



# Proposed Metro 2040 Land Use Amendment

## CITY OF SURREY - HAZELMERE

James Stiver

MANAGER, GROWTH MANAGEMENT AND TRANSPORTATION

Regional Public Hearing June 13, 2018 Public Hearing



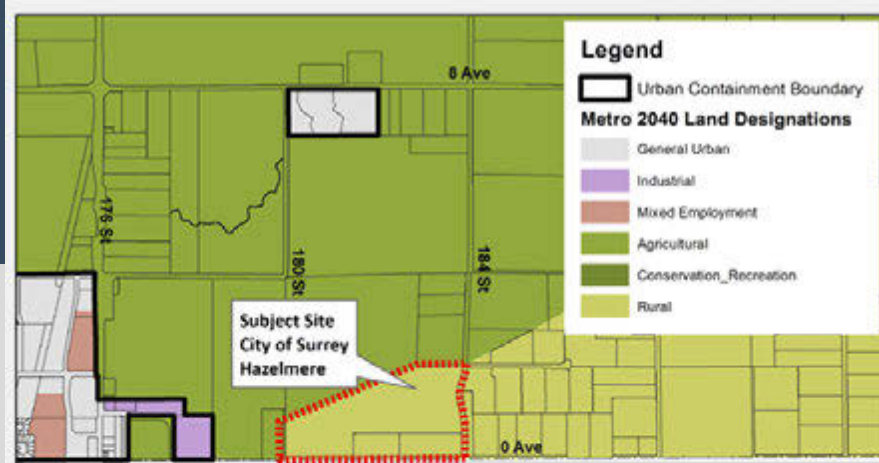
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Public Hearing  
**City of Surrey - Hazelmere Area**

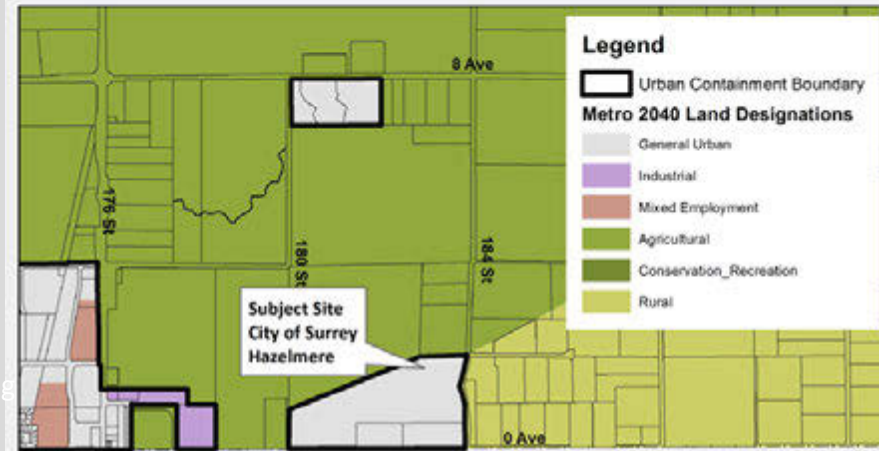
# Proposed Amendment

- 23.7 hectare (58.6 acre) site with a *Metro 2040* Rural Designation
- Extend the Urban Containment Boundary
- Redesignate from “Rural” to “General Urban”
- *Metro 2040* Type 2 Amendment: 2/3 affirmative weighted vote and Regional Public Hearing

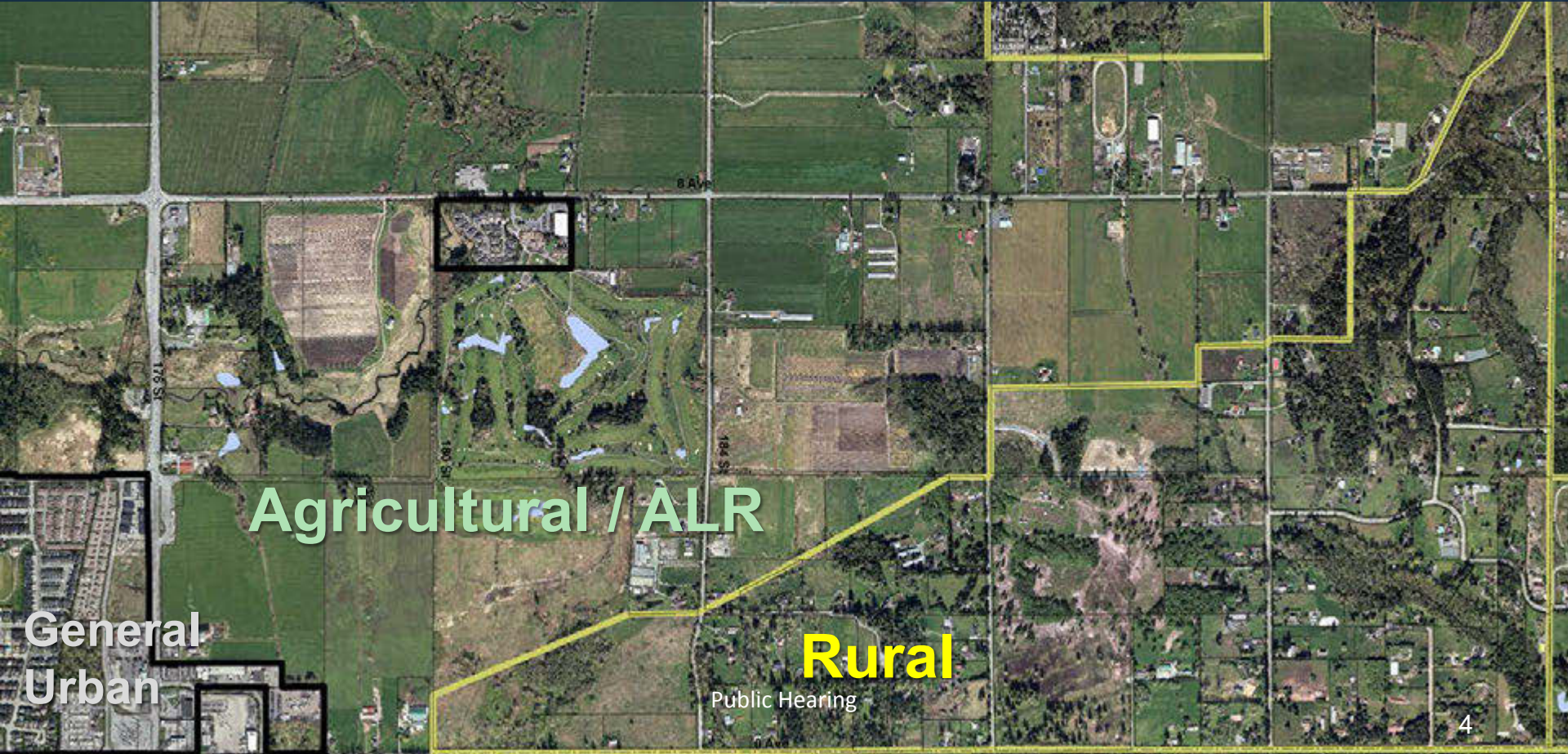


Existing Regional Land Use Designation

Proposed Regional Land Use Designation



# Current Land Uses



**Agricultural / ALR**

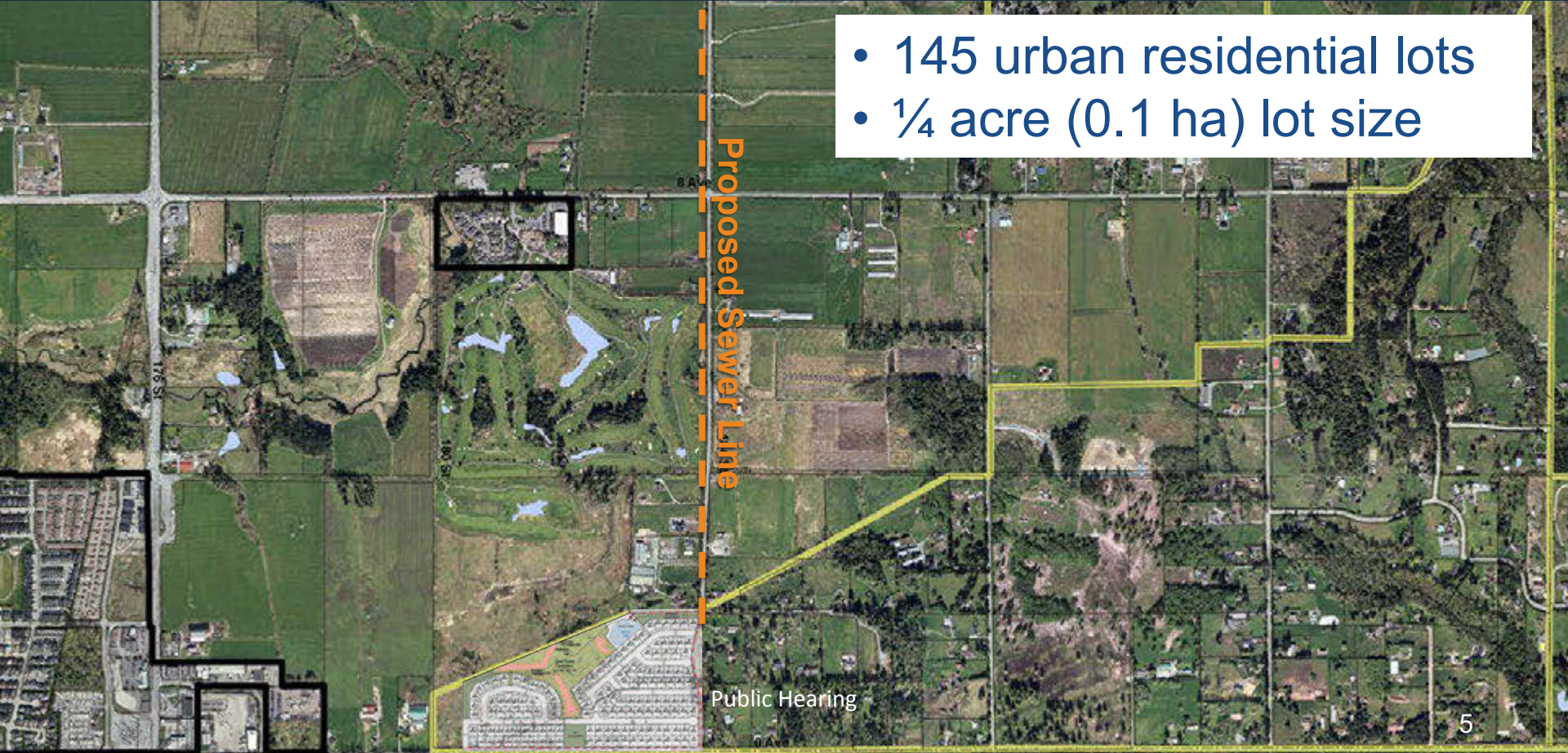
**General  
Urban**

**Rural**

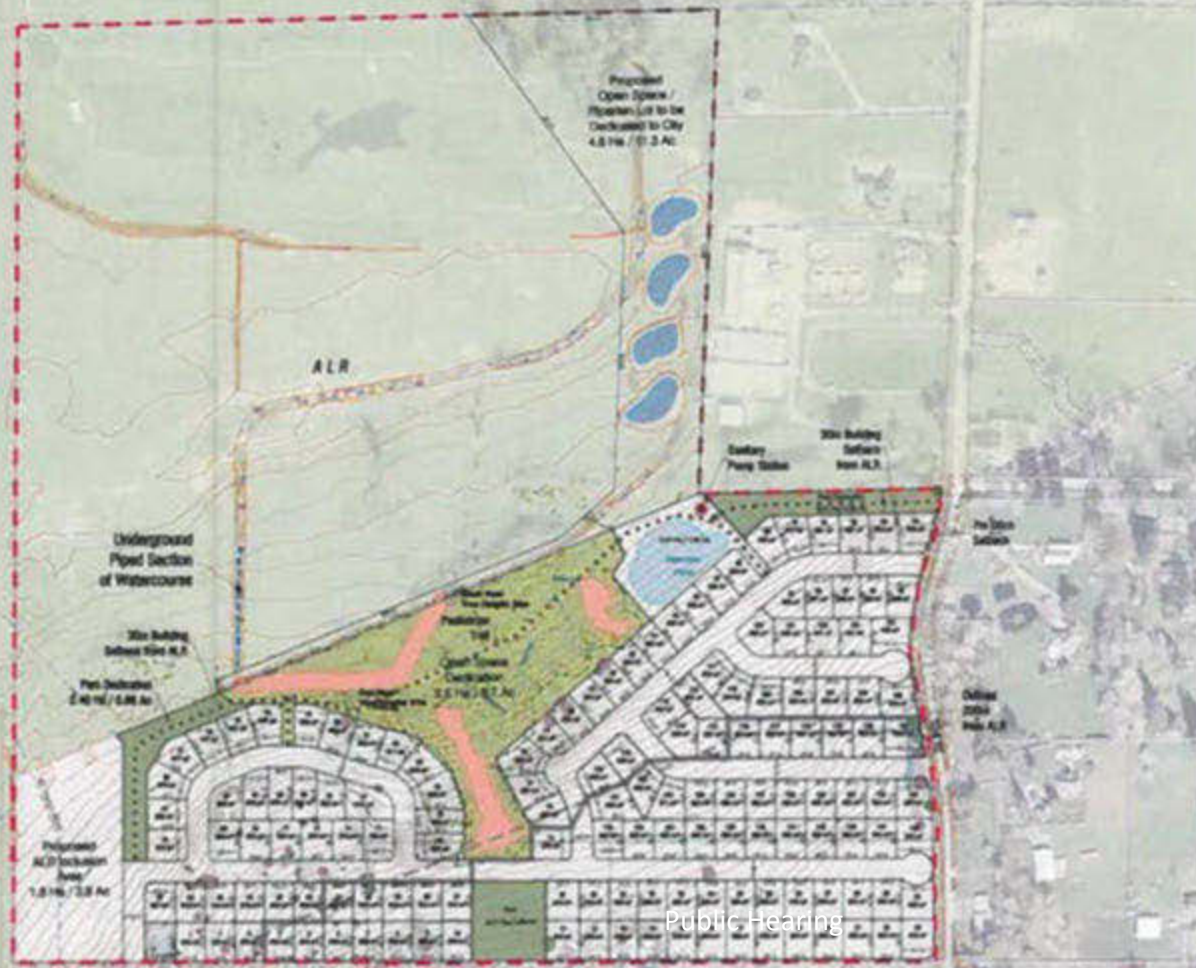
Public Hearing

# Proposed Residential Development

- 145 urban residential lots
- ¼ acre (0.1 ha) lot size



## PROPOSED SUBDIVISION PLAN



- Park Dedication:**  
 1.22 Ha / 3.01 Ac  
 (5% of Developable Area\*)  
 \*Excludes ALR & portion to be included in ALR
- Open Space**  
 3.51 Ha / 8.67 Ac
- 5m from TOB**
- 10m from TOB / Wetted Area**
- 15m from TOB / Wetted Area**
- Actual 200m ALR Boundary**
- Assumed 200m ALR Density Boundary**
- TPZ**  
 Tree Targeted for Retention (7)
- TPZ**  
 Tree Proposed Removal (68)
- Higher valued trees, Alders,  
 or outside development area**

Public Hearing

# Metro 2040 Land Use Provisions

## Rural (current)

- Lower density residential, small scale commercial, industrial, institutional and agricultural uses; does not permit urban servicing (i.e. sewer) except to protect the environment

## General Urban (proposed)

- All forms of higher density urban development including: residential, commercial, recreation, services and institutional uses; generally generates significant vehicle trips

# Metro 2040 Considerations

- Contain urban development within the Urban Containment Boundary (UCB)
- Protect agricultural lands and viability
- Protect and enhance natural features
- Develop healthy and complete communities with access to a range of services and amenities
- Coordinate land use and transportation to encourage transit, cycling and walking
- Whether the amendment sets a precedent / signals speculation





Thank you

Public Hearing



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