

NO: R147

COUNCIL DATE: July 12, 2021

REGULAR COUNCIL

TO: Mayor & Council **DATE: July 8, 2021**

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

SUBJECT: Revised Stage 1 South Campbell Heights Land Use Plan and Proposed Official Community Plan, Regional Context Statement, and Regional Growth Strategy Amendments

RECOMMENDATION

The Planning & Development Department, Engineering Department, and Parks, Recreation & Culture Department recommend that Council:

1. Receive this report for information;
2. Approve the revised Stage 1 South Campbell Heights Land Use Plan (Appendix "I");
3. Authorize staff to file "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2017, No. 19362" and bring forward "Surrey Official Community Plan Bylaw 2013, No. 18020, Amendment Bylaw, 2021, No. 20393", as described in this report and documented in Appendix "II" and Appendix "III" for first and second readings, and set a date for public hearing;
4. Subject to Council granting third reading to Amendment Bylaw No. 20393, authorize staff to submit a Type 3, Minor Regional Growth Strategy amendment and Regional Context Statement amendment application to the Metro Vancouver Board for approval of the Regional Growth Strategy Regional Land Use Designation amendments as shown in Appendix "IV" and Appendix "V";
5. Subject to the Metro Vancouver Board approving the Regional Land Use Designation amendments as documented in Appendix "IV" and "V", authorize staff to submit a Regional Growth Strategy amendment and 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

6. Subject to the Metro Vancouver Board approving Surrey's amended Regional Context Statement and approving the Regional Growth Strategy amendments, authorize the City Clerk to bring forward "Surrey Official Community Plan Bylaw 2013, No. 18020, Amendment Bylaw, 2021, No. 20393" for final adoption.

INTENT

The intent of this report is to seek Council approval for the revised Stage 1 South Campbell Heights Plan (the "Plan") and, in doing so, to also amend *Surrey Official Community Plan Bylaw 2013, No. 18020* ("OCP") and *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 Surrey's Special Study area as identified in the RGS.

BACKGROUND

Plan Area

The South Campbell Heights Plan Area ("Plan Area") encompasses 245 hectares (600 acres) of land generally located south of 20 Avenue along the border with the Township of Langley. It is bounded by the Agricultural Land Reserve ("ALR") to the south and west.

The Plan Area is bisected by the Little Campbell River, including areas of floodplain associated with the river. In addition to the Little Campbell River and its tributaries, the area includes large areas of farmland and mixed species second growth forest. Much of the Plan Area is underlain by the Brookwood aquifer, which is an unconfined aquifer that serves as both a potable water source for existing drinking water wells, as well as a baseflow source for the Little Campbell River and its tributaries.

Planning Process

On July 24, 2017, Council endorsed Stage 1 of the South Campbell Heights Land Use Plan following a comprehensive land use planning process (Appendix "VI"). Following Stage 1 approval of the Plan, Council also granted third reading to the necessary OCP amendments and bylaw readings that were consistent with the Stage 1 Plan.

On January 16, 2018, the City submitted a request to Metro Vancouver to amend the RGS to accommodate the land uses proposed in the South Campbell Heights Plan. It proposed the Rural "Special Study Area" designation (235 hectares) within the Plan Area to be amended to General Urban (143 hectares), Mixed Employment (37 hectares), and Conservation and Recreation (55 hectares). These changes necessitated an expansion of the regional Urban Containment Boundary ("UCB") which outlines the catchment for regional utility servicing. It also proposed land use amendments within the existing UCB, including 16.4 hectares from Mixed Employment to Conservation and 6.0 hectares from Mixed Employment to General Urban.

On April 20, 2018, the Metro Vancouver Regional Planning Committee ("RPC") received a report from Metro Vancouver staff titled "Metro Vancouver 2040: Shaping our Future Land Use Designation Amendment from the City of Surrey - South Campbell Heights." The report indicated support for proposed amendments to redesignate lands to Mixed Employment, Conservation and Recreation, and Agricultural because these were generally consistent with the

provisions of *Metro 2040*; however, for the portion of the proposed amendment that was seeking to extend the UCB and redesignate 143 hectares from Rural to General Urban for urban residential development, there was not the required support. The report indicated that this component of the request was inconsistent with *Metro 2040* and recommended that the entire amendment application be referred back to the City to consider an alternate amendment.

At the May 25, 2018 Metro Vancouver Board meeting, the Board approved the RPC recommendations and referred the RGS amendment application back to the City to consider alternatives.

In response, City staff liaised with Metro Vancouver staff and employment lands stakeholders in Surrey to prepare a revised Stage 1 South Campbell Heights Land Use Plan that better responds to regional concerns. This report outlines the proposed revisions to the land use plan and associated public feedback, as well as the proposed OCP and RGS amendments to facilitate the resolution of the South Campbell Heights Special Study Area.

Policy Considerations

Regional Growth Strategy and Official Community Plan

The RGS provides a framework to guide the future sustainable development of the region, including regional land use policies. The South Campbell Heights Plan is identified in the RGS as a “Special Study Area”, indicating the intent to anticipate a future land use designation amendment.

Approval of the revised Stage 1 land use plan for South Campbell Heights signals the intention to change these RGS land use designations. Once approved, the proposed land uses in the Plan would no longer be consistent with the current RGS land use designations and the UCB.

A “Type 3” minor amendment to the RGS would be required to align designations and adjust the UCB. Approval of this type of amendment requires a 50% + 1 weighted supportive vote of the Metro Vancouver Board and does not require a regional public hearing. 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. The RCS specify how the OCP and the RGS are aligned. If the proposed land uses in the revised South Campbell Heights Plan are endorsed by Council, 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, a corresponding amendment application will be forwarded to Metro Vancouver with the RGS amendment.

ALR Consideration

Most of the South Campbell Heights Plan Area is currently designated as Agriculture in Surrey's OCP. None of the area is included in the ALR; therefore, changes from "Agriculture" to other land use designations do not require approval from the Agricultural Land Commission ("ALC").

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.

DISCUSSION

Surrey's RGS Amendment request in 2018 was unsuccessful, largely due to lack of regional support for the scale and density of residential development that would have been facilitated. The Metro Vancouver report indicated that there was insufficient rationale for this redesignation because there are substantial areas within Surrey's UCB that are designated for future urban residential development. Furthermore, they indicated that a large expansion of the UCB into the rural areas proximate to agricultural land would encourage speculation, and signal expansion of urban development into these and other rural areas in the region.

There was, however, support for the proposed amendment to redesignate land to Mixed Employment and Conservation and Recreation. The report generally supported the redesignation of Rural to Mixed Employment because the amendment would add much needed industrial land inventory to the regional industrial land base. The redesignation of Rural to Conservation and Recreation would contribute to the protection of land identified as ecological hubs and regional corridors in the *Metro Vancouver Sensitive Ecosystem Inventory*.

Constrained Industrial Land Supply

According to Metro Vancouver's Regional Industrial Land Strategy, demand for industrial land continues to increase and has been outpacing the supply. Industrial lands accommodate over one-quarter of the region's total employment and contribute to the region's economic well-being. This economic contributor is threatened as industrial land values have increased significantly over the past few years and vacancy rates are at record lows.

Colliers 2020 Industrial Lands Intensification Analysis Study shows that on the supply side, the amount of new industrial building floor area being built cannot keep up with absorption. Metro Vancouver had, as of 2015, approximately 11,300 hectares (28,000 acres) of industrial land, about 80% of which is already developed. The report indicates that the supply of developable land has not kept pace with demand. As a result, the industrial vacancy rate has declined from over 4.5% in 2010 down to 1.3% as of Q3 2020, which is a record low for the region, and counts amongst the lowest in North America's major markets.

According to the study, the limited supply of vacant industrial land across the region is anticipated to decrease further over the coming years. In the absence of additional land supply to meet continued demand, the study finds that the region is anticipated to absorb the last of its effective existing supply sometime between 2028 and 2035.

Surrey has benefited from having the existing Campbell Heights North employment lands. Development of those lands have progressed at an accelerated pace over the past 20 years. Due to the pace of development, staff estimate there remains capacity for another seven to nine years of development.

Revised Stage 1 South Campbell Heights Plan

The Plan has been revised in consideration of the region's constrained industrial land supply and Metro Vancouver's previous referral back of Surrey's RGS amendment (Appendix "I"). The revised plan focuses on creating more employment opportunities by increasing the inventory of regional employment lands.

Residential uses have been removed from the revised plan. It also reduces the extent of the proposed UCB extension to minimize impacts to the Little Campbell River. These proposed changes to the plan better align with RGS goals.

Revised Urban Containment Boundary

The revised plan reduces the proposed UCB expansion by approximately 13.1 hectares (32.5 acres) in the southwest of the Plan Area, which will remain rural. Most of this area include the Little Campbell River and its associated riparian areas. It is also identified as a Green Infrastructure Network ("GIN") Corridor within the Biodiversity Conservation Strategy ("BCS"). The UCB adjustment will also reduce servicing implications along the Little Campbell River. The revised UCB is shown in Appendix "III", Attachment G.

Land Use Designations

The revised plan has simplified land use designations compared with the previous plan. The Special Commercial, Institutional, and Special Residential designations have been removed. The Business Employment and Conservation designations remain in the plan with some adjustments including stream setbacks exceeding those required under the City's zoning by-law and riparian area regulations. A Cemetery designation has been added to illustrate where applicable uses exist.

Business Employment

The Business Employment designation has been expanded in the revised version of the land use plan. The previous Stage 1 plan included 35 hectares of employment related land. The revised plan now proposes 139 hectares of employment land. The additional employment areas are identified in Appendix "VII".

This designation is intended for employment uses such as warehousing light industry contained within buildings, and office uses that are accessory or complimentary to light industry, consistent with the Industrial-Business Zone. This designation is also intended to allow institutional and agri-business uses. As per the Campbell Heights North area, 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 the neighbouring area.

Conservation

The core areas of the conservation designation are largely the same as the previous Stage 1 plan. It includes the riparian setback areas along the Little Campbell River and its tributaries (Twin Creeks, in the northwest of the study area), as well as portions of significant forested blocks along 192 Street that are owned by the City. As noted above the stream setbacks proposed exceed those required under the City's zoning by-law and riparian area regulations. These Conservation areas align with a portion of the GIN identified in the City's BCS. Adjustments to conservation areas have been made from the previous Stage 1 plan to prioritize employment uses and focus conservation along the Little Campbell River. Conservation lands include buffers, riparian areas, upland forest areas, along with cemetery lands, which make up 86 hectares, or 35% of the Plan Area.

The Conservation areas identified are the base level for riparian protection. It is expected that additional land for riparian protection will be secured through the development application process.

Cemetery

A Cemetery designation has been added in the revised version of the land use plan. This covers the existing city and private cemeteries west of 192 Avenue and south of 16 Avenue.

Public Feedback on Revised Plan

Public feedback was received through an online survey, as well as phone and email communication with city staff.

Online Survey

In June 2021, a letter was mailed to all owners, residents, and business owners, informing them that the Stage 1 South Campbell Heights Plan had been revised to address regional concerns in the Plan Area. The letter was also sent to 17 stakeholders. A total of 178 letters were mailed. The letter included an invitation to complete a short survey. The information about the survey was also posted on the City's webpage. The intent of the on-line survey was to inform residents and stakeholders about revisions to the Plan and receive feedback. Through the survey, participants were able to provide limited feedback on the revised plan.

The survey closed on June 20, 2021, and 1,675 survey responses were received. After the survey closed, staff began receiving letters from 25 property owners within the Plan Area indicating that their neighbourhood mailboxes were vandalized on June 1, and not re-installed until June 24. As a result, they were unable to respond to the survey by the survey close date of June 20. They asked for the opportunity to provide feedback on the revised plan; therefore, their feedback has been included with the other responses received by letter.

Online Survey Participants

Of the 1,675 online survey responses, 225 (13% of total responses) were from people who indicated that they live in the Plan Area or are associated with it. While there are only 59 privately-owned properties in the Plan Area, the higher number of responses compared to number of properties could be due to multiple property owners and multiple employees of businesses responding to the

survey or, in some cases, respondents may have indicated that they live in the area when they do not.

The City received responses from 706 residents who indicated they lived in Surrey but outside the Plan Area (42%), and 793 responses from people outside of Surrey (47%). Of those that live outside of Surrey, 45% indicated they live in Langley, 42% in the Lower Mainland, and 13% outside the Lower Mainland. Postal code information to show general location of the survey participants can be seen in Appendix “VIII”.

Online-Survey Questions

The survey included three overarching questions, as well as opportunity to provide open-ended feedback.

1. Do you feel the revised plan supports the objectives of protecting environmental areas and reducing the impact on surrounding agricultural land uses?
2. Do you feel the revised plan meets the objective of addressing the shortage of business employment lands in the area and increasing employment opportunities in the City?
3. Do you feel the draft plan supports the overall intent and objectives for South Campbell Heights?

Online-Survey Results

Overall, the online survey results were similar from respondents inside and outside of the Plan Area. Respondents indicated significant concerns for the revised plan as proposed. A summary of the responses is provided in Appendix “VIII”.

Environmental Concerns

Survey results indicate that most respondents are concerned with the plan meeting environmental objectives (89% within the Plan Area and 94% of all other responses within Surrey). Specifically, respondents expressed concern about the protection of environmentally sensitive areas, including the Brookwood aquifer, the Hazelmere Watershed, and the Little Campbell River, and the overall impacts to the biodiversity of the area, including existing mature treed areas. More details about the responses can be found in Appendix “VIII”.

Addressing Environmental Concerns

To address environmental concerns additional detailed analysis will be undertaken as part of the Stage 2 planning process. Special onsite and offsite storm water best management practices and considerations will be employed to ensure that the Brookwood aquifer is recharged appropriately and reduces the risk of future contamination. The City has already engaged with the Province regarding the Brookwood aquifer and will continue to engage them through the Stage 2 planning. The City will ensure that the land use plan is compliant with all Provincial and Federal regulations and is sensitive to these aquatic resources. Appropriate riparian area and agricultural setbacks will also be reviewed and confirmed to provide buffering from the adjacent land use.

During the Stage 2 process, the City will review previous environmental and hydrology studies. Staff will determine whether further studies or investigations are required based on changes to land uses. Staff will accommodate regulatory requirements and best management practices to ensure Brookwood aquifer recharge areas are managed appropriately. The City will also review stormwater best management practices to better understand and determine specific storm water criteria to direct future development. These further investigations may ultimately affect development requirements for specific areas within the land use plan.

During the Stage 2 process staff will also outline requirements for Sensitive Ecosystem Development Permit Areas to protect mature and healthy forest stands, particularly those associated with identified BCS Hubs and Corridors. Analysis will identify appropriate development measures and considerations to mitigate tree windfall within adjacent sensitive ecosystems and to address the integrity of existing wind-firm treed edges.

Process Concerns

In addition to environmental concerns, survey results also indicate concern related to the lack of engagement opportunities on this most recent phase of the plan process. As well, the large number of responses from residents throughout Surrey and around the Lower Mainland infer that this plan process is perceived externally as a regional issue.

Addressing Process Concerns

Subject to Council endorsement of this report, and as part of the associated OCP amendment, the City Clerk's office will set a date for public hearing. This will provide opportunity for residents and stakeholders to provide direct input to Council regarding the proposed plan revisions. Further to a public hearing, and subject to the Metro Vancouver Board approving a RGS amendment, staff will undertake additional community engagement as part of the Stage 2 planning process.

Additional Letters from Inside Plan Area

As of July 5, 2021, the City received responses from 55% or 30 property-owners in the Plan area. Of these, letters from owners representing 26 properties in the Plan Area (48% of privately-owned properties in the Plan Area), indicated that they were unable to respond before survey closure date because of the late receipt of the letter, due to vandalized mailboxes. Correspondence received from these property owners showed they were supportive of the revised plan. They indicated that the plan provides much needed Employment Land while continuing to protect the Little Campbell River watershed

Correspondence from four property owners (7% of privately-owned properties in the Plan Area) showed they were opposed to the revised plan. They indicated that the Plan was not congruent with existing land uses and expressed environmental concerns with the proposal.

The location of these respondents is provided in Appendix "IX".

Additional Letters from Outside Plan Area

In addition to the survey, staff received 50 letters from property owners, residents, and community organizations. Most of these letters were from outside the Plan Area and did not

support the revised plan. They expressed concern with the proposed employment uses and impact on the sensitive environmental areas.

South Campbell Heights Plan and OCP and RGS Designations

Most of the Plan Area is currently designated as “Agriculture” in Surrey’s OCP. To ensure consistency between the revised 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.

Proposed OCP Amendments

The Conservation designation of the 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. The Cemetery designation can also be included within this OCP designation.

The Business Employment designation 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, institutional, business, and office uses that are not suited for locations within Town Centres. Residential uses are not permitted in this designation.

Staff recommend the following OCP amendments:

- Amend all areas shown as Conservation in the Stage 1 South Campbell Heights Land Use Plan to “Conservation and Recreation” OCP designation (Appendix “VII”);
- Amend all areas shown as Business Employment in the Stage 1 South Campbell Heights Land Use Plan to “Mixed Employment” OCP designation (Appendix “VII”);
- Amend associated OCP maps and figures to be consistent with Stage 1 of the South Campbell Heights Land Use Plan including adjustments to the following (Appendix “II”):
 - 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

The Conservation designation in the Plan 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. The Cemetery designation can also be included within this RGS designation.

The Business Employment designation in the Plan aligns with the RGS “Mixed Employment” land use designation. This designation is intended for industrial, commercial, institutional, 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.

The South Campbell Heights 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 in 2011, a municipality has expressed an intention to alter the existing land use and is anticipating future planning work and a future regional land use designation amendment.

The land use concept plan endorsed in the South Campbell Heights 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 Plan as shown in Appendix “III”.

Staff recommend the following RGS amendments:

- Amend the RGS Land Use Designations for the South Campbell Heights Land Use Plan from 227.3 hectares of Rural and 22.4 hectares of Mixed Employment to 80.6 hectares of Conservation and Recreation, and 169.1 hectares of Mixed Employment.
- Remove the regional Special Study Area for all areas of South Campbell Heights.
- Amend the RGS to extend the UCB by 223.7 hectares to support the proposed land uses within the South Campbell Heights Land Use Plan.
- Amend the RCS to ensure it is consistent with the proposed RGS amendment (Appendix “III”).

Next Steps

Public Hearing

Subject to Council endorsement of this report, and as part of the associated OCP amendment, the City Clerk’s office will set a date for public hearing. This will provide Council with opportunity to hear directly from residents and stakeholders regarding the proposed plan revisions.

Referral to Metro Vancouver

Subject to Council approval of the revised Stage 1 Plan, and the granting of third reading to the OCP amendments, staff will apply to amend the Metro Vancouver RGS and Surrey’s RCS. This will include proposed adjustments to the UCB that are detailed in this report.

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

Stage 2 Land Use Planning Process

Subject to the approval of the above noted Council and Metro Vancouver RGS and OCP amendments, staff will proceed with typical Stage 2 land use planning components. The Stage 2 process will include a detailed servicing and transportation review to support the approved land use designations, detailed design and development policies and guidelines, environmental and aquifer review and analysis, and a financial strategy for engineering infrastructure.

Environmental Analysis

The South Campbell Heights Plan Area overlays the Brookwood aquifer. This aquifer is classified as unconfined due to its shallow nature and sand and gravel soil types. As such, it is considered vulnerable to contamination and reduced recharging that can be associated with development. This aquifer is an important resource as it is used for potable and irrigation water. It also directly supplies flows to the Little Campbell River which has native salmon runs and Species at Risk.

Streams, wetlands, and aquifers are regulated by the Province through the Water Sustainability Act ("WSA"). Streams are also regulated by the Federal Fisheries Act. Both Acts mandate water quality provisions to ensure compliance. Under the WSA, a person cannot introduce foreign matters in a stream or an aquifer that is likely connected to a stream in a way that would result in significant adverse impact. Similar to the Campbell Heights Land Use Plan Area, special onsite and offsite stormwater best management practices and considerations will need to be employed to ensure that the Brookwood aquifer is recharged appropriately and to reduce the risk of future contamination.

Staff have already engaged with the Province regarding the Brookwood aquifer and will continue to engage them through the Stage 2 planning process to ensure that the Plan is sensitive to these aquatic resources and can adequately protect the Brookwood aquifer and Little Campbell River. To further protect the Little Campbell River, appropriate riparian area setbacks will also need to be protected to provide a buffer from adjacent land uses.

The City's BCS identified GIN Hub I, which is a significant hub primarily comprised of second growth Douglas-fir forest. This hub is located on City-owned lands. There are also two regional GIN corridors comprised of the Little Campbell River Corridor #52 (which traverses the Plan Area) and Corridor #49 (which provides linkages between the Little Campbell River and Twin Creeks). The BCS GIN provides critical linkages for biodiversity through the Campbell Heights area and the greater region.

During the Stage 2 process, the City will review previous environmental and hydrology studies. Staff will determine whether further studies or investigations are required based on changes to land uses. Staff will accommodate regulatory requirements and best management practices to ensure Brookwood aquifer recharge areas are managed appropriately. The City will also review stormwater best management practices to better understand and determine specific storm water criteria to direct future development. These further investigations may ultimately affect development requirements for specific areas within the land use plan.

As part of the Stage 2 process, staff will also outline requirements for Sensitive Ecosystem Development Permit Areas to protect mature and healthy forest stands, particularly those associated with identified BCS Hubs and Corridors. Analysis will identify appropriate

development measures and considerations to mitigate tree windfall within adjacent sensitive ecosystems and to address the integrity of existing wind-firm treed edges.

Servicing Overview

There is minimal utilities infrastructure within the Plan Area. As such, significant investments in water, sanitary, and drainage infrastructure will be required to support the land uses proposed. Utility servicing will need to reflect and support the unique environmental context present in the Plan Area. The detailed engineering servicing strategy will be prepared during the Stage 2 planning process.

Drainage

The Plan Area lies within the Little Campbell River watershed. The existing drainage system within the Plan Area consists of open, linear ditches running along roads and property lines, with some short, piped sections and culverts. The existing drainage network conveys runoff to various tributaries of the Little Campbell River, including Jacobsen Creek and Twin Creeks, as well as directly to the Little Campbell River.

The existing drainage system is unable to support future development in the Plan Area. The proposed drainage servicing strategy, which will be developed in Stage 2, will follow the recommendations outlined in the Little Campbell River Integrated Stormwater Management Plan ("ISMP") and will include in-stream aquatic and environmental enhancements, water quality features, detention requirements, and on-lot stormwater best management practices to mitigate development impacts. Careful consideration will be given to servicing approaches that ensure ongoing protection of the Brookwood aquifer and the Little Campbell River and its tributaries. Additional studies may be required in Stage 2 to inform the drainage servicing strategy.

The servicing strategy will also include a storm sewer network to service future development.

Water

Aside from the existing watermain on 16 Avenue and 194 Street that service immediately adjacent properties, there is no municipal water infrastructure in the Plan Area. Remaining developed lots within the Plan Area are serviced by private, on-site wells.

The existing water infrastructure is insufficient to support future development in the Plan Area. A detailed water servicing study will be completed as part of Stage 2. New feeder mains, distribution mains, and pressure reducing valve ("PRV") stations may be required to service the Plan Area. In particular, a review of the southwest portion of the Plan Area will be required, given the long distance a watermain would need to be extended into this area without an opportunity to provide a looped system.

Sanitary Sewer

There is currently no municipal sanitary sewer system in the Plan Area. Individual properties utilize on-site, in-ground systems for wastewater treatment and disposal. Almost all the Plan Area is currently situated outside of Metro Vancouver's Fraser Sewerage Area ("FSA") boundary; therefore, an application to include the remainder of the Plan Area in the FSA would need to be

submitted to Metro Vancouver for approval, pending the resolution of the proposed RGS and UCB amendments.

The existing sanitary sewer system in North Campbell Heights does not have sufficient capacity to accept additional wastewater flows from the Plan Area. The sanitary servicing strategy, which will be developed in Stage 2, will include a local sanitary sewer network to service future development. Offsite discharge locations and trunk sewer alignments will be identified, along with the need for specialized sanitary infrastructure, such as siphons, pump stations, and odour control facilities.

Transportation

The Plan Area is currently served by two main arterial roads, 16 Avenue and 192 Street. Both arterial roads are designated truck routes that help service Campbell Heights. 16 Avenue is an important arterial road that is part of TransLink's Major Road Network ("MRN"), accommodates intra-regional traffic between Surrey, Langley, and Abbotsford, and provides connections to Provincial Highway Nos. 99, 15, and 13, with connections to the respective United States Border Crossings.

There is no existing transit service to the Plan Area. Future planned transit service improvements on 24 Avenue will allow the Plan Area to be within a short distance to bus transit service. In the interim, it is anticipated that the area will be highly dependent on vehicle trips in and out of the area, until such time as transit service can be provided.

16 Avenue and 192 Street are identified for arterial improvements to service the Campbell Heights Local Area Plan, with a mixture of funding sources including the Area Specific Development Cost Charges ("DCCs"), City-wide DCCs, and TransLink's Major Road Network and Bike ("MRNB") Capital Program. The Plan Area is anticipated to fund the portion of funds projected to come from City-wide DCCs. A Class A/O stream on the north side of 16 Avenue will be accommodated and protected for future widening and improvements, similar to other land use plan areas such as Dart's Hill Neighbourhood Concept Plan to the west.

A preliminary review of road network requirements has been conducted and will be further refined and developed as part of the Stage 2 servicing strategy. A mixture of new local road connections, a new collector road, and new traffic signals will be required to service the area. Notable issues that have been identified are:

- The 20 Avenue closure at 192 Street will be moved west to approximately 189 Street to ensure that there is no mixture of industrial and agricultural traffic.
- The northern portion of 18923 8 Avenue is included the Plan Area but faces significant access challenges. Any access or new road from 8 Avenue would be in the ALR and would require a new crossing over the Little Campbell River, which is not supported. An alternative option for access would be an 800-metre long cul-de-sac from 16 Avenue, which is significantly over the Engineering Design Criteria Manual maximum and also not supported. The only viable option for provision of adequate access to this property, and to retain this property in the Plan Area, will require that the property be consolidated with adjacent properties as part of larger format industrial development. A lot consolidation strategy will be developed as part of the Stage 2 planning process.

- To provide full-movement access to properties on the north side of 16 Avenue between 194 Street and 196 Street, an industrial frontage road will be required, connecting to a future signalized intersection.

All road cross-sections are also planned for separated walking and cycling facilities on both sides, as well as boulevard trees and lighting.

Land Uses

Revision to proposed Stage 1 land uses may be required as part of the environmental, engineering utility, and transportation components of the Stage 2 planning process.

Building Design Requirements

Building requirements for green roofs will be established during the Stage 2 process.

SUSTAINABILITY CONSIDERATIONS

This work supports the objectives of the City's Sustainability Charter 2.0. In particular, this work relates to the Sustainability Charter 2.0 themes of Economic Prosperity and Livelihoods, Ecosystems, and Infrastructure. Specifically, this work supports the following Desired Outcomes ("DO") and Strategic Directions ("SD"):

- Economy DO4: Surrey's economy is diversified with a mix of service, industrial, agricultural and innovation-based businesses.
- Economy DO7: The City's strong revenue base includes a balance of commercial and residential property taxes.
- Innovation SD10: Support the development and growth of key sectors including health technology, clean technology, advanced manufacturing, agri-innovation and the creative economy.
- Natural Areas, Biodiversity and Urban Forest DO1: Parks, natural areas, urban forests and habitat corridors are interconnected throughout Surrey and the region, creating healthy places for people and wildlife.
- Water, Air and Soil DO6: Water supports healthy ecosystem functioning.
- Water, Air and Soil DO8: Surrey has a clean and adequate supply of groundwater.
- Green Infrastructure 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.
- Natural Areas, Biodiversity and Urban Forest SD4: Develop, apply, monitor and enforce standards and strategies to minimize the impacts of development on the natural environment, ecosystems and urban forest.
- Water, Air and Soil SD7: Ensure water quality and base water levels are maintained in Surrey's river systems.
- Green Infrastructure SD9: Continue to acquire Surrey's Green Infrastructure Network as determined in the Biodiversity Conservation Strategy, including through a financial strategy.
- Green Infrastructure 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.
- Water DO16: Surrey's water is clean, abundant and safe for drinking.

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

CONCLUSION

Surrey is a significant contributor to regional industrial growth and holds a significant portion of the region's vacant industrial land; however, across the region the demand for industrial land continues to outpace supply. In the absence of additional land to meet continued demand, the region is anticipated to absorb all effective supply sometime between 2028 and 2035.

The proposed South Campbell Heights Plan will help address the industrial land supply and provide opportunities to accommodate both new industrial businesses and those businesses that are seeking to expand their operations. Given applicable lot sizes, the Plan has advantage for uses that require larger parcels with the necessary access to services and transportation infrastructure. It is important for the City and region to remain open for business and to provide opportunity for businesses seeking to relocate or expand operations.

Staff is seeking Council approval for the revised South Campbell Heights Land Use Plan, the necessary OCP amendments that are consistent with the land use plan, and for the required bylaw readings and a public hearing.

Original signed by
Rémi Dubé, P.Eng.
Acting General Manager, Planning & Development

Original signed by
Scott Neuman, P.Eng.
General Manager, Engineering

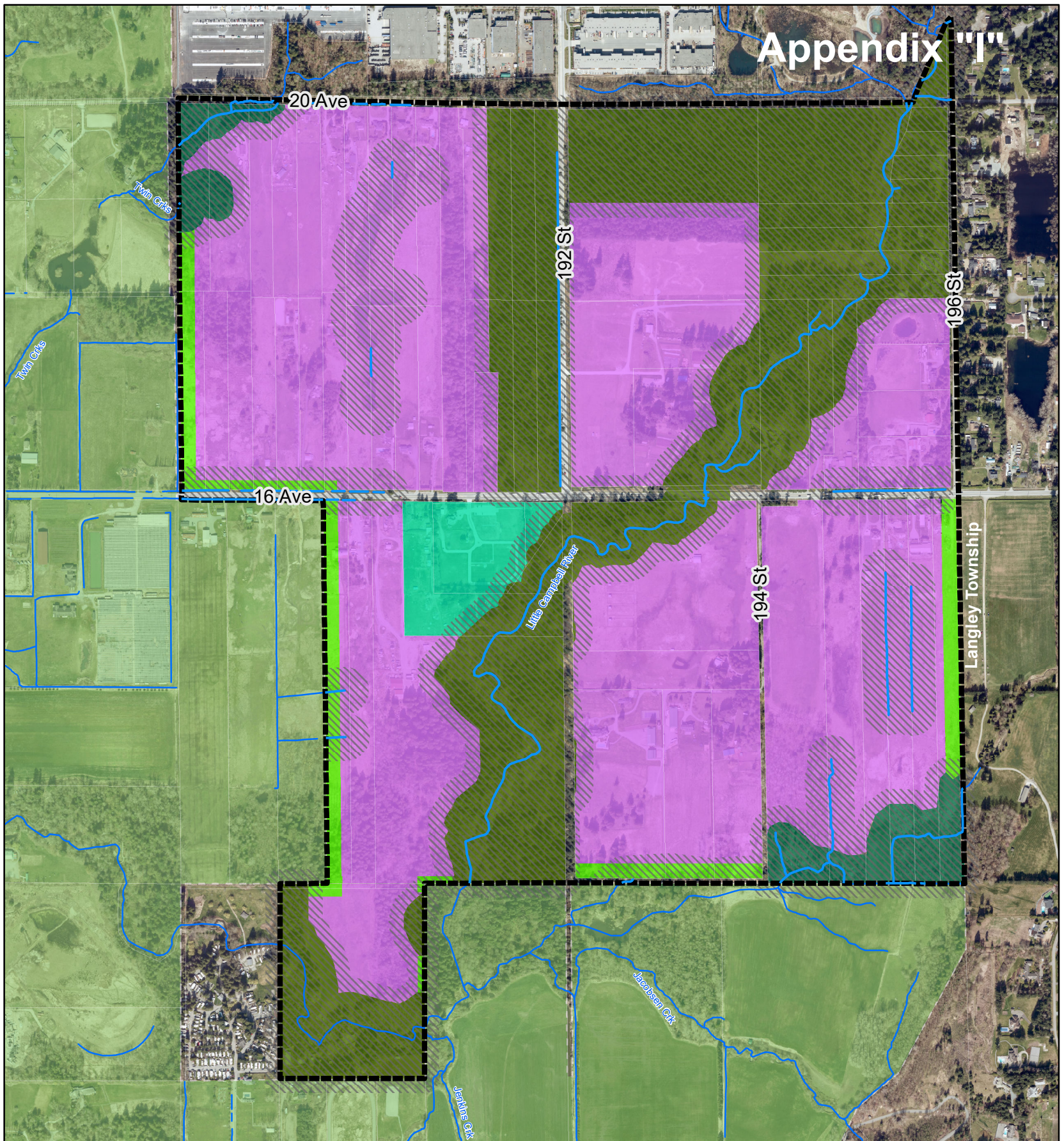
Original signed by
Laurie Cavan
General Manager, Parks, Recreation & Culture

PH/PK/ss

Appendix "I"	2021 Proposed Revised Stage 1 South Campbell Heights Land Use Plan	
Appendix "II"	Proposed Amendments to Surrey Official Community Plan	
	<i>Attachment A</i>	<i>Figure 3: General Land Use Designations</i>
	<i>Attachment B</i>	<i>Figure 4: Secondary Plan Areas</i>
	<i>Attachment C</i>	<i>Figure 17: Surrey Urban Containment Boundary</i>
	<i>Attachment D</i>	<i>Figure 42: Major Employment Areas</i>
	<i>Attachment E</i>	<i>Figure 43: Agricultural Lands</i>
	<i>Attachment F</i>	<i>Figure 63: Secondary Plan Areas</i>










Appendix “III”	Proposed Amendments to Surrey Official Community Plan, Regional Context Statement <i>Attachment G</i> <i>Figure 51: Proposed Extension of Regional Growth Strategy Urban Containment Boundary Figure 51: Regional Growth Strategy Land Use Designations</i>
Appendix “IV”	Proposed RGS Amendments for South Campbell Heights Local Area Plan
Appendix “V”	Proposed Amendments to RGS Regional Land Use Designations <i>Attachment H</i> <i>Figure 51: Regional Growth Strategy Regional Land Use Designation ALC Amendment</i>
Appendix “VI”	2017 Stage 1 South Campbell Heights Land Use Plan
Appendix “VII”	Proposed OCP Land Use Designations for South Campbell Heights Local Area Plan
Appendix “VIII”	June 2021 Survey Summary
Appendix “IX”	In Plan Area (Post Online) Survey Responses Map

Appendix "I"



SOUTH CAMPBELL HEIGHTS LAP - REVISED Land Use Concept

Legend

- | | |
|---|---|
|  Business Employment |  South Campbell Heights Boundary |
|  Biodiversity Preserve |  Watercourse |
|  Riparian Area / Conservation |  Sensitive Ecosystem DPA |
|  Cemetery |  Agricultural Land Reserve |
|  Buffer | |



**Proposed Amended Concept Plan
For Council Consideration - July 2021**

100 50 0 100 200 300 400 Meters



Appendix “II”

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 hatched “Special Study Area”; and
 - b) by re-designating properties in the South Campbell Heights Local Area Plan area from “Agriculture” to “Conservation and Recreation”, and “Mixed Employment” 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

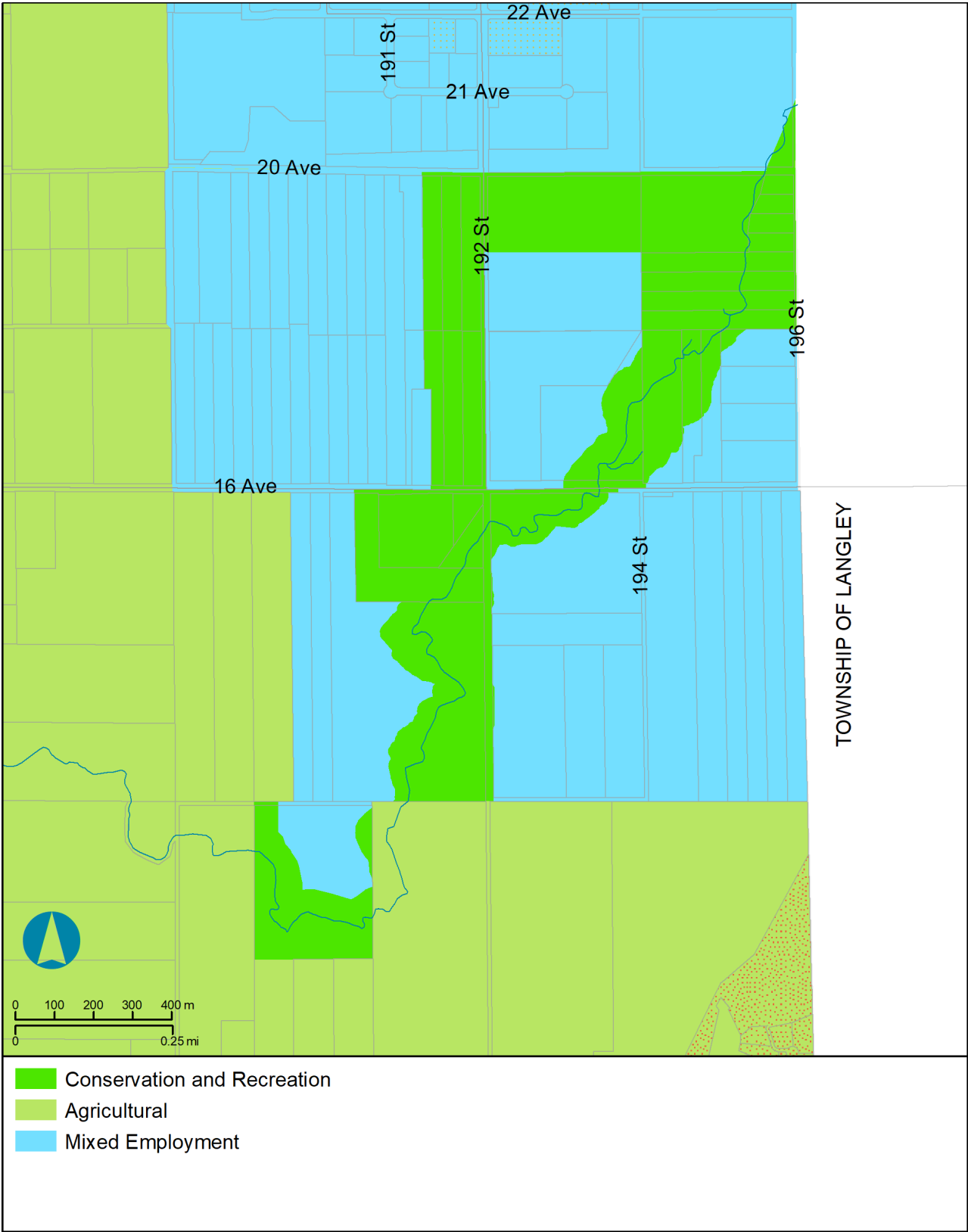


Figure 4: Secondary Plan Areas

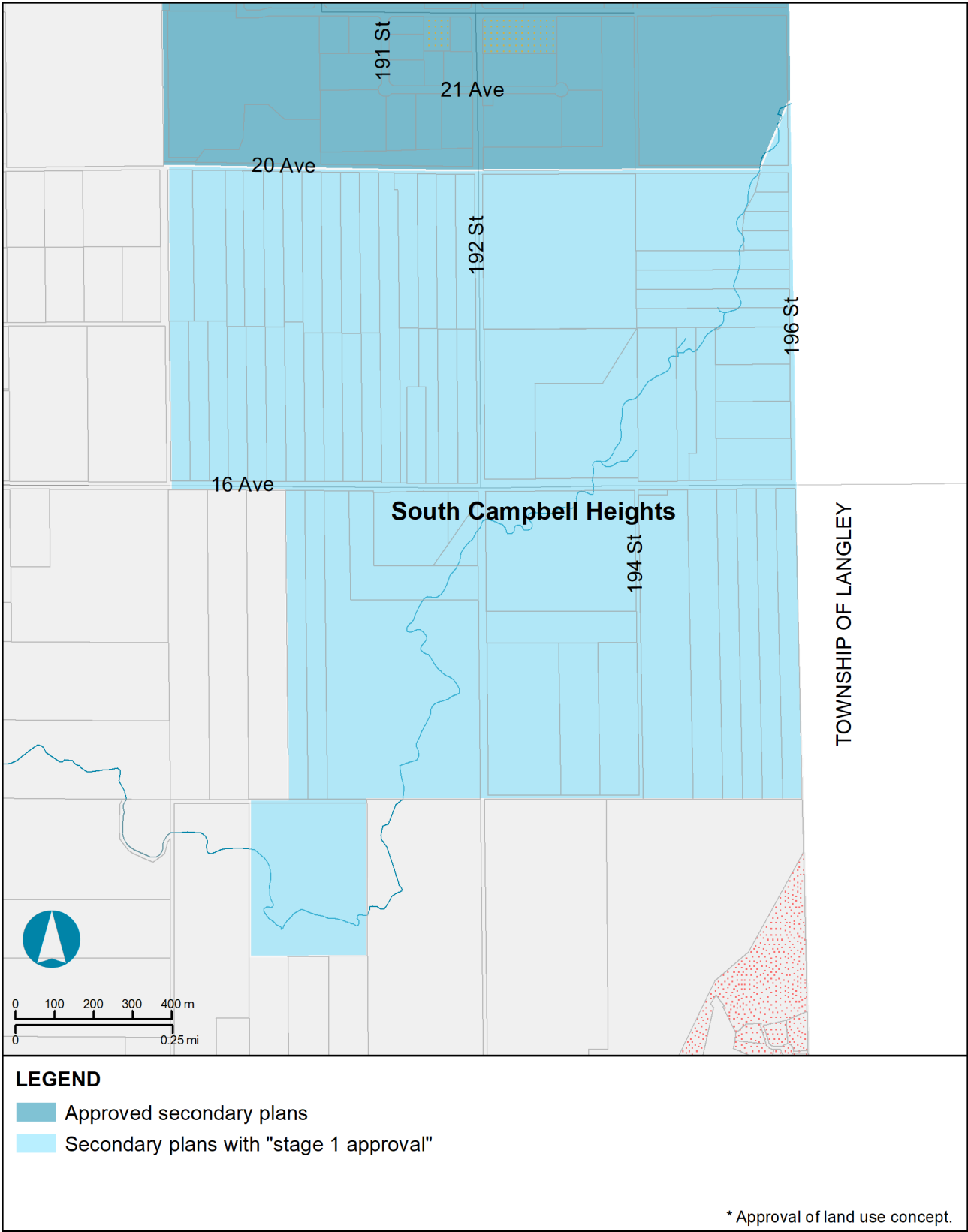


Figure 17: Surrey Urban Containment Boundary

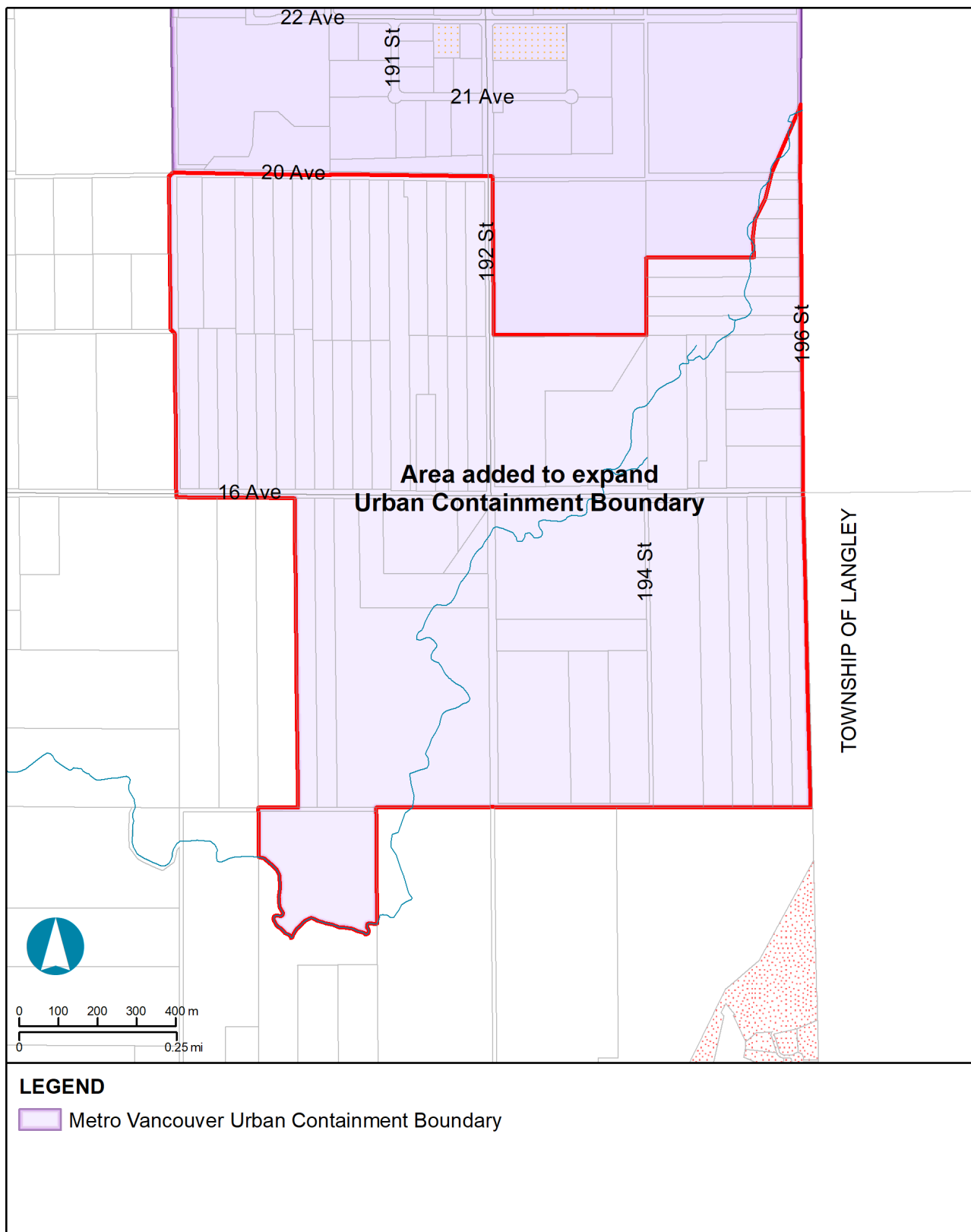


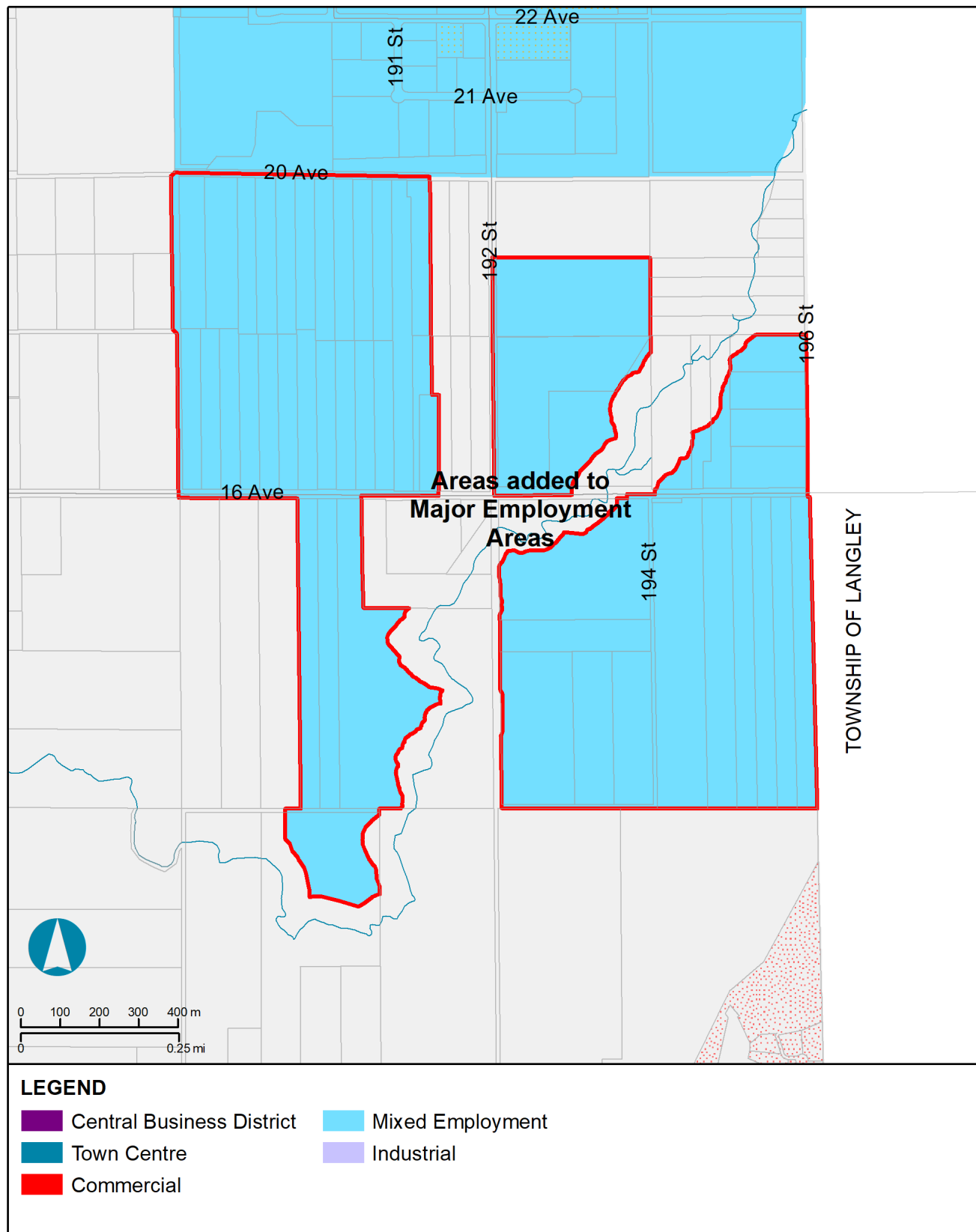
Figure 42: Major Employment Areas

Figure 43: Agricultural Lands

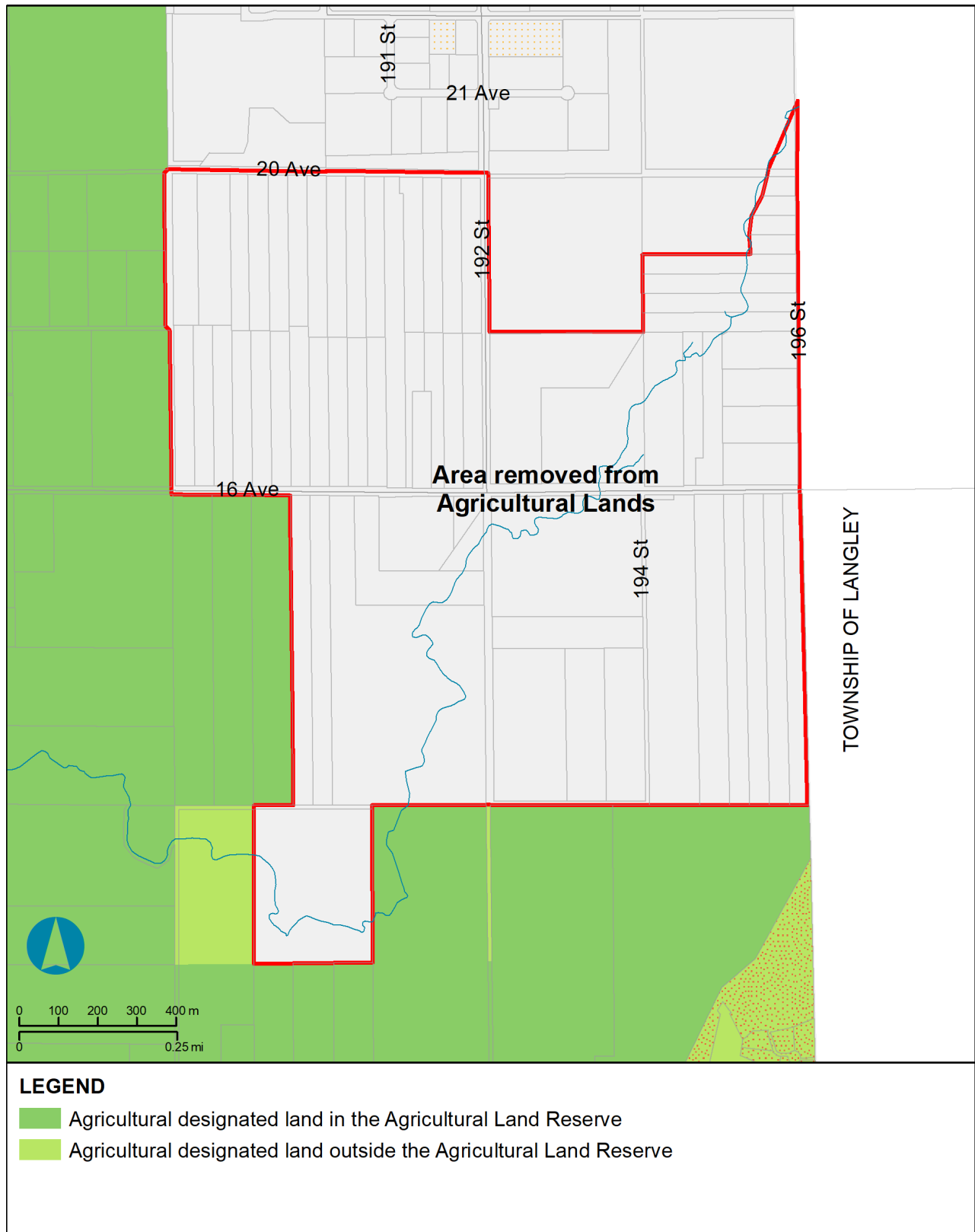
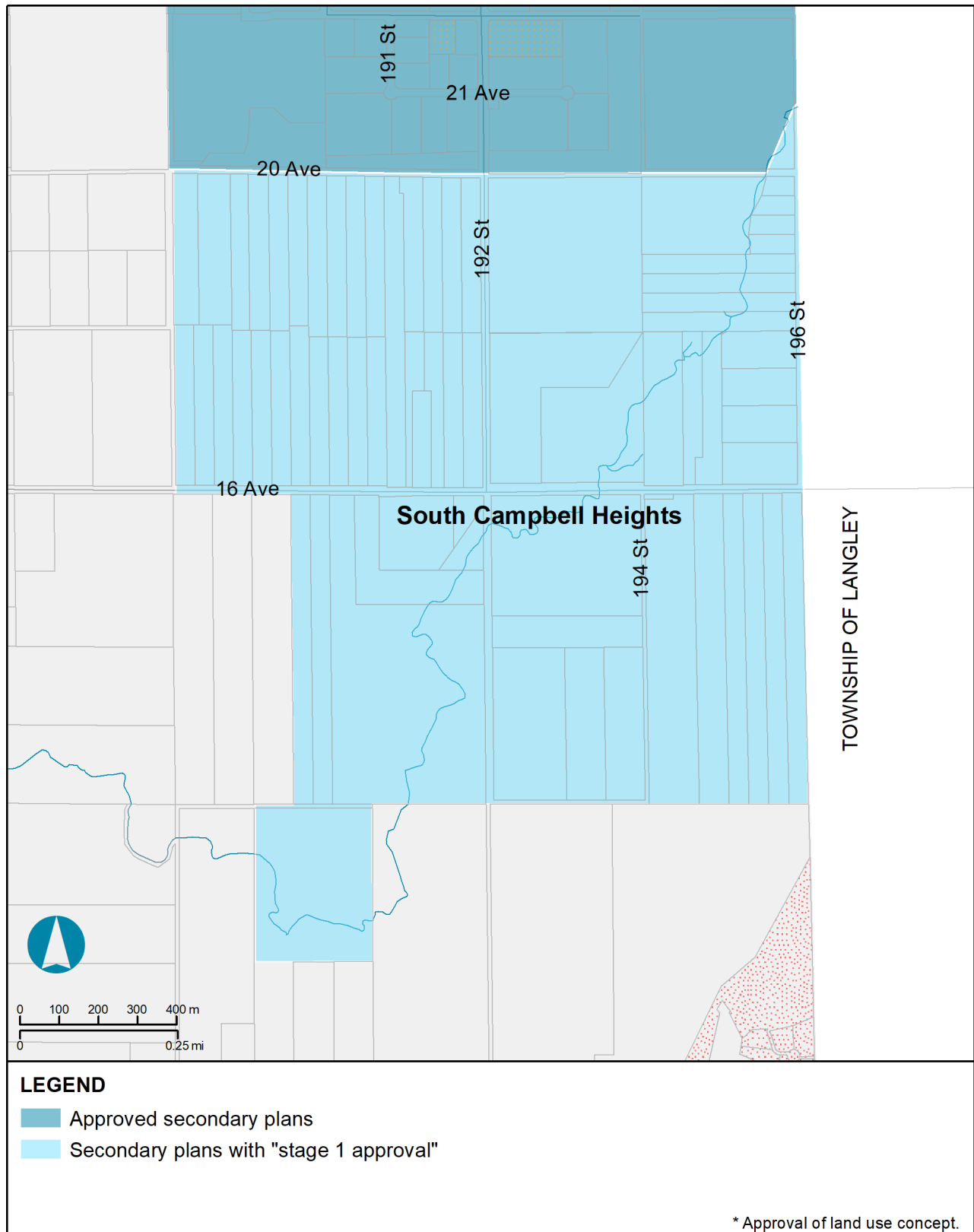


Figure 63: Secondary Plan Areas



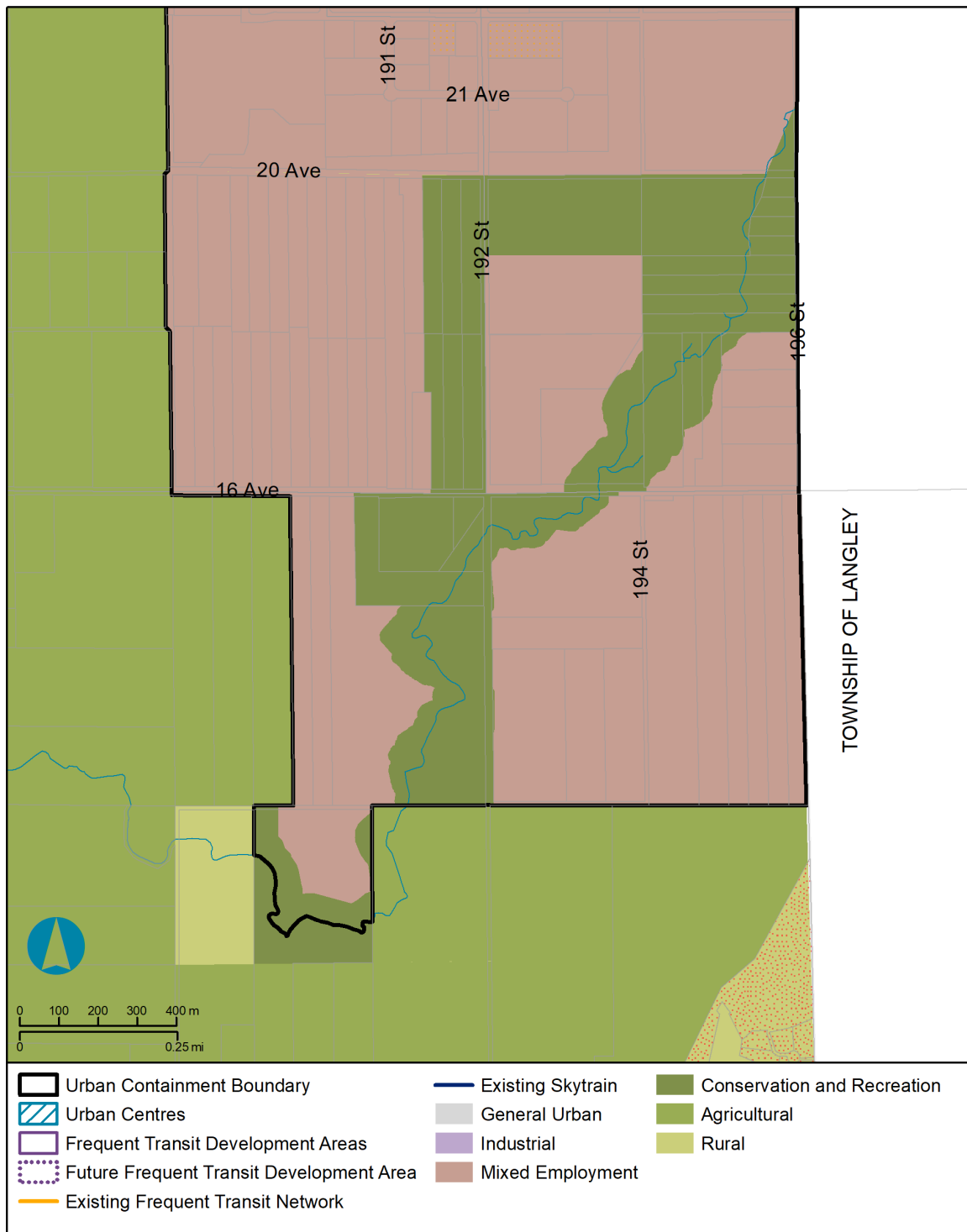
Appendix “III”

Proposed Amendments to Surrey Official Community Plan, Regional Context Statement

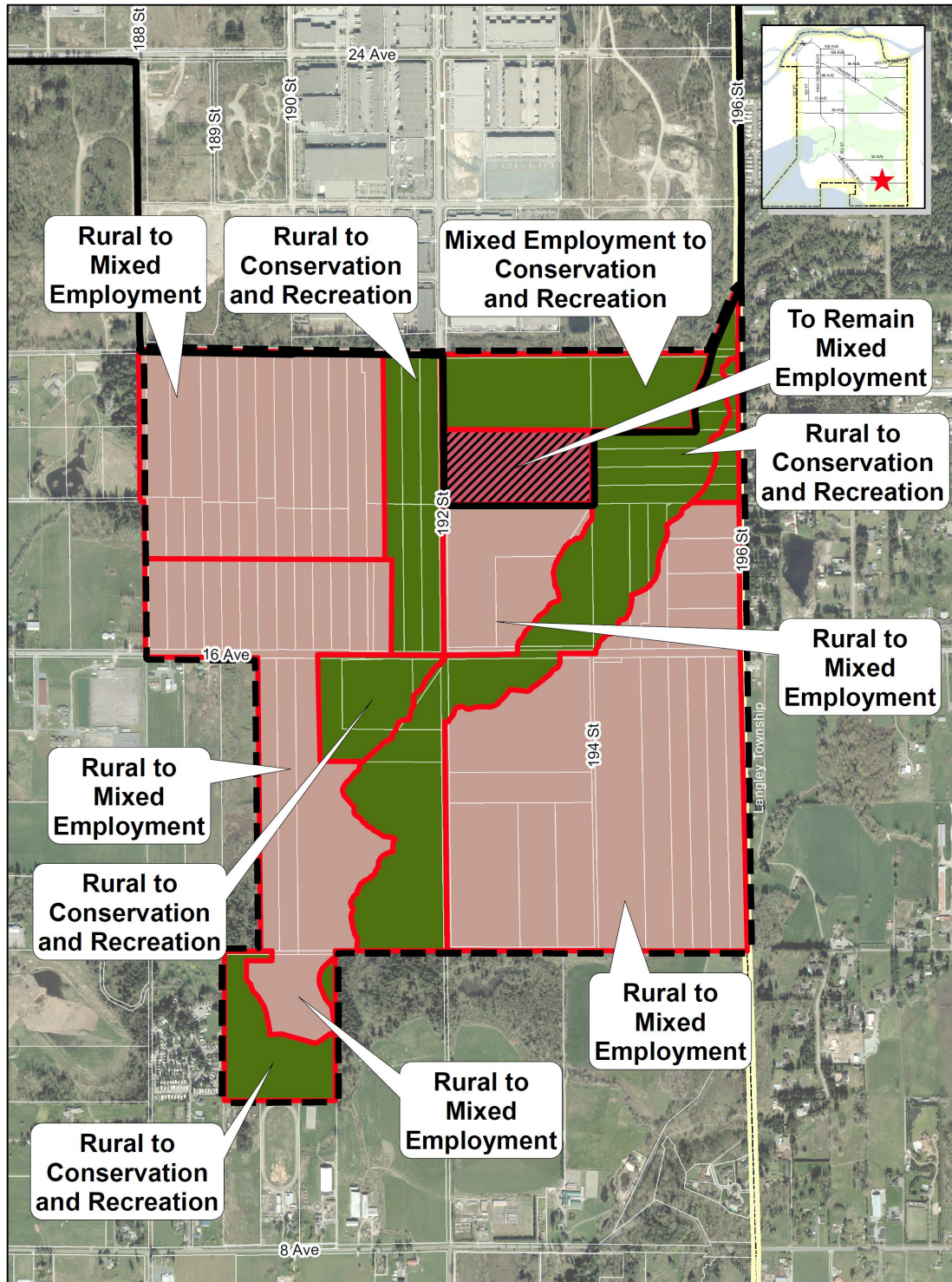
The following amendments are proposed for Surrey Official Community Plan Bylaw, 2013, No. 18020, Regional Context Statement, Goal 1: Create a Compact Urban Area, 1.1 Urban Containment, as follows:

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)

0 50 100 200 300 400 Meters

Legend

- RGS Amendment Area
- Land Use Plan Boundaries
- Existing Urban Containment Boundary
- Surrey City Boundary

Proposed RGS Land Use Designation

- Existing Mixed Employment
- Proposed Mixed Employment
- Proposed Conservation and Recreation



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.

City of Surrey Planning & Development Department

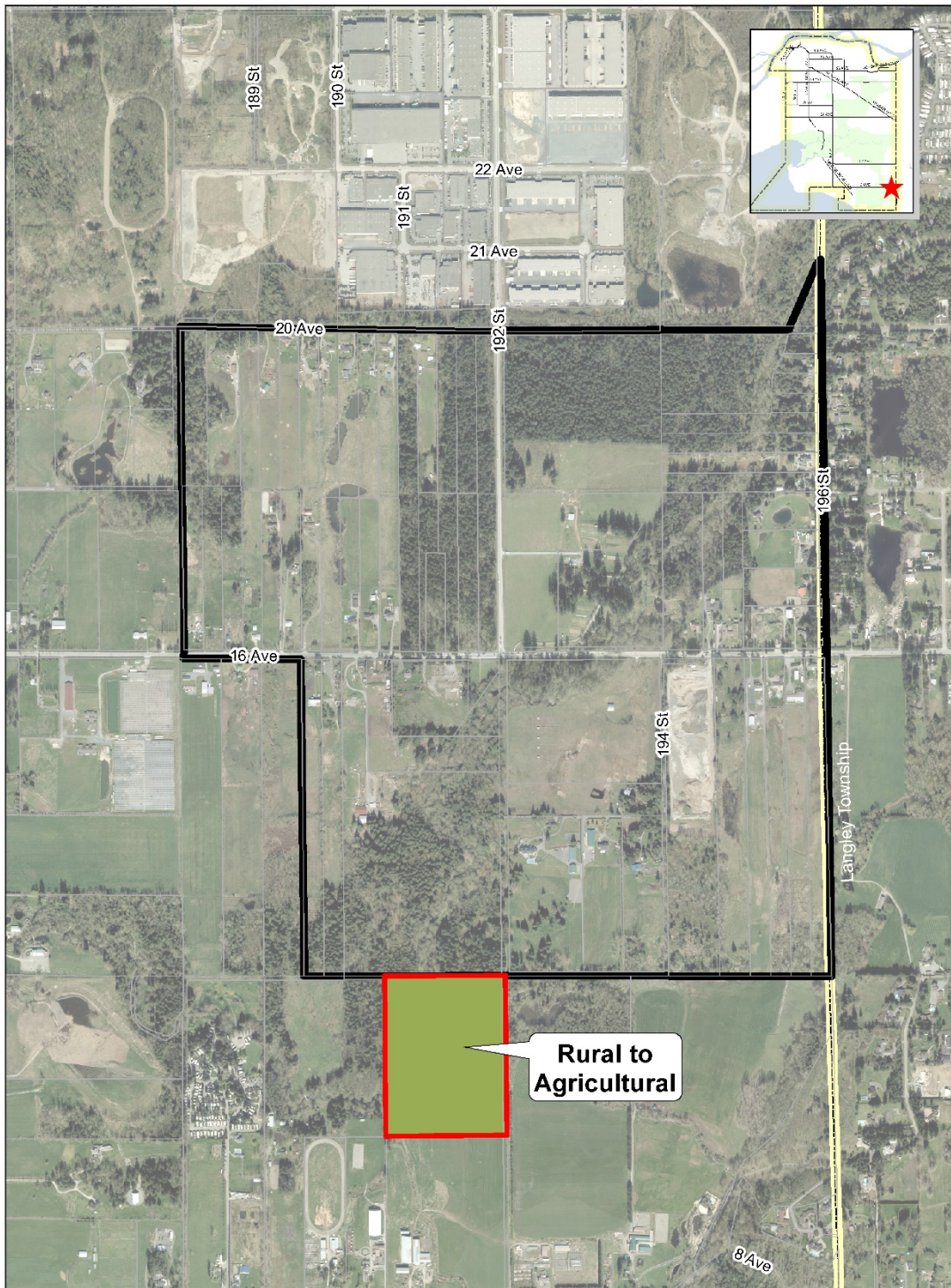
Appendix “V”

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



SOUTH CAMPBELL HEIGHTS LOCAL AREA PLAN (LAP)

City of Surrey Planning & Development Department

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Legend

- ALR Amendment Area
- LAP Boundary
- Surrey City Boundary

Proposed RGS Land Use Designation

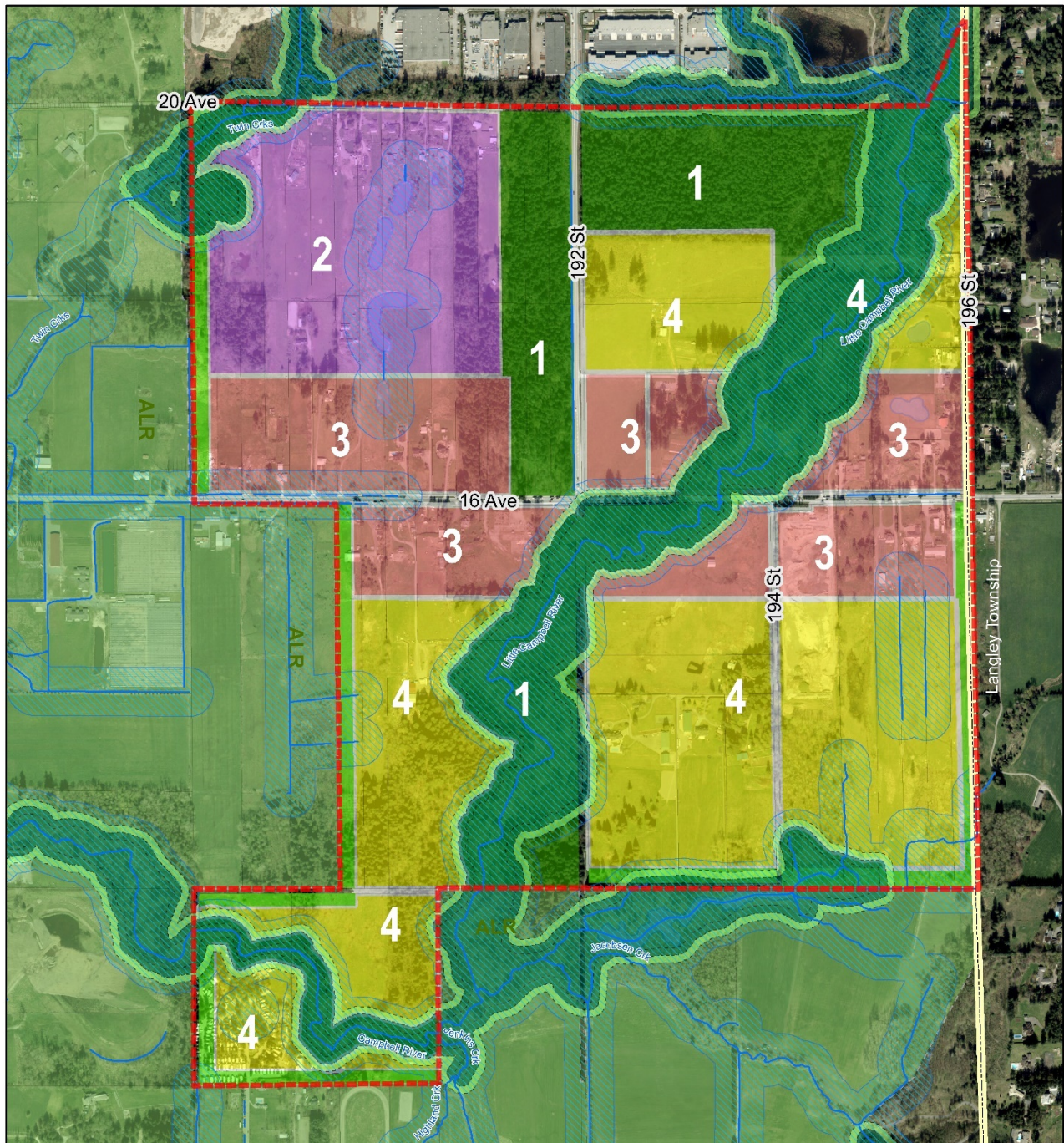
- Agricultural



1:9,000

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2017 South Campbell Heights Stage 1 Land Use Plan



SOUTH CAMPBELL HEIGHTS LAP - Proposed Land Use Concept

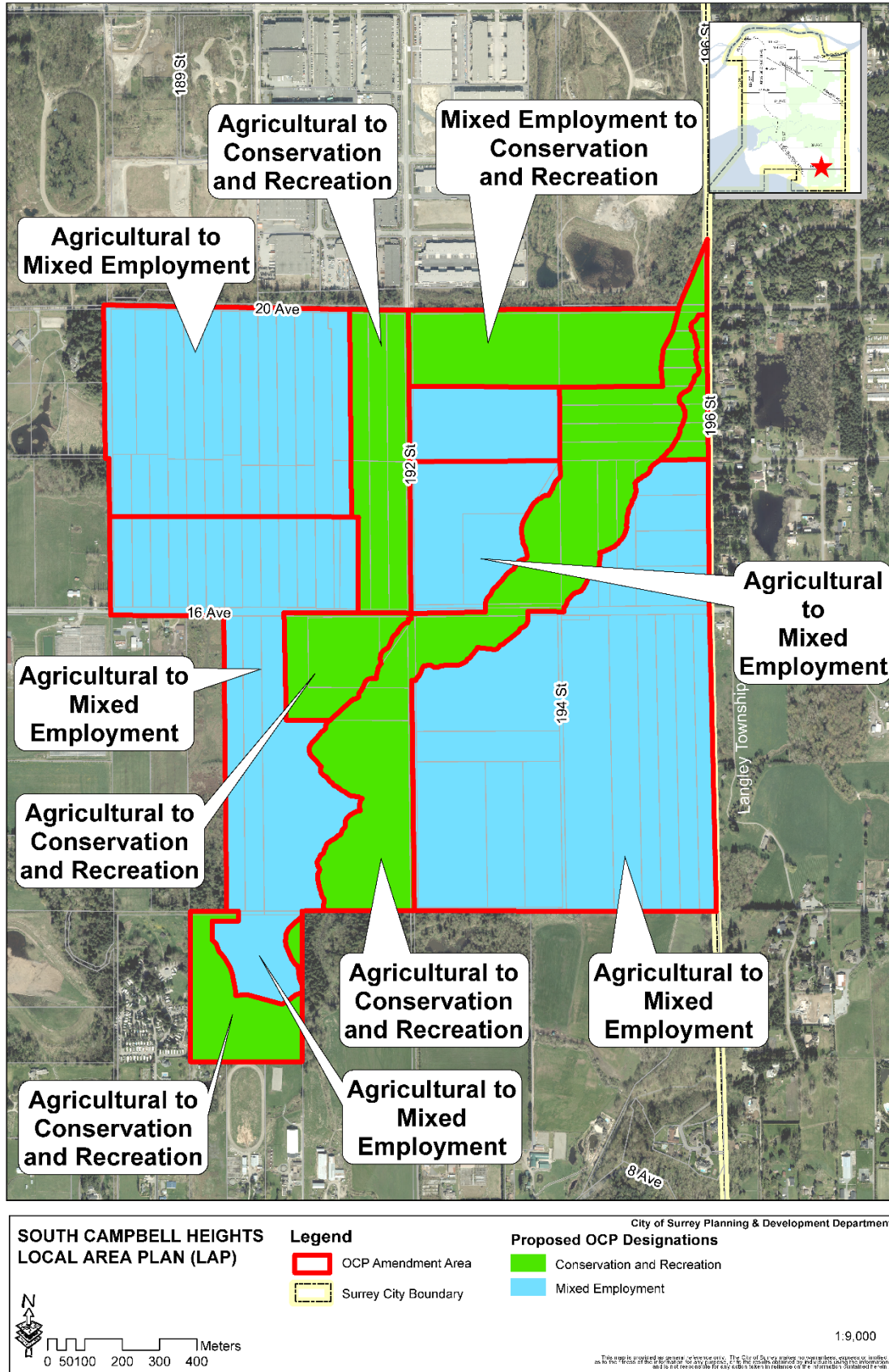
Legend

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



100 50 0 100 200 300 400 Meters

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



South Campbell Heights Plan

Survey Summary
June 2021

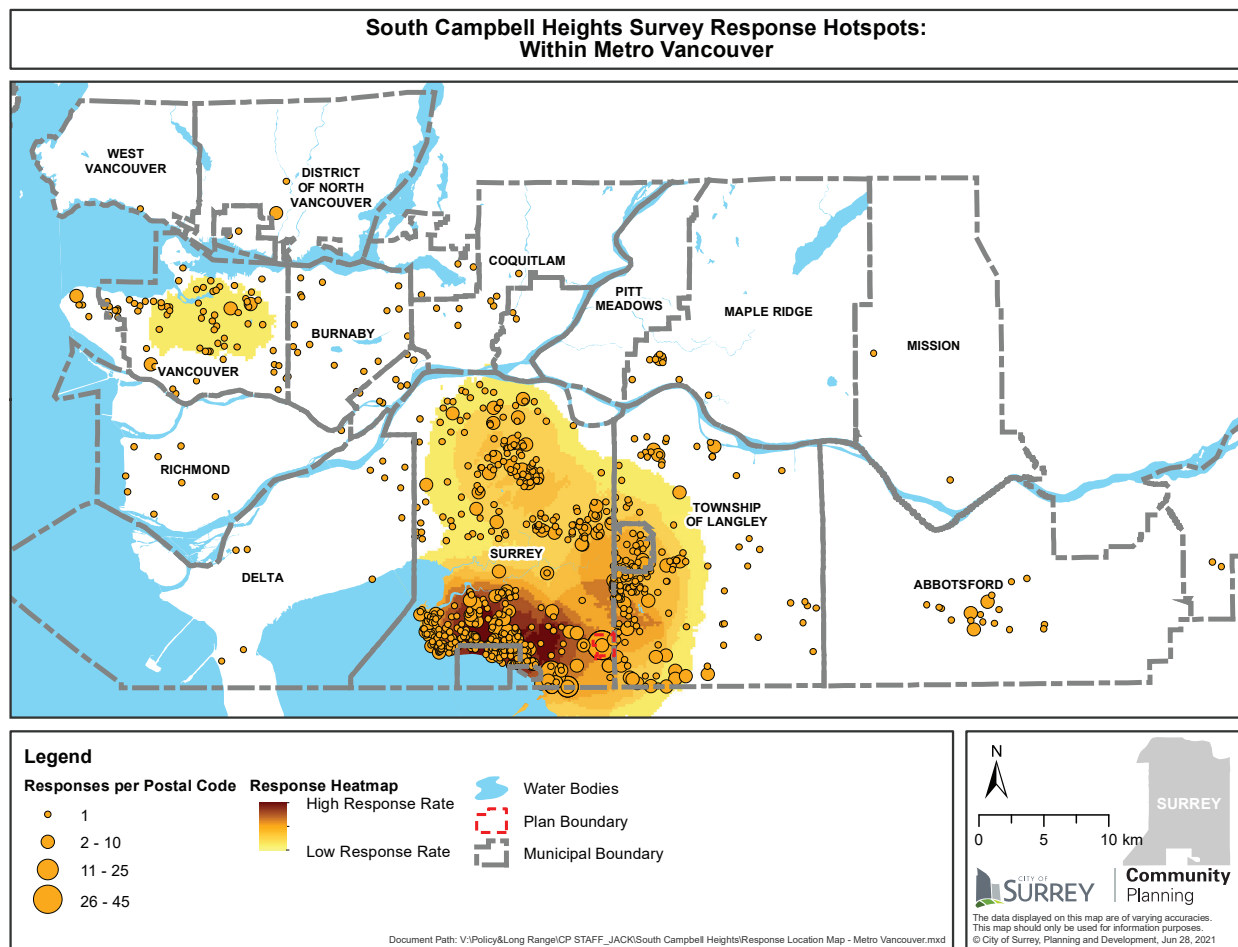
I What We Did & Who We Heard From

In June 2021, a letter was mailed to South Campbell Heights property owners, residents, business owners and stakeholders. The intent of the letter was to inform residents and stakeholders that the Stage 1 South Campbell Heights Plan had been revised and to invite them to complete a short survey to provide feedback on the revised plan. The information about the survey was also posted on the City's webpage.

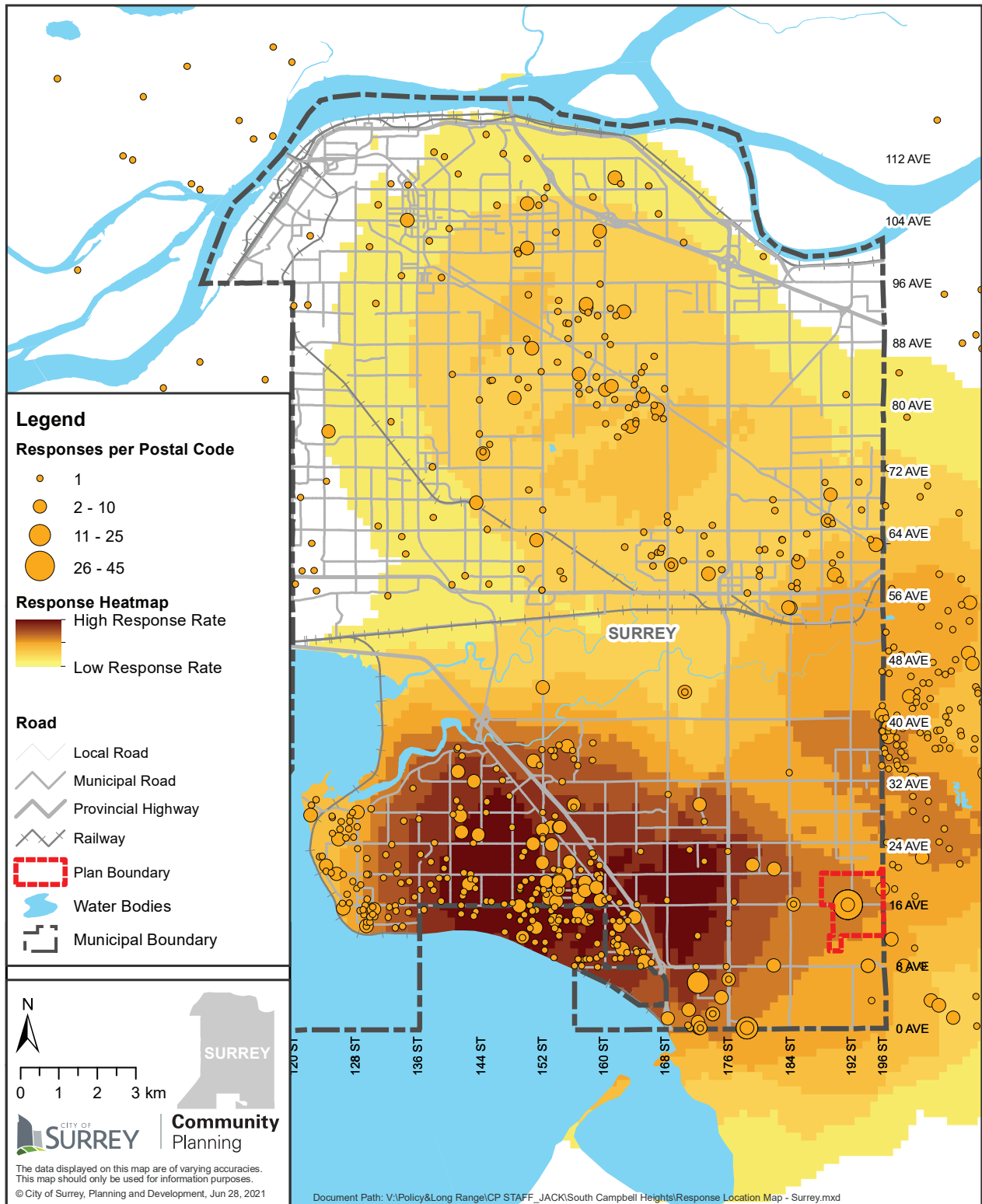


Total Number of Responses: 1,675

- 1,675 participants completed the survey.
- 57% lived in Surrey.
- 43% lived outside Surrey (45% Langley, 42% elsewhere in the lower mainland and 13% outside the lower mainland).
- 13%(225) indicated that they were associated with the Plan Area (live in the plan area, own property in plan area, or have a business in or near the plan area).



South Campbell Heights Survey Response Hotspots: Within Surrey



I What We Asked

The survey included the following three overarching questions, as well as an opportunity for open-ended feedback.

1. Do you feel the revised plan supports the objectives of protecting environmental areas and reducing the impact on surrounding agricultural land uses?
2. Do you feel the revised plan meets the objective of addressing the shortage of business employment lands in the area and increasing employment opportunities in the City?
3. Do you feel the draft plan supports the overall intent and objectives for South Campbell Heights?

I What We Heard

1. Conservation & Natural Area

We asked participants if they felt the revised plan supported the objectives of protecting environmental areas and reducing the impact on surrounding agricultural lands? 3% of survey respondents felt it strongly supported the objective while 93% didn't feel the revised plan supported this objective.

Key concerns raised:

- Doesn't go far enough to protect this environmentally sensitive area.
- Plan will have significant environmental and biodiversity impacts.
- Doesn't protect the Brookwood Aquifer, the Hazelmere Watershed and the Little Campbell River.
- Doesn't protect agricultural lands.
- Insufficient engagement. Survey design was flawed/bias.



very much
support

somewhat
support

neutral

not really
support



NOTE: UP TO 1% OF ALL RESPONDENTS DIDN'T KNOW OR DIDN'T HAVE AN OPINION FOR THIS QUESTION.

Looking more closely at the responses and concerns raised:

Doesn't go far enough to protect this environmentally sensitive area. Plan will have significant environmental and biodiversity impacts.

- "This area has been designated as having high ecological value by the City of Surrey's Biodiversity Conservation Strategy and not protecting it would be inconsistent with the strategy."
- "Too little conservation land is proposed, and the buffer areas are insufficient."
- "As a youth of Surrey I am appalled by this proposal, it must end. It does not respect the preservation of land, species, or agriculture. The Little Campbell River is home to endangered species and this land is crucial for habitat and food growth."
- "... these setbacks and buffers are quite literally the bare minimum. Do better."
- "There is NOT enough conservation land proposed."
- "Negative environmental impact will still be massive."
- "Not enough land set aside for conservation purposes and this is destroying habitats."
- "I do not believe that the plan protects this environmentally sensitive area. This area is home to a number of species at risk. Intact forest is being minimized and open meadow habitat critical for raptor foraging will be destroyed."
- "The plan is definitely not in the best interest of the environment."
- "The idea that land can be developed right up to the border of "protected" areas without consequence is absurd."
- "Conservation of areas isn't a conclusive idea if you are only conserving a small portion of land. There is an entire eco system that works together and if one area is disturbed then the whole ecosystem is put out of balance."
- "This 'plan' does not increase the total conservation area and removes significant sections of forest protected in the previous plan."

Doesn't protect the Brookwood Aquifer, the Hazelmere Watershed and the Little Campbell River.

- *"How can you guarantee that the industrial development on top of the Brookwood aquifer (our water source) will not be contaminated or contaminate Little Campbell River?"*
- *"Unacceptable to surround Class River with industrial uses."*
- *"This area is not suitable for Employment land as it is above a shallow, unconfined Aquifer. The area is best suited to fill the need for conservation land in the Surrey Biodiversity Strategy. It is outside the Urban containment area and should REMAIN outside the UCB. It is not suited for industrial development."*
- *"Pollution of the Little Campbell River watershed has to be 100% avoided by not allowing polluters close to the protected areas."*
- *"Not enough protection for watercourses and aquifer. Plan encroaches too much on Little Campbell River."*
- *"The buffer zone and riparian zone is too small to be able to claim any sort of protection of the Little Campbell River or the ALR lands."*
- *"Wetlands are designated as 'business employment', which will result in them being paved over and destroyed."*
- *"What about toads and frogs migration, is not adequately addressed. Must include Langley East of 196th."*
- *"Just a green corridor beside a river is not enough to protect it."*
- *"This is absolutely wrong, and way too limited. Protected areas should be doubled to tripled."*
- *"Doesn't protect at risk species or give adequate protection to the Little Campbell River and the migrating salmon."*
- *"The entire area overlays the Brookwood aquifer. The Aquifer is shallow and unconfined, and used for residents drinking water. Industrial development on top of this aquifer will result in a risk of contaminating the river."*

Doesn't protect agricultural lands.

- *"Changing plans to industrial use would be a major negative impact on surrounding agricultural land."*
- *"A Rocha is a valuable long term impact to educate engage and demonstrate Land Preservation and its usage, pls keep as before."*

Insufficient engagement. Survey design was flawed/bias.

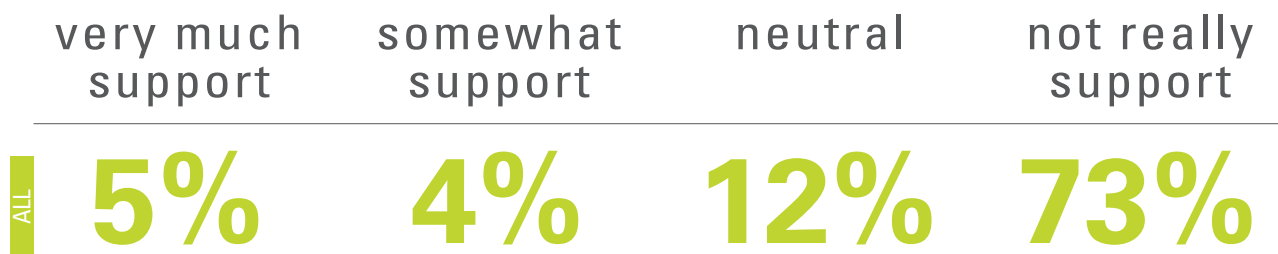
- *"I also notice you don't have a strongly disagree option. As I also live directly in the proposed area why was I not consulted in the new proposal?"*
- *"How is this the most strongly worded option offered in disagreement? Seems kinda have already been made. I strongly disagree."*
- *"Not really" being the stronger negative comment available is making a mockery out of this survey. If "very much" is an option, than "not at all" would be a more appropriate equivalent. I would have selected "not at all" were it an option."*

2. Business Employment

We asked participants if they felt the revised plan met the objective of addressing the shortage of business employment lands in the area and increasing employment opportunities in the City? 5% of all survey respondents felt that the plan very strongly supported this objective and 73% felt it did not support the objective.

Key concerns raised:

- Inappropriate objective for this plan area.
- Wrong location for employment lands.
- Existing employment lands should be better utilized.
- Employment opportunities need to align with sensitive environment.
- Need to prioritize protection and conservation.
- Need to prioritize food security and protect agricultural lands.
- Insufficient engagement. Survey design was flawed/bias.



NOTE: 7% OF ALL RESPONDENTS DIDN'T KNOW OR DIDN'T HAVE AN OPINION FOR THIS QUESTION.

Looking more closely at the responses and concerns raised:

Inappropriate objective for this plan area.

- "The objective might be being met, but I reject the objective. It is NOT needed, and certainly not here."
- "This plan defaults to creating employment lands, rather than considering how employment opportunities could be created elsewhere."
- "I think that the agricultural and conservation of the land has a higher value than the aim of increasing employment opportunities. I am totally for more employment opportunities in Surrey and Campbell Heights but TOTALLY unsupportive of taking up green space and losing the natural tree cover."
- "This question is biased. It assumes there is a shortage of business employment lands in the area and that it is appropriate to use these lands for that purpose."

Wrong location for employment lands. Existing employment lands should be better utilized.

- "The area is too far from major transportation corridors and connections to become an employment hub."
- "This is not the place of business lands. Redevelop old low rise building along the main King George and 152nd etc. corridors, not greenfields. There is no transit out here and no one will be walking to work!"
- "Too distant from population base, promotes the worst type of business development. Outdated mode of car based, sprawl inducing, low density light industrial development."
- "Develop employment areas in other less environmentally sensitive area in Surrey."
- "This is based on the assumption that there aren't other areas already being used for business employment that could be used more effectively or built out and already have existing infrastructure, e.g. Port Kells, bus service, hwy connections etc."
- "There are other opportunities for intensification and densification of 'employment lands' within Surrey that can increase employment opportunities closer to where people live."

Employment opportunities need to align with sensitive environment.

- *"What about conservation, food security, and agricultural employment opportunities?"*
- *"The plan should better utilize the natural resources that already exist (and cannot be manufactured). Fertile fields, conservation and tourism opportunities and a short distance to Langley's wineries. Please explore these employment opportunities."*
- *"The area is very suitable for parks, outdoor recreational areas, and sports."*
- *"There are also multiple employment options available within the existing rural Ag A-1 zoning (agriculture, education, conservation, therapeutic)."*

Need to prioritize protection and conservation.

- *"This area could be used to meet Surrey's Biodiversity and Conservation strategy goals."*
- *"We need to preserve that area. No to employment opportunities."*
- *"Climate change must be the overriding priority of land use changes. That means increasing its biodiversity and restoring agricultural land to a more regenerative style. Adjusting to climate change can generate its own employment opportunities."*
- *"We are IN OPPOSITION of the 600 acres surrounding the A Rocha Brooksdale Centre being rezoned from 'rural' to 'employment' (which means light industrial). These lands include the Little Campbell/Tatalu River and surrounding sensitive habitat."*

Need to prioritize food security and protect agricultural lands.

- *"We need to protect our land for food security."*
- *"Agricultural land cannot be replaced. Find other areas for industrial "employment" purposes. Surrey has been decimated over the years as far as the loss of agricultural and environmental land."*
- *"Farms and wildlife cannot be replaced once gone. There are many reasons, It is a ludicrous area to be spoiled for future generations."*

Insufficient engagement. Survey design was flawed/bias.

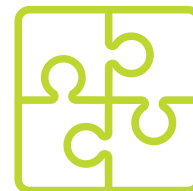
- *"I feel like this survey is a leading push to garner the responses you are looking for."*
- *"Again why is 'not really' the strongest opposing option?"*
- *"How come there is not a strongly disagree option? Regardless of my personal position on the matter this is poor surveying methodology and it biased towards the positive."*

3. Putting it All Together

We asked participants if they felt the plan supports the overall intent and objectives for South Campbell Heights? 3% of all survey respondents felt that the plan did and 88% felt it did not.

Key concerns raised:

- New objectives and plan don't align with original plan intent or objectives. It also doesn't align with new objective "to protect environmentally sensitive areas".
- Plan should protect environmentally sensitive areas, biodiversity, aquifer and Little Campbell River.
- Plan doesn't align with declaration of climate emergency or other city strategies.
- Inappropriate land uses for area.
- Insufficient engagement. Survey design was flawed/bias.



very much
support

somewhat
support

neutral

not really
support



NOTE: 4% OF ALL RESPONDENTS DIDN'T KNOW OR DIDN'T HAVE AN OPINION FOR THIS QUESTION.

Looking more closely at the responses and concerns raised:

New objectives and plan don't align with original plan intent or objectives. Doesn't align with new objective "to protect environmentally sensitive areas".

- *"This plan DOES NOT follow the 13 planning principles outlined in the SCH Land Use report dated 20July2017."*
- *"This plan does not support the thirteen original planning principles agreed to by stakeholders and endorsed by council for South Campbell Heights."*
- *"The proposed LAP does not meet the objectives of protecting environmentally sensitive areas and is not contextually appropriate for this rural/agricultural area."*

Plan should protect environmentally sensitive areas, biodiversity, aquifer and Little Campbell River.

- *"Prioritize conservation, food security and agriculture uses over industrial employment."*
- *"It's still way too close to the Little Campbell River watershed and biodiversity preserves. The river is way too sensitive for the run off of these industrial businesses."*
- *"The included buffers will do little to offset the heat generated by the commercial areas."*
- *"How did the Campbell River area get rezoned for business use? ... As a life-time Surrey resident, I find this a terrible affront to Surrey residents and the spaces we treasure."*
- *"Strongly opposed for environmental reasons."*
- *"I am all for development and don't consider myself to be pro environment but this proposal really blows it for future generations ... It funnels biodiversity ... In this case, a green space between built up areas and giving the perception of regard for the environment."*
- *"It will destroy habitat. Stop taking land out of protected areas."*
- *"This property is also full of beautiful heritage buildings and is connected to the waterways at Campbell Valley Park, it needs to be protected, not developed!"*

Doesn't align with declaration of climate emergency or other city strategies.

- *"Again if this City wants to be proactive in reducing carbon then it needs to protect more vital areas of habitat and greenspace."*

Inappropriate land uses for area.

- *"Wrong location for employment lands. More desirable locations elsewhere. Isolated, not easily accessible, doesn't align with compact/complete community concept. Do not want to see Industry on conservation land."*
- *"The area is suitable for parks, recreation, sports, environmental services, and other low impact designations, none of which feature in the current plan."*
- *"Irrational to frame 'employment opportunities' as the only use for the land in the plan area."*
- *"This LAP automatically assumes that Campbell Heights needs expanding into this area."*
- *"Better employment options for area - farming, conservation, parks."*
- *"Employment/industrial lands shouldn't be located in irreplaceable natural environmental."*
- *"This plan needs to be replaced with one containing sustainable business opportunities, conservation for old growth forest and a regional park."*

Insufficient engagement. Survey design was flawed/bias.

- *"Get the residents involved."*
- *"Again, the survey is very SKEWED and biased. I should be able to state that I disagree, rather than say 'Not really' or 'I don't know'."*

Mapping of In Plan Area Property Owner's Supplemental Correspondence

The City received several letters and emails from South Campbell Heights property owners in June. Many of these were from owners whose mailboxes had been vandalized and they hadn't received the survey notification letter prior to the survey closing. As of July 5, 2021, the City had received letters and/or email responses from 55% or 30 of the privately owned lots in South Campbell Heights Plan area.

The results from this correspondence are summarized below:

48% Support

7% Don't Support

45% Unknown*

- 48% of the owners or 26 of the privately owned lots identified that they generally support the proposed plan. These owners indicated that the proposed plan provides much needed employment land while continuing to protect the Little Campbell River watershed.
- 7% of the owners or 4 of the privately owned lots identified that they do not support the proposed plan. These owners indicated that the proposed plan isn't consistent with existing uses and poses environmental concerns.
- 45% of the owners or 24 of the privately owned lots preferences are unknown.

**These owners may have indicated support or non-support through the survey, but the survey responses were not tracked by property address. They may have also submitted correspondence but did not explicitly indicate their position.*

Legend

- Plan Boundary
- Support
- Don't Support
- Unknown*
- City-Owned

