

NO: R096

COUNCIL DATE: May 8, 2017

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 4, 2017**
FROM: **General Manager, Planning & Development** FILE: **3900-20-18020**
SUBJECT: **Proposed Text Amendments to Surrey's Official Community Plan
(Phase 3 Amendments)**

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report as 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.

PURPOSE

The purpose of this report is to seek Council approval of the text and map amendments to Surrey's Official Community Plan (OCP) as documented in Appendix "I" of this report.

The amendments proposed in this report also include minor text amendments throughout the document, map changes associated with the approval of Stage 1 of the Fleetwood Town Centre Plan, new Development Permit Guidelines for energy efficient construction, adjustments to three Land Use Designations, reformatting of both the Hazard Land and Farm Protection Development Permit Guidelines, and an updated reference to the Sustainability Charter, to be consistent with the new 2.0 version.

BACKGROUND

The OCP is a high level policy document intended to guide the growth and evolution of Surrey over the course of a 40 year time frame. At the time of adoption in October 2014, two "placeholders" in the plan document anticipated the addition of a new Sensitive Ecosystem Development Permit Area and of new sign guidelines to the Form and Character Development Permit Area. The placeholder for the Sensitive Ecosystem Development Permit Area was filled in September 2016, and the placeholder for sign guidelines is proposed to be filled through the amendment recommended in this report.

DISCUSSION

The following sections describe amendments that are recommended for the OCP:

A. Table and Figures

The Table of Contents and list of Tables and Figures reflects the location of content within the OCP. Changes made to the page numbers and figure numbers reflect the proposed changes in the text of the document and the proposed addition of the new Table 7a for Land Use Designation Exceptions.

B. Introduction

Surrey's Sustainability Charter 2.0 was endorsed by Council in 2016, setting strategic directions for the City based on eight community themes. The OCP and Sustainability Charter are both high level policy documents that are directly linked in terms of function and guidance for the City; therefore, ensuring each document accurately reflects the other is paramount to keeping the City's vision and goals on track.

C. Land Uses and Densities

This section of the OCP is used to guide land development and subdivision within Surrey. Recommended amendments include: expanding the scope of density provisions to include all secondary land use plans, adjusting the density provisions in the Commercial designation, adjusting the Land Use Designation map to accommodate the Fleetwood Town Centre Plan, updating the Secondary Plan Areas map, adjusting the Fleetwood Town Centre Densities map, and adding a new table to accommodate site-specific land use designations.

1. *Secondary Plan Density Increases*

This proposed adjustment extends the permitted densities within the Urban designation from Neighbourhood Concept Plans to all approved Secondary Plans, for the sake of consistency and to take advantage of proximity of development to transit, additional amenities, or adjacent commercial properties.

2. *Commercial Designation*

The current OCP policy permits increased density in "select locations" within the Commercial designation, such as "directly adjacent to existing or planned rapid transit stations" and "adjacent to Town Centre and Central Business District designated areas." However, the current text does not stipulate the amount of increased density permitted, it does not define what is meant by "adjacent," and it does not indicate whether there is a required amount of commercial (as opposed to residential) density in mixed-use projects. This has created uncertainty for developers and for staff reviewing development applications.

The proposed amendment specifies the maximum density (2.5 FAR) available, and clarifies that this increased density is available within Frequent Transit Development Areas (FTDAs) and in Urban Centres. The proposed amendment further stipulates that a minimum 0.5 FAR is used for commercial purposes and that additional density bonus may be considered in exchange for community amenities in keeping with Council policies, consistent with other land use designations.

These amendments are intended to clarify the intent of the designation and provide clear guidance to staff reviewing development applications.

3. Fleetwood Town Centre Plan

Council endorsed Stage 1 of the Fleetwood Town Centre Plan in July 2016. The Plan supports expanding the Town Centre boundary, adjusting density provisions and supporting changes in Land Use Designations. In order for the Plan to be consistent with the Official Community Plan, map adjustments are required, including:

- a) Figure 3: Land Use Densities – by adjusting the Land Use Designations from Commercial, Industrial and Urban to Town Centre, Commercial and Multiple Residential, shown in Attachment “A;” and
- b) Figure 12: Fleetwood Town Centre Densities - by expanding the Town Centre Plan boundary as shown in Attachment “B.”

4. Secondary Plans

Staff is in the process of preparing new Secondary Plans (see map) and finalizing existing projects. Updates to Figure 4: Secondary Plan Areas (Attachment “C”) are intended to reflect that work and include:

- a) Changing the City Centre Plan area from “Stage 1” to “Approved;”
- b) Adding in the Abbey Ridge Land Use Plan under “Approved;” and
- c) Adding in the East Clayton Transit-Oriented Area under “Approved.”

5. New Land Use Designation Exceptions Table

A new table, and the text referencing the table, are proposed to be added to the OCP (Attachment “D”) allowing for site-specific land use designations in unique instances where approved developments are a benefit to the community, but where those developments do not fit into any appropriate existing Official Community Plan land use designation.

D. Policy Themes

The policy themes of the OCP require some minor adjustments including:

- 1. Theme A2 Growth Management: Accommodating Higher Density – clarify Policy A2.6 to indicate support for higher-density, mixed use development within 400m of existing and planned rapid transit stations in order to support the delivery and performance of the Surrey Light Rapid Transit (LRT) system.
- 2. Theme B3 Transit Corridors: Land Use and Density – clarify Policy B3.2 to indicate support for higher-density development within 400m of existing and planned rapid transit stations in order to support the delivery and performance of the LRT system.
- 3. Theme C – adjusting the Greenways Map to keep it consistent with edits that have taken place since the last OCP housekeeping amendments took place; Attachment “E.”
- 4. Theme D – changing the reference for steep slopes for hazard areas from 15% to 20% and adjusting the Steep Slope Hazard map (Attachment “F”) to be consistent with this text adjustment. In keeping with an external review, the existing 15% grade requirement is deemed too restrictive, as it captures many properties that do not have significant slope stability issues; therefore, it is proposed to adjust the Steep Slope Hazard Land Development

Permit Area to include slopes with a minimum of 20% grade to ensure that Surrey's steepest slopes are still captured, and that development proposed in these areas are subject to special professional review.

5. Theme E – adjusting the Major Employment Areas map (Attachment “G”) to be consistent with the land use designation amendments triggered from the endorsement of Stage 1 of the Fleetwood Town Centre Plan and to include any other adjustments necessary to remain consistent with the Central Business District, Town Centre, Commercial, Mixed Employment, and Industrial Land Use Designation changes made to Figure 3: General Land Use Designations, from development applications already processed by the Planning & Development Department.
6. Theme F – adjusting the name of the fund to correctly read “Homelessness and Housing Society Fund.”

E. Implementation

1. Text Amendments

- a) At the time of adoption of the OCP, a bylaw detailing the processing and delegated authority for Development Permits was under preparation and had not been finalized. The Development Permit Procedures and Delegation Bylaw has since been adopted; and, therefore, all references to it in this section of the OCP are proposed to be updated to ensure consistency in reference and use.
- b) Adjustments are proposed to the “Area” description of both the Hazard Land and Sensitive Ecosystem Development Permit Areas. Each of these Development Permit Areas includes two separate parts: hazard lands include steep slopes, and flood plain and sensitive ecosystems including streamside and green infrastructure areas. Defining the differences can be confusing; therefore, the proposed edits include formatting and word placement changes to better describe each Development Permit Area, rather than make any adjustments to how the hazard or sensitive ecosystem areas are actually defined.

2. Map Amendments

Three maps are proposed to be adjusted in this section of the OCP: Figure 63: Secondary Plan Areas map (Attachment “H”), Figure 65: Steep Slope Hazard Lands Development Permit Area map (Attachment “I”), and Figure 67: Green Infrastructure Development Permit Area.” The first two figures are copies of the maps that appear earlier in the OCP (Figure 4: Secondary Plan Areas and Figure 38: Steep Slope Hazard Areas) and require adjustments to be consistent with those proposed map changes.

The third figure, for the Green Infrastructure Development Permit Area map, has a proposed text amendment to delete the notation that the map is used for reference only (Attachment “J”). This map specifically identifies the Sensitive Ecosystem Development Permit Area and, therefore, any proposed changes to the boundaries would require an OCP amendment. The proposed amendment clarifies this requirement.

F. Development Permit Guidelines

Development Permit Guidelines in the OCP are used to regulate and provide guidance and direction on how best to manage the challenges of development in all areas of the city.

Proposed amendments to three of Surrey's Development Permit Guidelines are proposed as follows:

1. *Form and Character Development Permit Guidelines*

- a) *Energy Efficiency*: Surrey's Sustainability Office worked on a joint project with BC Hydro and the Integral Group to develop a guide to help City staff better understand sustainable building practices. Including elements of the guide into the Form and Character Development Permit Guidelines will support the construction of energy-efficient buildings in Surrey (Attachment "K").
- b) *Sign Guidelines*: At the adoption of the OCP in 2014, a place-holder was added to the Form and Character Guidelines for signs. Adding the sign guidelines after the initial adoption of the OCP allowed for the necessary time to complete the graphic illustrations used to better communicate design concepts and to ensure consistency between the proposed guidelines and Surrey's Sign Bylaw. The sign guidelines proposed here (Attachment "L") are intended to be used in conjunction with the Sign Bylaw but focus more on the architectural detail, sign style, sign placement, and overall design and visual character.

2. *Hazard Lands Development Permit Guidelines*

- a) *Formatting*: To ensure consistency in the look and feel of the OCP, the Hazard Land Guidelines were reformatted to have a consistent look and function to that of the Sensitive Ecosystem Development Permit Guidelines. A user guide was added to the front of the Hazard Guidelines, sections were rearranged, and colours were added. Almost all of the content is exactly the same, with the exception of minor text adjustments and the rearrangement of the order of the original guidelines.
- b) *Text Adjustments*: The guideline referencing the level of safety required for soil stability was deemed to be confusing and difficult to explain (originally Guideline #2). Staff met internally to review amendments that would allow more efficient processing of Development Permit applications and determined that referencing the Association of Professional Engineers and Geoscientists (APEG) standards was appropriate. The proposed new guideline is therefore shown as Guideline #29 in Attachment "M." Other text changes include adjusting the submission requirements to require letters from Qualified Environmental Professionals verifying their credentials, which is the same requirement in the Sensitive Ecosystem Development Permit Guidelines.

3. *Farm Protection Development Permit Guidelines*

There are no text amendments proposed to the Farm Protection Development Permit Guidelines; however, similar to the Hazard Lands Development Permit Guidelines, the layout and formatting was adjusted to be consistent with the Sensitive Ecosystem Development Permit Guidelines as much as possible (Attachment "N").

SUSTAINABILITY CONSIDERATIONS

The proposed OCP amendments align with the following Sustainability Charter 2.0 Desired Outcomes and Strategic Directions.

Built Environment and Neighbourhoods

- DO 5:** Trees, green spaces and natural areas are integrated into all neighbourhoods.
- DO 6:** Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, views, agricultural land and urban wildlife.
- SD 3:** Integrate natural areas, ecosystems, and green areas in all neighbourhoods.

CONCLUSION

Based on the above discussion, and to ensure Surrey's Official Community Plan remains up to-date and consistent with planning practice, it is recommended that Council:

- Amend *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 bylaws for the required Readings and to set a date for the related Public Hearing.

Original signed by
Jean Lamontagne
General Manager, Planning & Development

CS/ss

Attachments:

- Appendix "I" - Proposed Amendments to *Surrey Official Community Plan Bylaw, 2013, No. 18020*
- Attachment A - Figure 3: General Land Use Designations - Fleetwood Town Centre Plan Adjustments
 - Attachment B - Figure 12: Fleetwood Town Centre Densities
 - Attachment C - Figure 4: Secondary Plan Areas
 - Attachment D - Table 7A: Land Use Designation Exceptions
 - Attachment E - Figure 34: Greenways Network
 - Attachment F - Figure 38: Steep Slope Hazard Areas
 - Attachment G - Figure 42: Major Employment Areas
 - Attachment H - Figure 63: Secondary Plan Areas
 - Attachment I - Figure 65: Steep Slope Hazard Lands Development Permit Area
 - Attachment J - Figure 67: Green Infrastructure Development Permit Area
 - Attachment K - DP1.1 Form and Character Development Permit Guidelines – Energy Efficiency Guidelines
 - Attachment L - DP1.1 Form and Character Development Permit Guidelines – Sign Guidelines
 - Attachment M - DP2 Hazard Lands Development Permit Guidelines
 - Attachment N - DP4 Farm Protection Development Permit Guidelines

Appendix “I”

Surrey Official Community Plan Bylaw, 2013, No. 18020

The following proposed amendments to PlanSurrey 2013: Official Community Plan, as adopted by Council on October 20, 2014, are presented and highlighted in the order the sections appear in the document:

Tables and Figures

1. Pages 5, by adding a new row for “Table 7a: Land Use Designation Exceptions”, in between “Figure 16: Central Business District Densities” and “Figure 17: Surrey Urban Containment Boundary”.
2. Page 7, for “Figure 67”, by deleting the words “Sensitive Ecosystem” and replacing them with “Green Infrastructure”; and for “Figure 68” by deleting the word “Riparian” and replacing it with “Streamside”.

Introduction

3. Page 12, by deleting the first paragraph under the section “The Sustainability Charter” and replacing it with the following:

“In 2008, the City of Surrey endorsed the first *Sustainability Charter* as a guiding document intended to direct the corporate operations of the City as well as the evolution of the community towards sustainability. In 2016, an updated *Sustainability Charter 2.0* was endorsed by Council to continue to function as an overarching policy document focusing on a vision for Surrey that articulates a thriving, green, inclusive city, organized around eight community themes for a more holistic way of looking at sustainability and the inter-connectedness of community systems.”

Land Uses and Densities Section

4. Page 35, “Figure 3: General Land Use Designations”, by re-designating properties in the Fleetwood Town Centre Plan area from “Commercial” to “Town Centre”, “Industrial” to “Commercial”, “Urban” to “Multiple Residential” and “Urban” to “Town Centre” as shown on Attachment “A”.
5. Page 36, by deleting “Figure 4: Secondary Plan Areas” and replacing it with a new “Figure 4: Secondary Plan Areas” shown as Attachment “C”
6. Page 45, Urban designation, Densities, second bullet, by deleting the words “comprehensively-planned Neighbourhood Concept Plan areas, within” and replacing them with “approved Secondary Plan areas”.
7. Page 47, Multiple Residential designation, Densities, by:
 - a) Adding a new first paragraph, directly below the title “Densities”, as follows:

“Except as shown in Table 7a, the following densities apply:”; and
 - b) Adding to the first bullet, the words “(see Figure 10)” after the word “interface”.

8. Page 49, Commercial designation, Densities, by:
 - a) Deleting the second bullet and replacing it with a new second bullet, as follows:

“Referencing Figure 9, densities within the COMMERCIAL designation may range up to 2.5 FAR in Frequent Transit Development Areas (FTDAs) and in Urban Centres, provided a minimum 0.5 FAR is used for commercial purposes”; and
 - c) Adding a new third bullet, as follows:

“Additional bonus densities may be granted in select areas in exchange for the provision of sufficient community amenities in accordance with approved City Council and Department policies.”
9. Page 54, by deleting “Figure 12: Fleetwood Town Centre Densities” and replacing it with a new “Figure 12: Fleetwood Town Centre Densities”, shown as Attachment “B”.
10. Page 59, by adding a new Table, as follows: “Table 7a: Land Use Designation Exceptions”, shown as Attachment “D”.

Policies Section

11. Page 68, Theme A: Growth Management, A2 Accommodating Higher Density, Policy A2.6 by deleting the words “as shown in Figure 18, at current or future rapid transit stations” and replacing it with “and within 400 metres of existing or planned Rapid Transit stops, as shown in Figure 18.”
12. Page 92, Theme B: Centres, Corridors and Neighbourhoods, B3 Land Use and Density, Policy B3.2 by deleting the text “planned or existing Rapid Transit Station Areas” and replacing it with “400 metres of existing or planned Rapid Transit stops.”
13. Page 138, Theme C: Infrastructure and Facilities, C3 Greenways, by deleting the existing “Figure 34: Greenways Network” and replacing it with a new “Figure 34: Greenways Network”, shown as Attachment “E”.
14. Page 155, Theme D: Ecosystems, D2 Hazard Lands, Steep Slope Hazards, Policy D2.4 by deleting the words “15 percent (15%)” and replacing them with the words “20 percent (20%)”.
15. Page 156, Theme D: Ecosystems, D2 Hazard Lands, Steep Slope Hazards, by deleting the existing “Figure 38: Steep Slope Hazard Areas” and replacing it with a new “Figure 38: Steep Slope Hazard Areas”, shown as Attachment “F”.
16. Page 175, Theme E: Economy, E1: Employment Lands, by deleting the existing “Figure 42: Major Employment Areas” and replacing it with a new “Figure 42: Major Employment Lands”, shown as Attachment “G”.
17. Page 200, Theme F: Society and Culture, F3 Affordable Housing, Non-Market Rental, Policy F3.10 by deleting the words “and Homelessness Society and Fund” and replacing them with “Homelessness and Housing Society Fund”.

Implementation

18. Page 277, by deleting “Figure 63: Secondary Plan Areas” and replacing it with a new “Figure 63: Secondary Plan Areas” shown as Attachment “H”.
19. Page 284, II (d). Implementation Instruments, Development Permits, DP1: Form and Character, Implementation, second paragraph, by:
 - a) Deleting the words “Development Application Procedure” and replacing them with “Development Permit Procedures and Delegation”; and
 - b) Deleting the words “signs and truck parking” and replacing them with “free standing signs, surface parking lots and sign design packages”.
20. Page 287, II (d). Implementation Instruments, Development Permits, DP2: Hazard Lands, as follows:
 - a) Application: third bullet, by replacing the word “fifteen percent (15%)” with “twenty percent (20%)”;
 - b) Area: by deleting the entire paragraph and replacing it with the following:

“Development Permit Area #2, for the protection of development from hazardous conditions, is designated as follows:

 - a) All parcels of property containing land with steep slopes a minimum gradient of twenty percent (20%) or more, or which are either within 10 m of the bottom or 30 m of the top of a slope that is a minimum of twenty percent (20%) gradient, as generally shown in Figure 65; and
 - b) All parcels of property containing lands within the 200-year floodplain, as generally shown in Figure 66.”
 - c) Implementation: by deleting the words “Development Application Procedure” and replacing them with “Development Permit Procedures and Delegation”.
21. Page 289, II (d). Implementation Instruments, Development Permits, by deleting “Figure 65: Steep Slope Hazard Lands Development Permit Area” and replacing it with a new “Figure 65: Steep Slope Development Permit Area shown as Attachment “I”.
22. Page 291, II (d). Implementation Instruments, Development Permits, DP3: Sensitive Ecosystems, Area, by deleting the entire paragraph and replacing it with the following:

“Development Permit Area #3, for the protection of sensitive ecosystems, is designated as follows:

 - a) All parcels of property where any portion of the property falls within 50 m of the Green Infrastructure Area, as shown in Figure 67; and
 - b) All parcels of property where any portion of the property falls within 50 m of the top of bank of either one or both sides of a Class A, A/O or B stream containing fish habitat, as generally shown in Figure 68. Should a stream not illustrated in Figure 68 be identified, it is the responsibility of the applicant to contact the City

of Surrey to determine whether or not the area in question falls within this Development Permit Area.”

23. Page 294, by deleting “Figure 67: Green Infrastructure Development Permit Area” and replacing it with a new “Figure 67: Green Infrastructure Development Permit Area” shown as Attachment “J”.
24. Page 296, II (d). Implementation Instruments, Development Permits, DP4: Farming Protection, Implementation, by deleting the words “Development Application Procedure” and replacing with them with “Development Permit Procedures and Delegation”.

Implementation: Development Permit Areas and Guidelines (Form and Character)

23. Page 309, DP1.1: Common Guidelines, by adding a new fifth bullet “Signs” below “Mixed Employment/Industrial”.
24. Pages 333 - 335, DP1.1: Common Guidelines, Building Form, by adding new Development Permit Guidelines for energy efficient buildings, under Architectural Character, Treatment and Materials and by adjusting the page and policy numbers accordingly, shown as Attachment “K”.
25. Pages 336 – 343, DP1.1: Common Guidelines, Sign Guidelines, by replacing the placeholder pages for Sign Guidelines, and by adjusting the page and policy numbers accordingly, with new “Sign Guidelines”, shown as Attachment “L”.
26. Pages 345 – 358, by deleting the title section number “DP1.6” and replacing it with a new section number “DP1.2”.

Implementation: Development Permit Areas and Guidelines (Hazard Lands)

27. Pages 359 - 366, by deleting the entire “DP2. Development Permit Guidelines: Hazard Lands” section and replacing it with a new “DP2. Development Permit Guidelines: Hazard Lands” section, and by adjusting the page numbers accordingly, shown as Attachment “M”.

Implementation: Development Permit Areas and Guidelines (Farm Protection)

28. Pages 377 - 388, by deleting the entire “DP4. Development Permit Guidelines: Farming Protection” section and replacing it with a new “DP4. Development Permit Guidelines: Farming Protection” section, and by adjusting the page numbers accordingly, shown as Attachment “N”.

**Figure 3: General Land Use Designations—
Fleetwood Town Centre Plan Adjustments**

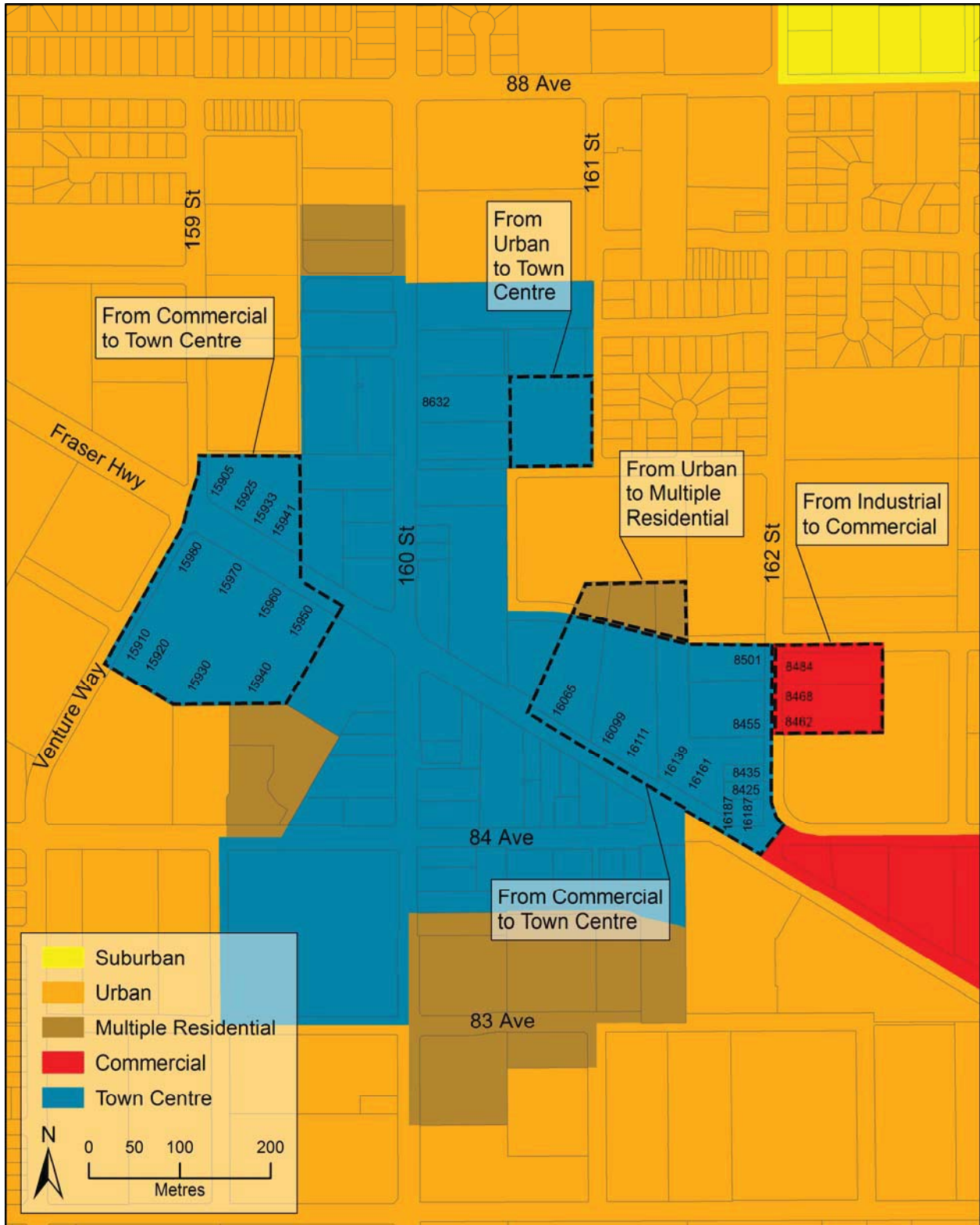


Figure 12: Fleetwood Town Centre Densities

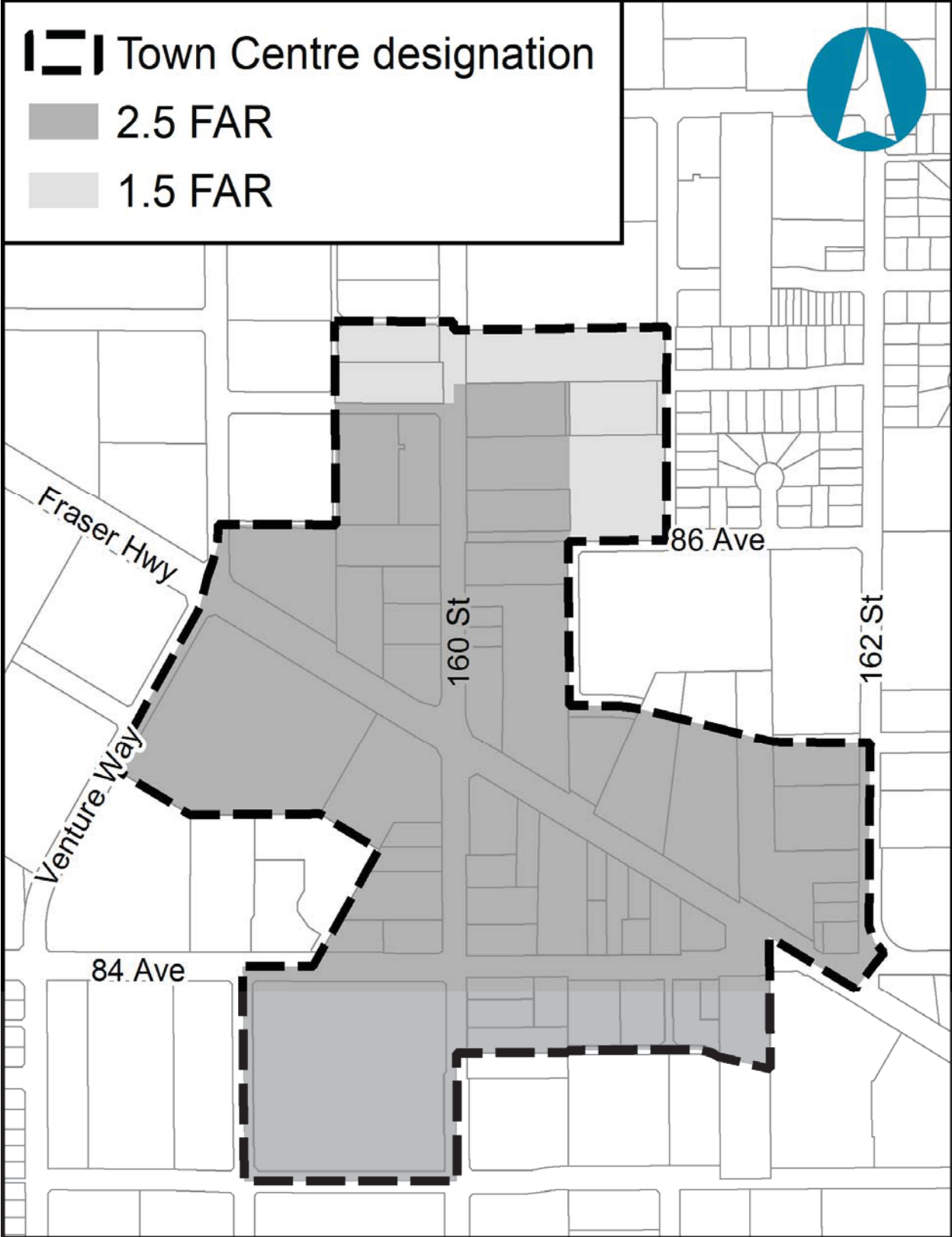
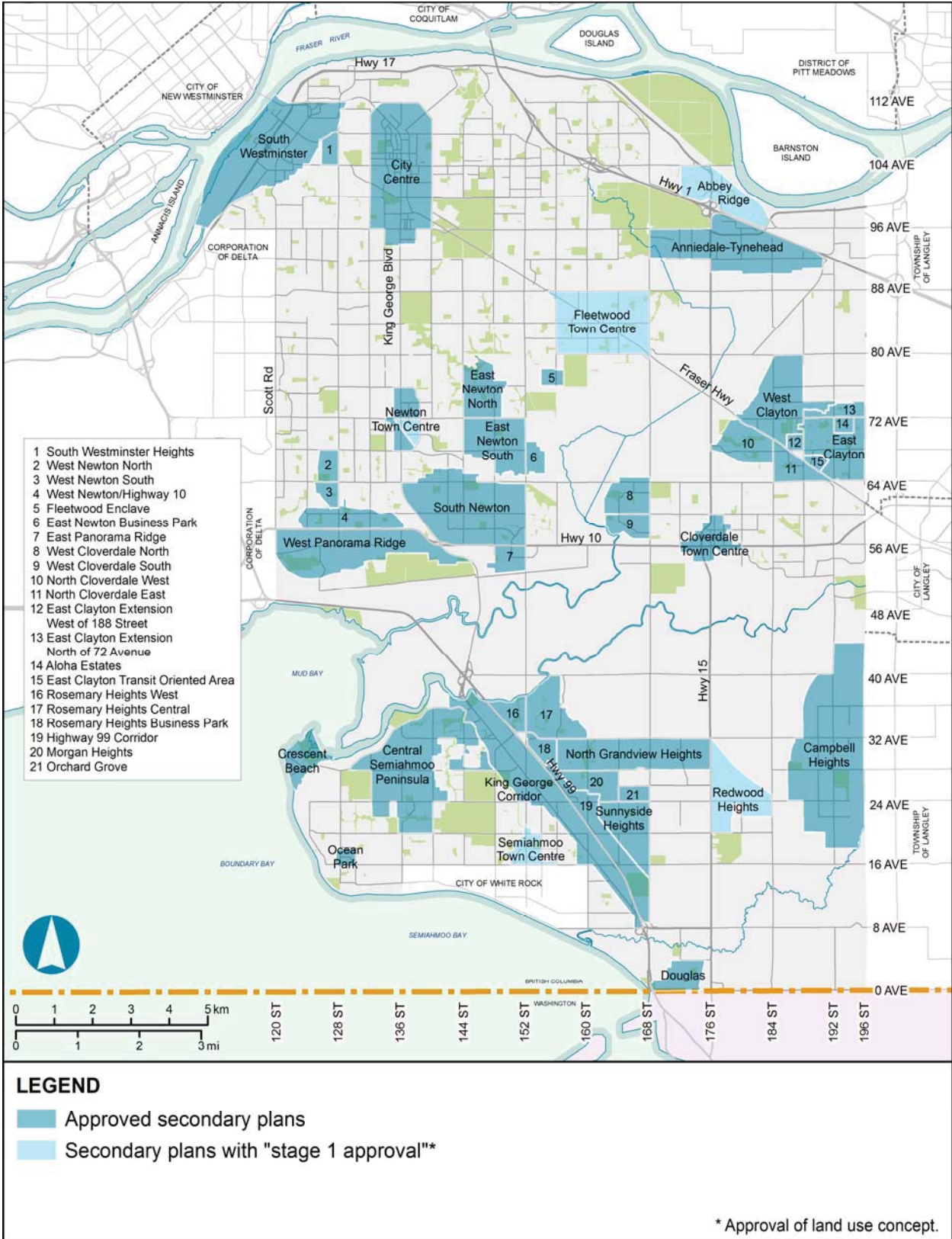


Figure 4: Secondary Plan Areas



- 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 East Clayton Extension West of 188 Street
- 13 East Clayton Extension North of 72 Avenue
- 14 Aloha Estates
- 15 East Clayton Transit Oriented Area
- 16 Rosemary Heights West
- 17 Rosemary Heights Central
- 18 Rosemary Heights Business Park
- 19 Highway 99 Corridor
- 20 Morgan Heights
- 21 Orchard Grove

Figure 34: Greenways Network

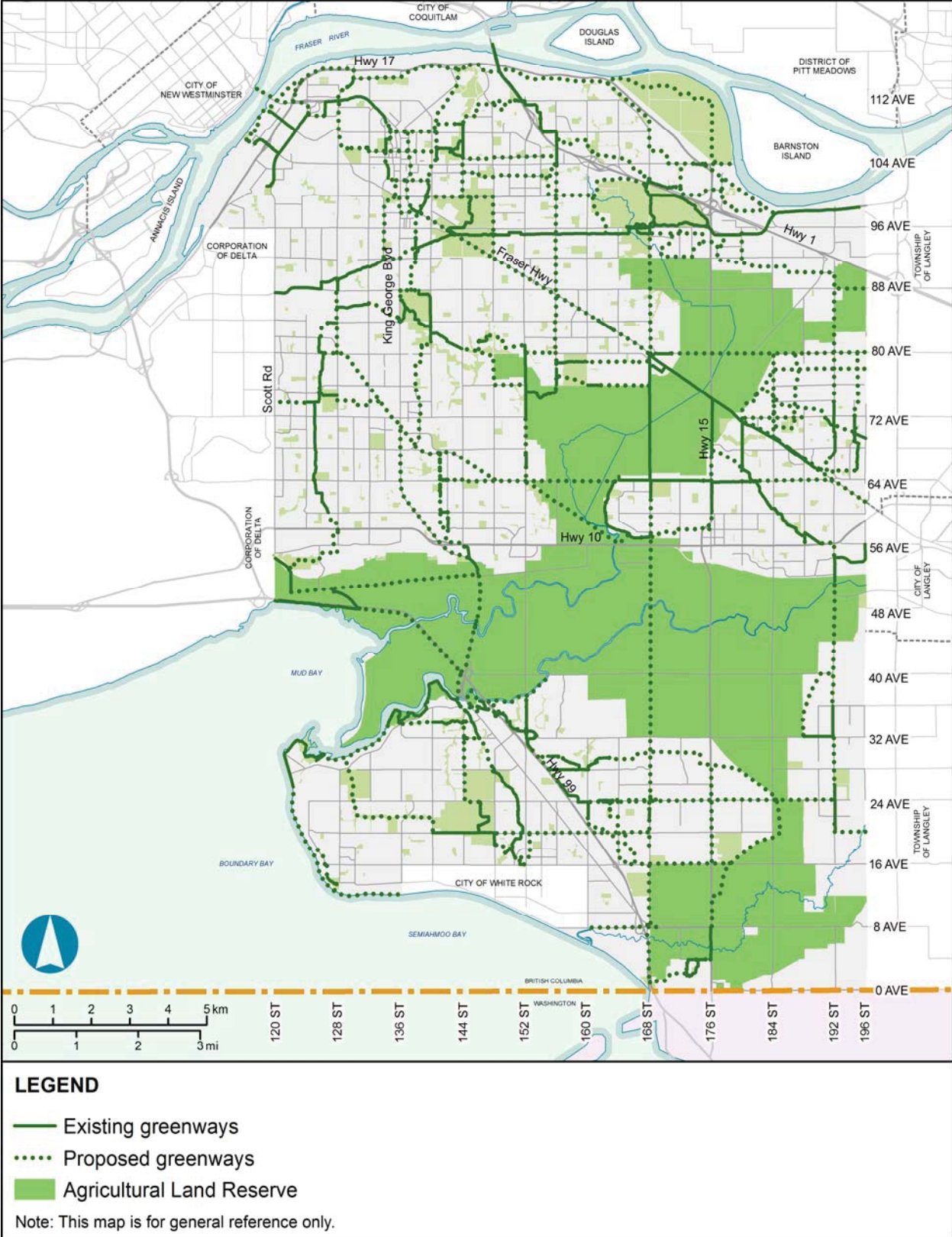


Figure 38: Steep Slope Hazard Areas

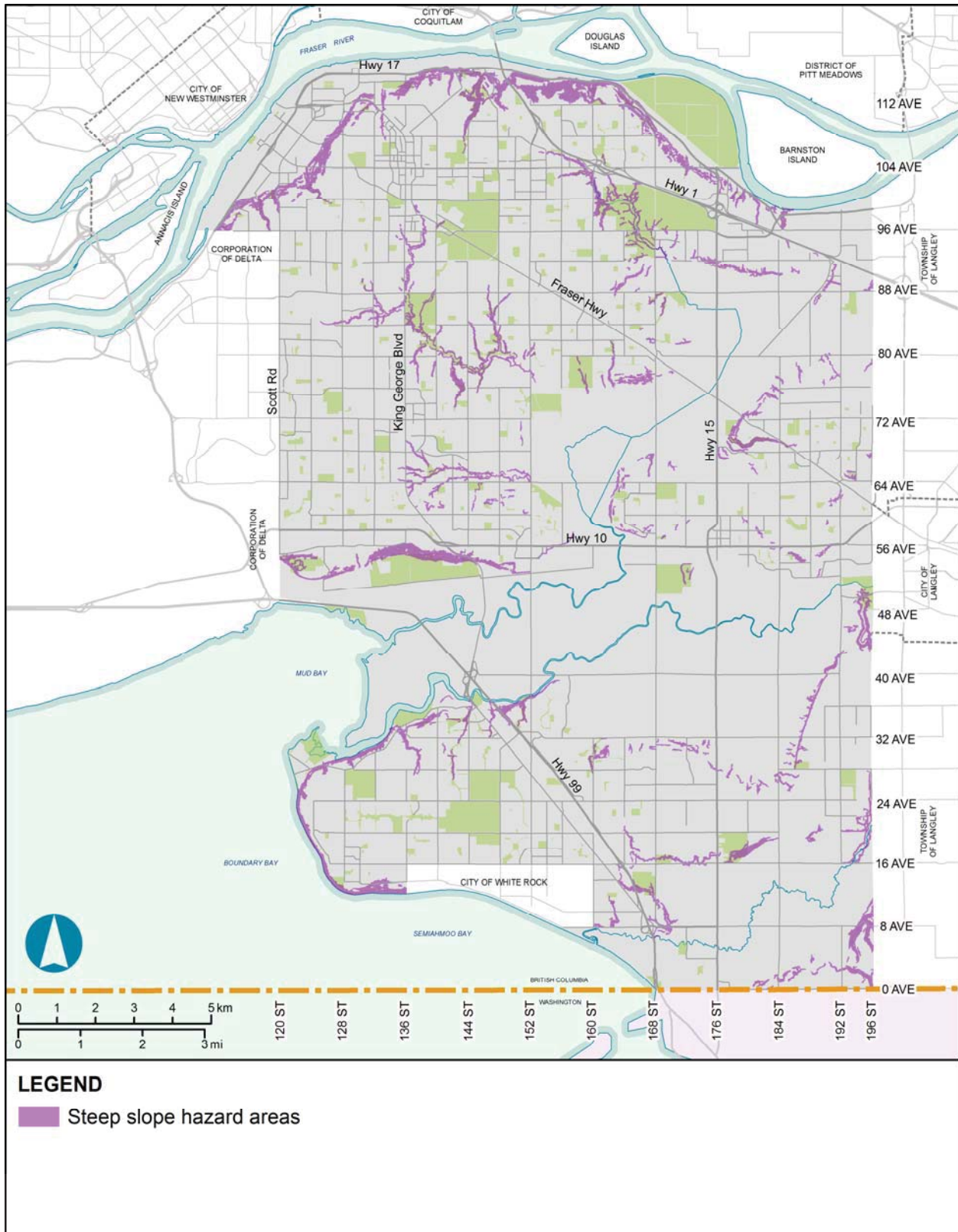


Figure 42: Major Employment Areas

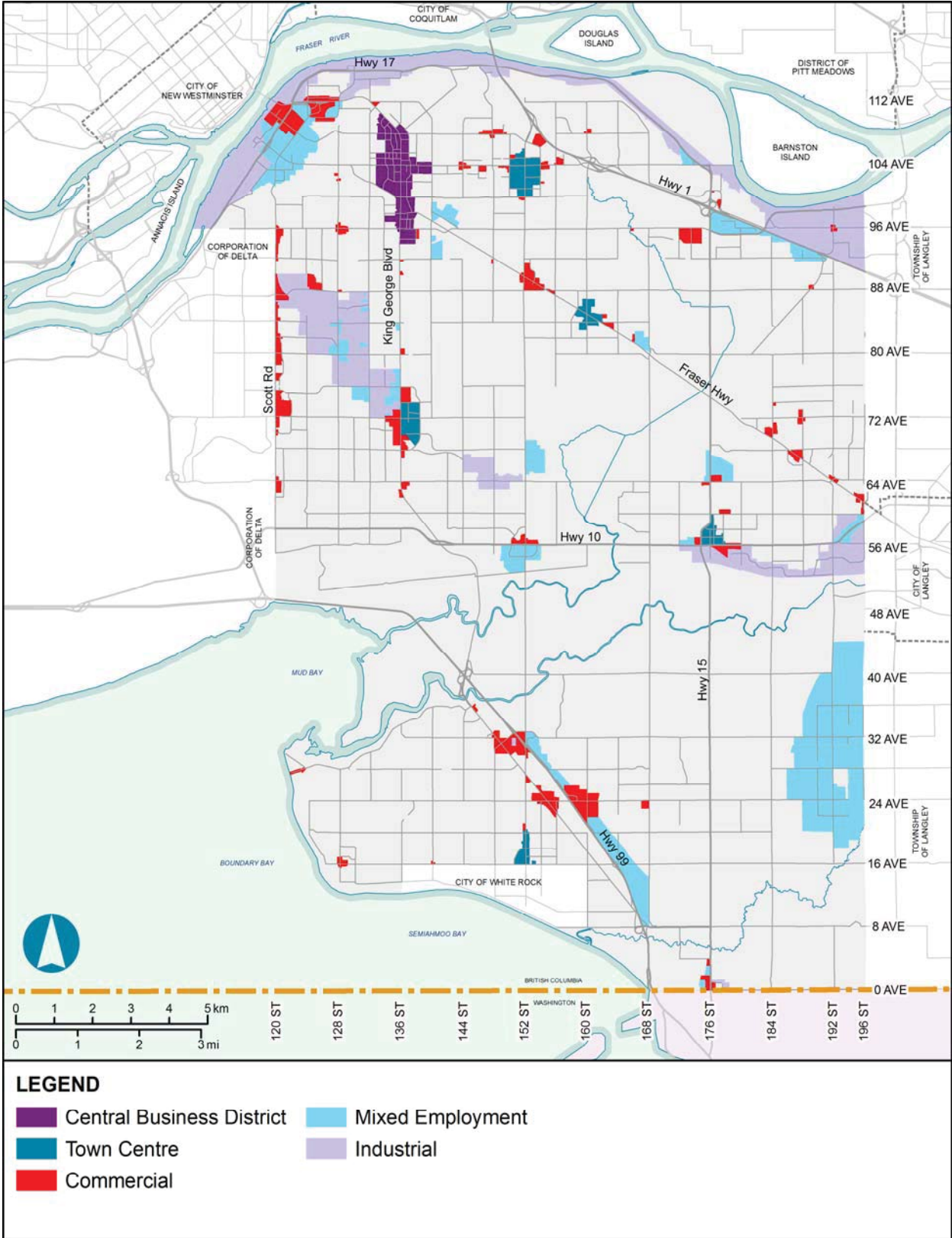
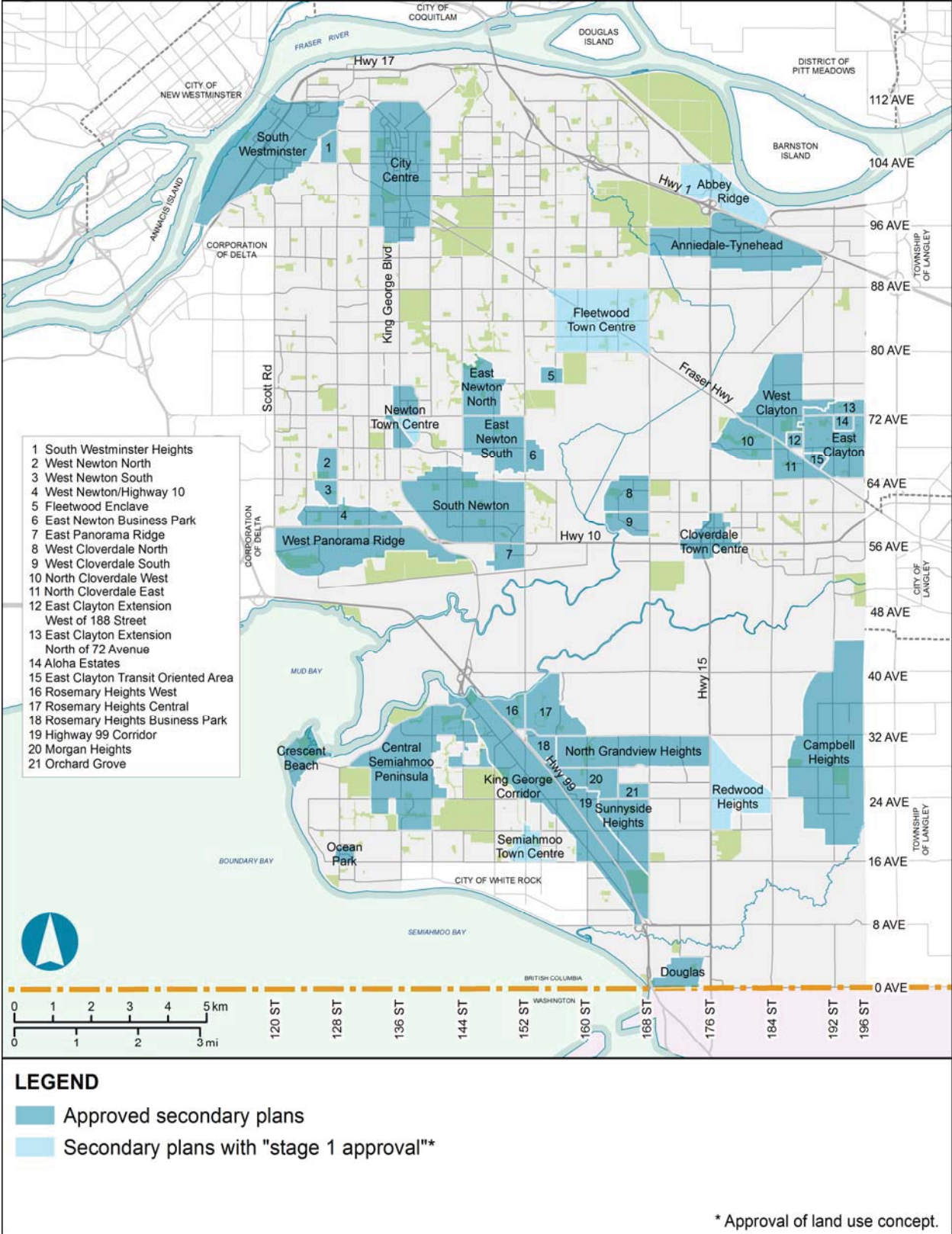
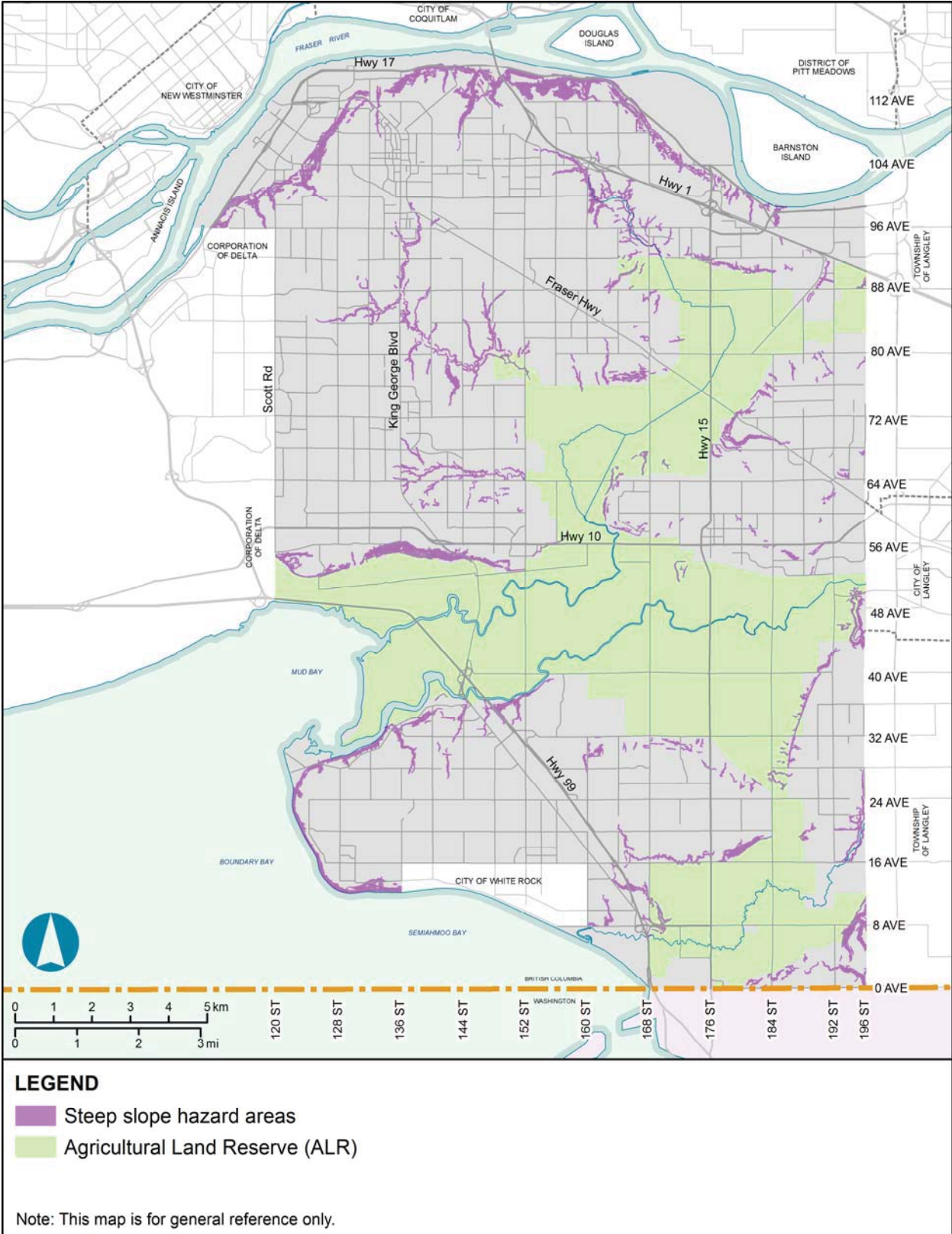


Figure 63: Secondary Plan Areas



- 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 East Clayton Extension West of 188 Street
- 13 East Clayton Extension North of 72 Avenue
- 14 Aloha Estates
- 15 East Clayton Transit Oriented Area
- 16 Rosemary Heights West
- 17 Rosemary Heights Central
- 18 Rosemary Heights Business Park
- 19 Highway 99 Corridor
- 20 Morgan Heights
- 21 Orchard Grove

Figure 65: Steep Slope Hazard Lands Development Permit Area



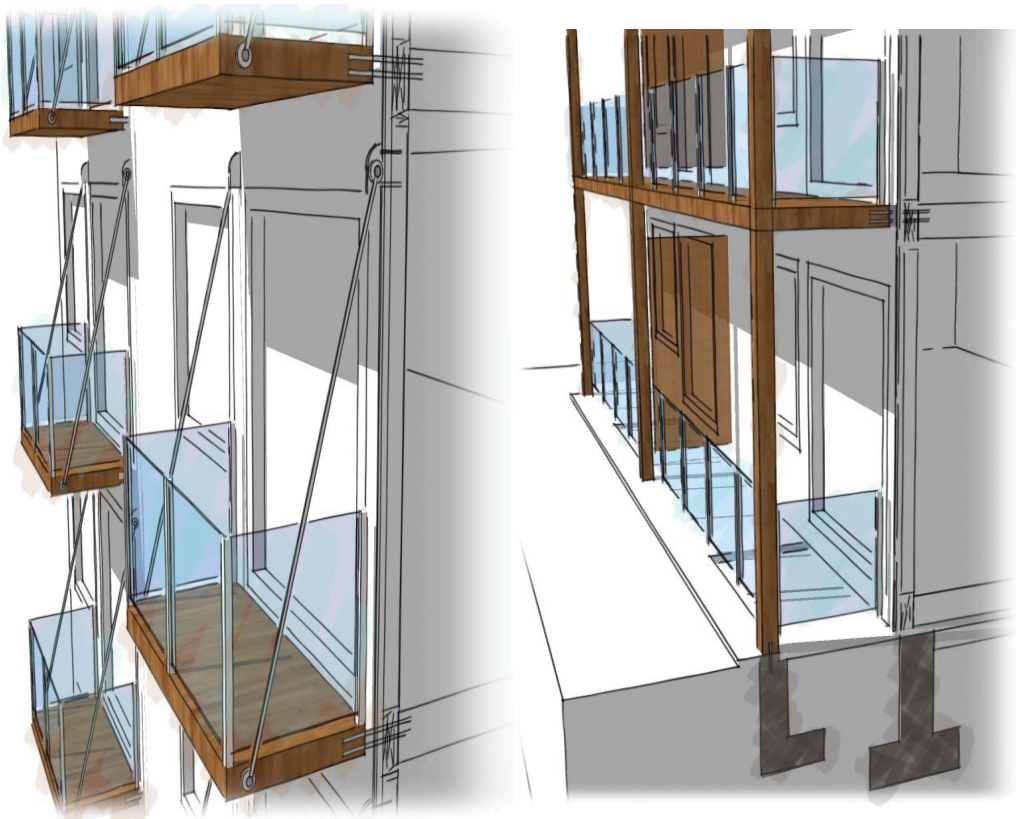
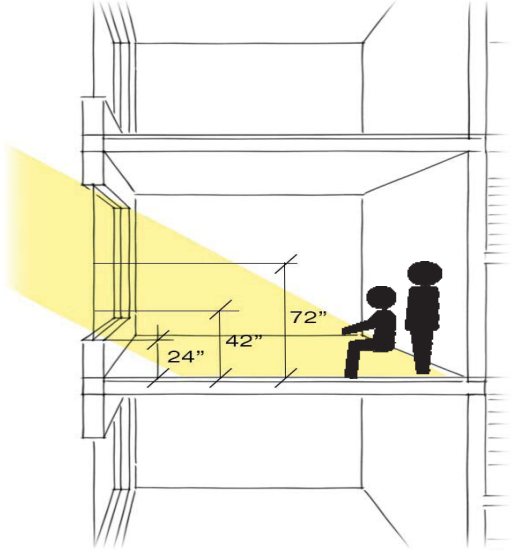
DP1.1 COMMON GUIDELINES

BUILDING FORM

Architectural Character, Treatment and Materials (cont.)

Within a development the following elements shall be considered in the Building Form:

- d) **Adjusting Window Fenestration**—avoid floor-to-ceiling glazing by ensuring bottom window sill heights are placed at a minimum of 24 inches above the floor to block unnecessary solar radiation at foot level. (*illustr.*)
- e) **Thermal Bridging**—mitigate heat loss through the building envelope by constructing thermally-broken balconies from the building (e.g. ensure wall insulation is continuous, minimizing heat loss) (*illustr.*) or by eliminating exposed slab edges out from the building envelope.



DP1.1 COMMON GUIDELINES

BUILDING FORM

Architectural Character, Treatment and Materials (cont.)

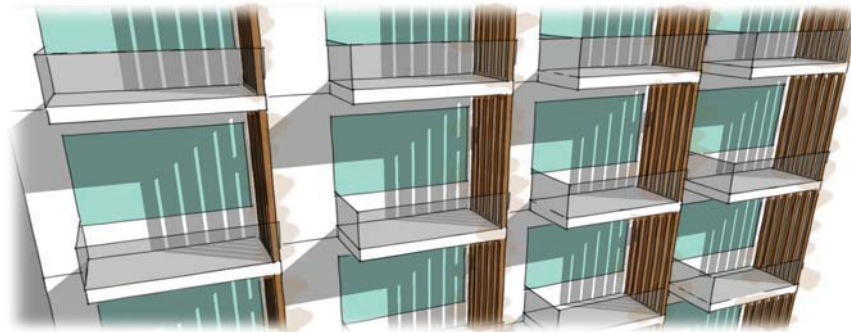
Within a development the following elements shall be considered in the Building Form:

153. **ALL TYPES:** Incorporate energy efficient building design features such as:

- a) **Adjusting Compact Massing and Form**—minimize loss of heating energy by reducing the number of corners and joints use in a building by incorporating simple, solid shapes (e.g. rectangles or cubes) (*illustr.*)



- b) **Exterior Shading**—minimize unwanted solar gains during the summer (e.g. by using horizontal shading devices on the south and east facades) and optimize solar heat gain in the winter (e.g. by using vertical shading devices on west facades) (*illustr.*)



- c) **Window Frame Detailing**—mitigate heat loss by reducing the use of excessive or unnecessary design features (e.g. design buildings with fewer, larger windows that reduce excessive use of window junctions) (*illustr.*)

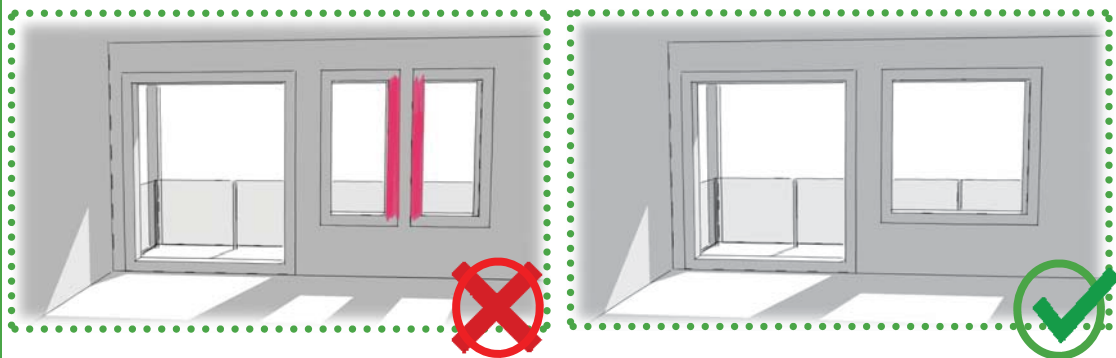
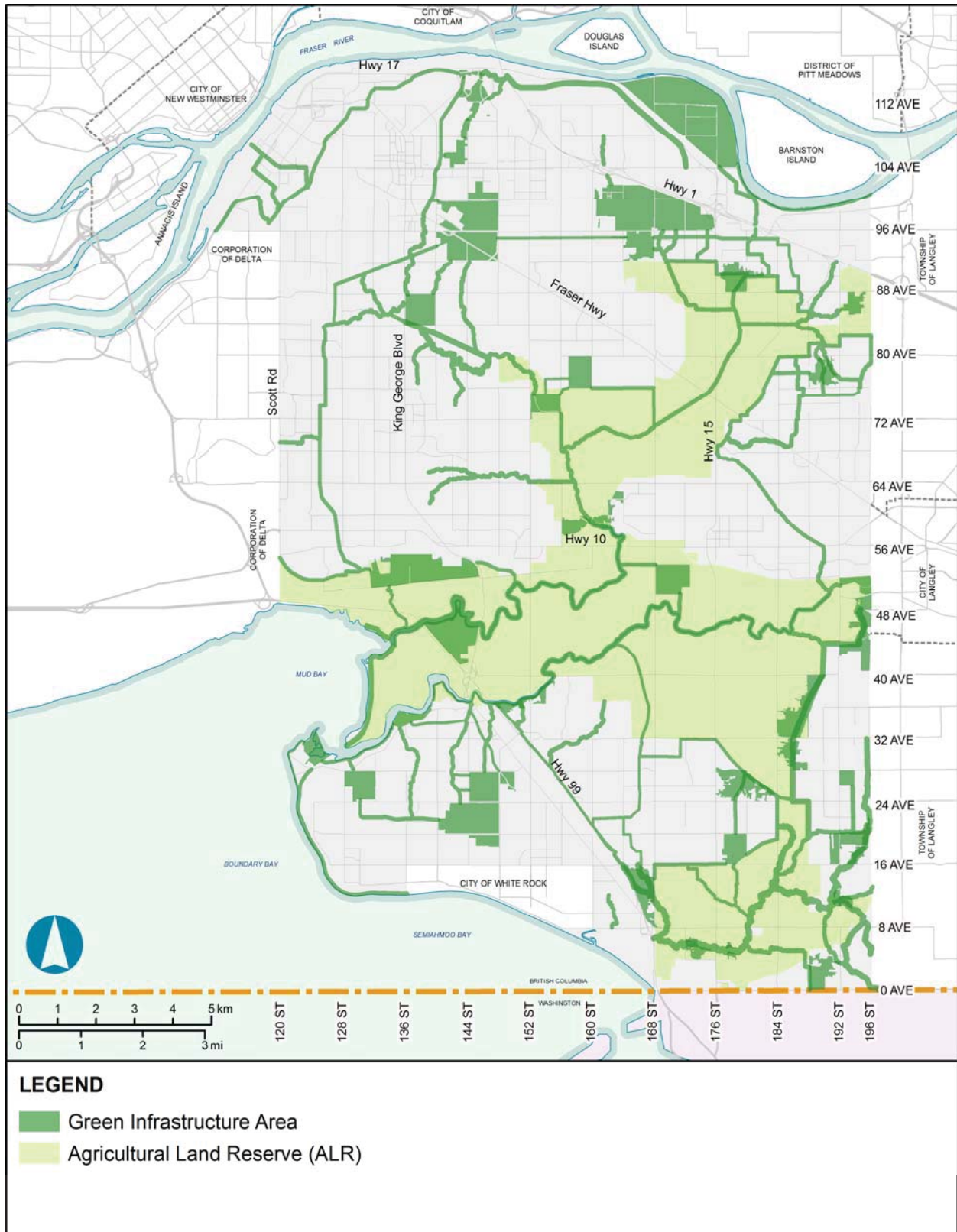


Figure 67: Green Infrastructure Development Permit Area



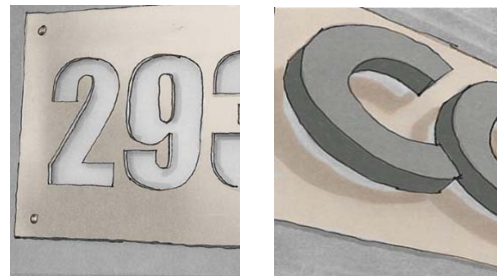
DP1.1 COMMON GUIDELINES

SIGN GUIDELINES

Definitions

In conjunction with the City of Surrey Sign Bylaw, as amended, the following definitions outline and illustrate common signs related to Development Permit guidelines for Signs:

- Awning/ Canopy Sign** A sign painted on, attached to, or constructed on the surface of an awning or canopy, providing weather protection beyond a roof eave, that may include letters, characters, graphics and numbers.
- Fascia Sign** A sign displayed on a building face on a plane generally parallel to the face of a building.
- Freestanding Sign** A sign attached to the ground that is independent of any building or structure located on the same lot. Also known as Pylon Sign or Monument Sign.
- Individual Panels** On free-standing signs, the separate panels used by tenants to advertise within a multi-tenant building.
- Portable Changeable Copy Sign** Any sign not permanently attached to the ground or a building on which the information displayed can be changed manually or automatically using detachable letters, characters, numbers, pictorial panels or graphics.
- Projecting Sign** A sign attached to and projecting outward from the face of a building. Does not include wall, canopy or fascia signs. Also known as a Blade Sign. *(Illustr.)*
- Sandwich Board** Non-illuminated, portable sign having an "A" shape which is set upon the ground and has not external support elements.
- Sign Copy** Individual letters, characters, graphics or numbers on a sign either with or without lighting. Also known as Cut-Out, Channel, Stencil-Cut and/or Routed Letters. *(Illustr.)*



DP1.1 COMMON GUIDELINES

SIGN GUIDELINES

General Design

In conjunction with the City of Surrey Sign Bylaw, as amended, the following design elements, where applicable, are required for sign installations:

175. All signage must conform to the regulations and standards as established in the City of Surrey Sign Bylaw, as amended.
176. Signs shall be made of durable, weather-resistant and high-quality materials.
177. All signs shall be professionally designed and fabricated with a high degree of design and aesthetics.
178. Signs shall consider the pedestrian realm as a priority in design, size and placement. *(Illustr.)*
179. A complete sign package is required to be submitted with building elevations for development permits. Sign packages should include signs that are directed toward the pedestrian realm with an appropriate scale and location suitable for comfortable pedestrian viewing (e.g. under-awning and projecting signs).



180. Where multiple signs exist on one property signs should have a coordinated design.
181. Where multiple signs exist on larger sites, sign size, location and design should ensure a coordinated hierarchy with a variety of sign types placed so as to reduce visual clutter and to reduce domination by anchor tenants.
182. Using contrast, or other design features, signs should be easily and universally readable.
183. Building lighting bands should not dominate building architecture. *(Illustr.)*
Building lighting bands should be designed with the following features:
 - one muted colour with halo-type lighting versus using a back-lit box
 - lower level luminaries or bulbs to reduce potential glare
 - simple horizontal bands with no vertical banding
 - bands that are shorter in length and smaller in size.
184. All wiring should be located within an approved conduit which is integrated fully with a sign or that is completely concealed.



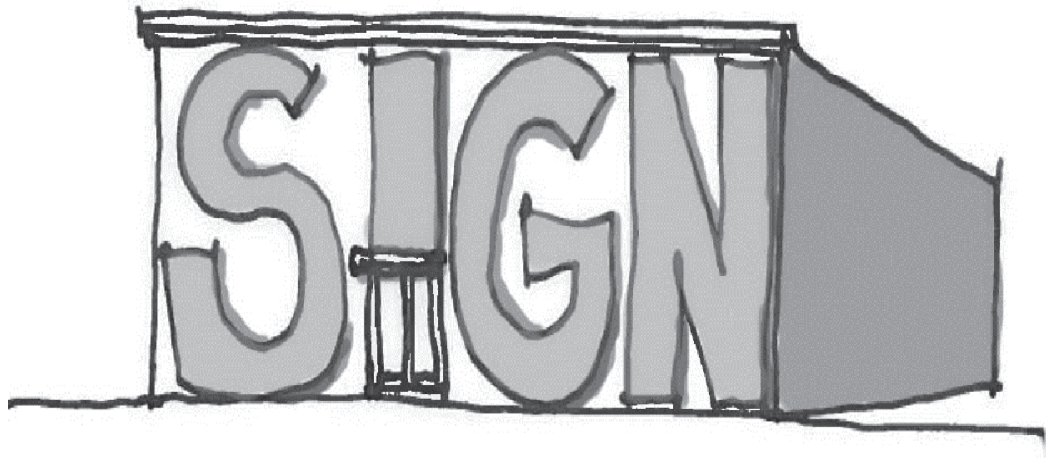
DP1.1 COMMON GUIDELINES

SIGN GUIDELINES

General Design (cont.)

In conjunction with the City of Surrey Sign Bylaw, as amended, the following design elements, where applicable, are required for sign installations:

185. Signs should not dominate the architecture of the building. (*Illustr.*)



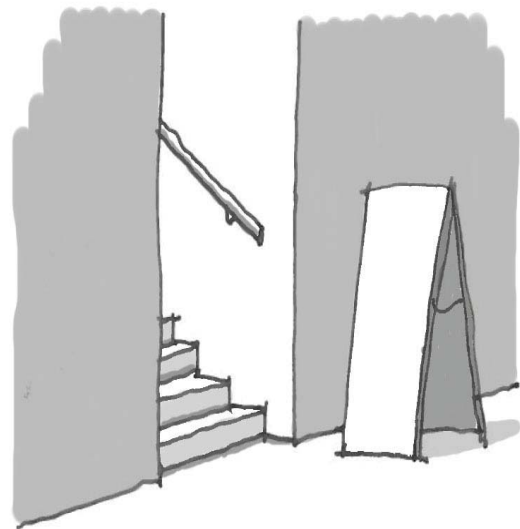
186. Sign lighting should be designed with the following features:

- cut-off shields to reduce light spill into residential areas
- LED lighting to reduce overall glare
- light sources that are not exposed, excludes neon tubes
- elements that do not flash or that are animated
- consistency with the lighting levels identified in the International Dark Sky Model
- energy-efficient materials.

Sandwich Board

Within a development, the following elements shall be considered for Sign installations:

187. Primarily used for 2nd floor tenants located at the lower entrance areas.
188. No changeable copy signs are permitted on sandwich board signs.
189. Sandwich Board signs shall be coordinated with other on-site signage and used primarily for tenants located in upper floors. (*Illustr.*)
190. Shall be located to minimize interference with pedestrian thoroughfares, and are preferably located as close to the building as possible. Sandwich board signs are not permitted on public property.
191. Sign materials and installation shall be able to withstand the effects of wind and weather by using appropriate materials and weighting measures.



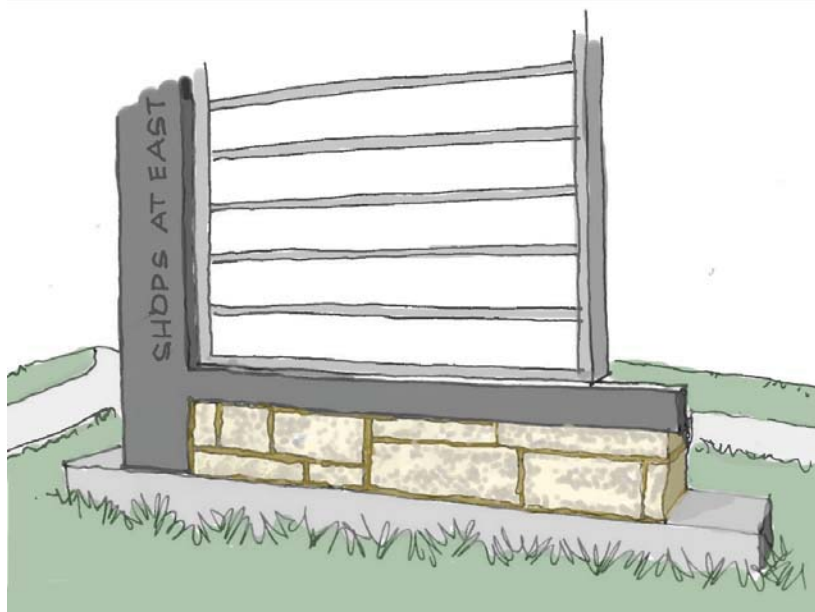
DP1.1 COMMON GUIDELINES

SIGN GUIDELINES

Free-Standing

In conjunction with the City of Surrey Sign Bylaw, as amended, the following design elements, where applicable, are required for sign installations:

192. Businesses located at the rear of a property and not visible from the street shall be given signage priority in a multi-tenant freestyle sign. Where all businesses are visible, a free-standing sign is not encouraged.
193. Within the free-standing sign, the number of individual signs shall be minimized to reduce visual clutter. Six tenant signs per side should/shall be the maximum. *(Illustr.)*



194. Individual signs should be muted colour blank backing rather than white (when not leased). Bright colour schemes for individual signs shall be minimized.
195. Background colours should complement the architectural colour scheme of the building or overall development. When blank areas are present on a sign, those blank areas should also reflect the architectural colour scheme of the building or overall development rather than remaining white.
196. Design sign heights to be oriented toward pedestrian environments, particularly in areas evolving away from previously auto-oriented site designs. Signs should be designed as appropriate to the site and surrounding areas rather than automatically being constructed to meet the maximums as established in Surrey Sign Bylaw, as amended.
197. Use the top feature of a free-standing sign to tie the character of the sign with that of the architecture of the building or with other character elements of the surrounding neighbourhood.
198. Avoid the use of repeating the same style and design for sites where multiple signs are permitted. Use a variety of colours and styles to create variety, interest and uniqueness to a development.
199. Free-standing signs should be a monument style shape where the base width is consistent with the full extent of the rest of the sign and where the bottom is not narrower than the rest of the sign.

DP1.1 COMMON GUIDELINES

SIGN GUIDELINES

Free-Standing (cont.)

Within a development, the following elements shall be considered for Sign installations:

200. Placement of the address on the top of the freestanding sign is encouraged. *(Illustr.)*
201. Use aesthetically-pleasing materials and detailing for sign bases such as architectural concrete or masonry.
202. Install landscaping around the base of free-standing signs. Landscaping should be layered, with lower plants in the front and higher plants closer to the sign base and consistent in plant species, design, layout and Best Management Practices to that used throughout the rest of the development. *(Illustr.)*
203. Changeable copy lettering or designs are discouraged from being used on or with free-standing signs.



Miscellaneous

Within a development, the following elements shall be considered for Sign installations:

204. Projecting and/or blade signs shall be two-sided and professionally designed and may be cared, routed, built up, sculpted or lettered. *(Illustr.)*
205. Inflatable signs are not permitted.
206. Sign variety is encouraged, particularly for sites with multiple buildings or for an overall development. Signs using the following design elements, in place of back-lit, flat-face sign boxes, are encouraged:
 - non-illuminated individual letters with remote illumination
 - halo-lit individual letters
 - under-awning signage
 - under-canopy signage
 - wall-mounted plaque signs
 - creative lettering styles
 - two-dimensional back-lit signs



DP1.1 COMMON GUIDELINES

SIGN GUIDELINES

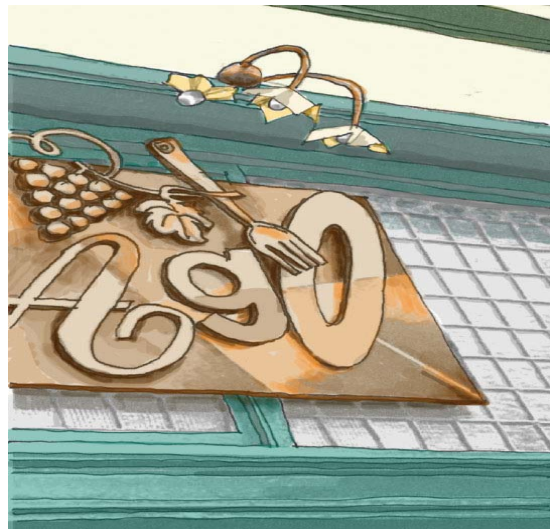
Lighting

Within a development, the following elements shall be considered for Sign installations:

207. Encourage architectural lighting on the face of commercial buildings and at main entrances to residential buildings to help create a sense of safety and intimacy around the building.
208. Gooseneck lights and sconces that are applied to fascias underneath weather protection elements are preferred for storefront lighting. *(Illustr.)*



209. Ensure lighting is sensitive to nearby residential uses. Avoid visible, glaring light sources by using down-lights or up-lights with cut-off shields. *(Illustr.)*
210. Incorporated valence lighting should be placed into canopies and up-lighting to illuminate pathways.
211. Encourage the use of LED lighting for storefronts.
212. Sign illumination shall be designed to limit light pollution and reduce light spill-over into adjacent residential areas. The International Dark Sky Model (as amended) shall be used as reference to determine appropriate lit levels for signs. Minimize sign lighting by using indirect lighting.



213. Avoid the use of exterior fluorescent light sources.
214. Install glare-free lighting into the canopy soffit. Fluorescent tube lights are not permitted for this purpose.

DP1.1 COMMON GUIDELINES

SIGN GUIDELINES

Fascia

Within a development, the following elements shall be considered for Sign installations:

- 215. Individually-illuminated channel type letters including internally-illuminated or back-lit solid letters are encouraged. *(Illustr.)* Channel letters should either be flush mounted or mounted on a backer panel.
- 216. Backing for mounting channel letters should enhance the overall character of the building. Use of accent materials such as metal grills and wood should be considered as way to enhance architectural character. *(Illustr.)*



- 217. Individual cut-out signs are supported.
- 218. Backlit box signs with acrylic faces are discouraged; however, where these are used, white or contrasting background colours should be avoided.
- 219. Fascia signs are limited to the first storey only. For buildings with more than two storeys, fascia signs are only permitted on the first and top floor only.
- 220. Dominant fascia signs for a multi-tenant building should brand the building with an identifiable emblem or name of development.
- 221. All fascia signs can use a variety of fonts and styles but should be unified with other signage/building character, should be in scale with the building and should be centred on the façade.
- 222. Figurative graphics, emblems or brand graphics are encouraged singularly or as part of the sign copy. *(Illustr.)*
- 223. Window signs are not permitted above the ground floor.
- 224. Pump island fascia signs are permitted for gas stations only; however, the number of letters and words are restricted to a secondary role.
- 225. Wall plaque signage should be designed for a human scale.
- 226. For multiple tenant sites, ensure there is a coordinate approach to providing fascia signs where there is a clear hierarchy of signs but where anchor tenants do not dominate the first impression of the entire development.
- 227. Building or site addresses are encouraged to be placed at the building entrance and where visible from the street.



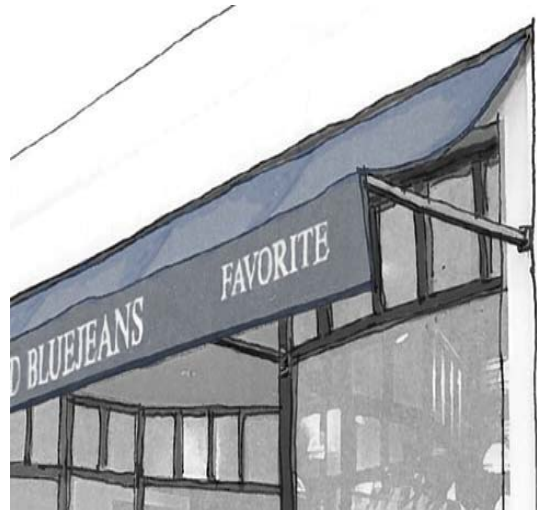
DP1.1 COMMON GUIDELINES

SIGN GUIDELINES

Awning or Canopy

Within a development, the following elements shall be considered for Sign installations:

- 228. Awnings or canopies are limited to one prominent sign at unit entrances.
- 229. Awnings are preferred over canopies for use on storefronts less than 10m in length.
- 230. Three-point or four-point awnings are preferred.
- 231. Canopies are preferred over awnings for use on building frontages over 15 m long, where there is significant pedestrian activity or where people need to wait for significant durations.
- 232. Design awnings/canopies should be coordinated with and sympathetic to the style, scale and form of other on-site signage with the sign copy fitting easily onto the face of the awning/canopy for visual continuity. Canopy signs shall not repeat other on-site signs. *(Illustr.)*
- 233. Awnings, canopies and overhangs should incorporate architectural design features and the fenestration patterns (placement of windows and doors) of the buildings they extend from.
- 234. When placing awnings or canopies, the location and size shall minimally obscuring the building façade.
- 235. Transparent and translucent canopies, preferably made of wood or glass, are preferred to allow natural light to penetrate storefronts and the sidewalk.



Under-Awning or Under-Canopy

Within a development, the following elements shall be considered for Sign installations:

- 236. Signs attached to awnings or canopies shall be affixed below and permanently to the awning or canopy structure. Placing signs above the awning is discouraged. *(Illustr.)*
- 237. Under awning or projecting signs are encouraged to be more pedestrian oriented and used as an alternative to sandwich board signs.
- 238. Under awning or canopy signs should be incorporated into the building design to allow for signage flexibility.
- 239. Detailed material treatments (e.g. carvings, routing, layering or sculpting) should also be used for under awning/canopy signs.



DP2

DEVELOPMENT PERMIT GUIDELINES: HAZARD LANDS

The Hazard Lands Development Permit Guidelines are intended to ensure development takes place appropriately within two distinct classifications of hazards: Steep Slopes and Flood Prone Areas.

Steep Slopes: are those determined to have a minimum of 20% grade requiring additional studies and/or limitations to ensure development is either not compromised and or that development does not compromise adjacent lands.

Flood Prone: are those determined to fall within the 200 year Flood Plain as defined by the Province of British Columbia.

In order to provide further clarification of the guidelines within this section, pictures or graphic images are provided; and where a particular guideline is graphically illustrated, the notation “*illustr*” appears.



DP2 Hazard Lands Guidelines User Guide:

The following User Guide provides the main components required for each Hazard Land Development Permit application:

1. REVIEW and CONSIDER
 - A. Definitions for Further Clarification
 - B. Development Restrictions
 - C. Development Guidelines

2. SUBMIT COMPLETE APPLICATION
(Exact submission requirements to be confirmed by Staff)
 - D. Provide Qualifications of all Consultants
 - E. Identify Hazard Areas:
 - Steep Slopes
 - Flood Prone
 - F. Development Feasibility Study
 - G. Stormwater Management Plan
(if required—applies to Steep Slope Areas only)

3. REVIEW ADDITIONAL REQUIREMENTS
 - H. Inspections and Monitoring

NOTE: Notwithstanding the Hazard Land Guidelines listed in this section, a submission requirement may be waived, at the discretion of the General Manager, Planning and Development, if deemed unrelated to the type of development proposed in the Development Permit Application.

DP2 HAZARD LANDS

A. Definitions

For development in the Hazard Lands Development Permit Area, **REVIEW** and **CONSIDER** the following Definitions as follows:

Steep Slopes	Flood Prone
Arborist: A professional certified by the International Society of Arboriculture.	
Gross Floor Area: 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.	
Qualified Professional (QP): a Professional Engineer (PEng) or a Professional Geoscientist (PGeo) with demonstrated expertise and knowledge in geotechnical and/or steep slope development hazards. Must be registered with an appropriate professional organization in British Columbia; act under that association's Code of Ethics; be subject to disciplinary action by that association; and be reasonably relied on, through demonstrated suitable education, experience, accreditation and knowledge relevant to the subject matter, to provide advice within their area of expertise.	Qualified Professional (QP): A Professional Engineer (PEng) with demonstrated expertise and knowledge in water resources, drainage and stormwater management. Must be registered with an appropriate professional organization in British Columbia; act under that association's Code of Ethics; be subject to disciplinary action by that association; and be reasonably relied on, through demonstrated suitable education, experience, accreditation and knowledge relevant to the subject matter, to provide advice within their area of expertise.

B. Development Restrictions

For development in the Hazard Lands Development Permit Area, **REVIEW** and **CONSIDER** the following Development Restrictions as follows:

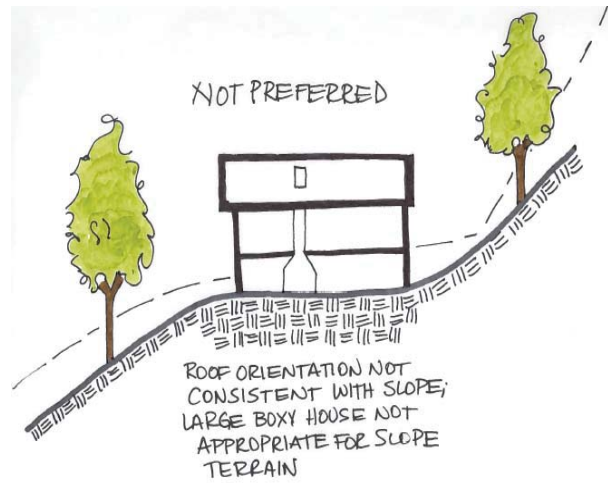
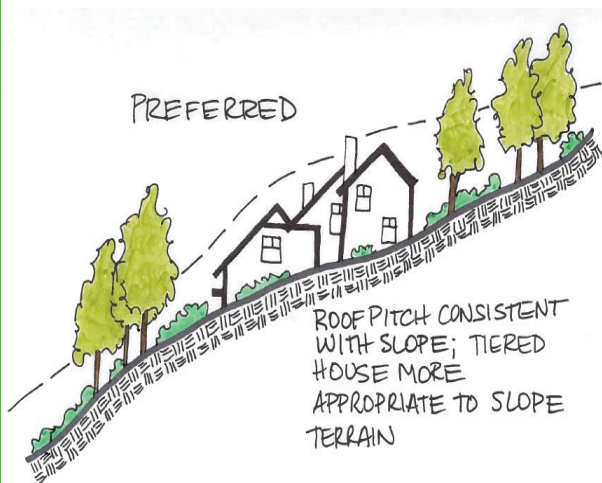
Steep Slopes	Flood Prone
1. Habitable buildings are not permitted on hazardous lands where future danger cannot or should not be mitigated.	
2. Areas subject to flooding, outlined in Figure 66 of this Official Community Plan, must remain free of development or be strictly developed, in accordance with Surrey Council Policy No. O-55.	
3. New large or greenfield developments or subdivisions are not permitted within flood prone areas of the City, as shown in Figure 66 of this Official Community Plan.	

DP2 HAZARD LANDS

C. Development Guidelines

For development in the Hazard Lands Development Permit Area, **REVIEW** and **CONSIDER** the following Development Guidelines as follows:

Steep Slopes	Flood Prone
<p>4a. Overall Site: If roads are required to access development, ensure road construction is done safely, preserving and slopes greater than twenty-five percent (25%) as undisturbed areas.</p>	<p>4b. Overall Site: Development within flood prone areas must take a coordinated approach to ensure soil and Building Permit issues and requirements are jointly met.</p>
<p>5a. Overall Site: Incorporate required parking into the natural landscape to minimize the requirement for lot grading (e.g. avoid large, flat parking areas).</p>	<p>5b. Overall Site: In lowland areas, including agricultural lands, fill placement shall be consistent with existing Surrey Bylaws, including the Surrey Stormwater Drainage Regulation and Charges Bylaw and the Soil Conservation and Preservation By-law, as amended.</p>
<p>6. Overall Site: Protect the important ecological and aesthetic values of environmentally significant features such as wildlife trees and ecologically-rare vegetative communities as the Best Management Practice to maintaining slope stability and preventing drainage and erosion problems.</p>	
<p>7. Overall Site: Minimize cut and fill excavation to preserve the natural topography of the hillside. (illustr).</p>	

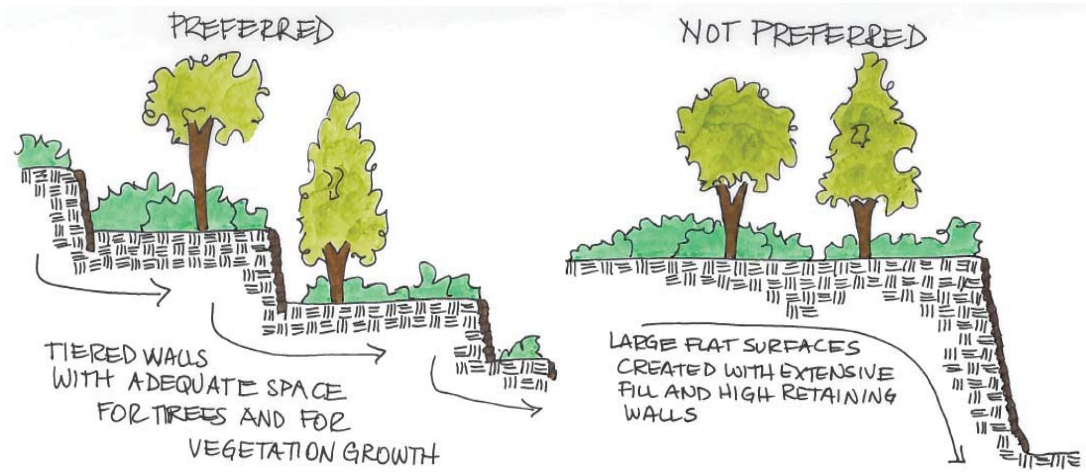


DP2 HAZARD LANDS

C. Development Guidelines (cont.)

For development in the Hazard Lands Development Permit Area, **SUBMIT** information with the Development Permit application that details the following:

Steep Slopes	Flood Prone
<p>8a. Building and Construction: Building, structures and paved surfaces shall be sited:</p> <ul style="list-style-type: none">a) away from areas subject to natural hazards, including, but not limited to, erosion, sloughing, rock fall, or land slippage;b) to minimize cutting into slopes;c) to avoid the use of retaining walls over 1.2 m in height. Retaining walls higher than 1.2 m shall be tiered or used with a landscaping break which compliments the natural slope of the land (<i>illustr.</i>);d) to avoid encroaching into the critical root zones of those trees being retained.	<p>8b. Building and Construction: Building, structures and paved surfaces shall be sited away from areas subject to flooding.</p>
<p>9a. Building and Construction: Ensure the location and construction of any underground structures, such as parkades, do not create conflicts with underground streams or other sub-surface water movements.</p>	<p>9a. Building and Construction: In existing areas, new development shall build to sufficiently meet the recommended Provincial Flood Construction Level (FCL) or as determined by a Qualified Professional or the City of Surrey.</p>

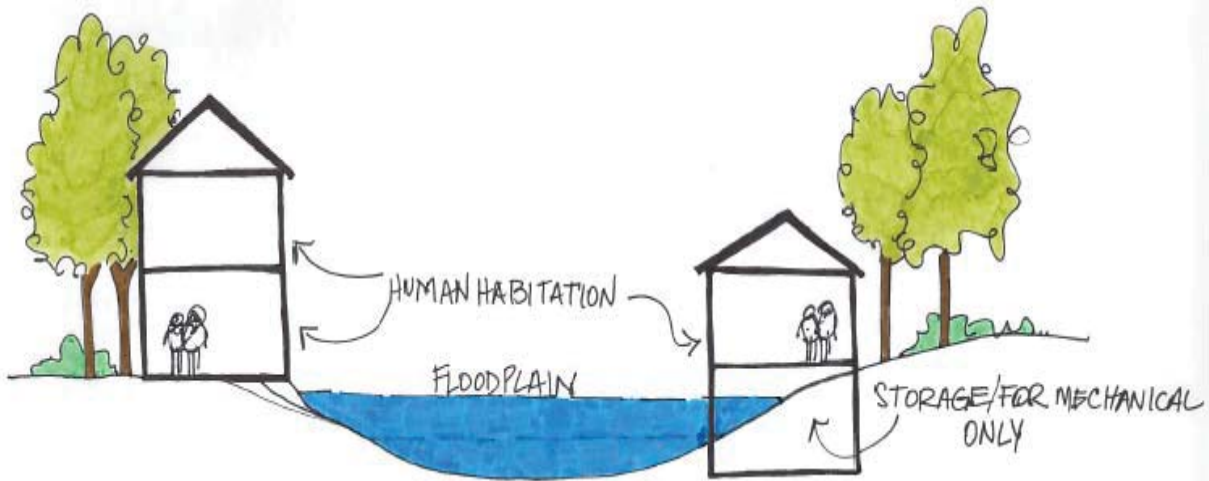


DP2 HAZARD LANDS

C. Development Guidelines (cont.)

For development in the Hazard Lands Development Permit Area, **REVIEW** and **CONSIDER** the following Development Guidelines as follows:

Steep Slopes	Flood Prone
	10. Building and Construction: Minor modifications to an existing building or structure may be considered provided the area of the addition does not exceed twenty percent (20%) of the existing Gross Floor Area and the foundations within the floodplain are designed to minimize the loss of floodplain storage.
	11. Building and Construction: Where a building or structure intrudes partially or completely within a floodplain (<i>illustr.</i>) any modification to the building foundation should be consistent with current Surrey Bylaws and policies, as amended. Consistency with all floodplain requirements shall be met prior to the issuance of a Building Permit.
	12. Building and Construction: Land shall remain free of buildings and structures for human habitation except where: a) the foundation is out of the area of the floodplain; b) those portions of a building or structure capable of being used for human habitation are located above the floodplain elevation. (<i>illustr.</i>)



DP2 HAZARD LANDS

C. Development Guidelines (cont.)

For development in the Hazard Lands Development Permit Area, **SUBMIT** information with the Development Permit application that details the following:

Steep Slopes	Flood Prone
13. Soils: Develop an understanding of the environmental and geological conditions of the site prior to any construction to ensure that the most appropriate methods and materials are used to develop a site. <input type="radio"/>	
14. Trees and Landscaping: Ensure the site is revegetated, post construction, with species best suited to provide and support slope stabilization. <input type="radio"/>	
15. Trees and Landscaping: Vegetate existing plant materials of significant size and/or relocate within the same development site. <input type="radio"/>	
16a. Subdivision: Ensure hillside subdivision layouts and specifications recognize severe climate conditions, the difficulty of road maintenance, the movement of pedestrians and any other environmental factors that can contribute to an overall sustainable development. <input type="radio"/>	16b. Subdivision: Subdivision within flood prone areas, excluding agricultural lands, shall not be allowed except where the realignment of lot lines would improve building location and lessen the impact of flooding. <input type="radio"/>
17. Subdivision: Avoid including portions of a site, with thirty percent (30%) slope or greater, in the lot size calculation, or where sufficient land with a slope less than thirty percent (30%) is not available. <input type="radio"/>	
18. Subdivision: Create larger lots or cluster developments to avoid significant disturbance to steep slope sites. <input type="radio"/>	

DP2 HAZARD LANDS

C. Development Guidelines (cont.)

For development in the Hazard Lands Development Permit Area, **SUBMIT** information with the Development Permit application that details the following:

Steep Slopes	Flood Prone
19. Subdivision: Ensure subdivision planning and design allows for as much untouched native and natural green space as possible. <i>(illustr.)</i>	
20. Subdivision: Direct more density to less sensitive parts of a site striving to achieve a minimum of thirty-five percent (35%) of the gross site as permanent open space. <i>(illustr.)</i>	



CONVENTIONAL DEVELOPMENT



ENVIRONMENTALLY-FOCUSED DEVELOPMENT

DP2 HAZARD LANDS

D. Submission Requirements—Consultant Qualifications

For development in the Hazard Lands Development Permit Area, **SUBMIT** information with the Development Permit application that provides the qualifications for each separate consultant used per development proposal, as follows:

Steep Slopes	Flood Prone
21. <input type="radio"/> A list of ALL registered Qualified Professionals, with demonstrated education, expertise, accreditation and knowledge relevant to geotechnical, steep slope development hazards, water resources, drainage and/or stormwater management who will be involved with the development.	
22. <input type="radio"/> A written statement, including all documentation, verifying the qualifications of all Qualified Professionals (QP) responsible for preparing report submissions or involved in monitoring site conditions for Steep Slopes.	
23. <input type="radio"/> Where more than one Qualified Professional is needed, a written statement identifying THE PRIMARY QP for the entire development in order to ensure all required reports are prepared by qualified professionals and are coordinated both in content and in execution.	

E. Submission Requirements—Identify Hazard Areas

For development in the Hazard Lands Development Permit Area, **SUBMIT** information with the Development Permit application detailing the location of the Hazard Lands in context with the development proposal:

Steep Slopes	Flood Prone
24a. <input type="radio"/> Steep Slopes: Refer to this Official Community Plan, Implementation Section II (d) Implementation Instruments, Development Permits, DP2 Hazard Lands and Figure 65, Steep Slope Hazard Lands Development Permit Area to determine the location of the Steep Slope Development Permit Area in Surrey.	24b. <input type="radio"/> Flood Prone: Refer to this Official Community Plan, Implementation Section II (d) Implementation Instruments, Development Permits, DP2 Hazard Lands and Figure 66: Flood Prone Hazard Lands Development Permit Area to determine the location of the Flood Prone Development Permit Area in Surrey.

DP2 HAZARD LANDS

F. Submission Requirements—Development Feasibility Study

For development in the Hazard Lands Development Permit Area, **SUBMIT** a Development Feasibility Study with the Development Permit application that details the following:

Steep Slopes	Flood Prone
<p>25. Overall Site: Information on how site grading will provide for a smooth and stable transition between the development site and adjacent properties including site cross-sections.</p>	
<p>26. Overall Site: A plan showing what areas are to be cleared, what areas of cut and fill are proposed and the estimated sequence and timing of the clearing and re-contouring operation.</p>	
<p>27a. Building and Construction: Measures, including sequencing and timing of earthworks, that will be put into place to prevent and mitigate possible erosion, sloughing, rock falling, or land slippage during ALL (pre, during and post) stages of development for both the subject property AND any adjacent property affected by the proposed development.</p>	<p>27b. Building and Construction: Measures, including sequencing and timing of earthworks, that will be put into place to prevent and mitigate possible flooding during ALL (pre, during and post) stages of development for both the subject property AND any adjacent property affected by the proposed development.</p>
<p>28. Soils: A comprehensive geotechnical report providing soil stability analysis in relation to the slope and its ability to accommodate development. Aspects to be addressed in this report include, but are not limited to, information about soil bearing capacity, recommendations on building foundation types, provisions about permanent and/or temporary placement of soil, stipulations on stormwater management (both during and after construction) and recommendations related to accessory buildings, landscaping, vegetation and slope maintenance</p>	
<p>29. Soils: Provide a detailed report, prepared by a Qualified Professional, illustrating how the development meets a minimum level of safety for geotechnical failures, as set out in the BC Building Code or as specified in the Association of Professional Engineers and Geoscientists of BC (APEG) Guidelines for Legislated Landslide Assessments for Proposed Residential Development, or whichever is greater. The City reserves the right to modify this guideline to suit the proposed development.</p>	

DP2 HAZARD LANDS

F. Submission Requirements—Development Feasibility Study (cont.)

For development in the Hazard Lands Development Permit Area, **SUBMIT** a Development Feasibility Study with the Development Permit application that details the following:

Steep Slopes	Flood Prone
<p>30. Trees and Vegetation: A site report prepared by an Arborist detailing the number of trees and the species or species mix and the condition and health of existing trees with details about how tree removal will impact any remaining trees or landscaping, whether on site or immediately adjacent to the site</p>	
<p>31. Trees and Vegetation: 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). The tree survey shall identify trees that are protected under Surrey's Tree Protection By-law making recommendations as to the retention or removal of trees where it is necessary to accommodate construction that cannot be located elsewhere. The Arborist must confirm that the grading and servicing plans for the development have been reviewed and that there are no conflicts with the trees proposed to be retained. Resolution of conflicts, if any exist, shall be undertaken before a Building Permit is issued.</p>	
<p>32. Drainage: A report detailing the type of drainage system that will be used to specifically prevent erosion, protect natural watercourses and protect properties that are either above, below or adjacent to the development site.</p>	

G. Stormwater Management Plan

For development in the Steep Slope Hazard Area, using plans, elevations, profiles and/or reports, **SUBMIT** a **STORMWATER MANAGEMENT PLAN** detailing, illustrating and describing the following:

33. **Drainage:** Depending on the size of the development and complexity of the site conditions, a Stormwater Management Plan may be required for the entire site and downstream drainage areas. (*illustr.*) Specific details to be addressed in the Management Plan include information about the:
- a) Hydrological conditions prior to and after development
 - b) Existing groundwater conditions, especially spring and interflow areas prior to and after development.
 - c) Protection of natural flow paths, volumes and storage resources
 - d) Impacts on trees, vegetation and other environmental features due to changes in drainage patterns
 - e) Water quality prior to, during, and after development
 - f) Sediment and erosion control
 - g) On and off-site drainage impacts (e.g. drainage from an upper lot to a lower lot).



DP2 HAZARD LANDS

H. Inspections and Monitoring

For development in the Hazard Lands Development Permit Area, REVIEW additional inspection and monitoring requirements that may be required for Development Permit applications:

34. Retain the QP who prepared the Development Feasibility Study, to carry out field inspections during the construction of the project to confirm that the construction is in compliance with the recommendations of the Development Feasibility Study. This is a condition of the Building Permit for development within hazard lands identified in Figure 65 and 66. The QP must provide the Building Inspector with field reports related to the geotechnical aspects of the project and, at the time of final inspection of the completed building project, the QP must certify, in writing to the Building Inspector, that all aspects of the construction have been completed in compliance with their design and recommendations.
35. Further to DP2.1 of these Hazard Lands Development Permit Guidelines, Restrictive Covenants may be required as part of the development approval process for any hazardous lands (steep slopes or flood areas) to ensure any technical reports and specifications for the site, during and after construction, run with the lands and are followed as required by any future property owners.

DP4

DEVELOPMENT PERMIT GUIDELINES: FARMING PROTECTION

The Farming Protection Development Permit Guidelines are intended to protect Agriculture and Farming operations from the effects of adjacent urban development by using Vegetation Buffers and Building and Site Design specifications.

Vegetation Buffers: represent the area adjacent to the Agricultural Land Reserve (ALR) used to create a physical and visual separation between agricultural land and urban development.

Building and Site Design: building and layout specifications used to supplement the vegetation buffers to further reduce conflicts and negative impacts of urban development on agricultural land.

In order to provide further clarification of the guidelines within this section, pictures or graphic images are provided; and where a particular guideline is graphically illustrated, the notation “*illustr.*” appears.



DP4 Farm Protection Guidelines User Guide:

The following User Guide provides the main components required for each Farm Protection Development Permit application:

1. REVIEW and CONSIDER
 - A. Agricultural-Urban Conflict Requirements
 - B. Development Guidelines

2. SUBMIT COMPLETE APPLICATION
 - C. Determine Setbacks and Buffers
 - Single Family Uses
 - Multiple Family Uses
 - Non-Residential Uses

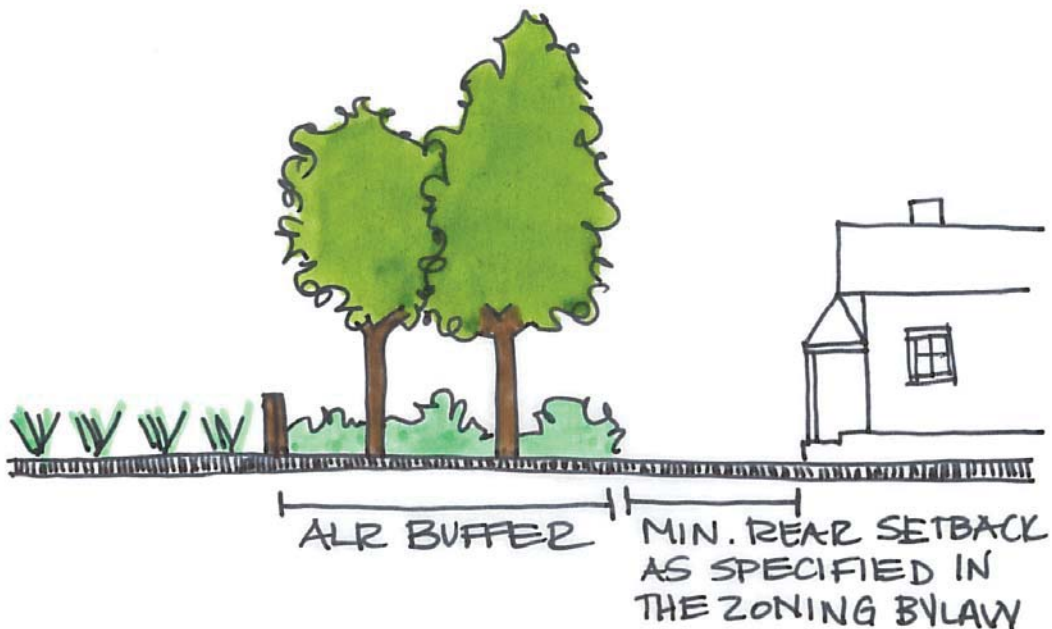
DP4 FARMING PROTECTION

A. Agriculture-Urban Conflict Requirements

For any development adjacent to agricultural land falling within the Farm Protection Development Permit Area, **REVIEW** and **CONSIDER** the following Agriculture-Urban Conflict Requirements:

Farm Protection

1. 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*.
2. 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 building face and the vegetated agricultural buffer shall be determined by the minimum yard setback for each applicable zone, in accordance with Surrey's Zoning By-law, as amended. (*illustr.*)
3. 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



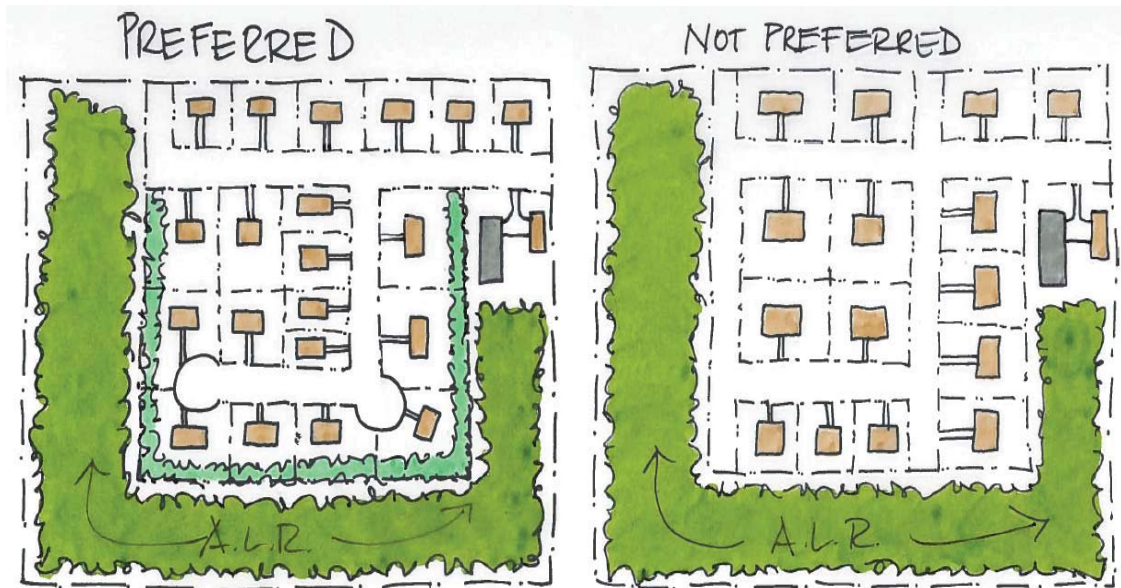
DP4 FARMING PROTECTION

A. Agriculture-Urban Conflict Requirements (cont.)

For any development adjacent to agricultural land falling within the Farm Protection Development Permit Area, **REVIEW** and **CONSIDER** the following Agriculture-Urban Conflict Requirements:

Farm Protection

4. 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. (*illustr.*)
5. Where appropriate, use roads, topographic features, watercourses, ditching, no-build areas, vegetated and fenced barriers as buffers to preserve large farm units and areas from the encroachment of non-agricultural uses. (*illustr.*)
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. Where natural buffers are not feasible, create buffers and/or compatible uses (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. (*illustr.*)



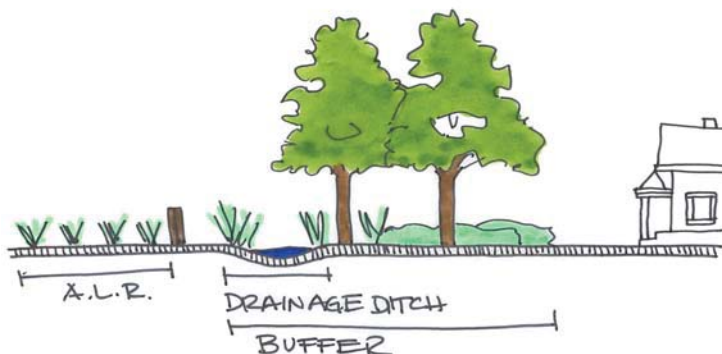
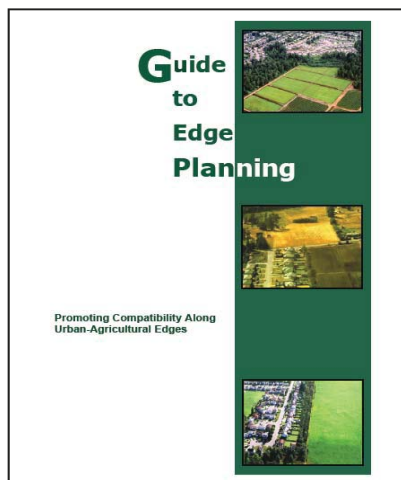
DP4 FARMING PROTECTION

B. Development Guidelines

For any development adjacent to agricultural land falling within the Farm Protection Development Permit Area, **REVIEW** and **CONSIDER** the following Development Guidelines as follows:

General Buffer Design

7. 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, create vegetated buffers and/or compatible uses (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.
8. 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.
9. 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.
10. Include a mix of “appropriate” deciduous and coniferous trees a minimum of 2m—4m apart.
11. Preserve all existing, healthy and mature trees located within the agricultural buffer area.
12. 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.
13. 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.



DP4 FARMING PROTECTION

B. Development Guidelines (cont.)

For any development adjacent to agricultural land falling within the Farm Protection Development Permit Area, **REVIEW** and **CONSIDER** the following Development Guidelines:

General Buffer Design (cont.)

14. 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.
15. Ensure public safety and security is taken into consideration in the design and development of trails and sidewalks near vegetated buffer areas.
16. Consider the use of rock boulders and firm edges between the buffer and any developed area, particularly with single family developments.

Buffer Installation and Maintenance

17. 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.
18. 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.
19. Use Statutory Easements combined with a Restrictive Covenants to ensure buffers are established, maintained and accessible by maintenance crews.
20. 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 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.
21. 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

B. Development Guidelines (cont.)

For any development adjacent to agricultural land falling within the Farm Protection Development Permit Area, **REVIEW** and **CONSIDER** the following Development Guidelines:

Parks and Trail Design

22. 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.
23. 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.

Development and Building Design

24. 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.

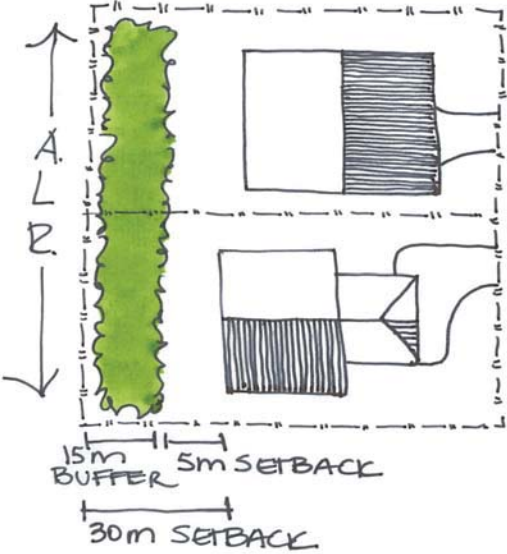
DP4 FARMING PROTECTION

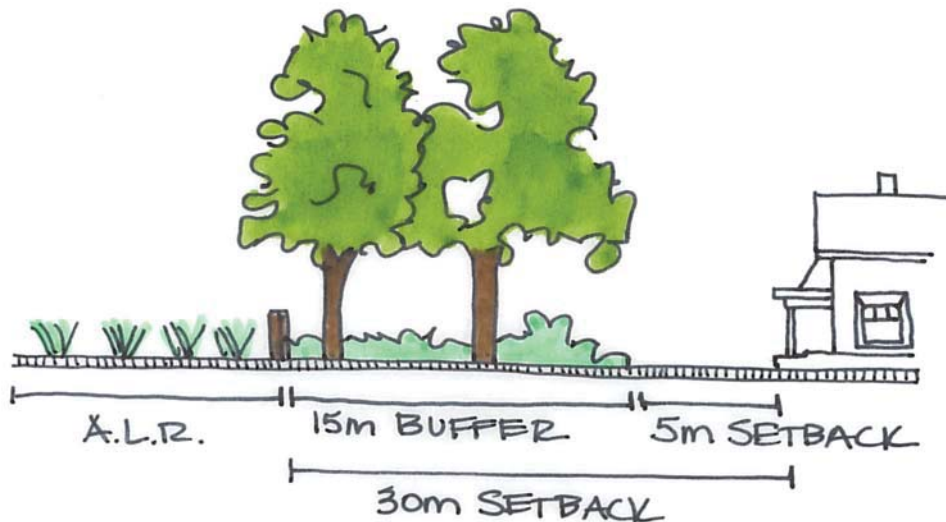
C. Setbacks and Buffers

For development in the Farm Protection Development Permit Area, **SUBMIT a COMPLETE APPLICATION** using site plans, building and street elevations, that detail the setbacks and buffers required for development adjacent to the Agricultural Land Reserve, as follows:

SINGLE FAMILY USES

Scenario: ALR Abutting a Yard

25. For properties with a YARD abutting the ALR (<i>illustr.</i>):	
⇒ Minimum building setback from the Agricultural Land Reserve boundary is 30 m	
⇒ 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 (<i>illustr.</i>)	
⇒ Minimum vegetated buffer width is 15 m	
⇒ Vegetated landscape buffer remains under private ownership.	



DP4 FARMING PROTECTION

C. Setbacks and Buffers (cont.)

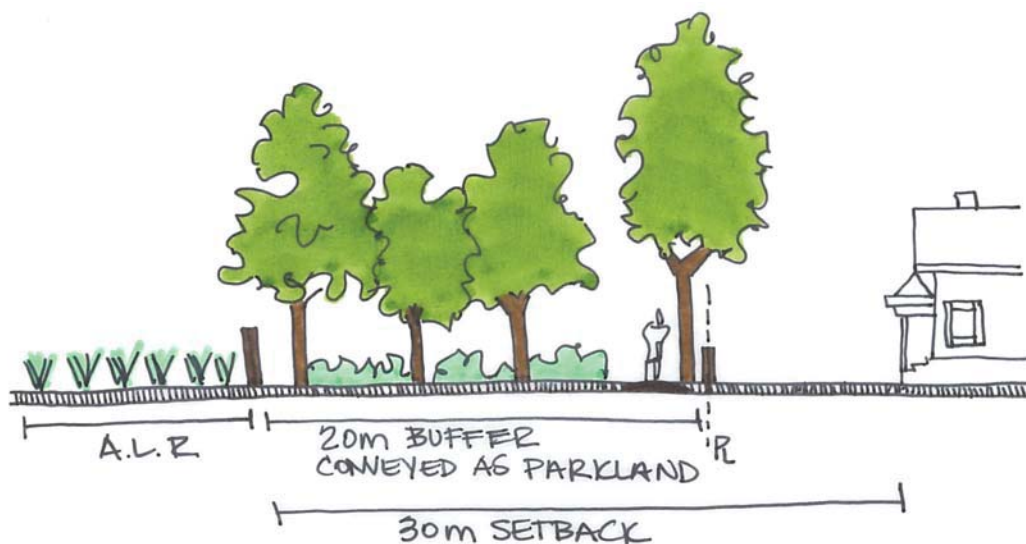
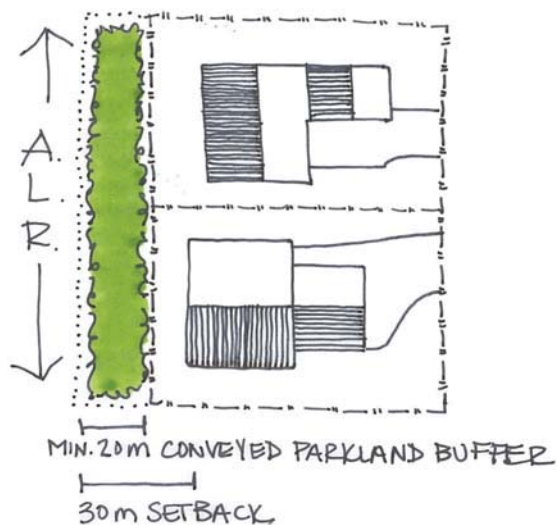
For development in the Farm Protection Development Permit Area, **SUBMIT a COMPLETE APPLICATION** using site plans, building and street elevations, that detail the setbacks and buffers required for development adjacent to the Agricultural Land Reserve, as follows:

SINGLE FAMILY USES

Scenario: ALR Abutting a Yard as Parkland

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

- ⇒ Minimum building setback from the Agricultural Land Reserve boundary is **30 m**
- ⇒ 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.



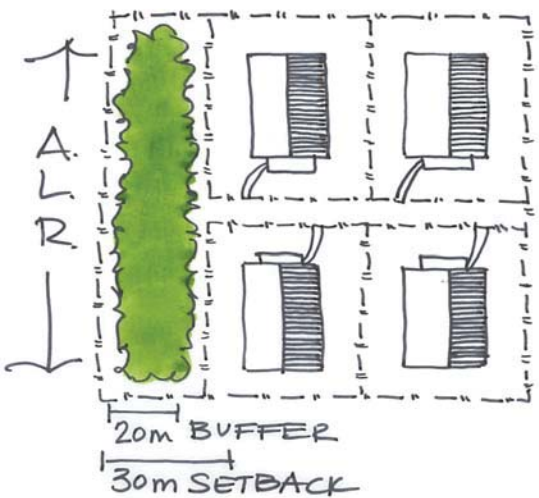
DP4 FARMING PROTECTION

C. Setbacks and Buffers

For development in the Farm Protection Development Permit Area, **SUBMIT a COMPLETE APPLICATION** using site plans, building and street elevations, that detail the setbacks and buffers required for development adjacent to the Agricultural Land Reserve, as follows:

SINGLE FAMILY USES

Scenario: ALR Abutting Yard Under Strata Control

27. For properties with a YARD UNDER STRATA CONTROL abutting the ALR (<i>illustr.</i>):	
⇒ Minimum building setback from the Agricultural Land Reserve boundary is 30 m	
⇒ 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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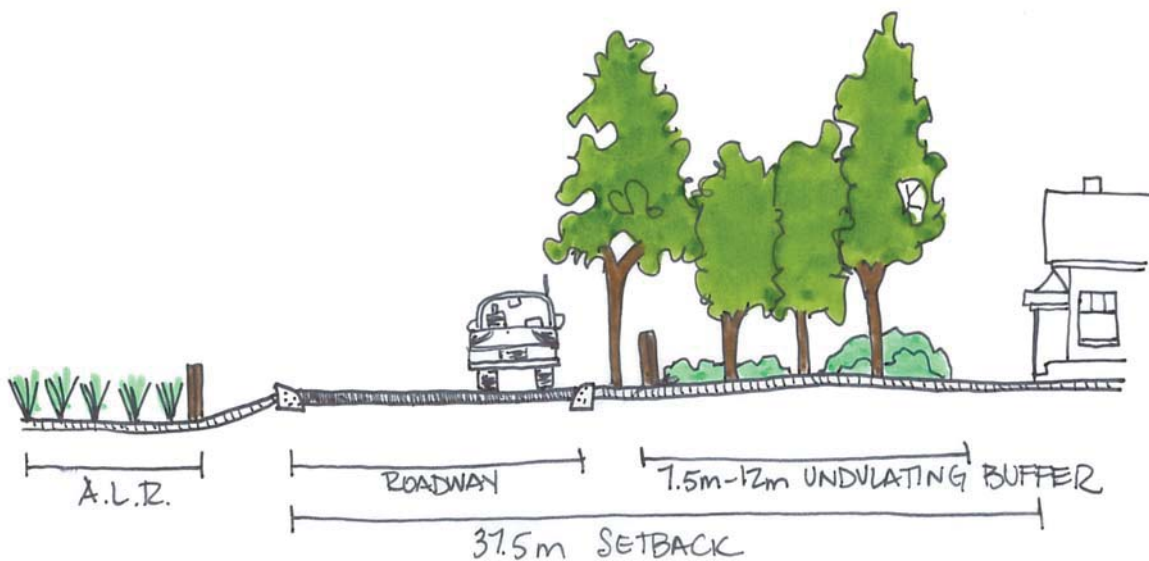
C. Setbacks and Buffers (cont.)

For development in the Farm Protection Development Permit Area, **SUBMIT a COMPLETE APPLICATION** using site plans, building and street elevations, that detail the setbacks and buffers required for development adjacent to the Agricultural Land Reserve, as follows:

SINGLE FAMILY USES

Scenario: ALR Abutting a Road

<p>28. For properties with a ROAD abutting the ALR (<i>illustr.</i>):</p>	 <p>The diagram shows a plan view of a property. On the left, a vertical line represents the 'A.L.R.' boundary. To its right is a 'ROAD'. Further right is a '7.5-12m UNDULATING BUFFER' represented by a wavy green line. To the right of the buffer is a '37.5m SETBACK' area containing a house with a garage and a driveway.</p>
<p>⇒ Minimum building setback from the Agricultural Land Reserve boundary is 37.5 m</p>	
<p>⇒ Increase zoning setbacks, where possible, to accommodate appropriate and effective rear yard space for buffers</p>	
<p>⇒ 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 width of 10 m</p>	
<p>⇒ Vegetated buffer remains under private ownership.</p>	



DP4 FARMING PROTECTION

C. Setbacks and Buffers

For development in the Farm Protection Development Permit Area, **SUBMIT a COMPLETE APPLICATION** using site plans, building and street elevations, that detail the setbacks and buffers required for development adjacent to the Agricultural Land Reserve, as follows:

MULTIPLE FAMILY USES

Scenario: ALR Abutting a Lot

29. For properties with Multiple Family uses 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.
- ⇒ Buffer widths increased to accommodate additional densities shall also be developed in conjunction with parkland or passive open space
- ⇒ 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.



DP4 FARMING PROTECTION

C. Setbacks and Buffers (cont.)

For development in the Farm Protection Development Permit Area, **SUBMIT a COMPLETE APPLICATION** using site plans, building and street elevations, that detail the setbacks and buffers required for development adjacent to the Agricultural Land Reserve, as follows:

NON-RESIDENTIAL USES

Scenario: ALR Abutting a Lot

30. For properties with Non-Residential uses 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.

