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A. ADOPTIONS

1. Adoption of the Agenda

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

2. Adoption of the Minutes

a. Special Council - February 24, 2025

Minutes to be adopted.

b. Regular Council - Land Use - February 24, 2025

Minutes to be adopted.

c. Regular Council - Public Hearing - February 24, 2025

Minutes to be adopted.

B. PRESENTATIONS

This section has no items to consider.

C. PUBLIC HEARING DELEGATIONS

- 1. Planning Report - Application No. 7924-0185-00**
"Surrey Comprehensive Development Zone 280 (CD 280), Bylaw, 2025, No. 21557"

CIVIC ADDRESS: 12091 and 12099 - 88 Avenue

APPLICANT: Owner: Pacific Press Properties Inc.
(Director Information: G. Sandhu)
Agent: Orion Construction (J. Paquin)

PURPOSE: The applicant is requesting to rezone the subject site from Light Impact Industrial Zone (IL) to Comprehensive Development Zone (CD) in order to develop a multi-tenant industrial building with accessory offices and commercial uses, for a total floor area of 13,792 square metres.

- 2. Planning Report - Application No. 7923-0017-00**
"Surrey Comprehensive Development Zone 284 (CD 284), Bylaw, 2025, No. 21575"

CIVIC ADDRESS: 6754 - 142 Street

APPLICANT: Owner: A. Sidhu
Agent: A. Sidhu

PURPOSE: The applicant is requesting to rezone the subject site from Urban Residential Zone (R3) to Comprehensive Development Zone (CD) to permit a standalone childcare centre, limited to 20 children.

- 3. Planning Report - Application No. 7923-0307-00**
"Surrey Comprehensive Development Zone 285 (CD 285), Bylaw, 2025, No. 21576"

CIVIC ADDRESS: 7288 - 141A Street

APPLICANT: Owners: P. Bhullar, J. Saundh
Agent: 1431472 B.C. Ltd. (J. Bhullar)

PURPOSE: The applicant is requesting to rezone the subject site from Urban Residential Zone (R3) to Comprehensive Development Zone (CD) to permit a childcare centre for up to 20 children, with a caretaker unit.

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4. **Planning Report - Application No. 7923-0013-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21036"
"Surrey Comprehensive Development Zone 144 (CD 144), Bylaw, 2023, No. 21037"
- CIVIC ADDRESS: 13511, 13521, 13531, 13541, and 13551 - 102 Avenue
- APPLICANT: Owner: Marcon City Parkway Properties Ltd.
(Director Information: M. Paolella)
Agent: Marcon City Parkway (GP) Ltd. (T. Rowe)
- PURPOSE: The applicant is requesting to amend the Official Community Plan Table 7A: Land Use Designation Exemptions by adding site specific permission for the subject site to permit a density up to 11.7 FAR within the "Downtown" designation. The proposal also includes amending the rezoning of the same site from Community Commercial Zone (C-8) to Comprehensive Development Zone (CD) to allow changes to proposed uses within a mixed-use tower with 120 rental residential dwelling units and 376 market residential units.
5. **Planning Report - Application No. 7924-0140-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21573"
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21574"
- CIVIC ADDRESS: 8011 and 8053 - 170A Street
- APPLICANT: Owners: P. Kaila, S. Kaila, C. Seitz
Agent: ParaMorph Architecture Inc. (M. Singh)
- PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations for the subject site from Suburban to Urban. The proposal also includes rezoning the same site from Suburban Residential Zone (R1) to Multiple Residential 30 Zone (RM-30) to permit the development of 22 townhouse units. In addition, the proposal includes a Development Variance Permit to reduce the minimum side yard (west) setback for unit 13 (building 3) to the western principal building face; and reduce the minimum rear yard (north) setback for unit 22 (building 5) to the northern principal building face.

6. **Planning Report - Application No. 7924-0293-00**
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21569"
"Surrey Comprehensive Development Zone 283 (CD 283), Bylaw, 2025, No. 21570"

CIVIC ADDRESS: 7251, 7271 and 7291 - 188 Street

APPLICANT: Owner: STX 188 Projects Ltd.
(Director Information: S. Dhaliwal, B. Mander)
Agent: Hub Engineering Inc. (J. Czoch)

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations for the subject site from Commercial to Multiple Residential, Table 7a: Land Use Designation Exceptions by permitting a density of up to 2.9 FAR and Figure 42: Major Employment Areas by removing the Commercial designation. The proposal also includes rezoning the same site from Acreage Residential Zone (RA) to Comprehensive Development Zone (CD) in order to develop two six-storey residential buildings containing approximately 375 dwelling units over underground parking on a consolidated site in West Clayton.

D. MAYOR'S REPORT

This section has no items to consider.

E. COUNCIL MEMBER REPORTS

This section has no items to consider.

F. CONSENT AGENDA

Council may approve the recommendations of the following items in one motion, without discussion. Council may remove any item they wish to discuss, declare a conflict of interest, or vote in opposition to the recommendation.

Items removed from the consent agenda will be considered immediately following the adoption of the consent agenda.

CORPORATE REPORT AND BYLAWS AND DEVELOPMENT VARIANCE PERMITS TO BE CLOSED AND FILED

1. Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – March 10, 2025

To facilitate alignment of in-stream rezoning and development variance permit applications with the new Small-Scale Multi-Unit Housing zoning bylaw requirements mandated by provincial legislation and as adopted by the City on July 8, 2024 to allow in-stream application processes to proceed under the zoning currently in effect.

Item No. R035 Transition from Single-Family Residential Zones to
Small-Scale Multi-Unit Housing Zones for In-stream
Development Applications – Twelfth Batch

Council to consider the recommendation of Corporate Report R035 and file and close the following bylaws and Development Variance Permits:

Planning Report – Application No. 7922-0041-00
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20803"

That Council file Bylaw No. 20803.

Planning Report – Application No. 7918-0046-00
Development Variance Permit No. 7918-0046-00

That Council close Development Variance Permit No. 7918-0046-00.

COMMITTEE MINUTES

2. Development Approval Process Improvement Task Force - January 28, 2025
Minutes to be received for information.

3. Development Approval Process Improvement Task Force – February 11, 2025
Minutes to be received for information.

END OF CONSENT AGENDA

ITEMS REMOVED FROM THE CONSENT AGENDA

G. BOARD, COMMITTEE AND COMMISSION REPORTS

This section has no items to consider.

H. CORPORATE REPORTS

The following Corporate Reports to be considered:

- Item No. Ro36 Tenant Improvement and Building Permit Improvements**

- Item No. Ro37 Union of BC Municipalities Grant for Next Generation 9-1-1 Funding**

- Item No. Ro38 Award of Contract No. 1220-030-2024-038
Computer Aided Dispatch Software Replacement**

- Item No. Ro39 Proposed Amendments to Surrey Official Community Plan Bylaw, 2013, No. 18020; Surrey Zoning By-law, 1993, No. 12000; South Newton and King George Corridor NCP Mapping and City of Surrey Policy No. O-62**

- Item No. Ro40 Recommendations for 2025 Cultural Grants Program Allocations**

- Item No. Ro41 2025 Public Art Street Banners**

- Item No. Ro42 Award of Contract No. 1220-040-2024-093
Supply of Two Tandem Axle Dump Trucks with Winter Maintenance Equipment**

- Item No. Ro43 Award of Contract No. 4821-001-21
128 Street Drainage and Sanitary Improvements**

- Item No. Ro44 Launch of the Digital Development Applications Portal**

- Item No. Ro45 E-Comm 9-1-1 – Designate to the Board of Directors**

- Item No. Ro46 Renewal of Cloverdale Business Improvement Area**

- Item No. Ro47 Coordinated Works Agreement with the City of Delta
96 Avenue Road Improvements from 116 Street to 120 Street**

- Item No. R048** **South Westminster Neighbourhood Concept Plan – Stage 1 Plan**
- Item No. R049** **Abandonment of Expropriation of Right-of-Way at 14159 – 40 Avenue**
- Item No. R050** **Contract Award for Project Management Support Services for Chuck Bailey Recreation Centre Renovation and Expansion**
- Item No. R051** **10-Year (2025-2034) Servicing Plan**
- Item No. R052** **Acceptance of Surety Bonds as Security for Development Cost Charge Instalments**

I. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. **Planning Report - Application No. 7924-0185-00
12091 and 12099 - 88 Avenue**

Owner: Pacific Press Properties Inc. (Director Information: G. Sandhu)
Agent: Orion Construction (J. Paquin)

To rezone the subject site from Light Impact Industrial Zone (IL) to Comprehensive Development Zone (CD) in order to develop a multi-tenant industrial building with accessory offices and commercial uses, for a total floor area of 13,792 square metres.

"Surrey Comprehensive Development Zone 280 (CD 280), Bylaw, 2025, No. 21557"

Third Reading

2. Planning Report - Application No. 7923-0017-00
6754 - 142 Street

Owner: A. Sidhu
Agent: A. Sidhu

To rezone the subject site from Urban Residential Zone (R3) to Comprehensive Development Zone (CD) to permit a standalone childcare centre, limited to 20 children.

"Surrey Comprehensive Development Zone 284 (CD 284), Bylaw, 2025, No. 21575"

Third Reading

3. Planning Report - Application No. 7923-0307-00
7288 - 141A Street

Owners: P. Bhullar, J. Saundh
Agent: 1431472 B.C. Ltd. (J. Bhullar)

To rezone the subject site from Urban Residential Zone (R3) to Comprehensive Development Zone (CD) to permit a childcare centre for up to 20 children, with a caretaker unit.

"Surrey Comprehensive Development Zone 285 (CD 285), Bylaw, 2025, No. 21576"

Third Reading

4. Planning Report - Application No. 7923-0013-00
13511, 13521, 13531, 13541, and 13551 - 102 Avenue

Owner: Marcon City Parkway Properties Ltd. (Director Information: M. Paoella)
Agent: Marcon City Parkway (GP) Ltd. (T. Rowe)

To amend the Official Community Plan Table 7A: Land Use Designation Exemptions by adding site specific permission for the subject site to permit a density up to 11.7 FAR within the "Downtown" designation. The proposal also includes amending the rezoning of the same site from Community Commercial Zone (C-8) to Comprehensive Development Zone (CD) to allow changes to proposed uses within a mixed-use tower with 120 rental residential dwelling units and 376 market residential units.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 21036"

Third Reading

"Surrey Comprehensive Development Zone 144 (CD 144), Bylaw, 2023, No. 21037"

Third Reading

5. Planning Report - Application No. 7924-0140-00
8011 and 8053 - 170A Street

Owners: P. Kaila, S. Kaila, C. Seitz
Agent: ParaMorph Architecture Inc. (M. Singh)

To amend the Official Community Plan Figure 3: General Land Use Designations for the subject site from Suburban to Urban. The proposal also includes rezoning the same site from Suburban Residential Zone (R1) to Multiple Residential 30 Zone (RM-30) to permit the development of 22 townhouse units. In addition, the proposal includes a Development Variance Permit to reduce the minimum side yard (west) setback for unit 13 (building 3) to the western principal building face; and reduce the minimum rear yard (north) setback for unit 22 (building 5) to the northern principal building face.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21573"

Third Reading

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21574"

Third Reading

Development Variance Permit No. 7924-0140-00

That Council support Development Variance Permit No. 7924-0140-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaws.

6. Planning Report - Application No. 7924-0293-00
7251, 7271 and 7291 - 188 Street

Owner: STX 188 Projects Ltd. (Director Information: S. Dhaliwal, B. Mander)
Agent: Hub Engineering Inc. (J. Czoch)

To amend the Official Community Plan Figure 3: General Land Use Designations for the subject site from Commercial to Multiple Residential, amend Table 7a: Land Use Designation Exceptions for the same site by permitting a density of up to 2.9 FAR and to amend Figure 42: Major Employment Areas by removing the Commercial designation for the same site. The proposal also includes rezoning the same site from Acreage Residential Zone (RA) to Comprehensive Development Zone (CD) in order to develop two six-storey residential buildings containing approximately 375 dwelling units over underground parking in a consolidated site in West Clayton.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21569"

Third Reading

"Surrey Comprehensive Development Zone 283 (CD 283), Bylaw, 2025, No. 21570"

Third Reading

REZONING BYLAW – NO PUBLIC HEARING

7. Planning Report - Application No. 7924-0038-00
14271 - 88 Avenue

Owner: JPJ Homes Ltd. (Director Information: J Johal, J Nijjar)
Agent: Hub Engineering Inc. (M. Kompter)

To rezone the site from Urban Residential Zone (R3) to Compact Residential Zone (R5) in order to subdivide into two compact residential lots.

No correspondence was received prior to the printing of the agenda.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21566"

First reading

Second reading

Third reading

8. Planning Report - Application No. 7923-0321-00
1825 Ocean Park Road

Owner: T. Zanatta
Agent: Pacific Image Home Designs Ltd (R. Eerden)

To rezone the site from Urban Residential Zone (R3) to Oceanfront Residential Zone (R2-O) in order to develop a new dwelling and a pool within the rear yard setback. In addition, the proposal includes a Development Variance Permit to reduce the minimum rear yard setback from 10 metres to 2.1 metres for an accessory building and structure more than 10 square metres in area.

No correspondence was received prior to the printing of the agenda.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21567"

First reading

Second reading

Third reading

Development Variance Permit No. 7923-0321-00

That Council support Development Variance Permit No. 7923-0321-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.

9. Planning Report - Application No. 7923-0371-00
14229, 14237, 14247 - 103 Avenue and 10312 - 142 Street

Owners: K. Sohi, G. Sohi, J. Jhooti, G. Sohi, H. Sohi, H. Sohi, K. Sohi
Agent: Matthew Cheng Architect Inc. (M. Cheng)

To rezone the site from Urban Residential Zone (R3) to Comprehensive Development Zone (CD) in order to develop a six-storey apartment building with 116 dwelling units and underground parking on a consolidated site.

No correspondence was received prior to the printing of the agenda.

"Surrey Comprehensive Development Zone 286 (CD 286), Bylaw, 2025, No. 21568"

First reading

Second reading

Third reading

10. Planning Report - Application No. 7924-0017-00
13532 - 106A Avenue

Owner: Landa (Th) Holdings Ltd. (Director Information: K. Cheung, G. Wang)
Agent: WA Architects Ltd (J. Smith)

To amend Comprehensive Development Bylaw No 19612 for the site in order to allow live/work units on the ground level within a ground-oriented dwelling unit.

No correspondence was received prior to the printing of the agenda.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19612, Amendment Bylaw, 2025, No. 21572"

First reading

Second reading

Third reading

11. Planning Report - Application No. 7923-0139-00
18645, 18619 and 18599 - 74 Avenue

Owner: Wesmont Homes (Clayton 74 Ave) Ltd. (Director Information: N. Tilstra)
Agent: Wesmont Homes (Clayton 74 Ave) Ltd. (S. Tilstra)

To rezone a portion of the site from Acreage Residential Zone (RA) to Multiple Residential 30 Zone (RM-30) in order to develop 152 townhouse units with reduced setbacks and increased back-to-back units. In addition, the proposal includes a Development Variance Permit to reduce the rear yard (south) setback to the principal building face; to reduce the east side yard setback for Buildings 17 and 30 to the principal building face; to reduce the west side yard setback for Building 14 to the principal building face; and to vary the maximum number of back-to-back townhouse units.

No correspondence was received prior to the printing of the agenda.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21571"

First reading

Second reading

Third reading

Development Variance Permit No. 7923-0139-00

That Council support Development Variance Permit No. 7923-0139-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.

12. Planning Report - Application No. 7918-0285-00
12248 - 97 Avenue

Owners: R. Johal, A. Sandhu
Agent: Citiwest Consulting Ltd. (R. Jawanda)

To rezone the site from Urban Residential Zone (R3) to Small Lot Residential Zone (R4) in order to subdivide into 4 small residential lots with reduced lot widths and side-by-side garages. In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width (Type 1 Interior) for proposed Lots 1 and 4 to facilitate the proposed subdivision and to allow side-by-side garages for proposed Lots 1, 2, 3 and 4.

No correspondence was received prior to the printing of the agenda.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21578"

First reading

Second reading

Third reading

Development Variance Permit No. 7918-0285-00

That Council support Development Variance Permit No. 7918-0285-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.

13. Planning Report - Application No. 7924-0015-00
6230 - 140 Street

Owner: B. Manawadu
Agent: ParaMorph Architecture Inc. (P. Verma)

To rezone the site from Acreage Residential Zone (RA) to Multiple Residential 30 Zone (RM-30) in order to develop 133 townhouse units. In addition, the proposal includes a Development Variance Permit to reduce the minimum rear (east) yard setback; to reduce the minimum side yard (north) setback; to permit that upper storey wall projections encroach into the setbacks; and to reduce the minimum setback distance for a Class A (red-coded) stream as measured from top of bank.

No correspondence was received prior to the printing of the agenda.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21577"

First reading

Second reading

Third reading

Development Variance Permit No. 7924-0015-00

That Council support Development Variance Permit No. 7924-0015-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.

REZONING BYLAW – NO PUBLIC HEARING

Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Eleven Batch February 24, 2025.

I.14- I.19 are to align in-stream rezoning applications to new provincial legislation regarding small-scale multi-unit housing, as described in Corporate Report Ro23.

14. Planning Report - Application No. 7921-0332-00, 7921-0332-01
12252 - 97 Avenue

Owner: M. Islam
Agent: CitiWest Consulting Ltd. (R. Jawanda)

To rezone a portion from Urban Residential Zone (R3) to Compact Residential Zone (R5) in order to subdivide into 3 single family residential lots. In addition, the proposal includes a Development Variance Permit for a requirement to provide a driveway from a rear lane is waived to allow a front access driveway; to reduce the minimum lot depth (Type I interior lots) for proposed Lots 1 and 2.

No correspondence was received prior to the printing of the agenda.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21560"

First reading

Second reading

Third reading

Development Variance Permit No. 7921-0332-01

That Council support Development Variance Permit No. 7921-0332-01 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.

15. Planning Report - Application No. 7921-0234-00, 7921-0234-01
13839 and 13853 - 58 Avenue

Owner: S N D Development Ltd. (Director Information: C. Sran)
Agent: Hub Engineering Inc. (C. Jakub)

To rezone from Acreage Residential Zone (RA) to Small Lot Residential Zone (R4) in order to subdivide into 9 single family lots. In addition, the proposal includes a Development Variance to reduce the minimum lot depth for proposed Lot 3, proposed Lot 4, Lot 5 and 6; to reduce the minimum lot width for proposed Lot 7, Lot 8 and Lot 9; and to allow a double garage that can accommodate two vehicles parked side by side to be accessed from the front yard, Type II interior lot, that is less than 13.4 metres wide on proposed Lots 7, 8 and 9.

No correspondence was received prior to the printing of the agenda.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21561"

First reading

Second reading

Third reading

Development Variance Permit No. 7921-0234-01

That Council support Development Variance Permit No. 7921-0234-01 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.

16. Planning Report - Application No. 7921-0236-00
9141 - 156 Street

Owner: R. Grewal

Agent: Gursimer Design & Management Inc. (N. Singh)

To rezone from Urban Residential Zone (R3) to Small Lot Residential Zone (R4) in order to subdivide into three family residential lots.

No correspondence was received prior to the printing of the agenda.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21562"

First reading

Second reading

Third reading

17. Planning Report - Application No. 7922-0136-00
13671 - 16 Avenue

Owner: D. Graham

Agent: D. Graham

To amend the Official Community Plan Figure 3: General Land Use Designation from Suburban to Urban and to amend Figure 5: to remove it from the Suburban Density Exception Area. The proposal includes rezoning a portion from Acreage Residential Zone (RA) to Urban Residential Zone (R3) in order to subdivide into two single family residential lots.

No correspondence was received prior to the printing of the agenda.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20794"

Final Adoption

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21563"

First reading

Second reading

Third reading

18. Planning Report – Application No. 7921-0013-00
6844, 6854 and 6864 – 147 Street

Owner: 1160004 B.C. Ltd. (Director Information: B. Parmar, G. Sidhu)
Agent: Hub Engineering Inc. (M. Kompter)

To rezone from Acreage Residential Zone (RA) to Small Lot Residential Zone (R4)
in order to subdivide into thirteen single family small lots.

No correspondence was received prior to the printing of the agenda.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21564"

First reading

Second reading

Third reading

19. Planning Report - Application No. 7922-0212-00
5718 Woodside Place

Owner: H. Sahi, H. Sahi
Agent: CitiWest Consulting Ltd. (R. Jawanda)

To rezone from Suburban Residential Zone (R1) to CD 21565 in order to subdivide
into two lots with the retention of an existing house.

One piece of correspondence expressing opposition to the proposal was received
prior to the printing of the agenda.

"Surrey Comprehensive Development Zone 282 (CD 282), Bylaw, 2025, No. 21565"

First reading

Second reading

Third reading

PERMITS

20. Planning Report - Application No. 7917-0344-02
15614 - 20 Avenue

Owner: G. Sandhu
Agent: Terra Nobis Consulting (J. Lee)

To reduce the minimum lot depth requirement for proposed Lots 1 and 2 to subdivide into two single family lots.

No correspondence was received prior to the printing of the agenda.

Development Variance Permit No. 7917-0344-02

That Council authorize the issuance of Development Variance Permit No. 7917-0344-02.

21. Planning Report - Application No. 7918-0160-00
12145 - 100 Avenue

Owners: A. Saroay, P. Saroay
Agent: Mainland Engineering Design Corp. (A. Banwait)

To reduce the minimum lot widths to subdivide into two residential lots.

No correspondence was received prior to the printing of the agenda.

Development Variance Permit No. 7918-0160-00

That Council support Development Variance Permit No. 7918-0160-00 and consider issuance of the Permit upon final approval of the associated Development Permit.

22. Planning Report - Application No. 7916-0225-00
16172 - 24 Avenue

Owners: LMJA Holdings Ltd. (Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng), LMJB Holdings Ltd. (Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng), LMJC Holdings Ltd. (Director Information: N. Mann, L. Randhawa, Y. Yuan, R. Zheng)
Agent: Isle of Mann Property Group (G. Gill)

To vary the definition of "bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of a Surety Bond for the servicing agreement associated with the proposed development.

No correspondence was received prior to the printing of the agenda.

Development Variance Permit No. 7916-0225-00

That Council support Development Variance Permit No. 7916-0225-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaws.

23. Planning Report - Application No. 7920-0142-00
3568 - 176 Street (3580 - 176 Street)

Owners: S. Kang, J. Kang
Agent: S. Kang

To reduce the minimum north street side yard setback for agriculture and horticulture buildings to the building face; reduce the minimum front yard setback for agriculture and horticulture buildings to the building face; increase the maximum setback for a single family dwelling from the front lot line; and increase the maximum depth for the farm residential footprint from the front of the lot in order to vary the farm residential home plate and front yard setback to permit construction of a new single family dwelling and for the location of an existing agriculture building.

No correspondence was received prior to the printing of the agenda.

Development Variance Permit No. 7920-0142-00

That Council support Development Variance Permit No. 7920-0142-00 and consider issuance of the Permit upon final approval of the associated Development Permit.

24. Planning Report - Application No. 7924-0159-01
19228 - 36 Avenue

Owner: Pollyco (192 St) Holdings Ltd. (Director Information: C. Chow)
Agent: Pollyco (192 St) Holdings Ltd. (S. Yang)

To increase the maximum lot coverage; reduce the minimum rear yard (south) setback to the principal building face; and increase the maximum building height allowed for the principal building in order to permit the development of a multi-tenant industrial building with a daycare facility for 260 children. The proposal also includes a Development Permit for Form and Character.

No correspondence was received prior to the printing of the agenda.

- * See memorandum dated March 4, 2025.

Development Variance Permit No. 7924-0159-00

That Council close Development Variance Permit No. 7924-0159-00.

Development Variance Permit No. 7924-0159-01

That Council authorize the issuance of Development Variance Permit No. 7924-0159-01.

Development Permit No. 7924-0159-00

That Council authorize the issuance of Development Permit No. 7924-0159-00.

FINAL ADOPTION

- 25. Cloverdale Business Improvement Area Renewal

To renew the Cloverdale Business Improvement Area for a three-year term from April 1, 2025 to March 31, 2028 by means of the Council Initiative process.

Note: This Bylaw will be in order for consideration of final adoption should Council approve the recommendations of Corporate Report No. Ro46.

"Cloverdale Business Improvement Area Bylaw, 2025, No. 21452"

Final Adoption

INTRODUCTIONS

- 26. Proposed Amendments to Surrey Official Community Plan Bylaw, 2013, No. 18020; Surrey Zoning By-law, 1993, No. 12000; South Newton and King George Corridor NCP Mapping and City of Surrey Policy No. O-62

For continuous efforts to improve the efficiency of the development process by clarifying land use and zoning regulations and ensuring consistency with policies and regulations.

Note: This Bylaw will be in order for consideration should Council approve the recommendations of Corporate Report No. Ro39.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21594"

First Reading

Second Reading

That the Public Hearing be held on Monday, April 14, at 7:00 p.m.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21595"

First Reading

Second Reading

That the Public Hearing be held on Monday, April 14, at 7:00 p.m.

27. South Westminster Neighbourhood Concept Plan – Stage 1 Plan

To amend Schedule G - Community Amenity Contributions of Surrey Zoning By-law, 1993, No. 12000 in the South Westminster NCP.

Note: This Bylaw will be in order for consideration should Council approve the recommendations of Corporate Report No. Ro48.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21596".

First Reading

Second Reading

That the Public Hearing be held on Monday, April 14, at 7:00 p.m.

28. Abandonment of Expropriation of Right-of-Way at 14159 – 40 Avenue

To abandon the expropriation of a right-of-way at 14159 – 40 Avenue.

Note: This Bylaw will be in order for consideration should Council approve the recommendations of Corporate Report No. Ro49.

"A Bylaw to Repeal the Water Main Right-of-Way Expropriation By-law, Repeal Bylaw, 2025, No. 21597".

First reading

Second reading

Third reading

J. CLERK'S REPORT

1. Delegation Requests

- (a) **Jeevan Sandhu, Founder and Team Lead
Nova Design Team**
File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to introduce their team, thank Council for their support, and provide an update on current projects.

- (b) **Don Pitcairn, President
Surrey United Naturists**
File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide a presentation on railway access points, signage, parking, fencing and safety concerns for those with mobility issues when accessing Crescent Rock Beach.

- (c) **Sarah Herring, Government Relations Officer, and Layla Gilhooly,
Manager
BC SPCA**
File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to provide an update on programs, services and animals cared for in 2024.

- (d) **Kathy Sheppard, President, and Rick Hugh, Vice President
Lower Fraser Valley Exhibition Association, Cloverdale Fairgrounds**
File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to read the Cloverdale Rodeo proclamation and officially invite Council to the Rodeo.

K. NOTICE OF MOTION

This section has no items to consider.

L. OTHER BUSINESS

This section has no items to consider.

M. ADJOURNMENT

Council to pass a motion to adjourn the Regular Council – Public Hearing meeting.