

# NOTICE OF REZONING BYLAW

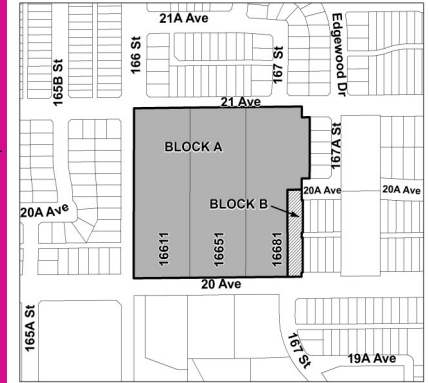
City of Surrey Council Meeting

**MONDAY, MAY 6, 2024**

**STARTING AT 7PM**

View the livestream at [surrey.ca](https://surrey.ca) or at City Hall

**13450 —104 Avenue**



Notice is hereby given that the proposed rezoning bylaw "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21202" will be read for the first time by the City of Surrey Council at the Council Meeting on May 6, 2024, for the purposes of potential adoption.

In accordance with Section 464 of the Local Government Act, no public hearing is permitted for applications that are consistent with the Official Community Plan and are primarily residential.

## **Planning Report—Application No. 7924-0032-00**

**Location:** 16611, 16651 and 16681 - 20 Avenue

**Purpose of Bylaw and Development Variance Permit:** The applicant is requesting to rezone a portion of the site shown shaded in grey on the location map and labeled Block A from One-Acre Residential Zone and Single Family Residential (12) Zone to Multiple Residential 30 Zone and a portion of the site shown hatched and labeled Block B from One-Acre Residential Zone to Single Family Residential (10) Zone in order to develop 194 townhouse units and two single family lots. The exact location and area definition of the lands being amended can be found in the Survey Plan contained within the bylaw.

In addition, the proposal includes a Development Variance Permit to reduce the minimum north front yard setback from 4.5 metres to 4.0 metres to the principal building face for Buildings 19, 20, 21, and 22; to reduce the minimum north side yard setback from 6.0 metres to 4.0 metres to the principal building face for Building 18; to reduce the minimum west front yard setback from 4.5 metres to 4.0 metres to the principal building face for Buildings 17, 18, 30 and 31; to reduce the minimum west side yard setback from 6.0 metres to 4.0 metres to the principal building face for Building 15; to reduce the minimum south setback from 6.0 metres to 4.5 metres to the principal building face for Buildings 3, 4 and 5 and from 6.0 metres to 5.1 metres for side yard of Building 2; to reduce the minimum east side yard setback from 6.0 metres to 4.0 metres to the principal building face for Building 22; to reduce the minimum southeast side yard setback from 6.0 metres to 3.7 metres to the principal building face for Building 22; and to reduce the minimum east front yard setback from 4.5 metres to 4.0 metres to the principal building face for Buildings 1 and 2.

## OWNER/OCCUPANT



**Office of the City Clerk**

13450 – 104 Avenue,  
Surrey, BC V3T 1V8  
Canada

**READ THE PLANNING REPORT AND RELATED DOCUMENTS:**

At City Hall Monday to Friday 8:30am-4:30pm except statutory holidays or online at [surrey.ca](http://surrey.ca)

Contact Planning if you have any questions regarding this rezoning at:

[planningdevelopment@surrey.ca](mailto:planningdevelopment@surrey.ca)

**SUBMIT YOUR COMMENTS:**

**Your comments must be received in writing by 12:00 noon on Council day for distribution to Council.**

**Online Webform:** [surrey.ca](http://surrey.ca)

**Email:** [clerks@surrey.ca](mailto:clerks@surrey.ca)

**Mail:** Office of the City Clerk at the address above

**Fax:** 604-501-7578

**WATCH THE COUNCIL MEETING:**

In Council Chambers, live online or view the video the following day at [surrey.ca](http://surrey.ca).