Central Business District Densities
"	"	Map	Figure 42: Major Employment Areas
"	"	Map	Figure 63: Secondary Plan Areas
"	"	Text	Multiple Residential Designation
"	"	Text	Commercial Designation
"	"	Text	Mixed Employment Designation
"	20368	Map	Figure 3: General Land Use Designations
"	20649	Map	Figure 16: Central Business District Densities
October 3, 2022	20565	Text	Table 7A: Land Use Designation Exceptions
	20245	Map	Figure 3: General Land Use Designations
	20594	Map	Figure 3: General Land Use Designations
	20611	Map	Figure 3: General Land Use Designations
	20044	Map	Figure 3: General Land Use Designations

BYLAW AMENDMENTS

ADOPTION DATE	BYLAW NO.	TYPE	DETAILS
November 14, 2022	20266	Map	Figure 3: General Land Use Designations
December 12, 2022	19608	Map	Figure 3: General Land Use Designations
January 16, 2023	19932	Map	Figure 3: General Land Use Designations
February 13, 2023	20382	Map	Figure 3: General Land use Designations
March 6, 2023	19842	Map	Figure 3: General Land Use Designations
April 17, 2023	20678	Map	Figure 3: General Land Use Designations
May 1, 2023	20297	Map	Figure 3: General Land Use Designations
May 15, 2023	20935	Map	Figure 3: General Land Use Designations
	"	Map	Figure 4: Secondary Plan Areas
	"	Map	Figure 42: Major Employment Areas
	"	Map	Figure 63: Secondary Plan Areas
June 5, 2023	20380	Map	Figure 3: General Land Use Designations
June 19, 2023	20661	Map	Figure 3: General Land Use Designations
	20454	Map	Figure 3: General Land Use Designations
	20451	Map	Figure 3: General Land Use Designations
July 10, 2023	20604	Map	Figure 3: General Land Use Designations
July 24, 2023	20371	Map	Figure 3: General Land Use Designations
	20725	Text	Table 7A: Land Use Designation Exceptions
October 16, 2023	20544	Map	Figure 3: General Land use Designations
October 30, 2023	20705	Map	Figure 3: General Land use Designations
	"	Map	Figure 16: General Land use Designations
	"	Map	Figure 42: General Land use Designations
November 20, 2023	20695	Map	Figure 3: General Land use Designations
	"	Text	Table 7A: Land Use Designation Exception
	21086	Map	Figure 3: General Land use Designations
	"	Map	Figure 4: General Land use Designations
	"	Map	Figure 13: General Land use Designations
	"	Map	Figure 42: General Land use Designations
	"	Map	Figure 63: General Land use Designations
December 4, 2023	21104	Map	Figure 4: General Land use Designations
	"	Map	Figure 5: General Land use Designations
	"	Map	Figure 9: General Land use Designations
	"	Map	Figure 63: General Land use Designations
	"	Map	Figure 67: General Land use Designations
December 18, 2023	20651	Map	Figure 16: General use Designations
	20970	Map	Figure 3: General use Designations
January 29, 2024	20966	Map	Figure 15: Semiahmoo Town Centre
	"	Text	Table 7A: Land Use Designation Exceptions
February 26, 2024	20616	Map	Figure 3: General Land use Designations
	"	Map	Figure 5: General Land use Designations

BYLAW AMENDMENTS			
April 8, 2024	20547	Map	Figure 3: General Land use Designations
	"	Text	Table 7A: Land Use Designation Exceptions
	21183	Map	Figure 4: General Land use Designations
	"	Map	Figure 63: General Land use Designations
April 22, 2024	20958	Text	Table 7A: Land Use Designation Exceptions
	21215	Map	Figure 3: General Land use Designations
May 6, 2024	20404	Map	Figure 3: General Land use Designations
	"	Map	Figure 42: General Land use Designations
June 10, 2024	19701	Map	Figure 3: General Land use Designations
	21275	Text	Table 7A: Land Use Designation Exceptions
June 24, 2024	20843	Text	Table 7A: Land Use Designation Exceptions
July 8, 2024	20941	Map	Figure 3: General Land use Designations
July 22, 2024	19674	Map	Figure 3: General Land use Designations
September 23, 2024	20992	Map	Figure 3: General Land use Designations
	21389	Text	Implementation
	"	Text	DPI Form and Character

