



# Acknowledgment

The City of Surrey respectfully recognizes that this event - and the South Campbell Heights Plan - are taking place on the traditional unceded territory of the Coast Salish peoples.



# South Campbell Heights Plan

## Welcome!

This information meeting is an opportunity for the City to provide an update on the South Campbell Heights Land Use Plan. The meeting materials include background information, as well as updates on the land use concept, integrated stormwater management plan, transportation network, and initial utility servicing strategies. **Please have a look at the display boards and speak with staff in the room if you have questions or feedback.**

## What is the South Campbell Heights Plan?

The South Campbell Heights Plan provides a long term vision for the area. The plan strives to create a balance between providing regionally significant employment lands and protecting environmental features. The final plan will provide certainty to residents, landowners, developers, and community partners about the future of the area and ensure the adequate provision of public infrastructure such as, conservation areas, roads, transit, and utilities.

### ► Did you know?

The City creates land use plans for areas that are experiencing growth and development pressure. A plan determines what can be built and where. It guides the City when considering future development applications. It may seem like a lot of change but it is important to remember these plans are long range (15-30 years).

### ► What does this mean for you?

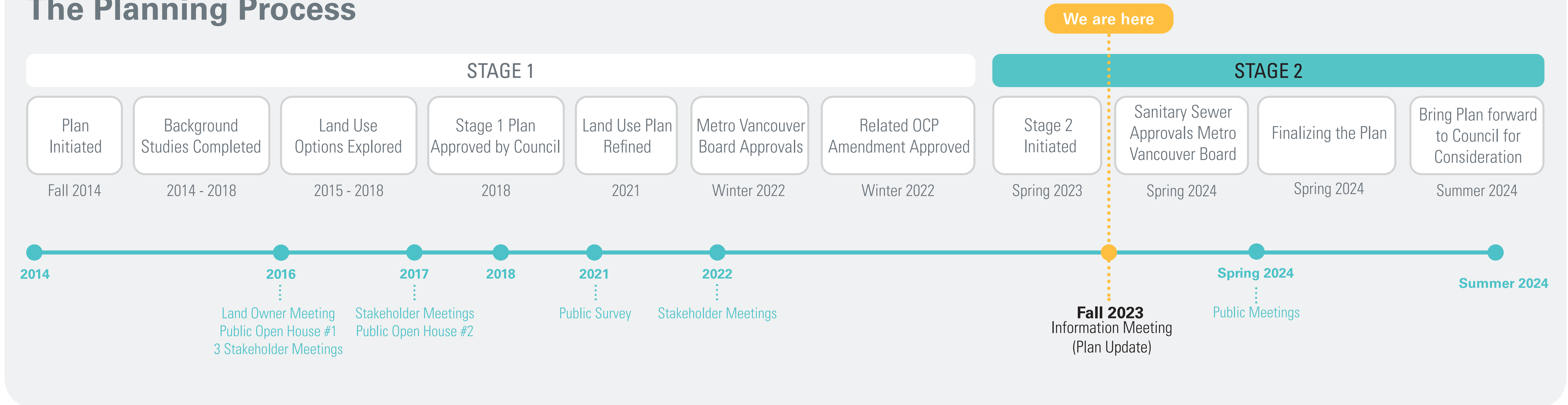
The plan will give every property a land use designation, but does not change existing zoning. This means, you will still be permitted to build under your property's existing zoning regardless of the land use designation. The land use designation is simply an indication of what could potentially be built one day if you or a developer wanted to go through a rezoning and development application process.





# Background

## The Planning Process



## Background Studies

A number of studies have been completed or are in process to help inform the land use and engineering decisions that are shaping the plan. These studies include:

- . Industrial Market Analysis - 2016
- . Environmental Studies - 2015 and 2022
- . Groundwater Study - 2017
- . Integrated Stormwater Management Plan - On-going
- . Cumulative Effects Assessment - On-going
- . Bivalve Review and Field Program - On-going



# Tell us a bit about yourself

## Association with the Plan Area

Our goal is to ensure we hear from a balanced and diverse range of people within South Campbell Heights and the surrounding area.

► Please share with us how you are connected to the Plan Area.

Indigenous

Resident  
(Owners, Tenants, Leasees)

Developer

Business Owner

Property Owner (non-resident)

Community Group

Other



# Tell us where you are from?

## About the Plan Area

South Campbell Heights is approximately **249 hectares** in size and is located in the southeastern portion of the City of Surrey. It is centred around the intersection of **16 Avenue** and **192 Street** and is immediately south of the existing Campbell Heights Business Park.

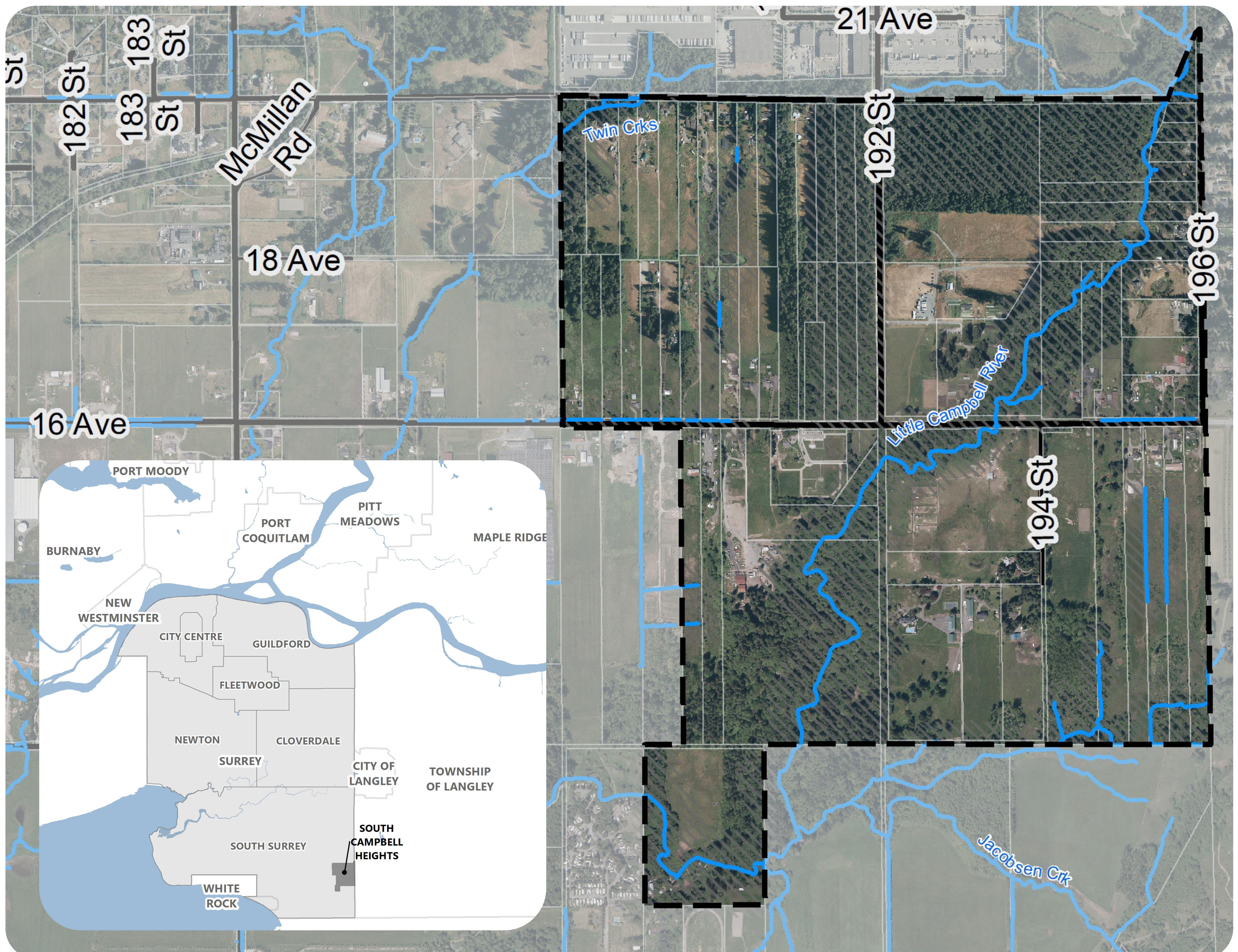
The area is generally characterized by a mix of agricultural fields and second-growth forests on gently-sloping lands on either side of the Little Campbell River, which flows within a shallow ravine from the northeast to the southwest through the Plan area.

► Add a dot to show us where you are coming from.

Inside Plan Area

Inside Surrey  
(Outside Plan Area)

Outside Surrey





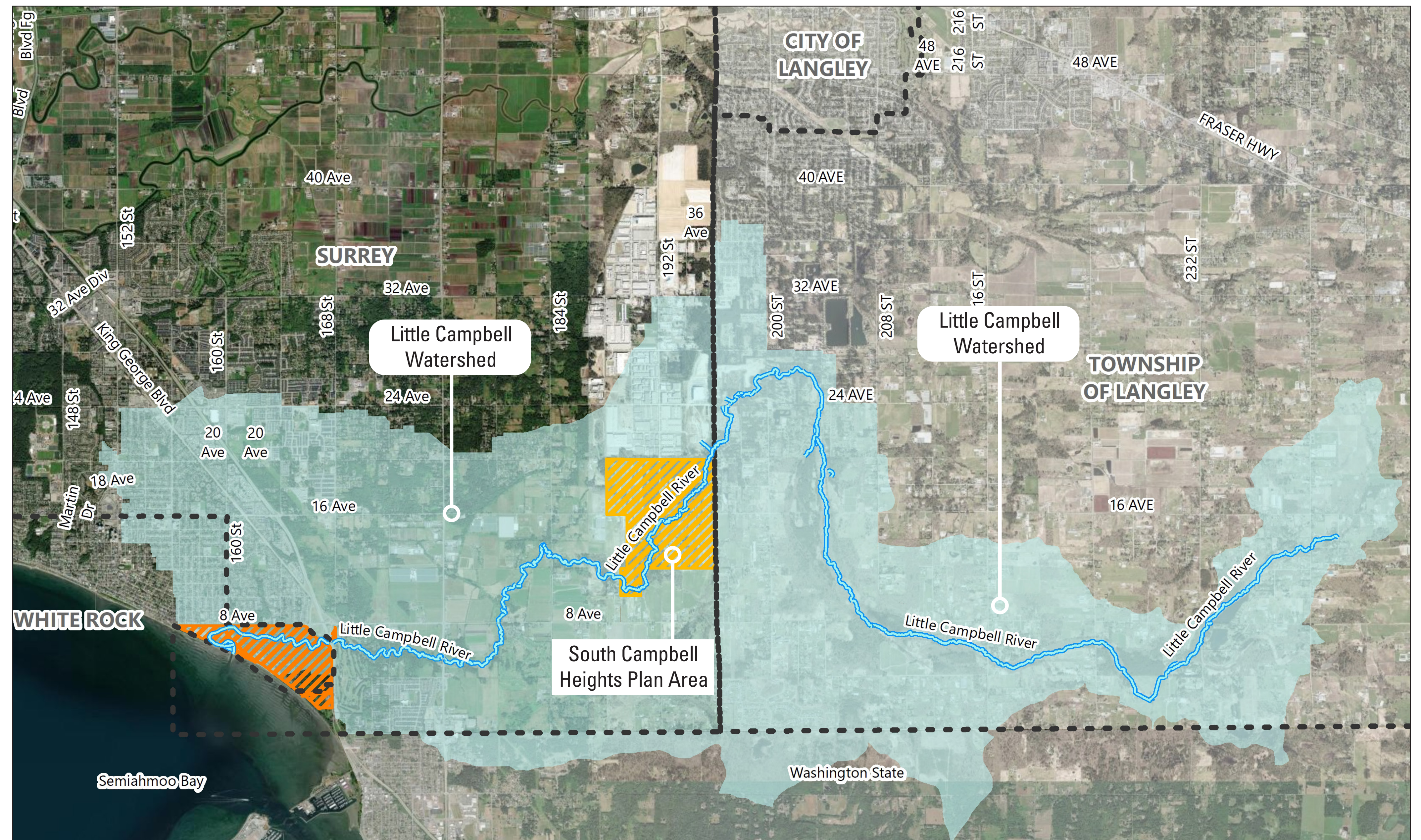
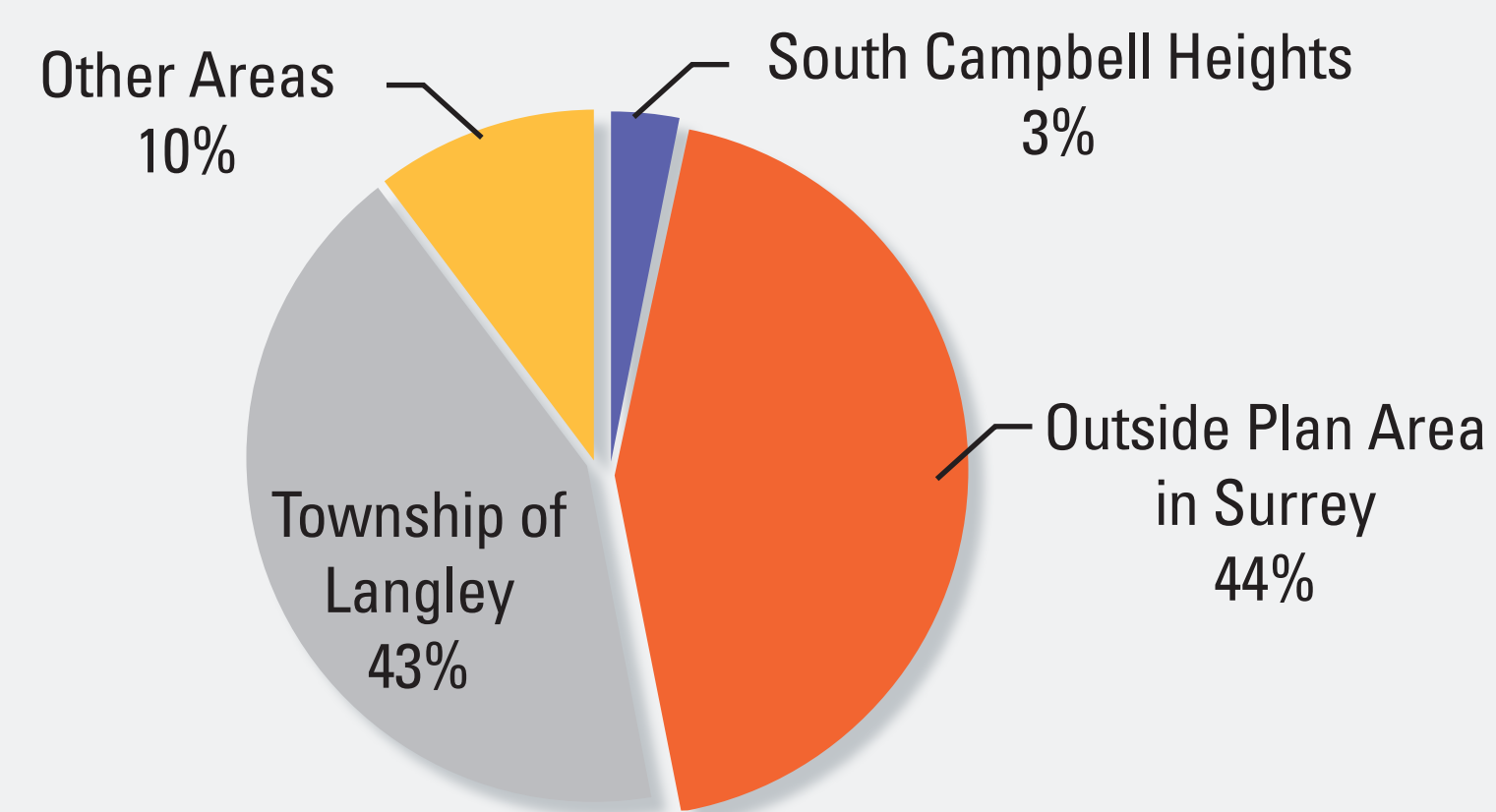
# Little Campbell River Watershed

