PLANSURREY2013

BYLAW NO. 18020
20 OCTOBER 2014

OFFICIAL COMMUNITY PLAN

CITY OF SURREY

City of Surrey

Official Community Plan

Bylaw No. 18020

(Adopted October 20, 2014)

Unless otherwise indicated, photographs and sketches in this document are used for reference or illustrative purposes only and can be changed from time to time without requiring an Official Community Plan Amendment.

Copies of this Bylaw may be viewed on our website at www.surrey.ca/ocp or at:

City of Surrey 13450 -104 Avenue Surrey, BC V3T 1V8

Amended: May 29, 2017

THIS IS A CONSOLIDATED BYLAW PREPARED BY THE CITY OF SURREY FOR CONVENIENCE ONLY. The City of Surrey does not warrant that the information contained in this consolidation is current. It is the responsibility of the person using this consolidation to ensure that it accurately reflects current bylaw provisions.

A list of amendments adopted by Council can be found on the preceding pages.

CITY OF SURREY

BYLAW No. 18020

A By-law to adopt an Official Community Plan for the City of Surrey

WHEREAS pursuant to the provisions of Section 472 of the *Local Government Act,* being Chapter 1 of the Revised Statutes of British Columbia, as amended from time to time, Council may, by bylaw, adopt a Community Plan as an Official Community Plan;

AND WHEREAS the goals of the Official Community Plan reflect the future vision for Surrey;

AND WHEREAS the City Council deemed it necessary for orderly, sustainable, economical growth and development, to adopt an Official Community Plan;

AND WHEREAS the Official Community Plan was prepared with input from the general public through Open Houses, Public Information Meetings, Stakeholder Workshops, Focus Groups, and On-line and Written Communication;

AND WHEREAS pursuant to the provisions of Section 446 of the said *Local Government Act,* the said Official Community Plan is required to be brought into conformity with the Regional Growth Strategy;

AND WHEREAS pursuant to the provisions of Section 477 of the said *Local Government Act,* in preparing the Official Community Plan, and after First Reading, City Council has given consideration, in sequence, to its most recent Financial Plan, the *Agricultural Land* Commission *Act,* Waste Management Plan and Economic Strategy Plan to ensure consistency between them and the Official Community Plan;

AND WHEREAS pursuant to the provisions of Section 475 of the said *Local Government Act,* Council gave notice to adjoining municipalities, prescribed government agencies and Metro Vancouver;

NOW THEREFORE the City Council of the City of Surrey, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as the "Surrey Official Community Plan Bylaw, 2013, No. 18020"

2. The "Surrey Official Community Plan By-law, 1996, No. 12900" and all amendments and resolutions related thereto are hereby repealed.

3. Council hereby adopts as its Official Community Plan the document entitled "PlanSurrey 2013: Official Community Plan", a copy of which is attached hereto as "Schedule A" and made part of this bylaw.

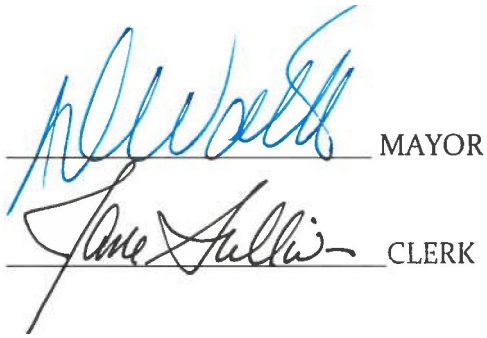
PASSED FIRST READING on the 16th day of December, 2013

PASSED SECOND READING on the 16th day of December, 2013

PUBLIC HEARING HELD thereon on the 31st day of March, 2014.

PASSED THIRD READING AS AMENDED, on the 20th day of October, 2014.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 20th day of October, 2014.



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BYLAW AMENDMENTS

ADOPTION DATE	BYLAW NO.	TYPE	DETAILS
December 1, 2014	18204	Map	Figure 3: General Land Use Designations
December 15, 2014	17788	Map	Figure 3: General Land Use Designations
January 12, 2015	18265	Map	Figure 3: General Land Use Designations
February 2, 2015	17868	Map	Figure 3: General Land Use Designations
March 23, 2015	17981	Map	Figure 3: General Land Use Designations
"	18376	Map	Figure 3: General Land Use Designations
"	18272	Map	Figure 3: General Land Use Designations
"	18152	Map	Figure 3: General Land Use Designations
"	18333	Map	Figure 3: General Land Use Designations
April 27, 2015	18423	Text	Tables and Figures
"	"	Text	Land Uses and Densities
"	"	Map	Figure 3: General Land Use Designations
"	"	Map	Figure 4: Secondary Plan Areas
"	"	Map	Figure 5: Suburban Density Exception Areas
"	"	Map	Figure 6—Deleted
"	"	Text	Theme B: B6 General
"	"	Text	Theme C: C2 Walking
"	"	Text	Theme D: D1 General; D4 Energy Supply
"	"	Map	Figure 42: Major Employment Areas
"	"	Map	Figure 63: Secondary Plan Areas
"	"	Text	Implementation II (a): Secondary Plans
"	"	Text	Implementation II (d): Development Permits
"	"	Text	Implementation II (e): Development Approval Information Areas
"	"	Text	Implementation II (f): Master Plans and Strategies
"	"	Text	Implementation III: OCP Monitoring and Review
"	"	Text	Implementation V: Definitions
"	"	Text	DP2: Hazard Lands Development Permit Area
"	"	Text	DP4: Farm Protection Development Permit Area
May 25, 2015	18447	Map	Figure 3: General Land Use Designations
July 13, 2015	18405	Map	Figure 3: General Land Use Designations
July 27, 2015	18267	Map	Figure 3: General Land Use Designations
September 28, 2015	18491	Map	Figure 3: General Land Use Designations
November 2, 2015	18498	Map	Figure 3: General Land Use Designations
"	"	Map	Figure 4: Secondary Plan Areas
"	"	Map	Figure 63: Secondary Plan Areas
November 16, 2015	18373	Map	Figure 3: General Land Use Designations
November 16, 2015	18431	Map	Figure 3: General Land Use Designations
July 25, 2016	18713	Map	Figure 3: General Land Use Designations
July 25, 2016	18496	Map	Figure 3: General Land Use Designations

BYLAW AMENDMENTS

ADOPTION DATE	BYLAW NO.	TYPE	DETAILS
July 25, 2016	18657	Map	Figure 3: General Land Uses and Densities
September 12, 2016	18316	Map	Figure 3: General Land Uses and Densities
September 12, 2016	18784	Text	Implementation II (d): Development Permits
"	"	Text	Implementation II (d): DP3 Sensitive Ecosystems
"	"	Map	Figure 67: Green Infrastructure Development Permit Area
"	"	Map	Figure 68: Streamside Development Permit Area
"	"	Text	DP3: Sensitive Ecosystems Development Permit Area and Guidelines
October 24, 2016	18546	Map	Figure 3: General Land Uses and Densities
December 5, 2016	18312	Map	Figure 3: General Land Uses and Densities
February 6, 2017	18683	Map	Figure 3: General Land Uses and Densities
February 20, 2017	18610	Map	Figure 3: General Land Uses and Densities
March 6, 2017	18468	Map	Figure 3: General Land Uses and Densities
"	18613	Map	Figure 3: General Land Uses and Densities
April 3, 2017	18748	Map	Figure 3: General Land Uses and Densities
"	18651	Map	Figure 3: General Land Uses and Densities
May 8, 2017	18928	Map	Figure 3: General Land Uses and Densities
"	"	Map	Regional Context Statement: Figure 51: Regional Growth Strategy Land Use Designations
May 29, 2017	18787	Text	Tables and Figures
"	"	Text	Introduction
"	"	Map	Figure 3: General Land Uses and Densities
"	"	Map	Figure 4: Secondary Plan Areas
"	"	Text	Urban Designation
"	"	Text	Multiple Residential Designation
"	"	Text	Commercial Designation
"	"	Map	Figure 12: Fleetwood Town Centre Densities
"	"	Text	Add Table 7a: Land Use Designation Exceptions
"	"	Text	Theme A: A2 Accommodating Higher Density
"	"	Text	Theme B: B3 Land Use and Density
"	"	Map	Figure 34: Greenways Network
"	"	Map	Theme D; D2 Hazard Lands
"	"	Map	Figure 38: Steep Slops Hazard Map
"	"	Map	Figure 42: Major Employment Areas
"	"	Text	Theme F: F3 Affordable Housing
"	"	Map	Figure 63: Secondary Plan Areas
"	"	Text	Implementation: DP1
:	"	Text	Implementation: DP2
"	"	Map	Figure 65: Steep Slope Hazard Land Development Permit Area
"	"	Text	Implementation: DP3

BYLAW AMENDMENTS

ADOPTION DATE	BYLAW NO.	TYPE	DETAILS
May 29, 2017 (cont.)	18787 (cont.)	Map	Figure 67: Green Infrastructure Development Permit Area
"	"	Text	Implementation: DP4
"	"	Text	DP1: Form and Character Development Permit Area and Guidelines
"	"	Text	DP2: Hazard Lands Development Permit Area and Guidelines
"	"	Text	DP4: Farm Protection Development Permit Area and Guidelines
June 12, 2017	18650	Text	Tables and Figures
"	"	Map	Figure 24: Water Distribution Infrastructure
"	"	Map	Figure 25: Stormwater Infrastructure
"	"	Map	Figure 26: Sanitary Sewer Infrastructure
"	"	Text	Theme C, C1 Energy
"	"	Map	Add Figure 26a: District Energy Systems

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