

Present:

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

Absent:**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 June 27, 2022, Regular Council Land Use meeting be amended by removing Item B.4 7922-0075-00; and
2. The agenda be adopted as amended.

RES.R22-1149

Carried

B. LAND USE APPLICATIONS

1. **7921-0358-00**
15079 - 64 Avenue
Owner: Telus Communications Inc.
Agent: B & A Planning Group (Brian Murray)
Development Permit / Development Variance Permit
to permit the development of a Telus office and warehouse building of 6,952 square metres

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. Council authorize staff to draft Development Permit No. 7921-0358-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and geotechnical report.

2. Council approve Development Variance Permit No. 7921-0358-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the Light Impact Industrial (IL) Zone from 7.5 metres to 6.7 metres to the principal building face of the eastern building; and
 - (b) to reduce the minimum setback distance for a Class A (red-coded) Natural Stream from 30 metres to 2.1 metres at the narrowest point and 21.9 metres at the widest point.

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) 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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff, as well as payment of voluntary contribution to the City to facilitate watercourse enhancements in the Hyland Creek system as discussed in this report;
 - (f) submission of a finalized Geotechnical Report and peer review to the satisfaction of the General Manager, Planning and Development Department;
 - (g) submission of a planting plan and cost estimate for replanting within the riparian area that remains on private property to the specifications and satisfaction of the Planning and Development Department;
 - (h) Submission of securities in lieu of demolition to accommodate the applicant's proposed building phasing plan;
 - (i) registration of combined Restrictive Covenant/Right-of-way against the portion of the riparian area that remains on private property to ensure safeguarding and maintenance of the riparian area in perpetuity; and
 - (j) registration of a right-of-way for public rights-of-passage for drainage access.

RES.R22-1150

Carried
With Councillor Pettigrew opposed.

2. **7922-0134-00**
12982 Coulthard Road
 Owner: S. Kochar
 Agent: Simplex Home Design Ltd. (Tej Singh)
Development Variance Permit
to increase the maximum size of a basement well in order to permit the construction of a new single family dwelling.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance
 Permit No. 7922-0134-00, to increase the maximum area of a basement well (including stairs) from 28 square metres to 55 square metres, to proceed to Public Notification.
 RES.R22-1151 Carried

3. **7922-0190-00**
14455 - 64 Avenue
 Owner: 1051980 B.C. Ltd.
Director Information: Sanveer Shoker
Officer Information as at October 13, 2020: Sanveer Shoker (President)
 Agent: Barnett Dembek Architects Inc. (George Hondro)
Development Variance Permit
to vary the permitted building height of CD By-law No. 20364.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance
 Permit No. 7922-0190-00, to increase the maximum building height of the Comprehensive Development (CD) Zone (Bylaw No. 20364) from 18 metres to 18.6 metres for the principal building, to proceed to Public Notification.
 RES.R22-1152 Carried

4. **7922-0075-00**
12720 - 82 Avenue
 Owner: Mainland Developments (82 Ave) Ltd.
Director Information: Darshan Dhaliwal
No Officer Information Filed.
 Agent: Mainland Developments (82 Ave) Ltd. (Rajan Dhaliwal)
OCP Amendment from "Industrial" to "Commercial"
OCP Text Amendment to allow a higher density in the Commercial designation
Rezoning from IH to CD
to permit the development of approximately three mixed-use buildings.

This item was removed from the agenda.

5. **7922-0160-00**
13245 - 104 Avenue (13255 - 104 Avenue)
 Owner: West Fraser Holdings Ltd.
Director Information: Rajwantjit Sandhu
Officer Information as at August 1, 2021: Rajwantjit Sandhu (CEO),
 Ravjot Sandhu (Vice President), Navjot Sandhu (Vice President)
 Agent: Bingham Hill Architects (Doug Nelson)

Development Variance Permit

to increase the maximum lot coverage for a 13-storey rental apartment building and a 16-storey market apartment building in an approved two-phase development in City Centre.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance Permit
 No. 7922-0160-00, to increase the maximum lot coverage of Comprehensive Development
 (CD) Zone (Bylaw No. 20161) from 40% to 48%, to proceed to Public Notification.

RES.R22-1153

Carried

6. **7922-0083-00**
1938 - 152 Street (15241 - 19 Avenue)
 Owner: 0877143 B.C. Ltd.
Director Information: David Lam
Officer Information as at March 26, 2021: Yu Ling Fu (Vice President),
 David Lam (President), Zhi Cheng Li (Vice President),
 Garry Lin (Vice President)
 Agent: Rising Tide Consultants Ltd. (Edna Lizotte)

Rezoning from CHI to CD

New Liquor Primary License

to allow for a Liquor Primary License to permit liquor to be served at the Sandcastle Bowling Lanes.

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

1. Bylaw be introduced to rezone the subject site from "Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. A Public Information Meeting in the form of a Public Hearing be set to solicit opinions from area residents and businesses regarding the proposed liquor primary license with the following limitations:
 - (a) The proposed hours of operation for the liquor primary establishment are as follows:
 - 11:00 a.m. to no later than 1:00 a.m. Sunday through Thursday.
 - 11:00 a.m. to no later than 2:00 a.m. Friday and Saturday.

3. Council instruct staff to resolve the following issue prior to final approval:

- (a) The applicant enter into a Good Neighbour Agreement with the City, in order to assist in mitigating any impacts the Liquor Primary License may have on the surrounding neighbourhood.

RES.R22-1154

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Comprehensive Development

Zone 66 (CD 66), Bylaw, 2022, No. 20676" pass its first reading.

RES.R22-1155

Carried

With Councillor Pettigrew opposed.

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 66 (CD 66), Bylaw, 2022, No. 20676" pass its second reading.

RES.R22-1156

Carried

With Councillor Pettigrew opposed.

It was then

Moved by Councillor Guerra

Seconded by Councillor Patton

That the Public Hearing on "Surrey

Comprehensive Development Zone 66 (CD 66), Bylaw, 2022, No. 20676" be held at City Hall on July 11, 2022, at 7:00 p.m to receive comments regarding the rezoning and the proposed New Liquor Primary License Application.

RES.R22-1157

Carried

With Councillor Pettigrew opposed.

7. **7921-0186-00**
9010 – 158 Street (9030 and 9088 – 158 Street); 9025 – 160 Street; 9080 – 159 Street
 Owner: Elim Housing Society
 Agent: Elim Housing Society (Sheldon Loepky)
Amend CD By-law No. 16130
Development Permit
to permit the development of a 7-storey seniors independent living building with 62 dwelling units, a coffee shop, restaurant, and wellness spa at Elim Village.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. A Bylaw be introduced to amend Comprehensive Development Zone By-law No. 16130 and a date be set for Public Hearing.
2. Council approve the applicant's request to vary the Sign By-law as described in Appendix V.

- 3. Council authorize staff to draft Development Permit No. 7921-0186-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix I).
- 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) registration of access easements to ensure access to the proposed amenity facilities within the development; and
 - (g) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all deferred financial contributions for Public Art, Affordable Housing, and/or Capital Projects Community Amenity Contributions for the development should the project be converted from life leases to market units at any point in the future.

RES.R22-1158

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2006, No. 16130, Amendment Bylaw, 2022, No. 20677" pass its first reading.

RES.R22-1159

Carried

The said Bylaw was then read for the second time.

- It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2006, No. 16130, Amendment Bylaw, 2022, No. 20677" pass its
second reading.
- RES.R22-1160 Carried
- It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment Bylaw, 2006, No. 16130, Amendment Bylaw,
2022, No. 20677" be held at City Hall on July 11, 2022, at 7:00 p.m.
- RES.R22-1161 Carried

8. 7921-0309-00**18998 - 54 Avenue**

Owner: Salit B.C. Properties Inc.

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

Development Permit

to permit the construction of a 1,994 square metre, one-storey pre-engineered operations building, and a 464 square metre, two-storey ancillary office building, for a steel rebar facility.

- It was Moved by Councillor Guerra
Seconded by Councillor Patton
That:
1. Council authorize staff to draft Development Permit No. 7921-0309-00 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 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; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R22-1162 Carried

9. **7922-0005-00**
6056 Boundary Drive East
Owners: S. Kahlon, G. Kahlon
Agent: S. Kahlon
Development Variance Permit
to reduce the street side yard setback to allow 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. 7922-0005-00, to reduce the minimum street side yard (west) setback of the Single Family Residential (RF) Zone from 3.6 metres to 2.4 metres from the ultimate property line to the principle building face, to proceed to Public Notification.
2. Council instruct staff to resolve the following issue prior to Final Approval:
 - (a) registration of a Section 219 Restrictive Covenant to ensure that off-site parking requirements are being met.

RES.R22-1163

Carried

10. **7922-0010-00**
2265 - 152 Street (2267 - 152 Street)
Owner: White Rock Christian Academy Society
Agent: White Rock Christian Academy Society (David Houston)
Development Variance Permit
to increase the maximum structure height and to vary the Semiahmoo Trail Design Guidelines to permit the development of an outdoor play space for White Rock Christian Academy.

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

1. Council approve Development Variance Permit No. 7922-0010-00, varying the following, to proceed to Public Notification:
 - (a) to increase the maximum structure height requirements of the "Assembly Hall 2 (PA-2) Zone" from 4 metres to 6.3 metres; and
 - (b) to reduce the minimum setback requirements of the Semiahmoo Trail from 10 metres to 5.7 metres.

RES.R22-1164

Carried

11. **7921-0311-00**
9759 - 137A Street (9761 - 137A Street); 9775 - 137A Street; 13748 Fraser Highway;
Portion of 137A Street Road
 Owner: KGS Holdings Ltd.
Director Information: Dwight Chase, Andrew Grant, Jeffrey Tripp,
 Daniel Turner
Officer Information as at November 27, 2021: Andrew Grant (Chair),
 Timothy Grant (President), Jarvis Rouillard (Vice President),
 Daniel Turner (Secretary)
 Agent: KGS Holdings Ltd. (Brad Howard)
OCP Amendment to Figure 16: Central Business District Densities from
"3.5 FAR" to "7.5 FAR"
City Centre Amendment from "Residential Mid to High Rise 3.5 FAR" to
"Residential High Rise 7.5 FAR" and to amend the road network on the subject site
Rezoning from RF to CD
Development Permit
Housing Agreement
to permit the development of a 41-storey high-rise purpose-built rental residential
tower consisting of approximately 401 dwelling units.

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

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 16: Central Business District Densities for the subject site from "3.5 FAR" to "7.5 FAR" (Appendix VIII), and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site and the portion of road shown as Block A on the attached Survey Plan (Appendix I), from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)", and a date be set for Public Hearing.
4. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
5. Council authorize staff to draft Development Permit No. 7921-0311-00 generally in accordance with the attached drawings (Appendix II).
6. 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 enter into a Housing Agreement with the City to restrict a total of 401 dwelling units on the subject site to rental housing for a period of twenty (20) years;
 - (h) 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;
 - (i) submission of a finalized Traffic Impact Assessment (TIA) to the satisfaction of staff;
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (k) completion of the road closure and acquisition of 137A Street;
 - (l) submission of an acoustical report for the dwelling units adjacent to Fraser Highway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
 - (m) registration of a Section 219 Restrictive Covenant to reflect the 401 rental units and ensure the proposal will adequately address the City's needs with respect to Public Art, Affordable Housing and Capital Project CACs (Tier 1 and Tier 2) if the market rental tenure of the proposed development changes, at any point in the future.
7. Council pass a resolution to amend the City Centre Plan to redesignate the subject site from "Residential Mid to High Rise 3.5 FAR" to "Residential 7.5 FAR" and to amend the road network for the relocation of the 137A Street cul-de-sac further south, as shown in Appendix VII, when the project is considered for Final Adoption.

RES.R22-1165

Carried

With Councillor Pettigrew opposed.

RES.R22-1166 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2022, No. 20678" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1167 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2022, No. 20678" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R22-1168 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. 20678" be
held at City Hall on July 11, 2022, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

RES.R22-1169 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 65 (CD 65), Bylaw, 2022, No. 20679" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1170 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 65 (CD 65), Bylaw, 2022, No. 20679" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R22-1171 It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey
Comprehensive Development Zone 65 (CD 65), Bylaw, 2022, No. 20679" be held at
City Hall on July 11, 2022, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

RES.R22-1172 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The KGS Holdings Ltd. Housing
Agreement, Authorization Bylaw, 2022, No. 20680" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1173 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The KGS Holdings Ltd. Housing
Agreement, Authorization Bylaw, 2022, No. 20680" pass its second reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the third time.

RES.R22-1174 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The KGS Holdings Ltd. Housing
Agreement, Authorization Bylaw, 2022, No. 20680" pass its third reading.
Carried
With Councillor Pettigrew opposed.

- 12. 7920-0285-00**
5580 - 164 Street (5584 - 164 Street)
Owner: Greater Vancouver Sewerage & Drainage District
Agent: WSP Canada Group Ltd. (Claire Bayless)
Development Variance Permit
to permit the development of a ferrous chloride facility on the existing Cloverdale Pump Station.

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

1. Council approve Development Variance Permit No. 7920-0285-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear (south) yard setback of the A-1 Zone from 15 metres to 1.2 metres to the ferrous chloride building face; and
 - (b) to reduce the minimum street side (west) yard setback of the A-1 Zone from 30 metres to 10 metres to the ferrous chloride building face.

RES.R22-1175 Carried
With Councillor Pettigrew opposed.

13. **7922-0138-00**
3379 - 144 Street
 Owners: J. Skulsky-Green, A. Green
 Agent: A. Green
Development Variance Permit
to permit the development of a replacement accessory building (garage).

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

1. Council approve Development Variance Permit No. 7922-0138-00, varying the following, to proceed to Public Notification:
- (a) to reduce the minimum front yard setback of the RH-G Zone from 18 metres to 16.04 metres to an accessory building face; and
- (b) to vary the maximum accessory building height of the RH-G Zone allowed from 5 metres to 6.07 metres.

RES.R22-1176

Carried

C. ADDITIONAL PLANNING COMMENTS

1. **7916-0661-00**
16778 - 20 Avenue
 Owner: 1286825 B.C. Ltd.
Director Information: Sandeep Jain
No Officer Information Filed.
 Agent: Hub Engineering Inc. (Jakub Czoch)
Development Variance Permit
to allow driveway access along the side lot line.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance
 Permit No. 7916-0661-00, to allow driveway access along the side lot line on lot 2,
 to proceed to Public Notification.

RES.R22-1177

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 Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19670"
7918-0162-00
Owner: 1313892 B.C. Ltd. (Director Information: Amrit Pal Singh Minhas and Purewal)
Agent: Hub Engineering Inc. (Mike Kompter)
To redesignate a portion of the property 10113 – 173 Street from Suburban to Urban.

Note: Change of Owner

Council direction received September 17, 2018

RES.R22-1178	It was	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19670" be finally adopted. <u>Carried</u>
--------------	--------	---

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19671"
RA to RQ and RF – 10113 – 173 Street - to subdivide into 2 suburban and 3 single family lots (2 RQ and 3 RF).

Council direction received September 17, 2018

RES.R22-1179	It was	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19671" be finally adopted. <u>Carried</u>
--------------	--------	--

BYLAWS WITH PERMITS

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20247"
7918-0136-00
Owner: SJY Developments Ltd. (Geoffrey Stephenson, Jim and Yvonne Szili)
Agent: H.Y. Engineering Ltd. (Fahad Abrahani)
RA to CD - 3063 - 160 Street - to permit the development of approximately
12 townhouse units.

Council direction received December 7, 2020

RES.R22-1180
It was
Amendment Bylaw, 2020, No. 20247" be finally adopted.
Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried
With Councillor Pettigrew opposed.

Development Variance Permit No. 7918-0136-00
3063 - 160 Street - to reduce the minimum setback distance for a Class A (red-coded)
stream from 30 metres to 20 metres.

Council supported December 21, 2020

RES.R22-1181
It was
Development Variance Permit No. 7918-0136-00.
Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Carried
With Councillor Pettigrew opposed.

Development Permit No. 7918-0136-00
3063 - 160 Street - to issue a Development Permit for Form and Character and
Sensitive Ecosystems.

Council authorized to draft December 7, 2020

RES.R22-1182
It was
Development Permit No. 7918-0136-00.
Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Carried
With Councillor Pettigrew opposed.

3. "Surrey Comprehensive Development Zone 59 (CD 59), Bylaw, 2022, No. 20654"
7922-0007-00
Owners: Bubba Holdings Ltd., Common Property Strata Plan EPS6077
(Directors Information: William Matthew and Mark Woodall)
Agent: Thrive Consultants (Rebecca Hardin)
IB to CD - 15055, 15061 and 15063 - 54A Avenue – to allow the addition of Liquor Manufacturing as a permitted principal use and Liquor Manufacturing with an On-Site Store Endorsement as a special regulation.

Council direction received May 30, 2022

<p>RES.R22-1183</p>	<p>It was</p> <p>Zone 59 (CD 59), Bylaw, 2022, No. 20654"</p> <p><u>Carried</u></p> <p>With Councillor Pettigrew opposed.</p>	<p>Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Comprehensive Development be finally adopted.</p>
---------------------	---	--

Liquor License Application No. 7922-0007-00
15055, 15061 and 15063 - 54A Avenue
Proposed lounge endorsement for Ballpark Brewing

At the May 30, 2022 Regular Council - Land Use Meeting, Council authorized the proposed Liquor License Application under Development Application No. 7922-0007-00 to proceed to Public Hearing to solicit neighbourhood feedback regarding the proposal.

<p>It was</p>	<p>Moved by Councillor Guerra Seconded by Councillor Patton That:</p>
---------------	---

"After taking into account the following criteria outlined in the attached Planning Report dated May 30, 2022:

- (a) the location of the establishment;
- (b) the proximity of the establishment to other social or recreational facilities and public buildings;
- (c) the person capacity and hours of liquor service of the establishment;
- (d) the number and market focus or clientele of liquor-primary license establishments within a reasonable distance of the proposed location; and
- (e) the impact of noise on the community if the application is approved; and

After holding a Public Hearing on June 13, 2022, in accordance with City policy, to gather views of area residents and businesses with respect to the proposed lounge endorsement at Ballpark Brewing; and

After hearing any individuals who made a presentation to Council at the Public Hearing and after reviewing any correspondence submitted in response to the Public Hearing notice,

Surrey City Council recommends the issuance of the license subject to the following conditions:

1. a maximum capacity of 52 persons for the indoor lounge and 52 persons for the outdoor lounge (patio); and
2. the hours of operation for the lounge (indoor and outdoor) are from 11:00 a.m. to midnight, seven days a week."
3. The applicant has entered into a Good Neighbour Agreement."

RES.R22-1184

Carried

With Councillor Pettigrew opposed.

Development Permit No. 7922-0007-00
15055, 15061 and 15063 - 54A Avenue - to issue a Development Permit for Form.

Council authorized to draft May 30, 2022

It was

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

Development Permit No. 7922-0007-00.

RES.R22-1185

Carried

With Councillor Pettigrew opposed.

PERMITS - APPROVALS

4. Development Variance Permit No. 7922-0107-00
Owners: Y. Viridi, J. Viridi, K. Viridi, J. Viridi
Agent: J. Viridi
8716 Alton Place
To reduce the minimum rear yard setback on a lot encumbered by a natural gas transmission (FortisBC) right-of-way from 7.5 metres to 0.87 metres for the principal building, in order to construct a single family dwelling on the lot

Council supported June 13, 2022

It was

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

Development Variance Permit No. 7922-0107-00.

RES.R22-1186

Carried

- 5. Development Variance Permit No. 7921-0149-00
Owners: Progressive Inter-Cultural Community Services Society
Agent: DOM Santi Management Inc. (Robert Papau)
6471 - 175A Street
To reduce the minimum north yard setback from 20 metres to 15.5 metres to the principal building face, in order to permit the development of a 3-storey long-term care facility.

Council supported May 9, 2022

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

Development Variance Permit No. 7921-0149-00.
RES.R22-1187 Carried

Development Permit No. 7921-0149-00
6471 - 175A Street - to issue a Development Permit for Form and Character and Farm Protection.

Council authorized to draft April 25, 2022

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

Development Permit No. 7921-0149-00.
RES.R22-1188 Carried

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 June 27, 2022 Regular Council -

Land Use meeting be adjourned.
RES.R22-1189

Carried

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

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum