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## A. ADOPTION OF THE AGENDA

Council is requested to pass a motion to adopt the agenda.

## B. LAND USE APPLICATIONS

### 1. 7922-0308-00

**12938 - 110 Avenue**

Owners: M. Maniani , S. Maniani

Agent: M. Maniani

#### **Development Variance Permit**

*to allow a basement well and basement access between the principal building and side (south) lot line of a proposed single family dwelling.*

#### \* **Planning Recommendation**

The Planning & Development Department recommends that Council approve Development Variance Permit No. 7922-0308-00 (Appendix II), to vary Part 16 - Single Family Residential Zone (RF), Section J. 3. to permit basement access and the basement well to be situated between the principal building and the side (south) lot line, to proceed to Public Notification.

### 2. 7922-0177-00

**17358 - 2 Avenue**

Owner: N. Bhullar

Agent: Terra Nobis Consulting (Jimmy Lee)

#### **Rezoning from RF to RF-10**

*to allow subdivision into two single family lots.*

#### \* **Planning Recommendation**

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) approval from the Ministry of Transportation & Infrastructure;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

\* **Bylaw Readings**

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20816"

**First Reading**

**Second Reading**

**That the Public Hearing be held on Monday, January 30, 2023, at 7:00 p.m.**

3. **7921-0349-00**

**15694 - 112 Avenue**

Owners: S. Saran, C. Saran

Agent: CitiWest Consulting Ltd. (Roger Jawanda)

**Rezoning from RA to RF**

**Development Variance Permit**

*to allow subdivision into four single family lots, one with further subdivision potential, and to vary the east side yard setback and parking requirements to retain the existing dwelling on proposed Lot 2.*

\* **Planning Recommendation**

The Planning & Development Department recommends that:

- 1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.

2. Council approve Development Variance Permit No. 7921-0349-00 (Appendix VI), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum (east) side yard setback of the RF Zone from 1.8 metres to 0.6 metres to the principal building face for proposed Lot 2; and
  - (b) to vary the maximum number of required parking spaces that can be accommodated within the front driveway from 2 vehicles to 3 vehicles.
  
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

\* **Bylaw Readings**

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20817"

**First Reading**

**Second Reading**

**That the Public Hearing be held on Monday, January 30 2023, at 7:00 p.m.**

4. **7921-0031-00**  
**12750 and 12768 - 60 Avenue**  
Owners: R. Dhillon, A. Dhillon, G. Dhillon, R. Dhillon  
Agent: Coastland Engineering & Surveying Ltd. (Michael Helle)  
**NCP Amendment from "Proposed Single Family (6 u.p.a.)" to "Small lot (10 u.p.a.)"**  
**and for changes to the road network.**  
**Rezoning from RA to RF-13 and RF-10**  
**Development Variance Permit**  
*to allow subdivision into five single family small lots.*

\* **Planning Recommendation**

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" for the portion shown as Block A on the attached Survey Plan (Appendix II), and to "Single Family Residential (10) Zone (RF-10)" for the portion Block B on the attached Survey Plan, and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0031-00 (Appendix VII), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width for a Type II Interior Lot under Section K. Subdivision of Part 16B "Single Family Residential (13) Zone (RF-13)" from 13.4 metres to 13.3 metres for proposed Lots 2 and 3.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) Approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

- (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend the West Newton / Highway 10 Neighbourhood Concept Plan (NCP) to re-designate the land from "Proposed Single Family (6 u.p.a.)" to "Small Lot (10 u.p.a.)", and for changes to the road network when the project is considered for final adoption.

\* **Bylaw Readings**

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20818"

**First Reading**

**Second Reading**

**That the Public Hearing be held on Monday, January 30, 2023, at 7:00 p.m.**

5. **7922-0233-00  
16487 - 28 Avenue**

Owners: Medusa Construction Corp.

Director Information: Dilraj Atwal

No Officer Information Filed as at September 28, 2021

Agent: Hub Engineering Inc. (Mike Kompter)

**NCP Amendment from "Existing One Acre & Half Acre Lots" to "Single Detached (3-4 u.p.a.)"**

**Rezoning from RA to RQ**

**Rezoning to Amend Schedule G, Section E, Map 11 North Grandview Heights to include the subject site within Area B**

**Development Permit / Development Variance Permit**

*to allow subdivision into four single family lots.*

\* **Planning Recommendation**

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. A By-law be introduced to amend Map 11, North Grandview Heights of Schedule G, Section E, of Surrey Zoning By-law, 1993, No. 12000, to identify the property at 16487 - 28 Avenue within Area B and a date be set for Public Hearing.

3. Council authorize staff to draft Development Permit No. 7922-0233-00 for Sensitive Ecosystems (Streamside Areas), generally in accordance with the attached finalized Ecosystem Development Plan.
4. Council approve Development Variance Permit No. 7922-0233-00 (Appendix VI), varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RQ Zone from 24 metres to 17.7 metres for proposed Lots 3 and 4.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department;
  - (g) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
  - (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department; and
  - (i) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.
6. Council pass a resolution to redesignate the subject site from "Existing One Acre & Half Acre Lots" to "Single Detached (3-4 u.p.a.)" in the North Grandview Heights Neighbourhood Concept Plan (NCP) when the project is considered for final adoption.

\* **Bylaw Readings**

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20819"

**First Reading**

**Second Reading**

**That the Public Hearing be held on Monday, January 30, 2023, at 7:00 p.m.**

"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 20820"

**First Reading**

**Second Reading**

**That the Public Hearing be held on Monday, January 30, 2023, at 7:00 p.m.**

**C. ADDITIONAL PLANNING COMMENTS**

This section has no items to consider.

**D. ITEMS REFERRED BACK**

This section has no items to consider.

**E. CORPORATE REPORTS**

This section has no items to consider.

**F. CORRESPONDENCE**

This section has no items to consider.

**G. NOTICE OF MOTION**

This section has no items to consider.

**H. BYLAWS AND PERMITS**

**BYLAWS**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19484, Amendment Bylaw 2022, No. 20793"  
7922-0232-00  
Owner: 689940 B.C. Ltd. (Director Information: Gurdial K. Johal, Makhan S. Johal)  
Agent: DF Architecture Inc. (Jessie Arora)  
To amend Comprehensive Development Bylaw No. 19484 in order to allow a child care centre as a permitted use for the subject site 14858 - 60 Avenue

Council direction received November 14, 2022

**Final Adoption**

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20481"  
7921-0045-00  
Owners : N. K. Randio, P. S. Paul, B. K. Singh and K. Singh  
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)  
RF to RF-SD – 18464 - 64 Avenue – to allow subdivision of the subject site into four semi-detached single-family residential lots.

Council direction received November 22, 2021

**Final Adoption**

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19932"  
7918-0032-00  
Owners: N. and R. Malhotra  
Agent: Ravinder S. Gill  
To redesignate the site - 8013 - 144 Street; Portion of Road (Hawkstream Drive) from Suburban to Urban.

**Note:** Change of owner and agent

Council direction received October 7, 2019

**Final Adoption**

- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19933"  
CD By-law No. 11397 to RF - 8013 - 144 Street; Portion of Road (Hawkstream Drive)  
To subdivide the site into 2 single family lots.

Council direction received October 7, 2019

**Final Adoption**



**BYLAWS WITH PERMITS**

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20770"  
7922-0091-00  
Owners: S. Anderson, S. Anderson  
Agent: S. Anderson  
RF to RM-D – 10945 - 142 Street – to bring an existing, non-conforming duplex into compliance under the appropriate zone in the Zoning Bylaw No. 12000 for future strata conversion.

Council direction received October 3, 2022

**Final Adoption**

Development Variance Permit No. 7922-0091-00  
10945 - 142 Street (10947 - 142 Street)  
To reduce the minimum lot width from 24 metres to 23 metres.

Council supported November 28, 2022

**That Council authorize the issuance of Development Variance Permit No. 7922-0091-00.**

**PERMITS - APPROVALS**

5. Development Variance Permit No. 7920-0171-00  
7648 Harvie Road  
Owner: Green Oil Industrial Ltd. (Director Information: Bala Vanumamalai)  
Agent: Bala Vanumamalai  
The applicant is requesting a variance to increase the maximum setback from the front lot line from 50 metres to 82 metres and increase the maximum depth of the farm residential footprint from the front lot line from 60 metres to 92 metres, in order to construct a new single family dwelling.

Supported by Council January 31, 2022

**That Council authorize the issuance of Development Variance Permit No. 7920-0171-00.**

Development Permit No. 7920-0171-00  
7648 Harvie Road– To issue Development Permit for Sensitive Ecosystems (Streamside Areas)

**That Council authorize the issuance of Development Permit No. 7920-0171-00.**

**APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED**

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19374"  
7915-0270-00  
Owners: B. Bath, R. Bath and A. Bath  
Agent: Barnett Dembek Architects Inc. (Maciej Dembek)  
RA and RM-15 to RM-30 – 8333 – 164 Street (16357 Fraser Highway) and  
16379 Fraser Highway - to develop 42 townhouse units.

Council direction received September 11, 2017

- \* The applicant has requested (see memorandum in back-up) the file be closed, in order to consider other development opportunities for the subject site as a result of the updated Fleetwood Town Centre Plan. Council is requested to close Application No. 7915-0270-00 and file Bylaw No. 19374.

**That Council close Application No. 7915-0270-00 and file Bylaw No. 19374.**

**I. CLERKS REPORT**

This section has no items to consider.

**J. OTHER BUSINESS**

This section has no items to consider.

**K. ADJOURNMENT**

Council is requested to pass a motion to adjourn the meeting.