

CITY OF SURREY

BY-LAW NO. 15589

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:

(a) Section 3.3 Descriptions of Land Use Designations, Multiple Residential (RM) Designation, is amended by deleting the last paragraph and inserting the following words in its place:

"Selected business zones may be permitted in the Multiple Residential designation subject to compliance with the performance criteria and standards."

(b) Section 3.6 Land Use Designations: Allowable Density, is amended in the first table titled "Designation" and "Allowable Floor Area Ratio" by inserting an additional row at the end of the table as follows:

Multiple Residential designation within the Surrey City Centre	2.5
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(c) The Table in Section 3.7 Land Use Designations and Permitted Zones, is amended by inserting "IB-1" after "IB" under the "Zone" column and by inserting "●" in the corresponding row under the "Business" and "Industrial" Land Use Designations.

(d) Section 6.3 Development Permit Areas and Guidelines is amended by deleting the last sentence at the end of this Section and inserting the following in its place:

"The term 'major road' used in this section means a 'Provincial Highway or a City Arterial Road'";

(e) Figure 7 List of Zones is amended by inserting "**IB-1** Business Park 1 Zone" after "**IB** Business Park Zone" under the "Industrial Zones" list.

(f) Figure 13 - Truck Route Network and Dangerous Goods Routes Map is deleted and replaced with a new Figure 13, attached hereto and forming part of this by-law.

(g) Schedule C. Development Permit Area Guidelines, Designated Development Permit Areas is amended by deleting points 1, 2, and 3 and replacing them with the following:

"The following areas of the City are designated as Development Permit Areas:

1. All properties outside of the Agricultural designation that are abutting Agricultural designated land are a Development Permit Area for the purpose of protecting farming. All lands located within 300 metres (984 feet) of, but not directly abutting Agricultural designated lands, will be defined as farm-sensitive lands for planning and engineering purposes, but will not necessarily require a Development Permit.
2. All parcels of land within the City are designated as a Development Permit Area for the purpose of controlling the form and character of multiple residential, commercial and industrial development except for:
 - (a) the lands illustrated in Figure C-1 – "Areas not Designated as Development Permit Areas in Schedule C"; or
 - (b) in the case of industrial development, parcels of land located more than 100 metres (328 feet) from all Provincial Highways or Arterial Roads and not located in a business/industrial park or not abutting land in a Suburban, Urban, Multiple Residential, City Centre, Town Centre, Commercial, Rural, Agricultural, Conservation, Indian Reserve or other non-Industrial OCP designation.
3. Notwithstanding 2(b), the entire South Westminster Secondary Plan area is a Development Permit Area.
4. For the purposes of clarity, a Development Permit is not required under clause 2 or 3 where the development project does not contain multiple residential, commercial or industrial development."

2. This By-law shall be cited for all purposes as "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 48 Amendment By-law, 2004, No. 15589."

PASSED FIRST AND SECOND READING on the 29th day of November, 2004.

PUBLIC HEARING HELD thereon on the 13th day of December, 2004.

PASSED THIRD READING on the 13th day of December, 2004.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 13th day of December, 2004.

_____ MAYOR

_____ CLERK

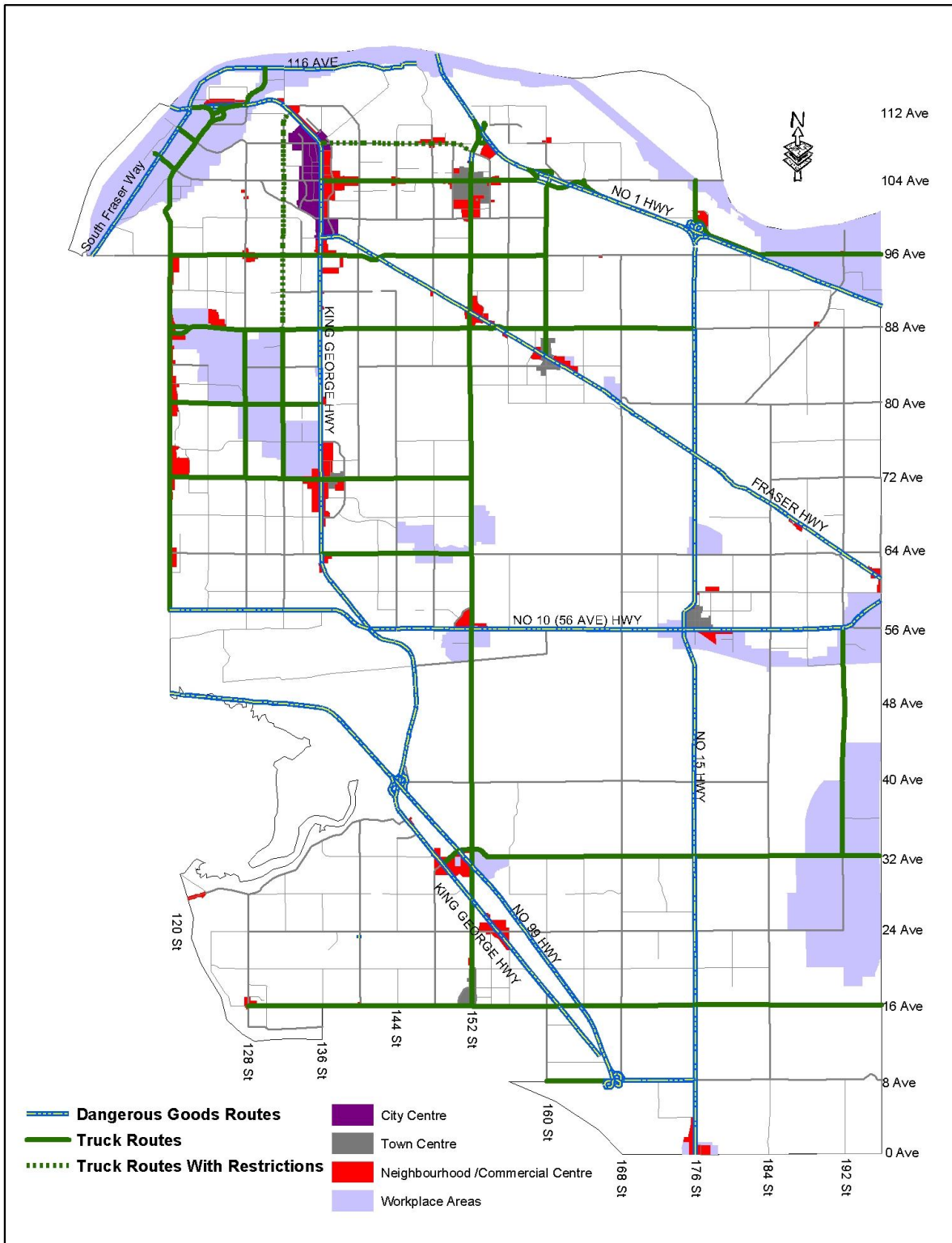


Figure 13 Truck Route Network and Dangerous Goods Routes Map