

CITY OF SURREY

BY-LAW NO. 16067

A by-law to amend the provisions of "Surrey Official Community Plan By-law, 1996, No. 12900," as amended.
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The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Official Community Plan By-law, 1996, No. 12900," as amended, is hereby further amended as follows:

1. Division A, 3. Land Use Strategy, Section 3.6 – Land Use Designations: Allowable Density is amended by deleting the following from the Allowable Density table:

Suburban with full services and where a Neighbourhood Concept Plan is in place	5.0 units per hectare (1/2 acre minimum lot size, including gross density, where applicable)
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and replacing it with the following:

Suburban with full services and where a Neighbourhood Concept Plan is in place	5 units per hectare (1/2 acre minimum lot size, including gross density, where applicable). This may be increased to 10 units per hectare (4 units per acre) with a minimum lot size of 930 square metres (10,000 square feet) where development with this density is a minimum of 200 metres from the edge of the Agricultural Land Reserve or Agricultural Designation, whichever is closer. The increased density does not apply to the Semiahmoo Peninsula, Panorama Ridge, Sullivan Heights, or Douglas
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2. Division A, 3. Land Use Strategy, Section 3.6 – Land Use Designations: Allowable Density is amended to delete all references to "South Fraser Health Region" and replace it with the following:

"Fraser Health Authority".

3. Division A, Schedule C – Development Permit Area Guidelines, Section A.2.3 under A.2 Parking Lot Landscaping and Section A.6.11 under A.6 Landscaping

and Fences is amended to replace the reference to the "CH" Zone with reference to the "CHI" Zone.

4. Division A, Schedule C – Development Permit Area Guidelines, Section C.3.4 under C.3 Site, Landscaping, Fences and Open Spaces is amended by adding the following sentence at the end of Section C.3.4:

"Provide sufficient landscaping along proposed residential developments adjacent to industrial areas."

5. Division A, Schedule C – Development Permit Area Guidelines, Section F.2.1 under F.2 Landscaping, Fences and Lighting is deleted and replaced with the following:

F.2.1 Provide a minimum 3 metre (10 feet) wide landscaped area along all property lines that abut streets and 7.5 metre (25 feet) wide along the property line that abuts a residential site. Include landscaping features such as trees, shrubs and a landscaped berm within the landscaped area."

2. This By-law shall be cited for all purposes as "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 65 Amendment By-law, 2006, No. 16067."

PASSED FIRST AND SECOND READING on the 24th day of July, 2006.

PUBLIC HEARING HELD thereon on the 11th day of September, 2006.

PASSED THIRD READING on the 11th day of September, 2006.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 25th day of September, 2006.

_____ MAYOR

_____ CLERK