

Present:

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

Absent:

Councillor Hundial
Councillor Pettigrew

Staff Present:

City Manager
City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
Acting 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 the agenda of the November 22, 2021,

Regular Council Land Use meeting be adopted.
RES.R21-2114

Carried

B. LAND USE APPLICATIONS**1. 7921-0156-00**

1710 - 140 Street

Owners: S. Levy, D. Levy

Agent: Mainland Engineering Design Corporation (Rajeev Mangla)

Rezoning from RF to RF-10

to allow subdivision of the property into two single family small 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 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 plan to the satisfaction of the Approving Officer;
- (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) registration of a Section 219 Restrictive Covenant to ensure tree retention on the proposed lots;
- (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; and
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R21-2115

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20477" pass its first reading.

RES.R21-2116

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, 2021, No. 20477" pass its second reading.

RES.R21-2117

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, 2021, No. 20477" be held at City Hall on
December 6, 2021, at 7:00 p.m.

RES.R21-2118

Carried

2. 7921-0220-00**3505 - 194 Street**

Owner: 1323547 B.C. Ltd.

Director Information: Willie Fisher, Ender IlkayNo Officer Information Filed.

Agent: Orion Construction (Paul Bangma)

Rezoning from A-2 to IB-1**Development Permit / Development Variance Permit***to permit the development of an 8,295 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 "Intensive Agriculture Zone (A-2)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0220-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7921-0220-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum width for a maneuvering aisle from 7.5 metres to 5 metres for the drive aisle on the north side of the proposed building.
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 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (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 requires a Metro Vancouver air quality permit from locating on the site.
- RES.R21-2119 Carried
- It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20478" pass its first reading.
- RES.R21-2120 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, 2021, No. 20478" pass its second reading.
- RES.R21-2121 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, 2021, No. 20478" be held at City Hall
on December 6, 2021, at 7:00 p.m.
- RES.R21-2122 Carried

3. **7921-0248-00**
13880 Colebrook Road
Owners: M. Rai, C. Rai
Agent: RBI Group (Victor Jeon)
Development Variance Permit
to vary the farm residential home plate to permit construction of a new single family dwelling in the ALR.

- It was Moved by Councillor Guerra
Seconded by Councillor Patton
That:
1. Council approve Development Variance Permit No. 7921-0248-00, varying the following, to proceed to Public Notification:
- (a) to increase the maximum setback of a single family dwelling from the front lot line of the "General Agriculture Zone (A-1)" from 50 metres to 112 metres; and
- (b) to increase the maximum depth of the farm residential footprint from the front of the lot of the "General Agriculture Zone (A-1)" from 60 metres to 112 metres.

RES.R21-2123 Carried

4. **7921-0175-00**
 5650 - 146A Street
 Owners: K. Hicks, R. Hicks
 Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)
 NCP Amendment from "Suburban Residential Half Acre" to "Suburban Residential Quarter Acre"
 Rezoning from RH to CD

to allow subdivision into 2 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 "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (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) 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; and
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Suburban Residential Half Acre" to "Suburban Residential Quarter Acre" when the project is considered for final adoption.

RES.R21-2124

Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 25 (CD 25), Bylaw, 2021, No. 20479" pass its first reading.
Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 25 (CD 25), Bylaw, 2021, No. 20479" pass its second reading.
Carried

It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey
Comprehensive Development Zone 25 (CD 25), Bylaw, 2021, No. 20479" be held at
City Hall on November 22, 2021, at 7:00 p.m.
Carried

5. 7921-0076-00
13960 - 66 Avenue

Owners: N. Warainch, B. Warainch

Agent: B. Warainch

Development Permit / Development Variance Permit

to reduce the minimum second storey offset requirement and increase the permitted second storey floor area to facilitate an addition to the existing dwelling.

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

1. Council authorize staff to draft Development Permit No. 7921-0076-00 for Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas), generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan (Appendix II).
2. Council approve Development Variance Permit No. 7921-0076-00, to proceed to Public Notification:
 - (a) to vary Part 16, "Single Family Residential Zone (RF)" to increase the maximum permitted floor area requirement of a second storey for a principal building from 80% to 85% of the main floor area and to reduce the second storey offset requirement from either the front or side wall visible from the street from 20% to 15%.

3. 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 Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff; and
 - (c) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access.

RES.R21-2128

Carried

6. **7919-0361-00**
17395 No. 10 Highway (56 Avenue)
Owner: Echo Lake Investments Ltd.
Agent: Mallen Gowing Berzins Architecture Inc. (Mike Rayment)
Rezoning from CD Bylaw No. 19496 to CD
Development Permit
to permit development of a second commercial building with a child a care facility on the subject site.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. A Bylaw be introduced to rezone the subject site from Comprehensive Development Zone Bylaw No. 19496 to a new Comprehensive Development Zone (CD) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0361-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) approval from the Ministry of Transportation & Infrastructure;
 - (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;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and

(e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
 RES.R21-2129 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
 Zone 26 (CD 26), Bylaw, 2021, No. 20480" pass its first reading.
 RES.R21-2130 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
 Zone 26 (CD 26), Bylaw, 2021, No. 20480" pass its second reading.
 RES.R21-2131 Carried

It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 26 (CD 26), Bylaw, 2021, No. 20480" be held at
 City Hall on November 22, 2021, at 7:00 p.m.
 RES.R21-2132 Carried

7. 7919-0113-00

12300 - 88 Avenue

Agent: WSP Canada Inc. (Prashant Pandit)

Owner: BC Hydro and Power Authority

Development Permit

to permit the expansion of a BC Hydro facility inclusive of Transformer, Salvage and Administration Buildings.

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

1. Council authorize staff to draft Development Permit No. 7919-0113-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
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;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (f) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff; and
- (g) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access.

RES.R21-2133

Carried

8. 7921-0045-00
18464 - 64 Avenue

Owners: N. Randio, P. Paul, B. Singh, K. Singh

Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)

Rezoning from RF to RF-SD

to allow subdivision into four semi-detached single family residential 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 "Semi-Detached Residential Zone (RF-SD)" and a date be set for Public Hearing.
2. 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (d) 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;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) discharge of Section 219 "No Build" Restrictive Covenant on subject property; and
- (g) registration of a Section 219 Restrictive Covenant on proposed Lots A to D for structural independence, "no build" until registered professional approval and certification in accordance with the British Columbia Building Code, maintenance of exterior finishes and drainage, and party wall agreements and corresponding easements for building maintenance.

RES.R21-2134

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20481" pass its first reading.

RES.R21-2135

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, 2021, No. 20481" pass its second reading.

RES.R21-2136

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, 2021, No. 20481" be held at City Hall on
December 6, 2021, at 7:00 p.m.

RES.R21-2137

Carried

9. 7921-0070-00**5892 - 172 Street**

Owner: Atwal's Enterprises Ltd.

Agent: Coastland Engineering & Surveying Ltd. (Michael Helle)

Rezoning a portion from RF to RF-13**Development Variance Permit***to allow subdivision into one single family lot and two single family small lots.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. A Bylaw be introduced to rezone the portion of the subject site shown as Block 2 on the attached Survey Plan (Appendix I), from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0070-00, to reduce the minimum lot depth of the RF Zone from 28 metres meters to 27 metres for proposed Lot 1, to proceed to Public Notification.
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) Approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (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) the applicant retain a Design Consultant to conduct a character study of the surrounding homes and propose a set of building design guidelines; and
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R21-2138

Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20482" pass its first reading.
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, 2021, No. 20482" pass its second reading.
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, 2021, No. 20482" be held at City Hall
on December 6, 2021, at 7:00 p.m.
Carried

10. 7921-0237-00
13153 - 64 Avenue

Owners: H. Kharoud, K. Kharoud, S. Raju, H. Raju

Agent: Mainland Engineering Design Corporation (Avnash Banwait)

Rezoning from RF to RF-10

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 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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (e) 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.

RES.R21-2142

Carried

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20483" pass its first reading.

RES.R21-2143

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, 2021, No. 20483" pass its second reading.

RES.R21-2144

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, 2021, No. 20483" be held at City Hall on
 December 6, 2021, at 7:00 p.m.

RES.R21-2145

Carried

C. ADDITIONAL PLANNING COMMENTS

1. 7914-0117-00, 7914-0117-01

5708 - 144 Street

Owner: Param Development Ltd.

Agent: Citiwest Consulting Ltd. (Roger Jawanda)

Development Variance Permit

to reduce the minimum lot width of a proposed lot to facilitate the retention of an existing dwelling.

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That:

1. Council approve Development Variance Permit No. 7914-0117-01 (Appendix I), to reduce the minimum lot width requirements of the "Single Family Residential (RF) Zone" from 15 metres to 14.5 metres on proposed Lot 2, to 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 Development Application No. 7914-0117-00 have been completed.

RES.R21-2146

Carried**D. ITEMS REFERRED BACK**

This section had no items to consider.

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 WITH PERMITS**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19824"
7918-0252-00
Owner: 144 Zenith Development Ltd
Agent: Douglas R Johnson Architect Ltd (Douglas Johnson)
RA to RM-30 -6157 - 144 Street - to develop 19 townhouse units.

Note: Change of Owner

Council direction received April 15, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That: Council amend the South Newton
Neighborhood Concept Plan from "Detention Ponds" and "Townhouses (15 upa max)"
to "Townhouses (25 upa max)".
RES.R21-2147 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19824" be finally adopted.
RES.R21-2148 Carried

Development Variance Permit No. 7918-0252-00
6157 – 144 Street - To reduce the minimum setbacks in order to achieve a more urban,
pedestrian streetscape.

Council supported April 29, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Variance Permit No. 7918-0252-00.
RES.R21-2149 Carried

Development Variance Permit No. 7918-0252-01
6157 – 144 Street - To reduce the minimum indoor amenity space required for a
19-unit townhouse development from 37 square metres to 0 square metres.

Council supported September 27, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Variance Permit No. 7918-0252-01.
RES.R21-2150 Carried

Development Permit No. 7918-0252-00
6157 – 144 Street - to develop 19 townhouse units

Council authorized to draft April 15, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Permit No. 7918-0252-00.
RES.R21-2151 Carried

2. "The Bluesky Properties (Brightside) 2020 Inc. Housing Agreement, Authorization Bylaw, 2021, No. 20409"
7921-0072-00
Owner: Bluesky Properties (Brightside) 2020 Inc.
Agent: Perkins & Will (Adrien Pratlong)
13583 - 104 Avenue; 13550 - 105 Avenue - to enter into a Housing Agreement to regulate the 199 dwelling units in the proposed 51-storey residential tower in Phase 3.

Council direction received July 12, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The Bluesky Properties (Brightside) 2020 Inc.
Housing Agreement, Authorization Bylaw, 2021, No. 20409" be finally adopted.

RES.R21-2152

Carried

Development Permit No. 7921-0072-00
13583 - 104 Avenue; 13550 - 105 Avenue - to issue a detailed Development Permit to allow for one 51-storey residential tower with an 8-storey podium comprised of both purpose-built rental and market dwelling units and one 2-storey, standalone amenity building (Phase 3).

Council authorized to draft July 12, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Permit No. 7921-0072-00.

RES.R21-2153

Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20345"
7919-0256-00
Owner: 1183504 B.C. Ltd. (Director Information: John McFadden)
Agent: Orion Construction (Paul Bangma)
A-1 to IB-1 - 3441 and 3491 - 196 Street; 19524 - and 19582 - 36 Avenue - to allow the development of two multi-tenant industrial buildings, 19,728 square metres and 21,377 square metres in size.

Council direction received May 10, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend the Campbell Heights
Local Area Plan to reduce the landscape buffer from 30 metres to 20 metres.

RES.R21-2154

Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20345" be finally adopted.
RES.R21-2155 Carried

Development Variance Permit No. 7919-0256-00
3441 and 3491 – 196 Street; 19524 – and 19582 – 36 Avenue
To reduce the minimum side yard setback from 7.5 metres to 5.4 metres and to
reduce the width of a drive-aisle for one-way vehicle movement from 7.5 metres to
5.4 metres for the northwest drive-aisle.

Council supported May 31, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Variance Permit No. 7919-0256-00.
RES.R21-2156 Carried

Development Permit No. 7919-0256-00
3441 and 3491 - 196 Street; 19524 - and 19582 - 36 Avenue - to allow the
development of two multi-tenant industrial buildings, 19,728 square metres and
21,377 square metres in size.

Council authorized to draft May 10, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Permit No. 7919-0256-00.
RES.R21-2157 Carried

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019,
No. 19867"
7917-0565-00
Owner: 1136491 B.C. Ltd. (Director Information: Hardeep Sahota and Rampal Sangha)
Agent: Hub Engineering Inc. (Mike Kompter)
To redesignate the site 17781 Barnston Drive East from Suburban to Urban.

Council direction received June 24, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2019, No. 19867" be finally adopted.
RES.R21-2158 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19868"
RA to RF and RF-13 – 17781 Barnston Drive East - to subdivide into 3 single family
lots and 3 single family small lots.

Council direction received June 24, 2019

RES.R21-2159	It was Amendment Bylaw, 2019, No. 19868"	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning Bylaw, 1993, No. 12000, be finally adopted. <u>Carried</u>
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Development Variance Permit No. 7917-0565-00
17781 Barnston Drive East
To reduce the minimum lot width for proposed Lots 4, 5 and 6.

Council supported July 8, 2019

RES.R21-2160	It was Development Variance Permit No. 7917-0565-00.	Moved by Councillor Guerra Seconded by Councillor Patton That Council authorize the issuance of <u>Carried</u>
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PERMITS - APPROVALS

5. Development Variance Permit No. 7921-0053-00
Owner: D. Janssens, A. Janssens
Agent: A. Janssens
4307 – 184 Street - To increase the maximum front lot line setback from 50 metres
to 84 metres and to increase the maximum depth of the farm residential footprint
from the front line 60 metres to 90 metres in order to construct a new single
family dwelling.

Council supported July 26, 2021

RES.R21-2161	It was Development Variance Permit No. 7921-0053-00.	Moved by Councillor Guerra Seconded by Councillor Patton That Council authorize the issuance of <u>Carried</u>
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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 November 22, 2021 Regular Council

– Land Use meeting be adjourned.
RES.R21-2162

Carried

The Regular Council - Land Use meeting adjourned at 5:33 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum