

NO: R191

COUNCIL DATE: November 20, 2023

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **November 9, 2023**

FROM: **General Manager, Planning & Development**

FILE: **3900-20-18020**

SUBJECT: **Surrey Official Community Plan – 2023 Minor Annual Amendments**

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## RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Amend *Surrey Official Community Plan Bylaw, 2013, No. 18020*, as documented in Appendix “I” of this report; and
3. Authorize the City Clerk to bring forward the necessary amending bylaws for the required readings and to set a date for the related public hearing.

## INTENT

The purpose of this report is to obtain Council approval of *Surrey Official Community Plan Bylaw, 2013, No. 18020* (“OCP”) amendments to align OCP map figures with recently approved secondary land use plans and development applications, as documented in Appendix “I” of this report.

## BACKGROUND

The OCP was adopted in 2014 and is a high-level policy document used to guide the growth and evolution of Surrey over the course of a 40-year time frame. While a major update of the OCP is currently underway and is expected to be complete in 2025, OCP amendments that are minor in nature are typically provided annually to ensure accuracy and efficiency in the implementation of the OCP.

## DISCUSSION

The OCP amendments proposed in this report include minor adjustments to ensure the bylaw remains accurate and clear, and map content aligns with recent OCP land use designation changes resulting from updates to or approval of secondary land use plans (“Plans”) and development applications. Typically, when Plans and/or development applications are approved, the Figure 3: General Land Use Designations map and other related OCP maps are amended to align with new land use designations. However, Figures 4, 9, 63 and 67 were inadvertently not updated when various Plans were updated or approved and Figure 5 when development application 7922-1036-00 was approved.

To provide clarity and consistency between the Figure 3: General Land Use Designations Map and other OCP maps, the following proposed amendments to various figures are listed and described below:

**Figure 4: Secondary Plan Areas, Figure 9: Centres and Rapid Transit Areas and Corridors and Figure 63: Secondary Plan Areas**

When the City Centre Plan area boundary was extended to include the Green Timbers area, Figures 4, 9, and 63 were not amended to show the new City Centre Plan boundary. When the Fleetwood Plan Stage 1 was approved, the revised Plan boundary was not reflected in Figures 4 and 63.

**Figure 5: Suburban Density Exception Areas**

When development application 7922-1036-00 was approved, the OCP land use designations were amended from Suburban to Mixed Employment and Urban, but Figure 5 was not amended to reflect the removal of the lands as an exception area.

**Figure 67: Green Infrastructure Development Permit Area**

When the OCP land use designations were updated with approval of the Redwood Heights and Darts Hill Neighbourhood Concept Plans and the South Campbell Heights Plan, Figure 67 was not updated. As a result, these OCP figures were not aligned, which created confusion in the interpretation and implementation of the development permit areas. Therefore, amendments to Figure 67 are proposed to create alignment, clarity, and transparency. Future OCP land use amendments will also include updates to Figure 67 when applicable. Locations of these proposed amendments are further detailed and illustrated in Appendix "II".

**LEGAL SERVICES REVIEW**

This report has been reviewed by Legal Services.

**CONCLUSION**

Based on the above discussion, to ensure Surrey's OCP remains up to-date, it is recommended that Council approve the proposed OCP amendments documented in Appendix "I" and instruct the City Clerk to bring forward the necessary amending bylaws for the required readings and to set a date for the related public hearing.

*Original signed by*

Don Luymes  
General Manager, Planning & Development

MK/ar

Appendix "I" Proposed *Surrey Official Community Plan Bylaw, 2013, No. 18020* Amendments  
Appendix "II" Locations of Proposed GIN DPA Amendments for Secondary Plan Areas

CITY OF SURREY

BYLAW NO. XXXX

A bylaw to amend the provisions of Surrey Official  
Community Plan Bylaw, 2013, No. 18020, as amended.

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The Council of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended, is hereby further amended as follows:
  - a. "Figure 4: Secondary Plan Areas" is hereby replaced with a new "Figure 4: Secondary Plan Areas", attached to this Bylaw as Schedule A.
  - b. "Figure 5: Suburban Density Exception Areas" is hereby replaced with a new "Figure 5: Suburban Density Exception Areas", attached to this Bylaw as Schedule B.
  - c. "Figure 9: Centres and Rapid Transit Areas and Corridors" and replacing it with a new "Figure 9: Centres and Rapid Transit Areas and Corridors", attached to this Bylaw as Schedule C.
  - d. "Figure 63: Secondary Plan Areas" and replacing it with a new "Figure 63: Secondary Plan Areas", attached to this Bylaw as Schedule D.
  - e. "Figure 67: Green Infrastructure Development Permit Area" and replacing it with a new "Figure 67: Green Infrastructure Development Permit Area", attached to this Bylaw as Schedule E.
- 2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. XXXX".

PASSED FIRST READING on the th day of , 20\_\_.

PASSED SECOND READING on the th day of , 20\_\_.

PUBLIC HEARING HELD thereon on the th day of , 20\_\_.

PASSED THIRD READING on the th day of , 20\_\_.

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

\_\_\_\_\_MAYOR  
 \_\_\_\_\_CLERK

Figure 4: Secondary Plan Areas

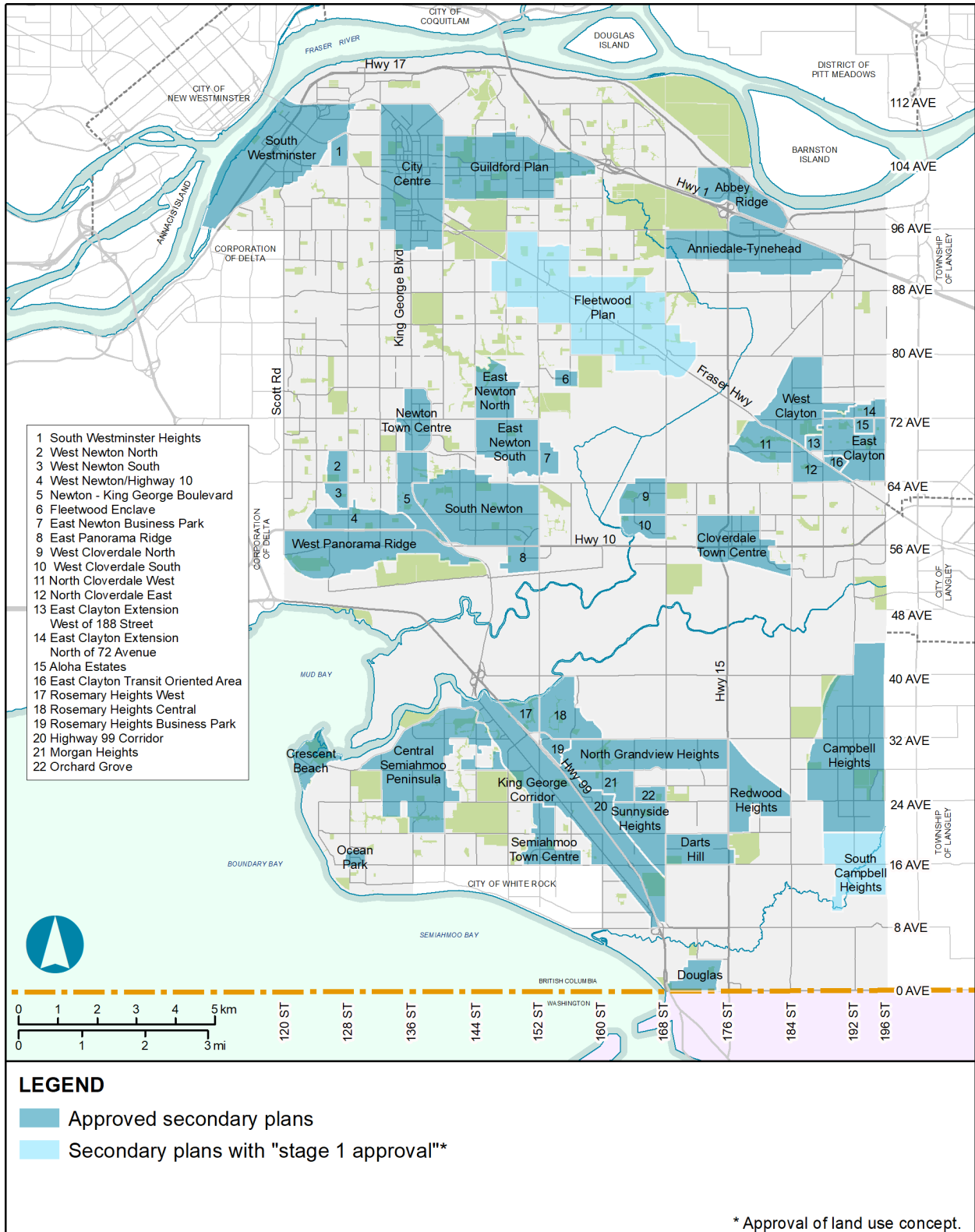


Figure 5: Suburban Density Exception Areas

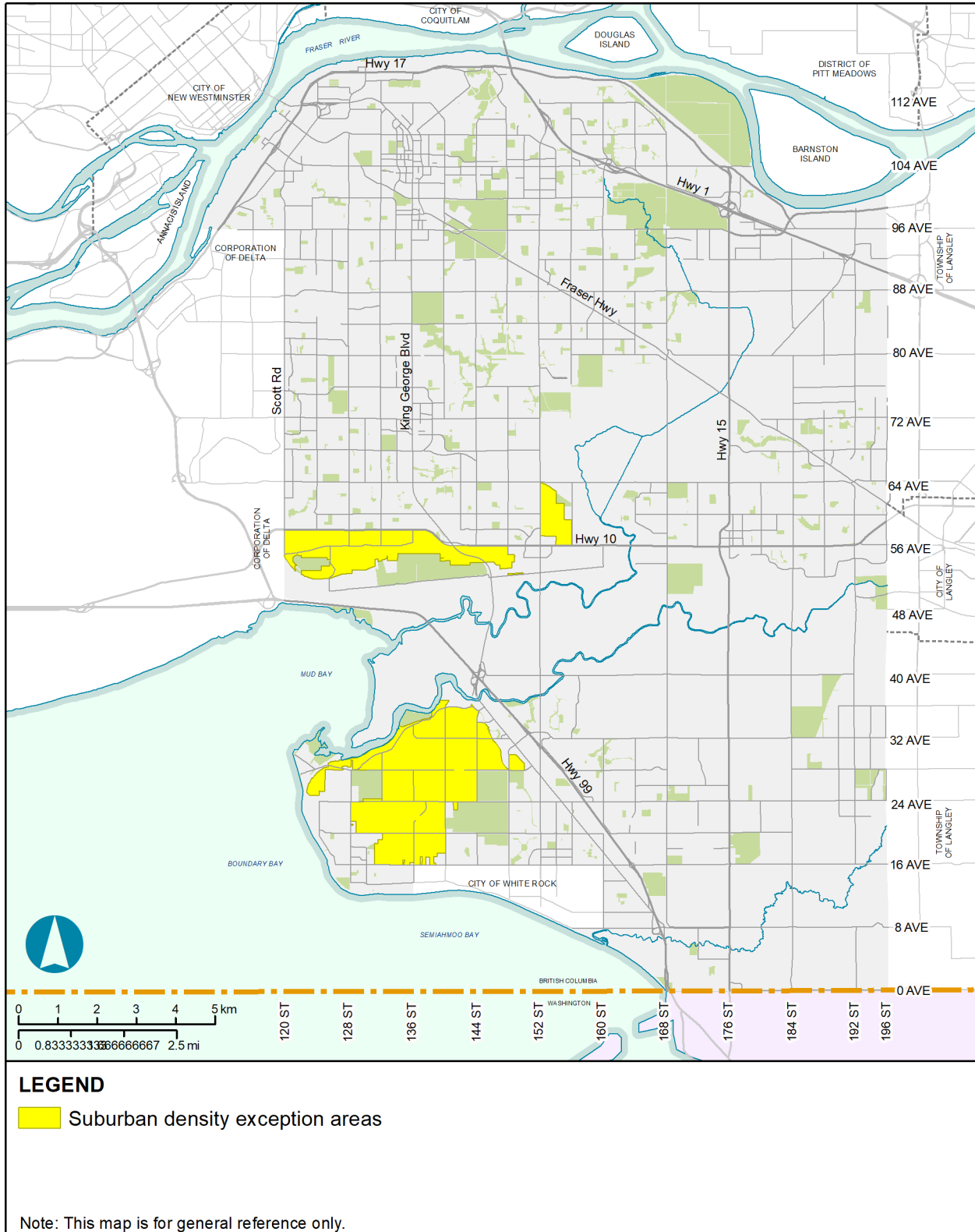


Figure 9: Centres and Rapid Transit Areas and Corridors

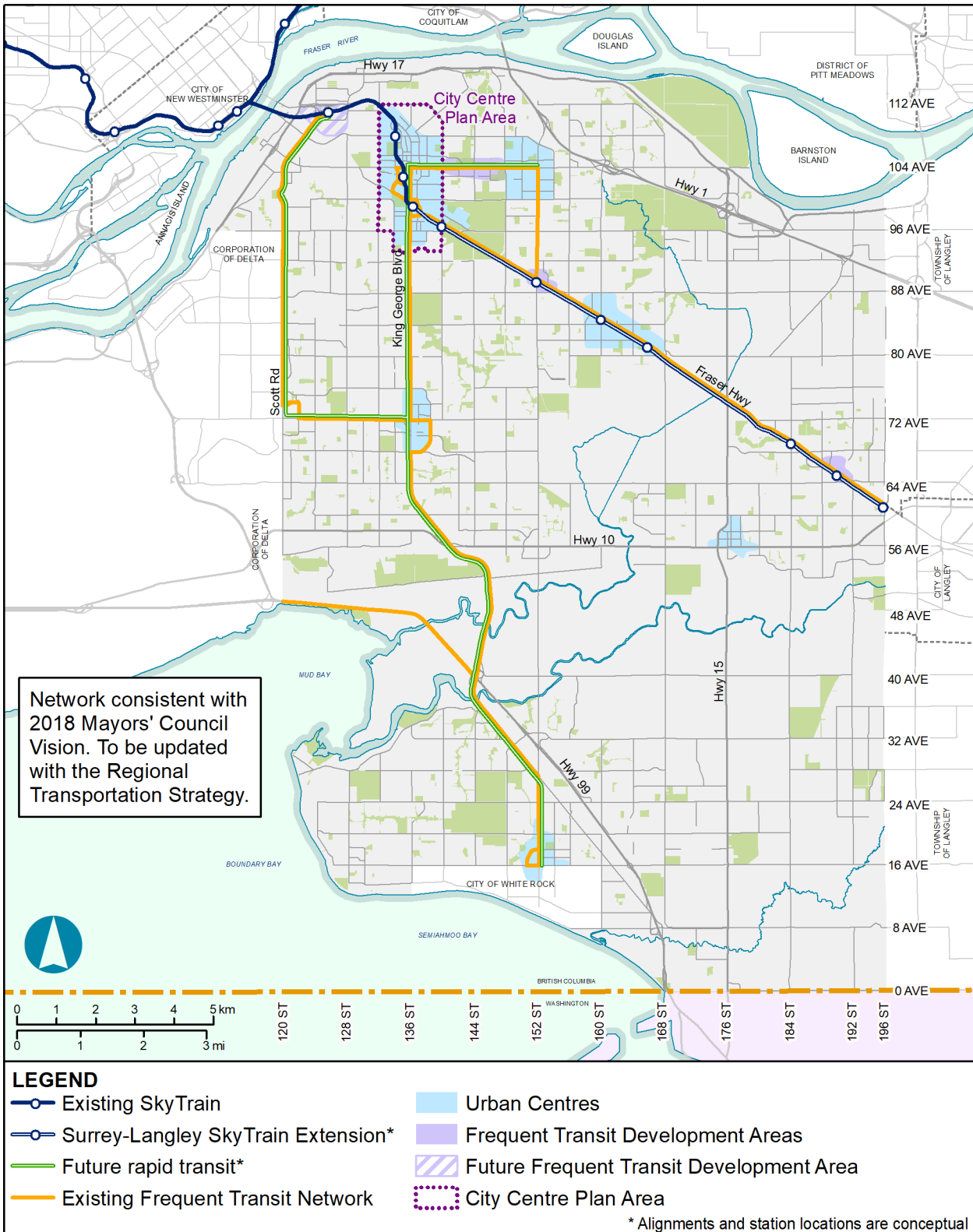


Figure 63: Secondary Plan Areas

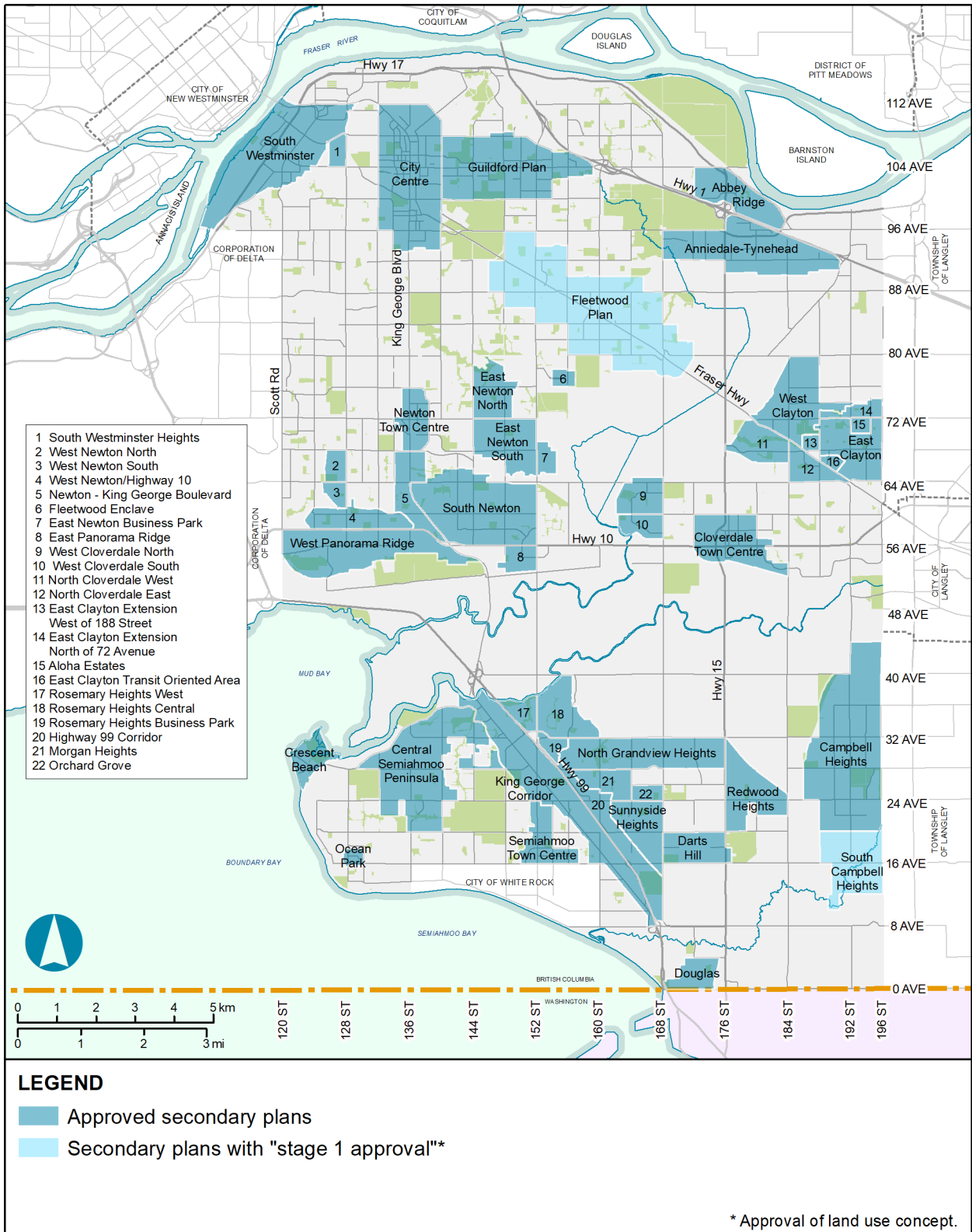
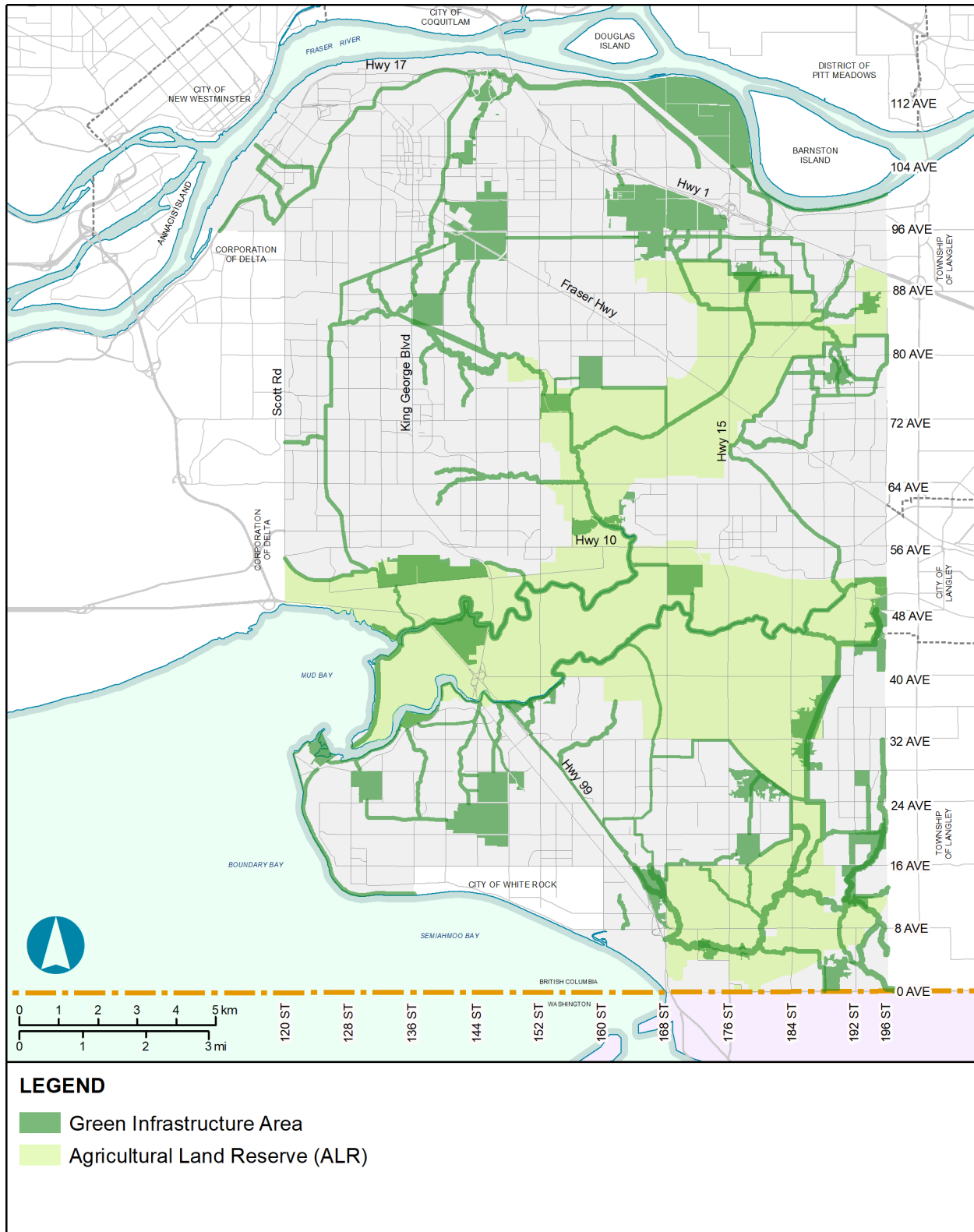
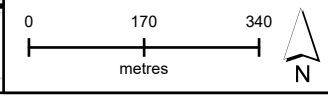
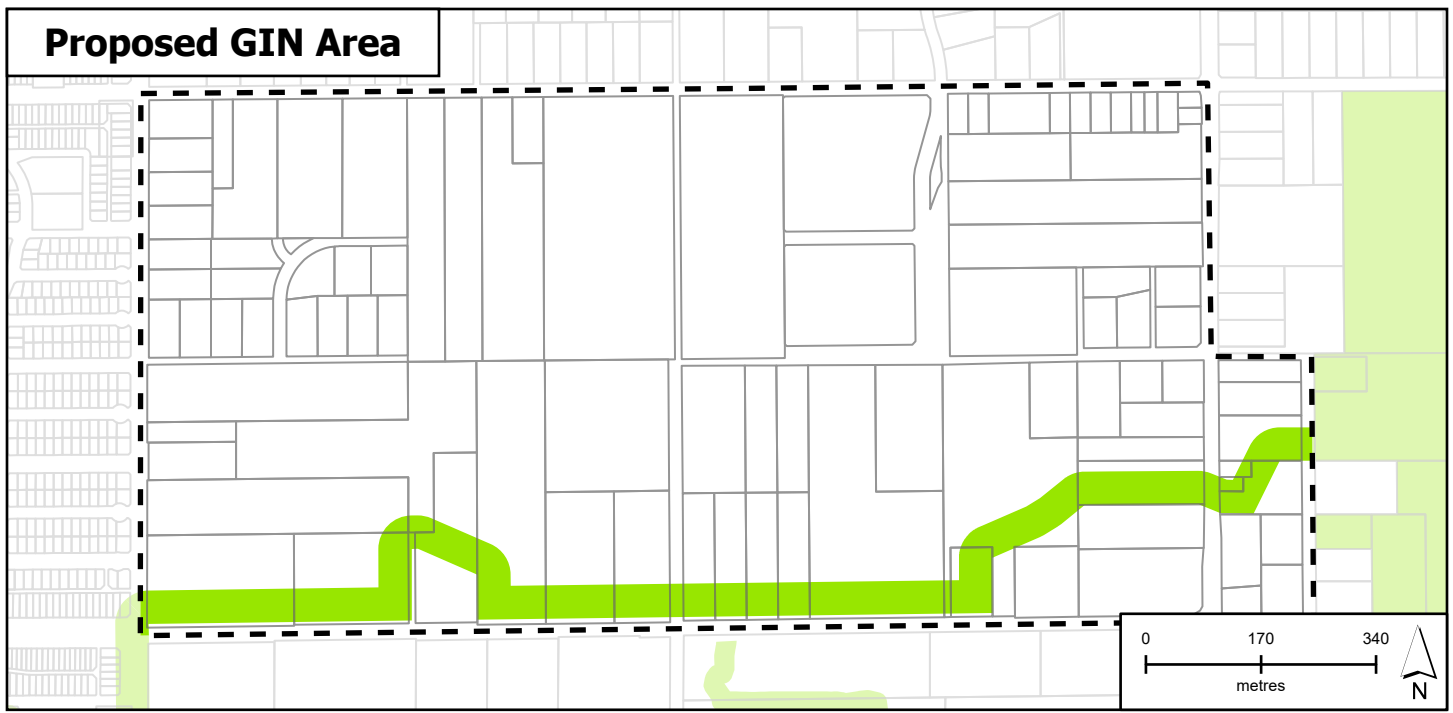
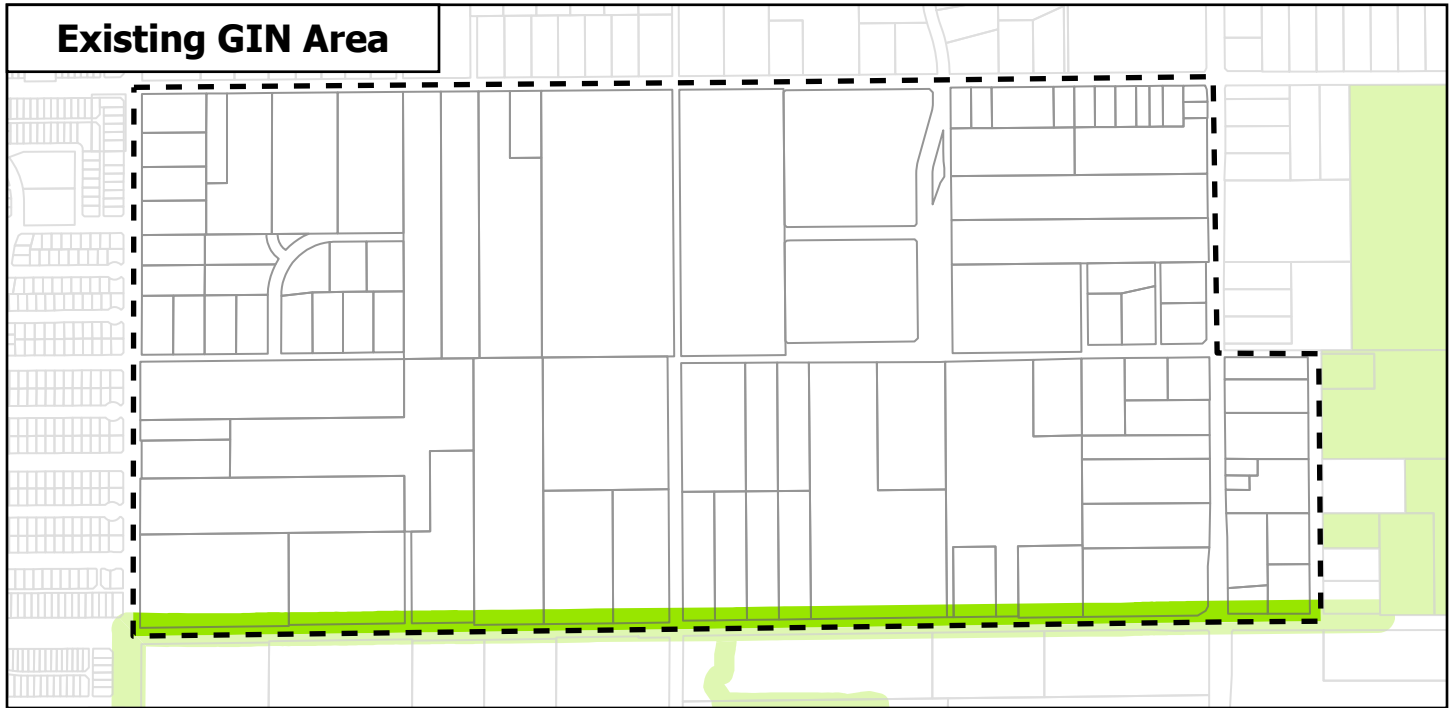


