

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 April 26, 2021, Regular Council Land Use meeting be amended by removing Item B.7 adopted; and
2. The agenda adopted as amended.

RES.R21-574

Carried

B. LAND USE APPLICATIONS

1. **7915-0276-00**
13505 - 56 Avenue
Owner: B. Thind, S. Thind
Agent: Aplin & Martin Consultants Ltd. (Anya Paskovic)
Development Variance Permit
to permit the retention of an existing dwelling as part of a subdivision.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. Council approve Development Variance Permit No. 7915-0276-00, to reduce the minimum side yard setback of the "Half Acre Residential (RH) Zone" from 4.5 metres to 3.5 metres to facilitate the retention of the existing dwelling on proposed Lot 2, proceed to Public Notification.

2. Council instruct staff to resolve the following issue prior to Development Variance Permit issuance:

- (a) Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk once the conditions of approval associated with the subdivision have been completed.

RES.R21-575

Carried

2. **7921-0027-00**

3211 - 152 Street

Owner: TPC Holdings Ltd.

Agent: Parswami Investments Ltd. (Gosai Mehulgiri)

Development Variance Permit*to reduce the minimum 400 metre separation distance between a small-scale drug store and an existing drug store.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council approve Development Variance Permit No. 7921-0027-00, to reduce the minimum separation distance required under Section E.28 of Part 4 General Provisions of Zoning By-law No. 12000 between drug stores, small-scale drug stores, or methadone dispensaries from 400 metres to 56 metres to permit a small-scale drug store at 3211 – 152 Street, 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 must operate in conjunction with a medical clinic or medical office, have the same hours of operation as the medical clinic or medical office, and be limited in size to a maximum of 65 square metres.

RES.R21-576

Carried

With Councillor Pettigrew opposed.

3. **7921-0074-00**

13629 - 108 Avenue

Owner: Fiji-Canada Association Inc.

Agent: Vancouver Sign Group Inc. (Jordan Jacobs)

Development Permit*to permit temporary off-site real estate development signage for a temporary sales centre.*

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

1. Council approve the applicant's request to vary the Sign Bylaw for temporary off-site real estate development signage, as described in Appendix I.
2. Council approve Development Permit No. 7921-0074-00 and authorize the Mayor and Clerk to execute the Permit.

RES.R21-577

Carried

4. **7921-0034-00**
8888, 8920, 8930 and 8944 – 162 Street
 Owner: Surrey Christian School Society
 Agent: Field & Marten Associates Ltd. (Gary Mazur)

Temporary Use Permit**Sensitive Ecosystems Development Permit****Development Variance Permit**

to allow a surface parking lot and a construction staging area for a period not to exceed three years, and to reduce the minimum streamside setback area for a Class B ditch, as measured from top-of-bank.

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

1. Council approve Temporary Use Permit No. 7921-0034-00, to proceed to Public Notification.
2. Council approve Development Variance Permit No. 7921-0034-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum streamside setback area as measured from the top of bank of a Class B ditch from 7 metres to 2 metres under Part 7A Streamside Protection of the Zoning By-law, No. 12000.
3. Council authorize staff to draft Development Permit No. 7921-0034-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached drawings (Appendix III) and the finalized Ecosystem Development Plan.
4. Council instruct staff to resolve the following issues prior to final approval:
 - (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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (e) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (g) registration of a Section 219 Restrictive Covenant over the designated Streamside Protection Area for Sensitive Ecosystem Protection.

RES.R21-578

Carried

5. **7920-0094-00**
15127 No. 10 Highway (56 Avenue)

Owner: Investors Group Trust Co Ltd.
 Agent: R. Reyes

Development Permit

to permit renovations to an existing drive-through restaurant.

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

1. Council authorize staff to draft Development Permit No. 7920-0094-00, generally in accordance with the attached drawings in Appendix I.
2. Council approve the applicant’s request to vary the Surrey Sign By-law, No. 13656 through a Comprehensive Sign Design Package as described in Appendix III.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R21-579

Carried

6. **7921-0011-00**

13760 - 75A Avenue

Owner: Wanson (Peninsula) Development Ltd.

Agent: Seng Tsoi Architect Inc. (Seng Tsoi)

Temporary Use Permit

to permit the development of a temporary real estate sales centre for a duration of three years for the proposed apartment buildings on the subject site and adjacent properties.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council approve Temporary Use Permit No. 7921-0011-00, to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (d) submission of security to ensure the building is removed and the site is brought into compliance with the Zoning Bylaw following the expiration of the Temporary Use Permit.

RES.R21-580

Carried

7. **7921-0056-00**

1160 King George Boulevard

Owner: Fountana Hotel Investment Corp.

Agent: Fountana Group (Margarett Lange)

Temporary Use Permit

to permit the operation of a farmer's market for a period not to exceed two years.

This item was removed from the agenda.

8. **7920-0133-00**
18660 – 28 Avenue; 2635, 2727, and 2775 – 188 Street
 Owner: o823207 B.C. Ltd.
 Agent: dForce Design Inc. (Darren Cruickshanks)
Development Permit
to permit the development of four industrial buildings on four industrial lots.

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

1. Council authorize staff to draft Development Permit No. 7920-0133-00 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) registration of access easements to ensure access to the proposed shared parking and amenity facilities within the development.

RES.R21-581

Carried

With Councillor Pettigrew opposed.

9. **7917-0320-00**
13130 - 106 Avenue
 Owner: The Board of Education of School District No. 36 (Surrey)
 Agent: Thinkspace Architecture Planning Interior Design (Henk Kampman)
Development Variance Permit
to reduce setbacks, off-street vehicular parking, and bicycle parking requirements associated with a school addition and existing portable classrooms for K.B. Woodward Elementary School.

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

1. Council approve Development Variance Permit No. 7917-0320-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side (east) yard on flanking street setback for Public school buildings from 15 metres to 8.5 metres;

- (b) to reduce the minimum front (north) yard setback for Public School buildings from 15 metres to 11.6 metres;
- (c) to reduce the minimum rear (south) yard setback for Public school buildings from 15 metres to 6.9 metres;
- (d) to reduce the minimum number of required on-site parking spaces from 65 spaces to 56 spaces; and
- (e) to reduce the rate at which required bicycle parking for a Public Elementary School is calculated from 4 spaces per classroom to 0.93 space per classroom.

2. Council instruct staff to resolve the following issues prior to approval:

- (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the Planning and Development Department;
- (b) submission of securities for tree retention; and
- (c) submission of a finalized landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R21-582

Carried

10. 7920-0209-00

4311 King George Boulevard

Owner: Mud Bay Nurseries Ltd.

Agent: Freedom Mobile c/o Cypress Land Services Inc. (Tawny Verigin)

Development Variance Permit

to increase the maximum height of a free-standing telecommunications antenna system from 12 metres to 41 metres.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council approve Development Variance

Permit No. 7920-0209-00, to vary Part 4 General Provisions of the Zoning Bylaw to increase the maximum height of a free-standing antenna system tower from 12 metres to 41 metres, to proceed to Public Notification.

RES.R21-583

Carried

With Councillor Pettigrew opposed.

11. **7918-0460-00**
16706 and 16718 - 24 Avenue
 Owner: A. Dha, 1089838 B.C. Ltd.
Director Information: Amrik Dha
Officer Information as at September 16, 2020: Amrik Dha (CEO)
 Agent: Flat Architecture Ltd. (Jaswinder Gabri)
OCP Amendment from Commercial to Urban
NCP Amendment to remove the subject site from the land consolidation area
and to relocate the drainage corridor to the south side of 23A Avenue
Rezoning from RA to CD
Development Permit
to permit the development of five live-work townhouse units and 12 townhouse units.

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

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from Commercial to Urban and a date for Public Hearing be set.
2. A Bylaw be introduced to amend the OCP Figure 42: Major Employment Areas for the subject site by removing the Commercial designation for the subject site and a date for Public Hearing be set.
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
4. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7918-0460-00 generally in accordance with the attached drawings (Appendix I).
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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (g) registration of a Section 219 Restrictive Covenant to prohibit the conversion of the garage parking spaces into livable space;
- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, the City's Affordable Housing Strategy, and the Tier 1 Community Amenity Contribution to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (i) registration of a Section 219 "No-Build" Restrictive Covenant on the portion of the lands proposed for the live-work units to ensure that the dwelling units will be built incorporating the commercial units in accordance with the B.C. Building Code.

7. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to remove the subject site from the land consolidation area and to relocate the drainage corridor to the south side of 23A Avenue when the project is considered for final adoption.

