

Attachment 3
*Current and Proposed Regional
Land Use Designations*

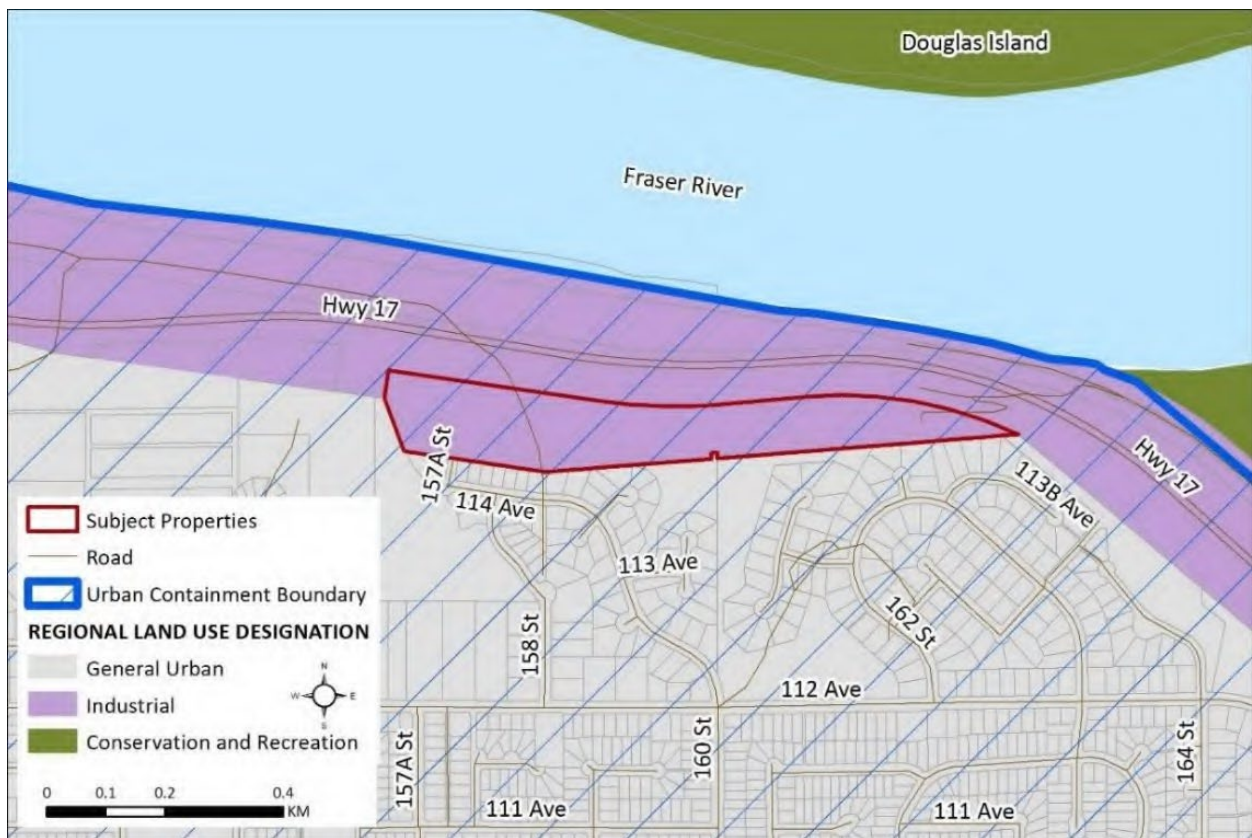
ATTACHMENT 3: CURRENT AND PROPOSED REGIONAL LAND USE DESIGNATIONS

Current Regional Land Use Designations

The subject site is 10.2 hectares in size, and is bounded by the South Fraser Perimeter Road (Highway 17) and Canadian National Railway yard to the north, Surrey Bend Regional Park to the east, suburban single-detached dwellings and City-owned parkland to the south, and Highway 17 and City-owned parkland to the west.

The subject site is currently designated Industrial (purple with red outline) in the City's Official Community Plan (OCP) and zoned One-Acre Residential Zone and Light Impact Industrial Zone in the City's Zoning Bylaw.

The site, outlined in red below, is undeveloped, though since late 2021, significant site disturbance and tree removal has occurred as part of the Trans Mountain Pipeline Expansion Project.



Proposed Regional Land Use Designation

The diagram below shows the proposed amendment to the RGS, changing the regional land use designation of the subject properties to General Urban.