Figure 67: Green Infrastructure Development Permit Area





# Proposed GIN DPA Amendments - Darts Hill NCP



## LEGEND

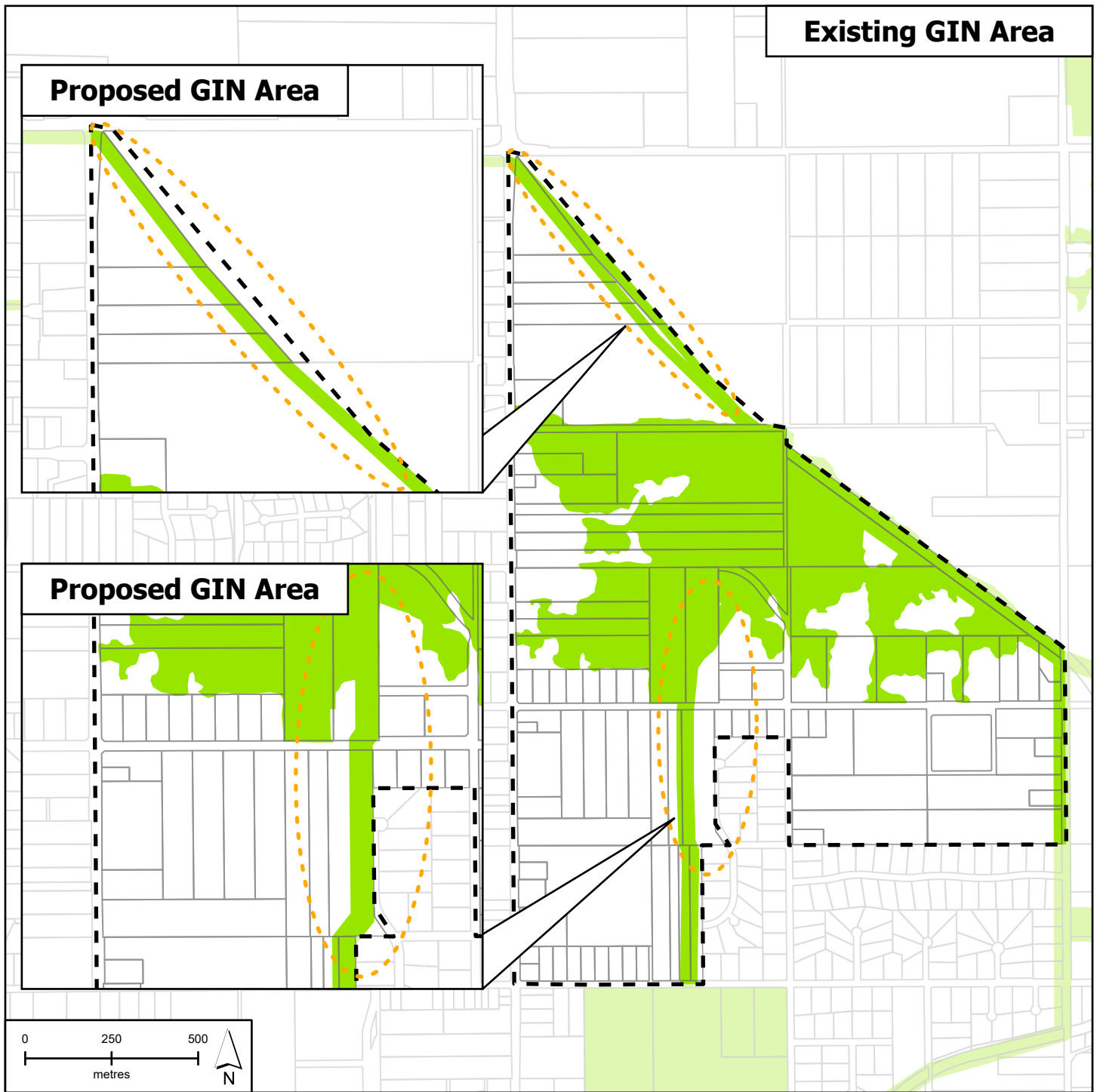
- Green Infrastructure Area
- Lots
- Darts Hill (Boundary)

Green Infrastructure Area  
Net Gain: 11.6 Acres



Planning & Development  
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# Proposed GIN DPA Amendments - Redwood Heights NCP



## LEGEND

- Green Infrastructure Area
- Lots
- Redwood Heights (Boundary)

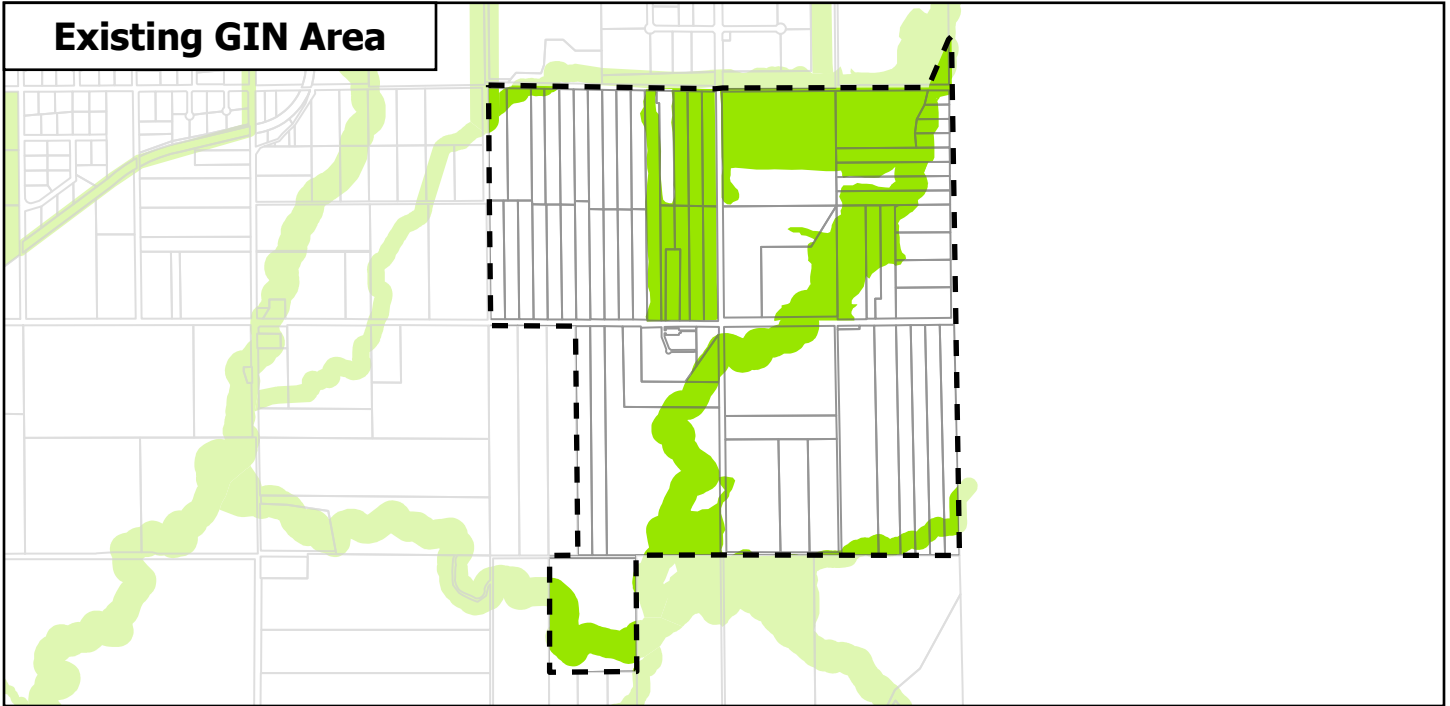
Green Infrastructure Area  
Net Gain: No Change



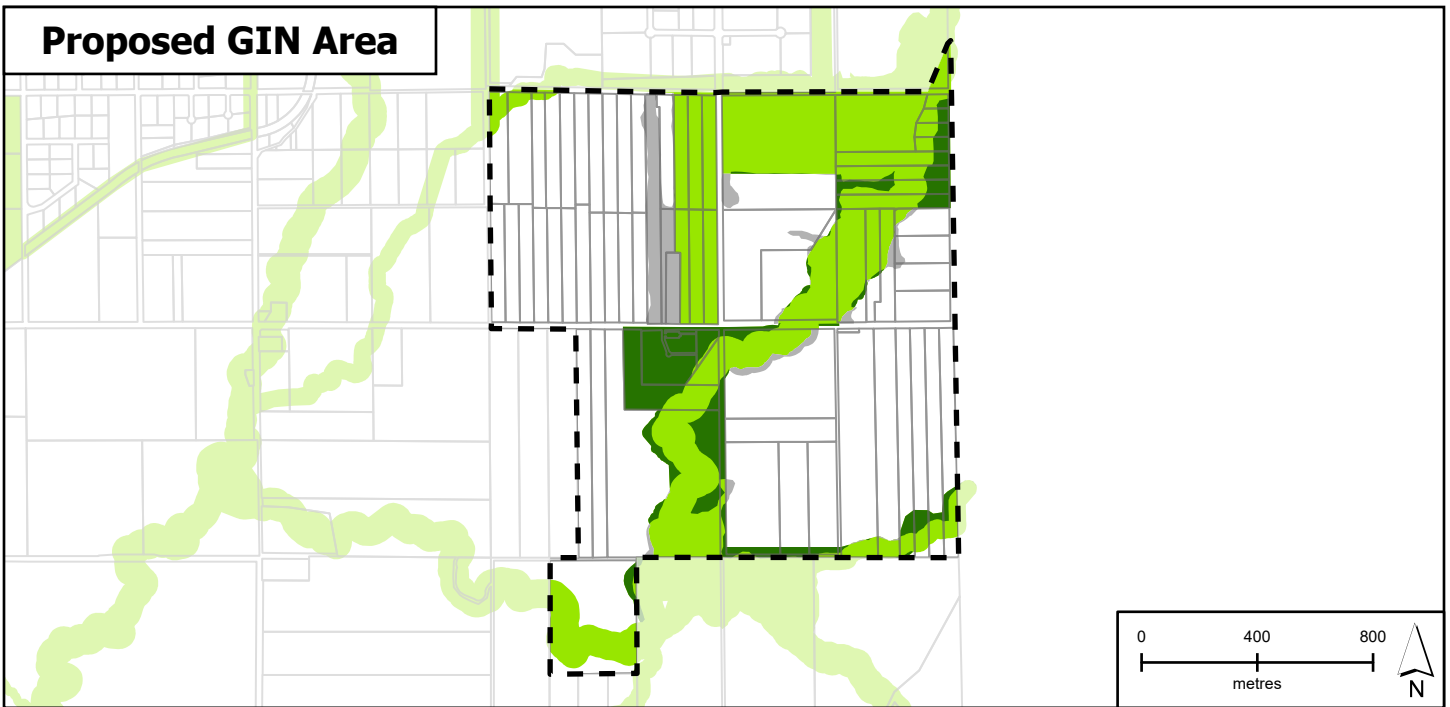
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# Proposed GIN DPA Amendments - South Campbell Heights LAP

## Existing GIN Area



## Proposed GIN Area



### LEGEND

- Green Infrastructure Area
- Green Infrastructure Area Expansion
- Green Infrastructure Area Reduction
- Lots
- South Campbell Heights (Boundary)

Green Infrastructure Area  
Net Gain: 22.53 Acres



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