

**Present:**

Chairperson - Mayor Locke  
Councillor Annis  
Councillor Bains  
Councillor Bose  
Councillor Elford  
Councillor Hepner (left at 9:10 p.m.)  
Councillor Kooner  
Councillor Nagra  
Councillor Stutt

**Absent:**

**Staff Present:**

R. Costanzo, City Manager  
J. Ficocelli, City Clerk and Director Legislative Services  
J. Brar, General Manager, Corporate Services  
S. Neuman, General Manager, Engineering  
K. Grewal, General Manager, Finance  
L. Cavan, General Manager, Parks, Recreation & Culture  
R. Gill, Acting General Manager, Planning & Development  
T. Waterhouse, General Manager, Social Infrastructure & Community Investment  
P. Huynh, City Solicitor  
S. Lee, Legislative Services Manager  
S. Low, Director, Development Planning  
C. Atkins, Development Planning Manager  
D. Todd, Development Planning Manager  
J. Pang, Land Development Engineer

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**A. ADOPTIONS**

**1. Adoption of the Agenda**

It was

Moved by Councillor Bains  
Seconded by Councillor Bose  
That:

1. The agenda of the September 9, 2024, Regular Council - Public Hearing meeting be amended by adding Item K.2 Item R169 Engineering Public Works Week Awards Received in 2024; and
2. The agenda be adopted as amended.

RES.R24-1692

Carried



**B. DELEGATIONS - PUBLIC HEARING**

1. **Planning Report - Application No. 7917-0492-00**  
**"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment**  
**Bylaw, 2024, No. 21307"**  
**"Surrey Comprehensive Development Zone 230 (CD 230), Bylaw, 2024,**  
**No. 21308"**

CIVIC ADDRESS: 2459, 2469 and 2479 - 156 Street; Unconstructed Lane West of Site

APPLICANT: Owner: 1168478 B.C. Ltd. (Director Information: R. Kooner, P. Kooner)  
 Agent: R. Kooner

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations for the site from Urban to Multiple Residential and amend the OCP Table 7a: Land Use Designation Exceptions within the Multiple Residential designation by adding site specific permission for the same site to permit a density of up to 2.12 FAR. The proposal also includes rezoning the entire site from Urban Residential Zone to Comprehensive Development Zone in order to develop a 6-storey rental residential apartment building.

The Notice of the Public Hearing was read by the City Clerk.

D. Jack, Surrey Environmental Partners: The delegation spoke to tree removal and replanting, roof planting, and proximity to natural area parks and outdoor amenities.

Written submissions were received as follows:

- R. Bull and V. Bull expressing opposition for the proposal citing size & height of building, parking, traffic and overshadow.
- E. Bundic and M. Bundic expressing opposition for the proposal citing size & height of building, parking, traffic and speeding.
- D. Williams expressing opposition for the proposal citing density, parking, traffic and safety.
- M. Dunbar expressing opposition for the proposal citing traffic, building size, adverse effects and facilities.
- M. McDonell expressing opposition for the proposal citing size of building, parking and traffic.
- D. Hawley expressing concerns for the proposal citing road, traffic, parking and density.
- M. MacDonald expressing concerns for the proposal citing parking, traffic and safety.

2. **Planning Report - Application No. 7923-0357-00**  
**"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21345"**

CIVIC ADDRESS: 18555 - 88 Avenue

APPLICANT: Owner: Coptic Orthodox Patriarchate / St. George's Coptic Orthodox Church  
 Agent: JKNA Architects (David Khulman)

PURPOSE: The applicant is requesting to rezone the site from Acreage Residential Zone to Assembly Hall 2 Zone in order to develop a place of worship and childcare centre on the subject site.

In addition, the proposal includes a Development Variance Permit to reduce the minimum rear and side yard setbacks to the principal building face; to vary the maximum building height allowed; and to reduce the minimum number of off-street parking spaces for a place of worship.

Councillor Kooner left the meeting from 7:02 p.m. – 7:10 p.m.

The Notice of the Public Hearing was read by the City Clerk.

S. Faltas, Guildford: The delegation spoke in support of the proposal.

D. Jack, Surrey Environmental Partners: The delegation spoke to tree removal, replanting, minimum streamside setback, Green Infrastructure Corridor setback reduction, riparian area loss compensation, the Urban Containment Boundary band, and use of the land as a public assembly hall compared to a residential dwelling with agricultural use.

Written submissions were received as follows:

- Petition received on August 15, 2024. 223 petition signatures in support for the proposal citing community services and childcare facilities.

3. **Planning Report - Application No. 7918-0134-00**  
**"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw 2024, No. 21315"**  
**"Surrey Comprehensive Development Zone 234 (CD 234), Bylaw, 2024, No. 21316"**

CIVIC ADDRESS: 16042 - 84 Avenue; 8352, 8366, 8380 and 8390 - 160 Street

APPLICANT: Owners: 1076732 B.C. Ltd. (Director Information: A. Johl), Sidbro Investments Ltd. (Director Information: M. Sidhu, H. Sidhu, J. Sidhu, J. Sidhu)  
 Agent: Platinum Enterprises Ltd. (Avtar Johl)

**PURPOSE:** The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations for a portion of the site from Multiple Residential to Town Centre, to amend OCP Figure 12: Fleetwood Town Centre Densities to include the same portion of the site within the Town Centre boundary and to amend Table 7a: Land Use Designation Exceptions within the Town Centre designation by adding site specific permission to permit a density of up to 4.25 FAR for the entire site. The proposal also includes rezoning the site from One-Acre Residential Zone to Comprehensive Development Zone in order to develop one 5-storey, one 6-storey and one 30-storey mixed-use building with 529 dwelling units and 1,846 square metres of at-grade commercial space, including a child care centre, in Fleetwood.

The Notice of the Public Hearing was read by the City Clerk.

D. Jack, Surrey Environmental Partners: The delegation spoke to tree removal and replanting, outdoor amenities, and proximity to parks and natural areas.

No written submissions were received for this proposal.

**4. Planning Report - Application No. 7921-0296-00  
"Surrey Comprehensive Development Zone 239 (CD 239), Bylaw, 2024,  
No. 21326"**

**CIVIC ADDRESS:** 13427 and 13435 - 76 Avenue

**APPLICANT:** Owners: D. Khangura, S. Khangura, I. Khangura, R. Sandhu,  
H. Grewal, R. Grewal, T. Sandhu  
Agent: Flat Architecture Inc. (Rajinder Warraich)

**PURPOSE:** The applicant is requesting to rezone the site from Acreage Residential Zone to Comprehensive Development Zone in order to develop a 1,334 sq. m. light industrial office building.

The Notice of the Public Hearing was read by the City Clerk.

D. Jack, Surrey Environmental Partners: The delegation spoke to tree removal and replanting.

No written submissions were received for this proposal.

5. **Imagine Scott Road Visioning Study - Corporate Report No. R129  
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21327"**

PURPOSE: To amend Schedule G of the Surrey Zoning By-law to update Tier 2 Capital Project Community Amenity Contributions for the Scott Road Visioning Study Area.

The Notice of the Public Hearing was read by the City Clerk.

There were no persons present to speak to the proposed Bylaw.

No written submissions were received for this proposal.

6. **Proposed Amendments to Streamside Protection Bylaws and Policy -  
Corporate Report R155  
"Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024,  
No. 21341"  
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21186"**

PURPOSE: To amend streamside protection to require all watercourse setbacks to meet Provincially and Federally legislated requirements and changes to the Sensitive Ecosystems Development Permit (SEDP) requirements to streamline development application review timelines.

Councillor Bains declared a conflict of interest and left the meeting at 7:23 p.m.

The Notice of the Public Hearing was read by the City Clerk.

K. Takasaki, South Surrey: The delegation spoke in opposition to the proposal citing climate change and negative impacts to waterways, ecosystems, fish and groundwater.

R. Winston, South Surrey: The delegation spoke in opposition to the proposal citing climate change and loss of riparian area and tree canopy.

A. Ivens, Guildford: The delegation spoke in opposition to the proposal citing increased development, lack of expert input and consultation and loss of biodiversity.

D. Hayer, Bridgeview: The delegation spoke to open storm drainage ditch classification and its impact on development and safety.

B. Gardner, South Surrey: The delegation spoke in opposition to the proposal citing climate change, that it is contrary to existing City policies, it will not streamline the development process, negative impacts on fish, Green Infrastructure Network, and lack of consultation.

Resident: The delegation spoke in opposition to the proposal citing lack of information and consultation, climate change and negative impacts on safety and the environment.

D. Riley, Little Campbell Watershed Society: The delegation spoke in opposition to the proposal citing lack of consultation and negative impacts to waterways and endangered species.

D. Jack, Surrey Environmental Partners: The delegation spoke to the lack of consultation, transparency, information and expert input, costs related to the loss and development of riparian area, impacts to existing City policies, reversal of capacity building, reduced resiliency and heat management, carbon sink loss, negative impacts to fish, years of environmental planning being made obsolete, higher property taxes required to acquire land along both sides of waterways, and that the proposal does not ensure protection of City interests and policies.

A. Kaps, North Surrey: The delegation spoke in opposition to the proposal citing lack of consultation, and negative impacts on fish.

Resident: The delegation spoke in opposition to the proposal citing that the proposal is contrary to existing City policies and the original intent of the bylaw and negative impacts to the environment and ecosystems.

M. Lamont, Surrey: The delegation spoke in opposition to the proposal citing negative impacts to the environment, increased costs for land acquisition, and lack of information regarding the potential costs associated with the proposal.

K. Purton, Surrey Environmental Partners: The delegation spoke in opposition to the proposal citing value of environmental services, lack of compensation for lost setbacks, and lack of expert input and data.

Written submissions were received as follows:

- B. Gardner expressing opposition for the proposal citing environment, sustainability, transportation, schools, infrastructure and density.
- K. Takasaki expressing opposition for the proposal citing climate change, ecosystem and biodiversity.
- N. Tareen expressing concern for the proposal citing greenhouse gas emissions and climate change.
- J. McIntosh expressing opposition for the proposal citing flood, habitat and trails.
- S. Hindmarch expressing opposition for the proposal citing cost, ecosystem and access for maintenance.
- B. Coote expressing opposition for the proposal citing cost and access for maintenance.
- D. Jack expressing opposition for the proposal citing lack of information.
- J. Kelly expressing opposition for the proposal citing environmental concerns.

- J. Kelly expressing opposition for the proposal citing environmental concerns.
- R. Winston expressing opposition for the proposal citing cost and health of residents.
- R. Winston expressing opposition for the proposal citing cost and health of residents.
- N. Tareen expressing concerns for the proposal citing environment, public interest, public safety and climate change.

Councillor Bains rejoined the meeting at 8:03 p.m.

**C. COMMITTEE REPORTS**

**1. Investment, Innovation and Business Committee – February 7, 2024**

It was Moved by Councillor Annis  
Seconded by Councillor Hepner  
That the minutes of the Investment,  
Innovation and Business Committee meeting held on February 7, 2024, be  
received.

RES.R24-1698

Carried

**D. BOARD/COMMISSION REPORTS**

**1. Board of Variance – July 9, 2024**

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That the minutes of the Board of Variance  
meeting held on July 9, 2024, be received.

RES.R24-1699

Carried

**2. Surrey Heritage Advisory Commission – July 10, 2024**

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That the minutes of the Surrey Heritage  
Advisory Commission meeting held on July 10, 2024, be received.

RES.R24-1700

Carried



**E. MAYOR'S REPORT**

Mayor Locke provided the following verbal report:

- The Mayor attended numerous events over the summer, including Run Surrey Run, Play On! Surrey Street Hockey Festival, Newton Tennis Club Surrey Open, Surrey Sea Lion Annual Swim Meet, Dashmesh Field Hockey tournament, Sikh Youth Sports Festival, Last Man Stands BC Blasters Cricket finals, a kabaddi tournament and the Fijian Soccer League tournament.
- Softball City hosted the 2024 Men's World Fastpitch tournament. Events such as this are making Surrey a sport destination.
- The Whalley Little League 11/12 Allstars won a Little League National Championship.
- A certificate of recognition was presented to the U17 Surrey Tigers who won the Provincial A Cup, and will be competing in the 2024 Toyota National Soccer Championship.
- The City prioritized the introduction of free events in the City throughout the summer. Events included a weekly picnic program, outdoor movie night series in Newton and "Movies Under the Stars" in City Centre, run by the Downtown Surrey BIA.
- Block parties, supported by the "Our City" campaign, were held throughout the city. Special thanks was given to the residents who organized these events, and the Surrey Firefighters and RCMP who provided support.
- The 22nd Annual Fleetwood Community Festival was held in partnership with the Fleetwood Community Association and Fleetwood BIA last weekend.
- The Semiahmoo Fish and Game Club hosted the Salmon Sessions Music Festival. The Mayor thanked Diane Barkley, Dione Costanzo and all the dedicated volunteers who support this event.
- RedFM hosted the Summer Bhangra Jam at Holland Park.
- Upcoming events include the 2025 budget consultation and the implementation of the new multilingual communications policy, which includes multilingual signage at City Hall.
- The community lost George Tsakumis, a pioneer of development, and Tony Moore, President of Whalley Legion Branch 229. Mayor Locke expressed condolences to Mr. Tsakumis and Mr. Moore's families.



It was Moved by Councillor Bose  
Seconded by Councillor Bains  
That Council:

1. Receive Corporate Report R158 for information; and
2. Authorize staff to submit an application for a BC Healthy Communities – Age-Friendly Communities Grant in the amount of \$15,000 to support implementing the Housing Forum – Program and Services project that was identified in the Age Friendly Action Plan, as generally described in the report.

RES.R24-1702 Carried

**Item No. R159 Council Initiatives Fund Utilization Policy - Proposed Amendments**

The General Manager, Finance submitted a report to seek approval from Council to update the Council Initiatives Fund (CIF) Utilization Policy.

It was Moved by Councillor Annis  
Seconded by Councillor Bains  
That Council approve the amendments to  
the Council Initiatives Fund Utilization Policy D-41, as outlined in Corporate Report R159.

RES.R24-1703 Carried

As Council Initiative Fund Utilization Policy D-41 was amended as per Corporate Report R159, the Mayor established a standing CIF Committee and appointed Councillors Elford, Kooner and Stutt to the CIF Committee.

**Item No. R160 Purchase of Ready for Service Pumper Fire Apparatus**

The Fire Chief submitted a report to obtain Council approval for the purchase of a ready for service pumper fire apparatus from Safetek Emergency Vehicles Limited.

It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That Council:

1. Approve the purchase of one ready for service pumper fire apparatus from Safetek Emergency Vehicles Limited in the amount of \$1,270,719.52 (including applicable taxes and levies);
2. Set the expenditure authorization limit for the purchase at \$1,397,791.47 (including contingencies, applicable taxes and levies); and
3. Authorize the Fire Chief, Surrey Fire Service, to execute a purchase Contract and approve payments up to the expenditure authorization limit.

RES.R24-1704 Carried



- d. *Surrey Development Application Fees Bylaw, 2016, No. 18641*, as documented in Appendix "IV";
  - e. *Surrey Tree Protection Bylaw, 2006 No. 16100*, as documented in Appendix "V"; and
  - f. *Surrey Chicken Keeping Bylaw, 2016, No. 18754*, as documented in Appendix "VI";
3. Authorize the City Clerk to bring forward the amendment bylaws for the required readings; and
  4. Direct the City Clerk to schedule a single public hearing for the proposed bylaw amendments relating to *Surrey Official Community Plan Bylaw, 2013, No. 18020*, *Surrey Zoning Bylaw, 1993, No. 12000*, and *Surrey Business License Bylaw, 1999, No. 13680*, and to give public notice in accordance with Section 94 of the Community Charter, with the notice to indicate that the single public hearing will provide an opportunity for representations to Council, including written representations, on the three proposed amendment bylaws noted above.

RES.R24-1706

Carried

**Item No. R163                      Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications**

**Note:** See Bylaws and DVPs under H35.

The Acting General Manager, Planning & Development submitted a report 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.

It was

Moved by Councillor Bains  
 Seconded by Councillor Stutt  
 That Council:

1. Receive Corporate Report R163 for information;
2. Authorize staff to close and file in-stream zoning bylaw amendments to *Surrey Zoning Bylaw, 1993, No. 12000*, as amended, and associated development variance permits, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference original single-family or duplex zones, as provided in Appendix "I";
3. Authorize staff to close and file in-stream development variance permits without any associated rezoning, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference original single-family or duplex zones, as provided in Appendix "II";

- 4. Authorize staff to close and file in-stream Comprehensive Development bylaw amendments to Surrey Zoning Bylaw, 1993, No. 12000, as amended, and associated development variance permits, to align with provincial housing legislation and new Small- Scale Multi-Unit Housing zones, which reference original single-family or duplex zones, as provided in Appendix "III"; and
- 5. Authorize the City Clerk to provide notification for replacement of new amendment bylaws, and any associated development variance permits, and schedule for Council consideration of first, second, and third readings of new bylaw amendments for September 9, 2024, and approval as to form for associated development variance permits after final adoption.

RES.R24-1707

Carried

**Item No. R164                      Award of Contract No. 1220-040-2024-032  
Supply of One 100-Foot Mid Mount Aerial Platform Fire  
Apparatus**

The Fire Chief submitted a report to obtain Council approval to award Contract No. 1220-040-2024-032 to Commercial Emergency Equipment for the supply and delivery of one 100-foot mid mount aerial platform fire apparatus, as a replacement for a coming to end of life aerial, as identified within this report.

It was

Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That Council:

- 1. Award Contract No. 1220-040-2024-032 to Commercial Emergency Equipment in the amount of \$3,650,566.98 (including applicable taxes and levies) to supply and deliver one 100-foot mid mount aerial platform fire apparatus;
- 2. Set the expenditure authorization limit for Contract No. 1220-040-2024-032 at \$4,015,650.00 (including contingencies, applicable taxes and levies); and
- 3. Authorize the Fire Chief, Surrey Fire Service, to execute Contract No. 1220-040-2024-032 and approve payments up to the expenditure authorization limit.

RES.R24-1708

Carried

**Item No. R165                      Proposed Surrey Charter**

The City Solicitor, General Manager, Planning & Development, and General Manager, Finance, submitted a report to obtain Council’s approval in concept of the proposed Surrey Charter, which if enacted, will provide the City with additional powers, responsibilities, and exemptions that appropriately address the size and diversity of the City, and the nature of its corresponding challenges. This will give the City more flexibility and autonomy to be more responsive to the needs of its community.

It was  
 Moved by Councillor Stutt  
 Seconded by Councillor Bains  
 That Council:

1. Receive Corporate Report R165 for information;
2. Approve in concept the proposed Surrey Charter, as generally described in the report;
3. Authorize the Mayor to send, on behalf of Council and the City, a letter to the Premier and the Minister of Municipal Affairs that will be substantially the same form as Appendix "I" to the report, which will request that the Province enact the Surrey Charter and attach a copy of the report; and
4. Direct staff to work with the Province and to take all necessary steps to develop, draft, and enact the Surrey Charter.

RES.R24-1709

Carried

**Item No. R166      Subdivision & Development Bylaw Update - Engineering Design Criteria**

**Note:** See Bylaws under H31 and H32.

The General Manager, Engineering, and Acting General Manager, Planning & Development, submitted a report to provide Council with an update on the proposed revisions to the City's Engineering Design Criteria Manual and Standard Construction Documents, which form part of the *Subdivision and Development Bylaw, No. 8830*, as amended.

It was  
 Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That Council:

1. Receive Corporate Report R166 for information;
2. Endorse the proposed changes to the Engineering 2024 Design Criteria Manual and Supplementary Master Municipal Construction Document, as described in the report, a copy of which is attached to the report as Appendix "I" and Appendix "II", respectively; and
3. Authorize the City Clerk to bring forward the necessary amendments to the *Subdivision and Development Bylaw, No. 8830*, as amended, for the required readings, as outlined in the attached Appendix "III".

RES.R24-1710

Carried





It was  
 Moved by Councillor Bains  
 Seconded by Councillor Kooner  
 That Council:

1. Receive Corporate Report R168 for information;
2. Approve the proposed amendments to the "Council Procedure By-law, 2004, No. 15300" as amended, attached as in Appendix "I" of the report;
3. Direct the City Clerk to give public notice in the form of newspaper advertisement, once a week for two consecutive weeks of the proposed amendments to the "Council Procedure By-law, 2004, No. 15300" as amended;
4. Authorize staff to bring forward for Council's consideration a new bylaw "Surrey Public Notice Bylaw, 2024, No. 21056" (attached as Appendix "II") to allow the City to publish notices on the City of Surrey website and through a City of Surrey email subscription service instead of newspaper publication, as generally described in the report;
5. Authorize staff the flexibility to use additional non-mandatory methods to provide information at staff's discretion; and
6. Authorize the City Clerk to bring forward the proposed bylaws for the required readings.

RES.R24-1712

Carried

The meeting recessed from 8:56 p.m. and reconvened at 9:11 p.m. with all members of Council present except Councillor Hepner. Councillor Hepner was absent for the remainder of the meeting.

## H. BYLAWS AND PERMITS

### BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. Planning Report - Application No. 7917-0492-00  
 2459, 2469 and 2479 - 156 Street; Unconstructed Lane West of Site

Owner: 1168478 B.C. Ltd. (Director Information: R. Kooner, P. Kooner)  
 Agent: R. Kooner

To amend the Official Community Plan Figure 3: General Land Use Designations for the site from Urban to Multiple Residential and amend the OCP Table 7a: Land Use Designation Exceptions within the Multiple Residential designation by adding site specific permission for the same site to permit a density of up to 2.12 FAR. The proposal also includes rezoning the entire site from Urban Residential Zone to Comprehensive Development Zone in order to develop a 6-storey rental residential apartment building.

Councillor Kooner declared a conflict of interest and left the meeting at 9:12 p.m.



Development Variance Permit No. 7923-0357-00

It was Moved by Councillor Bose  
Seconded by Councillor Kooner  
That Council support Development Variance  
Permit No. 7923-0357-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.

RES.R24-1716 Carried

3. Planning Report - Application No. 7918-0134-00  
16042 - 84 Avenue; 8352, 8366, 8380 and 8390 - 160 Street

Owners: 1076732 B.C. Ltd. (Director Information: A. Johl), Sidbro Investments Ltd.  
(Director Information: M. Sidhu, H. Sidhu, J. Sidhu, J. Sidhu)  
Agent: Platinum Enterprises Ltd. (Avtar Johl)

To amend the Official Community Plan Figure 3: General Land Use Designations  
for a portion of the site from Multiple Residential to Town Centre, to amend OCP  
Figure 12: Fleetwood Town Centre Densities to include the same portion of the site  
within the Town Centre boundary and to amend Table 7a: Land Use Designation  
Exceptions within the Town Centre designation by adding site specific permission  
to permit a density of up to 4.25 FAR for the entire site. The proposal also includes  
rezoning the site from One-Acre Residential Zone to Comprehensive Development  
Zone in order to develop one 5-storey, one 6-storey and one 30-storey mixed-use  
building with 529 dwelling units and 1,846 square metres of at-grade commercial  
space, including a child care centre, in Fleetwood.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw 2024,  
No. 21315"

It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw 2024, No. 21315" pass its third reading.

RES.R24-1717 Carried

"Surrey Comprehensive Development Zone 234 (CD 234), Bylaw, 2024, No. 21316"

It was Moved by Councillor Kooner  
Seconded by Councillor Bose  
That "Surrey Comprehensive Development  
Zone 234 (CD 234), Bylaw, 2024, No. 21316" pass its third reading.

RES.R24-1718 Carried

4. Planning Report - Application No. 7921-0296-00  
13427 and 13435 - 76 Avenue

Owners: D. Khangura, S. Khangura, I. Khangura, R. Sandhu, H. Grewal, R. Grewal,  
T. Sandhu

Agent: Flat Architecture Inc. (Rajinder Warraich)

To rezone the site from Acreage Residential Zone to Comprehensive Development  
Zone in order to develop a 1,334 sq. m. light industrial office building.

"Surrey Comprehensive Development Zone 239 (CD 239), Bylaw, 2024, No. 21326"

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 239 (CD 239), Bylaw, 2024, No. 21326" pass its third reading.  
Carried

RES.R24-1719

5. Imagine Scott Road Visioning Study - Corporate Report No. R129

To amend Schedule G of the Surrey Zoning By-law to update Tier 2 Capital Project  
Community Amenity Contributions for the Scott Road Visioning Study Area.

- \* Direction to give Third Reading and Final Adoption was provided in the  
memorandum provided at the August 12, 2024 Special Council meeting for  
Bylaw No. 21327.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21327"

It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21327" pass its third reading.  
Carried

RES.R24-1720

It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21327" be finally adopted.  
Carried

RES.R24-1721

- 6. Proposed Amendments to Streamside Protection Bylaws and Policy - Corporate Report No. R155

To amend Streamside Protection to require all watercourse setbacks to meet Provincially and Federally legislated requirements and changes to the Sensitive Ecosystems Development Permit requirements to streamline development application review timelines.

\* See memorandum dated September 4, 2024.

Councillor Bains declared a conflict of interest and left the meeting at 9:17 p.m.

RES.R24-1722	<p>It was</p> <p>streamside protection bylaws and policy be referred back to staff to provide clarification to Council on the information contained in the report.</p>	<p>Moved by Mayor Locke          Seconded by Councillor Annis          That the proposed amendments to the          streamside protection bylaws and policy be referred back to staff to provide clarification to Council on the information contained in the report.  <u>Defeated</u> by members remaining          With Councillors Kooner, Elford,          Stutt and Nagra opposed.</p>
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"Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21341"

RES.R24-1723	<p>It was</p> <p>2013, No. 18020, Bylaw, 2024, No. 21341" pass its third reading.</p>	<p>Moved by Councillor Kooner          Seconded by Councillor Nagra          That "Surrey Official Community Plan Bylaw,          2013, No. 18020, Bylaw, 2024, No. 21341" pass its third reading.  <u>Defeated</u> by members remaining as the          required majority vote of all Council          members was not achieved.          Mayor Locke and Councillors Annis and          Bose opposed.</p>
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Mayor Locke requested that this item be reconsidered at the next Council meeting when all members of Council are present.

The remaining bylaws were out of order.

Councillor Bains rejoined the meeting at 9:27 p.m.





"Surrey Heritage Revitalization Agreement Bylaw, 2024, No. 21325"

RES.R24-1731 It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Heritage Revitalization Agreement Bylaw, 2024, No. 21325" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-1732 It was Moved by Councillor Annis  
Seconded by Councillor Kooner  
That "Surrey Heritage Revitalization Agreement Bylaw, 2024, No. 21325" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-1733 It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Heritage Revitalization Agreement Bylaw, 2024, No. 21325" pass its third reading.  
Carried

- 9. Planning Report - Application No. 7917-0078-00  
6690 and 6706 King George Boulevard

Owners: 1070071 B.C. Ltd. (Director Information: J. Thind, N. Ghag, H. Purba, T. Thind, G. Lehal); Ziv Properties Ltd. (Director Information: G. Ziv)  
Agent: DF Architecture Inc. (Jessie Arora)

To rezone a portion of the subject site from Community Commercial Zone to Comprehensive Development Zone and to rezone a portion of the subject site from Urban Residential Zone to Comprehensive Development Zone in order to develop a 5-storey commercial building, a 6-storey apartment building, and a pavilion café building.

Two pieces of correspondence expressing concerns were received for this proposal.

"Surrey Comprehensive Development Zone 237 (CD 237), Bylaw, 2024, No. 21343"

RES.R24-1734 It was Moved by Councillor Bains  
Seconded by Councillor Bose  
That "Surrey Comprehensive Development Zone 237 (CD 237), Bylaw, 2024, No. 21343" pass its first reading.  
Carried









"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21350"

RES.R24-1747 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2024, No. 21350" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-1748 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2024, No. 21350" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-1749 It was Moved by Councillor Annis  
Seconded by Councillor Stutt  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2024, No. 21350" pass its third reading.  
Carried

"Surrey Comprehensive Development Zone 238 (CD 238), Bylaw, 2024, No. 21351"

RES.R24-1750 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Comprehensive Development  
Zone 238 (CD 238), Bylaw, 2024, No. 21351" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-1751 It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 238 (CD 238), Bylaw, 2024, No. 21351" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-1752 It was Moved by Councillor Bose  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 238 (CD 238), Bylaw, 2024, No. 21351" pass its third reading.  
Carried

12. Planning Report - Application No. 7919-0187-00  
2619 - 154 Street

Owner: City of Surrey  
Agent: Aplin & Martin Consultants Ltd. (Anish Sharma)

To rezone the site from Urban Residential Zone to Multiple Residential 30 Zone in order to develop a townhouse residential development with 31 units on a consolidated site.

One piece of correspondence expressing opposition was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21352"

RES.R24-1753 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21352" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-1754 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21352" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-1755 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21352" pass its third reading.  
Carried

**REZONING BYLAW – NO PUBLIC HEARING**

**Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications**

Items H.13 – H.25 are to align in-stream rezoning applications to new provincial legislation regarding small-scale multi-unit housing, as described in Corporate Report R147.

\* For H.13 – H.20 see memorandum dated September 4, 2024.



Development Variance Permit No. 7921-0261-01

It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That Council support Development Variance  
Permit No. 7921-0261-01 and consider issuance of the Permit upon final adoption of  
the associated rezoning bylaw.

RES.R24-1760 Carried

- 14. Planning Report - Application No. 7921-0232-00, 7921-0232-01  
Portion of 14224 - 68 Avenue

To rezone a portion of the site from Urban Residential Zone to Small Lot Residential Zone in order to subdivide into two small residential lots and one urban residential lot. In addition, the proposal includes a Development Variance Permit to reduce the minimum lot depth for proposed Lot 1; to reduce the minimum lot depth for proposed Lot 2; to reduce the minimum lot depth for proposed Lot 3; to reduce the minimum front yard setback to the principal building face for proposed Lots 1 and 2; to reduce the minimum front yard setback to the principal building face for proposed Lot 3; to reduce the minimum rear yard setback for proposed Lot 1, Lot 2, and Lot 3, respectively; and to increase the maximum driveway width for proposed Lot 1.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21329"

It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21329" pass its first reading.

RES.R24-1761 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21329" pass its second reading.

RES.R24-1762 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21329" pass its third reading.

RES.R24-1763 Carried

Development Variance Permit No. 7921-0232-00

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That Council close Development Variance

Permit No. 7921-0232-00.  
RES.R24-1764 Carried

Development Variance Permit No. 7921-0232-01

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That Council support Development Variance

Permit No. 7921-0232-01 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.  
RES.R24-1765 Carried

- 15. Planning Report - Application No. 7921-0342-00, 7921-0342-01  
5930 - 147 Street; 14725 - 59 Avenue

To rezone a portion of the site from Acreage Residential Zone to Small Lot Residential Zone in order to subdivide the site into six small residential lots. In addition, the proposal includes a Development Variance Permit to reduce the minimum lot depth of a Type II Interior and Type II Corner Lot for proposed lot 1 and proposed lot 6; and to reduce the minimum lot width of a Type II Interior Lot for proposed Lot 5.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21330"

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21330" pass its first reading.

RES.R24-1766 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21330" pass its second reading.

RES.R24-1767 Carried

The said Bylaw was then read for the third time.







Four pieces of correspondence and one petition with 107 signatures expressing opposition were received for this proposal. Nine pieces of correspondence expressing concerns were received for this proposal.

Mayor Locke and Councillor Kooner declared a conflict of interest and left the meeting at 9:40 p.m.

Councillor Stutt assumed the role of Chair.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21332"

RES.R24-1776	It was  Amendment Bylaw, 2024, No. 21332" pass its first reading.	Moved by Councillor Bose Seconded by Councillor Annis That "Surrey Zoning By-law, 1993, No. 12000, <u>Carried</u> by members remaining
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The said Bylaw was then read for the second time.

RES.R24-1777	It was  Amendment Bylaw, 2024, No. 21332" pass its second reading.	Moved by Councillor Annis Seconded by Councillor Bose That "Surrey Zoning By-law, 1993, No. 12000, <u>Carried</u> by members remaining
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The said Bylaw was then read for the third time.

RES.R24-1778	It was  Amendment Bylaw, 2024, No. 21332" pass its third reading.	Moved by Councillor Elford Seconded by Councillor Bose That "Surrey Zoning By-law, 1993, No. 12000, <u>Carried</u> by members remaining
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Development Variance Permit No. 7921-0264-00

RES.R24-1779	It was  Permit No. 7921-0264-00.	Moved by Councillor Elford Seconded by Councillor Annis That Council close Development Variance <u>Carried</u> by members remaining
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Development Variance Permit No. 7921-0264-01

It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That Council support Development Variance  
Permit No. 7921-0264-01 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.

RES.R24-1780 Carried by members remaining

Mayor Locke and Councillor Kooner rejoined the meeting at 9:42 p.m. Mayor Locke resumed the  
role of Chair.

- 18. Planning Report - Application No. 7921-0349-00, 7921-0349-01  
15694 - 112 Avenue

To rezone the site from Acreage Residential Zone to Urban Residential Zone in  
order to subdivide into four urban residential lots, one with further subdivision  
potential. In addition, the proposal includes a Development Variance Permit to  
reduce the minimum east side yard setback for a principal building and to vary the  
east side yard setback and parking requirements to retain the existing dwelling on  
proposed Lot 2.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21333"

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21333" pass its first reading.

RES.R24-1781 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21333" pass its second reading.

RES.R24-1782 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21333" pass its third reading.

RES.R24-1783 Carried

Development Variance Permit No. 7921-0349-00

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council close Development Variance

Permit No. 7921-0349-00.  
RES.R24-1784 Carried

Development Variance Permit No. 7921-0349-01

It was Moved by Councillor Annis  
Seconded by Councillor Bose  
That Council support Development Variance

Permit No. 7921-0349-01 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.  
RES.R24-1785 Carried

- 19. Planning Report - Application No. 7922-0233-00, 7922-0233-01  
16487 - 28 Avenue

To rezone the site from Acreage Residential Zone to Quarter Acre Residential Zone  
in order to subdivide the site into four residential lots. In addition, the proposal  
includes a Development Variance Permit to reduce the minimum lot width for  
proposed Lots 3 and 4.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21334"

It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21334" pass its first reading.

RES.R24-1786 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21334" pass its second reading.

RES.R24-1787 Carried

The said Bylaw was then read for the third time.













**PERMITS**

- 26. Planning Report - Application No. 7924-0165-00  
16060 - 108 Avenue

Owner: The Board of School Trustees of School District No. 36 (Surrey)  
Agent: Thinkspace Architecture Planning Interior Design (Keshia Laisianto)

To vary the General Provisions in the Zoning By-law 12000 to allow a shipping container to be installed and used for storage purposes on an existing school site (Fraser Heights Secondary).

No correspondence was received for this proposal.

Development Variance Permit No. 7924-0165-00

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That Council authorize the issuance of

Development Variance Permit No. 7924-0165-00.

RES.R24-1811

Carried

**PERMITS**

**Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications**

H.27 – H.30 are to align in-stream rezoning applications to new provincial legislation regarding small-scale multi-unit housing, as described in Corporate Report R147.

- 27. Planning Report - Application No. 7924-0139-01  
838 - 164 Street

To reduce the minimum lot depth for Proposed Lots 1 and 2 in order to subdivide into three single family lots.

No correspondence was received for this proposal.

Development Variance Permit No. 7924-0139-01

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That Council authorize the issuance of

Development Variance Permit No. 7924-0139-01.

RES.R24-1812

Carried

- 28. Planning Report - Application No. 7924-0149-01  
8081 - 138A Street

To vary the definition of the finished grade in the Zoning Bylaw to permit the use of a topographic survey plan rather than the historic lot grading plan approved by the City at the time of subdivision when the lot was created; and to reduce the minimum rear yard setback as measured to the rear yard deck and garage to permit construction of a new single family dwelling on the lot.

One piece of correspondence expressing support was received for this proposal.

Development Variance Permit No.7924-0149-01

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council authorize the issuance of

RES.R24-1813 Development Variance Permit No. 7924-0149-01.  
Carried

- 29. Planning Report - Application No. 7918-0373-02  
13048 - 13 Avenue

Owners: P. Kainth, S. Kainth  
Agent: Ampra Construction Ltd. (Parm Kainth)

To increase the maximum building height and to reduce the minimum distance streamside setback in order to permit the development of a new single family dwelling on the existing lot.

- \* See memorandum dated September 3, 2024.

No correspondence was received for this proposal.

Development Variance Permit No. 7918-0373-01

It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That Council close Development Variance

RES.R24-1814 Permit No. 7918-0373-01.  
Carried

Development Variance Permit No. 7918-0373-02

It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That Council authorize the issuance of

RES.R24-1815 Development Variance Permit No. 7918-0373-02.  
Carried

Development Permit No. 7918-0373-01

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That Council authorize the issuance of

RES.R24-1816 Development Permit No. 7918-0373-01.  
Carried

30. Planning Report - Application No. 7919-0154-02  
12711 Beckett Road

Owner: M. Kompter  
Agent: Hub Engineering Inc. (Mike Kompter)

To reduce the minimum front yard setback of an Accessory Building and to increase the maximum Accessory Building height to permit the retention of a portion of the existing single family dwelling as an accessory structure and formalize an existing setback encroachment.

\* See memorandum dated September 5, 2024.

No correspondence was received for this proposal.

Development Variance Permit No. 7919-0154-02

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That Council authorize the issuance of

RES.R24-1817 Development Variance Permit No. 7919-0154-02.  
Carried

Development Variance Permit No. 7919-0154-00

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council authorize the issuance of

RES.R24-1818 Development Variance Permit No. 7919-0154-00.  
Carried

Development Permit No. 7919-0154-00

It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That Council authorize the issuance of

Development Permit No. 7919-0154-00.

RES.R24-1819

Carried

**FILE BYLAW**

- 31. Surrey Langley SkyTrain Corridor and Municipal Integration Update - Corporate Report No. R152

\* See memorandum dated September 5, 2024.

This Bylaw is to amend Schedule K in the Subdivision and Development Bylaw No. 8830 to support the City's proposed approach to development, active transportation, and parking integration along the Surrey Langley SkyTrain Corridor. As additional amendments are brought forward with Corporate Report R166. Bylaw 21342 will be filed and the amendments will be considered along with Bylaw 21388.

No correspondence was received for this proposal.

"Surrey Subdivision and Development By-law, 1986, No. 8830, Amendment Bylaw, 2024, No. 21342"

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Subdivision and Development  
By-law, 1986, No. 8830, Amendment Bylaw, 2024, No. 21342" be filed.

RES.R24-1820

Carried

**INTRODUCTIONS**

- 32. Subdivision & Development Bylaw Update - Engineering Design Criteria

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R166. Bylaw No. 23188 is therefore in order for consideration.

A bylaw on the proposed revisions to the City's Engineering Design Criteria Manual and Standard Construction Documents.

No correspondence was received for this proposal.

"Surrey Subdivision and Development By-law, 1986, No. 8830, Amendment Bylaw, 2024, No. 21388"

RES.R24-1821	It was  By-law, 1986, No. 8830, Amendment	Moved by Councillor Stutt Seconded by Councillor Bains That "Surrey Subdivision and Development Bylaw, 2024, No. 21388" pass its first reading. <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R24-1822	It was  By-law, 1986, No. 8830, Amendment	reading.  Moved by Councillor Bains Seconded by Councillor Kooner That "Surrey Subdivision and Development Bylaw, 2024, No. 21388" pass its second reading. <u>Carried</u>
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The said Bylaw was then read for the third time.

RES.R24-1823	It was  By-law, 1986, No. 8830, Amendment	Moved by Councillor Annis Seconded by Councillor Kooner That "Surrey Subdivision and Development Bylaw, 2024, No. 21388" pass its third reading. <u>Carried</u>
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33. Alternative Methods of Public Notice – Bylaws and Communication Plan

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R168. Bylaw No. 21056 is therefore in order for consideration.

One piece of correspondence expressing opposition was received for this proposal.

"Surrey Public Notice Bylaw, 2024, No. 21056"

A bylaw to allow for alternative methods of Public Notice, (City website, and email subscription service) instead of newspaper publication.

RES.R24-1824	It was  No. 21056" pass its first reading.	Moved by Councillor Bains Seconded by Councillor Kooner That "Surrey Public Notice Bylaw, 2024, <u>Carried</u>
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The said Bylaw was then read for the second time.





34. Proposed Regulatory Bylaw Amendments Related to Provincial Housing Legislation Implementation

The proposed bylaw amendments to streamline the processing of in-stream development applications that are affected by the recent Transit Oriented Areas and Small-Scale Multi-Unit Housing zoning changes and administrative bylaw amendments.

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R162. Bylaws No. 21389 - 21394 are therefore in order for consideration.

No correspondence was received for this proposal.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21389"

RES.R24-1830 It was Moved by Councillor Annis  
Seconded by Councillor Bose  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21389" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-1831 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21389" pass its second reading.  
Carried

RES.R24-1832 It was then Moved by Councillor Kooner  
Seconded by Councillor Bains  
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21389" be held at City Hall on September 23, 2024, at 7:00 p.m.  
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21390"

RES.R24-1833 It was Moved by Councillor Annis  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21390" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

- RES.R24-1834      It was      Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21390" pass its second reading.  
Carried
- RES.R24-1835      It was then      Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21390" be held at City Hall  
on September 23, 2024, at 7:00 p.m.  
Carried
- "Business License By-law, 1999, No. 13680, Amendment Bylaw, 2024, No. 21391"
- RES.R24-1836      It was      Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Business License By-law, 1999,  
No. 13680, Amendment Bylaw, 2024, No. 21391" pass its first reading.  
Carried
- The said Bylaw was then read for the second time.
- RES.R24-1837      It was      Moved by Councillor Bose  
Seconded by Councillor Annis  
That "Business License By-law, 1999,  
No. 13680, Amendment Bylaw, 2024, No. 21391" pass its second reading.  
Carried
- RES.R24-1838      It was      Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Business License By-law, 1999,  
No. 13680, Amendment Bylaw, 2024, No. 21391" pass its third reading.  
Carried
- RES.R24-1839      It was then      Moved by Councillor Stutt  
Seconded by Councillor Bains  
That the Public Hearing on "Business License  
By-law, 1999, No. 13680, Amendment Bylaw, 2024, No. 21391" be held at City Hall  
on September 23, 2024, at 7:00 p.m.  
Carried

"Surrey Tree Protection Bylaw, 2006, No. 16100, Amendment Bylaw, 2024, No. 21392"

RES.R24-1840 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Tree Protection Bylaw, 2006,  
No. 16100, Amendment Bylaw, 2024, No. 21392" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-1841 It was Moved by Councillor Annis  
Seconded by Councillor Bose  
That "Surrey Tree Protection Bylaw, 2006,  
No. 16100, Amendment Bylaw, 2024, No. 21392" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-1842 It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Tree Protection Bylaw, 2006,  
No. 16100, Amendment Bylaw, 2024, No. 21392" pass its third reading.  
Carried

"Development Application Fees Bylaw, 2016, No. 18641, Amendment Bylaw, 2024, No. 21393"

RES.R24-1843 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Development Application Fees Bylaw,  
2016, No. 18641, Amendment Bylaw, 2024, No. 21393" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-1844 It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Development Application Fees Bylaw,  
2016, No. 18641, Amendment Bylaw, 2024, No. 21393" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-1845 It was Moved by Councillor Kooner  
 Seconded by Councillor Bains  
 That "Development Application Fees Bylaw,  
 2016, No. 18641, Amendment Bylaw, 2024, No. 21393" pass its third reading.  
Carried

"Surrey Chicken Keeping Bylaw, 2016, No. 18754, Amendment Bylaw, 2024,  
 No. 21394"

RES.R24-1846 It was Moved by Councillor Kooner  
 Seconded by Councillor Bains  
 That "Surrey Chicken Keeping Bylaw, 2016,  
 No. 18754, Amendment Bylaw, 2024, No. 21394" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-1847 It was Moved by Councillor Bose  
 Seconded by Councillor Annis  
 That "Surrey Chicken Keeping Bylaw, 2016,  
 No. 18754, Amendment Bylaw, 2024, No. 21394" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-1848 It was Moved by Councillor Bains  
 Seconded by Councillor Annis  
 That "Surrey Chicken Keeping Bylaw, 2016,  
 No. 18754, Amendment Bylaw, 2024, No. 21394" pass its third reading.  
Carried

### **CLOSE AND FILE BYLAWS AND DEVELOPMENT VARIANCE PERMITS**

35. Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – September 9, 2024

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R163. The following Bylaws and Development Variance Permits are therefore in order for consideration of closing and filing.

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.

No correspondence was received for this proposal.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19486"

RES.R24-1849  
 It was Moved by Councillor Bains  
 Seconded by Councillor Stutt  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2018, No. 19486" be filed.  
Carried

Development Variance Permit No. 7915-0428-00

RES.R24-1850  
 It was Moved by Councillor Annis  
 Seconded by Councillor Kooner  
 That Council close Development Variance  
 Permit No. 7915-0428-00.  
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19873"

RES.R24-1851  
 It was Moved by Councillor Bains  
 Seconded by Councillor Stutt  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2019, No. 19873" be filed.  
Carried

Development Variance Permit No. 7918-0085-00

RES.R24-1852  
 It was Moved by Councillor Bains  
 Seconded by Councillor Stutt  
 That Council close Development Variance  
 Permit No. 7918-0085-00.  
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20070"

RES.R24-1853  
 It was Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2020, No. 20070" be filed.  
Carried

Development Variance Permit No. 7918-0432-00

It was Moved by Councillor Annis  
Seconded by Councillor Bose  
That Council close Development Variance

Permit No. 7918-0432-00.  
RES.R24-1854 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20925"

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 20925" be filed.

RES.R24-1855 Carried

Development Variance Permit No. 7920-0162-01

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council close Development Variance

Permit No. 7920-0162-01.  
RES.R24-1856 Carried

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

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 20818" be filed.

RES.R24-1857 Carried

Development Variance Permit No. 7921-0031-00

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That Council close Development Variance

Permit No. 7921-0031-00.  
RES.R24-1858 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20469"

RES.R24-1859	It was  Amendment Bylaw, 2021, No. 20469" be filed.	Moved by Councillor Bose Seconded by Councillor Annis That "Surrey Zoning Bylaw, 1993, No. 12000, <u>Carried</u>
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Development Variance Permit No. 7921-0100-00

RES.R24-1860	It was  Permit No. 7921-0100-00.	Moved by Councillor Bains Seconded by Councillor Stutt That Council close Development Variance <u>Carried</u>
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"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20813"

RES.R24-1861	It was  Amendment Bylaw, 2022, No. 20813" be filed.	Moved by Councillor Bains Seconded by Councillor Stutt That "Surrey Zoning Bylaw, 1993, No. 12000, <u>Carried</u>
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Development Variance Permit No. 7921-0202-00

RES.R24-1862	It was  Permit No. 7921-0202-00.	Moved by Councillor Bains Seconded by Councillor Stutt That Council close Development Variance <u>Carried</u>
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"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19704"

RES.R24-1863	It was  Amendment Bylaw, 2018, No. 19704" be filed.	Moved by Councillor Bains Seconded by Councillor Annis That "Surrey Zoning Bylaw, 1993, No. 12000, <u>Carried</u>
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"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20471"

It was  
RES.R24-1864

Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20471" be filed.  
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20635"

It was  
RES.R24-1865

Moved by Councillor Annis  
Seconded by Councillor Bose  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20635" be filed.  
Carried

"Surrey Comprehensive Development Zone 140 (CD 140), Bylaw, 2023, No. 20990"

It was  
RES.R24-1866

Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development Zone 140 (CD 140), Bylaw, 2023, No. 20990" be filed.  
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20991"

It was  
RES.R24-1867

Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20991" be filed.  
Carried

Development Variance Permit No. 7920-0289-00

It was  
RES.R24-1868

Moved by Councillor Bose  
Seconded by Councillor Annis  
That Council close Development Variance Permit No. 7920-0289-00.  
Carried





**(c) Robert Levy, SurreyCares Community Foundation**

File: 0500-20-10

Requesting to appear at a Council-in-Committee meeting to present SurreyCares's community work and collaboration opportunities.

It was Moved by Councillor Annis  
Seconded by Councillor Bose  
That Robert Levy, SurreyCares Community  
Foundation be heard as a delegation at Council-in-Committee.

RES.R24-1873

Carried**2. By-law Enforcement Officer Appointment (Community Patrol Officer)**

File: 2770-01

It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That pursuant to Section 146 of the  
*Community Charter, S.B.C. 2003, c.26* and amendments thereto and the  
*Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as amended,  
Sandra Hapke, James Law, Elvin Nigam, Balraj Shergill, Harshul Gupta, Ben Sawa,  
Trevor McLean, Balraj Dadwal are hereby appointed under Section 146 of the  
*Community Charter, S.B.C. 2003, c.26* and amendments thereto and the  
*Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as a By-law  
Enforcement Officer (under a Community Patrol Officer designation) for the  
City of Surrey until the termination of the person's employment by the City of  
Surrey as a Bylaw Enforcement Officer.

RES.R24-1874

Carried**3. By-law Enforcement Officer Appointment**

File: 2770-01

It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That pursuant to Section 146 of the  
*Community Charter, S.B.C. 2003, c.26* and amendments thereto and the  
*Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as amended,  
Mark McGowan is hereby appointed under Section 146 of the *Community Charter*,  
S.B.C. 2003, c.26 and amendments thereto and the *Appointment of By-law  
Enforcement Officers By-law 1994, No. 12167*, as a By-law Enforcement Officer for  
the City of Surrey until the termination of the person's employment by the City of  
Surrey as a By-law Enforcement Officer.

RES.R24-1875

Carried

**4. By-law Enforcement Officer Appointment (Bylaw Services Officer)****File: 2770-01**

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That pursuant to Section 146 of the

*Community Charter, S.B.C. 2003, c.26* and amendments thereto and the *Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as amended, Maïke Dardengo is hereby appointed under Section 146 of the *Community Charter, S.B.C. 2003, c.26* and amendments thereto and the *Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as a By-law Enforcement Officer (under a Bylaw Services Officer designation) for the City of Surrey until the termination of the person's employment by the City of Surrey as a By-law Enforcement Officer.

RES.R24-1876

Carried**J. NOTICE OF MOTION****1. Transformative Changes to Surrey's Development and Permitting Processes**

Mayor Locke put forward the following notice of motion to be considered at the next Regular Council – Public Hearing meeting:

"That Council direct staff to:

- **Streamline Rezoning and Development Processes:** Conduct a comprehensive review of our rezoning and development processes and present recommendations that would significantly reduce these timelines;
- **Innovate and Automate:** Continue enhancing our digitization efforts, including further automating processes with new technologies such as the Automated Rule-Based Zoning Bylaw Compliance Tool, to remove administrative hurdles;
- **Develop a Model for Best Practices:** Establish a framework that positions Surrey's development and permitting processes as a model of best practice for other municipalities to aspire to—incorporating sustainable practices, efficient timelines, cost-effectiveness and a facilitative approach; and
- **Return with Recommendations:** Present recommendations by the December break that will further reduce timelines for all development types, from major commercial projects to minor residential renovations."

