

NOTICE OF REZONING BYLAW

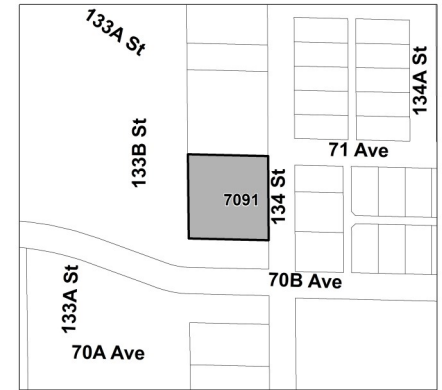
Surrey City Council will hold an **electronic** meeting

MONDAY, APRIL 8, 2024

STARTING AT 7PM

View the livestream at 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. 21192" will be read for the first time by the City of Surrey Council at the Council Meeting on April 8, 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. 7916-0654-00

Location: 7091 - 134 Street

Purpose of Bylaw and Development Variance Permit: The applicant is requesting to rezone the site shown shaded in grey on the location map from Single Family Residential Zone to Multiple Residential 30 Zone in order to develop a 10-unit townhouse site and a park lot.

In addition, the proposal includes a Development Variance Permit to reduce the minimum front yard setback from 4.5 metres to 3.3 metres to the entry columns at Unit 1; to reduce the minimum rear (west) yard setback from 6.0 metres to 5.5 metres to the electrical kiosk; to reduce the minimum lot width from 30 metres to 13 metres; to reduce the minimum lot area from 2,000 square metres to 1,800 square metres; to allow visitor parking stalls to be located within the rear yard setback; to reduce the minimum setback distance for a Class B (yellow-coded) stream from 15 metres to 10 metres as measured from top of bank; and to vary the requirement for visitor bicycle spaces from 6 visitor bicycle spaces per multiple unit residential building to 0.

OWNER/OCCUPANT



Office of the City Clerk
13450 – 104 Avenue,
Surrey, BC V3T 1V8
Canada

QUESTIONS FOR THE PLANNER:

Email planning staff at planningdevelopment@surrey.ca if you have any questions regarding this application. For information about the application visit surrey.ca.

City Hall is open Monday to Friday 8:30am-4:30pm except statutory holidays.

COMMENTS TO COUNCIL:

Your comments on this application must be received in writing by 12:00 noon on Council day, for Council's consideration. There are no speaking opportunities.

Webform: surrey.ca

Email: clerks@surrey.ca

Mail: Office of the City Clerk at the address above

Fax: 604-501-7578

WATCH THE COUNCIL MEETING:

View the livestream at surrey.ca or at City Hall, 13450 —104 Avenue.