

**Present:**

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

**Absent:**

Councillor Nagra  
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:

1. The agenda of the February 14, 2022, Regular Council Land Use meeting be amended by removing Item B.12: Application 7917-0301-00; and
2. The agenda be adopted as amended.

RES.R22-224

Carried

**B. LAND USE APPLICATIONS****1. 7921-0212-00**

**16658 - 103 Avenue**

Owner: J. Kafer

Agent: Gursimer Design & Management Inc. (Nirvair Singh)

**Rezoning from RA to RF and RF-13**

**Development Variance Permit**

*to allow subdivision into six single family residential lots with one lot having future subdivision potential.*

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)" for Block A on the attached Survey Plan (Appendix I); and "Single Family Residential Zone (RF)" for Block B on the attached Survey Plan, and a date be set for Public Hearing.

2. Council approve Development Variance Permit No. 7921-0212-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF-13 Zone (Type II) from 13.4 metres to 13.0 metres for proposed Lot 2;
  - (b) to reduce the minimum lot depth of the RF-13 Zone (Type II) from 24.0 metres to 23.8 metres for proposed Lot 2 and 3;
  - (c) to reduce the minimum lot width requirement to accommodate a double side-by-side garage or carport in the RF-13 Zone from 13.4 metres to 13.0 metres for proposed Lot 2;
  - (d) to reduce the minimum front yard setback of the RF-13 Zone (Type II) from 6.0 metres to 2.4 metres to the principal building face for proposed Lot 5;
  - (e) to reduce the minimum rear yard setback of the principal building from a natural gas transmission right-of-way from 7.5 metres to 0.0 metres for proposed Lot 5;
  - (f) to reduce the minimum lot width of the RF Zone (Type II) from 15 metres to 13.4 metres for proposed Lot 6;
  - (g) to reduce the minimum east and west side yard setback of the RF Zone from 1.8 metres to 1.2 metres to the principal building face for proposed Lot 6; and
  - (h) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 3.0 metres to the principal building face for proposed Lot 6.
  
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (f) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (h) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 1 until future development with the neighbouring lot to the south (10261 – 166A Street).

RES.R22-225

Carried

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2022, No. 20577" pass its first reading.

RES.R22-226

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. 20577" pass its second reading.

RES.R22-227

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. 20577" be held at City Hall  
 on March 7, 2022, at 7:00 p.m.

RES.R22-228

Carried

**2. 7920-0287-00**

**10578 - 127A Street**

Owners: D. Jhutti, K. Jhutti

Agent: Citiwest Consulting Ltd. (Roger Jawanda)

**Rezoning a portion of the subject site from RF to RF-SD**

*to allow subdivision into one single family lot and two semi-detached single family lots.*

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That:

- 1. A Bylaw be introduced to rezone a portion of the subject site from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)" for Block A on the attached Survey Plan (Appendix I), 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;
  - (f) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 3 until future development with the neighbouring lot to the north; and
  - (g) registration of a Section 219 Restrictive Covenant on Lots 2 and 3 for structural independence, a "no build" until approval /certification of plans in accordance with Building Code, maintenance, and use of a party wall, and for exterior finishes and drainage.

RES.R22-229

Carried

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2022, No. 20578" pass its first reading.

RES.R22-230

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. 20578" pass its second reading.

RES.R22-231

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. 20578" be held at City Hall  
 on March 7, 2022, at 7:00 p.m.

RES.R22-232

Carried

- 3. **7921-0278-00**  
**16721 - 25A Avenue**  
 Owner: Landstar Homes Ltd.  
 Agent: WSP Canada Inc. (Dexter Hirabe)  
**Rezoning from RA to RF-10**  
*to allow subdivision of the property into two single family small lots.*

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

- 1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" 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; and
  - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Department.

RES.R22-233 Carried

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2022, No. 20579" pass its first reading.

RES.R22-234 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. 20579" pass its second reading.

RES.R22-235 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. 20579" be held at City Hall  
 on March 7, 2022, at 7:00 p.m.

RES.R22-236

Carried

4. **7921-0009-00**  
**6798 - 128A Street**

Owners: J. Dhillon , R. Dhillon  
 Agent: MVA Construction Ltd. (Vivesh Kochher)

**Development Variance Permit**  
*to reduce the front, side yard flanking and rear yard building setbacks in order to permit the construction of a new single family dwelling.*

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

1. Council approve Development Variance Permit No. 7921-0009-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the "Single Family Residential Gross Density Zone (RF-G)" for a principal building from 7.5 metres to 3.9 metres;
  - (b) to reduce the minimum side yard flanking setback of the "Single Family Residential Gross Density Zone (RF-G)" for a principal building from 3.6 metres to 1.6 metres; and
  - (c) to reduce the minimum rear yard setback of the "Single Family Residential Gross Density Zone (RF-G)" for a principal building from 7.5 metres to 2.5 metres.

RES.R22-237

Carried

5. **7921-0123-00**  
**6880 - 184 Street**

Owners: S. Kaila, S. Kaila  
 Agent: Mainland Engineering Design Corporation (Rajeev Mangla)

**Rezoning from RF to RF-SD**  
*to permit the subdivision into four semi-detached residential lots.*

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

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

2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized 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 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 on proposed Lots 1 to 4 for structural independence, "no build" until registered professional approval and certification in accordance with the British Columbia Building Code, maintenance of exterior finishes and drainage, and party wall agreements and corresponding easements for building maintenance.

RES.R22-238

Carried

It was

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2022, No. 20580" pass its first reading.

RES.R22-239

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. 20580" pass its second reading.

RES.R22-240

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. 20580" be held at City Hall  
 on March 7, 2022, at 7:00 p.m.

RES.R22-241

Carried

6. **7921-0215-00**  
**13890 - 92 Avenue**  
Owner: R. Batth  
Agent: K. Singh  
**Development Variance Permit**  
*to reduce setbacks for a proposed single-family dwelling on a lot located along an arterial road (92 Avenue).*

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

1. Council approve Development Variance Permit No. 7921-0215-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front (north) yard setback of the RF Zone from 7.5 metres to 6.1 metres to the foundation of the front deck;
  - (b) to reduce the minimum front (north) yard setback of the RF Zone from 7.5 metres to 6.2 metres to the principal building face;
  - (c) to reduce the minimum rear (south) yard setback of the RF Zone from 7.5 metres to 6.1 metres to the principal building face;
  - (d) to reduce the minimum (west) side yard setback of the RF Zone from 1.8 metres to 1.5 metres to the principal building face; and
  - (e) to reduce the minimum (east) side yard on flanking street setback of the RF zone from 3.6 metres to 3.4 metres to the principal building face.
2. Council instruct staff to resolve the following issue prior to final approval:
  - (a) Department of Fisheries and Oceans Canada Request for Review may be applicable. Confirmation from the applicant's Qualified Environmental Professional is required.

RES.R22-242

Carried

7. **7921-0218-00**  
**3877 - 184 Street (3899 - 184 Street)**  
Owners: J. Hayer, M. Hayer  
Agent: M. Hayer  
**Development Permit**  
**Non-adhering residential use under Section 20.1 of the ALC Act**  
**Placement of fill in the ALR under Section 20.3(5) of the ALC Act**  
*to permit the development of a single family dwelling that exceeds 500 square metres in total floor area within the Agricultural Land Reserve, and to approve fill that has already been imported onto the site.*



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

1. Council authorize referral of the application to the Agricultural Land Commission (ALC) for consideration of approval.
2. Council authorize staff to draft Development Permit No. 7921-0218-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the finalized Ecosystem Development Plan.
3. Council instruct staff to resolve the following issues prior to final approval (should the non-adhering residential use and excess fill be approved by the ALC):
  - (a) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (b) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
  - (c) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant for the Class A/O watercourse along the west side of 184 Street and its streamside setbacks; and
  - (d) registration of an Environmental Restrictive Covenant for riparian protection along the north property line.

RES.R22-243

Carried

**8. 7921-0171-00**

**9873 King George Boulevard**

Owner: Holland Parkside Holdings Ltd.

Agent: ZGF Architects Inc. (Patrick Cotter)

**Development Permit**

*to permit the development of Phase 2 of a mixed-use project, with two high-rise residential towers (34 and 39 storeys) and ground-oriented townhouse units consisting of approximately 763 dwelling units.*

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

1. Council authorize staff to draft Development Permit No. 7921-0171-00 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R22-244

Carried

**9. 7921-0326-00  
7844 - 126A Street**

Owner: G. Bal, S. Bal  
Agent: G. Bal

**Rezoning from RF-G to RF**  
*to permit the development of a new 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 "Single Family Residential Gross Density Zone (RF-G)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
- 2. Council instruct staff to resolve the following issue prior to final approval:
  - (a) ensure that all engineering requirements and issues are addressed to the satisfaction of the General Manager, Engineering.

RES.R22-245

Carried

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20581 pass its first reading.

RES.R22-246

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. 20581 pass its second reading.

RES.R22-247

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. 20581 be held at City Hall on  
 March 7, 2022, at 7:00 p.m.

RES.R22-248

Carried**10. 7920-0125-00****8727 and 8729 - 162 Street**

Owner: Khalis Properties Ltd., City of Surrey

Agent: Flat Architecture Inc. (Rajinder Warraich)

**Rezoning from RA to RM-30****Development Permit / Development Variance Permit***to permit the development of 6 townhouse units.*

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

1. A Bylaw be introduced to rezone a portion of the subject site (8727 – 162 Street) 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. 7920-0125-00 generally in accordance with attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7920-0125-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side (north) yard setback of the RM-30 Zone from 6.0 metres to 5.8 metres to the principal building face; and
  - (b) to reduce the minimum rear (west) yard setback of the RM-30 Zone from 6.0 metres to 2.8 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 plan to the satisfaction of the Approving Officer;
  - (c) acquisition of 8729 – 162 Street from the City;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (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) 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 specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (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 and with respect to the City’s Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning and Development Services;
- (l) the applicant provide cash-in-lieu of indoor amenity space in accordance with City policy;
- (m) discharge of the Section 219 Restrictive Covenant for ‘No Build’ at 8729 – 162 Street; and
- (n) final approval of proposed outdoor amenity improvements, with further feedback from the neighbouring strata council.

RES.R22-249

Carried

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20582" pass its first reading.

RES.R22-250

Carried

The said Bylaw was then read for the second time.



- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (f) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) removal of unauthorized structures, and submission of bonding to ensure removal of the eastern portion of the existing building currently within the 9-metre-wide drainage right-of-way for Bolivar Creek; and
- (i) 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.R22-253

Carried**12. 7917-0301-00****16483 and 16487 - 89 Avenue**

Owner: 1283653 B.C. Ltd.

Director Information: Anju Bala BattaNo Officer Information Filed.

Agent: Hub Engineering Inc. (Mike Kompter)

**OCP Amendment from Suburban and Agricultural to Urban Rezoning from A-1 to CD****Development Permit***to permit the development of 117 townhouse units and the conveyance of the riparian protection area to the City.*

This report is being forwarded to Council in advance of a full application review as the application involves a significant decision regarding driveway access, and it was not considered practical to undertake all of the work associated with refining and detailing the proposal until it is determined if Council is prepared to consider the current application as proposed.

The applicant has requested that the item be deferred in order to allow additional time to respond to the various design-related aspects of the application.

This item was withdrawn for consideration.

13. **7921-0217-00**  
**9936 - 119A Street**  
Owners: C. Gakhal, M. Gakhal, S. Gakhal  
Agent: Weaver Technical (Arin Yeomans-Routledge)  
**Development Variance Permit**  
*to reduce the minimum streamside setback to accommodate a new single-family dwelling on the lot.*

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council approve Development Variance  
Permit No. 7921-0217-00 (Appendix II), to reduce the minimum setback distance  
from the top of bank for a Class A natural stream from 15 metres to 12.29 metres, to  
proceed to Public Notification.

RES.R22-254

Carried

**C. ADDITIONAL PLANNING COMMENTS**

This section had no items to consider.

**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, 2021, No. 20320"  
7919-0157-00  
Owner: Surrey Christian School Society  
Agent: Field & Marten Associates Ltd. (Gary Mazur)  
RA to PA-2 – 8888, 8920, 8930, and 8944 - 162 Street – to rezone a portion of the site, to permit the consolidation into one lot, and to permit site improvements for the Surrey Christian School including an addition to the existing school building.

Council direction received April 12, 2021

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20320" be finally adopted.

RES.R22-255

Carried

**BYLAWS WITH PERMITS**

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20330"  
7918-0410-00  
Owner: G. Sandhu  
Agent: Westride Engineering & Consulting Ltd. (Dave Kajal)  
RF to RF-10 – 6913 - 144 Street – to subdivide the site into two single family lots.

Council direction received April 26, 2021

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20330" be finally adopted.

RES.R22-256

Carried

Development Variance Permit No. 7918-0410-00  
6913 – 144 Street - to reduce the minimum setback distance from the top-of-bank for a Natural Class B yellow-coded stream from 15 metres to 10 metres.

Council supported May 10, 2021

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of  
Development Variance Permit No. 7918-0410-00.

RES.R22-257

Carried



Development Permit No. 7918-0410-00  
6913 – 144 Street – to issue a Development Permit for Sensitive Ecosystems  
(Streamside Areas).

Council authorized to draft April 26, 2021

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of  
Development Permit No. 7918-0410-00.

RES.R22-258 Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20466"  
7921-0016-00  
Owner: John Volken Foundation  
Agent: John Volken Foundation (Bil Koonar)  
CHI to CD – 6899 King George Boulevard – to permit the operation of a drug store  
and medical clinic as accessory uses.

Council direction received October 18, 2021

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20466" be finally adopted.

RES.R22-259 Carried

Development Variance Permit No. 7921-0016-00  
6899 King George Boulevard – to defer the requirement for works and services as  
outlined in the Subdivision and Development Bylaw No. 8830 for the proposed  
rezoning application.

Council supported November 8, 2021

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of  
Development Variance Permit No. 7921-0016-00.

RES.R22-260 Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20276"  
7920-0091-00  
Owner: Chan's Farm Market Ltd.  
Agent: Ankenman Associates Architects Inc. (Mark Ankenman)  
C-4 to CD - 1421 King George Boulevard - to permit the development of a 778 square metre commercial building.

Council direction received February 8, 2021

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20276" be finally adopted.

RES.R22-261

Carried

Development Permit No. 7920-0091-00  
C-4 to CD - 1421 King George Boulevard – to issue a Development Permit for Form and Character.

Council authorized to draft February 8, 2021

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of  
Development Permit No. 7920-0091-00.

RES.R22-262

Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18681"  
7914-0279-00  
Owner: Park Royale Holdings Ltd.  
Agent: CitiWest Consulting Ltd. (Roger Jawanda)  
RF to CD – 2527 – 156 Street – to develop 6 ground-oriented townhouse units.

**Note:** Change of Ownership and Agent

Council direction received March 7, 2016

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council amend the King George Highway  
Corridor (LAP) from "Townhouse (15 upa max)" to "Townhouse (25 upa max)".

RES.R22-263

Carried



- 7. Development Variance Permit No. 7921-0096-00  
 Owner: Beedie (9697 Port Kells) Holdings Ltd.  
 Agent: Beedie (Carl Funk)  
 9697 and 9779 - 190 Street - to reduce the minimum front yard (east) setback of the IL Zone from 7.5 metres to 2.5 metres and the rear yard (west) setback of the IL Zone from 7.5 metres to 0.3 metres to the principal building face for Lots A, B and C. In addition, a variance is being sought to permit a wrapping projected canopy attached to the building face to be located up to 0.9 metres from the east lot line on Lots A and B.

Council supported September 13, 2021

RES.R22-268	It was  Development Variance Permit No. 7921-0096-00.	Moved by Councillor Guerra Seconded by Councillor Patton That Council authorize the issuance of  <u>Carried</u>
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Development Permit No. 7921-0096-00  
9697 and 9779 - 190 Street - to issue a Development Permit for Form and Character.

Council authorized to draft July 12, 2021

RES.R22-269	It was  Development Permit No. 7921-0096-00.	Moved by Councillor Guerra Seconded by Councillor Patton That Council authorize the issuance of  <u>Carried</u>
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**I. CLERKS REPORT**

This section had no items to consider.

**J. OTHER BUSINESS**

This section had no items to consider.

K. ADJOURNMENT

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the February 14, 2022 Regular Council -

Land Use meeting be adjourned.  
RES.R22-270

Carried

The Regular Council - Land Use meeting adjourned at 5:37 p.m.

Certified correct:

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

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Mayor Doug McCallum