

Present:

Chairperson - Mayor McCallum
Councillor Annis
Councillor Elford
Councillor Guerra
Councillor Hundial
Councillor Locke
Councillor Nagra
Councillor Patton
Councillor Pettigrew

Absent:**Staff Present:**

City Manager
City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
City Solicitor
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Land Development Engineer

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. The agenda of the October 19, 2020, Regular Council Land Use meeting be amended by removing item H.7; and
2. The agenda be adopted amended.

RES.R20-1546

Carried

B. LAND USE APPLICATIONS

1. **7920-0212-00**
1711 - 152 Street

Owner: First Capital (Semiahmoo) Corporation, Inc.

Agent: J. Desrochers

Development Variance Permit

to allow the installation of an additional fascia sign on the premises.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That that Council approve Development

Variance Permit No. 7920-0212-00, to allow one additional 0.66 square metre sign that will increase the total allowable sign area of the premises to 102.39 square metres, to proceed to Public Notification.

RES.R20-1547

Carried

2. **7920-0202-00**
10334 - 152A Street
 Owners: Yorkson Investment Co Ltd., Yee-Ming Investment Co Ltd.
 Agent: D A Horvath Consultants Inc. (Irene Horvath)
Development Variance Permit
to reduce the minimum 400-metre separation requirement between a proposed small-scale drug store and other existing drug stores.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That:

1. Council approve Development Variance Permit No. 7920-0202-00, to vary the following:
 - (a) In Section E.28 of Part 4 General Provisions of the Zoning Bylaw No. 12000, the minimum separation requirement between drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres to 200 metres to permit a small-scale drug store at Unit 105 – 10334 - 152A Street, to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to Development Variance Permit issuance:
 - (a) that a Section 219 Restrictive Covenant be registered on title requiring that any small-scale drug store on site must operate in conjunction with a medical clinic / office, have the same hours of operation as the medical clinic / office, and be limited in size to 24.25 square metres.

RES.R20-1548

Carried
 With Councillor Pettigrew opposed.

3. **7919-0196-00**
18930 and 18970 - 24 Avenue
 Owners: 24 Ave GP Ltd., Piret Ch A Holdings ULC
 Agent: Orion Construction (Braden Smith)
Rezoning from A-1 to IB-1
Development Permit
to permit the development of a multi-tenant 40,586-square-metre industrial building.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That:

1. A Bylaw be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7919-0196-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (i) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site.

4. Council pass a resolution to amend the Campbell Heights Local Area Plan (LAP) to redesignate a portion of the land from Open Space Corridors/Buffers to Business Park when the project is considered for final adoption.

RES.R20-1549

Carried
With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20177" pass its first reading.

RES.R20-1550

Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R20-1551 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2020, No. 20177" pass its second reading.
Carried
 With Councillor Pettigrew opposed.

RES.R20-1552 It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20177" be held at City Hall on
 November 9, 2020, at 7:00 p.m.
Carried
 With Councillor Pettigrew opposed.

4. **7918-0018-00**
19036 - 16 Avenue
 Owner: 1198539 B.C. Ltd.
Director Information: Michael J Senior
Officer Information as at February 22, 2020: Michael J Senior (President)
 Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)
Rezoning from A-1 to PC
Development Permit
to permit the expansion of an existing cemetery.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That:

1. A Bylaw be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Cemetery Zone (PC)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0018-00 generally in accordance with the attached drawings (Appendix I) and the finalized Ecosystem Development Plan and geotechnical report.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
- (f) conveyance of riparian areas and lands identified within the Green Infrastructure Network at no cost to the City;
- (g) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) registration of a right-of-way for public rights-of-passage for drainage access;
- (j) registration of access easements to ensure access to the proposed shared parking and access with the adjacent development; and
- (k) registration of a No-Build Restrictive Covenant until service connections are provided.

RES.R20-1553

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20178" pass its first reading.

RES.R20-1554

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20178" pass its second reading.

RES.R20-1555

Carried

It was then

Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20178" be held at City Hall
on November 9, 2020, at 7:00 p.m.

RES.R20-1556

Carried

5. 7918-0364-00

19363 - 32 Avenue

Owner: Sherwood Investments Ltd.

Agent: Orion Construction (Jack Priestley)

Rezoning from A-1 to IB-1**Development Permit / Development Variance Permit***to permit the development of a 7,524 square metre multi-tenant industrial building.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. A Bylaw be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0364-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7918-0364-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback (west) to the lane of the IB-1 Zone from 7.5 metres to 1.5 metres.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and

- (h) registration of a Section 219 Restrictive Covenant to prohibit any uses that require a Metro Vancouver air quality permit from locating on the site.

RES.R20-1557 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2020, No. 20179" pass its first reading.

RES.R20-1558 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2020, No. 20179" pass its second reading.

RES.R20-1559 Carried

It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20179" be held at City Hall
 on November 9, 2020, at 7:00 p.m.

RES.R20-1560 Carried

6. 7915-0076-00
5629 King George Boulevard
 Owner: Panorama South Development Ltd.
 Agent: Matthew Cheng Architect Inc. (Matthew Cheng)
OCP Amendment from Suburban to Multiple Residential
Rezoning from RH to RM-30
Development Permit / Development Variance Permit
to permit the development of 30 townhouse units.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That:

1. A Bylaw be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Suburban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.

3. A Bylaw be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7915-0076-00 generally in accordance with the attached drawings (Appendix I).
5. Council approve Development Variance Permit No. 7915-0076-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres to 3.0 metres to the principal building face for Building 5; and to 6.0 metres to the principal building face for Building's 6 and 7; and
 - (b) to vary the Off-Street Park requirement of the RM-30 Zone to allow three visitor parking spaces to be located in the required setback area (spaces V3, V5 and V6).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) approval from the Ministry of Transportation & Infrastructure;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (i) submission of an acoustical report for the units adjacent to King George Boulevard and Highway 10 and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (j) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (k) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (l) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department.

RES.R20-1561

Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20180" pass its first reading.

RES.R20-1562

Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20180" pass its second reading.

RES.R20-1563

Carried
With Councillor Pettigrew opposed.

It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20180" be held at City Hall on November 9, 2020, at 7:00 p.m.

RES.R20-1564

Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20181" pass its first reading.

RES.R20-1565

Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R20-1566 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20181" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R20-1567 It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20181" be held at City Hall on
November 9, 2020, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

7. **7919-0145-00**
13782 and 13790 – 108 Avenue; 10757 – 138 Street
Owner: Tien Sher Q5 Development Group Inc.
Agent: Tien Sher Management Group Inc (Ryan Jenkins)
Rezoning from RF and C-8 to CD (based on RM-70)
Development Permit / Development Variance Permit
to permit the development of a 6-storey apartment building in City Centre.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. Council file Rezoning Bylaw No. 16486.
2. Council close Land Development Project No. 7907-0199-00 and all applications associated with this project.
3. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" and "Community Commercial Zone (C-8)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7919-0145-00 generally in accordance with the attached drawings (Appendix I).
5. Council approve Development Variance Permit No. 7919-0145-00, varying the following, to proceed to Public Notification:
 - (a) to vary the requirement in Sections 2.3 of the District Energy System Bylaw, 2012, No. 17667, as amended, so that the owner of a new building within Service Area B, with a net floor area ratio of up to 2.87, will not be required to utilize hydronic systems for space heating within individual units, but hydronic systems will be required for all other space heating and hot water heating in the building.

- (b) to vary the definition of "Bond" in the Surrey Subdivision and Development Bylaw, 1986, No. 8830, as amended, to include the use of Surety Bond for Servicing Agreement No. 7819-0145-00.
6. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) submission of an acoustical report for the units adjacent to 108 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (j) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
 - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

RES.R20-1568

Carried

RES.R20-1569 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2007, No. 16486" be filed.
Carried

RES.R20-1570 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2020, No. 20182" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R20-1571 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2020, No. 20182" pass its second reading.
Carried

RES.R20-1572 It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20182" be held at City Hall
 on November 9, 2020, at 7:00 p.m.
Carried

8. 7919-0057-00
1955 - 165A Street; 16508 - 20 Avenue
 Owners: M. Tang, Y. Zhang, J. Bal, S. Aujla
 Agent: High Street Marketing Group Ltd. (Amit Ghuman)
NCP Amendment from Multiple Residential 10-15 upa to Multiple Residential 15-25 upa and to remove the subject site from the land consolidation area
Rezoning from RA to RM-30
Development Permit / Development Variance Permit
to permit the development of a 50-unit townhouse development.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0057-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and geotechnical report.

3. Council approve Development Variance Permit No. 7919-0057-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres for Buildings 4 and 5, and 3.0 metres for Building 6; and
 - (b) to reduce the minimum rear yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres for Building 1.

4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (i) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (l) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;

- (m) the applicant provide an independent peer review of the Geotechnical Exploration Report prepared by Braun Geotechnical Ltd. and dated July 30, 2020, and subsequently, submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (n) registration of an access easement through the development site to provide access to the park lot for the Grandview Ridge Trail; and
- (o) discharge of Restrictive Covenant BA83860

5. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the land from "Multiple Residential 10-15 upa" to "Multiple Residential 15-25 upa" and to remove the subject site from the land consolidation area when the project is considered for final adoption (Appendix V).

RES.R20-1573 Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20183" pass its first reading.

RES.R20-1574 Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20183" pass its second reading.

RES.R20-1575 Carried
With Councillor Pettigrew opposed.

It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20183" be held at City Hall on
November 9, 2020, at 7:00 p.m.

RES.R20-1576 Carried
With Councillor Pettigrew opposed.

C. ADDITIONAL PLANNING COMMENTS

This section had no items.

D. ITEMS REFERRED BACK

This section had no items.

E. CORPORATE REPORTS

This section had no items.

F. CORRESPONDENCE

This section had no items.

G. NOTICE OF MOTION

This section had no items.

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19840"
7918-0126-00
Owner: C. Dhama and J. Dhama
Agent: WSP Canada Inc. (Dexter Hirabe)
RA to RF-13 – 14127 – 60A Avenue - to subdivide into 2 single family small lots.

Council direction received May 13, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19840" be finally adopted.

RES.R20-1577

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19577"
7917-0509-00
Owner: Mortise Construction Ltd. and G. Sandhu and S. Sandhu
Agent: WSP Canada Inc. (Dexter Hirabe)
RA to RF and RF-13 – 5944 – 168 Street – to allow subdivision with the adjoining lot
to the east (5955 – 168A Street) into 5 single family lots (3 RF and 2 RF-13).

Council direction received April 23, 2018

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19577" be finally adopted.

RES.R20-1578

Carried

BYLAWS WITH PERMITS

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20062"
7917-0349-00
Owner: 0744656 B.C. Ltd.
Director Information: Surinder Dhaliwal and Baljinder Mander
Agent: Steelix Builders Group Ltd. (Parm Dhaliwal)
6595 - 196 Street - to redesignate the site from Urban to Multiple Residential.

Council direction received April 6, 2020

RES.R20-1579
It was
2013, No. 18020, Amendment Bylaw, 2020, No. 20062" be finally adopted.
Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
Carried
With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20055"
RA to CD - 6595 - 196 Street - to develop a 5-storey and a 6-storey apartment building.

Council direction received April 6, 2020

RES.R20-1580
It was
Neighbourhood Concept Plan to redesignate portions of the land from 22-45 u.p.a to 30-70 u.p.a and to amend the road network.
Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend the East Clayton
Carried
With Councillor Pettigrew opposed.

RES.R20-1581
It was
Amendment Bylaw, 2020, No. 20055" be finally adopted.
Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried
With Councillor Pettigrew opposed.

Development Permit No. 7917-0349-00

6595 – 196 Street

To permit the development of a 5-storey and a 6-storey apartment building.

Authorized to draft April 6, 2020

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council authorize the issuance of

Development Permit No. 7917-0349-00.

RES.R20-1582

Carried

With Councillor Pettigrew opposed.

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20166"

7919-0338-00; 7919-0338-01

Owner: 1014669 B.C. Ltd.; 0993006 B.C. Ltd.

Director Information: Baljit S Johal

Agent: WG Architecture Inc. (Joe Nae-Jer Hwang)

8140 – 166 Street - to redesignate the site from Urban to Multiple Residential.

Council direction received September 14, 2020

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2020, No. 20166" be finally adopted.

RES.R20-1583

Carried

With Councillor Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20167"

RM-30 to CD – 8140 – 166 Street – to permit a multiple unit residential

development consisting of three 6-storey apartment buildings with underground parking and 31 ground-oriented townhouses.

Council direction received September 14, 2020

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council amend the Fleetwood Town

Centre Plan (Stage 1) to redesignate a portion of the subject site from "Medium Density Townhouses" and " Buffer Within Private Land" to "Apartment 2.0 FAR 6 Storey Maximum."

RES.R20-1584

Carried

With Councillor Pettigrew opposed.

PERMIT APPROVALS

- 6. **Temporary Use Permit No. 7914-0321-00**
 Owner: High Noon Investment Corporation
 Agent: D. Kerr
 7315 King George Boulevard
 To allow temporary vehicle parking for employees of Sunrise Poultry Processors Ltd. (13542 – 73A Avenue) and for rental vehicles of Hertz Corporation (7319 King George Boulevard) for a period not to exceed three years.

Council supported February 20, 2017

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the issuance of

Temporary Use Permit No. 7914-0321-00.

RES.R20-1592

Carried

- 7. **Temporary Use Permit No. 7920-0106-00**
 Owner: 1205789 B.C. Ltd.
 Director Information: Sarbjot Purewal and Harjinder Purewal
 Agent: Seven Horses Transport Ltd. (Sarj Purewal)
 2974 – 192 Street
 To permit a temporary outdoor storage facility for cargo equipment and truck parking for a period not to exceed one year.

Council supported September 14, 2020

This item was out of order.

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

- 8. **Development Application No. 7918-0078-00**
 Owner: Viti Holdings Inc.
 Agent: Viti Holdings Inc. (Tim Ferguson)
 3905 – 152 Street
 To permit the operation of a landscape business.

Council direction received June 25, 2018

It was
 Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Application No. 7918-0078-00 be

closed.

RES.R20-1593

Carried

I. CLERKS REPORT

This section had no items.

J. OTHER BUSINESS

This section had no items.

K. ADJOURNMENT

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That the October 19, 2020 Regular Council –

Land Use meeting be adjourned.
RES.R20-1594

Carried

The Regular Council - Land Use meeting adjourned at 5:38 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum