

NO: R201

COUNCIL DATE: October 2, 2017

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **September 27, 2017**

FROM: **General Manager, Planning & Development** FILE: **3900-20-18020 (OCP)**  
**6520-20**  
**(South Campbell Heights)**

SUBJECT: **South Campbell Heights Land Use Plan: Official Community Plan,  
Regional Context Statement and Regional Growth Strategy Amendments**

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## RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report as information;
2. Amend *Surrey Official Community Plan Bylaw 2013, No. 18020*, as described in this report and documented in Appendix “I;”
3. Amend *Surrey Official Community Plan Bylaw 2013, No. 18020, Regional Context Statement*, as documented in Appendix “II;”
4. Instruct the City Clerk to bring forward the *Surrey Official Community Plan Bylaw 2013, No. 18020* amending bylaw for the required readings and set a date for the required Public Hearing;
5. Subject to Council granting Third Reading to the *Surrey Official Community Plan Bylaw 2013, No. 18020* amendment documented in Appendix “I,” instruct staff to submit a Type 3, Minor Regional Growth Strategy amendment application to the Metro Vancouver Board for approval of the Regional Growth Strategy Regional Land Use Designation amendments shown in Appendix “III” and Appendix “IV;”
6. Subject to Council granting Third Reading to the *Surrey Official Community Plan Bylaw 2013, No. 18020, Regional Context Statement* amendment documented in Appendix “II,” and subject to the Metro Vancouver Board approving the Regional Land Use Designation amendments documented in Appendix “III” and “IV,” instruct staff to submit a Regional Growth Strategy amendment application to the Metro Vancouver Board for approval, as identified in the Regional Growth Strategy and Section 488 of the *Local Government Act*, SBC 2015, c.1; and
7. Subject to the Metro Vancouver Board approving Surrey’s amended Regional Context Statement and approving the Regional Growth Strategy amendments, instruct the

City Clerk to bring the *Surrey Official Community Plan Bylaw 2013, No. 18020* amendments forward for final adoption.

## **PURPOSE**

The purpose of this report is to seek approval to amend *Surrey Official Community Plan Bylaw 2013, No. 18020* (OCP), *Surrey Official Community Plan Bylaw 2013, No. 18020, Regional Context Statement* (RCS), and to gain support from Council to forward the RCS amendment and a Regional Growth Strategy (RGS) amendment application to the Metro Vancouver Board for consideration. This process will resolve the special study area of the RGS.

## **BACKGROUND**

On July 24, 2017, at the Regular Council – Public Hearing Meeting, Council endorsed Stage 1 of the South Campbell Heights Land Use Plan to permit the conservation of sensitive ecosystems and to support the development of mixed employment, institutional uses and special commercial uses, and to support the development of special residential development that models an ag- or eco-community concept using cluster development as a key element to the design and function of the community.

To ensure consistency between the Stage 1 Land Use Plan for South Campbell Heights and the OCP and the RGS, several amendments are required. City staff met with Metro Vancouver staff to discuss the appropriate RGS amendments. This report outlines the proposed OCP and RGS amendments to facilitate the next planning phase of the South Campbell Heights Plan.

## **POLICY CONSIDERATIONS**

### **Regional Growth Strategy and Official Community Plan**

The RGS focuses on land use policies and framework to guide the future sustainable development of the region. The South Campbell Heights Plan is identified in the RGS as a “Special Study Area,” indicating Surrey’s intent to alter the existing land use, and anticipation of a future regional land use designation amendment. Intention to change land uses in South Campbell Heights has now formally occurred with Council’s approval of the Stage 1 plan on July 24, 2017. The resulting land uses in the plan are not consistent with the current RGS land use designations and Urban Containment Boundary (UCB), and therefore, require a “Type 3” minor amendment to the RGS. Approval of this type of amendment requires a positive 50%+1 weighted vote of the Metro Vancouver Board and does not require a regional public hearing.

The majority of the South Campbell Heights Land Use Plan area is currently designated as Agriculture in Surrey’s OCP. None of the area is included in the Agricultural Land Reserve (ALR) and, therefore, any changes from “Agriculture” to another land use designation do not require approval from the Agricultural Land Commission (ALC). Although this area is designated as “Agricultural” in the OCP, which limits land uses to agriculture and compatible, very low density land uses, it is also designated as a “Special Study Area” in the OCP, indicating that future changes to the land use are anticipated.

Local Area plan land use changes would not require an OCP amendment when a Stage 1 land use plan is approved; however, the typical process for an RGS and UCB amendment is to bring the relevant OCP amendment through its Public Hearing and Third Reading at the local government level before bringing the regional amendment applications forward to the Metro Vancouver

Board. If the RGS and UCB amendments are approved at the Metro Vancouver Board, the related OCP amendment may then be considered by Council for Final Adoption.

Under Sections 446 and 447 of the *Local Government Act*, SBC 2015, c.1 (LGA), municipalities are required to have an approved RCS within the municipality's OCP, specifying how the OCP and the RGS are aligned. Given the land uses endorsed for the South Campbell Heights Land Use Plan, Surrey's RCS will also need to be amended to reflect changes discussed in this report. Changes to Surrey's RCS require approval from the Metro Vancouver Board. Upon approval by Council for the changes to Surrey's RCS, an amendment application will be forwarded to Metro Vancouver for review and processing.

## **DISCUSSION**

### **South Campbell Heights Plan and OCP & RGS Designations**

The land uses proposed in the South Campbell Heights Stage 1 Land Use Plan (Appendix "V") include a unique combination of protected natural areas, business employment, institutional, special commercial, and special residential. The majority of the South Campbell Heights Land Use Plan area is currently designated as "Agriculture" in Surrey's OCP. To ensure consistency between the South Campbell Heights Plan and the OCP, and to initiate an RGS amendment application, staff recommend several amendments to Surrey's OCP and Surrey's RCS and the RGS.

Amendments to the OCP are not generally required at Stage 1 approval of a land use plan because these amendments can be put forward concurrently with the rezoning and development permit application stage of a development; however the typical process for an RGS and UCB amendment is to bring the relevant OCP amendment through its Public Hearing and Third Reading at the local government level before bringing the regional amendment applications forward to the Metro Vancouver Board.

Staff have reviewed the South Campbell Heights plan to determine appropriate OCP and RGS amendments that align with the land uses approved in the plan. The South Campbell Heights Plan sets out land uses through four designations ("zones") as follows:

1. Conservation;
2. Business Employment;
3. Special Commercial and Institutional; and
4. Institutional/Special Commercial/Special Residential.

#### **Zone 1 - Conservation**

The core areas of this zone are the riparian setback areas along the Little Campbell River and its tributaries (Twin Creeks, in the northwest of the study area), and significant forested blocks along 192 Street owned by the City. These Conservation areas are aligned with the Green Infrastructure Network (GIN) identified in the Biodiversity Conservation Strategy (BCS).

#### **Proposed OCP Designation - Conservation and Recreation**

Zone 1 of the South Campbell Heights Land Use Plan can be accommodated under the "Conservation and Recreation" OCP designation. This designation is intended to protect significant natural ecosystems and extensive outdoor recreation areas and parks.

### **Proposed RGS Designation - Conservation and Recreation**

This zone aligns best with the RGS “Conservation and Recreation” designation, which is intended to protect significant ecological and recreation assets including: drinking watersheds, conservation areas, wildlife management areas, and ecological reserves, forests, wetlands, riparian corridors, and recreational areas.

#### Zone 2 - Business Employment

This zone is intended for employment uses such as warehousing, clean light industry contained within enclosed buildings, and office uses that are accessory or complimentary to light industry, consistent with the Industrial-Business Zone. Employment uses permitted in this zone will be limited to those that do not require an air quality permit from Metro Vancouver, nor any discharge permits from the Ministry of the Environment, to ensure that these uses do not have an undue impact on water and air quality in this sensitive area.

### **Proposed OCP Designation - Mixed Employment**

Zones 2 of the plan can be accommodated in the “Mixed Employment” land use designation of the OCP. This designation is intended to support a mix of industrial, business and office uses that are not suited for locations within Town Centres. Residential uses are not permitted in this designation.

### **Proposed RGS Designation - Mixed Employment**

The “Mixed Employment” designation is the most appropriate RGS designation for Zone 2. This designation is intended for industrial, commercial, and other employment related uses to help meet the needs of the regional economy. Since South Campbell Heights is located outside of an RGS Urban Centre, this designation would permit office or retail uses at lower densities than those located within Urban Centres.

#### Zone 3 - Special Commercial and Institutional

This zone is intended to support employment in a diverse set of developments including care homes and care facilities; schools and other education institutions; cemeteries; assembly uses, such as worship centres, retreat and conference centres; and appropriately-scaled hospitality uses, such as hotels, recreation uses, restaurants, craft breweries, and small-scale, local commercial (retail or service) uses. This designation is not intended for residential uses, except for those that are accessory to an institutional use, in order to prioritize employment in this zone.

### **Proposed OCP Designation - Suburban-Urban Reserve**

Uses in Zones 3 do not neatly fit with any one OCP designation because this zone allows for a wide range of uses, and could fit under several OCP designations depending on the ultimate proposal at the development application stage. The “Suburban-Urban Reserve” OCP designation is deemed to be the most appropriate designation for Zone 3 at this stage. This designation is intended to support the retention of suburban land uses in areas where future development is expected. Once development applications proceed, the actual alignment of uses and the more specific OCP designation will be determined.

### **Proposed RGS Designation - General Urban**

The RGS “Mixed Employment” designation would align well with the employment uses proposed in Zone 3; however, the recreational and institutional uses proposed in this zone are not intended in the “Mixed Employment” RGS designation. The “General Urban” RGS designation allows a broader ranges of uses, and would accommodate all of the uses listed in Zone 3. As a result, the “General Urban” RGS designation would be most appropriate for Zone 3 areas of the South Campbell Heights plan.

### **Zone 4 - Institutional/Special Commercial/Special Residential**

The intent of this zone is to create a unique and attractive mixed community that respects and enhances the special nature of the study area and its surroundings. The institutional, special commercial, and recreational uses listed above in Zone 3 would be permitted in this zone, along with limited and specially-planned residential neighbourhoods in comprehensively planned developments. This zone allows an overall residential density of up to 7.5 units per acre on the condition that 50% of the developable area on the site is set aside for agricultural and/or conservation purposes in a master-planned environment.

### **Proposed OCP Designation - Suburban-Urban Reserve**

Similar to Zones 3, as discussed above, Zone 4 also does not necessarily fit with any one OCP designation because it allows for a wide range of uses, and could fit under several OCP designations depending on the ultimate proposal at the development application stage. Therefore, the “Suburban-Urban Reserve” OCP designation is also deemed to be the most appropriate designation for Zone 4 at this stage.

### **Proposed RGS Designations - General Urban**

Since Zone 4 is intended to permit residential development along with other uses, two RGS designations that permit residential uses were considered: “Rural” and “General Urban.” In evaluating the appropriateness of the either designation, aspects such as servicing, density, and built form were considered.

#### *Option One: “Rural” Designation*

- The “Rural” designation is intended to protect the existing character of rural communities, and land uses include low density residential development, small scale commercial, industrial, and institutional uses, and agricultural uses that do not require provision of urban services such as sewer or transit. Typically, areas within an RGS “Rural” designation are not intended to have extension of sanitary sewer; however, as of July 28, 2017, the RGS was amended to allow extension of sanitary sewer services into “Rural” designated areas, in cases where a public health or environmental risk was present.
- In terms of built form and density the moderate densities in Zone 4 of the land use plan (7.5 units per acre with 50% green space) would result in a built-form that would not align with the intent of the “Rural” designation in the RGS. Although the zone intends for a large proportion of the area to be preserved as either green space or agricultural, the building form resulting from the density transfer would likely be low

density townhouse development. Although the “Rural” designation does not specify a density, the 7.5 units per acre gross density would not be considered rural in character.

#### Option Two: “General Urban” Designation

- The RGS “General Urban” designation is intended for residential neighbourhoods and centres that are supported by shopping, services, institutions, recreation facilities and parks. Areas within this designation are intended to promote transit-oriented communities.
- As discussed above, the resulting built-form in Zone 4 is likely to be more urban rather than rural in character. This unique zone would create a built-form that would reflect a very low density, urban character in a green setting. Although these uses may not be as intense as an urban use intended within a “General Urban” designation, they align with the diversity and intent of the “General Urban” uses.

#### Recommended Option:

Based on the analysis above, staff recommend that the “General Urban” RGS designation better reflects the range of uses and densities proposed in Zone 4.

#### Urban Containment Boundary and Special Study Area

The South Campbell Heights land use plan area is currently outside of the UCB and is identified as a “Special Study Area” in the RGS. The UCB is intended to establish a stable, long-term regionally defined area for urban development and to reinforce the protection of agricultural, conservation, and rural areas. Lands outside of the UCB are not typically considered for future sanitary sewer extensions. Special Study Areas are identified as locations where, prior to the adoption of the RGS, a municipality has expressed an intention to alter the existing land use, and is anticipating a future regional land use designation amendment.

#### **RGS - Urban Containment Boundary**

The land use concept plan endorsed in the South Campbell Heights Land Use Plan supports development taking place outside of the regional UCB. As a result, staff recommend removal of the “Special Study Area” and extension of the UCB for that area of South Campbell Heights Land Use Plan as shown in Appendix “III”

#### **OCP and RGS Amendments Proposed**

Based on the discussion above, staff is recommending the following OCP and RGS Amendments for South Campbell Heights land use designations:

#### Proposed OCP Amendments:

- Amend all areas shown as Zone 1 in the Stage 1 South Campbell Heights land use plan to “Conservation and Recreation” OCP designation (Appendix “VI”);
- Amend all areas shown as Zones 2 in the Stage 1 South Campbell Heights land use plan to “Mixed Employment” OCP designation (Appendix “VI”) ;

- Amend all areas shown as Zones 3 and 4 in the Stage 1 South Campbell Heights land use plan to “Suburban/Urban Reserve” OCP designation(Appendix “VI”).
- Amend associated OCP maps and figures to be consistent with Stage 1 of the South Campbell Heights Local Area Plan including adjustments to the following (Appendix “I”):
  - Figure 3: Land Use Designations (Attachment “A”);
  - Figure 4: Secondary Plan Areas (Attachment “B”);
  - Figure 17: Urban Containment Boundary (Attachment “C”);
  - Figure 42: Major Employment Areas (Attachment “D”);
  - Figure 43: Agricultural Lands (Attachment “E”); and
  - Figure 63: Secondary Plan Areas (Attachment “F”).

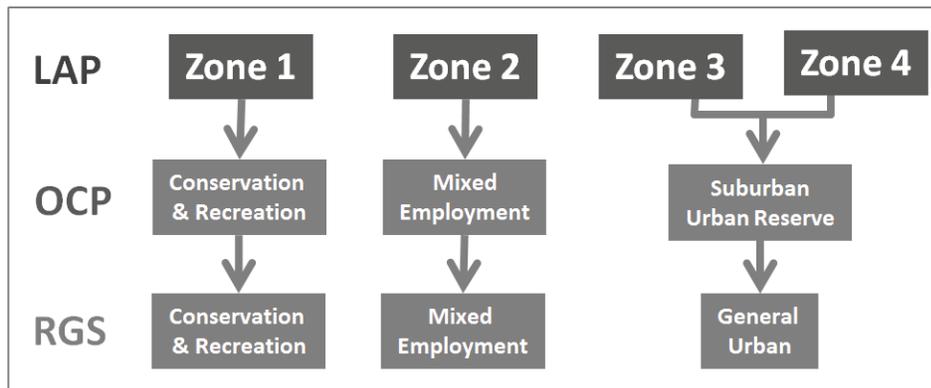
Proposed RGS Amendments (as shown in Appendix “III”):

- Amend the RGS Land Use Designations for the South Campbell Heights Area from Rural and Mixed Employment to Conservation and Recreation, General Urban and Mixed Employment
- Remove the regional Special Study Area for that area of South Campbell Heights
- Amend the RGS to extend the UCB for that area of South Campbell Heights Land Use Plan

Additional Regional Growth Strategy Land Use Designation Amendments (Appendix “IV”)

In a separate process from the preparation of the South Campbell Heights Local Area Plan, an application to include land into the Agricultural Land Reserve was approved by the ALC for that property shown in Attachment “H.” In order to be consistent with that ALC decision, the RGS Regional Land Use Designation is recommended to be adjusted from Rural to Agriculture as part of this RGS amendment application.

The proposed OCP and RGS amendments are illustrated in the following diagram:



Next Steps

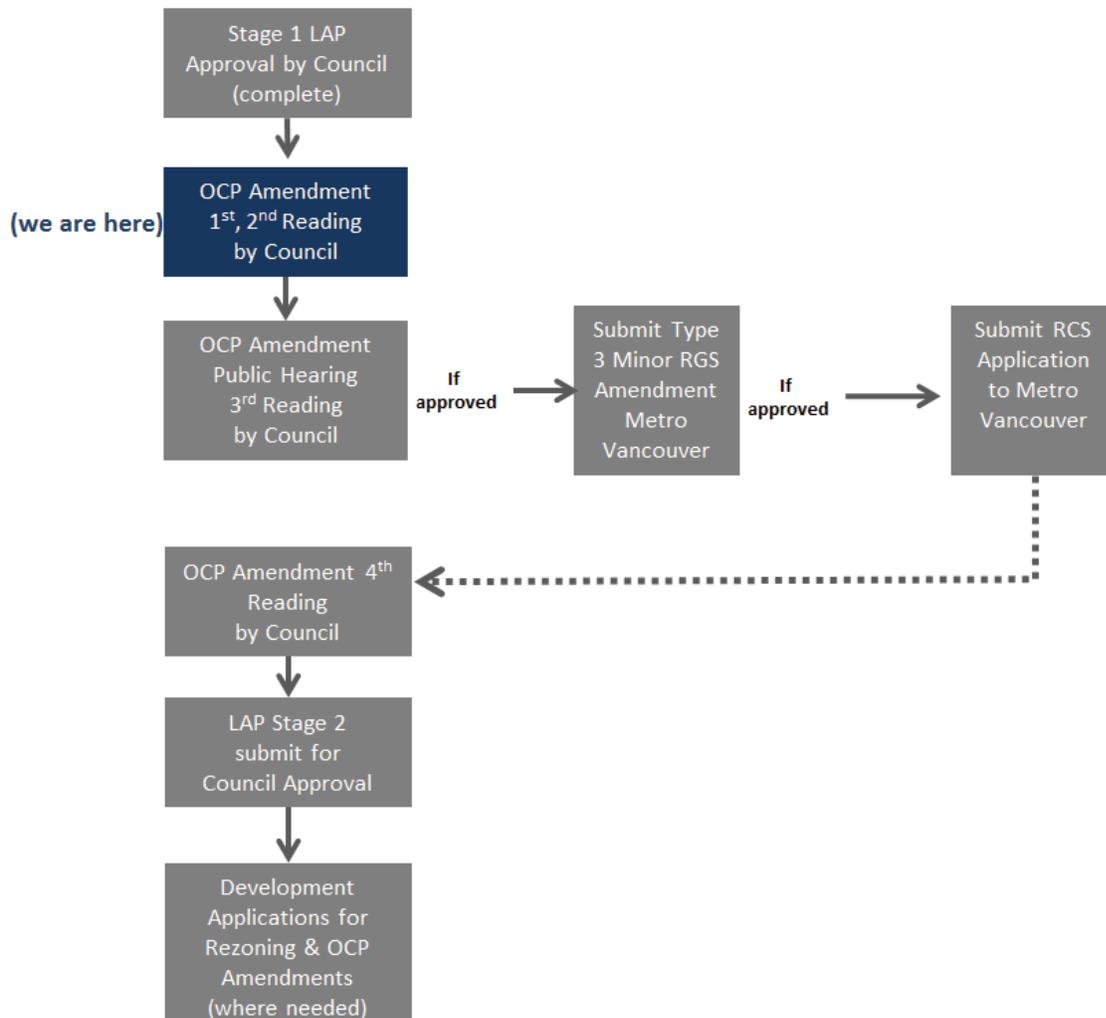
Staff is seeking Council approval for the necessary OCP amendments that are consistent the South Campbell Heights Land Use Concept, and for the required bylaw readings and a Public Hearing.

If Council grants Third Reading to the OCP amendments, staff will prepare and submit an application to amend the Metro Vancouver RGS, including potential adjustments to the UCB that are detailed in this report. Should these RGS amendments be approved by the Metro Vancouver Board, Surrey’s RCS will then be required to be amended to ensure consistency with the Regional Growth Strategy, as detailed in Appendix “II” and Attachment “G.”

The RGS and RCS amendment processes are expected to take approximately six months, and assuming approval at the Metro Vancouver Board, the OCP amendment may then be finalized by Council.

Once the necessary Metro Vancouver RGS and the City OCP amendments are completed staff will seek Council’s authorization to proceed with Stage 2 of the Local Area Plan process. Stage 2 will include a detailed servicing and transportation strategy to support the approved land uses, detailed design and development policies and guidelines, Aquifer Protection Measures, and a financial strategy.

The next steps are illustrated in the following diagram:



## SUSTAINABILITY CONSIDERATIONS

The Sustainability Charter 2.0 includes Desired Outcomes (DO) and Strategic Directions (SD) that support the following recommendations in this report.

### **Built Environment and Neighbourhoods**

SD12: Encourage and enable opportunities for community-based food production and capacity-building programs.

### **Economic Prosperity and Livelihoods:**

DO4: Surrey's economy is diversified with a mix of service, industrial, agricultural and innovation-based businesses.

DO8: Economic activities recognize the importance of, and have minimal impact on, the natural environment.

DO11: Food production and food enterprises of all scales are an integral part of the local economy.

SD9: Expand the sharing economy opportunities in Surrey.

SD10: Support the development and growth of key sectors including health technology, clean technology, advanced manufacturing, agri-innovation and the creative economy.

### **Ecosystems:**

DO1: Parks, natural areas, urban forests and habitat corridors are interconnected throughout Surrey and the region, creating healthy places for people and wildlife.

DO2: Surrey actively protects, enhances and restores its natural environment and habitats.

DO3: All development enhances, or minimizes the impacts on Surrey's lush tree canopy and natural environment, and avoids encroachment into natural areas, habitat features and parks.

DO4: Surrey residents support biodiversity conservation and are stewards of natural areas and urban forests on both public and private lands.

DO5: Surrey takes pride in its rich biodiversity, including fish bearing streams, marine habitat and natural areas such as forests, meadows and wetlands.

DO6: Water supports health ecosystem functioning.

DO7: Water bodies are clean and safe for recreational activities.

DO8: Surrey has a clean and adequate supply of groundwater.

DO10: Surrey values health soils as an important part of biodiversity.

DO11: Surrey's Green Infrastructure Network is an essential and integrated component of the City's infrastructure, providing essential ecosystem services as well as places for recreation, conservation and rejuvenation.

DO12: Surrey protects ecosystem serviced and manages natural areas in order to build resilience and thrive in a changing climate.

SD2: Manage biodiversity proactively to mitigate the impacts of climate change.

SD4: Develop, apply, monitor and enforce standards and strategies to minimize the impacts of development on the natural environment, ecosystems and urban forest.

SD7: Ensure water quality and base water levels are maintained in Surrey's river systems.

SD9: Continue to acquire Surrey's Green Infrastructure Network as determined in the Biodiversity Conservation Strategy, including through a financial strategy.

SD10: Improve and reinforce public, staff, developer, builder and landowner understanding of the importance of ecosystem services, natural capital and urban forest.

SD11: Promote the valuation of ecosystem services and natural capital through appropriate tools.

SD12: Include natural capital and ecosystem services in all City projects at the planning phase, as well as in the City's infrastructure service program and climate adaptation planning.

**Health and Wellness:**

DO11: Community-based and small scale commercial food growing and preparation opportunities are available throughout the city.

SD7: Actively support capacity-building in neighbourhoods and communities to encourage social connections.

SD9: Support residents, neighbourhoods and organizations in growing, preserving, preparing and sharing food.

SD11: Promote design and development that incorporates spaces for food growing, at the neighbourhood and site level.

**Infrastructure:**

DO4: Ecosystems and natural assets are an essential part of the community's infrastructure system.

DO16: Surrey's water is clean, abundant and safe for drinking.

DO18: All buildings, landscaping and streetscapes are designed to minimize impacts on water quality and groundwater, and enhance ecological function.

**CONCLUSION**

Based on the information above, it is recommended that Council:

- Receive this report as information;
- Amend *Surrey Official Community Plan Bylaw 2013, No. 18020*, as described in this report and documented in Appendix "I;"
- Amend *Surrey Official Community Plan Bylaw 2013, No. 18020, Regional Context Statement*, as documented in Appendix "II;"
- Instruct the City Clerk to bring forward the *Surrey Official Community Plan Bylaw 2013, No. 18020* amending bylaw for the required readings and set a date for the required Public Hearing;
- Subject to Council granting Third Reading to the *Surrey Official Community Plan Bylaw 2013, No. 18020* amendment documented in Appendix "I," instruct staff to submit a Type 3, Minor Regional Growth Strategy amendment application to the Metro Vancouver Board for approval of the Regional Growth Strategy amendments shown in Appendix "III" and Appendix "IV;"
- Subject to Council granting Third Reading to the *Surrey Official Community Plan Bylaw 2013, No. 18020, Regional Context Statement* amendment documented in Appendix "II," and subject to the Metro Vancouver Board approving the Regional Growth Strategy amendments documented in Appendix "III" and "IV," instruct staff to submit a Regional Context Statement amendment application to the Metro Vancouver Board for approval, as identified in the Regional Growth Strategy and Section 488 of the *Local Government Act*, SBC 2015, c.1; and

- Subject to the Metro Vancouver Board approving Surrey's amended Regional Context Statement and approving the Regional Growth Strategy amendments, instruct the City Clerk to bring the *Surrey Official Community Plan Bylaw 2013, No. 18020* amendments forward for final adoption.

*Original signed by*  
Jean Lamontagne  
General Manager, Planning & Development

CS/PH/ss

Appendix "I" - Proposed Amendments to Surrey Official Community Plan

- Attachment A – Figure 3: General Land Use Designations
- Attachment B – Figure 4: Secondary Plan Areas
- Attachment C – Figure 17: Surrey Urban Containment Boundary
- Attachment D – Figure 42: Major Employment Areas
- Attachment E – Figure 43: Agricultural Lands
- Attachment F – Figure 63: Secondary Plan Areas

Appendix "II" - Proposed Amendments to Surrey Official Community Plan, Regional Context Statement

- Attachment G - Figure 51: Proposed Extension of Regional Growth Strategy Urban Containment Boundary  
Figure 51: Regional Growth Strategy Land Use Designations

Appendix "III" - Proposed RGS Amendments for South Campbell Heights Local Area Plan

Appendix "IV" - Proposed Amendments to RGS Regional Land Use Designations

- Attachment H - Figure 51: Regional Growth Strategy Regional Land Use Designation ALC Amendment

Appendix "V" - South Campbell Heights Stage 1 Land Use Plan

Appendix "VI" - Proposed OCP Land Use Designations for South Campbell Heights Local Area Plan

# Appendix “I”

## Proposed Amendments to Surrey Official Community Plan

The following amendments are proposed for the Surrey Official Community Plan Bylaw, 2013, No. 18020:

### Land Uses and Densities Section

1. Page 35, “Figure 3: General Land Use Designations” by:
  - a) removing the “Special Study Area” designation and the deleting the words “Area subject to a future land use planning study. Current land use designation applies in the interim.”; and
  - b) by re-designating properties in the South Campbell Heights Local Area Plan area from “Agriculture” to “Conservation and Recreation”, “Mixed Employment” and “Suburban-Urban Reserve” shown as Attachment “A”; and
2. Page 36, “Figure 4: Secondary Plan Areas” by adding in “South Campbell Heights” for “Secondary Plans with ‘Stage 1 approval’” shown as Attachment “B”.

### Policies Section

3. Page 67, Theme A: Growth Management; A1 Growth Priorities, “Figure 17: Surrey Urban Containment Boundary” by expanding the Urban Containment Boundary to include that portion of the South Campbell Heights Local Area Plan, shown as Attachment “C”;
4. Page 175, Theme E: Economy; E1 Employment Lands, “Figure 42: Major Employment Areas” by expanding the “Mixed Employment” designation for that portion of the South Campbell Heights Local Area Plan, shown as Attachment “D”;
5. Page 183, Theme E: Economy, E3 Agriculture, “Figure 43: Agricultural Lands” by removing the area of the South Campbell Heights Local Area Plan from lands that are identified as “Agricultural designated land outside the Agricultural Land Reserve” shown at Attachment “E”.

### Implementation Section

6. Page 277, Implementation, I. OCP Implementation, II(a) Implementation Instruments, Secondary Plans, “Figure 63: Secondary Plan Areas” by adding in “South Campbell Heights” for “Secondary Plans with ‘Stage 1 approval’” shown as Attachment “F”.

Figure 3: General Land Use Designations

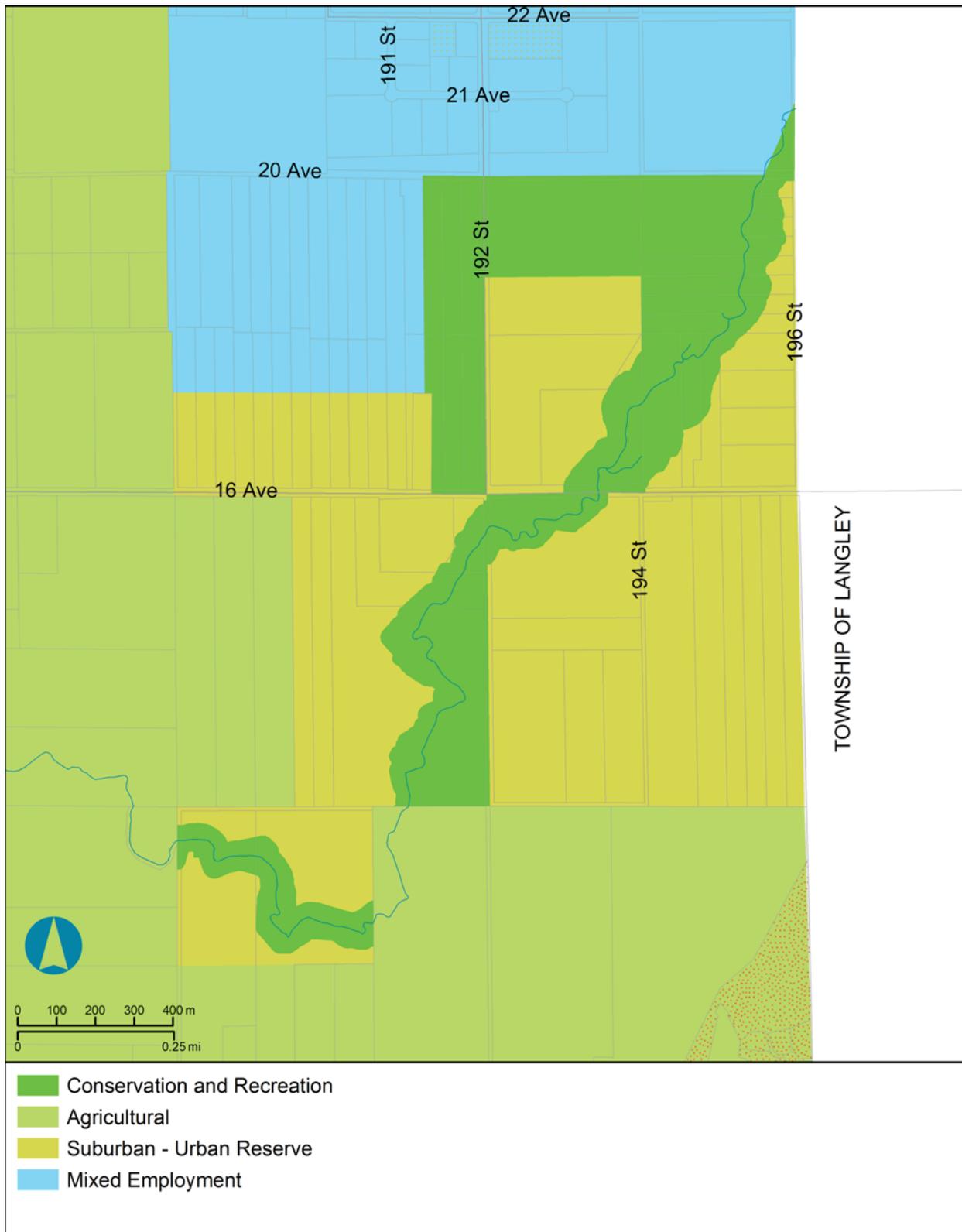
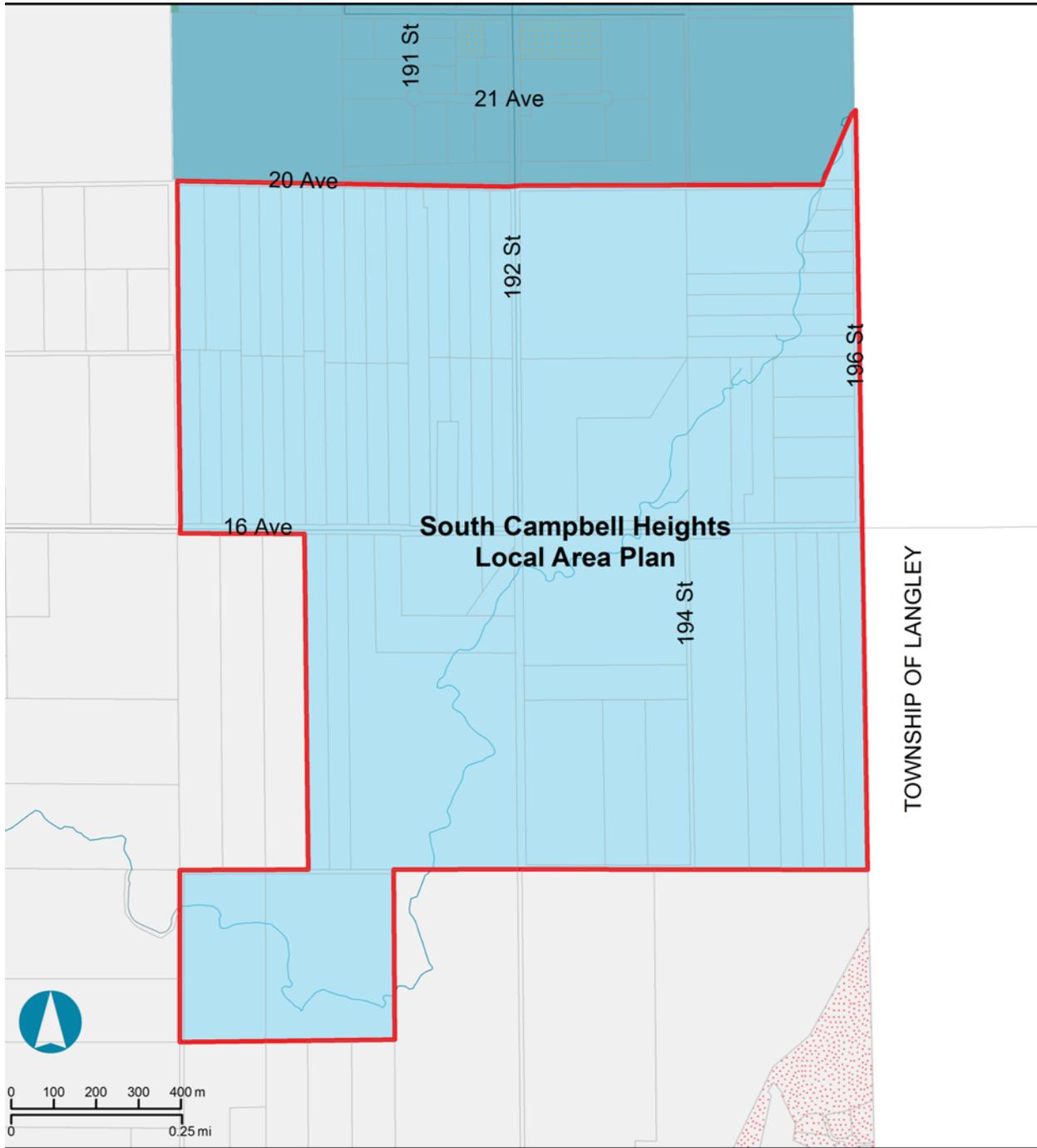


Figure 4: Secondary Plan Areas

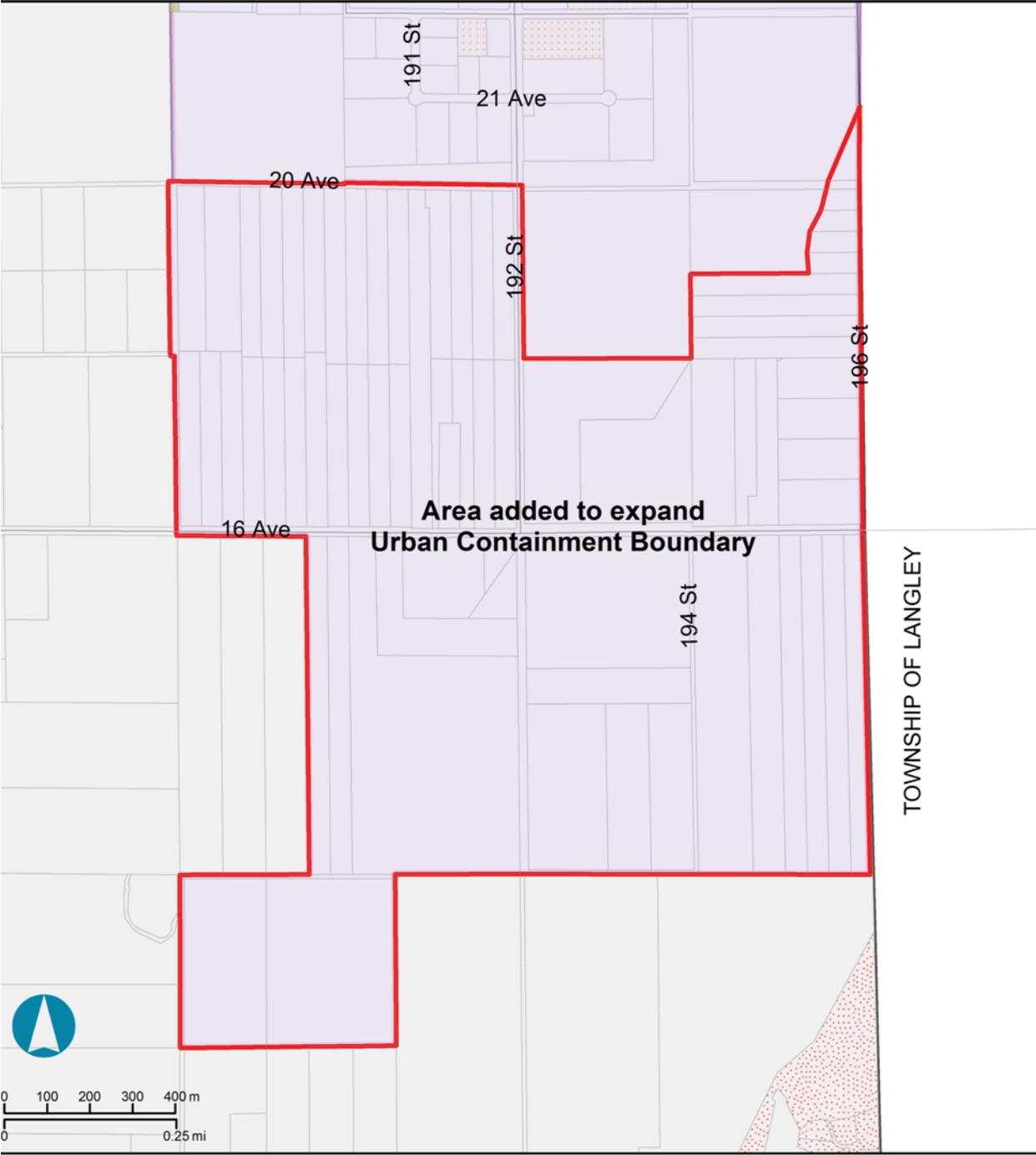


**LEGEND**

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

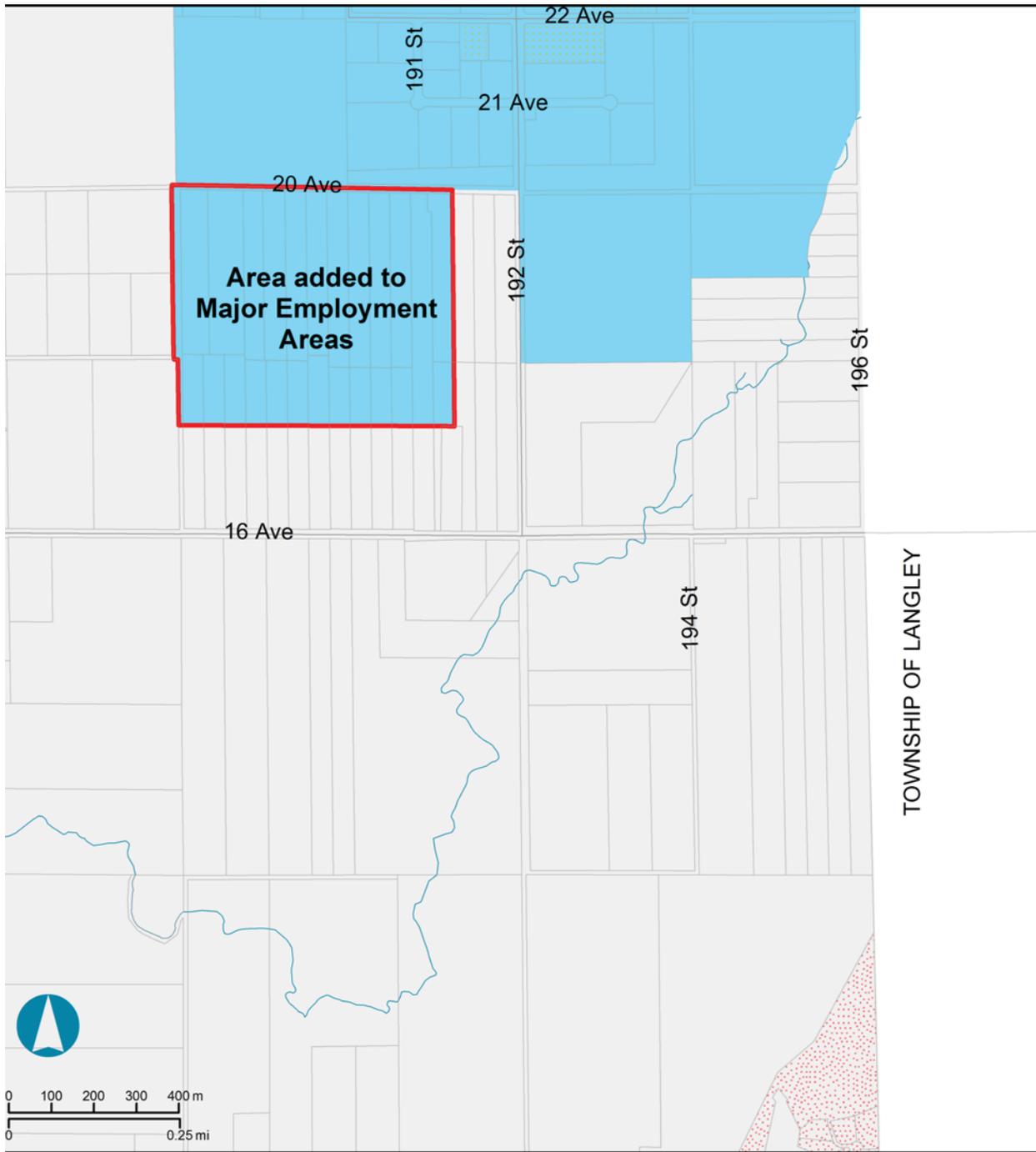
\* Approval of land use concept.

Figure 17: Surrey Urban Containment Boundary



**LEGEND**  
Metro Vancouver Urban Containment Boundary

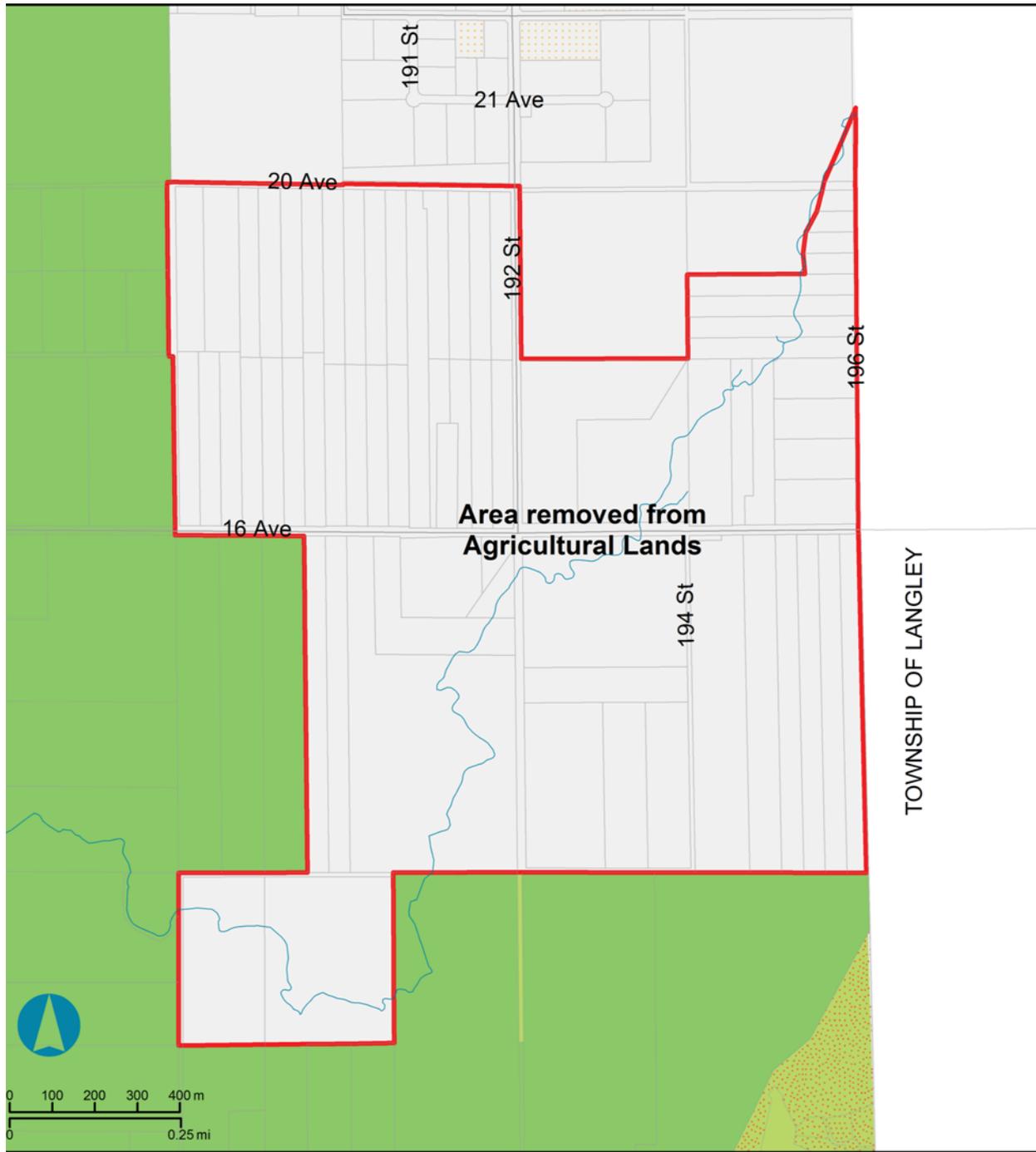
Figure 42: Major Employment Areas



**LEGEND**

- |   |  |
|---|--|
|  Central Business District |  Mixed Employment |
|  Town Centre               |  Industrial       |
|  Commercial                |  |

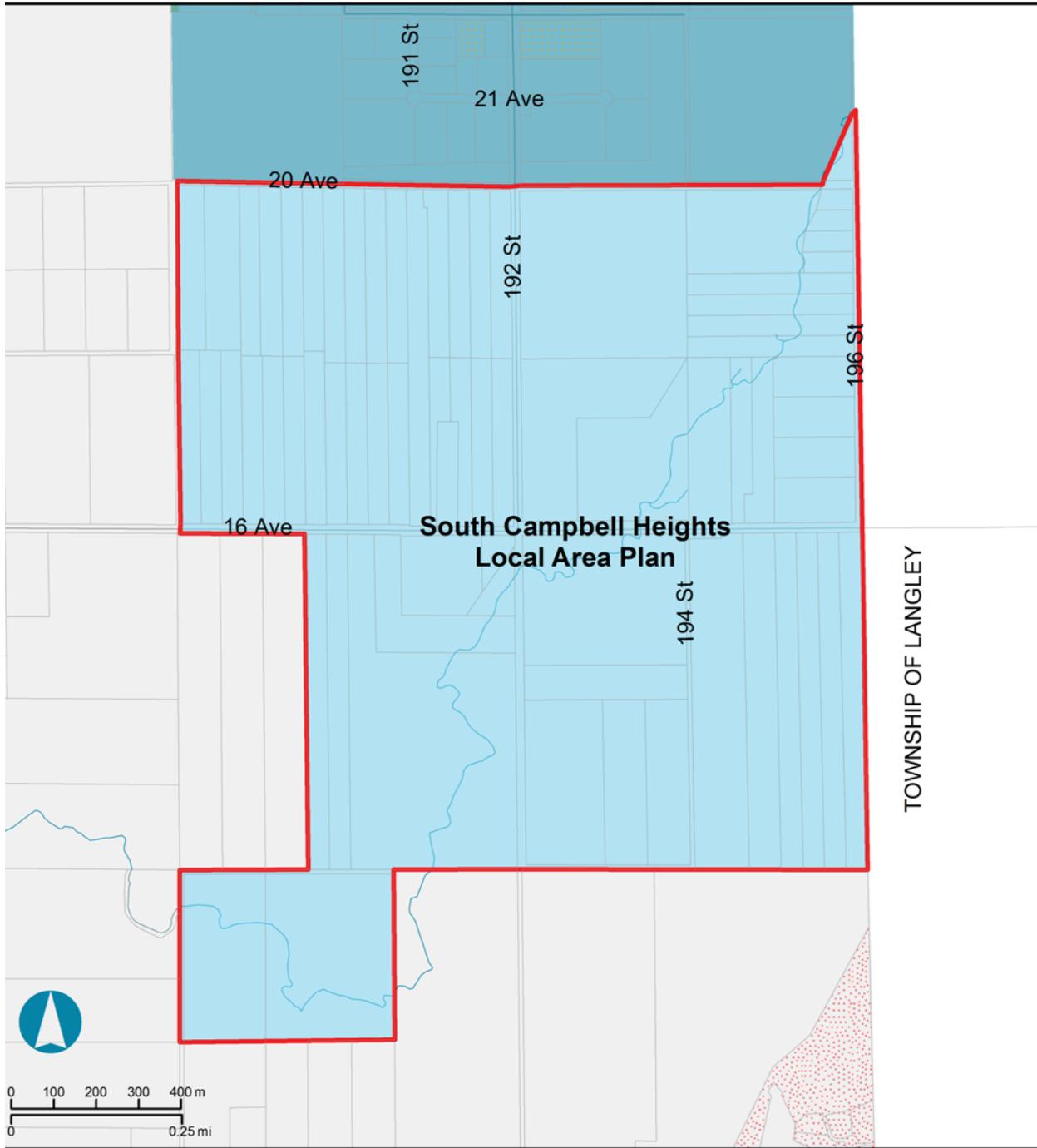
Figure 43: Agricultural Lands



**LEGEND**

-  Agricultural designated land in the Agricultural Land Reserve
-  Agricultural designated land outside the Agricultural Land Reserve

Figure 63: Secondary Plan Areas



**LEGEND**

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

\* Approval of land use concept.

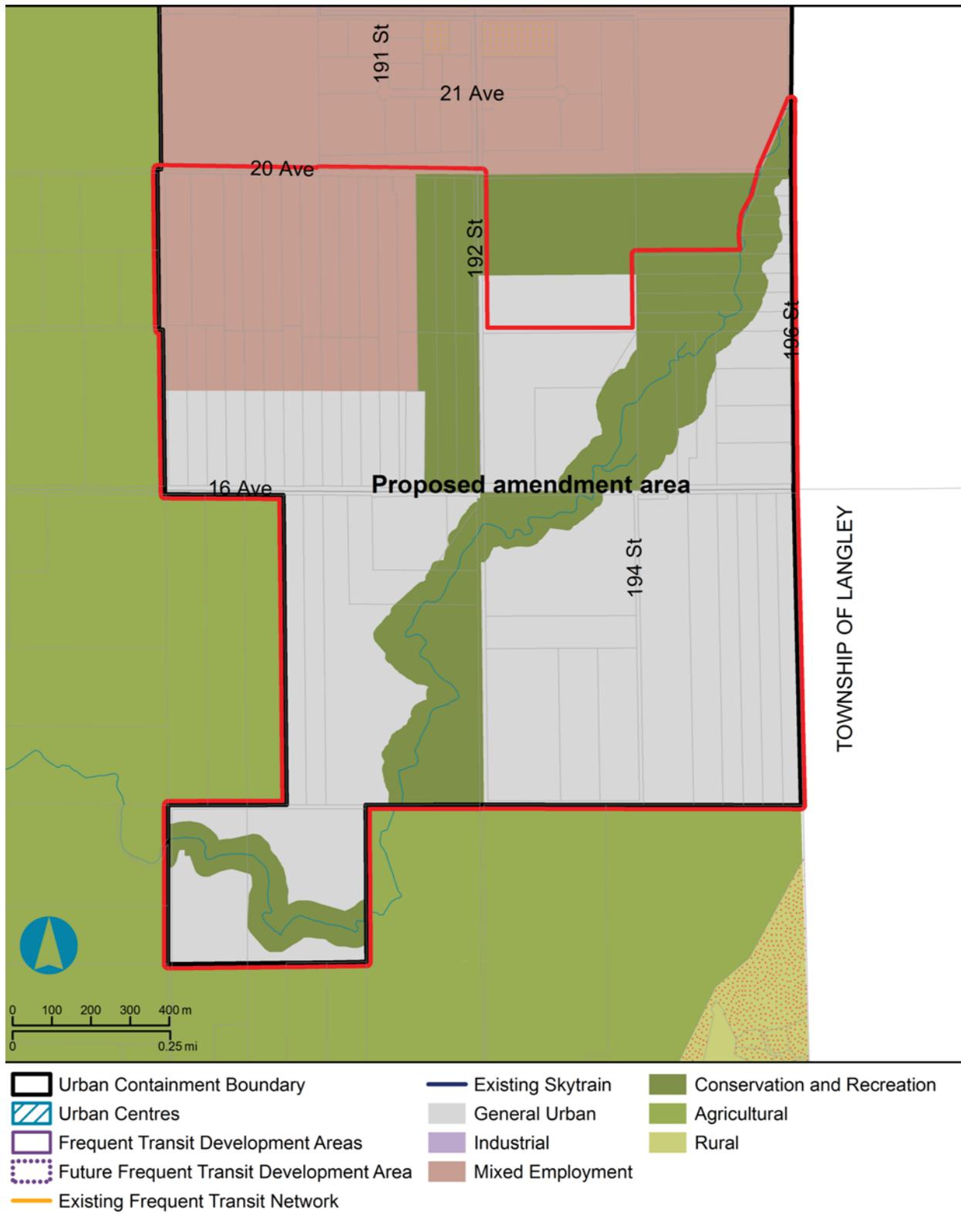
# Appendix “II”

## **Proposed Amendments to Surrey Official Community Plan, Regional Context Statement**

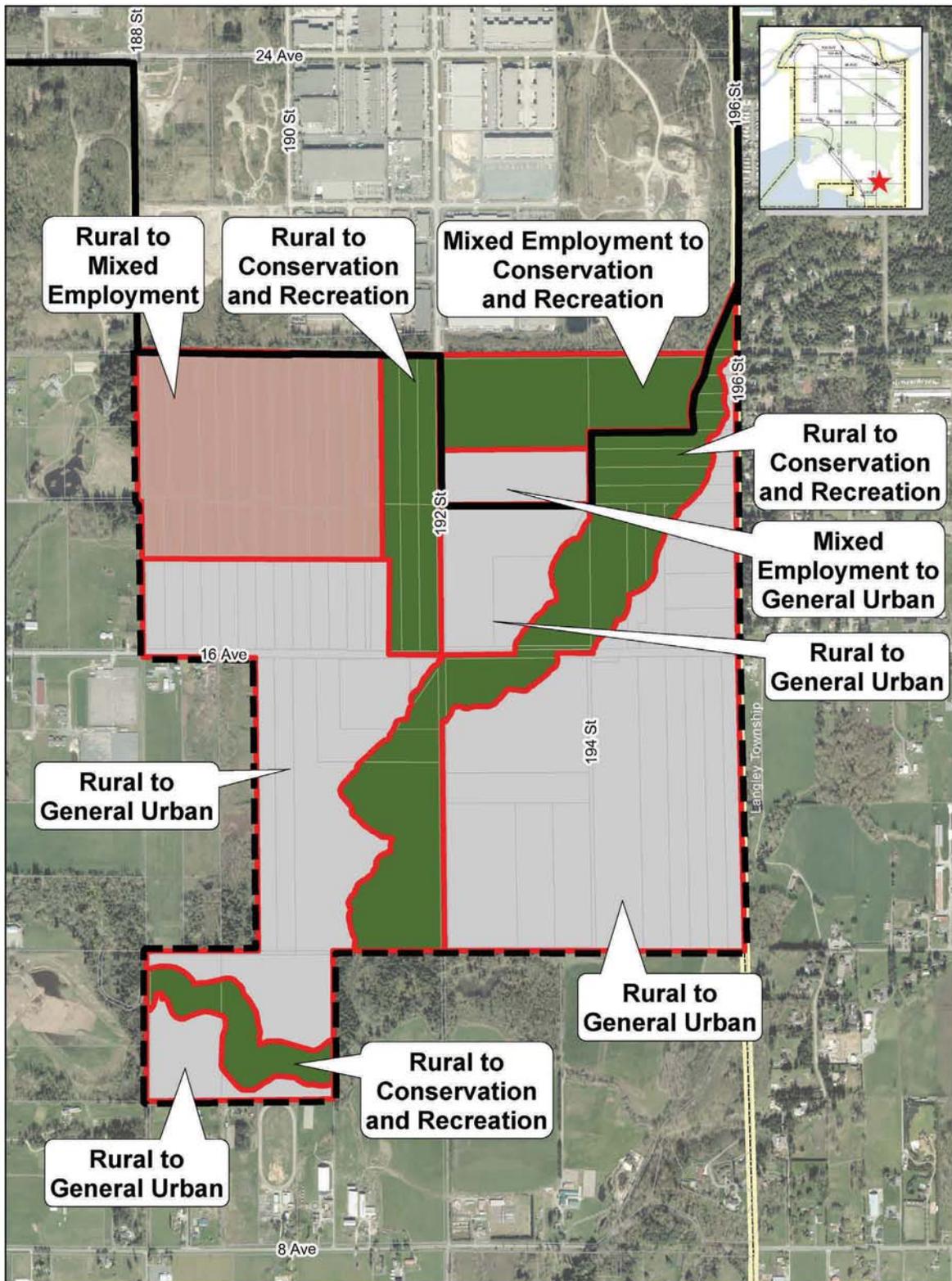
The following amendments are proposed for Surrey Official Community Plan Bylaw, 2013, No. 18020, Regional Context Statement, Goal 1: Create a Compact Urban Area, 1.1 Urban Containment, as follows:

1. “Figure 51: Regional Growth Strategy Land Use Designation”, as illustrated in Attachment “G”, as follows:
  - a) adjust the Regional Growth Strategy Urban Containment Boundary;
  - b) remove the “Special Study Area” overlay and by deleting the words “Area subject to a future land use planning study. Current land use designation applies in the interim.”; and
  - c) adjust the Regional Growth Strategy Regional Land Use Designations.

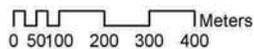
**Figure 51: Regional Growth Strategy Land Use Designations**



Proposed Regional Growth Strategy Amendment  
for South Campbell Heights Local Area Plan



**SOUTH CAMPBELL HEIGHTS  
LOCAL AREA PLAN (LAP)**



**Legend**

- RGS Amendment Area
- Proposed Expansion of Urban Containment Boundary
- Existing Urban Containment Boundary
- Surrey City Boundary

**Proposed RGS Land Use Designation**

- Mixed Employment
- General Urban
- Conservation and Recreation

City of Surrey Planning & Development Department



1:9,700

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

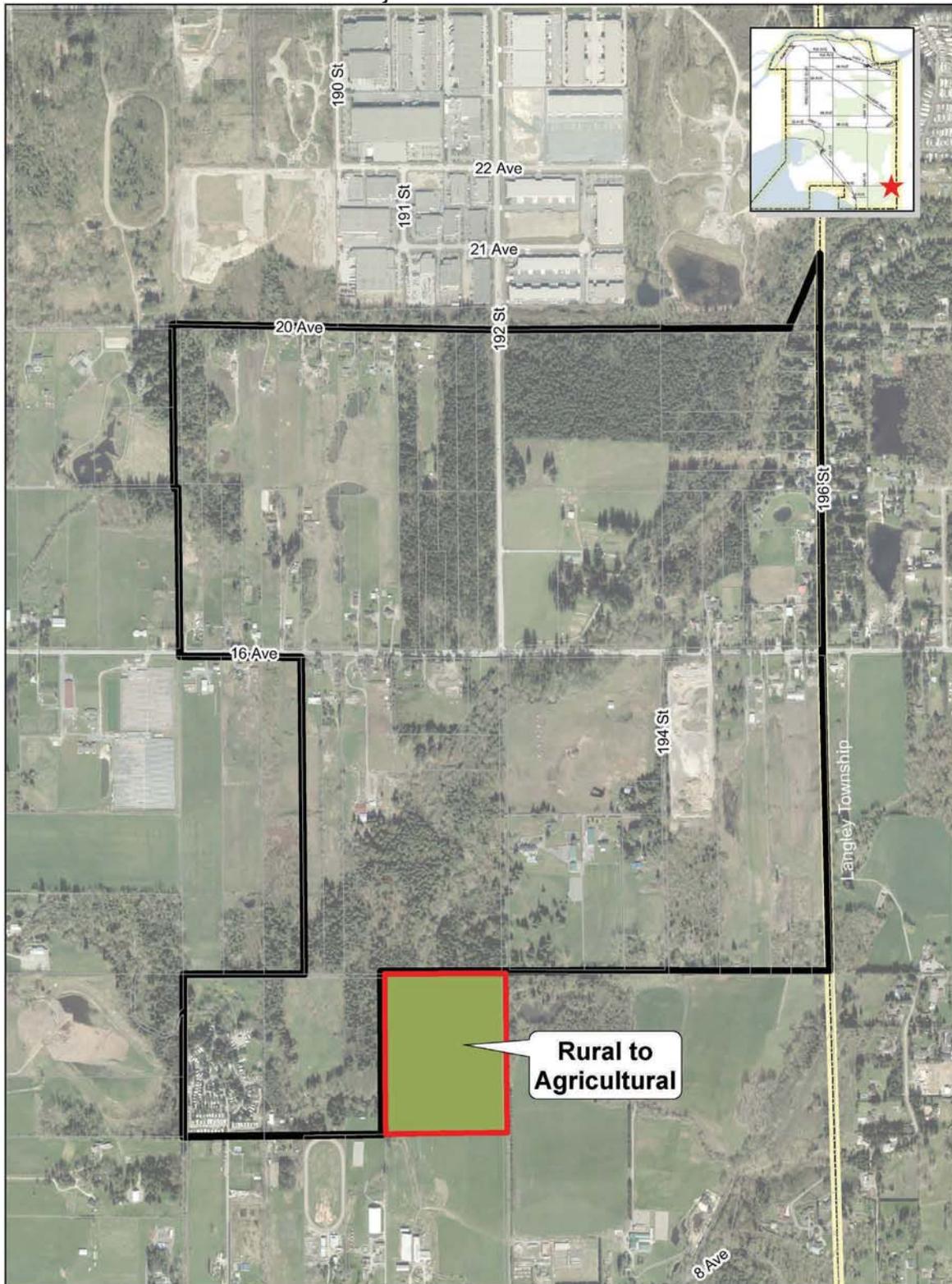
# Appendix “IV”

## **Proposed Amendments to Regional Growth Strategy Regional Land Use Designations**

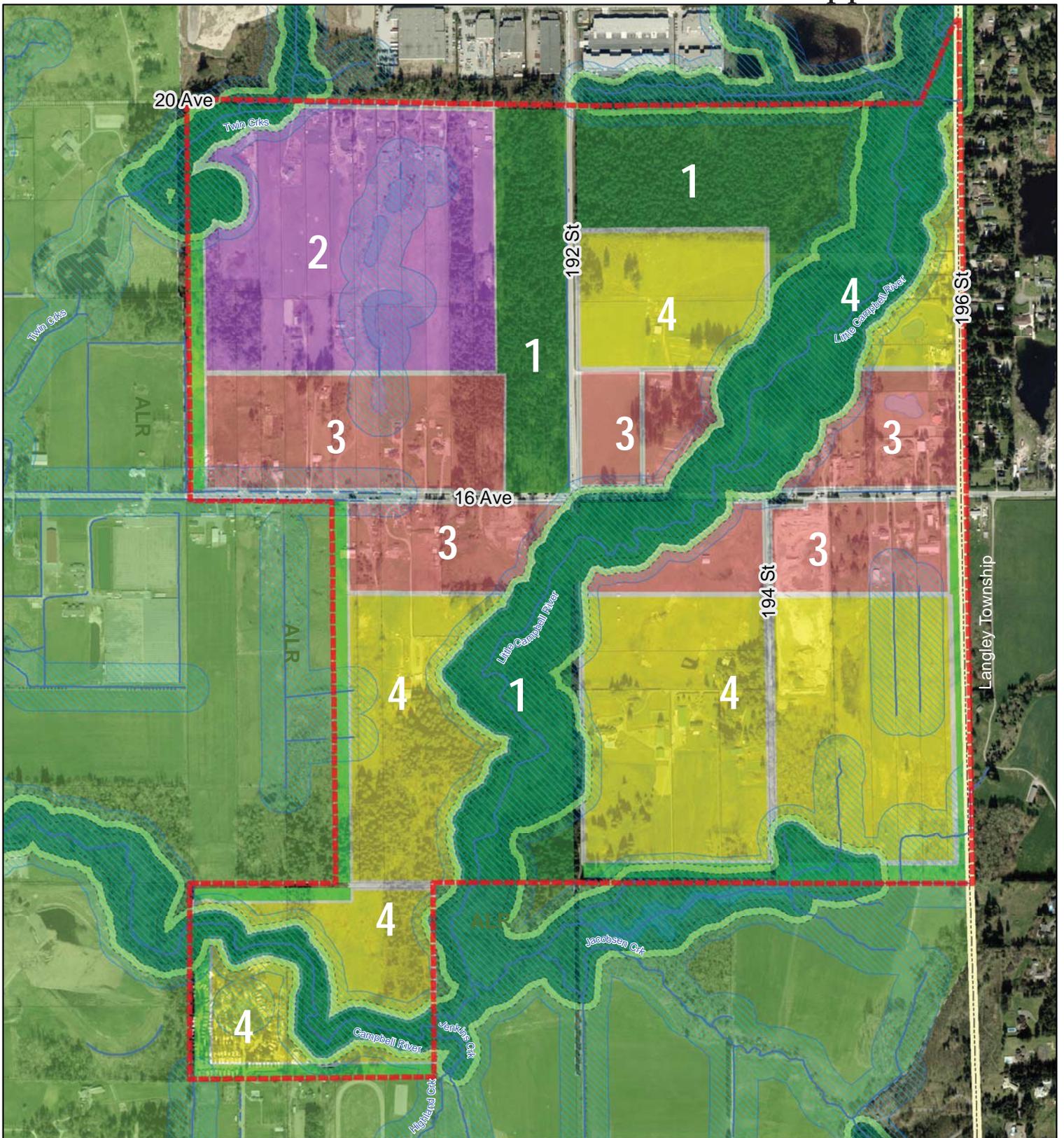
The following amendment is proposed for the Regional Growth Strategy:

1. Change the Regional Land Use Designation from Rural to Agriculture as shown on Attachment “H”.

Proposed Regional Land Use Designation Amendment  
for Consistency with ALC Inclusion Decision



<p><b>SOUTH CAMPBELL HEIGHTS LOCAL AREA PLAN (LAP)</b></p> <p>0 50 100 200 300 400 Meters</p>	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> ALR Amendment Area</li> <li> LAP Boundary</li> <li> Surrey City Boundary</li> </ul>	<p><b>Proposed RGS Land Use Designation</b></p> <ul style="list-style-type: none"> <li> Agricultural</li> </ul>	<p>City of Surrey Planning &amp; Development Department</p> <p>1:9,000</p>
	<p><small>This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.</small></p>		



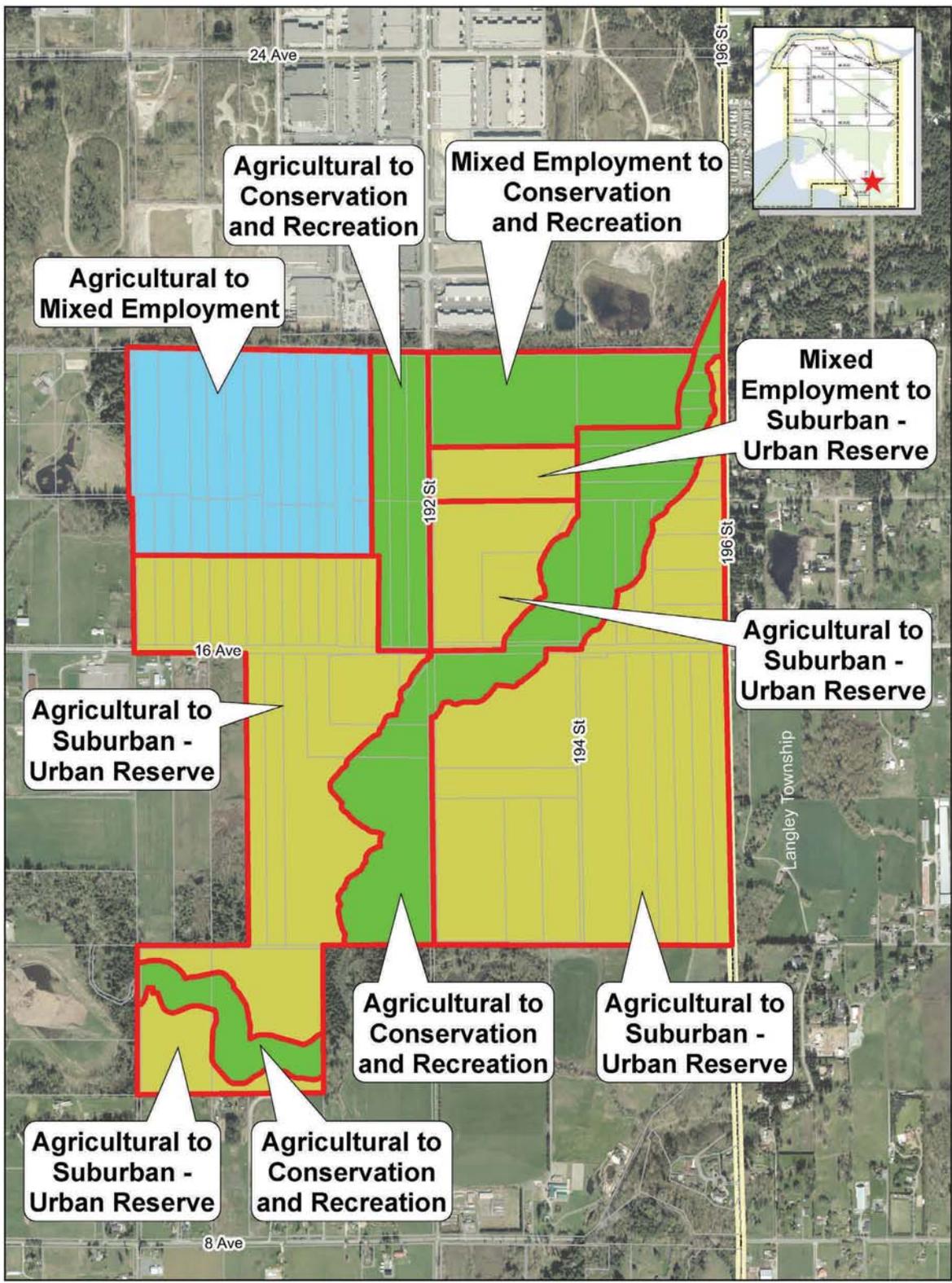
### SOUTH CAMPBELL HEIGHTS LAP - Proposed Land Use Concept

**Legend**

- Zone 1 - Conservation
- Zone 2 - Business Employment
- Zone 3 - Special Commercial / Institutional
- Zone 4 - Institutional / Special Commercial / Special Residential
- Buffer(s) - Landscape Strips
- Agricultural Land Reserve
- South Campbell Heights LAP Boundary
- Surrey City Boundary
- Water Course
- Streamside DPA
- Top of Bank Area
- Riparian Setback Areas 15m TOB
- Riparian Setback Areas 30m TOB



Proposed OCP Land Use Designation Amendments  
for South Campbell Heights Local Area Plan



<b>SOUTH CAMPBELL HEIGHTS LOCAL AREA PLAN (LAP)</b>		<b>Legend</b>		City of Surrey Planning & Development Department	
		OCP Amendment Area	<b>Proposed OCP Designations</b>		
		Surrey City Boundary		Conservation and Recreation	
				Mixed Employment	
				Suburban - Urban Reserve	1:9,710

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