## Facts about the Watershed

- It is approximately 77 km<sup>2</sup> in area and extends into Surrey, Langley, Semiahmoo First Nation Reserve Land, White Rock and the United States.
- It provides valuable aquatic and terrestrial habitat. Aquatic Species documented in the watershed include: salmonids, the threatened Salish Sucker and various other fish species.
- Freshwater bivalves have been observed in the Little Campbell River and its tributaries.
- A significant amount of agricultural uses occur within the watershed, along with business employment, rural residential, urban residential and commercial land uses.

### Did you know?

South Campbell Heights Plan covers approximately 3% of the Little Campbell River Watershed.



### Legend

- Little Campbell River Watershed
- Little Campbell River
- Municipal Boundary
- Semiahmoo First Nation Reserve
- Plan Boundary



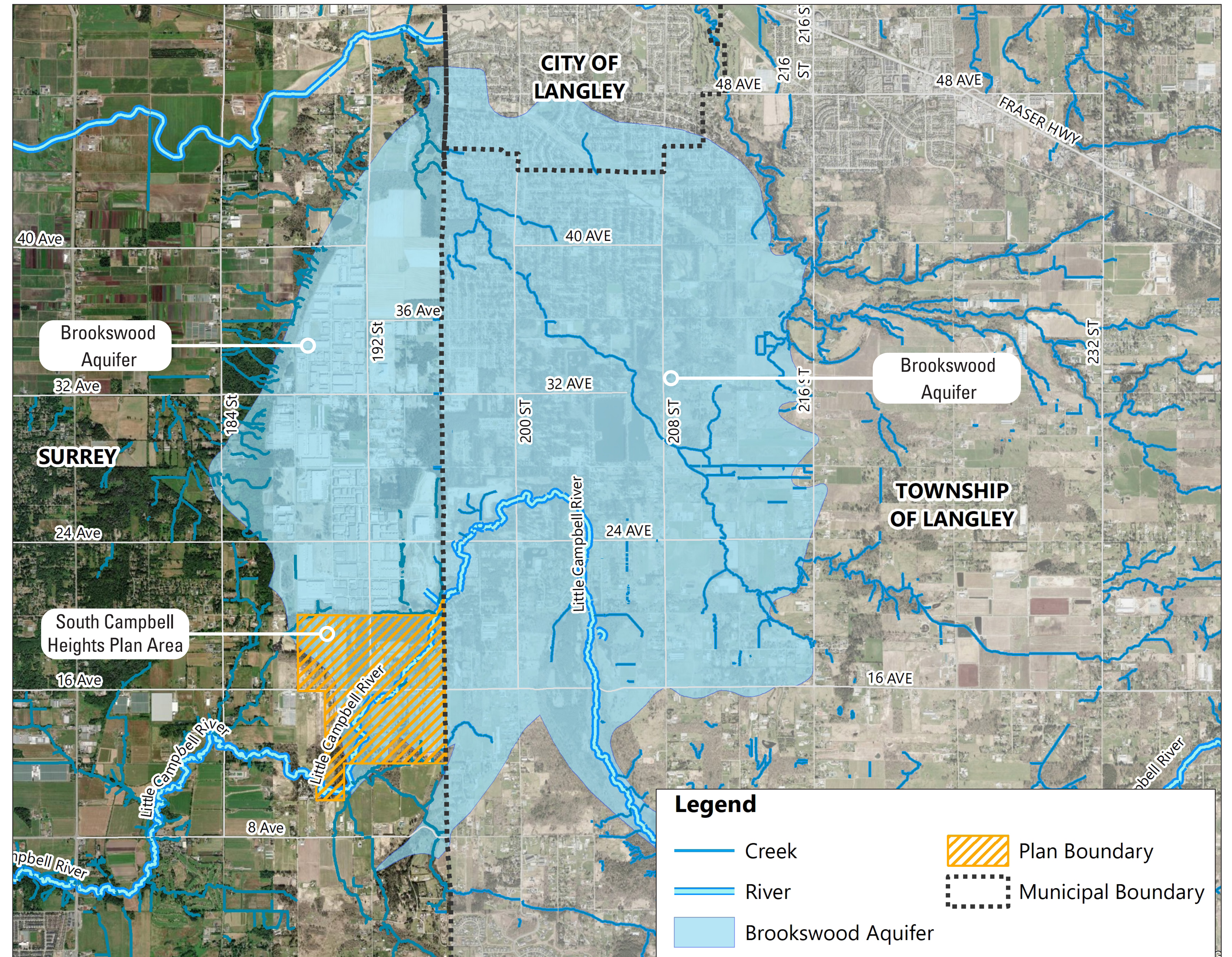
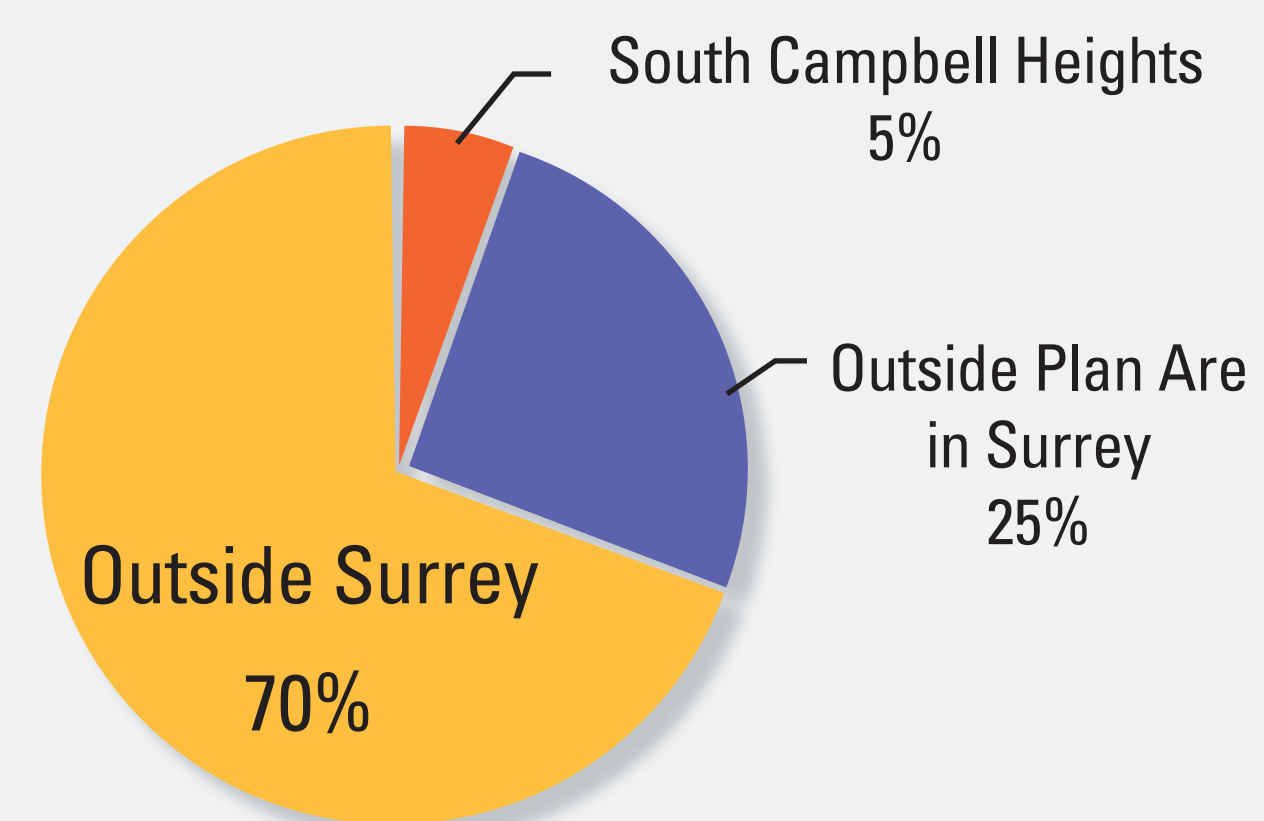
# Brookwood Aquifer

## Facts about the Aquifer

- It is approximately 38 km<sup>2</sup> in area and is located within the City of Surrey, Township of Langley and City of Langley.
- It is shallow, unconfined and vulnerable to contamination.
- It provides seasonal baseflows to Little Campbell River and its tributaries.
- It is largely recharged through rainfall-induced infiltration.
- The aquifer supplies potable and irrigation water for some Township of Langley and City of Surrey residents.
- Groundwater levels fluctuate significantly throughout the year.

### ▶ Did you know?

South Campbell Heights Plan covers approximately 5% of the Brookwood Aquifer





# City and Regional Plans

Two important bylaws guide growth in Metro Vancouver and the City of Surrey:

- Regional Growth Strategy ("RGS") - Metro 2050
- Official Community Plan ("OCP") - Plan Surrey2013

The RGS is Metro Vancouver's shared vision of how and where the region will grow. The RGS identifies how population, housing and job growth will be managed over the next 30 years. The OCP is a statement of objectives and policies that guide City planning decisions. The OCP must align with the RGS.

After the Stage 1 Land Use Plan for South Campbell Heights was approved by Surrey City Council, the City brought forth related amendments to the RGS and OCP.

## What we heard:

- What has Metro Vancouver approved?

## What we did:

- The Urban Containment Boundary and RGS Approvals from Metro Vancouver were granted on February 25 2022. The Special Study Area overlay has been removed from the Plan area.
- Corresponding changes were made to the OCP by City Council on March 7, 2022.
- The RGS and OCP amendments have set the employment and conservation land uses for the Plan area.

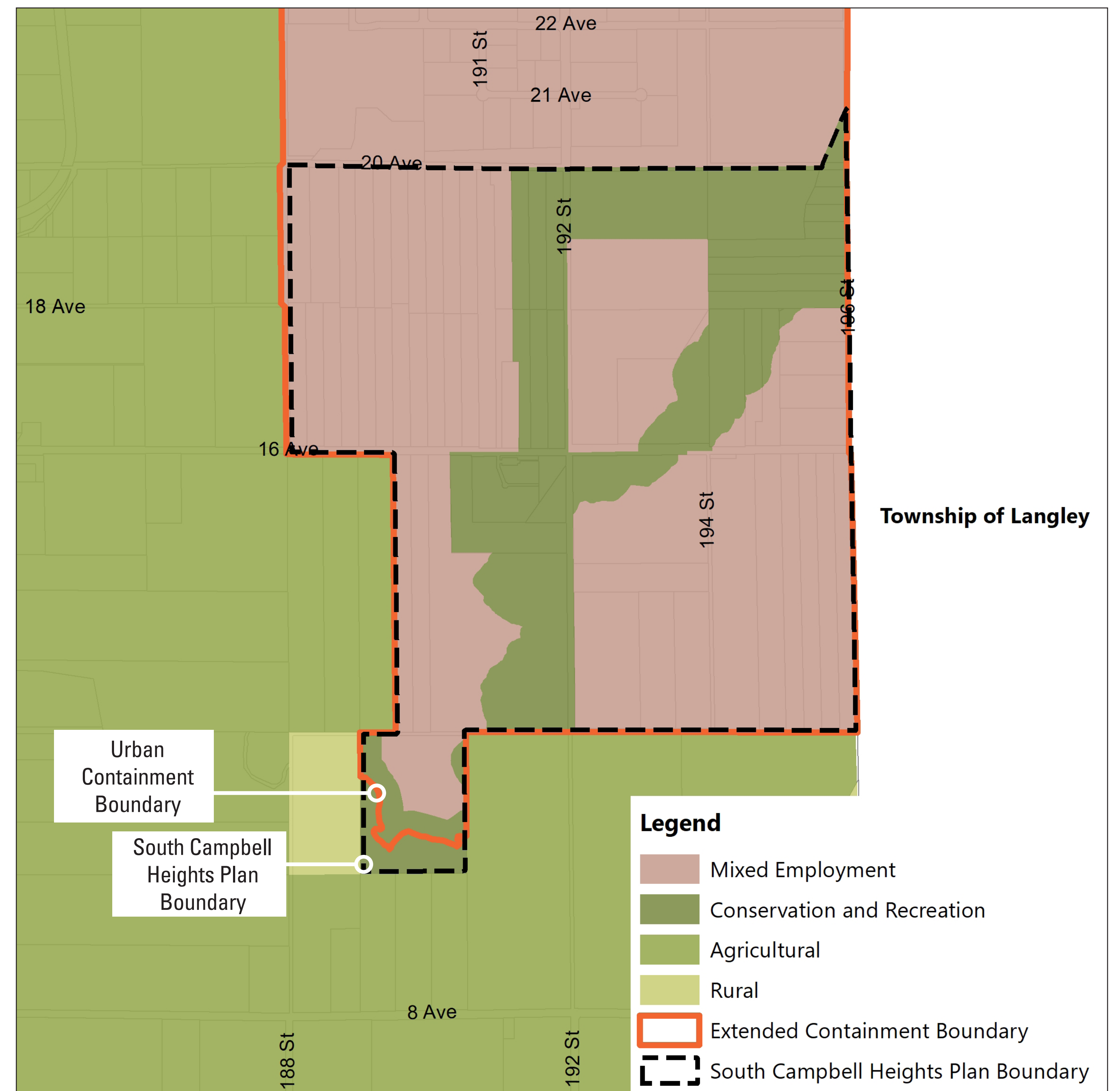
## What else are we planning to do?

- Bring forward the extension of the Fraser Sewage Area to include the Plan area to Metro Vancouver for approval.
- Bring forward the Stage 2 Plan for Council approval.

## ► Expansion of the Urban Containment Boundary



## Regional Growth Strategy Land Use Designations

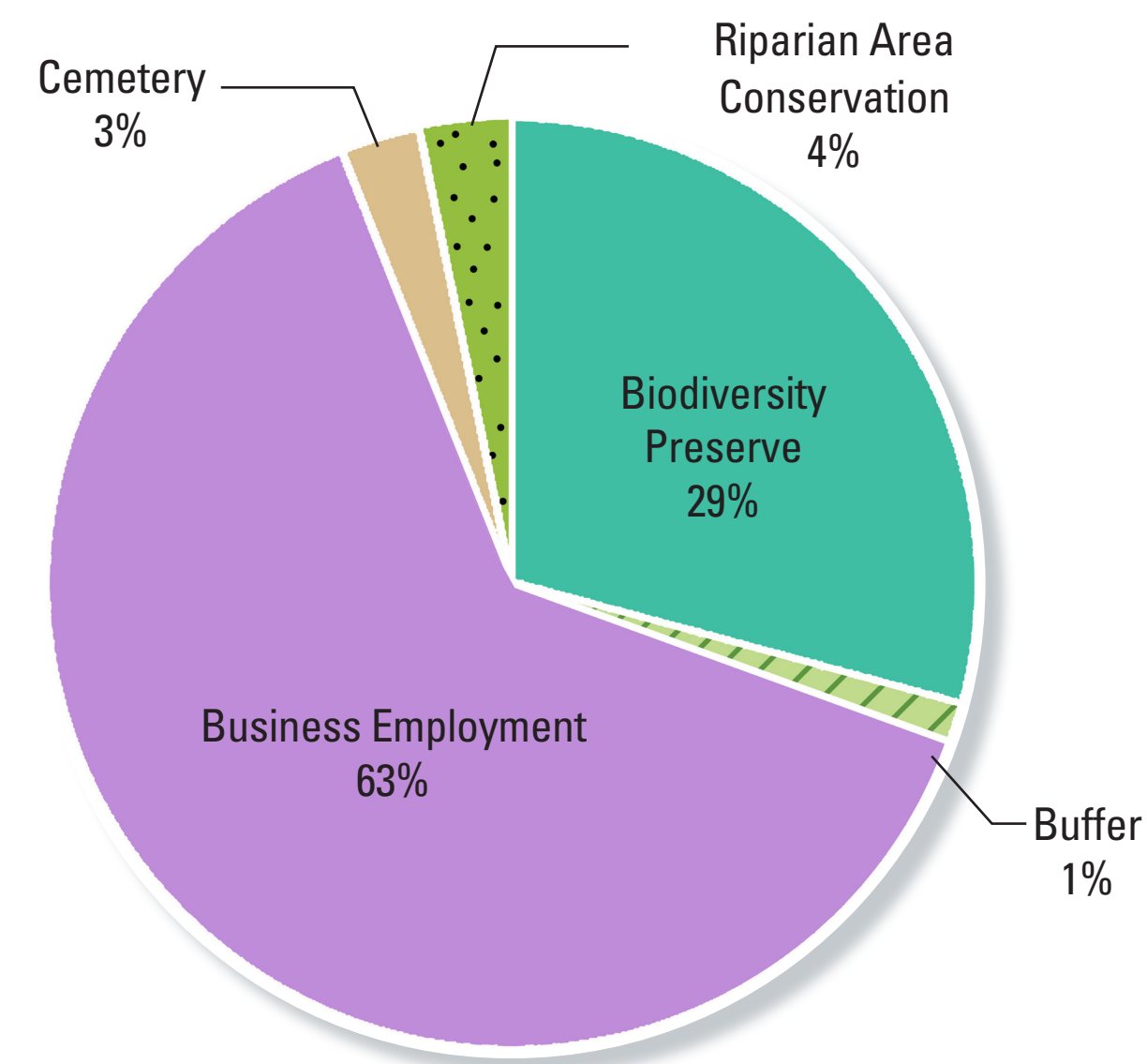




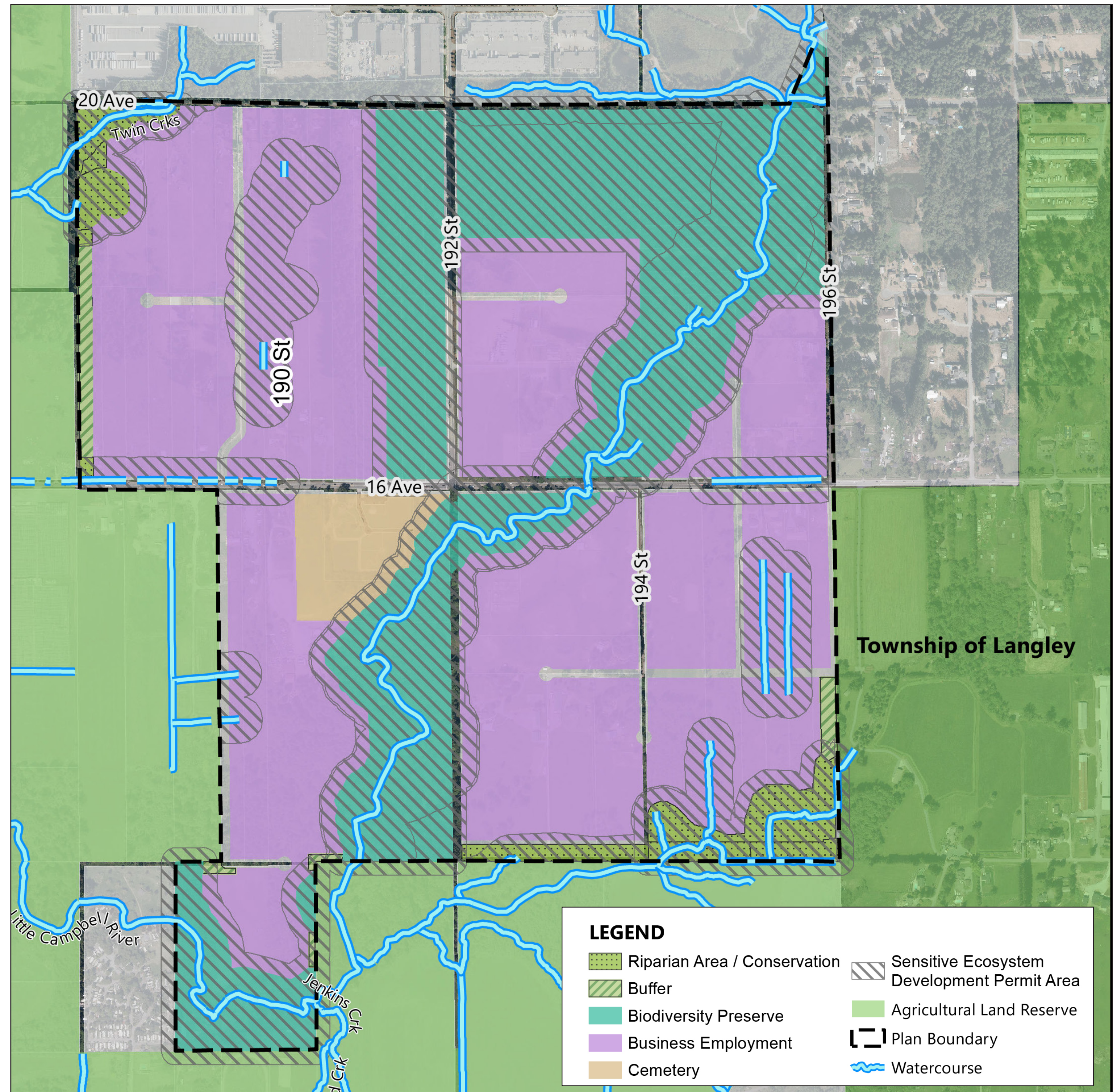
# Land Use Plan

The Plan proposes to balance employment growth with environmental protection through land use designations. Business Employment land uses make up 63% of the Plan area (159 hectares) and Biodiversity and Conservation land uses make up 33% of the Plan area (81 hectares).

The Business Employment board provides more information about the business employment designation. The Biodiversity and Conservation Areas board provides information on environmental protection area designations.



South Campbell Heights Land Use Plan



## What we heard:

- What does business employment look like? How will it fit into the surrounding context?

## What we did:

- “Business Employment” lands reflect the “Mixed Employment” areas that have been approved at Metro Vancouver.
- The “Riparian Area / Conservation” and “Buffer” land uses create additional considerations for business employment development and sensitive land uses.
- Heavy industry will not be supported in the South Campbell Heights Plan. Industrial uses will be limited to those that are entirely located within a building and have limited external impacts.

## What else are we planning to do?

- Develop design guidelines for the Plan to ensure that business employment development is compatible with natural areas and sensitive land uses. Key considerations for design guidelines will be:
  1. Urban design;
  2. Natural areas preservation and integration; and
  3. Nuisance control, edge conditions, screening and buffering for agricultural uses.

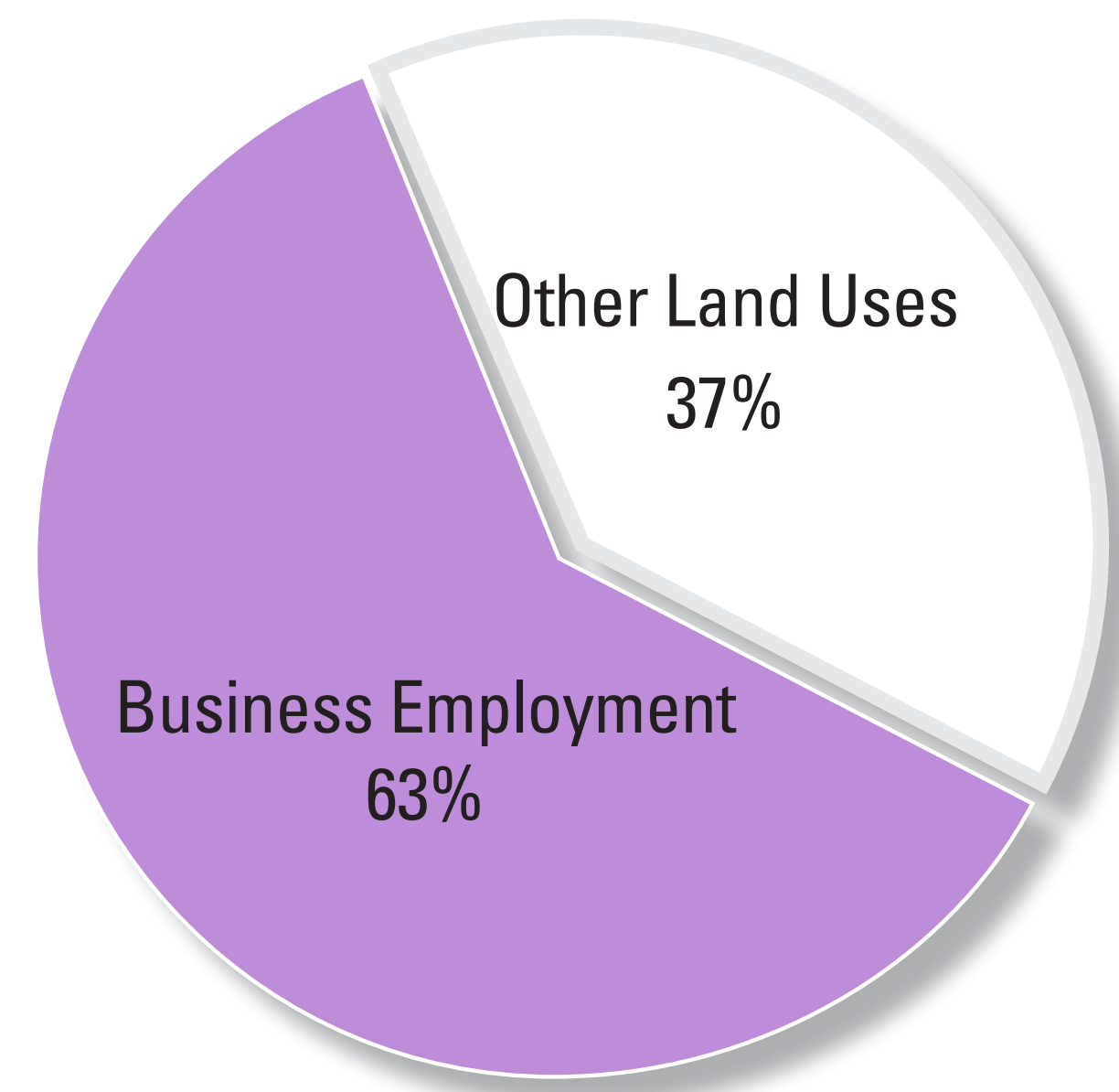


# Business Employment

## ► Business Employment Land Use Designation

Employment lands within the South Campbell Heights Plan are guided by the Business Employment land use designation. Business employment can take many forms, but can be characterized as a comprehensively designed business park consisting of light impact industry, warehousing and distribution. Accessory office and commercial uses can also be permitted in business employment areas.

**Typical Zone for Business Employment:** IB-1  
**Typical Maximum Building Height:** 12 metres  
**Typical Maximum Density:** 0.5-1.0 FAR



## ► What is Light Impact Industry?

Light Impact Industry is defined as the manufacturing, processing and assembling of goods that are entirely enclosed within a building. Industrial processes are generally located entirely within a building and do not significantly impact the surrounding area. Uses shall not emit smoke, toxic fumes, and significant noise or vibration.

## ► What is Warehousing and Distribution?

Warehousing and Distribution is defined as the storage of a large quantity of goods for sorting, transportation and distribution off-site.

## ► Did you know?

Heavy industry, outdoor truck parks and other high polluting uses will not be supported in the South Campbell Heights Plan.



Furniture Manufacturing in Campbell Heights



Food Distribution in Campbell Heights

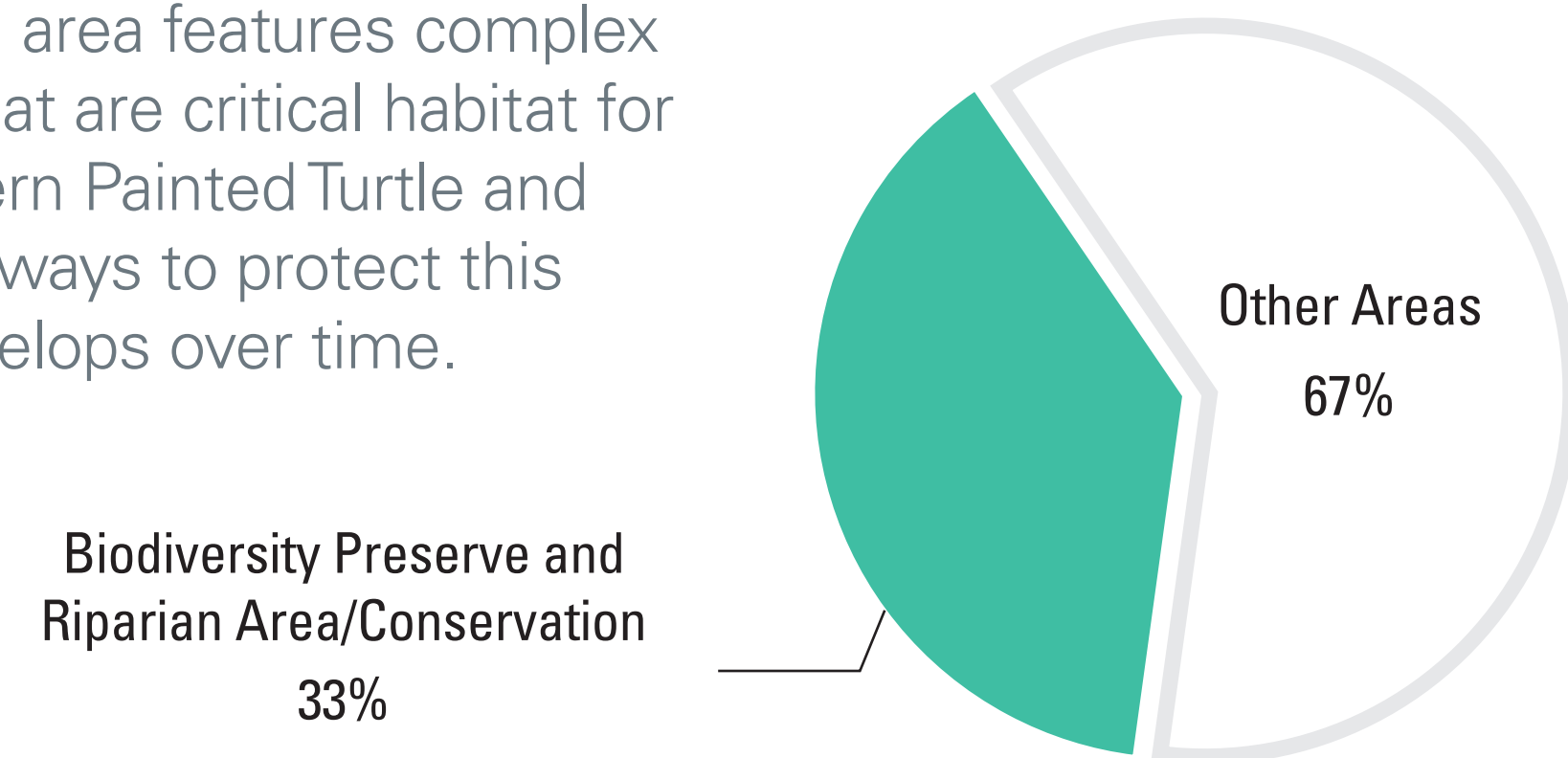


Corporate Offices and Warehousing in Campbell Heights



# Biodiversity & Conservation Areas

The South Campbell Heights Plan area features complex forest and aquatic ecosystems that are critical habitat for species at risk such as the Western Painted Turtle and Salish Sucker. The Plan identifies ways to protect this important habitat as the area develops over time.



## What we heard:

- How are areas in Surrey's Biodiversity Conservation Strategy ("BCS") Green Infrastructure Network ("GIN") and other environmentally sensitive areas being protected?
- How will large intact forest areas be protected?

## What we did:

- The southern edge of the biodiversity preserve east of 192 Street has been expanded to match the tree line to match previous versions of the Plan.

## What else are we planning to do?

- Develop policies and development guidelines to promote appropriate interfaces on the edge of the BCS GIN lands and protected forests.
- Identify appropriate locations for terrestrial wildlife crossings.



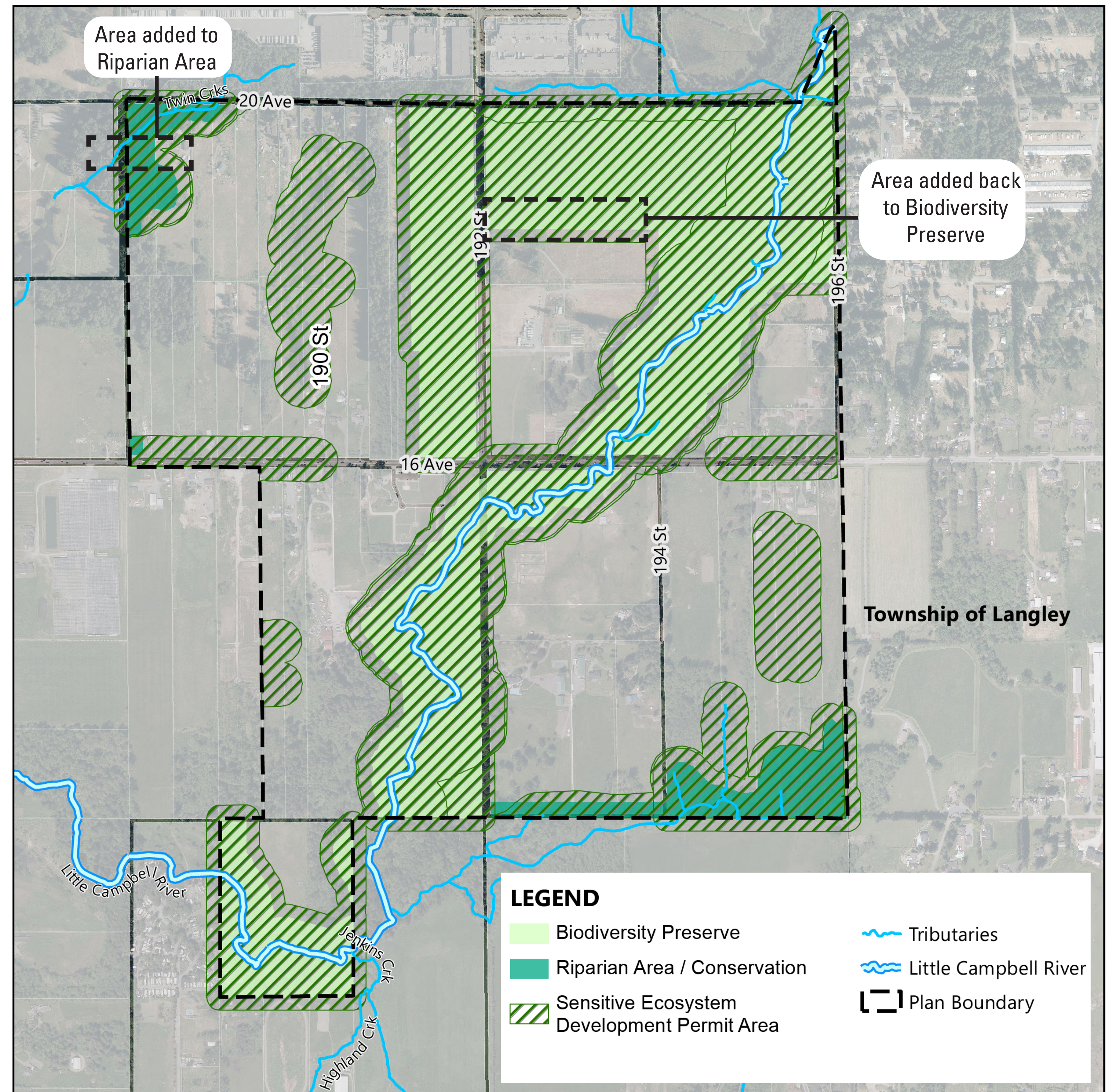
### ► Biodiversity Preserve

A conservation land use for the Little Campbell River and the forested areas north of 16 Avenue. These lands will be protected through a mixed strategy of land acquisition and conveyance to the City as Parkland through development.

### ► Riparian Area

Conservation of riparian areas for the tributaries to the Little Campbell River including Twin Creeks and Jacobsen Creek. These lands will be protected through the Sensitive Ecosystem development permit process, and streamside protection regulations.

## Environmental Protection Areas in South Campbell Heights





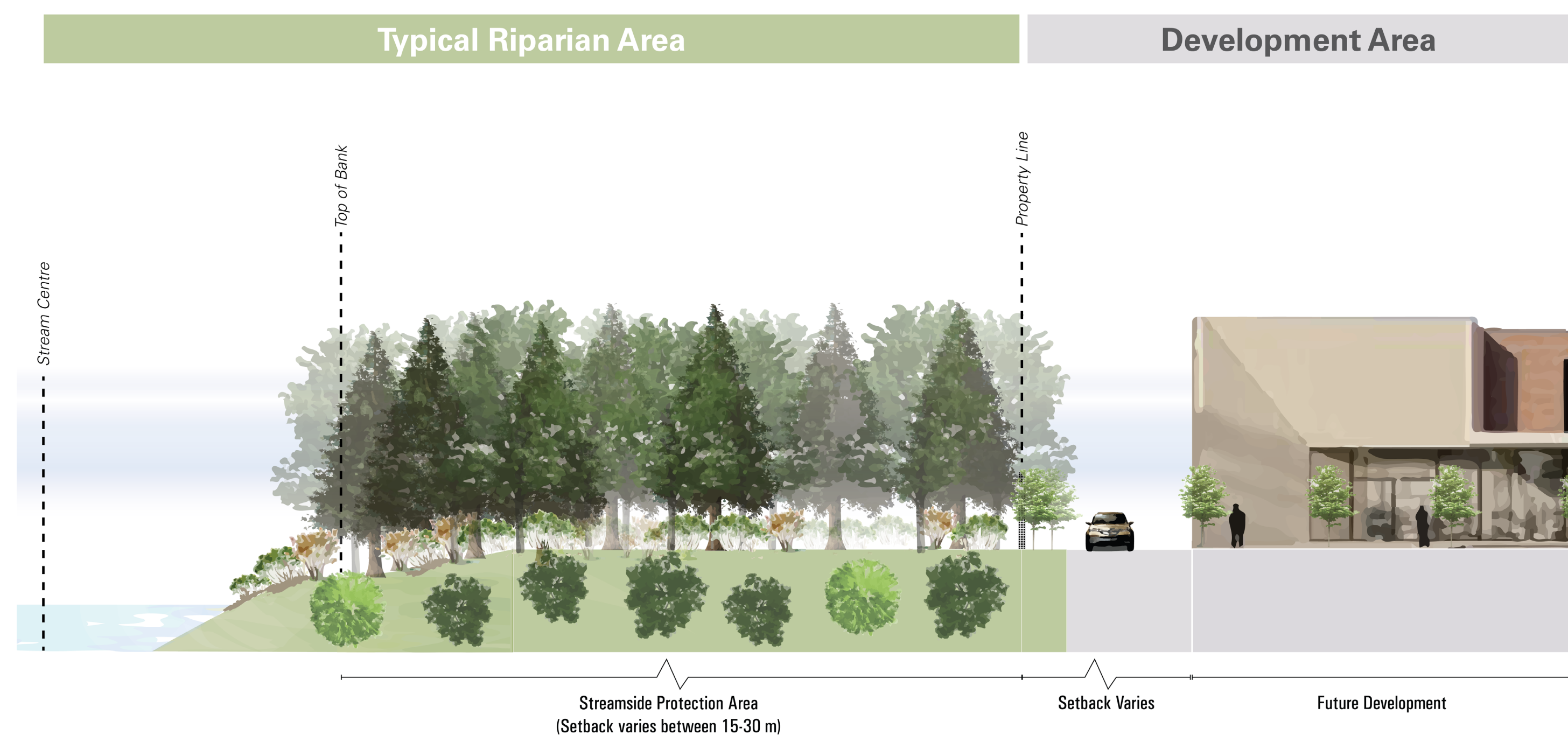
# Watercourse Protection

## ► How are we protecting the Little Campbell River and its tributaries?

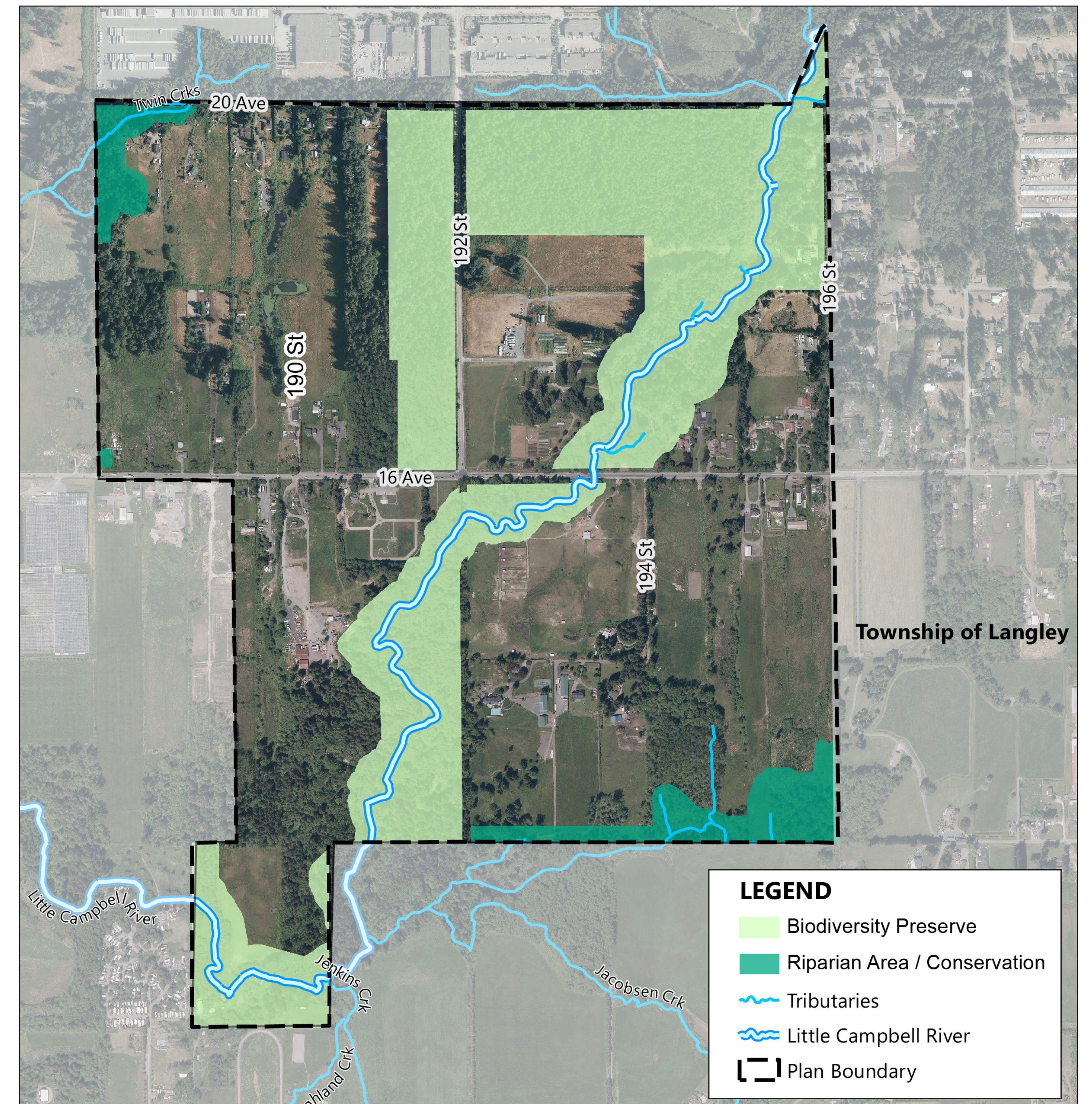
- The Little Campbell River is protected by the “Conservation & Recreation” land use in the Regional Growth Strategy (“RGS”). The Little Campbell River is protected at the regional level and changes to this land use cannot occur without regional approval.
- Riparian areas will either be acquired by the City or protected as part of the development process.

## ► What else are we planning to do?

- Finalize an acquisition strategy for riparian areas.
- Establish guidelines and policies for development on business park land where watercourses and wetlands have been identified.



Little Campbell River Protection Buffer





# Groundwater Infiltration

The City is working on an Integrated Stormwater Management Plan (“ISMP”) for the South Campbell Heights Plan.

► **What is an Integrated Stormwater Management Plan?**

The ISMP is a strategy that aims to protect the health of the Little Campbell River Watershed and the Brookwood Aquifer, while enabling development in the area.

The objectives of the ISMP are:

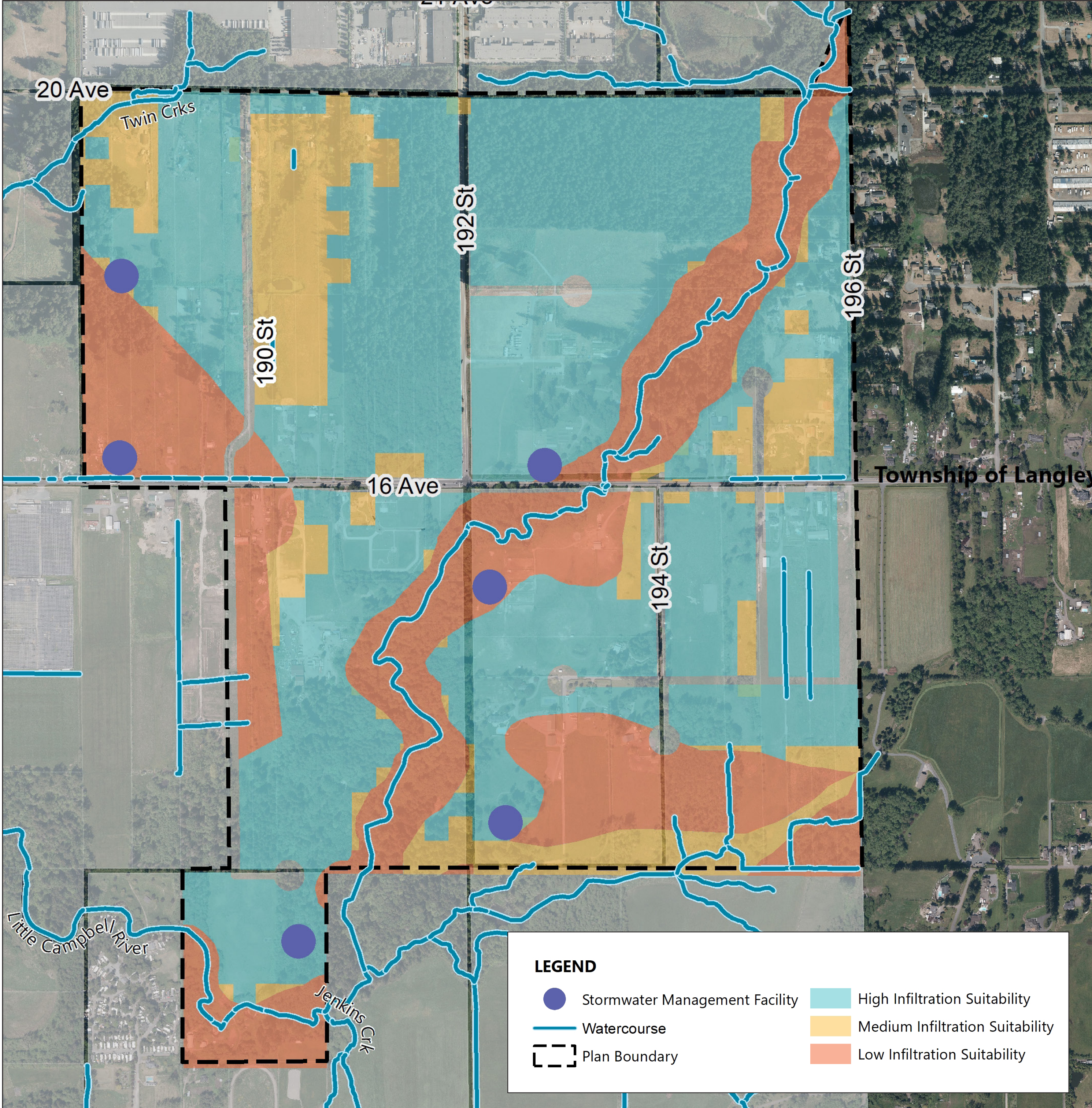
- Remove and treat contaminants from stormwater runoff generated by the Plan area so that clean water enters the Brookwood Aquifer and Little Campbell River Watershed; and
- Manage stormwater runoff generated by the Plan area to allow the Brookwood Aquifer and Little Campbell River Watershed to maintain base flows.

The ISMP evaluates the existing conditions of the area and recommends drainage options that meet the objectives of the ISMP

► **Stormwater Infiltration Suitability**

A key objective of the ISMP is to maximize the infiltration of treated stormwater runoff back into the Brookwood Aquifer and the watercourses within the Plan area. The map on the right shows areas where stormwater infiltration is suitable within the Plan area. Some areas are more suitable for infiltration than others. The drainage servicing strategy will consider localized conditions to ensure stormwater runoff is infiltrated in appropriate locations.

Stormwater Infiltration Suitability





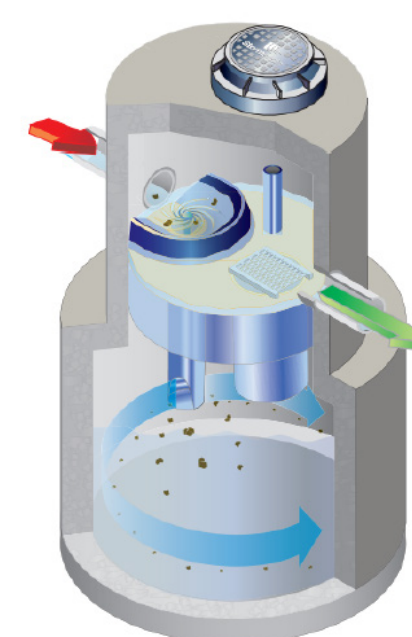
# Stormwater Treatment & Infiltration Approaches

The following are five different treatment and infiltration approaches that can be combined to form a treatment train, aimed at treating stormwater runoff before it enters the Brookwood Aquifer and Little Campbell River Watershed.

**A**

## Proprietary Pre-Treatment Device

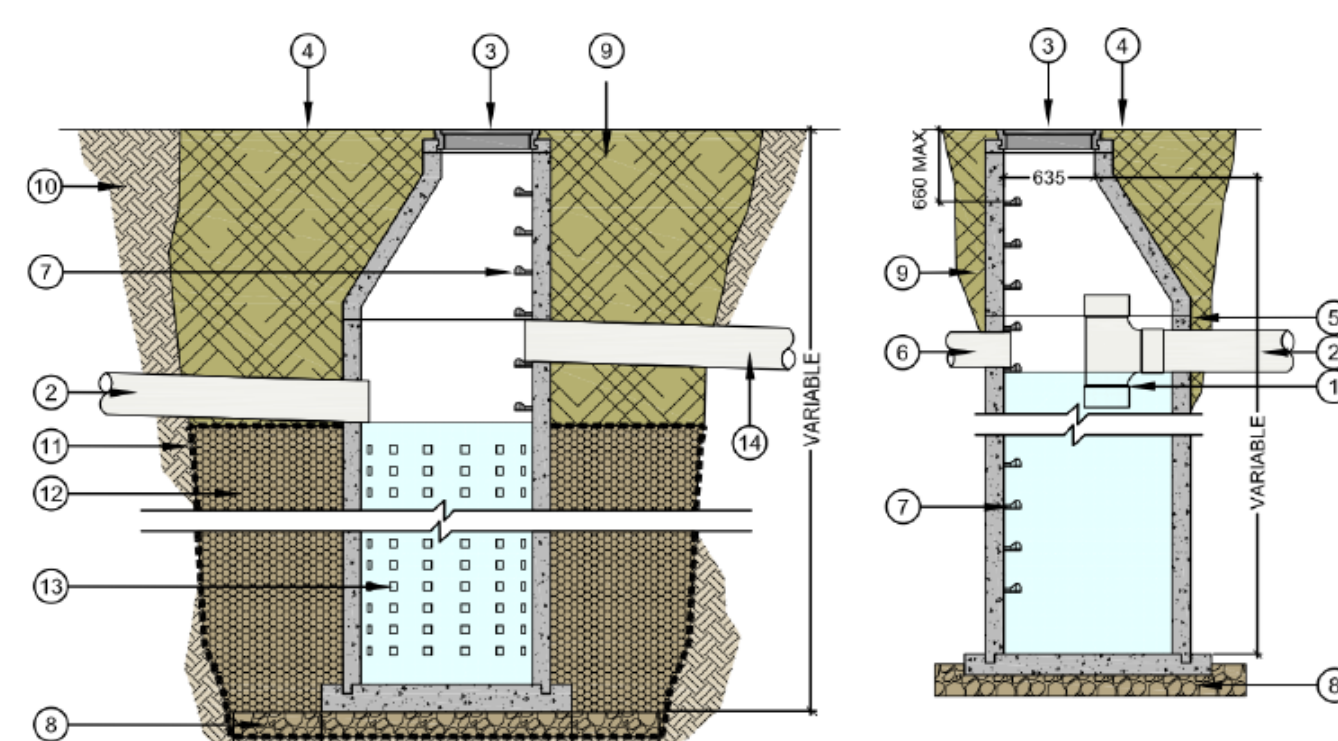
- Provides water quality treatment
- Located on private land
- Treats contaminants from: construction sites, vehicle use, industrial and commercial sites, and atmospheric deposits



**B**

## Dry Well

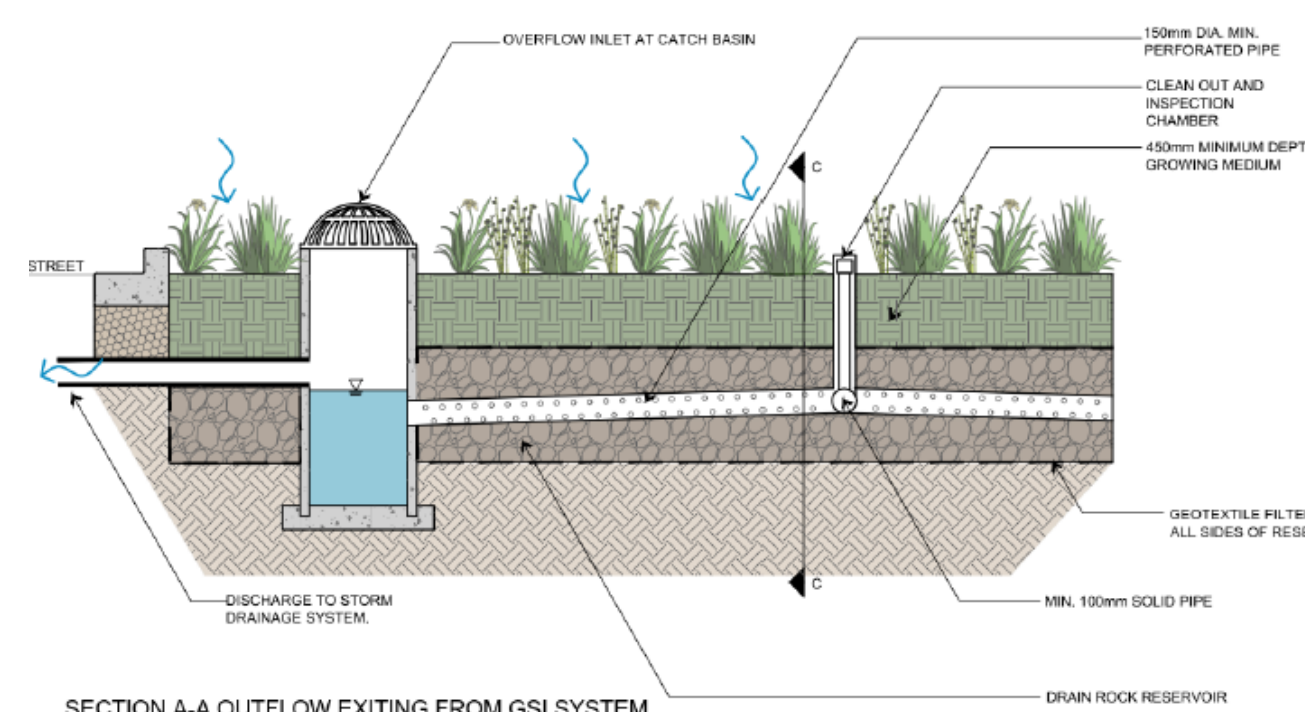
- Infiltrates treated water
- Located on public land



**C**

## Biofiltration Swale / Rain Garden

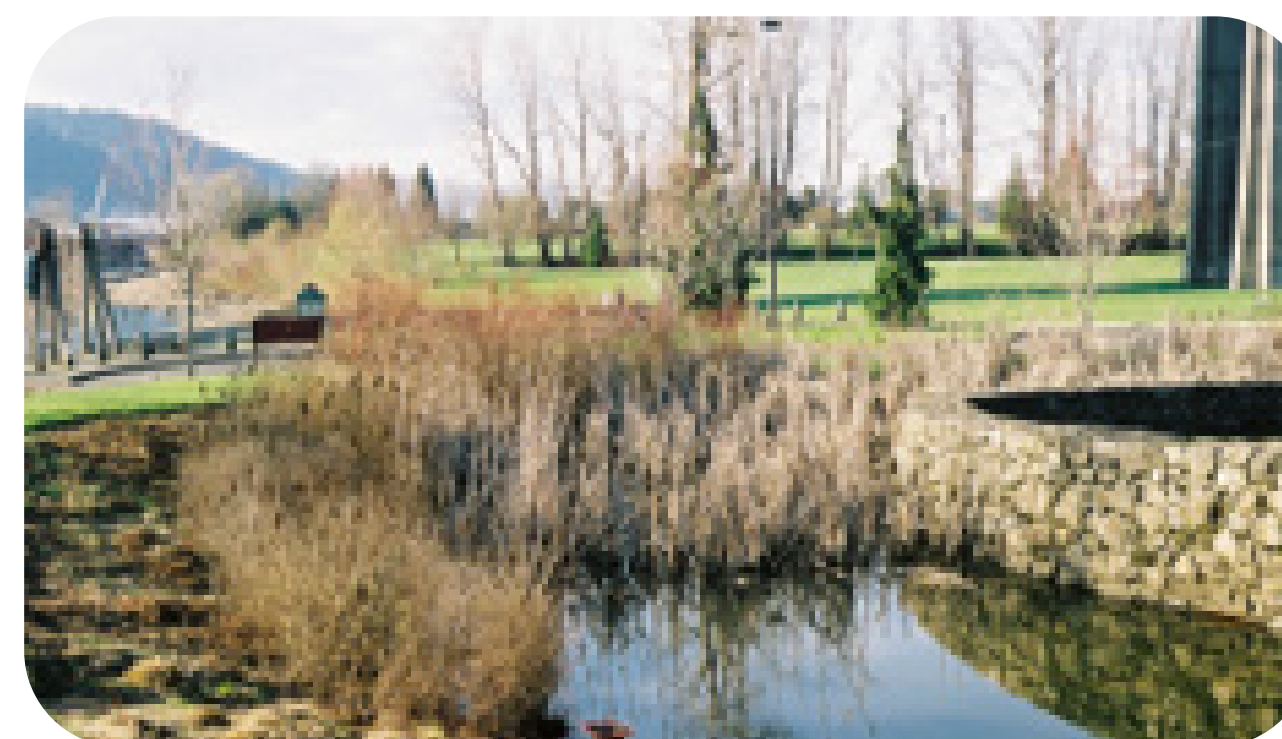
- Provides water quality treatment and infiltrates treated water
- Located on public land
- Treats contaminants from: construction sites, vehicle use, industrial and commercial sites, and atmospheric deposits



**D**

## Constructed Wetland

- Provides water quality treatment and infiltrates treated water (where appropriate)
- Located on public land
- Treats contaminants from: construction sites, vehicle use, industrial and commercial sites, and atmospheric deposits



**E**

## Stormwater Management Facility

- Provides water quality treatment and infiltrates treated water (where appropriate)
- Located on public land
- Treats contaminants from: construction sites, vehicle use, industrial and commercial sites, and atmospheric deposits





# Drainage Servicing Concept

There are different ways to treat and infiltrate stormwater runoff. The ISMP identifies the most suitable treatment and/or infiltration measures based on site conditions. There are five different treatment measures for treating and infiltrating stormwater runoff in the Plan area (proprietary pre-treatment devices, dry wells, biofiltration swales / rain garden, stormwater management facilities and constructed wetlands). These are described in more detail on the adjacent board. The following two diagrams identify where and how these different measures could be used.

The first diagram (Diagram 1: Schematic) is a schematic drawing showing roads, lots (public and privately owned) and a watercourse.

The second diagram (Diagram 2: Aerial View) is an overhead view of the schematic drawing showing how it could be constructed and appear on the ground in the Plan area. In both diagrams the following four steps outline the typical process for how stormwater runoff could move through the plan areas, as guided by the ISMP.

## 4-Step Treatment and Infiltration Process

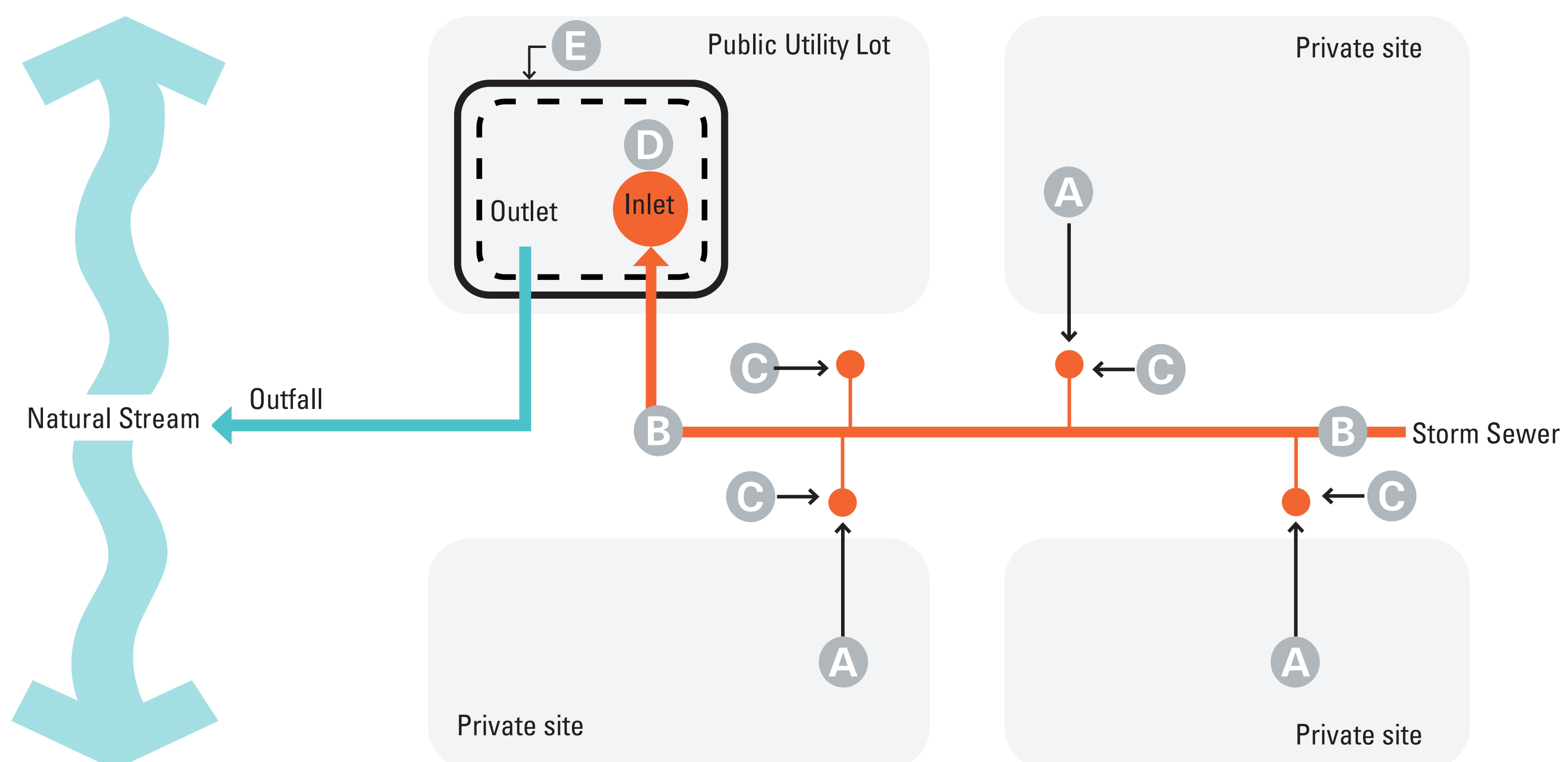
**Step 1:** Stormwater runoff will be treated on each development site using a private water quality treatment method

**Step 2:** All roads will incorporate water quality treatment approaches that can also infiltrate after treatment.

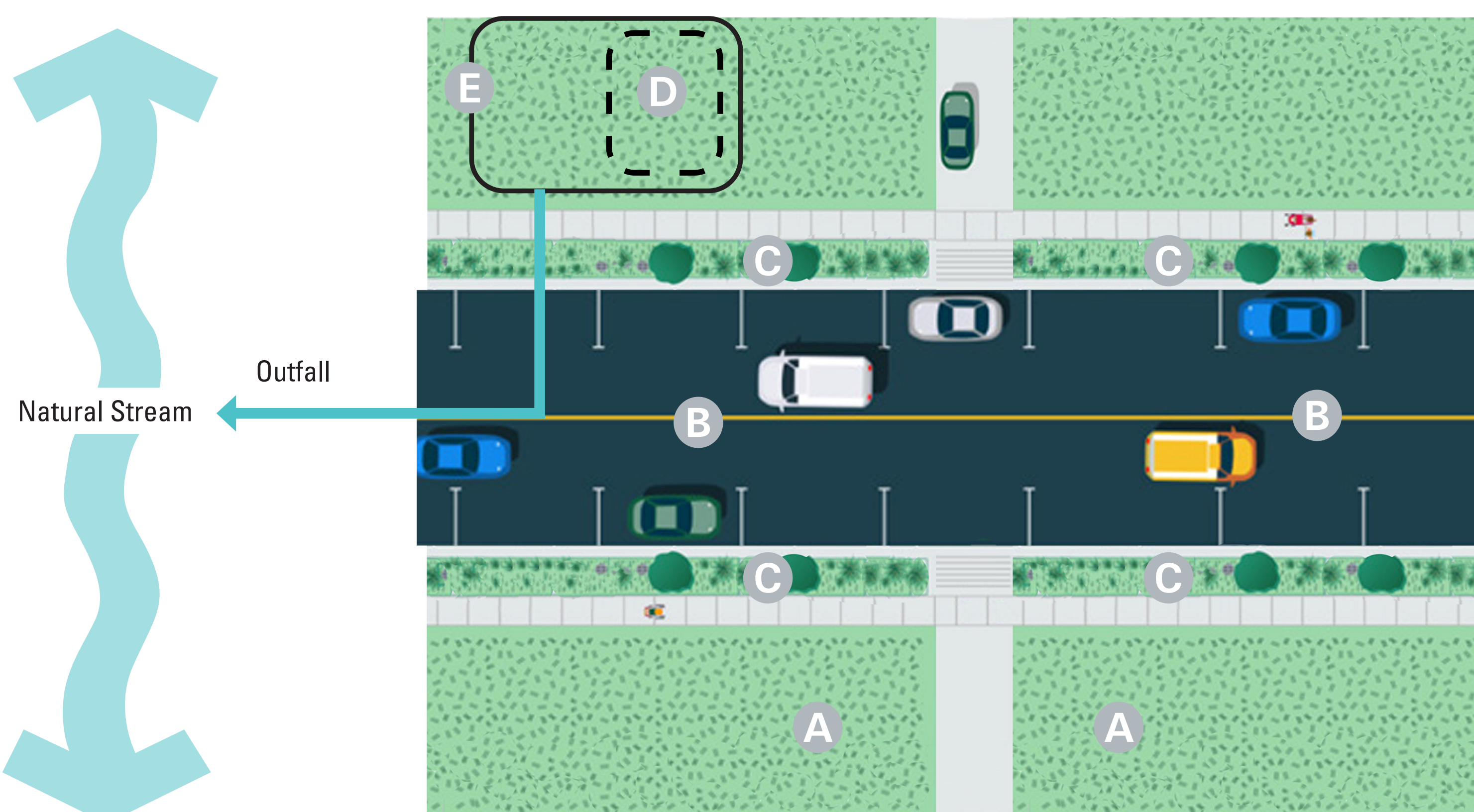
**Step 3:** Water that has not yet been infiltrated in Step 2 will be sent to a centralized facility (e.g., constructed wetland and/or stormwater management facility) for further treatment and infiltration (where appropriate).

**Step 4:** During extreme weather, high water flows will be diverted to watercourses without re-suspending captured contaminants.

**Diagram 1: Schematic**



**Diagram 2: Aerial View**





# Transportation Network

The Plan proposes new local and collector roads, as well as traffic signals to facilitate safe access and circulation to future business employment lands and improve the overall movement of goods in the City's broader transportation network. Future widening of 16 Ave and 192 will be planned long term. The road network minimizes creek crossings and impacts to the biodiversity preserve.

## What we heard:

- How does the proposed road network support goods movement?
- How will future roads be designed to minimize impacts to the conservation lands?
- What improvements will be made to the existing road network?

## What we did:

- A road network for the Plan area has been developed that identifies new roads and improvements to existing roads.
- New roads have not been proposed within the biodiversity preserve.
- Traffic signals along 16 Avenue and 192 Street are proposed to support new traffic patterns.
- Multi-use pathways have been identified to support active transportation.

## What else are we planning to do?

- Finalize the design details of the road network. This work includes:
- Road cross-sections.
  - Special design features for roads through the biodiversity preserve, such as special road lighting standards and narrow road sections.
  - Design standards for roads that interface with ALR.
  - Develop a safe wildlife crossing strategies.

## ► Flex Roads

"Flex" roads are shown in their general location, but may be moved upon further review. Flex roads may be relocated to avoid sensitive environments once further studies are complete or if impacted by the timing of development.

New roads will be provided as part of development through future rezoning applications.

South Campbell Heights Proposed Road Network





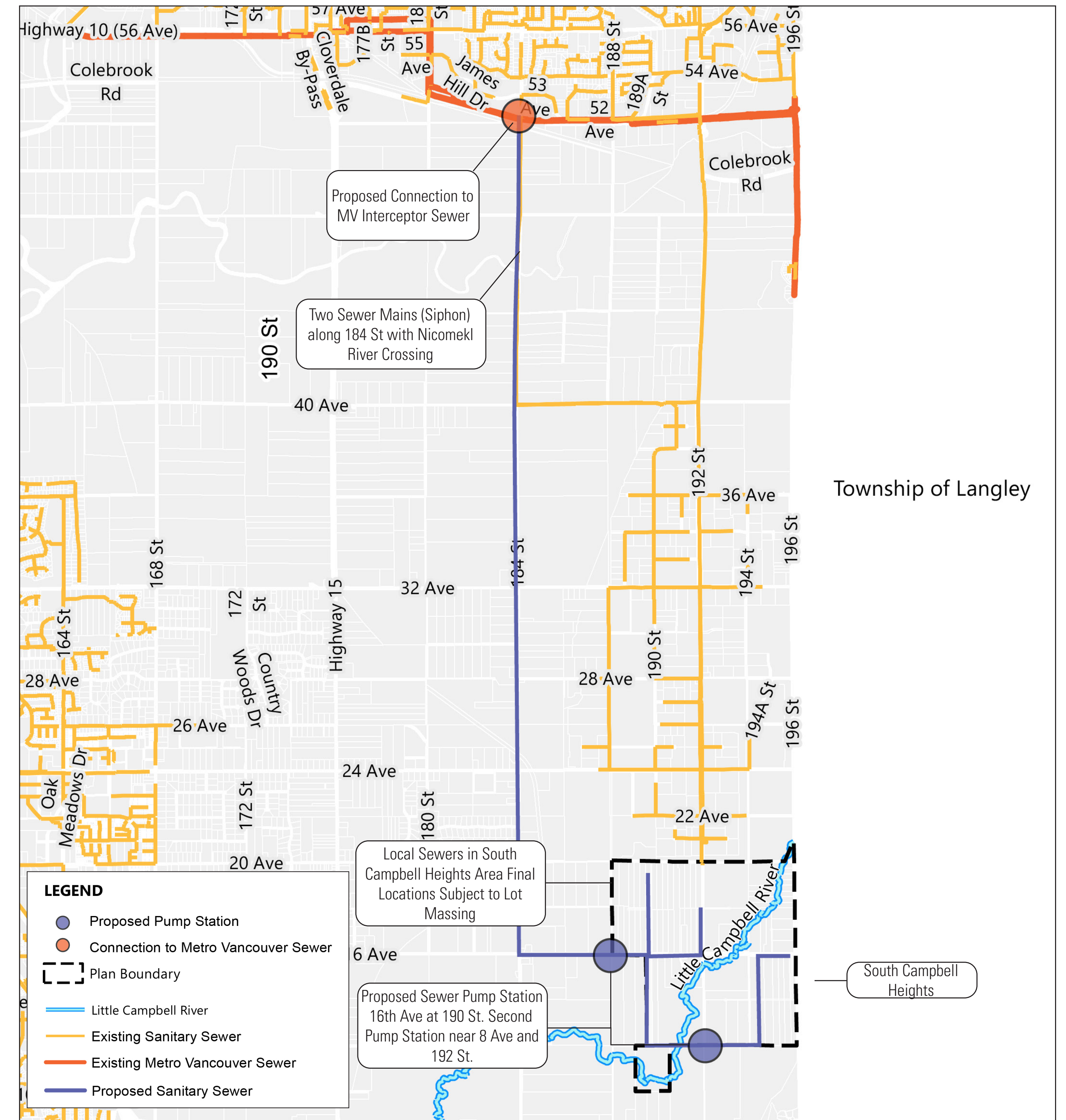
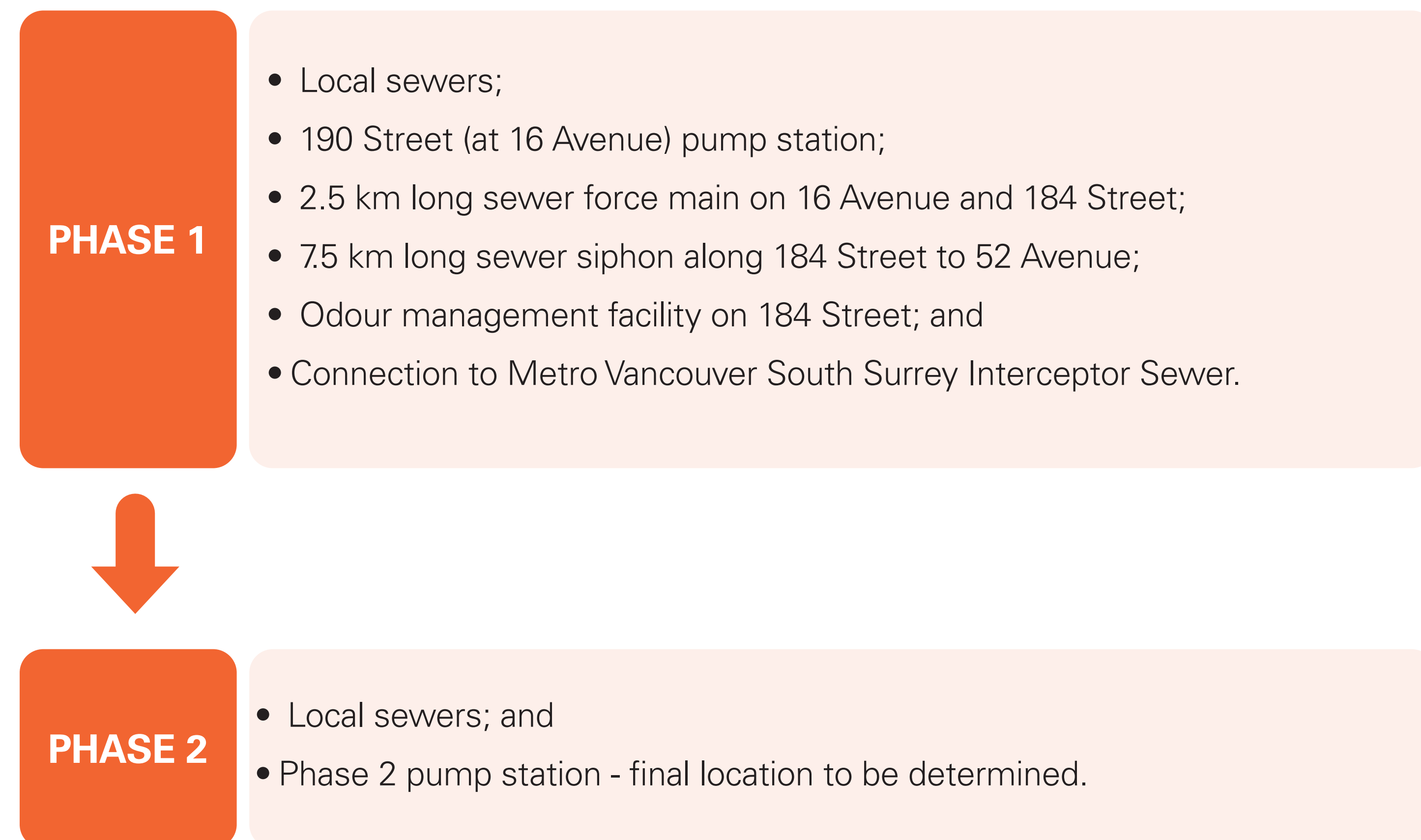
# Preliminary Sanitary Servicing Plan

A sanitary sewer servicing plan has been developed for the Plan area.

In Metro Vancouver, land must be within the urban containment boundary ("UCB") and in a designated sewage area, to be serviced by sanitary sewers. The Plan area was included in the UCB as part of the 2022 Metro Vancouver approvals. The process to include the plan area in the Fraser Sewerage Area ("FSA") is on-going. Inclusion of the Plan area into the FSA is required before the Stage 2 Land Use Plan can be approved by Council.

The sanitary servicing plan has split the build out into two phases:

- Phase 1 – west of the Little Campbell River
- Phase 2 – east of the Little Campbell River





# Preliminary Water Servicing Plan

A water servicing plan has been developed for the Plan area.

The existing water system needs to be extended to supply the anticipated domestic and fire water demands within the South Campbell Heights Plan area.

The water servicing plan has split the build out into two phases, as shown below and on the map to the right.

## PHASE 1

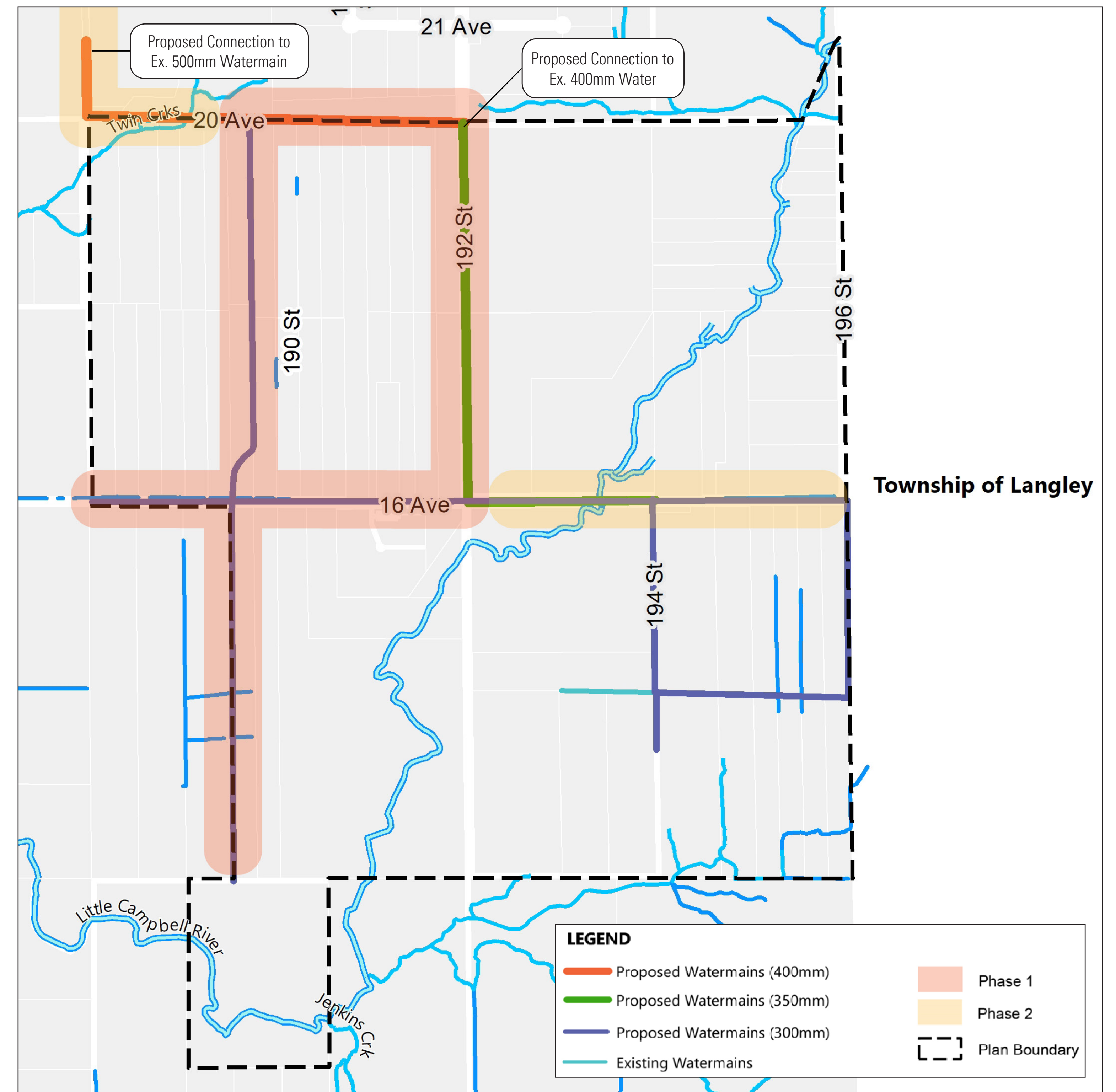
- Connection to existing watermain at 192 Street and 20 Avenue.
- Watermain along 20 Avenue, between 190 Street and 192 Street.
- Watermain along 16 Avenue, west of 192 Street.
- Watermains along 190 Street and 192 Street.



## PHASE 2

- Connection to existing watermain at 188 Street and 24 Avenue.
- Watermain along 188 Street between 24 Avenue and 20 Avenue.
- Watermain along 20 Avenue between 188 Street and 190 Street.
- Watermain along 16 Avenue, east of 192 Street.

Preliminary Water Servicing Map





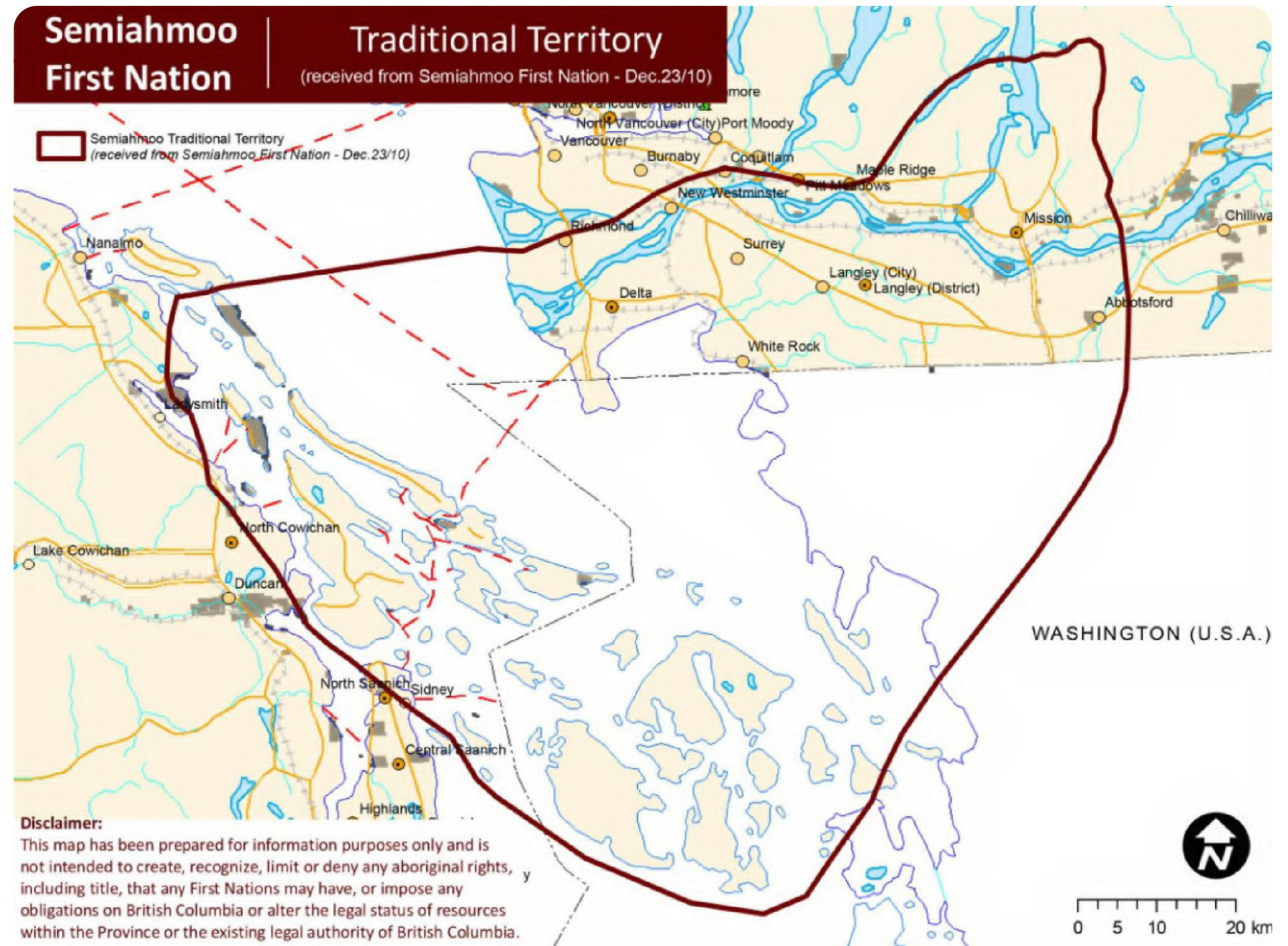
# Semiahmoo First Nation Cumulative Effects Assessment

The City of Surrey entered into an agreement with Semiahmoo First Nation to prepare a Cumulative Effects Assessment ("CEA") on Semiahmoo First Nation traditional practices within the South Campbell Heights area. The CEA intends to provide guidance on Semiahmoo First Nation traditional practices in the South Campbell Heights Plan area and downstream along the Little Campbell River watershed.

The objectives of the CEA are to:

- Raise the profile of Semiahmoo First Nation;
- Create baseline data on Semiahmoo First Nation's traditional places and practices; and
- Examine the link between traditional use sites and practices with environmental indicators. These indicators include: water quality/sources, suitable habitat and biodiversity.

The CEA is currently underway and is being completed under the direction of Semiahmoo First Nation. Findings from the CEA will be the intellectual property of Semiahmoo First Nation and may not be publicly available. The CEA is tentatively targeted for completion in early 2024.





# Next Steps

City Staff will continue to refine the Stage 2 Plan. Key on-going Stage 2 milestones include the following:

- Approval of the Fraser Sewerage Area extension from Metro Vancouver (Application Submitted).
- Continued work with Semiahmoo First Nation and finalization of the Cumulative Effects Assessment.
- Finalization of the servicing strategy.
- Drafting of development guidelines and policies.
- Creation of an implementation and financing strategy for the Plan.

Additional consultation and engagement with First Nations, land owners, community partners and the broader community is anticipated when the Stage 2 planning work has been refined. This future consultation will gather additional public input prior to bringing the Plan forward to Surrey City council for final consideration.

## ► Stay in Touch

If you have any questions or comments, please reach out to the City by email at [schplan@surrey.ca](mailto:schplan@surrey.ca) or call Ben Daly, Planner at 604-502-6025.

To stay updated on the South Campbell Heights Plan, please visit our website at [www.surrey.ca/planning](http://www.surrey.ca/planning)