RES.R21-584

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, 2021, No. 20328" pass its first reading.

RES.R21-585

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, 2021, No. 20328" pass its second reading.

RES.R21-586

Carried

With Councillor Pettigrew opposed.

RES.R21-587 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, 2021, No. 20328" be
 held on May 10, 2021, at 7:00 p.m.
Carried
 With Councillor Pettigrew opposed.

RES.R21-588 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20329" pass its first reading.
Carried
 With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R21-589 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20329" pass its second reading.
Carried
 With Councillor Pettigrew opposed.

RES.R21-590 It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20329" be held on May 10, 2021,
 at 7:00 p.m.
Carried
 With Councillor Pettigrew opposed.

12. 7918-0410-00
6913 - 144 Street
 Owner: G. Sandhu
 Agent: Westride Engineering & Consulting Ltd. (Dave Kajal)
Rezoning from RF to RF-10
Development Permit / Development Variance Permit
*for Sensitive Ecosystems (Streamside) and to reduce the minimum setback from a
 Class B watercourse to allow subdivision into two single family lots.*

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

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7918-0410-00 Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached drawings (Appendix VI).
3. Council approve Development Variance Permit No. 7918-0410-00, to reduce the minimum setback distance from the top-of-bank for a "Natural" Class B (yellow-coded) stream in Part 7A of Zoning By-law No. 12000, from 15 metres to 10 metres, to proceed to Public Notification.
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) 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 and Impact Mitigation Plan to the satisfaction of City staff;
 - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer.

RES.R21-591

Carried
With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20330" pass its first reading.

RES.R21-592

Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

- RES.R21-593 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20330" pass its second reading.
Carried
With Councillor Pettigrew opposed.
- RES.R21-594 It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20330" be held on May 10, 2021,
at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

13. **7919-0322-00**
6856 - 152 Street; 15331 - 68 Avenue
Owner: Conwest (Bear Creek) GP Ltd.
Agent: Conwest (Bear Creek) GP Ltd. (Dwayne Drobot)
LAP Amendment for changes to the road network
Rezoning from A-1 to IB-3
Development Permit
*to subdivide into three industrial lots and the development of an 8,361 square metres
tilt-up 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 3 Zone (IB-3)" and a date be set for Public Hearing.
 2. Council authorize staff to draft Development Permit No. 7919-0322-00 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 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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) conveyance, at no cost to the City, of riparian areas and Biodiversity Conservation Strategy areas;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 3 until future consolidation with the adjacent properties at 6904 & 6884 152 Street to facilitate the development of these properties;
 - (j) 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;
 - (k) registration of a Section 219 Restrictive Covenant for the installation and maintenance of the landscape buffer along the North and East property line abutting the Agriculture Land Reserve and adjacent land;
 - (l) registration of a Section 219 Restrictive Covenant to advise future owners of adjacent agricultural uses, to the satisfaction of the Planning and Development Department; and
 - (m) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that a portion of the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.
4. Council pass a resolution to amend the East Newton Business Park Plan to amend the road network.

RES.R21-595

Carried

With Councillor Pettigrew opposed.

RES.R21-596 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20331" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R21-597 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20331" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R21-598 It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20331" be held on May 10, 2021,
at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

C. ADDITIONAL PLANNING COMMENTS

This section had no items to consider.

D. LAND USE CONTRACT TERMINATIONS

1. **7916-0344-00**
Between 148 Street to 152 Street, and 16 Avenue to 20 Avenue
Terminate Land Use Contract No. 371
Rezone portions of the lands from RA, RF and RM-15 to RF-SD, RF-G and RM-15
to terminate Land Use Contract No. 371 in order to permit the Zoning Bylaw to come into effect with a zone that aligns with the existing land uses on the subject lands.

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

1. A Bylaw be introduced to terminate Land Use Contract No. 371 and a date be set for Public Hearing.
2. Bylaws be introduced to rezone portions of the lands from:
 - (a) "Single Family Residential Zone (RF)" and "Multiple Residential 15 Zone (RM-15)" to "Multiple Residential 15 Zone (RM-15)";

- (b) "Single Family Residential Zone (RF)" to "Multiple Residential 15 Zone (RM-15)";
- (c) "One-Acre Residential Zone (RA)" to "Single Family Residential Gross Density Zone (RF-G)";
- (d) "Single Family Residential Zone (RF) to "Single Family Residential Gross Density Zone (RF-G)";
- (e) "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)";

As shown in Appendix II and a date be set for Public Hearing.

RES.R21-599 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Land Use Contract No. 371,
Termination Bylaw, 2021, No. 20032" pass its first reading.

RES.R21-600 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Land Use Contract No. 371,
Termination Bylaw, 2021, No. 20032" pass its second reading.

RES.R21-601 Carried

It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Land Use
Contract No. 371, Termination Bylaw, 2021, No. 20032" be held on May 31, 2021, at
7:00 p.m.

RES.R21-602 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20033" pass its first reading.

RES.R21-603 Carried

The said Bylaw was then read for the second time.

RES.R21-604 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20033" pass its second reading.
Carried

RES.R21-605 It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20033" be held on May 31, 2021,
at 7:00 p.m.
Carried

RES.R21-606 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20034" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-607 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20034" pass its second reading.
Carried

RES.R21-608 It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20034" be held on May 31, 2021,
at 7:00 p.m.
Carried

RES.R21-609 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20035" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-610 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20035" pass its second reading.
Carried

RES.R21-611 It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20035" be held on May 31, 2021,
 at 7:00 p.m. Carried

RES.R21-612 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20036" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-613 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20036" pass its second reading.
Carried

RES.R21-614 It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20036" be held on May 31, 2021,
 at 7:00 p.m. Carried

RES.R21-615 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20037" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-616 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20037" pass its second reading.
Carried

It was then
Bylaw, 1993, No. 12000, Amendment
at 7:00 p.m.

Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
Bylaw, 2021, No. 20037" be held on May 31, 2021,

RES.R21-617 Carried

E. CORPORATE REPORTS

This section had no items to consider.

F. CORRESPONDENCE

This section had no items to consider.

G. NOTICE OF MOTION

This section had no items to consider.

H. BYLAWS AND PERMITS

BYLAWS

1. "City of Surrey Heritage Revitalization Agreement Bylaw, 2019, No. 19954"
7915-0310-00
Owner: N. Kooner, G. Kooner
Agent: Hub Engineering Inc. (Mike Kompter)
To allow for the restoration and long-term protection of - 13539 – 16 Avenue - the
Verna Porter Residence.

Council direction received November 4, 2019

It was
Agreement Bylaw, 2019, No. 19954" be finally adopted.

Moved by Councillor Guerra
Seconded by Councillor Patton
That "City of Surrey Heritage Revitalization

RES.R21-618 Carried

BYLAWS WITH PERMITS

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19994"
7919-0107-00
Owner: Tiger First Development Ltd.
Agent: LeHomes Realty (Angel Li)
RA to RH - 2585 - 141 Street - to subdivide into 2 half-acre lots.

Council direction received November 18, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend the Central Semiahmoo
Local Area Plan to redesignate the subject site from "One Acre" to "Half-Acre Gross
Density".

RES.R21-619

Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19994" be finally adopted.

RES.R21-620

Carried

Development Variance Permit No. 7919-0107-00

2585 - 141 Street

To reduce the minimum lot width from 30 metres (98 ft.) to 24.3 (80 ft.) for both lots in
the proposed subdivision.

Council supported November 18, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Variance Permit No. 7919-0107-00.

RES.R21-621

Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20135"
7914-0207-00
Owner: 0945799 B.C. Ltd. (Director Information: Baljit Johal)
Agent: Flat Architecture Inc. (Rajinder Warraich)
RA to CD - 18865 - 72 Avenue - to allow a 39-unit stacked townhouse development
with one-level underground parking

Note: Change of Owner

Council direction received July 27, 2020

RES.R21-622 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend the East Clayton
Extension North of 72 Avenue Neighbourhood Concept Plan to redesignate the
subject site from "Commercial Residential" to "Stacked Townhouses (up to 50 UPA)."
Carried

RES.R21-623 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20135" be finally adopted.
Carried

Development Permit No. 7914-0207-00

18865 – 72 Avenue

To issue a Development Permit for Form and Character in accordance with the
urban design guidelines in the East Clayton Neighbourhood Concept Plan.

Council authorized to draft July 27, 2020

RES.R21-624 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Permit No. 7914-0207-00.
Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20179"
7918-0364-00
Owner: Sherwood Investments Ltd.
Agent: Orion Construction (Jack Priestley)
A1 to 1B-1 - 19363 - 32 Avenue - to permit the development of a 7,524 square metre
multi-tenant industrial building.

Council direction received October 19, 2020

RES.R21-625 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20179" be finally adopted.
Carried

Development Variance Permit No. 7918-0364-00

19363 - 32 Avenue

To reduce the minimum side yard setback (west) to the lane from 7.5 metres to 1.5 metres.

Council supported November 9, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Variance Permit No. 7918-0364-00.

RES.R21-626

Carried

Development Permit No. 7918-0364-00

19363 - 32 Avenue

To issue a Development Permit for Form and Character in accordance with the urban design guidelines in the Campbell Heights Local Area Plan.

Council authorized to draft October 19, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Permit No. 7918-0364-00.

RES.R21-627

Carried

BYLAW INTRODUCTIONS

5. "Surrey Comprehensive Development Zone 01 (CD.01), Bylaw, 2021, No. 20283"
3900-20-20283 - Council Initiative
12505 - 22 Avenue
This Bylaw amends and replaces Bylaw No. 13430 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report No. 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 01 (CD.01), Bylaw, 2021, No. 20283" pass its first reading.

RES.R21-628

Carried

The said Bylaw was then read for the second time.

RES.R21-629 It was Moved by Councillor Guerra
 Zone 01 (CD.01), Bylaw, 2021, No. 20283" pass its second reading.
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
Carried

RES.R21-630 It was then Moved by Councillor Guerra
 Government Act, the Public Hearing on Bylaw No. 20283 is waived.
 Seconded by Councillor Patton
 That pursuant to Section 464(2) of the Local
Carried

6. "Surrey Comprehensive Development Zone 02 (CD.02), Bylaw, 2021, No. 20284"
 3900-20-20284 – Council Initiative
 12549 – 25 Avenue
 This Bylaw amends and replaces Bylaw No. 12392 in order to support the inclusion of
 one secondary suite in existing Comprehensive Development Zones that regulate
 single family dwellings and that have adequate lot size, width and depth to provide at
 least three off-street parking spaces, as outlined in Corporate Report No. 2020-R162.

Council direction received November 9, 2020
 Corporate Report No. 2020-R162

RES.R21-631 It was Moved by Councillor Guerra
 Zone 02 (CD.02), Bylaw, 2021, No. 20284" pass its first reading.
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
Carried

The said Bylaw was then read for the second time.

RES.R21-632 It was Moved by Councillor Guerra
 Zone 02 (CD.02), Bylaw, 2021, No. 20284" pass its second reading.
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
Carried

RES.R21-633 It was then Moved by Councillor Guerra
 Government Act, the Public Hearing on Bylaw No. 20284 is waived.
 Seconded by Councillor Patton
 That pursuant to Section 464(2) of the Local
Carried

- 7. "Surrey Comprehensive Development Zone 03 (CD.03), Bylaw, 2021, No. 20285"
3900-20-20285 – Council Initiative
1777 Ocean Park Road
This Bylaw amends and replaces Bylaw No. 14684 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report No. 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

RES.R21-634	It was Zone 03 (CD.03), Bylaw, 2021, No. 20285" pass its first reading.	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Comprehensive Development Zone 03 (CD.03), Bylaw, 2021, No. 20285" pass its first reading. <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R21-635	It was Zone 03 (CD.03), Bylaw, 2021, No. 20285" pass its second reading.	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Comprehensive Development Zone 03 (CD.03), Bylaw, 2021, No. 20285" pass its second reading. <u>Carried</u>
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RES.R21-636	It was then Government Act, the Public Hearing on Bylaw No. 20285 is waived.	Moved by Councillor Guerra Seconded by Councillor Patton That pursuant to Section 464(2) of the Local Government Act, the Public Hearing on Bylaw No. 20285 is waived. <u>Carried</u>
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- 8. "Surrey Comprehensive Development Zone 04 (CD.04), Bylaw, 2021, No. 20286"
3900-20-20286 – Council Initiative
13464, 13484, and 13472 – 13A Avenue
This Bylaw amends and replaces Bylaw No. 13465 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report No. 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

