

NO: R049

COUNCIL DATE: **MARCH 23, 2015**

REGULAR COUNCIL

TO: Mayor & Council **DATE: March 23, 2015**

FROM: General Manager, Planning and Development **FILE: 3900-20-18020**

**SUBJECT: Proposed Amendments to Surrey Official Community Plan Bylaw, 2013,
No. 18020 (Phase 1 Amendments)**

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Approve amendments to 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 bylaw for the required readings and to set a date for the related public hearing.

PURPOSE

The purpose of this report is to obtain Council approval of housekeeping, text and map amendments to Surrey Official Community Plan Bylaw, 2013, No. 18020 (the "OCP Bylaw") as documented in Appendix I of this report.

BACKGROUND

The OCP Bylaw was adopted on October 20, 2014 after sitting at Third Reading for six months pending the approval of Surrey's Regional Context Statement by Metro Vancouver. During that time, items requiring editing were noted with the intention of being adjusted once the OCP Bylaw was finalized. These adjustments will be made in a two-part housekeeping amendment process in 2015 by:

1. Making minor adjustments and policy clarifications required for the use of the OCP Bylaw at this time (Phase 1 Amendments); and
2. Adding new Form and Character Guidelines for signs and adding new Development Permit Guidelines for the Natural Environment later in 2015 (Phase 2 Amendments).

DISCUSSION

The following sections describe amendments that are being recommended to the OCP By-law.

A. Table and Figures

The Table of Contents and the list of Tables and Figures reflect the location of the content within the OCP. Changes made to page numbers and figure numbers reflect the proposed changes in the text of the document.

B. Land Uses and Densities

This section of the OCP is often used to guide land development and subdivision within Surrey. Recommended amendments include: changing wording to clarify density provisions in the Rural, Urban, Suburban and Suburban-Urban Reserve Designations; adjusting the Land Uses and Densities Map; removing the Suburban Subdivision Exception Map; and adjusting the Suburban Density Exception Areas and Secondary Plans Maps.

(i) *Density Provisions*

Minor wording adjustments are proposed for the Rural, Urban and Suburban-Urban Reserve designations to allow for easier interpretation of the policies and to ensure development that takes place within these areas is consistent with the intent of each designation.

Adjustments are also proposed for the Suburban designation to clarify the minimum densities permitted and to permit gross calculation of density where a contribution to a community benefit is made. These changes allow for slight variations in density calculations in areas where dedicated roadway is required for a subdivision.

(ii) *Land Uses and Densities Map (Figure 3)*

This map is proposed to be updated to be consistent with Council decisions made while the OCP Bylaw was held at Third Reading. Amendments are minor in nature and are consistent with the Metro Vancouver *Regional Growth Strategy* Land Use Designations.

(iii) *Suburban Subdivision Exception Map (Figure 6) and Secondary Plan Areas Map (Figures 4 and 62)*

The suburban exception areas of Surrey (Semiahmoo and Panorama Ridge) are experiencing development pressure to further subdivide below the minimum lot size initially established in the secondary plans for these areas. Figure 6 was originally added to the OCP on a lot-specific basis. Therefore, if a change was approved to reduce the minimum lot size, it would also require an OCP amendment. This was found to place additional burdens and time delays on the development process. The lot size minimums are still valid, however; therefore, it is proposed to remove the lot-based map from the OCP and retain the content within the Secondary Plan Areas map and on the City's website instead.

(iv) ***Suburban Density Exception Areas Map (Figure 5)***

This map is proposed to be updated to accommodate a development application approved on February 23, 2015 and to adjust the exception boundaries to remove properties that were designated Conservation-Recreation in the new OCP and that are already at a lower density allotment due to their location to the Agricultural Land Reserve ("ALR").

C. Policy Themes

Policy Sections A through F require minor adjustments in text such as removing the reference to "draft" for City documents that have since been endorsed by Council and adjusting the figure numbers to reflect the deletion of the original Figure 6 for Suburban Subdivision Exemption Areas.

The Major Employment Areas map (Figure 41) is also proposed to be adjusted to be consistent with a development application where the land use designation was changed from Urban to Commercial. This change to Commercial necessitates updating the map to accurately reflect all employment lands within Surrey.

D. Implementation

The OCP includes policies and guidelines for new Development Permit Areas. Using new policies and guidelines often requires adjusting implementation measures to ensure information remains clear and concise. In this instance, the Implementation Section amendments focus on the new Development Permit Areas by proposing to adjust Development Permit Area boundaries, adding clarifying language for exemptions and objectives, adjusting guidelines and allowing for Council to delegate its authority to the Planning and Development Department to issue specific types of Development Permits. The amendments are detailed below:

(i) ***Boundary Adjustments***

Proposed boundary adjustments to the Farm Protection Development Permit Area will eliminate the 300 metre area measured from the ALR boundary and replace it with a 50 metre area. This new boundary area was chosen to ensure all properties falling within the minimum 37.5 metre building setback were included in the Development Permit Area. This change from the 300 metre distance is in keeping with the intent of the Farm Protection Guidelines and includes only those properties that could directly impact farming operations. The 300 metre boundary was including many properties that were already developed or that had no impact on farm operations.

(ii) ***Text Adjustments***

Each Development Permit Area is proposed to include text adjustments that clarify area boundaries. Except for the Farming Protection Development Permit Area, these minor text amendments help clarify where the Development Permit boundary lies, making it easier for property owners to determine if their lot is encumbered by a Development Permit Area or not.

(iii) ***Hazard Lands – Guidelines***

Minor changes to the Guidelines for Hazard Lands are proposed under the Submission Requirements section to clarify what information should be included in each application and to make it possible to waive certain submission requirements if they are not applicable to the development being proposed. Adjustments were also made to the Area boundary by including a top of slope requirement to ensure those properties at greatest risk from slope hazards are proceeding through a Development Permit process.

(iv) ***Farm Protection – Guidelines***

Minor changes are proposed to the Guidelines for Farm Protection including a reduced minimum setback from 37.5 m to 30 m for Multiple Family development and a requirement for residential development layout and building materials to be chosen to reduce as many impacts as possible on residential areas from agricultural operations. The Planning and Development Department wants to encourage some multiple family to take place adjacent to the ALR, as it makes buffer maintenance easier by dealing with one Strata Corporation versus multiple homeowners and locating patios away from the ALR and installing sound-proofing windows and doors will help reduce the negative impacts residential areas experience as a result of being located next to agricultural operations. The Agricultural and Food Security Advisory Committee has been consulted regarding these buffer and design provisions and is supportive of the continued protection of farm land from adjacent urban developments.

(v) ***Delegated Authority***

Prior to the adoption of the OCP Bylaw all Development Permit (DP) applications were processed through Council. With the addition of new Development Permit Areas for Hazard Lands - and eventually for the Natural Environment - staff have experienced a significant increase in the number of Development Permits submitted. This has added additional processing time as applications, such as Single Family Building Permits, may now have to go through a Development Permit process prior to Building Permit approval being granted.

Council has the ability, under Section 920 of the *Local Government Act*, to delegate authority to issue Development Permits for whatever scenario they choose. Staff-delegated authority to issue Development Permits is used by municipalities throughout the province and is a very effective and helpful tool in reducing red tape and reducing application processing times while also ensuring the objectives of each Development Permit Area are still being met.

In this instance, it is recommended that the following Development Permits types be delegated to staff for issuance:

- (a) Form and Character: for sign applications, including comprehensive sign applications, and truck parking;
- (b) Hazard Lands – for both flood prone areas and steep slopes;

- (c) Natural Environment – for both natural areas and riparian areas (will come into effect once the OCP is amended to include these new Development Permit Guidelines); and
- (d) Farm Protection – for development adjacent to the Agricultural Land Reserve for existing lots only.

Authority to issue these Development Permits is proposed to be integrated into the Implementation Section of the OCP so that applicants are aware of the application procedures.

Staff-delegated authority to issue Development Permits is not being recommended for Form and Character Development Permits (with the exception of signs and truck parking) and where the applicant and the City are unable to agree on the parameters of the Development Permit. Issuance of the DP is recommended to remain with Council. Where a development requires multiple Development Permits, including a Form and Character Development Permit, it is recommended that issuance of the DP remain with Council.

NEXT STEPS – PHASE 2 AMENDMENTS

Over the remainder of 2015, staff will be preparing additional amendments to the OCP. These include finalizing new Guidelines for the Natural Environment Development Permit Area, preparing implementation requirements and determining internal processes for the processing of Natural Environment Development Permit Applications and adding new Guidelines specific to Signs in the Form and Character Development Permit Area. Additional Bylaws that require adjusting in order to implement these new Guidelines are the Land Use and Development Application Fees Imposition Bylaw and the Development Application Procedures Bylaw. Adjustments to these Bylaws will proceed separately from the Phase 2 amendments and proposed bylaw amendments will be brought separately for Council consideration and approval.

CONCLUSION

Based on the above discussion it is recommended that Council:

- approve amendments to Surrey Official Community Plan Bylaw, 2013, No. 18020 as documented in Appendix I of this report; and
- authorize the City Clerk to bring forward the necessary amending bylaw for the required readings and to set a date for the related public hearing.

Original signed by
Jean Lamontagne
General Manager
Planning and Development

CS/da/saw

Attachment:

Appendix I Proposed Amendments to Surrey Official Community Plan Bylaw, 2013, No. 18020

**Proposed Amendments to
Surrey Official Community Plan Bylaw, 2013, No. 18020**

The following amendments are proposed amendments to Surrey Official Community Plan Bylaw, 2013, No. 18020.

Amendments to Tables and Figures

1. Pages 5 - 7, by deleting Figure 6: Suburban Subdivision Exception Areas and by adjusting all subsequent Figure numbers accordingly.

Amendments to Land Uses and Densities Section

1. Page 35, by deleting Figure 3 and replacing it with a new Figure 3: General Land Use Designations, shown as Attachment "A".
2. Page 36, by deleting Figure 4 and replacing it with a new Figure 4: Secondary Plan Areas, shown as Attachment "B".
3. Page 39, Rural designation, by deleting the sub-section "Subdivision" and replacing it with the following:

"Lot Sizes:
⇒ Lots in RURAL designated areas are generally restricted to a minimum of 0.8 hectares (2 acres) or larger in size."
4. Page 40, Suburban designation, by deleting the bullets under "Densities" and replacing them with new bullets, as follows:

⇒ "Densities within the SUBURBAN designation may range up to a maximum of 5 units per hectare (2 units per acre).
⇒ Densities within the SUBURBAN designation may increase up to 10 units per hectare (4 units per acre).
EXCEPT:
For areas within 200 m of the Agricultural Land Reserve (ALR) edge, and for those SUBURBAN areas shown in Figure 5, densities are a maximum of 5 units per hectare (2 units per acre).
⇒ Densities within the SUBURBAN designation may be calculated on a gross site area where sufficient parkland and/or a community benefit are provided."
5. Page 40, Suburban designation, by deleting the sub-section "Subdivision".
6. Page 41, by deleting Figure 5 and replacing it with a new Figure 5: Suburban Density Exception Areas, shown as Attachment "C".

7. Page 42, by deleting Figure 6: Suburban Subdivision Exception Areas and by adjusting Figures 7 through 70 to now read Figure 6 through 69 in all areas of the Bylaw and by adjusting all figure numbers and references to figure numbers, as required, to accommodate the deletion of Figure 6.

[NOTE: All subsequent references to page and Figure numbers in this Report to Council shall assume Figure 6 HAS been removed.]

8. Page 42, Suburban-Urban Reserve designation, by deleting the sub-section "Subdivision" and replacing it with the following:

"Lot Sizes:

⇒ In order to facilitate the efficient and effective development of planned urban neighbourhoods well into the future – new lots in SUBURBAN-URBAN RESERVE designated areas (see Figure 3 and 6) are generally restricted to a minimum of 2 hectares (5 acres) or larger, in size."

9. Page 44, Urban designation, second bullet, after the words "(FTDAs)" add the words "and in Urban Centres".
10. Page 51, Mixed Employment designation, first bullet, after the words "Frequent Transit Development Areas" add the words "and in Urban Centres".

Amendments to Policies Section

1. Page 101, Theme B: Centres, Corridors and Neighbourhoods, B6 Urban Design, General, Policy B6.1 by deleting the words "the DP1 Form and Character Implementation" and replacing it with "DP1 of the Implementation".
2. Pages 119, Theme C: Infrastructure and Facilities, C2 Transportation, Roads, Policy C2.15, third bullet, by deleting the word "draft".
3. Page 146, Theme D: Ecosystems, D1 Green Infrastructure and Ecosystem Management, General, Policy D1.1, by deleting the word "draft".
4. Page 164, Theme D: Ecosystems, D4 Energy, Emissions and Climate Resiliency, Climate Adaptation, Policy D4.21 and Policy D4.23, by deleting the word "(draft)".
5. Page 173, Theme E: Economy, E1 Employment Lands, by deleting Figure 41: Major Employment Areas and replacing it with a new Figure 41: Major Employment Areas, shown as Attachment "D".

Amendments to Implementation Section

1. Page 275, II(a). Implementation Instruments, Secondary Plans, by deleting Figure 63 and replacing it with a new Figure 62, shown as Attachment "E".
2. Page 276, II(a). Implementation Instruments, Secondary Plans, Secondary Plan Initiation, last sentence, by replacing the word "51%" with "50%".

3. Page 276, II(a). Implementation Instruments, Secondary Plans, Secondary Plan Preparation, first paragraph, second sentence, by replacing the words "Community Advisory Committees" with "Citizen Advisory Committees".

4. Page 277, II(a). Implementation Instruments, Secondary Plans, Secondary Plan Amendments, first paragraph, by deleting the last bullet and replacing it with the following:

"Public consultation to be used (which may include former Secondary Plan advisory committee members)."

5. Page 281, II(d). Implementation Instruments, Development Permits, by deleting the content under Development Permit Areas and replacing it with the following:

"The following Development Permit Areas are established for Surrey:

- DP Area #1: Form and Character
- DP Area #2: Hazard Lands
- DP Area #3: Environment and Ecosystems
- DP Area #4: Farming Protection"

6. Page 282, II(d). Implementation Instruments, Development Permits, DP1: Form and Character, by deleting the words under the sub-title "Area" and replacing it with the following:

"The entire City of Surrey is designated as Development Permit Area #1. City-wide Development Permit Guidelines apply to all Commercial, Multi-Family, Employment or Industrial development, excluding those areas shown on Figure 63."

7. Page 282, II(d). Implementation Instruments, Development Permits, DP1: Form and Character, by deleting Implementation and replacing it with a new Implementation as follows:

"Unless otherwise indicated, any Development Permit falling within the parameters of this Section requires approval of City Council.

In accordance with the Surrey Development Application Procedure Bylaw, as amended, authority to issue a Development Permit for signs and truck parking has been delegated to the Planning and Development Department. Where a disagreement exists between the Planning and Development Department and an applicant, authority to issue a Development Permit defaults to City Council."

8. Page 282, II(d). Implementation Instruments, Development Permits, DP1: Form and Character, Justification and Objectives: second paragraph, last sentence, by replacing the word "inventory" with the word "emissions"; and third paragraph, last sentence, by deleting the word "visually".

9. Page 283, II(d). Implementation Instruments, Development Permits, DP1: Form and Character, Exemptions (General), second bullet, and Exemptions, (Commercial), first bullet, by deleting the words "(e.g. materials, colours and form and character)" and replacing it with "in terms of materials, colours, form and character"; and Exemptions (Industrial), first bullet,

by deleting the words "(e.g. new buildings, exterior renovations, additions and/or site works)" and replacing it with "including new buildings, exterior renovations, additions and/or site works".

10. Page 285, II(d). Implementation Instruments, Development Permits, DP2: Hazard Lands, Application, by deleting paragraphs (a) and (b) and replacing them with the following:

"A Development Permit will be required prior to development activities for any of the following scenarios:

- ⇒ subdivision of land;
- ⇒ land alteration or land clearing activity (includes, but is not limited to, removal of trees or shrubs with no limitation or specification to size, diameter or species);
- ⇒ for **STEEP SLOPES ONLY**, construction of, addition to, or alteration of buildings or structures on all properties with a slope of fifteen percent (15%) or greater, or
- ⇒ for **FLOOD PRONE AREAS ONLY**, construction or, addition to, or alteration of buildings or structures on all properties within flood prone lands."

11. Page 285, II(d). Implementation Instruments, Development Permits, DP2: Hazard Lands, by deleting the words under Area and replacing them with the following:

"All parcels of property containing land with steep slopes in excess of fifteen percent (15%) gradient, or which are either within 10 m downslope or 30 m top of slope of land with steep slopes in excess of fifteen percent (15%) gradient, as generally shown in Figure 65, along with parcels of property containing lands within the 200-year floodplain, as generally shown in Figure 66, are designated as Development Permit Area #2, for the protection of development from hazardous conditions and are subject to the Guidelines established under the Hazard Lands Development Permit Area."

12. Page 285, II(d). Implementation Instruments, Development Permits, DP2: Hazard Lands, by deleting the words under Implementation and replacing them with the following:

"Unless otherwise indicated, and in accordance with the Surrey Development Application Procedure Bylaw, as amended, authority to issue a Hazard Lands Development Permit is delegated to the Planning and Development Department for all applications except where accompanied by another application requiring City Council approval. Where a disagreement exists between the Planning and Development Department and an applicant, authority to issue a Development Permit defaults to City Council."

13. Page 285, II(d). Implementation Instruments, Development Permits, DP2: Hazard Lands, Justification and Objectives, at the end of the second sentence, by adding the following words:

"and lands located in flood prone areas."; and by deleting the words after "hazardous areas" in the third sentence, and replacing them with the following words:

"the City is protecting persons, property and the natural environment from hazardous conditions and is working to ensure measures are taken to address these conditions in conjunction with development."

14. Page 286, II(d). Implementation Instruments, Development Permits, DP2: Hazard Lands, Exemptions:

- (i) by deleting bullet "iv" and replacing it with a new "iv" as follows:

"Regular and general yard maintenance activities within an existing landscaped area, such as mowing lawns, planting vegetation, minor soil disturbances and pruning vegetation (according to Surrey Tree Protection Bylaw, as amended) that do not alter the general grade of the land or approved landscape buffers";

- (ii) by deleting bullet "v" and replacing it with a new "v." as follows:

"Construction of farm buildings and production of agricultural products, in accordance with normal farming practices, as defined in the *Right to Farm Act*, as amended, for those lands within the Agricultural Land Reserve";

- (iii) by shifting the existing "vi" to "viii" and adding a new "vi" and "vii" as follows:

"vi. For Flood Hazards only, Single Family Dwelling construction on existing lots (excludes those with subdivision potential)";

"vii. For Flood Hazards only, Single Family Dwelling construction within the Agricultural Land Reserve, where the Flood Construction Level (FCL) is met and appropriately addressed with an approved Fill Permit"; and

- (iv) by deleting the words "where all" after the words "Development, that" in the new "viii".

15. Page 294, II(d). Implementation Instruments, Development Permits, DP4: Farming Protection, Application, by deleting the second paragraph and replacing it with the following:

"A Development Permit shall be required for any improvements to a property, including new construction, building alterations, site works, landscaping, or subdivision, for all commercial, industrial, institutional or residential development."

16. Page 294, II(d). Implementation Instruments, Development Permits, DP4: Farming Protection, Area, by deleting existing paragraph and replacing it with the following:

"Any commercial, industrial, institutional or residential development within Surrey that directly abuts land within the Agricultural Land Reserve (ALR) and/or that falls within 50 m of the ALR boundary (see Figure 68) is designated Development Permit Area #4 for the protection of farming in Surrey."

17. Page 294, II(d). Implementation Instruments, Development Permits, DP4, Farming Protection, by deleting the words under Implementation and replacing them with the following:

"Unless otherwise indicated, and in accordance with the Surrey Development Application Procedure Bylaw, as amended, authority to issue a Farm Protection Development Permit is delegated to the Planning and Development Department for all applications, except

where accompanied by any other type of development application. Where a disagreement exists between the Planning and Development Department and an applicant, authority to issue a Development Permit defaults to City Council."

18. Page 294, II(d). Implementation Instruments, Development Permits, DP4: Farming Protection, Justification, by deleting the second sentence and replacing it with the following:

"Lands falling within the Agricultural Land Reserve are deemed to be appropriate for agricultural production based on soil suitability, topography, and other factors."

19. Page 295, II(d). Implementation Instruments, Development Permits, by deleting Figure 69: Farming Protection Development Permit Area and replacing it with a new Figure 68 as shown on Attachment "F".

20. Page 296, II(d). Implementation Instruments, Development Permits, DP4: Farming Protection, Objectives, b) by adding the words "urban side of the" before the words "(ALR)".

21. Page 296, II(d). Implementation Instruments, Development Permits, DP4: Farming Protection, Exemptions, by adding two new exemptions e) and f) as follows:

"e) Landscaping and normal yard maintenance that does not affect a landscape buffer planted in accordance with these Development Permit Guidelines

f) Where information is provided, to the satisfaction of the General Manager of the Planning and Development Department, that illustrates that the proposed development will not adversely impact farming or farming buffers used to protect farming."

37. Page 297, II(d). Implementation Instruments, Development Approval Information Areas, by deleting the content under Authority and Purpose, and replacing it with new content as follows:

"The *Local Government Act* (Sections 920.01 and 920.1) (as amended) authorizes municipalities to designate Development Approval Information Areas within its Official Community Plan in order to gather or obtain information on the anticipated impact of a proposal on the community. Development Approval Information may be collected for: Rezoning, Subdivision, Official Community Plan Amendments, Temporary Use Permits and/or Development Permit Applications."

38. Page 297, II(d). Implementation Instruments, Development Approval Information Areas, by adding a new sub-title "Objectives" as follows:

"Development Approval Information can be requested by the City to ensure that:

- Appropriate studies and technical information are provided by the applicant in order for the City of Surrey to evaluate the development; and
- New development meets the intent of the Official Community Plan's objectives and policies and other City Bylaws."

39. Page 297, II(d). Implementation Instruments, Development Approval Information Areas, moving the Sub-Section "Process" to page 297, deleting the content and replacing it as follows:

"Development Approval Information Areas can be used for development based on the policies established in this section. Reports or studies required by the City shall be prepared at the applicant's expense and by an appropriately Qualified Professional. The City of Surrey reserves the right to require a peer review of a Qualified Professional report."

40. Page 298, II(d). Implementation Instruments, Master Plans and Strategies, by adding a new Sub-Section "Policies" as follows:

"The types of plans and studies that may be required for development in Surrey include, but are not limited to, the following:

- Land use plan
- Environmental assessment and mitigation plan (prepared by a Qualified Environmental Professional)
- Traffic Impact Assessment (prepare by a Professional Engineer) referencing roads, transit, cycle and pedestrian routes, and parking areas and identifying any transportation improvements or necessary mitigative measures
- Hydrological assessment of drainage patterns and proposed stormwater management facilities (prepared by a Professional Engineer)
- Geotechnical Stability Assessment (prepared by a Qualified Professional Engineer or Geoscientist)
- Engineering studies identifying infrastructure requirements and impacts and, if necessary, any proposed improvements to this infrastructure
- Studies on the impacts of public facilities and community services (e.g. schools, libraries, parks, recreation centres, fire protection, police offices, emergency services, etc.)
- Assessment of impacts on adjacent areas or public lands, lighting, noise and visual impacts and proposed means of buffering or mitigating impacts
- Plans indicating proposed land uses, including the allocation of uses, density, parks, open space or other amenity contributions and the proposed sequence of development, among parcels where multiple parcels and/or owners are involved in a comprehensive development
- Assessment of economic costs and benefits, including employment benefits, Development Cost Charges and tax impacts, public infrastructure costs and benefits of any proposed development and may include a market analysis to demonstrate the demand for and feasibility of the development
- Studies required to address other issues that may be identified by Surrey City Council."

41. Page 299, II(f). Implementation Instruments, Master Plans and Strategies, fifth bullet, by deleting the words "draft" and by adding a new bullet at the end of the list for "Surrey Climate Adaptation Plan".

42. Page 301, III. OCP Monitoring and Review, by changing the Sub-title "Minor Amendments" to "Incremental Amendments".

43. Page 303, V. Definitions, by deleting the following definitions: "Carbon Footprint" and "Carbon Neutrality".

Amendments to Implementation: Development Permit Areas and Guidelines (Hazard Lands)

1. Page 358, DP2 Hazard Lands, General, Definitions, by adding a new definition for "Gross Floor Area" as follows:

"All the area of the floor enclosed by the outside edge of the exterior walls of a building, including stairways, elevators and storage and mechanical rooms."

2. Page 359, DP2 Hazard Lands, General, Submission Requirements, Guideline DP2.3, by deleting the first sentence and replacing it as follows:

"Retain the QP who prepared the Development Feasibility Study (DFS), to carry out field inspections during the construction of the project to confirm that the construction is in compliance with the recommendations of the DFS. This is a condition of the Building Permit for development within hazard lands identified in Figure 65 and 66."

3. Page 359, DP2 Hazard Lands, General, Submission Requirements, Guideline DP2.4, by deleting the first sentence and replacing it as follows:

"Include a tree survey, and any related reports, as prepared by an Arborist, as part of a Building Permit application for an infill lot (e.g. any lot that is not part of a recent subdivision for which a tree survey was submitted)."

4. Page 359, DP2 Hazard Lands, General, Submission Requirements, by adding a new Guideline DP2.6 (and subsequently adjusting all guideline numbers following), as follows:

"Notwithstanding items DP2.1 – DP1.5, a submission requirement may be waived, at the discretion of the General Manager, Planning and Development, if deemed unrelated to the type of development proposal in the Development Permit Application."

[NOTE: All subsequent references to Guideline numbers in this Report to Council shall assume the new Guidelines 2.6 HAS been added.]

5. Page 359, DP2 Hazard Lands, General, Submission Requirements, by deleting the renumbered Guidelines DP2.9 and replacing it with a new DP2.9 as follows:

"New large or greenfield development or subdivisions are not permitted within flood prone areas of the City, as shown in Figure 65."

6. Page 362, DP2 Hazard Lands, Steep Slopes, Stormwater, the newly numbered Guideline DP2.22, by deleting the last sentence of the first paragraph and replacing it with the following:

"Specific details to be addressed in the Management Plan include information about the:"

7. Page 363, DP2 Hazard Lands, Flood Areas, Site Development, the newly numbered Guideline DP2.24, by deleting the word "should" and replacing it with "shall".

Amendments to Implementation: Development Permit Areas and Guidelines (Farming Protection)

1. Pages 375 through 386, by deleting DP4 Development Permit Guidelines: Farming Protection and replacing it with a new DP4 Development Permit Guidelines: Farming Protection, as shown on Attachment "G".

Figure 3: General Land Use Designations

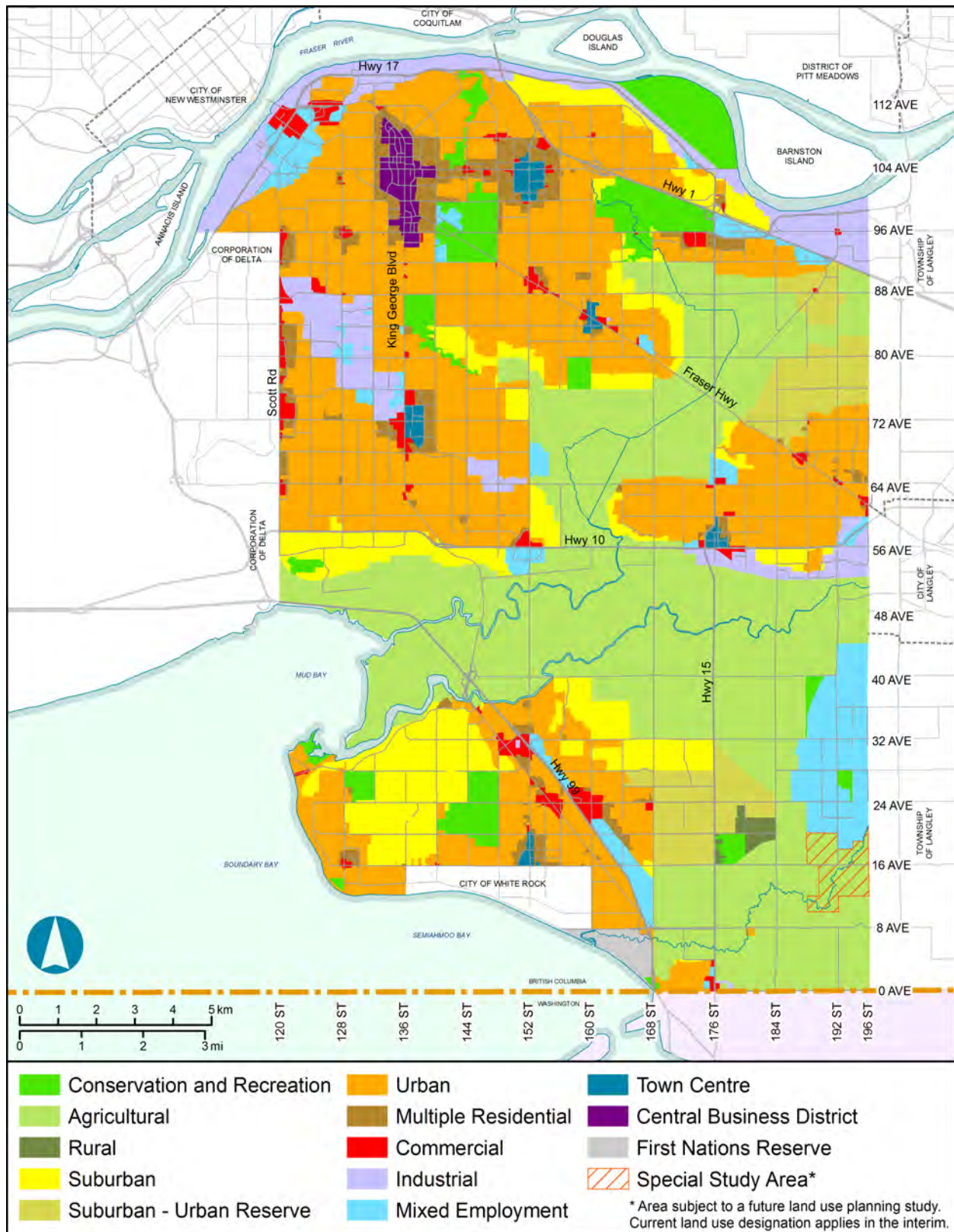


Figure 4: Secondary Plan Areas

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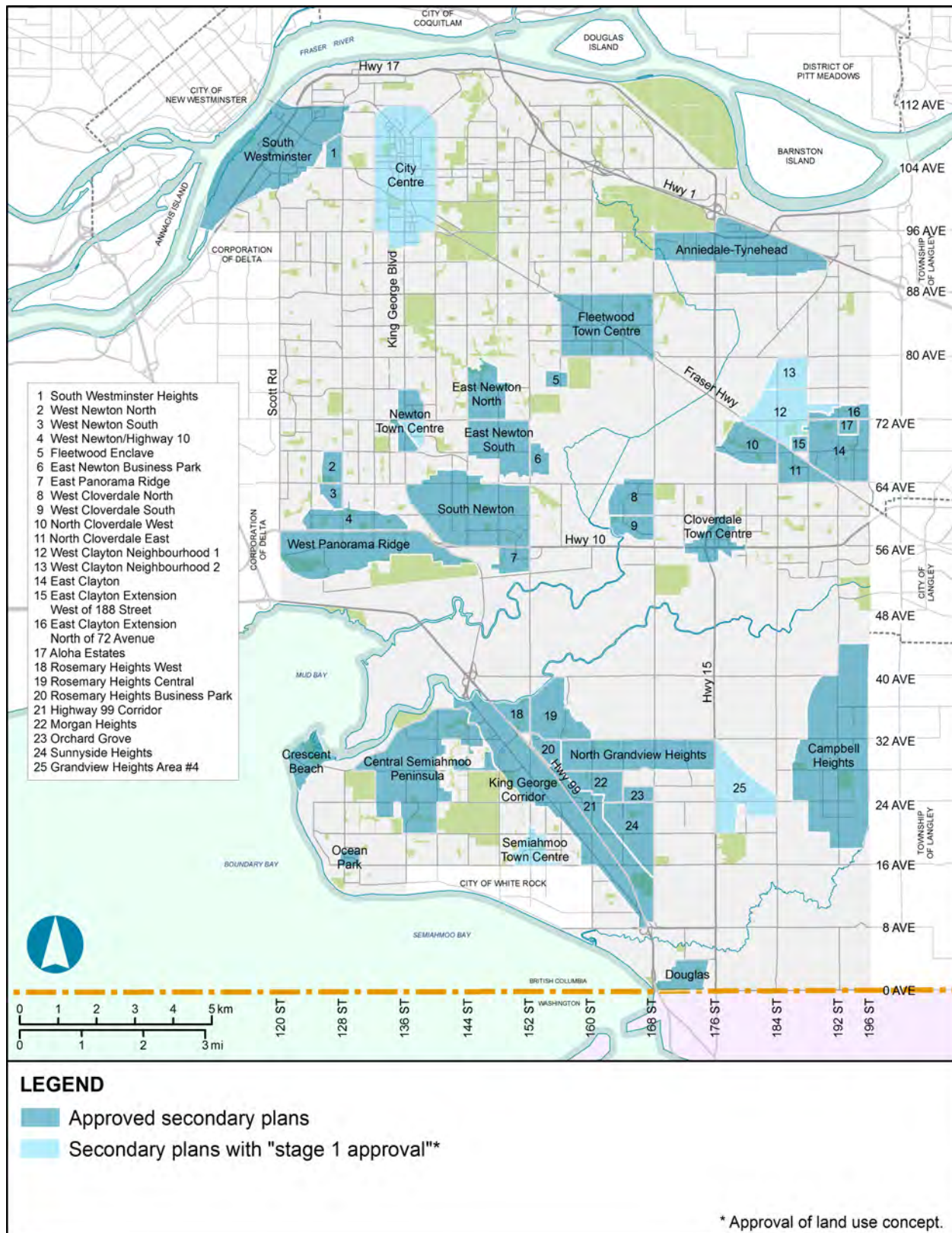


Figure 5: Suburban Density Exception Areas

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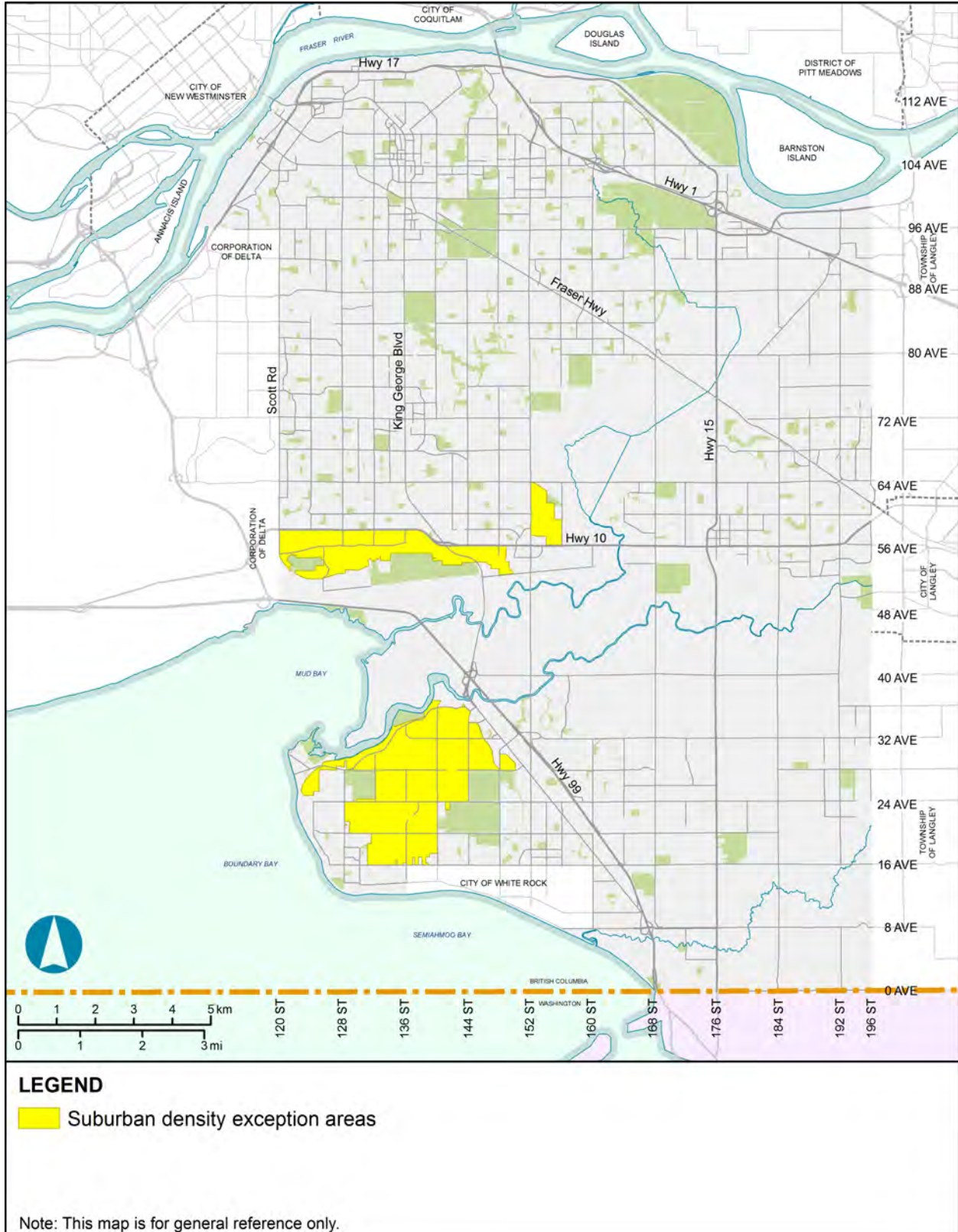


Figure 42 41: Major Employment Areas

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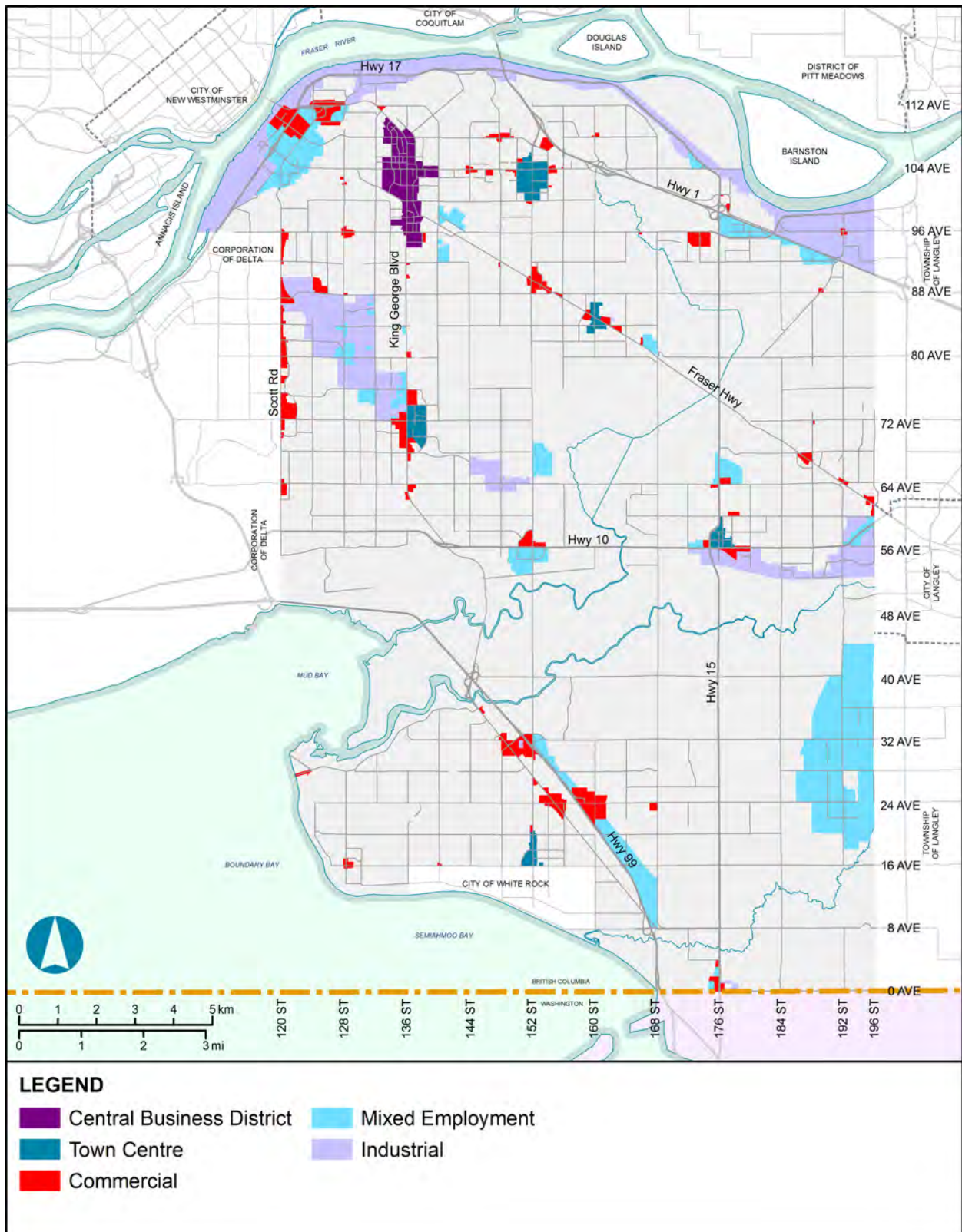
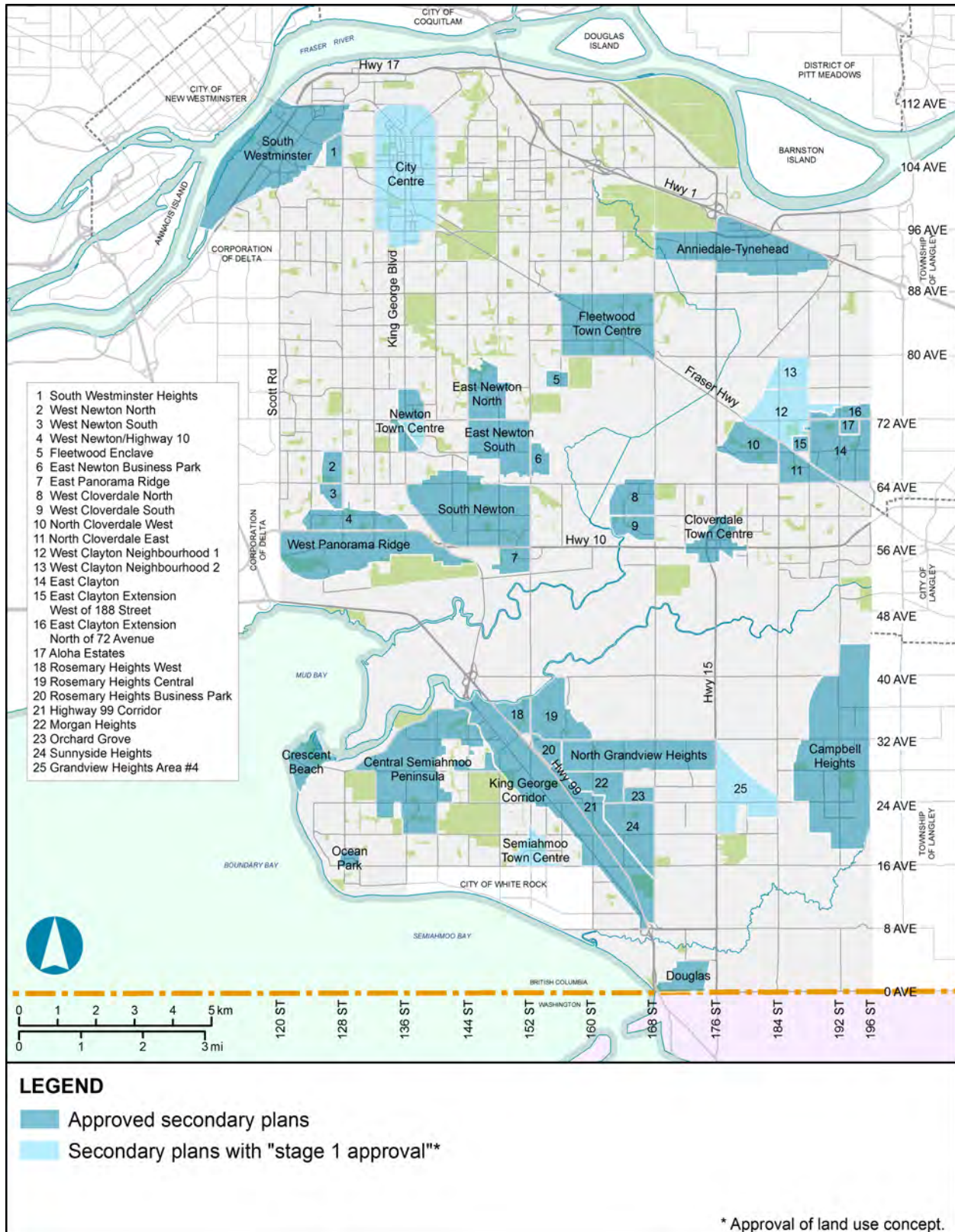


Figure 63-62: Secondary Plan Areas

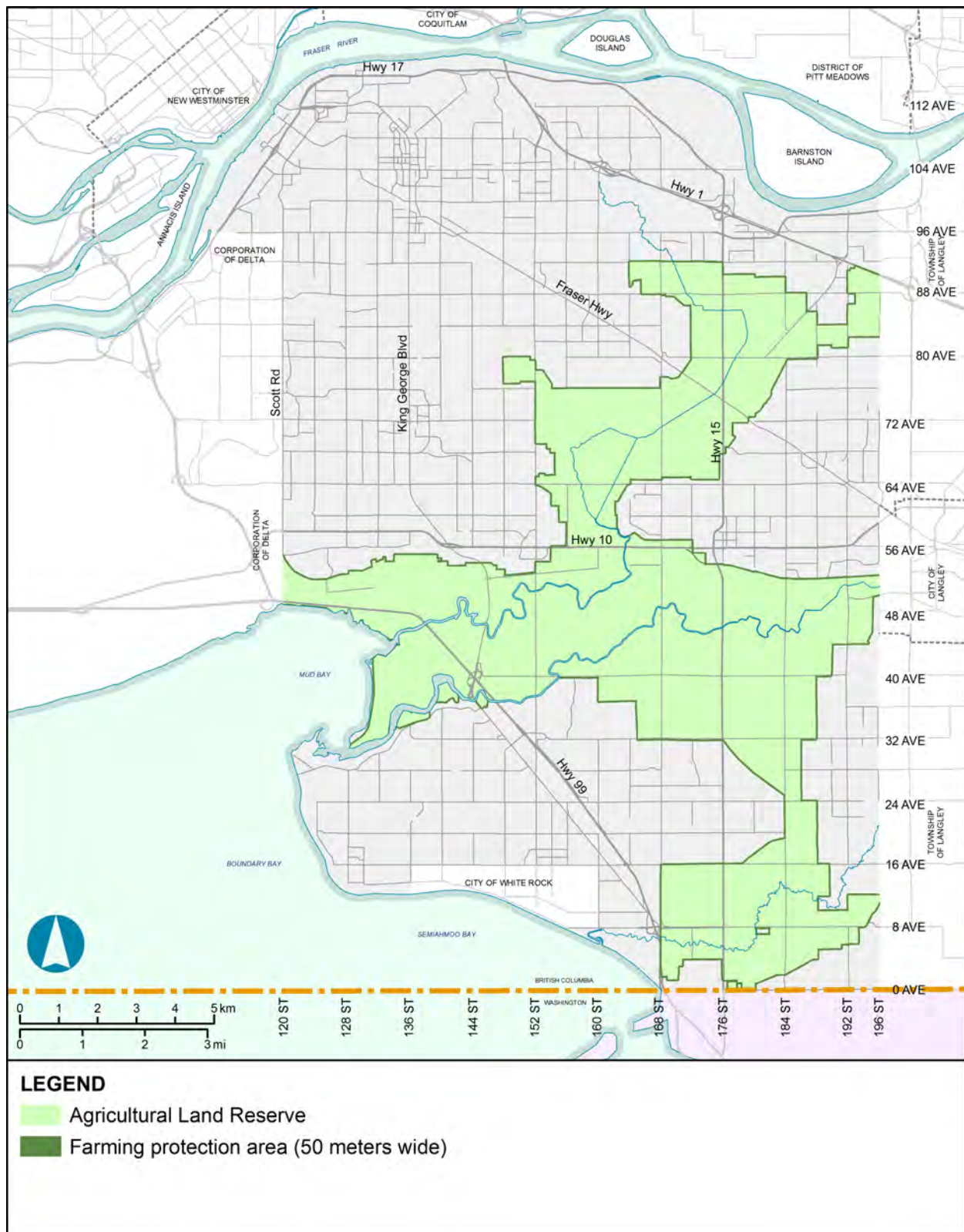
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- 1 South Westminster Heights
- 2 West Newton North
- 3 West Newton South
- 4 West Newton/Highway 10
- 5 Fleetwood Enclave
- 6 East Newton Business Park
- 7 East Panorama Ridge
- 8 West Cloverdale North
- 9 West Cloverdale South
- 10 North Cloverdale West
- 11 North Cloverdale East
- 12 West Clayton Neighbourhood 1
- 13 West Clayton Neighbourhood 2
- 14 East Clayton
- 15 East Clayton Extension West of 188 Street
- 16 East Clayton Extension North of 72 Avenue
- 17 Aloha Estates
- 18 Rosemary Heights West
- 19 Rosemary Heights Central
- 20 Rosemary Heights Business Park
- 21 Highway 99 Corridor
- 22 Morgan Heights
- 23 Orchard Grove
- 24 Sunnyside Heights
- 25 Grandview Heights Area #4

Figure 69 68: Farming Protection Development Permit Area

BL 12345



DP4

DEVELOPMENT PERMIT GUIDELINES: FARMING PROTECTION

The Farming Protection Development Permit Guidelines are organized into five main categories:

- *General*
- *Single Family*
- *Multiple Family*
- *Non-Residential*
- *Buffers*

Guidelines within this section may be further explained using graphic images or pictures. Where a particular guideline is graphically illustrated, the notation "*(illustr.)*" will appear at the end of the text.



DP4 FARMING PROTECTION

GENERAL

Submission Requirements

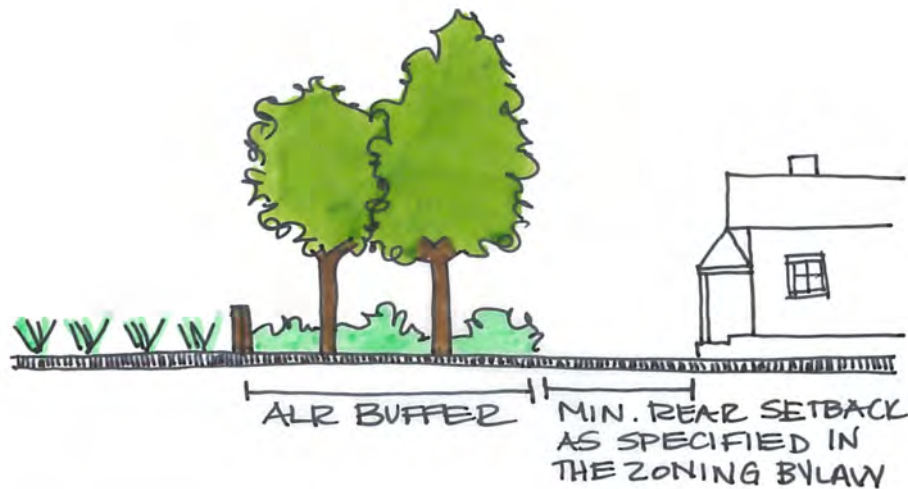
For development within the Farming Protection Development Permit Area, the following Submission Requirements apply:

1. Where appropriate to the application, Development Permit submissions shall detail: parking, access and vehicular circulation, pedestrian access and circulation, landscaping, buffers, building elevations, site layout, street elevations (including buffers), **parks, land tenure** and street enhancements.

Agricultural-Urban Conflict Requirements

For development adjacent to agricultural land, the following Agricultural-Urban Conflict Requirements apply:

2. As part of a development process, any property that falls within **50 m** of the Agricultural Land Reserve (ALR) boundary shall register a Restrictive Covenant against that property informing any future purchasers that farm operations take place in the area and that normal farm practices produce noise, odour and dust that may impact adjacent residential properties. This Restrictive Covenant shall reference a farm operation's acceptable and required farm practices, as identified and in accordance with the Provincial *Right to Farm Act*.
3. Building setback minimums referred to and illustrated in this section are required **as a way** to reduce Agricultural-Urban conflicts. Where the full building setback minimum cannot be met due to hardship reasons or to protect natural features, the minimum setback requirements between the **rear** building face and the vegetated agricultural buffer shall be determined by the minimum **rear**-yard setback for each applicable zone, in accordance with Surrey's Zoning By-law, as amended. (*illustr.*)



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GENERAL

Agricultural-Urban Conflict Requirements (cont.)

For development adjacent to agricultural land, the following Agricultural-Urban Conflict Requirements apply:

4. ~~Reduce~~ Encroachment of urban uses into farming areas ~~shall be reduced~~ by avoiding the dead-ending of road ends adjacent or into the ALR, except where that road may be needed for access by farm vehicles.
5. Where appropriate, use roads, topographic features, watercourses, ditching, no-build areas, vegetated and ~~/or~~ fenced barriers as buffers to preserve large farm units and areas from the encroachment of non-agricultural uses.
6. Retain and enhance natural buffer features (e.g. riparian areas, ravines, woodlots, wetlands and natural vegetated areas) along the urban side of the ALR boundary. ~~, for example, riparian areas, ravines, woodlots, wetlands and natural vegetation.~~ Where natural buffers are not feasible, create buffers and/or compatible uses ~~on the urban side of the ALR boundary, for example,~~ (e.g. roads, railways, utility Rights-of-Way, berms, open spaces and rain-water management facilities and features) on the urban side of the ALR boundary.
7. Mitigate the impact of urban development on farming practices within the ALR by utilizing the following site and building design elements:
 - ⇒ Sensitive place backyards and patios away from the ALR
 - ⇒ Install double paned windows or sound-proofed windows
 - ⇒ Cluster buildings to maximize buffering between residences and the ALR

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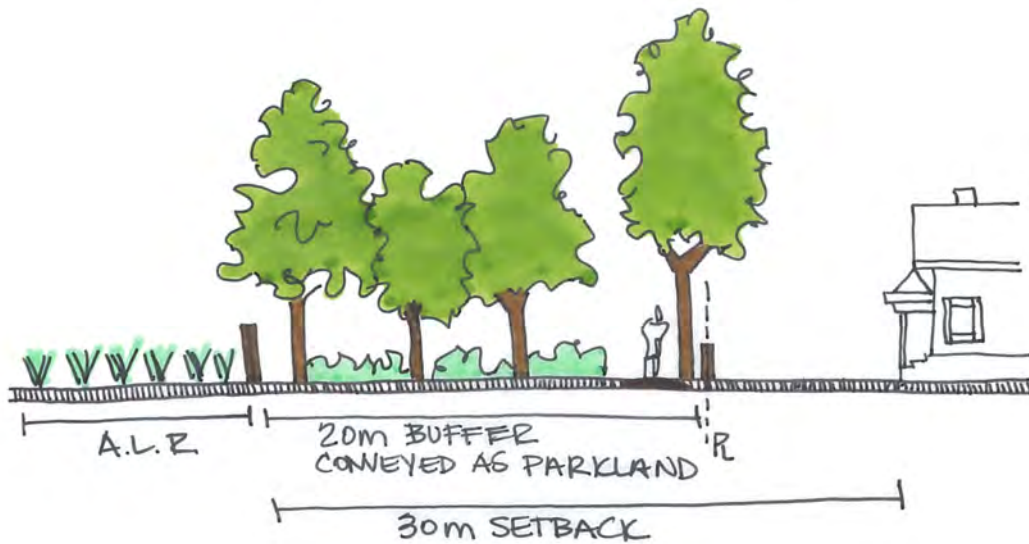
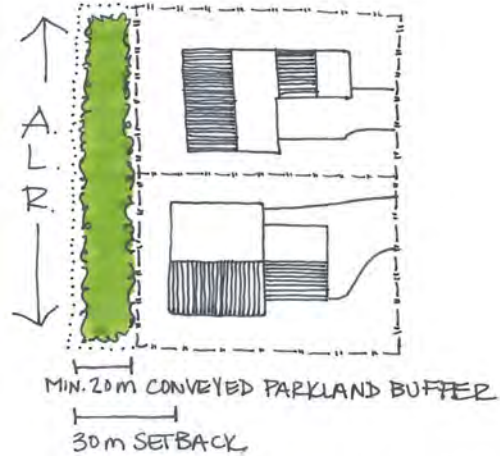
SINGLE FAMILY

Setbacks and Buffers

For Single Family Developments adjacent to the Agricultural Land Reserve, the following Setback and Buffer requirements apply:

8. For properties with a **REAR YARD AS PARKLAND** abutting the ALR (*illustr.*):

- ⇒ Minimum building setback from the Agricultural Land Reserve boundary is 30 m
- ⇒ ~~Zoning setbacks should be increased.~~ Increase zoning setbacks, where possible, to accommodate appropriate and effective rear yard space for buffers
- ⇒ Minimum vegetated buffer width is 20 m, particularly where there is already a natural area such as a riparian stream, ravine, woodlot or wetland
- ⇒ Vegetated landscaped buffer is conveyed as public parkland.



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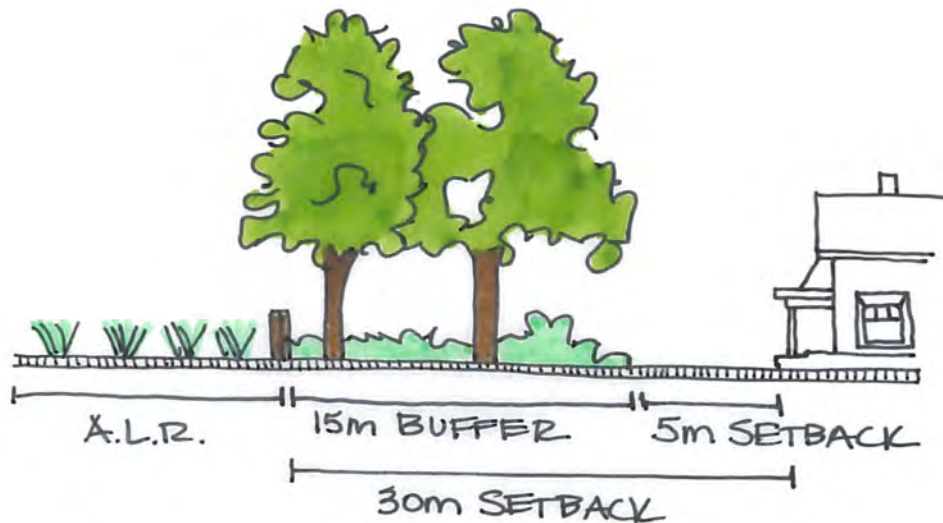
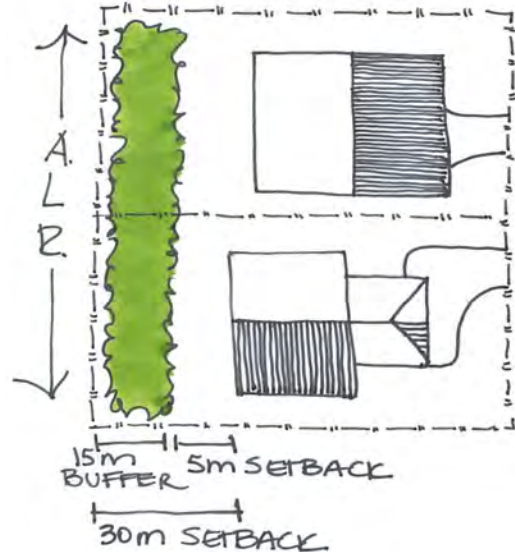
SINGLE FAMILY

Setbacks and Buffers (cont.)

For Single Family Development adjacent to the Agricultural Land Reserve, the following Setback and Buffer requirements apply:

9 For properties with a **REAR YARD** abutting the ALR (*illustr.*):

- ⇒ Minimum building setback from the Agricultural Land Reserve boundary is 30 m
- ⇒ ~~Zoning setbacks should be increased.~~ Increase zoning setbacks, where possible, to accommodate appropriate and effective rear yard space for buffers
- ⇒ Provide a minimum of 5 m of rear yard space between the landscaped buffer and the rear face of a single family dwelling (*illustr.*)
- ⇒ Minimum vegetated buffer width is 15 m
- ⇒ Vegetated landscape buffer remains under private ownership.



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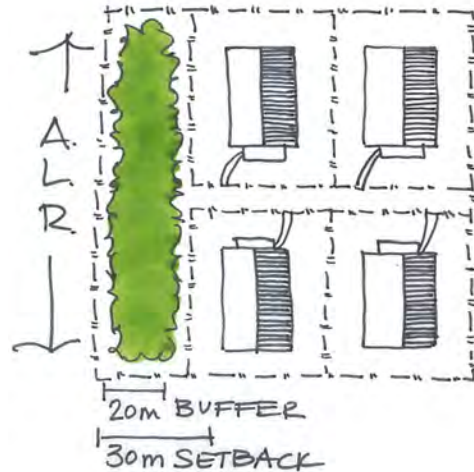
SINGLE FAMILY

Setbacks and Buffers (cont.)

For Single Family Development adjacent to the Agricultural Land Reserve, the following Setback and Buffer requirements apply:

10. For properties with a **REAR YARD UNDER STRATA CONTROL** abutting the ALR (*illustr.*):

- ⇒ Minimum building setback from the Agricultural Land Reserve boundary is 30 m
- ⇒ ~~Zoning setbacks should be increased.~~ Increase zoning setbacks, where possible, to accommodate appropriate and effective rear yard space for buffers
- ⇒ Minimum vegetated buffer width is 20 m
- ⇒ Vegetated buffer maintained by a Strata Corporation.



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SINGLE FAMILY

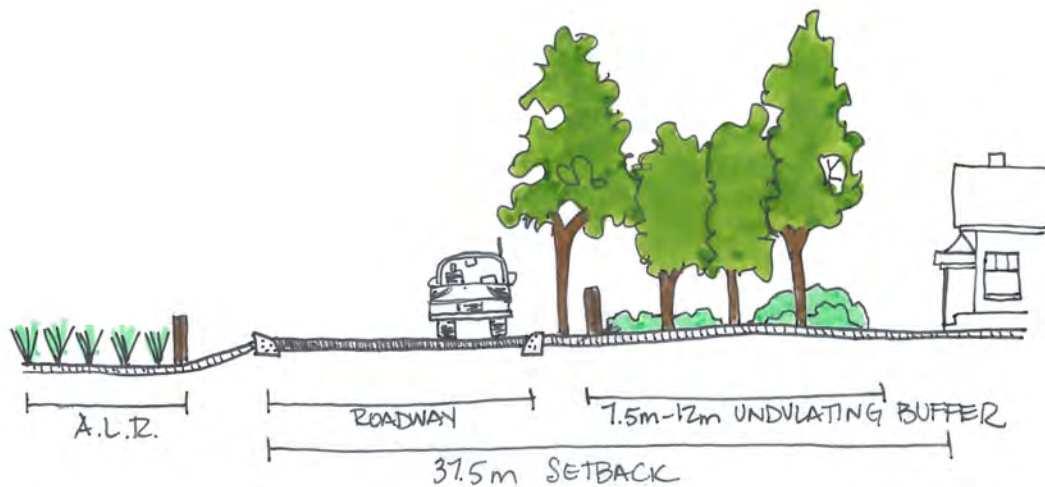
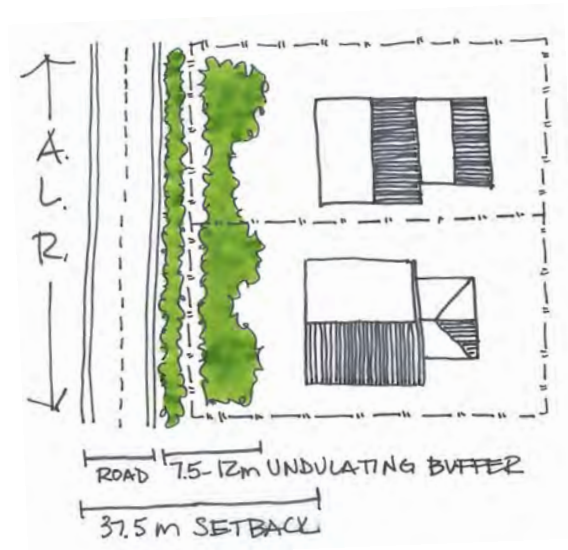
Setbacks and Buffers (cont.)

For Single Family Development adjacent to the Agricultural Land Reserve, the following Setback and Buffer requirements apply:

11. For properties with a **ROAD** abutting the ALR (*illustr.*):

- ⇒ Minimum building setback from the Agricultural Land Reserve boundary is 37.5 m
- ⇒ ~~Zoning setbacks should be increased.~~ Increase zoning setbacks, where possible, to accommodate appropriate and effective rear yard space for buffers
- ⇒ Undulating buffer width from a minimum of 7.5 m to a maximum of 12 m, with an overall net width of 10 m, is permitted **OR** Straight buffer with a minimum of width of 10 m
- ⇒ Vegetated buffer remains under private ownership.

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MULTIPLE FAMILY

Setbacks and Buffers (cont.)

For Multiple Family Development adjacent to the Agricultural Land Reserve, the following Setback and Buffer requirements apply:

12. For properties with a **REAR YARD** abutting the ALR (*illustr.*):

- ⇒ Minimum building setback from the Agricultural Land Reserve boundary is **30m**
- ⇒ Minimum building setback, as identified in each specific zone, shall be increased where possible, to accommodate appropriate and effective rear yard space for vegetated buffers



- ⇒ Provide a minimum of 3.5 m of rear yard space between multiple family dwellings and landscaped buffers
- ⇒ Minimum vegetated buffer width is 24 m
- ⇒ Minimum vegetated buffer width shall be increased proportionally (*illustr.*) with any increase to density, ~~as indicated in the Land Use and Density Section of this OCP~~
- ⇒ Buffer widths increased to accommodate additional densities shall also be developed in conjunction with parkland or passive open space
- ⇒ **Consider** A community garden for the Strata's use, **may be included** as part of the vegetated buffer area
- ⇒ Vegetated buffer maintained by a Strata Corporation.



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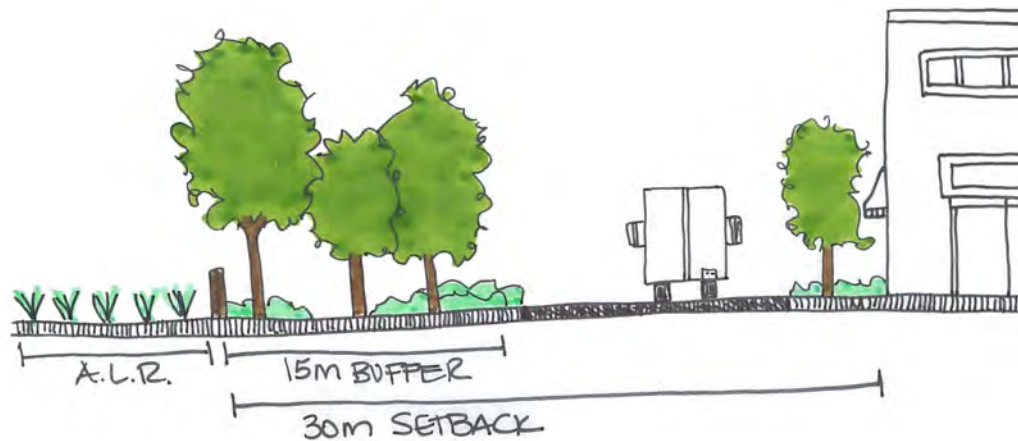
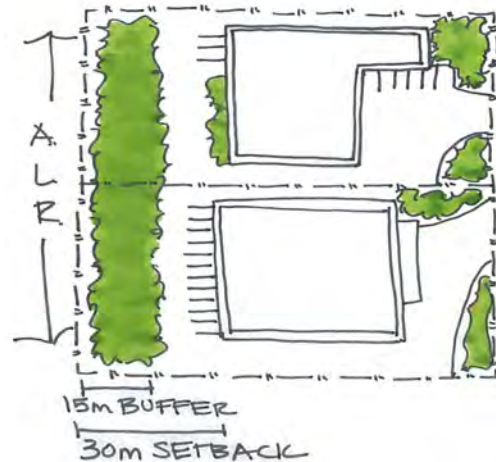
NON-RESIDENTIAL

Setbacks and Buffers

For any Non-Residential Development adjacent to the Agricultural Land Reserve, the following Setback and Buffer requirements apply:

13. For properties with a **YARD** abutting the ALR (*illustr.*):

- ⇒ Minimum building setback from the Agricultural Land Reserve boundary is 30 m
- ⇒ Minimum vegetated buffer width is 15 m
- ⇒ Vegetated buffer remains under private ownership.



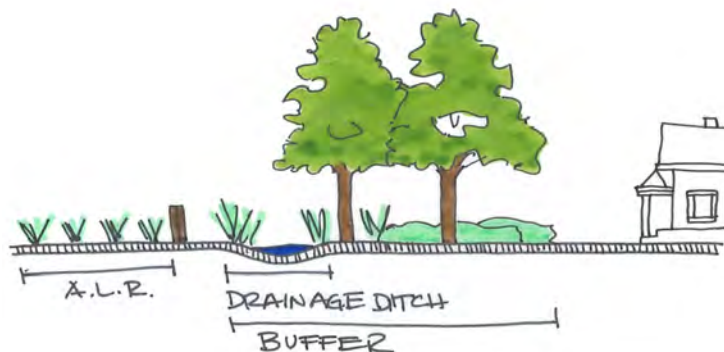
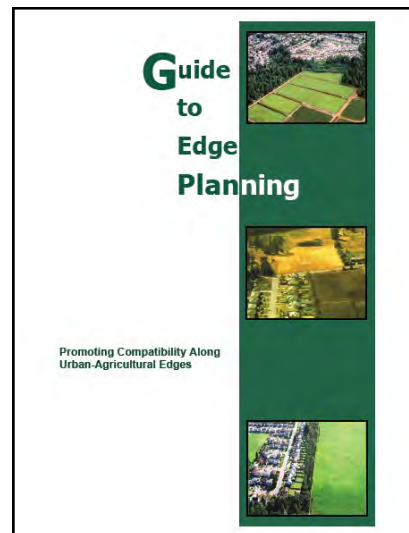
DP4 FARMING PROTECTION

BUFFERS

General Buffer Design

For any development adjacent to the Agricultural Land Reserve, the following General Buffer Design elements apply:

14. Natural landscape buffer features shall be retained and enhanced along the urban side of the Agricultural Land Reserve Boundary. Buffer features include mature trees, riparian areas, ravines, woodlots, wetlands and natural vegetation. Where natural buffers do not exist, ~~are not feasible,~~ create vegetated buffers and/or compatible uses ~~on the urban side of the ALR boundary, for example,~~ (e.g. roads, railways, utility Rights-of Ways, berms, fences, open spaces and rain-water management facilities and features) ~~on the urban side of the ALR boundary.~~
15. Unless otherwise indicated, specifications for "appropriate" planting and species details and fencing should be referenced from the Ministry of Agriculture *Guide to Edge Planning*, as amended, and from the Agricultural Land Commission's "Schedule D", *Landscaped Buffer Specifications*, as amended.
16. Ensure firm edges exist between the agricultural buffer and residential landscaped areas by planting infill trees and shrubs and plants to create a fuller buffer and by using other elements such as rock boulders and trespass-inhibiting shrubs in conjunction with an "appropriate" fence.
17. Include a mix of "appropriate" deciduous and coniferous trees a minimum of 2m—4m apart.
18. Preserve all existing, healthy and mature trees located within the agricultural buffer area.
19. Design buffers with "appropriate" native and natural agriculturally-sensitive plant species. Consider infill planting or planting older and larger trees to create a fuller vegetated buffer.
20. If planned, include rainwater management or water detention facilities in buffer areas (*illustr.*). Construct detention ponds in conjunction with local area Integrated Stormwater Management Plans (ISMP) to ensure drainage from the development does not affect the adjacent agricultural land.



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BUFFERS

General Buffer Design (cont.)

For any development adjacent to the Agricultural Land Reserve, the following General Buffer Design elements apply:

21. During development and construction phases, ensure any required fill deposition is handled sensitively with respect to the buffer to ensure natural soil regimes, on and off site, are maintained.
22. Ensure public safety and security is taken into consideration in the design and development of trails and sidewalks near vegetated buffer areas.
23. Consider the use of rock boulders and firm edges between the buffer and any developed area, particularly with single family developments.

Installation and Maintenance

For any development adjacent to the Agricultural Land Reserve, the following Buffer Installation and Maintenance elements apply:

24. Landscaped buffers and any related tree fencing (**fencing used to protect existing trees from development**) will be required to be installed prior to the issuance of Building Permits for new subdivisions or developments.
25. All landscaping shall be maintained in good condition, consistent with an approved Landscape Plan. Landscaping should be consistent with the guides and specifications listed under *General Buffer Design* of this Development Permit Section.
26. Use Statutory **Easements combined with** Restrictive Covenants to ensure buffers are established and maintained.
27. For private property, either through the use of Letters of Credit or Cash Securities, deposits equal to **one hundred percent** (100%) + **fifteen percent** (15%) contingency of the total ~~amount of~~ landscaping **costs** will be retained during all development stages. For public parkland, a Maintenance Bond is required to be provided by the developer. Partial refunds of Security Deposits or Maintenance Bonds may be allowed after a minimum of five years, provided that landscaped buffers have been substantially and satisfactorily completed. Satisfactory completion includes illustrating that trees and shrubs are established to a free-growing stage.
28. Should fencing not be required for an existing naturally-vegetated ALR edge at the time of development, security deposits in the amount of **one hundred percent** (100%) + **fifteen percent** (15%) contingency of the total fencing costs will be required to secure future fence installations.

DP4 FARMING PROTECTION

BUFFERS

Development and Building Design

For any development adjacent to the Agricultural Land Reserve, the following Development and Building Design elements apply:

28. Ensure housing units constructed adjacent to agricultural land incorporate additional building upgrades and/or design features in order to minimize noise conflicts from agricultural operations. These building upgrades or design features may include the following:
 - ⇒ Orienting bedrooms and outdoor areas away from agricultural land
 - ⇒ Providing mechanical ventilation to allow for the choice of keeping windows closed
 - ⇒ Enclosing balconies or using sound-absorption materials and other sound barriers
 - ⇒ Using sound-deadening construction materials (e.g. concrete, acoustically-rated window glazing or glass block walls)
 - ⇒ Locating areas not affected by noise (e.g. stairwells and single-loaded corridors) between the agricultural land and other areas of the residential unit
 - ⇒ Maximizing the setback between agricultural land and buildings or structures
 - ⇒ Reducing the number of doors, windows and outdoor patios facing directly onto agricultural land.
29. Consider providing a **Statutory Easement combined with Restrictive Covenant** along the rear property lines of urban lots to allow for greater buffer access by maintenance crews.

Parks and Trail Design

For any development adjacent to the Agricultural Land Reserve, the following Parks and Trail Design elements apply:

30. Where appropriate, and located where it will likely not create conflicts with farming, and where determined by and approved the City of Surrey, include passive recreation with buffers that will be conveyed as Parkland. Buffer depths shall be increased from any minimums previously stated to a minimum of 20 m wide.
31. Where trails will be added into agricultural buffers and maintained by the City of Surrey, the following requirements apply:
 - ⇒ Rights-of-Way protecting the trail shall be a minimum of 4 m wide and be located away from the agricultural edge
 - ⇒ Trails shall be passive in nature and not developed as multi-use pathways
 - ⇒ Trails shall be placed on the inner-most half of the buffer a minimum of 10 m away from the ALR edge
 - ⇒ Fencing shall be provided along the property line at 1.8 m high and constructed of black chain link
 - ⇒ Fencing shall also be provided between the agricultural buffer and the residential development at 1.2 m high and be constructed of black chain link.