

CITY OF SURREY

BY-LAW NO. 14341

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

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

A. SCHEDULE A. LAND USE DESIGNATION MAP

That portion of the map designated as Schedule A. Land Use Designation Map, as shown outlined in black on the plan attached hereto as Appendix A., and designated as “Amendment to Schedule A. Land Use Designation Map”, is hereby amended as follows:

FROM SUBURBAN (SUB) TO URBAN (URB)

Parcel Identifiers: 024-034-975; 024-034-983; 024-034-991; 024-035-009; 024-035-017; 024-035-025; 024-035-033; 024-602-361; 024-602-370; 024-602-388; 024-097-624; 024-097-632; 024-097-641; 024-097-659; 024-097-667; 024-097-675; 024-097-683.

Lots 9,10,11,12,13,14,15 all of Section 4, Township 8, New Westminster District, Plan LMP36109.

Lots 1,2,3 all of Section 4, Township 8, New Westminster District, Plan LMP43505

Lots 57,58,59,60,61,62,63 all of Section 4, Township 8, New Westminster District, Plan LMP37062

Addresses:

16956 Greenway Drive (also known as 8498-170 St.

8490 – 170 Street	8466 – 170 Street	8450 - 170 Street	8430 – 170 Street
8488 – 170 Street	8460 – 170 Street	8402 – 170 Street	8436 – 170 Street
8480 – 170 Street	8458 – 170 Street	8422 - 170 Street	8440 – 170 Street
8472 - 170 Street	8454 – 170 Street	8426 - 170 Street	8446 – 170 Street

FROM URBAN (URB) TO SUBURBAN (SUB)

Parcel Identifier: 006-712-789

Lot 8 of Section 4, Township 8, New Westminster District, Plan 32014

Address:
8464 – Wildwood Place

B. SCHEDULE A. LAND USE DESIGNATION MAP

That portion of the map designated as Schedule A. Land Use Designation Map, as shown outlined in black on the plan attached hereto as Appendix B., and designated as “Amendment to Schedule A. Land Use Designation Map”, is hereby amended as follows:

FROM SUBURBAN (SUB) TO INDUSTRIAL (IND)

Parcel Identifiers: 003-785-971; 010-457-879; 010-457-887

Lots 4, 5, 6 all of Section 4, Township 8, New Westminster District, Plan 19148

Addresses:
5505 – 192 Street
5465 – 192 Street
5419 – 192 Street

C. SCHEDULE A. LAND USE DESIGNATION MAP

That portion of the map designated as Schedule A. Land Use Designation Map, as shown outlined in black on the plan attached hereto as Appendix C., and designated as “Amendment to Schedule A. Land Use Designation Map”, is hereby amended as follows:

FROM SUBURBAN (SUB) TO INDUSTRIAL (IND)

Parcel Identifier: 024-842-800; 024-842-826; 024-842-834; 024-842-842; 024-842-851; 024-842-869; 024-842-877; 024-842-885; 024-842-893; 024-842-907; 024-842-915; 024-842-923; 024-842-931; 024-842-940; 024-842-958; 024-842-966.

Lots 1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16 & Parkland all of Section 7, Township 9, New Westminster District, Plan LMP47179

Addresses:

10411 - 173 Street	17276 – 104A Avenue	17351 – 104A Avenue
10425 - 173 Street	17285 – 104A Avenue	17358 – 104A Avenue
10439 - 173 Street	17299 – 104A Avenue	17369 – 104A Avenue
10418 - 173 Street	17311 – 104A Avenue	17215 – 104 Avenue
10436 - 173 Street	17325 – 104A Avenue	17205 – 104 Avenue (City Park)
17288 – 104A Avenue	17337 – 104A Avenue	

D. PART 3. LAND USE STRATEGY

In the Section, Land Use Designations and Permitted Zones on pages 3-9 and List of Zones on Page 3-10:

- 1) Replace page 3-9 with the revised page 3-9 attached hereto as Appendix D.
- 2) On page 3-10, List of Zones, Residential Zones:
Delete "RF-C Single Family Compact Zone"
- 3) On page 3-10, List of Zones, Residential Zones, following RF-G-SS Single Family Residential Gross Density Secondary Suite Zone:

Add "RF-12 Single Family Residential Zone"
Add "RF-9 Single Family Residential Zone"
Add "RF-SD Semi-Detached Residential Zone"
- 4) On page 3-10, List of Zones, Multiple Residential Zones, following RM-15 Multiple Residential 15 Zone:
Add "RM-19 Multiple Residential 19 Zone".

E. PART 7. ADMINISTRATION AND PROCEDURES

In the section Adoption and Amendment Procedures, on page 7-4, replace page 7-4 with the revised page 7-4 attached hereto as Appendix E.

- 2. This By-law shall be cited for all purposes as "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 18 Amendment By-law, 2001, No. 14341".

PASSED FIRST AND SECOND READING on the 26th day of February, 2001.

PUBLIC HEARING HELD thereon on the 26th day of March, 2001.

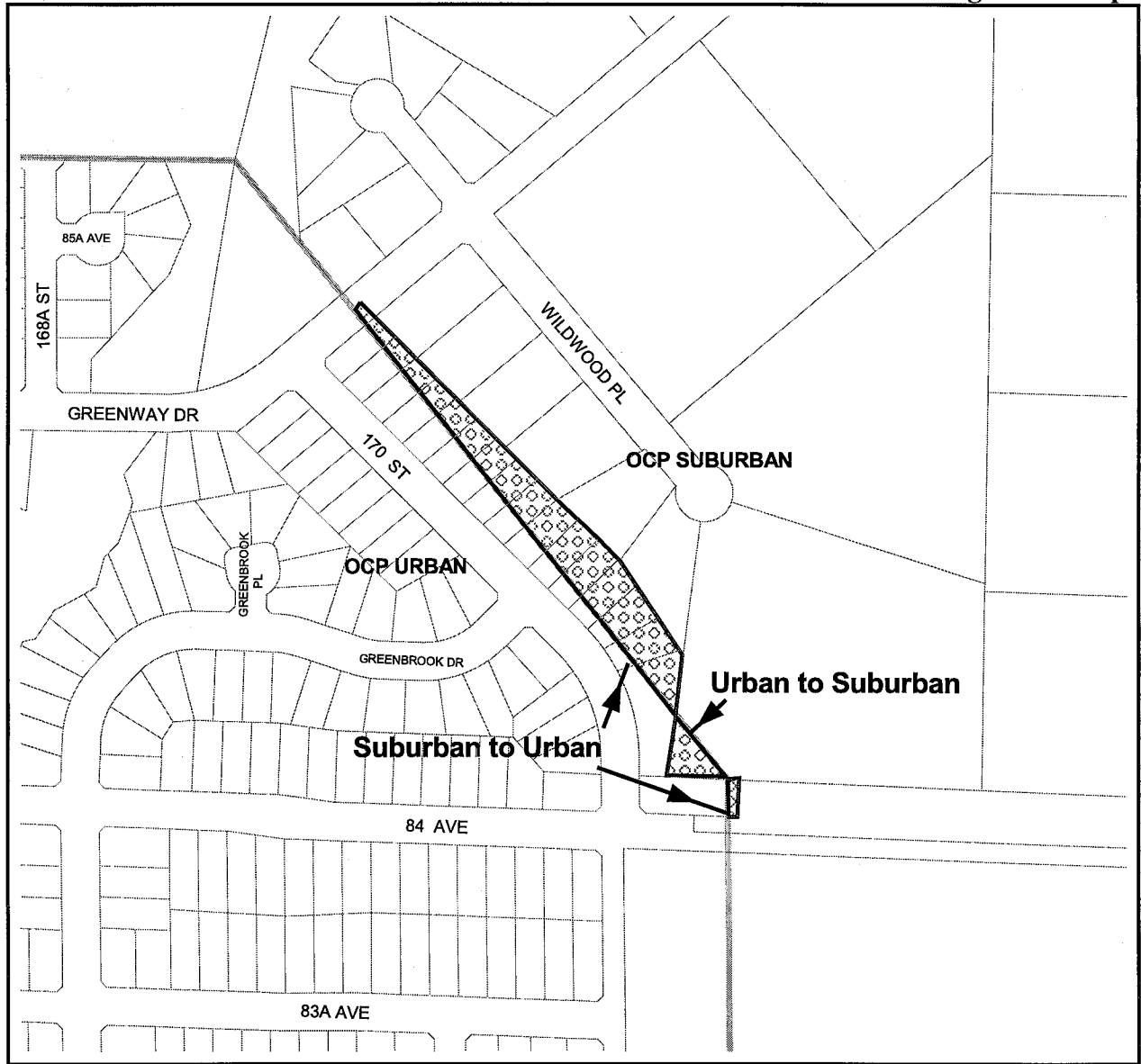
PASSED THIRD READING on the 26th day of March, 2001.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 26th day of March, 2001.

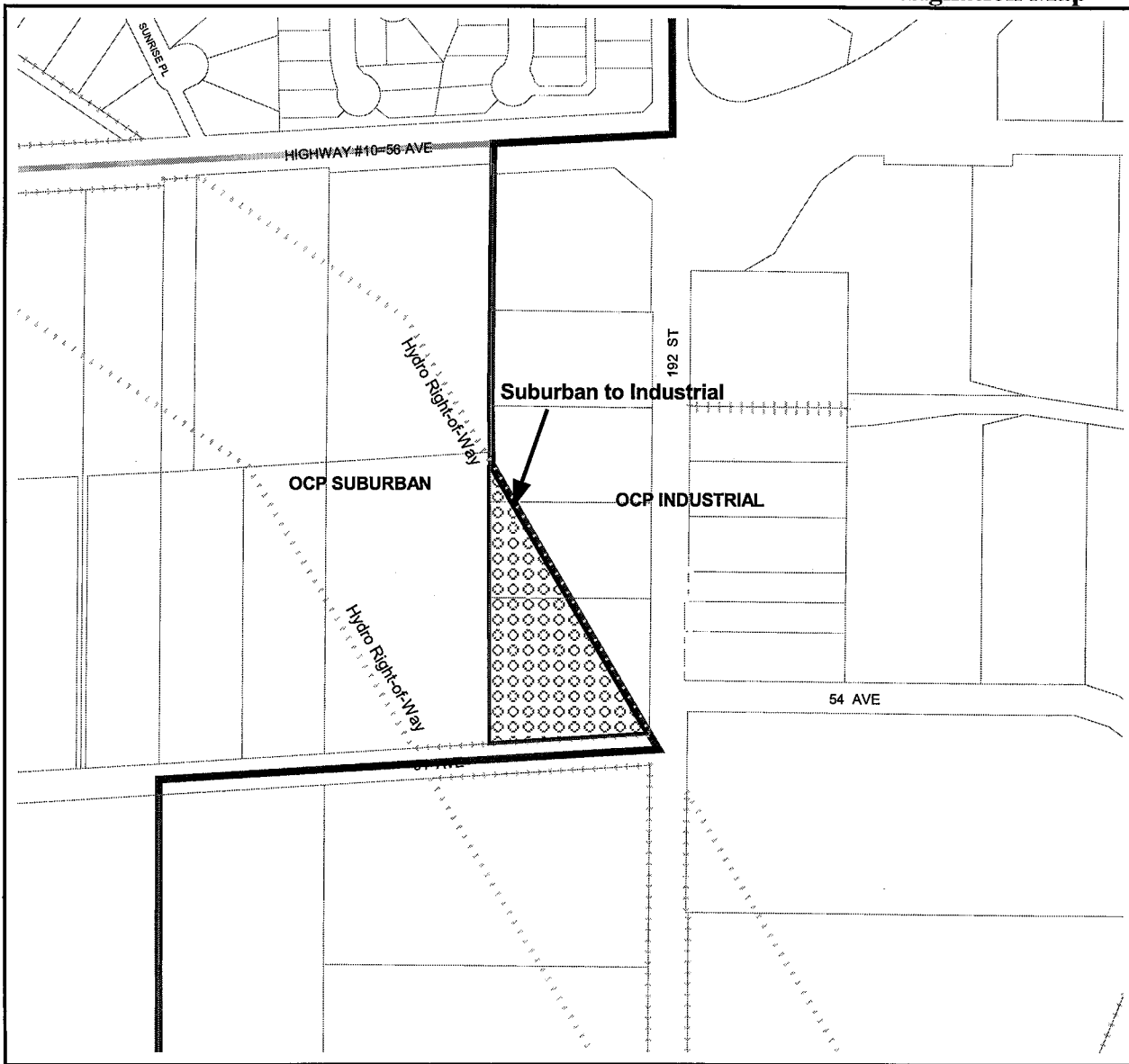
_____ MAYOR

_____ CLERK

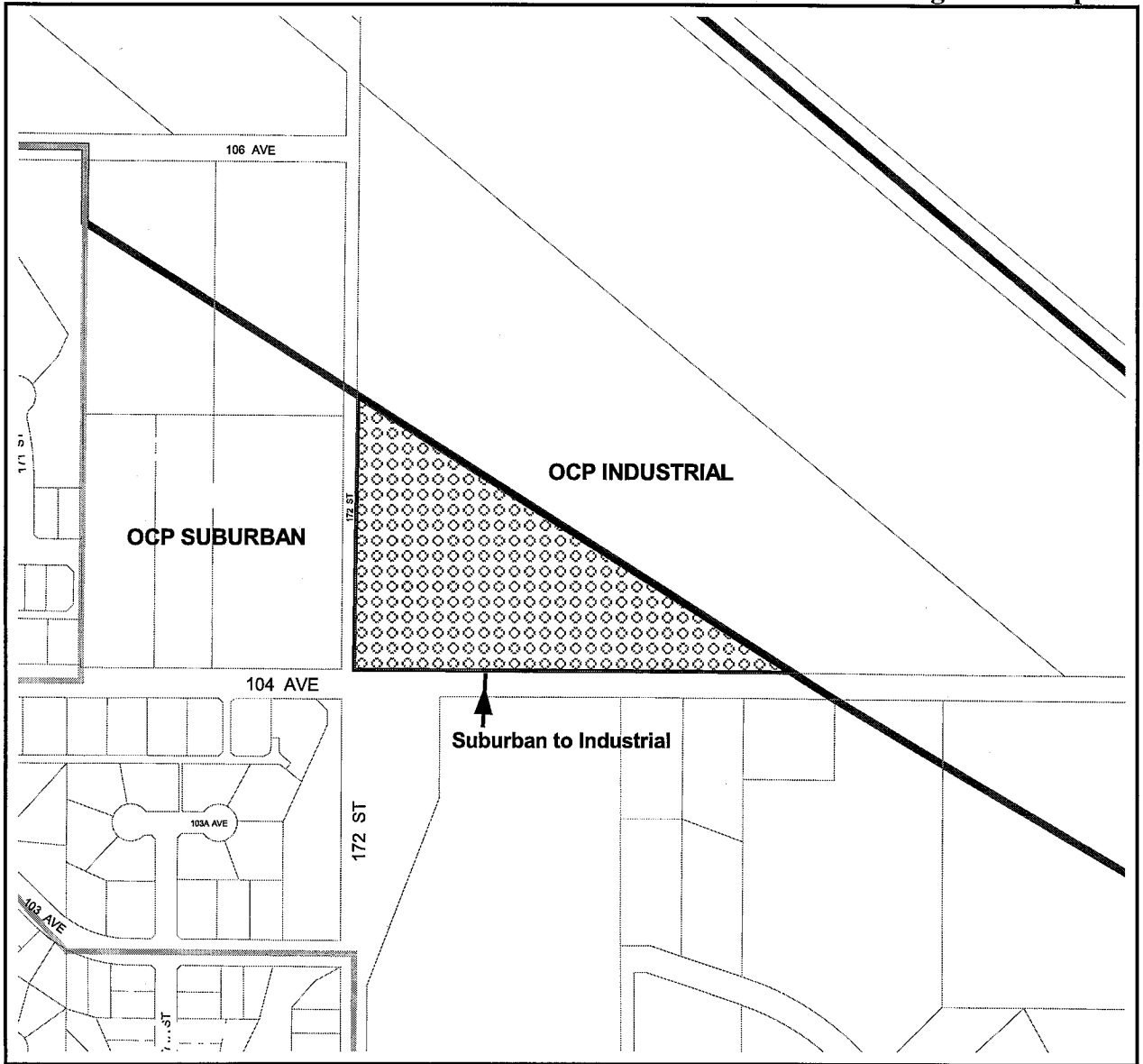
APPENDIX A
Amendment to Schedule A. Land Use Designation Map.



APPENDIX B
Amendment to Schedule A. Land Use Designation Map



APPENDIX C
Amendment to Schedule A. Land Use Designation Map



Land Use Designations and Permitted Zones

Zones Allowed in a Designation

The following table summarizes the zones permitted within each Official Community Plan Land Use Designation. The full name of each zone is listed on the next page. The Zoning By-law specifies zoning for each parcel of land in the City and provides details on land use, density and development requirements.³

Zone	A-1	A-2	RA	RA-SS	RA-G	RA-G-SS	RH	RH-SS	RH-G	RH-G-SS	RC	RF	RF-SS	RF-G	RF-G-SS	RF-9	RF-12	RF-SD	RM-D	RM-M	RM-10	RM-15	RM-19	RM-30	RM-45	RM-70	RM-135	RMC-10	RMC-135	RMC-150
Designation																														
City Centre																														
Town Centre																														
Commercial																														
Multiple Residential																														
Urban																														
Suburban																														
Rural																														
Industrial																														
Agriculture																														
Conservation																														
Indian Reserve ¹																														

Zone	RMS-1	RMS-1A	RMS-2	PC	PA-1	PA-2	PI	C-4	C-5	C-8	C-8A	C-8B	C-10	C-15	C-35	CHI	CG-1	CG-2	CTA	CCR	CPR	CPG	CPM	IB	IL	IH	IS	IA	ISP	CD
Designation																														
City Centre																														
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Conservation																														
Indian Reserve ¹																														

- Key:
- Permitted outright: The Zone may be located within the Land Use Designation. Where a specific parcel of land within the designation is proposed for rezoning to the Zone, Council approval of the rezoning application and related rezoning By-law is necessary.
 - Permitted conditionally through Neighbourhood Concept Plans: The zone may be located within the Land Use Designation subject to being specified in the relevant Neighbourhood Concept Plan. Where a specific parcel of land within the designation is proposed for rezoning to the Zone, Council approval of the rezoning application and related rezoning By-law is necessary.
 - Allowed only in the Surrey City Centre: The Zone may be located within the Commercial Land Use Designation in the Surrey City Centre as defined in Figure 2-3. Where a specific parcel of land within the designation is proposed for rezoning to the Zone, Council approval of the rezoning application and related rezoning By-law is necessary.
 - Permitted conditionally subject to the Policy Guidelines for Small Lot Residential Zones as contained in Corporate Report C002. Where a specific parcel of land within the designation is proposed for rezoning to the Zone, Council approval of the rezoning application and related rezoning By-law is necessary.
- Notes: ¹ Zoning is not applicable to lands in the Indian Reserve.

Adoption and Amendment Procedures

The Official Community Plan is Adopted by By-law and can be amended by By-law.

Official Community Plan Amendment Procedure

The Official Community Plan is adopted by By-law. To ensure that the Official Community Plan remains relevant and addresses emerging issues and public concerns, changes to the plan will be done according to the following criteria and review processes:⁷

1. Criteria for Non-City Initiated OCP Amendment Applications:

Type	Amendment	Criteria & Review Process
Type 1	Minor OCP Amendment	<ul style="list-style-type: none"> Means an application that can be evaluated based on available information, has minimal community impact (including but not limited to servicing and amenity requirements), supports existing plans, and is not precedent setting. To be reviewed concurrently with a rezoning application.¹
Type 2	Major OCP Amendment with <i>Significant Community Benefit</i> ²	<ul style="list-style-type: none"> Means an application that fails to meet one of the attributes of a <i>Minor OCP Amendment Application</i>, but presents an opportunity to achieve <i>significant community benefits</i>. To be reviewed concurrently with a rezoning application.
Type 3	Major OCP Amendment	<ul style="list-style-type: none"> Means an application that fails to meet one of the attributes of a <i>Minor OCP Amendment Application</i>. To be reviewed with the Annual Review.
Type 4	OCP Amendment for Commercial or Industrial Development.	<ul style="list-style-type: none"> Means any development application to change properties <i>from any current OCP Land Use Designation</i> to City Centre, Town Centre, Commercial or Industrial designations. This category will include only those projects having a significant commercial or industrial component. OCP application and implications to be reviewed with priority, but concurrently, with a companion rezoning application.

¹ If a Public Hearing has not occurred within one year of Council’s consideration of the application, Planning and Development may recommend to Council that the application be closed.

² Significant Community Benefit: means immediate, tangible community benefits such as affordable housing, community amenities, significant additional park land, significant land dedication, or any other proposed development that Council deems to be a significant community benefit. These items exclude from consideration increased assessment or property taxes, and private economic benefits typically associated with new development.