

**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 January 17, 2022,

Regular Council Land Use meeting be adopted.

RES.R22-3

Carried

**B. LAND USE APPLICATIONS****1. 7921-0337-00****6711 - 154 Street**

Owner: Greater Vancouver Sewerage & Drainage District

Agent: Morrison Hershfield Limited (Lillian Siu)

**Development Variance Permit**

*to vary the Sign By-law to increase the maximum allowable sign area and height for six proposed directional signs for the Central Surrey Recycling and Waste Centre.*

It was

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

Permit No. 7921-0337-00, varying the following requirements of Surrey Sign By-law No. 13656, to proceed to Public Notification:

- (a) to vary Part 1 Section 7(16) to increase the maximum sign area for six directional signs from 0.4 square metres to 0.42 square metres per sign;  
and

- (b) to vary Part 1 Section 7(16) to increase the maximum height of six directional signs, as measured from grade to the highest part of the sign, from 1.2 metres to 2.4 metres per sign.

RES.R22-4

Carried

2. **7920-0171-00**  
**7648 Harvie Road**

Owner: Green Oil Industrial Ltd.

Agent: B. Vanumamalai

**Development Permit / Development Variance Permit**

*to vary the maximum setback of a single family dwelling and the maximum depth of the farm residential footprint on an agricultural lot and a Development Permit for Sensitive Ecosystems to construct a new single family dwelling.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council authorize staff to draft Development Permit No. 7920-0171-00 for Sensitive Ecosystems (Streamside Areas), generally in accordance with the attached drawings (Appendix II), and the finalized Ecosystem Development Plan.
2. Council approve Development Variance Permit No. 7920-0171-00, varying the following, to proceed to Public Notification:
  - (a) to increase the maximum setback of all portions of a single family dwelling from the front lot line in the A-1 Zone from 50 metres to 82 metres; and
  - (b) to increase the maximum depth of the farm residential footprint from the front lot line in the A-1 Zone from 60 metres to 92 metres.
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) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Riparian Areas Protection Regulation;
  - (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 Ecosystem Development Plan to the satisfaction of City staff;

- (e) submission of a finalized Soil Remediation Plan to the satisfaction of City staff;
- (f) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant and a Restrictive Covenant over the designated Streamside Protection Area for both "No Disturbance" and conveyance access; and
- (g) registration of a Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Disturbance".

RES.R22-5 Carried

**3. 7921-0224-00**  
**11125 - 124 Street**  
 Owner: 0912712 B.C. Ltd.  
Director Information: Samuel Yanlin Lu  
Officer Information as at June 9, 2021: Samuel Yanlin Lu (President, Secretary)  
 Agent: Calvary Worship Centre (Maughan Mariani)  
**Temporary Use Permit**  
*to allow renewal of temporary use permit for a church with ancillary office and community services to continue to occupy the building/site for a period not to exceed three years.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council approve Temporary Use Permit

No. 7921-0224-00, to proceed to Public Notification.

RES.R22-6 Carried

**4. 7921-0176-00**  
**10582 - 131A Street**  
 Owners: S. Sandhar, T. Sandhar, S. Sandhar, J. Sandhar  
 Agent: Avnash Banwait (Mainland Engineering Design Corporation)  
**Rezoning from RF to RF-10**  
*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 "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 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.R22-7 Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2022, No. 20556" pass its first reading.

RES.R22-8 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, 2022, No. 20556" pass its second reading.

RES.R22-9 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, 2022, No. 20556" be held at City Hall  
 on January 31, 2022, at 7:00 p.m.

RES.R22-10 Carried

**5. 7921-0279-00  
 18310 - 68 Avenue**

Owner: 1063550 B.C. Ltd.  
Director Information: Diane Balsor, Brock Dorward  
No Officer Information Filed as at February 2, 2021.

Agent: WSP Canada Inc (Scott Pelletier)

**Development Variance Permit**

*to reduce the rear yard setback from 7.5 metres to 2.0 metres to allow the construction of a single family dwelling.*

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

1. Council approve Development Variance Permit No. 7921-0279-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres to 2.0 metres to the principal building face.
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) discharge existing CA5401957 Section 219 Restrictive Covenant for "no build" on the property; and
  - (c) registration of a Section 219 Restrictive Covenant for "no build" on portions of the property (future Lots 2 and 3) until future development (Appendix II).

RES.R22-11

Carried

6. **7921-0152-00**  
**13750 - 88 Avenue**  
 Owner: City of Surrey  
 Agent: City of Surrey (Doug Merry)  
**Development Permit**  
*to permit the development of a grandstand with seating for approximately 2,200 people and includes change rooms, washrooms and ticketing spaces, and upgraded track, in Bear Creek Park.*

It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council authorize staff to draft  
 Development Permit No. 7921-0152-00 generally in accordance with the attached drawings (Appendix I).

RES.R22-12

Carried

7. **7921-0369-00**  
**2635 King George Boulevard (2620 - 150 Street)**  
 Owner: Forge Investments Inc.  
 Agent: Ankenman Associates Architects Inc. (Emily Kearns)  
**Development Permit**  
*to permit the development of two 4-storey apartment buildings containing 160 residential units.*

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

1. Council file Development Permit No. 7916-0286-00.
2. Council approve Development Permit No. 7921-0369-00 (Appendix I), and authorize the Mayor and Clerk to execute the Permit.

RES.R22-13

Carried**8. 7919-0154-00****12711 Beckett Road**

Owner: M. Kompter

Agent: Hub Engineering Inc. (Mike Kompter)

**Development Permit / Development Variance Permit**

*for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and GIN) and to reduce the minimum setback from a Class A watercourse for a portion of the site to permit the construction of a new single family dwelling.*

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

1. Council authorize staff to draft Development Permit No. 7919-0154-00 for Sensitive Ecosystems (Streamside Area & Green Infrastructure Area) and Hazard Lands (Steep Slopes) in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7919-0154-00, to reduce the minimum setback distance for a Class A (red-coded) stream from 15 metres to 0 metres, as measured from top-of-bank, for east and west portions of the site, to Proceed to Public Notification.
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 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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of the General Manager, Planning and Development Department;

- (e) submission of a finalized Geotechnical Report to the satisfaction of the General Manager, Planning and Development Department; and
- (f) registration of a Section 219 Restrictive Covenant for Sensitive Ecosystems and a Section 219 Restrictive Covenant for the Geotechnical Report.

RES.R22-14

Carried**9. 7921-0126-00****18630 and 18634 - 59 Avenue**

Owners: M. Bolina, M. Bolina

Agent: CitiWest Consulting Ltd. (Roger Jawanda)

**Development Variance Permit**

*to reduce the required lot width under the RF Zone to allow a subdivision creating two single family residential lots fronting 59 Avenue.*

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That:

1. Council approve Development Variance Permit No. 7921-0126-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF Zone from 15 metres to 11.6 metres for proposed Lot 1; and
  - (b) to reduce the minimum lot width of the RF Zone from 15 metres to 8.2 metres for proposed Lot 2.
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) the applicant provide a Parks Facility Contribution in the amount of \$6,360.00 for City tree removal to the satisfaction of the Parks, Recreation & Culture;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) discharge of existing Section 215 Restrictive Covenant (BH101174) for "no build until servicing agreement" over 18634 - 59 Avenue; and

- (f) discharge of existing Section 216 Statutory Building Scheme (BH101178) over 18634 - 59 Avenue.

RES.R22-15

Carried**10. 7918-0186-00****16344 and 16370 - 20 Avenue**

Owner: 1140398 B.C. Ltd.

Director Information: Harjinder S BerarNo Officer Information Filed as at November 6, 2019.

Agent: 1140398 B.C. Ltd. (Manpreet Berar)

**NCP Amendment to amend the land consolidation area****Rezoning from RA to RM-30****Development Permit / Development Variance Permit***to permit the development of 47 townhouse units.*

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.7918-0186-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7918-0186-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum north front yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres for the principal building face of Buildings 1, 2 and 3;
  - (b) to reduce the minimum east side yard setback of the RM-30 Zone from 6.0 metres to 3.0 metres to principal building face for Buildings 1, 6, 8 and the indoor amenity building; and
  - (c) to reduce the minimum west street side yard setback of the RM-30 Zone from 4.5 metres to 4.2 metres to principal building face for Building 3.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;



- (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) approval from BC Hydro;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (i) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
  - (j) conveyance of riparian areas and parkland to the City;
  - (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (l) submission of an acoustical report for the units adjacent to Oak Meadows Drive and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (m) provision of a gateway/entrance landmark signage at the corner of Oak Meadows Drive and 20 Avenue;
  - (n) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (o) 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
  - (p) 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 Department.
5. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to remove the subject site from the land consolidation area when the project is considered for final adoption (Appendix V).

RES.R22-16

Carried

RES.R22-17 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20557" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R22-18 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20557" pass its second reading.  
Carried

RES.R22-19 It was then Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20557" be held at City Hall  
on January 31, 2022, at 7:00 p.m.  
Carried

- 11. 7921-0363-00**  
**13362 - 87B Avenue**  
Owners: A. Kandola, A. Kandola, G. Kandola  
Agent: A. Kandola  
**Development Variance Permit**  
*to reduce the minimum rear yard setback from a natural gas transmission right-of-way  
to construct a new single family dwelling.*

RES.R22-20 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council approve Development Variance  
Permit No. 7921-0363-00, to vary Part 4, General Provisions of the Zoning Bylaw  
No. 12000 to reduce the minimum rear yard setback from a natural gas  
transmission (Fortis BC) right-of-way in the RF Zone from 7.5 metres to 1.19 metres  
for the principal building, to proceed to Public Notification.  
Carried

- 12. 7921-0119-00**  
**2810, 2840 and 2870 - 138 Street**  
Owners: A. Sandhu, D. Sandhu, D. Sandhu, M. Sandhu, M. Sandhu, G. Sandhu  
Agent: Pacific Land Resource Group Inc. (Oleg Verbenkov)  
**LAP Amendment from One Acre to Half-acre Gross Density**  
**Rezoning from RA to RH**  
*to allow subdivision into six half-acre 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 "Half-Acre Residential Zone (RH)" 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) 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 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; and
  - (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 Department.
3. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from "One Acre" to "Half-Acre Gross Density" when the project is considered for final adoption.

RES.R22-21

Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20558" pass its first reading.

RES.R22-22

Carried

The said Bylaw was then read for the second time.



**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 Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20086"  
 7917-0146-00 / 7917-0146-01  
 Owner: Douglas Green Developments Ltd.  
 Agent: Ankenman Associates Architects Inc. (Emily Kearns)  
 To amend the Figure 3 and 42 in the OCP and redesignate a portion of the site at 151 - 175A Street from Commercial to Multiple Residential and remove the Commercial designation of that portion.

Council direction received May 4, 2020

Councillor Nagra declared a conflict of interest and left the meeting at 5:33 p.m.

<p>It was</p> <p>RES.R22-26</p>	<p>Moved by Councillor Guerra          Seconded by Councillor Patton          That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20086" be finally adopted.  <u>Carried</u> by members remaining</p>
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"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20087"  
RA to IB-3 – Portion of 151 - 175A Street – to construct 2 self-storage buildings on a portion of the site.

Council direction received May 4, 2020





Development Variance Permit No. 7921-0124-00  
16613 Bell Road - to reduce the minimum lot width from 15.0 metres to 13.5 metres for proposed Lot 5; to reduce the minimum southwest side yard setback from 10.8 metres to 6.1 metres to the principal building face of the existing church on proposed Lot 7; to reduce the minimum required on-site parking spaces for the existing church from 93 spaces to 53 spaces on proposed Lot 7; and to reduce the minimum landscaped strip width requirement from 3 metres to 1 metre along the southwest property line of proposed lot.

Council supported June 28, 2021

It was  
Development Variance Permit No. 7921-0124-00.  
RES.R22-34

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

**PERMITS - APPROVALS**

3. Temporary Use Permit No. 7921-0168-00  
Owner: Newton Square Properties (2016) Ltd.  
Agent: Pacific Land Resource Group Inc. (Oleg Verbenkov)  
7093 King George Boulevard - to permit the operations of an automotive sales business on a portion of the site to include vehicle storage, display, car wash and other ancillary uses related to the automotive sales business, for a period not to exceed three years.

Council supported December 20, 2021

It was  
Temporary Use Permit No. 7921-0168-00.  
RES.R22-35

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

**APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED**

4. Temporary Use Permit No. 7915-0296-00  
Owner: 0787554 BC Ltd (Director Information: Ranjit Singh Dhanda)  
Agent: Engineering Ltd (Theresa Rawle)  
10626 Scott Road - to permit a temporary truck parking for oversized trucks and trailers that exceed 5,000 kilograms G.V.W. for a period not to exceed three years.

Council supported February 22, 2016



RES.R22-36	It was	Moved by Councillor Guerra Seconded by Councillor Patton That Application No. 7915-0296-00 be closed. <u>Carried</u>
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- 5. Temporary Use Permit No. 7915-0304-00  
Owner: o822340 BC Ltd (Director Information: Rex and Althea D’Souza and Bianca Singh (formerly Shelton Chowsen)  
Agent: Engineering Ltd (Theresa Rawle)  
10582 Scott Road - to allow a temporary truck parking for oversized trucks and trailer that exceed 5,000 kilograms G.V.W. for a period not to exceed three years.

Council supported February 22, 2016

RES.R22-37	It was	Moved by Councillor Guerra Seconded by Councillor Patton That Application No. 7915-0304-00 be closed. <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**

RES.R22-38	It was  Land Use meeting be adjourned.	Moved by Councillor Guerra Seconded by Councillor Patton That the January 17, 2022 Regular Council –  <u>Carried</u>
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The Regular Council - Land Use meeting adjourned at 5:36 p.m.

Certified correct:

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Jennifer Ficocelli, City Clerk

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Mayor Doug McCallum