TABLE OF CONTENTS

	PAGE #
TABLES AND FIGURES	**5**
INTRODUCTION	**9**
PLANNING CONTEXT	**17**
VISION SURREY | 2041	**27**
LAND USES AND DENSITIES	**33**
POLICIES - CITY STRUCTURE	
THEME A: GROWTH MANAGEMENT	**62**
A1 Growth Priorities	66
A2 Accommodating Higher Density	68
A3 Sensitive Infill	70
A4 Efficient New Neighbourhoods	73
THEME B: CENTRES, CORRIDORS and NEIGHBOURHOODS	**75**
B1 Dynamic City Centre	78
B2 Distinctive Town Centres	83
B3 Transit Corridors	90
B4 Healthy Neighbourhoods	94
B5 Memorable Features	99
B6 Urban Design	103
THEME C: INFRASTRUCTURE and FACILITIES	**107**
C1 Adaptable, Greener Infrastructure	110
C2 Transportation	118
C3 Parks and Greenways	131
C4 Civic and Recreation Facilities	141
POLICIES - SUSTAINABILITY PILLARS	
THEME D: ECOSYSTEMS	**143**
D1 Green Infrastructure and Ecosystem Management	148
D2 Hazard Lands	154
D3 Greener Site Development	159
D4 Energy, Emissions and Climate Resiliency	162

PAGE #

POLICIES - SUSTAINABILITY PILLARS (cont.)

THEME E: ECONOMY **167**

E1 Employment Lands 170

E2 Employment, Investment and Innovation 178

E3 Agriculture 182

E4 Aggregates 188

THEME F: SOCIETY AND CULTURE **191**

F1 Citizen Engagement 194

F2 Learning 196

F3 Affordable Housing 199

F4 Healthy Living 202

F5 Food Security 205

F6 Accessibility and Inclusivity 207

F7 Culture: Arts 211

F8 Culture: Heritage 214

F9 Community Safety 218

REGIONAL CONTEXT STATEMENT **223**

IMPLEMENTATION **273**

I OCP Implementation 275

II (a) Implementation Instruments—Secondary Plans 276

II (b) Implementation Instruments—Rezoning and Subdivision 280

II (c) Implementation Instruments—Temporary Use Permits 281

II (d) Implementation Instruments—Development Permits 282

II (e) Implementation Instruments—Development Approval Information Areas 299

II (f) Implementation Instruments—Master Plans and Strategies 301

II (g) Implementation Instruments—Supplementary Design Guidelines 302

III OCP Monitoring and Review 303

IV Sustainable Development Indicators 304

V Definitions 305

VI Development Permit Areas and Guidelines 308

DP1 Form and Character Development Permit Area 309

DP2 Hazard Lands Development Permit Area 361

DP3 Sensitive Ecosystem Development Permit Area 373

DP4 Farming Protection Development Permit Area 387

TABLES AND FIGURES

BL 18423
BL 18787
BL 20658

		PAGE #
Figure 1:	Sustainability Charter Structure	12
Figure 2:	PlanSurrey 2013: OCP Process	14
Table 1:	Surrey Projected Population Growth and Dwelling Units	20
Table 2:	Surrey Projected Employment Growth	21
Table 3:	Vehicle-KM Travelled per Capita (VKT)	22
Table 4:	Mode of Transportation to Work	22
Table 5:	Projected % Increase in Energy Spending and Family Income in Surrey	23
Table 6:	Population Distribution in Surrey (2006 and 2011 Census)	24
Table 7:	Mother Tongue, Non-Official Languages, Single Responses	25
Figure 3:	General Land Use Designations	35
Figure 4:	Secondary Plan Areas	36
Figure 5:	Suburban Density Exception Areas	41
Figure 6:	DELETED	42
Figure 7:	Future Development Areas	44
Figure 8:	Neighbourhood Compatibility	46
Figure 9:	Centres and Rapid Transit Areas and Corridors	48
Figure 10:	Appropriate Interfaces	50
Figure 11:	Cloverdale Town Centre Densities	54
Figure 12:	Fleetwood Town Centre Densities	54
Figure 13:	Guildford Town Centre Densities	55
Figure 14:	Newton Town Centre Densities	55
Figure 15:	Semiahmoo Town Centre Densities	56
Figure 16:	Downtown Densities	58
Table 7a:	Land Use Designation Exceptions	59
Figure 17:	Surrey Urban Containment Boundary	67
Figure 18:	Centres and Frequent Transit Areas and Corridors	69
Figure 19:	Defining Sensitive Infill	72
Figure 20:	Town Centres	84
Figure 21:	Frequent Transit Development Types	91
Figure 22:	Frequent Transit Corridors	93

TABLES AND FIGURES

BL 18650

		PAGE #
Figure 23:	Finer Grained Road Network	98
Figure 24:	Water Distribution Infrastructure	112
Figure 25:	Stormwater Infrastructure	113
Figure 26:	Sanitary Sewer Infrastructure	115
Figure 26a:	District Energy Systems	116
Figure 27:	Major Road Classifications	120
Figure 28:	Frequent Transit Networks	124
Figure 29:	Cycle Routes	126
Figure 30:	Goods Movement	128
Figure 31:	Parks	132
Figure 32:	Park Types	133
Figure 33:	Greenways	137
Figure 34:	Greenways Network	138
Figure 35:	Recreation Facilities	142
Figure 36:	EMS Green Infrastructure Network (GIN)	150
Figure 37:	Fish Watercourse Classifications	151
Figure 38:	Steep Slope Hazard Areas	156
Figure 39:	Flood Prone Hazard Areas	158
Figure 40:	Climate Change and Greenhouse Gases (GHG)	164
Figure 41:	Employment Land Types	173
Figure 42:	Major Employment Areas	175
Figure 43:	Agricultural Lands	183
Figure 44:	Aggregate Deposits	189
Figure 45:	Schools	198
Figure 46:	Community Facilities	204
Figure 47:	Arts and Heritage Facilities	212
Figure 48:	Protected Heritage Sites and Routes	215
Figure 49:	Public Health and Safety	221
Figure 50:	RCS: Surrey's Regional Location	224
Figure 51:	RCS: Regional Growth Strategy Land Use Designations	231
Table 8:	RCS: Surrey Population Projections	232

AMENDED: June 12, 2017

TABLES AND FIGURES

		PAGE #
Table 9:	RCS: Surrey Dwelling and Employment Projections	232
Table 10:	RCS: Surrey Metro Centre Dwelling Unit Projections	234
Table 11:	RCS: Surrey Metro Centre Employment Projections	234
Table 12:	RCS: Surrey Town Centre Dwelling Unit Projections	235
Table 13:	RCS: Surrey Town Centre Employment Projections	235
Table 14:	RCS: Surrey FTDA Dwelling Unit Projections	236
Table 15:	RCS: Surrey FTDA Employment Projections	236
Figure 52:	RCS: Urban Centre Boundary—Surrey Metro Centre	237
Figure 53:	RCS: Urban Centre Boundary—Cloverdale Town Centre	238
Figure 54:	RCS: Urban Centre Boundary—Fleetwood Town Centre	239
Figure 55:	RCS: Urban Centre Boundary—Guildford Town Centre	240
Figure 56:	RCS: Urban Centre Boundary—Newton Town Centre	241
Figure 57:	RCS: Urban Centre Boundary—Semiahmoo Town Centre	242
Figure 58:	RCS: FTDA Boundary—104 Avenue	244
Figure 59:	RCS: FTDA Boundary—East Clayton	245
Figure 60:	RCS: FTDA Boundary—Fleetwood West	246
Figure 61:	RCS: Goods Movement	270
Figure 62:	RCS: Major Road Classifications	271
Figure 63:	Secondary Plan Areas	277
Figure 64:	Campbell Heights Local Area Plan Exemption Area	286
Figure 65:	Steep Slope Hazard Lands Development Permit Area	289
Figure 66:	Flood Prone Hazard Lands Development Permit Area	290
Figure 67:	Green Infrastructure Development Permit Area	294
Figure 68:	Streamside Development Permit Area	295
Figure 69:	Farming Protection Development Permit Area	297
Figure 70:	Sustainable Development Indicators	304