RES.R21-637	It was Zone 04 (CD.04), Bylaw, 2021, No. 20286" pass its first reading.	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Comprehensive Development Zone 04 (CD.04), Bylaw, 2021, No. 20286" pass its first reading. <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R21-638 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 04 (CD.04), Bylaw, 2021, No. 20286" pass its second reading.
Carried

RES.R21-639 It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That pursuant to Section 464(2) of the Local
Government Act, the Public Hearing on Bylaw No. 20286 is waived.
Carried

9. "Surrey Comprehensive Development Zone 05 (CD.05), Bylaw, 2021, No. 20287"
3900-20-20287 – Council Initiative
2175 – 123 Street
This Bylaw amends and replaces Bylaw No. 15254 in order to support the inclusion of
one secondary suite in existing Comprehensive Development Zones that regulate
single family dwellings and that have adequate lot size, width and depth to provide at
least three off-street parking spaces, as outlined in Corporate Report No. 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

RES.R21-640 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 05 (CD.05), Bylaw, 2021, No. 20287" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-641 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 05 (CD.05), Bylaw, 2021, No. 20287" pass its second reading.
Carried

RES.R21-642 It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That pursuant to Section 464(2) of the Local
Government Act, the Public Hearing on Bylaw No. 20287 is waived.
Carried

- 10. "Surrey Comprehensive Development Zone o6 (CD.o6), Bylaw, 2021, No. 20288"
3900-20-20288 – Council Initiative
13078 – 13 Avenue
This Bylaw amends and replaces Bylaw No. 15448 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width, and depth to provide at least three off-street spaces, as outlined in Corporate Report No. 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

RES.R21-643	It was Zone o6 (CD.o6), Bylaw, 2021, No. 20288" pass its first reading.	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Comprehensive Development Zone o6 (CD.o6), Bylaw, 2021, No. 20288" pass its first reading. <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R21-644	It was Zone o6 (CD.o6), Bylaw, 2021, No. 20288" pass its second reading.	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Comprehensive Development Zone o6 (CD.o6), Bylaw, 2021, No. 20288" pass its second reading. <u>Carried</u>
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RES.R21-645	It was then Government Act, the Public Hearing on Bylaw No. 20288 is waived.	Moved by Councillor Guerra Seconded by Councillor Patton That pursuant to Section 464(2) of the Local Government Act, the Public Hearing on Bylaw No. 20288 is waived. <u>Carried</u>
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- 11. "Surrey Comprehensive Development Zone o7 (CD.o7), Bylaw, 2021, No. 20289"
3900-20-20289 – Council Initiative
12532 – 23 Avenue
This Bylaw amends and replaces Bylaw No. 16066 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off-street parking spaces, as outlined in Corporate Report No. 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

RES.R21-646	It was Zone o7 (CD.o7), Bylaw, 2021, No. 20289" pass its first reading.	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Comprehensive Development Zone o7 (CD.o7), Bylaw, 2021, No. 20289" pass its first reading. <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R21-647 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
 Zone 07 (CD.07), Bylaw, 2021, No. 20289" pass its second reading.
Carried

RES.R21-648 It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That pursuant to Section 464(2) of the Local
 Government Act, the Public Hearing on Bylaw No. 20289 is waived.
Carried

12. "Surrey Comprehensive Development Zone 08 (CD.08), Bylaw, 2021, No. 20290"
 3900-20-20290 – Council Initiative
 12579 – 27 Avenue
 This Bylaw amends and replaces Bylaw No. 16636 in order to support the inclusion of
 one secondary suite in existing Comprehensive Development Zones that regulate
 single family dwellings and that have adequate lot size, width and depth to provide at
 least three off-street parking spaces, as outlined in Corporate Report No. 2020-R162.

 Council direction received November 9, 2020
 Corporate Report No. 2020-R162

RES.R21-649 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
 Zone 08 (CD.08), Bylaw, 2021, No. 20290" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-650 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
 Zone 08 (CD.08), Bylaw, 2021, No. 20290" pass its second reading.
Carried

RES.R21-651 It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That pursuant to Section 464(2) of the Local
 Government Act, the Public Hearing on Bylaw No. 20290 is waived.
Carried

I. CLERKS REPORT

This section had no items to consider.

J. OTHER BUSINESS

This section had no items to consider.

K. ADJOURNMENT

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That the April 26, 2021 Regular Council – Land

Use meeting be adjourned.

RES.R21-652

Carried

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

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum