

**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  
Acting 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:

1. The agenda of the January 31, 2022, Regular Council Land Use meeting be amended by:
  - Removing Item B.2: Application 7914-0147-00;
  - Adding Item J.1: Removal of Council Code of Conduct Bylaw (Item H.15) from Regular Council – Public Hearing Agenda; and
2. The agenda be adopted as amended.

RES.R22-101

Carried

**B. LAND USE APPLICATIONS**

1. **7922-0006-00**  
**8176 - 168A Street**  
Owners: S. Bumbrah, E. Yi  
Agent: S. Bumbrah  
**Development Variance Permit**  
*to reduce the minimum rear yard setback to construct an upper floor deck as an extension to the principal building.*

It was

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

Permit No. 7922-0006-00, to vary Part 17 "Single Family Residential Gross Density Zone" of the Zoning Bylaw No. 12000 to reduce the minimum rear yard setback from 7.5 metres to 1.52 metres for a deck attached to the principal building, to proceed to Public Notification.

RES.R22-102

Carried

2. **7914-0147-00**  
**14499 and 14500 - 59 Avenue**  
 Owner: J. Dhanda, K. Dhanda, 0749813 B.C. Ltd.  
Director Information: Parmjit Bal  
Officer Information as at February 23, 2021: Paramjit Kaur Bal (President)  
 Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)  
**Development Permit / Development Variance Permit**  
*to allow subdivision into five single family lots.*

This item was out of order.

3. **7921-0080-00**  
**16708 and 16732 - 20 Avenue**  
 Owners: D. Mackwood, L. Van Vliet, K. Waters, 1297581 B.C. Ltd.  
Director Information: Rajinder S Bhandall, Jaskirit Dhanju, Jasjot S Mann,  
 Jaspal S Saini  
No Officer Information Filed.  
 Agent: Hub Engineering Inc. (Mike Kompter)  
**NCP Amendment from Low Density Residential (6 to 10 upa) to Medium  
 Density Residential (10 to 15 upa); and for changes to the drainage corridor  
 Rezoning from RA to RF-10 and RF-13**  
**Development Variance Permit**  
*to allow subdivision into 19 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 (10) Zone (RF-10)" for Block A on the attached Survey Plan (Appendix II), and "Single Family Residential (13) Zone (RF-13)" for Block B on the attached Survey Plan, and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0080-00, varying the following, to proceed to Public notification:
  - (a) to reduce the minimum lot depth of a Type II Corner Lot in the RF-13 Zone from 24 metres to 18 metres for Lot 1; and
  - (b) to reduce the minimum lot depth of a Type I Interior lot in the RF-13 Zone from 28 metres to 27.6 metres for Lot 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 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;
- (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.

4. Council pass a resolution to amend Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the land from "Low Density Residential (6 to 10 upa)" to "Medium Density Residential (10 to 15 upa)" and for changes to the 10 metres drainage corridor on 20 Avenue when the project is considered for final adoption.

RES.R22-103

Carried

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20568" pass its first reading.

RES.R22-104

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. 20568" pass its second reading.

RES.R22-105

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. 20568" be held at City Hall on February 14, 2022, at 7:00 p.m.

RES.R22-106

Carried

4. **7920-0093-00**  
**2874 - 194 Street**  
Owner: Farrell Estates Ltd.  
Agent: Pacific Land Group (Oleg Verbenkov)  
**Rezoning from A-2 to IB-1**  
**Development Permit**  
*to permit the development of a 10,013 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. 7920-0093-00 generally in accordance with the attached drawings (Appendix I).
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 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) approval from the Department of Fisheries and Oceans (DFO) through a project review for the proposed removal of a watercourse fronting 194 Street, and any for changes associated with DFO's conditions;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

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

RES.R22-107

Carried

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2022, No. 20569" pass its first reading.

RES.R22-108

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. 20569" pass its second reading.

RES.R22-109

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. 20569" be held at City Hall  
 on February 14, 2022, at 7:00 p.m.

RES.R22-110

Carried

**5. 7920-0289-00**

**13791 - 56 Avenue**

Owner: 1269661 B.C. Ltd.

Director Information: Harmanjit S Sandhu, Amitoj Sanghera  
No Officer Information Filed as at October 13, 2021.

Agent: Hub Engineering Inc. (Mike Kompter)

**Development Variance Permit**

*to reduce the lot depth of one lot to allow subdivision into three single family lots.*

It was

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

Permit No. 7920-0289-00, to vary the minimum requirements of the RH Zone and reduce the lot depth from 30 metres to 9.4 metres for the western portion of proposed Lot 3, to proceed to Public Notification.

RES.R22-111

Carried

6. **7922-0003-00**  
**18810 - 72 Avenue**  
 Owner: 1283941 B.C. Ltd.  
Director Information: Tilak R Arora, Renu B Arora  
No Officer Information Filed.  
 Agent: Tattbratz by: Disa Raven (Disa Raven Mills)  
**Amend CD By-law No. 17377, as amended**  
*to permit a tattoo studio in an existing building with retail, office, and service uses.*

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That a Bylaw be introduced to amend  
 Comprehensive Development By-law No. 17377 and a date be set for  
 Public Hearing.

RES.R22-112 Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2011, No. 17377, Amendment Bylaw, 2015, No. 18399,  
 Amendment Bylaw, 2015, No. 18514, Amendment Bylaw, 2022, No. 20570" pass its  
 first reading.

RES.R22-113 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, 2011, No. 17377, Amendment Bylaw, 2015, No. 18399,  
 Amendment Bylaw, 2015, No. 18514, Amendment Bylaw, 2022, No. 20570" pass its  
 second reading.

RES.R22-114 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, 2011, No. 17377, Amendment Bylaw,  
 2015, No. 18399, Amendment Bylaw, 2015, No. 18514, Amendment Bylaw, 2022,  
 No. 20570" be held at City Hall on February 14, 2022, at 7:00 p.m.

RES.R22-115 Carried

7. **7920-0206-00**  
**13454 - 95 Avenue (13452 - 95 Avenue); 13460 and 13474 - 95 Avenue**  
Owner: 1277005 B.C. Ltd.  
Director Information: Luc Gosselin  
No Officer Information Filed.  
Agent: Whitetail Homes Ltd. (Luc Gosselin)  
**Rezoning from RF to CD (based on RM-70)**  
**Development Permit**  
*to permit the development of a 6-storey apartment building consisting of approximately 129 dwelling units in City Centre.*

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 "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7920-0206-00 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) 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;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (h) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
- (i) 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
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

RES.R22-116

Carried

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Comprehensive Development Zone 41 (CD 41), Bylaw, 2021, No. 20571" pass its first reading.

RES.R22-117

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 41 (CD 41), Bylaw, 2021, No. 20571" pass its second reading.

RES.R22-118

Carried

It was then

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That the Public Hearing on "Surrey Comprehensive Development Zone 41 (CD 41), Bylaw, 2021, No. 20571" be held at City Hall on February 14, 2022, at 7:00 p.m.

RES.R22-119

Carried

**8. 7921-0165-00**

**17071 - 88 Avenue**

Owners: G. Brar, K. Brar

Agent: G. Brar

**Development Permit / Development Variance Permit**

*to vary the maximum height of a proposed single family dwelling in the Serpentine River floodplain and the Agricultural Land Reserve.*

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That:

- 1. Council authorize staff to draft Development Permit No. 7921-0165-00 for Hazard Lands (Flood Prone) and Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas), generally in accordance with the finalized Ecosystem Development Plan and geotechnical report.



2. Council approve Development Variance Permit No. 7921-0165-00, varying the following, to proceed to Public Notification:
  - (a) to vary the maximum height of a proposed single family dwelling in the A-1 Zone from 9.0 metres to 9.98 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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
  - (c) submission of a finalized Geotechnical Report to the satisfaction of City staff;
  - (d) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the watercourse on the north side of 88 Avenue Streamside Protection Area for both "No Build" and conveyance access;
  - (e) registration of a Section 219 Environmental Restrictive Covenant along the western boundary of the property's Streamside Protection Area; and
  - (f) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion.

RES.R22-120

Carried

**9. 7921-0116-00  
16628 - 88 Avenue**

Owners: J. Sekhon, K. Sekhon, P. Sekhon, R. Sekhon, G. Sidhu

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

**Rezoning from CD to RQ**

**Development Permit**

*to allow subdivision into two quarter acre 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 "Comprehensive Development Zone (CD)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7921-0116-00 for Farm Protection generally in accordance with the attached drawings (Appendix V).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) 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) submission of an acoustical report for the units adjacent to 88 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (f) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer;
  - (g) registration of a Section 219 Restrictive Covenant advising future homeowners of the farm operations on the agricultural lands in the area that may produce noise, odour, and dust; and
  - (h) registration of a Section 219 Special Indemnity Restrictive Covenant to modify the existing Building Scheme to include a secondary suite and/or to alter other provisions in the existing Building Scheme.

RES.R22-121

Carried

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20572" pass its first reading.

RES.R22-122

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. 20572" pass its second reading.

RES.R22-123

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. 20572" be held at City Hall  
 on February 14, 2022, at 7:00 p.m.

RES.R22-124

Carried

**10. 7919-0347-00**

**6611 - 152A Street**

Owner: Empire Park Inc.

Agent: DF Architecture Inc. (Jessie Arora)

**OCP Amendment to allow for an FAR of 1.3 within the Mixed Employment  
 Land Use Designation**

**Rezoning from CD (Bylaw No. 17404) to CD (based on IB-3)**

**Development Permit**

*to permit the development of a 3,919 square metre business park building with  
 accessory commercial uses.*

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

1. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan (OCP), as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
2. A Bylaw be introduced to amend the Table 7a: Land Use Designation Exceptions by adding a site specific permission for the subject site to permit a density up to 1.3 FAR, and a date to be set for Public Hearing.
3. A Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD Bylaw No. 17404)" to "Comprehensive Development Zone (CD)" based on the "Business Park 3 Zone (IB-3)", and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7919-0347-00 generally in accordance with the attached drawings (Appendix I).
5. 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) 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) 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
- (f) registration of a Section 219 Restrictive Covenant to restrict the hours of operation for business on-site to 6:00 am to 7:00 p.m. in accordance with the Parking Arrangement that is registered on the title of the property.

RES.R22-125

Carried

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20565" pass its first reading.

RES.R22-126

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20565" pass its second reading.

RES.R22-127

Carried

It was then

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20565" be held at City Hall on February 14, 2022, at 7:00 p.m.

RES.R22-128

Carried

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Comprehensive Development Zone 42 (CD 42), Bylaw, 2022, No. 20566" pass its first reading.

RES.R22-129

Carried

The said Bylaw was then read for the second time.



- (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 a Parks Facility Contribution as compensation for proposed removal of City trees;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (i) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to Public Art, the Tier 1 Community Amenity Contribution, and the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning and Development Department.

RES.R22-132

Carried

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20573" pass its first reading.

RES.R22-133

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20573" pass its second reading.

RES.R22-134

Carried



**H. BYLAWS AND PERMITS**

**BYLAWS**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20448"  
7921-0048-00  
Owners: T. Ginther, C. Ginther  
Agent: T. Ginther  
RF to CD – 3016 Ohara Lane – to permit the construction of a new single family dwelling.

Council direction received September 27, 2021

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20448" be finally adopted.

RES.R22-139

Carried

**BYLAWS WITH PERMITS**

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20164"  
7918-0419-00 / 7918-0419-01  
Owners: 1217960 B.C. Ltd. (Director Information: Avtar Singh Arora, Sandy Yuvraj Singh)  
Agent: DF Architecture Inc. (Jessie Arora)  
RA to RM-30 - 13853, 13871 and 13889 – 64 Avenue – to permit the development of 39 townhouse units.

**Note:** Change of Owner

Council direction received September 14, 2020

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council amend the South Newton  
Neighbourhood Concept Plan (NCP) from "Townhouses (15 upa max)", "Creeks,  
Riparian Setbacks, and Buffers" to "Townhouses (25 upa max)", "Creeks, Riparian  
Setbacks, and Buffers".

RES.R22-140

Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2020, No. 20164" be finally adopted.

RES.R22-141

Carried



Development Variance Permit No. 7918-0419-01  
 13853, 13871 and 13889 – 64 Avenue - to reduce the minimum side yard (east) setback from 6 metres to 3 metres to the building face of Buildings 2 and 3, minimum side yard (west) setback from 6 metres to 4.4 metres to the first storey and to 3.8 metres for the upper storeys of Building 4 and the minimum rear yard (north) setback from 6 metres to 5.4 metres to the first storey and to 4.8 metres for the upper storeys of Building 3 and to 3 metres to the building face of Building 4. In addition, a variance is being sought to permit visitor parking within the required rear yard (north) setback for visitor parking spaces 7 and 8.

Council supported January 25, 2021

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council authorize the issuance of  
 Development Variance Permit No. 7918-0419-01.  
Carried

RES.R22-142

Development Permit No. 7918-0419-00  
 13853, 13871 and 13889 – 64 Avenue – to issue a Development Permit for Sensitive Ecosystems (Streamside Areas), Form and Character and Hazard Lands.

Council authorized to draft January 11, 2021

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council authorize the issuance of  
 Development Permit No. 7918-0419-00.  
Carried

RES.R22-143

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20331"  
 7919-0322-00  
 Owner: Conwest (Bear Creek) GP Ltd.  
 Agent: Conwest (Bear Creek) GP Ltd. (Andrew Peterson)  
 A-1 to IB-3 – 6856 - 152 Street and 15331 - 68 Avenue – to subdivide the site into three industrial lots including the development of an 8,361 square metres tilt-up industrial building.

Council direction received April 26, 2021

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council amend the East Newton  
 Business Park Neighbourhood Concept Plan to amend the road network.  
Carried

RES.R22-144



**I. CLERKS REPORT**

This section had no items to consider.

**J. OTHER BUSINESS**

- 1. Removal of Council Code of Conduct Bylaw (Item H.15) from Regular Council – Public Hearing Agenda  
File: 0550-01

It was  
 Moved by Mayor McCallum  
 Seconded by Councillor Guerra  
 That that Item H.15 on the January 31, 2022,  
 Regular Council – Public Hearing agenda regarding proposed amendments to the  
 Council Code of Conduct Bylaw be removed from the agenda.

RES.R22-149

Carried

**K. ADJOURNMENT**

It was  
 Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That the January 31, 2022 Regular Council –  
 Land Use meeting be adjourned.

RES.R22-150

Carried

The Regular Council - Land Use meeting adjourned at 5:40 p.m.

Certified correct:

\_\_\_\_\_  
 Jennifer Ficocelli, City Clerk

\_\_\_\_\_  
 Mayor Doug McCallum