

Present:

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

Absent:

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 December 6, 2021,

Regular Council Land Use meeting be adopted.

RES.R21-2201

Carried

B. LAND USE APPLICATIONS**1. 7920-0274-00****15350 Croydon Drive**

Owner: Berezan Management (32nd Avenue) Ltd.

Agent: Signarama (Fatima Khamseh)

Development Permit

to permit a comprehensive sign design package for an office park development.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix II.
2. Council authorize staff to draft Development Permit No. 7920-0274-00, for a comprehensive sign design package.
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.R21-2202

Carried

2. **7919-0096-00**
13264 Old Yale Road; 10080 and 10090 - 132A Street; 10085 and 10095 - 133 Street, Portions of Road Allowance
 Owners: T. Tang, Steed Development Inc. dba Manse Central Development Inc.,
 Cheer Real Estate Development Corp. dba Manse Gateway Development Inc.
 Agent: Martin Liew Architecture Inc. (Martin Liew)
Rezoning from RF to CD
Development Permit
to permit the development of a 6-storey residential apartment building.

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

1. A Bylaw be introduced to rezone the subject site and portions of road allowance identified as Blocks A and B on the Survey Plan attached as Appendix I, from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7919-0096-00 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) 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) completion of the road closure and acquisition of portions of the existing north/south lane (Block A) and a portion of the 133 Street cul-de-sac (Block B);
- (j) registration of a right-of-way for public rights-of-passage for the public plaza area;
- (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; and
- (m) registration of a Section 219 Restrictive Covenant over remnant Lot 1 for future consolidation with 13260 Old Yale Road.

RES.R21-2203

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development Zone 36 (CD 36), Bylaw, 2021, No. 20528" pass its first reading.

RES.R21-2204

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 36 (CD 36), Bylaw, 2021, No. 20528" pass its second reading.

RES.R21-2205

Carried

It was then

Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Comprehensive Development Zone 36 (CD 36), Bylaw, 2021, No. 20528" be held at City Hall on December 20, 2021, at 7:00 p.m.

RES.R21-2206

Carried

3. **7919-0293-00**
4842 - 192 Street
 Owners: J. Gill , P. Gill , S. Gill
 Agent: 1146736 B.C. Ltd. (Survir Singh Dhaliwal)
Development Permit / Development Variance Permit
to permit the development of a single-family dwelling.

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

1. Council approve Development Permit No. 7919-0293-00 and authorize the Mayor and Clerk to execute the Permit.
2. Council approve Development Variance Permit No. 7919-0293-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear (north) yard setback of the A-1 Zone from 12 metres to 2.5 metres to the principal building face of an accessory structure.

RES.R21-2207

Carried

4. **7921-0184-00**
7895 - 156 Street
 Owner: B. Sask
 Agent: Coastland Engineering & Surveying Ltd. (Mike Helle)
Rezoning from RA to RF
Development Variance Permit
to allow subdivision into five (5) 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 "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0184-00, to vary Part 4 of the Zoning Bylaw to reduce the minimum rear yard setback of the principal building from a natural gas transmission right-of-way from 7.5 metres to 3.0 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) 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) 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;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (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) registration of a Section 219 Restrictive Covenant preventing any structures within the FortisBC right of way.

RES.R21-2208

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20529" pass its first reading.

RES.R21-2209

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. 20529" pass its second reading.

RES.R21-2210

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. 20529" be held at City Hall on
December 20, 2021, at 7:00 p.m.

RES.R21-2211

Carried

5. **7921-0240-00**
19045 - 60B Avenue
Owners: H. Warich, R. Warich, J. Bassi, S. Gill
Agent: Gursimer Design & Management Inc. (Nirvair Singh)
Rezoning from RA to RF
Development Variance Permit
to allow subdivision into two single family residential lots with reduced lot width.

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 "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0240-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15.0 metres to 14.4 metres for proposed Lots 1 and 2.
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 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) 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
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R21-2212

Carried

RES.R21-2213 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20530" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-2214 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20530" pass its second reading.
Carried

RES.R21-2215 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. 20530" be held at City Hall on
December 20, 2021, at 7:00 p.m.
Carried

6. **7921-0273-00**
5422 and 5438 - 176 Street
Owner: 5438 176 Street Holdings Ltd.
Agent: Wesmont Group Ltd. (Sean Tilstra)
Development Permit
to permit a comprehensive sign design package for existing multi-tenant commercial buildings.

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

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix I.
2. Council approve Development Permit No. 7921-0273-00, for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R21-2216 Carried

7. **7920-0255-00**
17700 No. 10 Highway (56 Avenue)
Owner: Clover Square Holdings Ltd.
Agent: Pacific Land Group Ltd. (Laura Jones)
Rezoning from C-8 to CD (based on C-8)
to permit several existing non-conforming land-uses that were previously allowed under the Land Use Contract No. 144.

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

1. A Bylaw be introduced to rezone the subject site from "Community Commercial Zone (C-8)" 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) input and final approval from the Ministry of Transportation & Infrastructure;
 - (b) registration of a combined parking and access easement between the subject site and adjacent property at 17630 No. 10 Highway (56 Avenue) until such time as the adjacent property redevelops and provides the minimum on-site parking required under the Zoning Bylaw; and
 - (c) discharge the existing parking and access easement between the subject site and 17630 No. 10 Highway (56 Avenue) currently registered on title (BK202439).

RES.R21-2217

Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development Zone 37 (CD 37), Bylaw, 2021, No. 20531" pass its first reading.

RES.R21-2218

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 37 (CD 37), Bylaw, 2021, No. 20531" pass its second reading.

RES.R21-2219

Carried

It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Comprehensive Development Zone 37 (CD 37), Bylaw, 2021, No. 20531" be held at City Hall on December 20, 2021, at 7:00 p.m.

RES.R21-2220

Carried

8. **7919-0011-00**
6113 and 6133 - 144 Street
Owners: P. Kaur, Bt144 Holdings Ltd.
Agent: Barnett Dembek Architects Inc. (Trevor Dickson)
NCP Amendment from "Proposed Parks and Schools and Townhouses (15 upa max)" to "Proposed Parks and Schools, Townhouses (25 upa max)" and adjustments to the road and lane network
Rezoning from RA to RM-30
Development Permit / Development Variance Permit
to permit the development of 56 townhouse units and an extension to Woodward Hill Park.

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. 7919-0011-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7919-0011-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback (west) of the RM-30 Zone from 6 metres to 4.5 metres to the principal building face; and
 - (b) to reduce the minimum side yard setback (south) of the RM-30 Zone from 6 metres to 3 metres to the principal building face.
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) 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 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;
- (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 144 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (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; and
- (k) 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.

5. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Proposed Parks and Schools and Townhouses (15 upa max)" to "Proposed Parks and Schools, Townhouses (25 upa max)" and adjustments to the road network when the project is considered for final adoption.

RES.R21-2221 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20532" pass its first reading.

RES.R21-2222 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. 20532" pass its second reading.

RES.R21-2223 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. 20532" be held at City Hall on
 December 20, 2021, at 7:00 p.m.

RES.R21-2224

Carried**9. 7921-0103-00****7371 and 7435 - 176 Street; 17540 Fraser Highway**

Owner: Angus Properties Ltd.

Agent: RBI Group (Victor Jeon)

Subdivision within ALR under Section 21(2) of the ALC Act**Development Variance Permit***to permit a lot line adjustment to reconfigure three lots under A-1 Zoning within the ALR.*

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

1. Council authorize referral of Development Application No. 7921-0103-00 for subdivision in the Agriculture Land Reserve (ALR) to the Agricultural Land Commission for consideration of approval.
2. Council approve Development Variance Permit No. 7921-0103-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the A-1 Zone from not less than 1/10 of total lot perimeter to 91.8 metres for proposed Lot 2;
 - (b) to reduce the minimum lot width of the A-1 Zone from not less than 1/10 of total lot perimeter to 86.3 metres for proposed Lot 3.
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 subdivision layout to the satisfaction of the Approving Officer; and
 - (c) Approval from the Ministry of Transportation & Infrastructure.

RES.R21-2225

Carried

10. 7921-0131-00

7140 - 141A Street (7138 - 141A Street)

Owners: K. Patel, A. Uppal, B. Uppal, S. Uppal

Agent: Arcotech Development Inc. (Daoud Nouri)

Rezoning from RM-D to RF

to permit the construction of one single family dwelling.

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

1. A Bylaw be introduced to rezone the subject site from "Duplex Residential Zone (RM-D)" to "Single Family Residential Zone (RF)" 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 Water Sustainability Act assessment to the BC Ministry of Forests, Lands, and Natural Resource Operations and Rural Development for rear lane ditch determination to the satisfaction of the General Manager, Engineering;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (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; and
 - (f) registration of a Section 219 Restrictive Covenant requiring a security in the amount of \$30,000 and compliance with attached exterior design drawings in accordance with the City's Zoning Bylaw and Official Community Plan.

RES.R21-2226

Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20533" pass its first reading.

RES.R21-2227

Carried

- (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 adequately address the impact of reduced outdoor amenity space through the provision of a cash-in-lieu contribution to satisfy the outdoor amenity space requirement of the RM-135 Zone, at the rate in effect at the time of Final Adoption;
- (g) provision of cash-in-lieu or other demand management measures to address the shortfall in residential parking spaces to the satisfaction of the General Manager, Engineering;
- (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 the area between the building face and the street edges;
- (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 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; and
- (l) registration of a Section 219 Restrictive Covenant to address any outstanding Tier 2 CACs at time of the development of the final phase of the West Village Master Plan.

RES.R21-2230

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 35 (CD 35), Bylaw, 2021, No. 20534" pass its first reading.

RES.R21-2231

Carried

The said Bylaw was then read for the second time.

RES.R21-2232 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
 Zone 35 (CD 35), Bylaw, 2021, No. 20534" pass its second reading.
Carried

RES.R21-2233 It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 35 (CD 35), Bylaw, 2021, No. 20534" be held at
 City Hall on December 20, 2021, at 7:00 p.m.
Carried

12. 7921-0168-00

7093 King George Boulevard

Owner: Newton Square Properties (2016) Ltd.

Agent: Pacific Land Resource Group Inc. (Oleg Verbenkov)

Temporary Use Permit

to allow a portion of the site to be used for automotive sales.

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

1. Council approve Temporary Use Permit No. 7921-0168-00, for a period not to exceed three years to proceed to Public Notification.
2. Council instruct staff to resolve the following issue prior to final approval:
 - (a) Execution of a Good Neighbour Agreement with the City to address any potential noise, lighting, and other issues of conflicting use associated directly or indirectly with the business and patrons of the business; and
 - (b) Avoidance of off-site impacts resulting from lighting the vehicle sales establishment at nighttime through a lighting concept plan prepared by the applicant to the satisfaction of the General Manager, Planning & Development.

RES.R21-2234 Carried

13. **7920-0241-00**
6445 - 138 Street
Owners: A. Brar, J. Brar, K. Brar
Agent: Hub Engineering Inc. (Mike Kompter)
Rezoning from RA to RF-13
Development Variance Permit
to allow subdivision 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 "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7920-0241-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback distance for a Class A (red-coded) natural stream from 30 metres as measured from the top-of-bank to a minimum of 10 metres as measured from top-of-bank.
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 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 to the satisfaction of the General Manager, Planning & 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; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R21-2235

Carried

RES.R21-2236 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20535" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R21-2237 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20535" pass its second reading.
Carried

RES.R21-2238 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. 20535" be held at City Hall on
December 20, 2021, at 7:00 p.m.
Carried

C. ADDITIONAL PLANNING COMMENTS

1. **7917-0523-00, 7917-0523-01**
822 and 838 - 164 Street
Owners: G. Kemp, G. Kemp, K. Ghuman, N. Ghuman
Agent: K. Ghuman
Development Variance Permit
to allow subdivision into four single family lots.

RES.R21-2239 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve Development Variance
Permit No. 7917-0523-01, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum lot depth of the "Single Family Residential Zone (RF)" from 28 metres to 24.2 metres for proposed Lots 1 and 2; and
- (b) to reduce the minimum front yard setback of the "Single Family Residential Zone (RF)" from 7.5 metres to 6.7 metres for 50% of the building width on proposed Lot 1.

Carried

2. 7916-0194-00, 7916-0194-01**8951 - 156 Street**

Owner: 18 Holdings Ltd.

Agent: Westridge Engineering & Consulting Ltd. (Dharam (Dave) Kajal)

Development Variance Permit

to reduce the minimum lot depth of the RF Zone for proposed Lots 1 and 2, and to vary the minimum front, rear and side yard setback flanking on street requirements for proposed Lot 2, for a proposed 2-lot subdivision.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council approve Development Variance Permit No. 7916-0194-01, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF Zone from 28 metres to 27 metres for proposed Lot 1 and from 28 metres to 24 metres for proposed Lot 2;
 - (b) to reduce the minimum front yard setback on the remaining 50% of the principal building width on the south side of proposed Lot 2 from 7.5 metres to 3.7 metres;
 - (c) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 4.5 metres to the principal building face for proposed Lot 2;
 - (d) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 3 metres to the deck for proposed Lot 2; and
 - (e) to increase the north side yard on flanking street setback for the garage only on proposed Lot 2 of the RF Zone from 3.6 metres to 4.96 metres.
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (e) registration of a Restrictive Covenant to require one minimum 6-metre-long parking space on the driveway for proposed Lot 2.

RES.R21-2240

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**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19463"
7917-0310-00
Owner: 1269507 BC Ltd (Director Information: Jaswinder Chhina)
Agent: H.Y Engineering Ltd. (Lori Joyce)
RA to CD – 16441 – 28 Avenue - to subdivide into 4 suburban single family lots.

Note: Change of Owner

Council direction received December 4, 2017

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council amend the North Grandview Heights

Neighbourhood Concept Plan to redesignate the site from "Existing One- Acre & Half-Acre Lots" to "Single Detached (3-4 upa)".

RES.R21-2241

Carried

- RES.R21-2241a It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19463" be finally adopted.
Carried
- RES.R21-2242 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council rescind third reading of Bylaw
No.19464, granted by Resolution No. RES.R17-3464 at the December 18, 2017,
Regular Council – Public Hearing meeting.
Carried
- RES.R21-2243 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend Bylaw No. 19464 to
remove reference to Schedule F and to permit the updated map for North
Grandview Heights Secondary Plan Area to be inserted in Schedule G.
Carried
- RES.R21-2244 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2017, No. 19464" pass its third reading, as amended.
Carried
- RES.R21-2245 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2017, No. 19464" be finally adopted.
Carried

BYLAWS WITH PERMITS

2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019,
No. 19938"
7915-0118-00
Owner: Peace Park Developments Ltd.
Agent: WG Architecture Inc. (Joe N.J. Hwang)
To redesignate Portions of 155, 161, 193 – 172 Street from Urban to Multiple
Residential.

Council direction received October 7, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend the Douglas
Neighbourhood Concept Plan to redesignate a portion of the site from
"Townhouse (15 upa)" to "Townhouse (30 upa)" and for modifications to the local
road network.

RES.R21-2246 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2019, No. 19938" be finally adopted.

RES.R21-2247 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19939"
RA to CD – Portions of 155, 161, 193 - 172 Street – to permit a three-storey mixed-use
building with ground floor commercial units and 29 apartment units on the upper
floor.

Council direction received October 7, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19939" be finally adopted.

RES.R21-2248 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19940"
RA to RM-30 – Portions of 155, 161, 193 - 172 Street – to permit 45 townhouse units.

Council direction received October 7, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19940" be finally adopted.

RES.R21-2249 Carried

Development Variance Permit No. 7915-0118-00
Portions of 155, 161, 193 – 172 Street - To reduce setbacks along all property lines for
the townhouse portion of the site in order to allow for a more pedestrian-oriented,
urban streetscape along 172 Street.

Council supported February 24, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Variance Permit No. 7915-0118-00.
RES.R21-2250 Carried

Development Permit No. 7915-0118-00
Portions of 155, 161, 193 – 172 Street - To issue a Development Permit for Form and
Character and Sensitive Ecosystems.

Council authorized to draft February 24, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Permit No. 7915-0118-00.
RES.R21-2251 Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20257"
7919-0339-00
Owner: 1161629 B.C. Ltd. (Director Information: Jagminder Dhesi, Amandeep Dhillon,
Charnjeev Makkar)
Agent: 1161629 B.C. Ltd. (Amandeep Dhillon)
RF to CD - 5660 - 177B Street - To permit the development of a 5-storey, 48-unit
apartment building, including the preservation of the Main Residence, a "Craftsman"
style home constructed in 1924.

Council direction received December 21, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20257" be finally adopted.
RES.R21-2252 Carried

"Surrey Heritage Revitalization Agreement Bylaw, 2020, No. 20258"
5660 - 177B Street - To enter into a Heritage Revitalization Agreement to allow for
the restoration and maintenance of the Main Residence.

Council direction received December 21, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Heritage Revitalization
Agreement Bylaw, 2020, No. 20258" be finally adopted.
RES.R21-2253 Carried

Development Permit No. 7919-0339-00
5660 - 177B Street – To issue a Development Permit for Form and Character.

Council authorized to draft December 21, 2020

It was
Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Permit No. 7919-0339-00.

RES.R21-2254 Carried

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19391"
7916-0073-00
Owners: P. Ahmed, R. Pervaiz, Sameer Enterprises Ltd, S. Bani and Lumina Developments Ltd
Agent: Lumina Developments Ltd (Salman Haleem)
To redesignate a portion of the property at 10622 – 103 Avenue from Suburban to Urban.

Note: Change of Owner

Council direction received October 23, 2017

It was
Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2017, No. 19391" be finally adopted.

RES.R21-2255 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19392"
A-1 to RF – Portion of 16022 – 103 Avenue - to subdivide into 3 large urban single family lots.

Council direction received October 23, 2017

It was
Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19392" be finally adopted.

RES.R21-2256 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19393"
A-1 to CD – Portion of 16022 – 103 Avenue - to subdivide into 2 small suburban
single family lots and 1 park lot.

Council direction received October 23, 2017

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2017, No. 19393" be finally adopted.

RES.R21-2257 Carried

Development Variance Permit No. 7916-0073-00
16022 – 103 Avenue - To reduce the minimum setback requirement from top-of-
bank for a Class A watercourse from 30 metres (98 ft.) to 7.8 metres (26 ft.) at the
closest point.

Council supported November 6, 2017

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

Development Variance Permit No. 7916-0073-00.
RES.R21-2258 Carried

Development Permit No. 7916-0073-00
16022 – 103 Avenue – To issue a Development Permit for Hazard Lands and
Sensitive Ecosystems (Streamside Protection).

Council authorized to draft October 23, 2017

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

Development Permit No. 7916-0073-00.
RES.R21-2259 Carried

PERMITS - APPROVALS

- 5. Development Variance Permit No. 7921-0137-00
Owner: 070115 BC Ltd.
Agent: S. Singh
12025 – Nordel Way - To reduce the minimum 400-metre separation requirement between drug stores to 27.7 metres to permit a small-scale drug store to operate in conjunction with an existing medical clinic.

Council supported September 13, 2021

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

Development Variance Permit No. 7921-0137-00.
RES.R21-2260 Carried

- 6. Development Permit No. 7921-0024-00
Owner: 1303325 B.C. Ltd.
Agent: Jack Priestley Orion Construction
19062 – 34A Avenue – to permit the development of a 3,086 square metre multi-tenant industrial building

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. 7921-0024-00.
RES.R21-2261 Carried

The City Clerk clarified that all items moving forward to a public hearing will be scheduled for the December 20, 2021 Regular Council – Public Hearing meeting.

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 December 6, 2021 Regular Council –

Land Use meeting be adjourned.
RES.R21-2262

Carried

The Regular Council - Land Use meeting adjourned at 5:39 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum