

Present:

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

Absent:

Councillor Annis
Councillor Hundial

Staff Present:

City Manager
City Clerk
General Manager, Corporate Services
General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture
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 October 3, 2022, Regular Council Land Use meeting be amended by:
 - Adding Items:
 - B.46: 7918-0103-00, 7918-0103-01;
 - B.47: 7921-0174-00;
 - B.48: 7922-0305-00; and
 - C.4 7917-0544-00
 - Varying the order of the agenda to address Item I.1
2. The agenda be adopted as amended.

RES.R22-1683

Carried
With Councillor Pettigrew opposed.

The agenda was varied to address Item I.1 first on the agenda.

I. CLERKS REPORT

1. Amendment to the Council Meeting Schedule

It was Moved by Councillor Patton
 Seconded by Councillor Guerra
 That Council revise the 2022 Council meeting
 schedule with the following additions and removals:

1. Add a new Regular Council meeting date on Monday, November 14, 2022;
2. Remove the currently scheduled Regular Council meeting of Monday, November 21, 2022;
3. Add a new Regular Council meeting date on Monday November 28, 2022;
4. Remove the currently scheduled Regular Council meeting of Monday, December 5, 2022; and
5. Add a new Regular Council meeting date on Monday December 12, 2022.

RES.R22-1684

Carried
 With Councillors Locke and Pettigrew
 opposed.

B. LAND USE APPLICATIONS

1. 7922-0269-00

7728 - 134 Street

Owner: A-Best Autobody & Frame Ltd.

Director Information: Pavittar K. Khatra, Gurjant S. Khatra

Officer Information as at January 24, 2022:

Gurjant S. Khatra (President, Secretary)

Agent: Pacific Land Group (Laura Jones)

Development Variance Permit

to permit the construction of an addition to an existing automobile painting and body shop.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance
 Permit No. 7922-0269-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard (east) setback of the IL Zone from 7.5 metres to 0.0 metres;
- (b) to reduce the minimum north side yard setback of the IL Zone from 7.5 metres to 3.5 metres; and
- (c) to reduce the minimum number of off-street parking spaces from 28 to 25.

RES.R22-1685

Carried

- 2. **7920-0136-00**
13425 Crescent Road
Owner: J. Zhang
Agent: J. Zhang
Development Permit / Development Variance Permit
to reduce the minimum streamside setback and side yard setback to facilitate construction of retaining walls for house protection.

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

- 1. Council authorize staff to draft Development Permit No. 7920-0136-00 for Hazard Lands (Steep Slopes) 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. 7920-0136-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum setback distance for a "Natural Class A (red-coded) Stream" from 15.0 metres as measured from the top-of-bank, to a minimum of 11.0 metres from the high water mark (equivalent to a maximum of approximately 22.4 metres below top-of-bank); and
 - (b) to reduce the minimum north side yard setback of the RA Zone from 4.5 metres to 0.0 metres.
- 3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) registration of a Section 219 Restrictive Covenant for "no-build" and "non-disturbance" over the identified Streamside Protection Area;
 - (b) registration of a Section 219 Restrictive Covenant to ensure that all on-site preparation and construction complies with the recommendations of the accepted geotechnical report; and
 - (c) submission of the Landscape Security in the amount of \$49,903.39, to the satisfaction of the Planning and Development Department.

RES.R22-1686

Carried

3. **7922-0202-00**
7475 - 135 Street
 Owner: 1353459 B.C. Ltd.
Director Information: Amritpal S. Jawanda, Kevin Johal, Shivraj S. Riar
No Officer Information Filed.
 Agent: S. Jawanda
Amend CD By-law No. 17031, as amended
Development Variance Permit
to permit a small-scale drug store in association with a new medical clinic on the lot and to reduce the minimum 400-metre separation requirement between the proposed small-scale drug store and an existing small-scale drug store.

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

1. A Bylaw be introduced to amend Comprehensive Development By-law No. 17031 and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7922-0202-00, varying the following, to proceed to Public Notification:
 - (a) In Section E.28 of Part 4 General Provisions of the Zoning Bylaw No. 12000, the minimum separation requirement between drug stores, small-scale drug stores or methadone dispensaries is reduced from 400 metres to 20 metres to permit a small-scale drug store at 7475 - 135 Street (Unit 107 & 108).
3. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) A Section 219 Restrictive Covenant be registered on title to allow the small-scale drug store to operate only in conjunction with a medical clinic, and to require the small-scale drug store to have the same hours of operation as the partner medical clinic.

RES.R22-1687

Carried
 With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2009, No. 17031, Amendment Bylaw, 2010, No. 17269, Amendment Bylaw, 2012, No. 17708, Amendment Bylaw, 2022, No. 20741" pass its first reading.

RES.R22-1688

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 Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2009, No. 17031, Amendment Bylaw, 2010, No. 17269, Amendment Bylaw, 2012, No. 17708, Amendment Bylaw, 2022, No. 20741" pass its second reading.

RES.R22-1689

Carried
 With Councillor Pettigrew opposed.

It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2009, No. 17031, Amendment Bylaw, 2010, No. 17269, Amendment Bylaw, 2012, No. 17708, Amendment Bylaw, 2022, No. 20741" be held at City Hall on November 28, 2022, at 7:00 p.m.

RES.R22-1690

Carried
 With Councillor Pettigrew opposed.

- 4. **7922-0186-00**
16537 - 28 Avenue
 Owners: X. Hu, C. Zhu
 Agent: Hub Engineering Inc. (Jakub Czoch)
NCP Amendment from "Existing One Acre & Half Acre Lots" to "Single Detached (3-4 UPA)"
Rezoning from RA to RQ
Rezoning to Amend Schedule G, Section E, Map 11 North Grandview Heights to include the subject site within Area B
to permit subdivision into four single family 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 "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. A Bylaw be introduced to amend Map 11, North Grandview Heights of Schedule G, Section E, of Surrey Zoning By-law, 1993, No. 12000, to identify the property at 16537 - 28 Avenue within Area B and a date be set for Public Hearing.
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) 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;
- (g) the applicant address the 15% cash-in-lieu for open space associated with the proposed gross density type lots; and
- (h) 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 and Development Services.

4. Council pass a resolution to redesignate the subject sites from "Existing One Acre & Half Acre Lots" to "Single Detached (3-4 UPA)" in the North Grandview Heights Neighbourhood Concept Plan (NCP) when the project is considered for final adoption.

RES.R22-1691

Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 88 (CD 88), Bylaw, 2022, No. 20742" pass its first reading.

RES.R22-1692

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 88 (CD 88), Bylaw, 2022, No. 20742" pass its second reading.

RES.R22-1693

Carried
With Councillor Pettigrew opposed.

RES.R22-1694 It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 88 (CD 88), Bylaw, 2022, No. 20742" be held at
 City Hall on November 14, 2022, at 7:00 p.m.
Carried
 With Councillor Pettigrew opposed.

RES.R22-1695 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Text Amendment Bylaw, 2022, No. 20743" pass its first reading.
Carried
 With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1696 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Text Amendment Bylaw, 2022, No. 20743" pass its second reading.
Carried
 With Councillor Pettigrew opposed.

RES.R22-1697 It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2022, No. 20743" be held at City
 Hall on November 14, 2022, at 7:00 p.m.
Carried
 With Councillor Pettigrew opposed.

5. **7918-0188-00**
3217 - 136 Street
 Owner: Y. Hu
 Agent: Architect 57 Inc. (Ching-Yeh Cary Tsai)
Development Variance Permit
to reduce the minimum rear yard setback in order to construct covered outdoor space.

RES.R22-1698 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance
 Permit No. 7918-0188-00, to reduce the minimum rear yard setback of the Acreage
 Residential Gross Density Zone (RA-G) Zone from 7.5 metres to 5.4 metres to the
 covered outdoor space, to proceed to Public Notification.
Carried

6. **7922-0118-00**
15184 No. 10 (56 Avenue) Highway
 Owner: Shell Canada Limited
 Agent: E. Castellanos
Development Variance Permit
to permit the development of EV charging stations.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council approve Development Variance
 Permit No. 7922-0118-00, varying the following, to proceed to Public Notification:

- (a) to reduce the minimum flanking side yard setback of the CD Zone from 12 metres to 0.37 metres for Accessory Buildings and Structures to allow for the construction of electric vehicle charging stations and accompanying infrastructure; and
- (b) to reduce the front yard setback of the CD Zone from 12 metres to 3.34 metres for Accessory Buildings and Structures to allow for the construction of electric vehicle charging stations and accompanying infrastructure.

RES.R22-1699

Carried

7. **7921-0308-00**
Road Right-of-Way, east of Highway No. 17 (9901 Grace Road)
 Owner: City of Surrey
 Agent: Pacific Land Group Inc. (Oleg Verbenkov)
Development Permit
to allow a free-standing, two-sided electronic message board sign in South Westminster along Highway No. 17.

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

1. Council approve the Applicant's request to vary the Sign By-law as described in Appendix I.
2. Council authorize staff to draft Development Permit No. 7921-0308-00 for a comprehensive sign design package generally in accordance with the attached drawings Appendix II.
3. Council instruct staff to resolve the following issue prior to final approval:
 - (a) Approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act and Riparian Areas Protection Regulation.

RES.R22-1700

Carried

With Councillor Pettigrew opposed.

8. 7922-0040-00

10135 - 173 Street

Owner: 10145 173rd Street Project Ltd.

Director Information: Yidan Chen, Ying Fan, Hai Ji

No Officer Information Filed as at June 1, 2022.

Agent: Sutton Select Property Management & Realty (Clairy Yang)

Rezoning from RH to CD (based on RQ)

to allow subdivision into two single family lots.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. A Bylaw be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) 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; 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 and Development Services.

RES.R22-1701

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Comprehensive Development

Zone 84 (CD 84), Bylaw, 2022, No. 20744" pass its first reading.

RES.R22-1702

Carried

The said Bylaw was then read for the second time.

RES.R22-1703 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
 Zone 84 (CD 84), Bylaw, 2022, No. 20744" pass its second reading.
Carried

RES.R22-1704 It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 84 (CD 84), Bylaw, 2022, No. 20744" be held at
 City Hall on November 28, 2022, at 7:00 p.m.
Carried

- 9. **7921-0339-00**
3017 McBride Avenue
 Owner: Hemingford Homes Inc.
 Agent: WSP Canada Inc. (Scott Pelletier)
Rezoning from RF to CD
to permit the construction 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 Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) registration of a Section 219 Restrictive Covenant that stipulates the ground level is not to be used as habitable space or storage area, all mechanical and electrical systems are to be constructed above the flood construction level of Crescent Beach, and that the City is indemnified against any potential losses to the property owner as a result of having the uninhabitable space within a floodplain.

RES.R22-1705 Carried

RES.R22-1706 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
 Zone 89 (CD 89), Bylaw, 2022, No. 20745" pass its first reading.
Carried

2. Council approve Development Variance Permit No. 7921-0276-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width requirement of the RF Zone from 15.0 metres to 13.5 metres for proposed Lot 12;
 - (b) to reduce the minimum lot depth requirement of the RF Zone from 28.0 metres to 15.0 metres for proposed Lot 13;
 - (c) to reduce the minimum front (east) yard setback of the RF Zone from 7.5 metres to 6.0 metres for an attached garage and 4.5 metres to the remainder of the principal building face on proposed Lots 12-13;
 - (d) to reduce the minimum front (west) yard setback of the RF Zone from 7.5 metres to 5.5 metres to the principal building face on proposed Lots 12-13;
 - (e) to reduce the minimum front (west) setback of an accessory building or structure from 18.0 metres to 2.5 metres on proposed Lots 12-13;
 - (f) to vary the requirements of the RF Zone to permit a basement access and basement well between the principal building and the front (west) lot line on proposed Lots 12-13; and
 - (g) to vary the requirements of the RF-9S Zone to permit a basement access and basement well between the principal building and the front lot line on proposed Lots 1-7.

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) 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 and Development Services;
- (g) registration of a Section 219 "No Build" Restrictive Covenant on proposed Lot 14 until such time as the remainder lot is consolidated and redeveloped under a future land development application;
- (h) registration of a Section 219 Restrictive Covenant on proposed Lots 12-13 to restrict driveway access from 192 Street only;
- (i) registration of a Section 219 Restrictive Covenant on proposed Lots 8-11 for installation and maintenance of a 3.0-metre wide landscape buffer;
- (j) registration of Section 219 Restrictive Covenant on proposed Lots 12-13 for installation and maintenance of a 2.5-metre wide landscape buffer; and
- (k) registration of a Section 219 Restrictive Covenant and reciprocal access easement on proposed Lots 1-11 to specify the location and size of detached garages.

4. Council pass a resolution to amend East Clayton Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Business Park" to "10-15 UPA Special Residential" (portions of 19132 - 67 Avenue and 6702 - 191A Street) and a portion of 6725 - 192 Street Diversion from "15-25 UPA (Medium-High Density)" to "6-10 UPA (Low Density)" when the project is considered for final adoption.

RES.R22-1709

Carried

With Councillor Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2022, No. 20746" pass its first reading.

RES.R22-1710

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 Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2022, No. 20746" pass its second reading.

RES.R22-1711

Carried

With Councillor Pettigrew opposed.

RES.R22-1712

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. 20746" be held at City Hall
 on November 28, 2022, at 7:00 p.m.

Carried
 With Councillor Pettigrew opposed.

11. 7922-0237-00

14769 - 62 Avenue

Owner: 1352063 B.C. Ltd.

Director Information: Sarbjit S. Bassi, Baljinder S. Grang

No Officer Information Filed.

Agent: 1352063 B.C. Ltd. (Sarbjit S. Bassi)

Development Variance Permit

to allow front loading driveway access, vary landscaping requirements, and reduce the rear yard setback to permit the development of a single-family dwelling.

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

1. Council approve Development Variance Permit No. 7922-0237-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the RF-10 Zone from 7.5 metres to 6 metres to the principal building face;
 - (b) to increase the minimum front yard setback of the RF-10 Zone from 4 metres to 6 metres;
 - (c) to delete and replace Yard and Setbacks Section F footnote 1 of the RF-10 Zone with footnote 1 found in the RF-12 zone, in order to allow the lot to function similarly to a typical RF-12 lot by providing a reduction in front yard setback requirements for 50% of the width of the principal building provided carport and driveway setback requirements are met;
 - (d) to delete and replace Yard and Setbacks Section F footnote 2 of the RF-10 Zone with footnote 2 found in the RF-12 zone, in order to allow the lot to function similarly to a typical RF-12 lot by providing a reduction in rear yard setback requirements for 50% of the width of the principal building to accommodate an unenclosed deck and increase the deck area to 14 square metres as allowed in the RF-12 zone;

- (e) to delete and replace Landscaping Section I.2 and I.3 of the RF-10 Zone with Section I.2 and I.3 of the RF-12 Zone, in order to vary the landscaping requirements to allow for a front yard driveway, including changing porous surface requirements and front yard landscaping requirements to accommodate a driveway; and
- (f) to remove Off-Street Parking Loading/Unloading Section H.2 that requires driveway access only from a lane under the RF-10 Zone.

RES.R22-1713

Carried

**12. 7913-0077-02
6216 - 175B Street**

Owner: 635160 B.C. Ltd.

Director Information: Chamkaur S. PannuOfficer Information as at October 4, 2021:

Balbir K. Pannu (Secretary), Chamkaur S. Pannu (President)

Agent: CitiWest Consulting Ltd. (Roger Jawanda)

Development Variance Permit*to reduce the north side yard setback for Lot 2 of a proposed 2-lot subdivision.*

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. Council approve Development Variance Permit No. 7913-0077-02, to reduce the minimum north side yard setback of the RF Zone from 1.8 metres to 1.2 metres for Lot 2 of a proposed 2-lot subdivision, to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to issuance:
 - (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R22-1714

Carried

13. **7921-0322-00**
2213 - 156 Street; 2249 King George Boulevard
 Owner: Campbell Crossing 4 Ltd.
Director Information: Sukhminder S. Gill, Satpal S. Minhas, Amrik Purewal
Officer Information as at March 22, 2022: Sukhminder S. Gill (Secretary),
 Satpal S. Minhas (President), Amrik Purewal (Treasurer)
 Agent: Salikan Architecture Inc. (Robert Salikan)
LAP Amendment from "Commercial" to "Mixed-Use Commercial-Residential"
Rezoning from RF to CD
Development Permit
to permit the development of a four-storey mixed-use building with a child care centre and commercial units on the ground floor, and 34 residential units above.

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. 7921-0322-00 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) 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (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) submission of an acoustical report for the residential units and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and 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 Department.

4. Council pass a resolution to amend the King George Highway Corridor Plan to re-designate the site from "Commercial" to "Mixed-Use Commercial-Residential" when the project is considered for final adoption.

RES.R22-1715 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development Zone 8o (CD 8o), Bylaw, 2022, No. 20747" pass its first reading.

RES.R22-1716 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 8o (CD 8o), Bylaw, 2022, No. 20747" pass its second reading.

RES.R22-1717 Carried

It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey Comprehensive Development Zone 8o (CD 8o), Bylaw, 2022, No. 20747" be held at City Hall on November 14, 2022, at 7:00 p.m.

RES.R22-1718 Carried

14. **7921-0189-00**
9537 Prince Charles Boulevard
Owner: Kekinow Native Housing Society
Agent: NSDA Architects (Molly Chan)
OCP Text Amendment to increase the maximum density permitted under the Multiple Residential designation
Rezoning from RM-15 to CD
Development Permit / Housing Agreement
to permit the development of two residential buildings of 5- and 6-storeys and one 6-storey mixed-use building containing approximately 175 affordable rental dwelling units for people of Indigenous ancestry.

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

1. An Official Community Plan (OCP) Bylaw be introduced to amend Table 7a: Land Use Designation Exceptions by adding site specific permission for the subject site to permit a density up to 1.70 FAR, and a date be set for Public Hearing.
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 from "Multiple Residential 15 Zone (RM-15)" 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. 7921-0189-00 generally in accordance with the attached drawings (Appendix I).
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 enter into a Housing Agreement with the City to restrict all 175 dwelling units on the subject site to rental housing for a period of 20 years;
- (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) registration of access easements to ensure access to the proposed shared parking, internal drive aisle, and amenity facilities within the development; and
- (j) 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 rental housing to market units at any point in the future, after expiry of the Housing Agreement.

RES.R22-1719

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20748" pass its first reading.

RES.R22-1720

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. 20748" pass its second reading.

RES.R22-1721

Carried

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) 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 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 and Development Services.

RES.R22-1729

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20751" pass its first reading.

RES.R22-1730

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. 20751" pass its second reading.

RES.R22-1731

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. 20751" be held at City Hall on November 28, 2022, at 7:00 p.m.

RES.R22-1732

Carried

- (b) to reduce the minimum west rear yard setback of the RM-30 Zone from 6 metres to 3.1 metres to the principal building face of Building 1; and
 - (c) to reduce the minimum indoor amenity space required before cash-in-lieu may be applied for an 18-unit townhouse development under Section B.6(b) of Part 4, "General Provisions" of the Surrey Zoning By-law from 37 square metres to 0 square metres.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and 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.

RES.R22-1736

Carried

RES.R22-1737 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20753" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R22-1738 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20753" pass its second reading.
Carried

RES.R22-1739 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. 20753" be held at City Hall
on November 28, 2022, at 7:00 p.m.
Carried

17. **7919-0366-00**
16065 and 16099 (16111) Fraser Highway
Owners: Bucci Fleetwood Holdings Ltd.
Director Information: Michael Bucci, Frederick L Bucci
No Officer Information Filed.
Bucci Fleetwood Holdings (SE) Ltd.
Director Information: Michael Bucci, Frederick L Bucci
No Officer Information Filed.
Bucci Fleetwood Holdings (SW) Ltd.
Director Information: Michael Bucci, Frederick L Bucci
No Officer Information Filed.
Agent: Bucci Investment Corporation (Troy Abromaitis)
**OCP Amendment for a portion of the subject site from "Multiple Residential"
to "Town Centre"**
**TCP Stage 1 Amendment of a portion from "Mid Rise Transition Mixed Use"
to "Mid Rise Transition" and a portion from "High Rise Mixed Use" to
"Fleetwood Centre"**
Rezoning from RA and CHI to CD
General Development Permit
*to permit the development of two high-rise mixed-use buildings and one mid-rise
residential building as part of a multi-phased development and the creation of a lot
for Park purposes.*

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for a portion of the subject site from "Multiple Residential" to "Town Centre" 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 from "One-Acre Residential Zone (RA)" and "Highway Commercial Industrial Zone (CHI)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft General Development Permit No. 7919-0366-00 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) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) final approval from TransLink;
 - (d) conveyance of proposed Lot 3 to the City as Parkland;
 - (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) 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;
- (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (k) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
- (l) submission of an acoustical report for the units adjacent to Fraser Highway and the SkyTrain Guideway and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (m) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lots 1 and 2 until future Detailed Development Permit approvals have been granted by the City and the related works and services are installed and roads constructed;
- (n) 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;
- (o) the applicant address all requirements associated with the requested subsurface parking on parkland to the satisfaction of the General Manager, Parks, Recreation and Culture; and
- (p) Stage 2 approval of the Fleetwood Plan.

6. Council pass a resolution to amend the Fleetwood Stage 1 Plan to redesignate a portion of the land from "Mid Rise Transition Mixed Use" to "Mid Rise Transition" and a portion from "High Rise Mixed Use" to "Fleetwood Centre" when the project is considered for final adoption.

RES.R22-1740

Carried

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Amendment Bylaw, 2022, No. 20754" pass its first reading.

RES.R22-1741

Carried

The said Bylaw was then read for the second time.

RES.R22-1742 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2022, No. 20754" pass its second reading.
Carried

RES.R22-1743 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. 20754" be
held at City Hall on November 14, 2022, at 7:00 p.m.
Carried

RES.R22-1744 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 85 (CD 85), Bylaw, 2022, No. 20755" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R22-1745 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 85 (CD 85), Bylaw, 2022, No. 20755" pass its second reading.
Carried

RES.R22-1746 It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey
Comprehensive Development Zone 85 (CD 85), Bylaw, 2022, No. 20755" be held at
City Hall on November 14, 2022, at 7:00 p.m.
Carried

- 18. 7922-0234-00**
17649 and 17709 - 96 Avenue; 17710 - 97 Avenue
Owner: J.He, 1214081 B.C. Ltd.
Director Information: Karnail S. Rai
Officer Information as at July 1, 2022: Karnail S. Rai (President)
Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)
Temporary Use Permit
to permit the temporary use of the site for truck parking for a period not to exceed three years.

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

1. Council approve Temporary Use Permit No. 7922-0234-00, to proceed to Public Notification.
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) completion of required road pavement widening and upgrades along 97 Avenue, 179 Street, 96 Avenue, and 180 Street to provide truck access (8.0 metres pavement) from the site through to Golden Ears Way at 180 Street.
 - (c) registration of a Section 219 Restrictive Covenant to restrict access from 97 Avenue to left-in and right-out;
 - (d) registration of a Section 219 Restrictive Covenant to restrict access from 96 Avenue to passenger vehicles only;
 - (e) Input from the Ministry of Transportation & Infrastructure;
 - (f) input from TransLink;
 - (g) submission of a finalized landscaping and fencing plan and landscaping and fencing cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (h) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (i) installation and subsequent inspection and approval of all required landscape screening and fencing works along all sides of the property, to the satisfaction of the General Manager, Planning and Development;
 - (j) submission of financial securities to ensure that landscaping and fencing is maintained over the course of the Temporary Use Permit, to the satisfaction of the General Manager, Planning and Development;
 - (k) the applicant to undertake the necessary work and obtain permits, as required, for the proposed use of the residential building on the site for office space and washroom facility purposes; and
 - (l) a Sensitive Ecosystem Development Permit (SEDP) application to be submitted and subsequently issued for the watercourse along the southern property line.

RES.R22-1747

Carried

With Councillor Pettigrew opposed.

19. 7922-0205-00**13458 - 107A Avenue**

Owner: City of Surrey

Agent: Shape Architecture (Alec Smith)

Development Permit / Development Variance Permit*to permit the expansion of the Chuck Bailey Recreation Centre in City Centre.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council authorize staff to draft Development Permit No. 7922-0205-00 for Form and Character generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7922-0205-00, varying the minimum number of required off-street parking spaces from 160 to 95, 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) final approval from TransLink;
 - (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; and
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R22-1748

Carried

20. 7920-0286-00

9470, 9482 and 9492 - 134 Street; 13428 - 95 Avenue

Owner: 134 QE Holdings Inc.

Director Information: Rajan S. Dhanowa, Harman J. S. Virk

No Officer Information Filed as at February 20, 2022.

Agent: Sync Properties (Harman Virk)

Rezoning from RF & RM-D to CD (based on RM-70)

Development Permit

to permit the development of a 6-storey apartment building consisting of approximately 152 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)" and "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7920-0286-00 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; and

- (h) 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.

RES.R22-1749

Carried

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development

Zone 81 (CD 81), Bylaw, 2022, No. 20756" pass its first reading.

RES.R22-1750

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 81 (CD 81), Bylaw, 2022, No. 20756" pass its second reading.

RES.R22-1751

Carried

It was then

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey

Comprehensive Development Zone 81 (CD 81), Bylaw, 2022, No. 20756" be held at City Hall on November 14, 2022, at 7:00 p.m.

RES.R22-1752

Carried**21. 7921-0079-00****14723 – 104 Avenue**

Owner: RDG Guildford East Development Ltd.

Director Information: Ross Elliott, Martina Rempel

No Officer Information Filed as at October 2, 2021.

Agent: Focus Architecture Inc. (Colin Hogan)

OCP Amendment from "Multiple Residential" to "Town Centre"

Rezoning from C-35 to CD (based on RM-135 and C-8)

Development Permit

to permit the development of one 18-storey residential and one 24-storey mixed-use building consisting of 430 dwelling units with two levels of commercial and office space in Guildford.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Multiple Residential" to "Town Centre" and OCP Figure 13: Guildford Town Centre Densities to include the subject site within the Town Centre boundary, and a date be set for Public Hearing.
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 from "Downtown Commercial Zone (C-35)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council approve the applicant's request to vary the Sign By-law as described in Appendix I.
5. Council authorize staff to draft Development Permit No. 7921-0079-00, including a comprehensive sign design package, 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) the applicant is required to dedicate, as road and without compensation, Bylaw Road for Parcel W of Lot 2 and Parcel X of Parcel A, both of Bylaw number 2534;
 - (d) submission of a Traffic Impact Assessment, to the satisfaction of the General Manager, Engineering;
 - (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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone, at the rate in effect at the time of Final Adoption;
- (j) submission of an acoustical report for the units adjacent to 104 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (k) 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
- (l) 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 Department.

RES.R22-1753

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20757" pass its first reading.

RES.R22-1754

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. 20757" pass its second reading.

RES.R22-1755

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. 20757" be held at City Hall on November 14, 2022, at 7:00 p.m.

RES.R22-1756

Carried

RES.R22-1757 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
 Zone 87 (CD 87), Bylaw, 2022, No. 20758" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R22-1758 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
 Zone 87 (CD 87), Bylaw, 2022, No. 20758" pass its second reading.
Carried

RES.R22-1759 It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 87 (CD 87), Bylaw, 2022, No. 20758" be held at
 City Hall on November 14, 2022, at 7:00 p.m.
Carried

22. 7921-0063-00

14683 – 104 Avenue

Owner: RDG Guildford West Development Ltd.

Director Information: Ross Elliott, Martina Rempel

No Officer Information Filed as at October 2, 2021.

Agent: Focus Architecture (Colin A. Hogan)

**OCP Text Amendment to allow a higher density in the Multiple Residential
 designation**

Rezoning from C-35 to CD (based on RM-70)

Development Permit

*to permit the development of two, 6-storey apartment buildings with approximately
 187 dwelling units and underground parking in Guildford.*

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

1. An Official Community Plan (OCP) Bylaw be introduced to amend Table 7a: Land Use Designation Exceptions by adding site specific permission for the subject site to permit a density up to 2.29 FAR, and a date be set for Public Hearing.
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 from "Downtown Commercial Zone (C-35)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7921-0063-00, 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) submission of a road dedication plan to the satisfaction of the Approving Officer;
 - (c) the applicant is required to dedicate, as road and without compensation, Bylaw Road for Parcel U of East 143 feet of Lot 1 and Parcel V of West 143 feet of Lot 2, both of Bylaw No. 2534;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (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) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the CD Zone, at the rate in effect at the time of Final Adoption;
 - (i) registration of a Section 219 Restrictive Covenant to prevent the conversion of enclosed balconies into habitable space and to ensure appropriate life safety measures are in place;
 - (j) submission of an acoustical report for the units adjacent to 104 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
 - (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 Department.

RES.R22-1760

Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2022, No. 20759" pass its first reading.

RES.R22-1761

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. 20759" pass its second reading.

RES.R22-1762

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. 20759" be
held at City Hall on November 14, 2022, at 7:00 p.m.

RES.R22-1763

Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 86 (CD 86), Bylaw, 2022, No. 20760" pass its first reading.

RES.R22-1764

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 86 (CD 86), Bylaw, 2022, No. 20760" pass its second reading.

RES.R22-1765

Carried

It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey
Comprehensive Development Zone 86 (CD 86), Bylaw, 2022, No. 20760" be held at
City Hall on November 14, 2022, at 7:00 p.m.

RES.R22-1766

Carried

23. **7921-0346-00**
3037 - 194 Street
Owners: S. Nijjar, J. Dhami
Agent: Seven Horses Transport Ltd. (Sarb Purewal)
Temporary Use Permit
to permit the extension of an existing temporary outdoor storage facility for cargo equipment and truck parking for a period not to exceed 2 years.

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

1. Council approve Temporary Use Permit No. 7921-0346-00, to proceed to Public Notification.
2. Council instruct staff and the applicant to resolve the following issues to facilitate issuance of the Temporary Use Permit:
 - (a) ensure that all engineering requirements and issues including completion of Schedule C of the Temporary Use Permit restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized site plan demonstrating a revised driveway access to 192 street and a revised access easement granting access to 192 Street for 3037 - 194 Street over 2974 - 192 Street and 2999 - 194 Street, that is generally consistent with the site plan shown in Appendix I;
 - (c) completion of Development Application No. 7922-0279-00, including the registration of subdivision plans at the Land Title and Survey Authority of BC for the subdivision of 3048 and 2974 - 192 Street;
 - (d) discharge of Easement CA8628547 and CA8628551;
 - (e) registration of an access easement granting access for 3037 - 194 Street to 192 Street over 2974 - 192 Street and 2999 - 194 Street; and
 - (f) completion of requirements associated with Development Application No. 7921-0345-00 identified in the planning report dated October 3, 2022.

RES.R22-1767

Carried

24. 7921-0345-00

2974 - 192 Street

Owner: 1205789 B.C. Ltd.

Director Information: Sarbjot Purewal, Harjinder PurewalNo Officer Information Filed as at April 18, 2021.

Agent: Seven Horses Transport Ltd. (Sarj Purewal)

Temporary Use Permit*to permit the extension of an existing temporary outdoor storage facility for cargo equipment and truck parking for a period not to exceed two years.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council approve Temporary Use Permit No. 7921-0345-00, to proceed to Public Notification.
2. Council instruct staff and the applicant to resolve the following issues to facilitate issuance of the Temporary Use Permit:
 - (a) ensure that all engineering requirements and issues including completion of Schedule C of the Temporary Use Permit, restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) removal and restoration of the existing 192 Street driveway and make improvements in the proposed 30 Avenue road allowance;
 - (c) construction of a new driveway access to 192 Street;
 - (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) submission of a finalized site plan demonstrating revised access to 192 street and a revised access easement granting access for 3037 - 194 Street over 2974 - 192 Street and 2999 - 194 Street, that is generally consistent with the site plan shown in Appendix I;
 - (g) completion of Development Application No. 7922-0279-00, including the registration of subdivision plans at the Land Title and Survey Authority of BC for the subdivision of 3048 and 2974 - 192 Street;
 - (h) Discharge of Easement CA8628547 and CA8628551; and
 - (i) Registration of an access easement granting access for 3037 - 194 Street to 192 Street over 2974 - 192 Street and 2999 - 194 Street.

RES.R22-1768

Carried

25. **7920-0225-00**
14634 and 14644 – 60 Avenue
 Owner: Milestone Homes Ltd.
Director Information: Gurjeet S. Sandhu, Ranjeet S. Sohi
 No Officer Information Filed as at August 4, 2020.
 Agent: Hub Engineering Inc. (Mike Kompter)
Rezoning from RA to RF-10 and RF-13
Development Variance Permit
to permit subdivision into four single family small lots.

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

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" for the portion shown as Block A on the attached Survey Plan (Appendix II), and to "Single Family Residential (10) Zone (RF-10)" for the portion shown as Block B on the attached Survey Plan (Appendix II), and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7920-0225-00, to reduce the minimum lot width of the RF-13 Zone (Type I Interior Lot) from 12 metres to 11.9 metres for proposed Lots 1 and 2, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) input from the Ministry of Transportation & Infrastructure.

RES.R22-1769

Carried

RES.R22-1770 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20761" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R22-1771 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20761" pass its second reading.
Carried

RES.R22-1772 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. 20761" be held at City Hall on
November 14, 2022, at 7:00 p.m.
Carried

26. 7922-0219-00

12422 - 72 Avenue

Owner: 1193344 B.C. Ltd.

Director Information: Sukhbir S. Gill, Yadwinder S. Mangat

No Officer Information Filed as at January 9, 2022.

Agent: Pooni Group (Chi Chi Cai)

Development Variance Permit

to vary the minimum 400 metre separation requirement between a small-scale drug store and an existing drug store.

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

1. Council approve Development Variance Permit No. 7922-0219-00, to reduce the minimum separation distance required under Section 32 of Part 4 General Provisions of the Zoning By-law No. 12000 between drug stores, small-scale drug stores or methadone dispensaries from 400 metres to 236 metres to permit a small-scale drug store at 12422 - 72 Avenue, 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 requiring that any small-scale drug store on site must operate in conjunction with a medical clinic / office and have the same hours of operation as the medical clinic / office.

RES.R22-1773

Carried

27. **7919-0369-00, 7919-0369-01**

17127 and 17175 - 16 Avenue, 17174 - 18 Avenue

Owner: Cressey 17174-18 Ave Holdings Ltd.

Director Information: Norman E. Cressey, Scott E. Cressey

No Officer Information Filed as at February 22, 2022.

Agent: Barnett Dembek Architects Inc. (Maciej Dembek)

Rezoning from RA to RM-30

Detailed Development Permit / General Development Permit

Development Variance Permit

to permit the development of approximately 229 townhouses on 3 townhouse 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 "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Detailed Development Permit No. 7919-0369-00 for proposed Lot 2 generally in accordance with the attached drawings (Appendix I).
3. Council authorize staff to draft General Development Permit No. 7919-0369-01 for proposed Lots 1 and 3 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7919-0369-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 1.99 metres for the risers on Lot 2;
 - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6 metres to 5 metres to the principal building face and to 3.48 metres for the porch on Lot 2; and
 - (c) to reduce the minimum south street side yard setback of the RM-30 Zone from 4.5 metres to 1.01 metres for the risers on Lot 2.

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) 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 to satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density above 20 units per acre, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (i) acceptance of the Riparian Areas Regulation Assessment Report (RAPR) by the Ministry of Forests, Lands, Natural Resources Operations and Rural Development (FLNRORD);
 - (j) conveyance of riparian areas and Green Infrastructure Network (GIN) corridor to the City;
 - (k) the applicant satisfy the requirements for a 10-year P-15 agreement for works in the proposed detention pond and GIN areas;
 - (l) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (m) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (n) 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 Department; and
- (o) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the provisions identified in the finalized geotechnical report.

RES.R22-1774

Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20763" pass its first reading.

RES.R22-1775

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 Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20763" pass its second reading.

RES.R22-1776

Carried
With Councillor Pettigrew opposed.

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. 20763" be held at City Hall
on November 14, 2022, at 7:00 p.m.

RES.R22-1777

Carried
With Councillor Pettigrew opposed.

- 28. 7922-0177-00**
17358 - 2 Avenue
Owner: N. Bhullar
Agent: Terra Nobis Consulting (Jimmy Lee)
Rezoning from RF to RF-10
to allow subdivision into two single family lots.

Planning and Development advise (see memorandum in backup) that the Applicant requested that this item be withdrawn from the October 3, 2022 agenda.

This item was out of order.

29. 7922-0145-00

14868 - 34A Avenue

Owner: Blue Diamond Projects Ltd.

Director Information: Gurinder S. Dhillon, Sukhamandeep S. Gill

No Officer Information Filed.

Agent: Blue Diamond Projects Ltd. (Sukhamandeep Gill)

Development Variance Permit

to reduce the minimum rear yard setback requirements to permit construction of a single-family dwelling.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council approve Development Variance

Permit No. 7922-0145-00, to reduce the minimum rear yard (south) setback of the RF-12 Zone for 50% of the rear width of the principal building from 7.5 metres to 6 metres, to proceed to Public Notification.

RES.R22-1778

Carried

30. 7921-0368-00

12590 - 15A Avenue

Owners: L. Parsons, G. Parsons

Agent: Sarah Gallop Design Inc. (Sean Hemenway)

Rezoning from RF to RF-O

Development Permit / Development Variance Permit

to allow for an addition to an existing 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 Zone (RF)" to "Single Family Residential Oceanfront Zone (RF-O)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0368-00 for Hazard Lands (Steep Slopes), generally in accordance with the attached drawings (Appendix I), and the finalized geotechnical report.
3. Council approve Development Variance Permit No. 7921-0368-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (north) setback of the RF-O Zone from 10 metres to 3.6 metres to the principal building face;
 - (b) to reduce the minimum rear yard (south) setback of the RF-O Zone from 10 metres to 1.8 metres to the principal building face;

- (c) to reduce the minimum required lot depth of the RF-O Zone from 45 metres to 30.3 metres; and
 - (d) to increase the maximum second floor area requirements of the RF-O Zone allowed from 80% of the ground floor area to 115%.
4. Council instruct staff to resolve the following issues prior to final adoption/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 tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (e) submission of a peer review of the finalized Geotechnical Report; and
 - (f) registration of a Section 219 Restrictive Covenant to ensure the proposed development is constructed in accordance with the recommendations in the finalized Geotechnical Report.

RES.R22-1779

Carried

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20766" pass its first reading.

RES.R22-1780

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. 20766" pass its second reading.

RES.R22-1781

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. 20766" be held at City Hall
 on November 28, 2022, at 7:00 p.m.

RES.R22-1782

Carried**31. 7917-0096-00****5909 – 168 Street**

Owners: R. Sundher, A. Sundher

Agent: H.Y. Engineering Ltd. (Lori Joyce)

CP Amendment from "Institutional/Residential" to "Urban Single Family"**Rezoning from RA to RF and RF-13****Heritage Revitalization Agreement****Development Variance Permit**

to allow subdivision into one RF lot and two RF-13 lots as well as preserve the John Lamb House on proposed Lot 3. Variances are proposed for lot depth, setbacks and to allow for double side-by-side garages on lots less than 13.4 metres wide for the RF-13 lots.

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That:

1. A Bylaw be introduced to rezone the portion of the subject site shown as Block B on the Survey Plan attached in Appendix I from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and the portion of the subject site shown as Block A on the Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)", and a date be set for Public Hearing.
2. A Bylaw be introduced to allow the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement to allow for the restoration and maintenance of John Lamb House at 5909 – 168 Street, and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7917-0096-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth for a Type I Interior Lot of the RF-13 Zone from 28 metres to 25 metres for proposed Lot 1;
 - (b) to vary the Off-Street Parking requirements of the RF-13 Zone to allow double side-by-side garages at the front of the dwelling, on lots less than 13.4 metres wide, for proposed Lots 1 and 2; and

- (c) to reduce the minimum front yard (west) setback under the RF Zone from 7.5 metres to 6.0 metres for an attached garage and to 4.5 metres for the remainder of the front building face, in order to allow for a second dwelling to be constructed on proposed Lot 3, fronting onto 167A Street.
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) final 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) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department;
 - (g) the applicant satisfy the Tier 1 Capital Project Community Amenity Contributions (CAC) requirement to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant for “No Build” and “No Sale” on proposed Lots 3 until the restoration and conservation measured identified in the HRA for John Lamb House have been completed, to the satisfaction of the Planning and Development Department;
 - (i) demolition of the existing carport, located along the north lot line, directly adjacent the heritage building (John Lamb House);
 - (j) registration of a Section 219 Restrictive Covenant for increased front yard (east) setbacks of 6.0 metres for the principal building and 4.5 metres for a porch or veranda on proposed Lots 1 and 2; and
 - (k) registration of a Section 219 Restrictive Covenant to protect for a 5.0 metre wide "no build area" along the southern boundary of proposed Lot 3 in order to permit a future driveway access off 167A Street for the existing heritage dwelling (John Lamb House).

5. Council pass a resolution to amend the West Cloverdale South Neighbourhood Concept Plan (NCP) to re-designate the land from "Institutional/Residential" to "Urban Single Family" when the project is considered for final adoption.

RES.R22-1783 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2022, No. 20767" pass its first reading.

RES.R22-1784 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. 20767" pass its second reading.

RES.R22-1785 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. 20767" be held at City Hall
 on November 14, 2022, at 7:00 p.m.

RES.R22-1786 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Heritage Revitalization
 Agreement Bylaw, 2022, No. 20768" pass its first reading.

RES.R22-1787 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Heritage Revitalization
 Agreement Bylaw, 2022, No. 20768" pass its second reading.

RES.R22-1788 Carried

It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey Heritage
 Revitalization Agreement Bylaw, 2022, No. 20768" be held at City Hall on
 November 14, 2022, at 7:00 p.m.

RES.R22-1789 Carried

32. 7922-0162-00**9750 - 140 Street**

Owner: Fraser Health Authority

Agent: Five Star Permits (David Atkinson)

Development Permit*to permit construction of on-site fundraising signage for the Surrey Hospitals Foundation which is associated with the Jim Pattison Outpatient Care and Surgery Centre.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council approve the applicants request to vary the Sign By-law for on-site fundraising signage, as described in Appendix I.
2. Council approve Development Permit No. 7922-0162-00 and authorize the Mayor and Clerk to execute the Permit.

RES.R22-1790

Carried**33. 7922-0163-00****13750 - 96 Avenue (13700 - 96 Avenue, 13665 - 94A Avenue)**

Owner: Fraser Health Authority

Agent: Five Star Permits (David Atkinson)

Development Permit*to permit construction of on-site fundraising signage for the Surrey Hospitals Foundations which is associated with the Surrey Memorial Hospital.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council approve the applicants request to vary the Sign By-law for on-site fundraising signage, as described in Appendix I.
2. Council approve Development Permit No. 7922-0163-00 and authorize the Mayor and Clerk to execute the Permit.

RES.R22-1791

Carried

34. 7922-0149-00
16611, 16651 and 16681 - 20 Avenue
 Owner: Marathon Homes Sunnyside Ltd.
Director Information: Gurjot Gill, Jaspreet Gill
No Officer Information Filed as at October 1, 2021.
 Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)
NCP Amendment from "Cluster Residential 6-10 UPA" and "Low Density Residential 6-10 UPA" to "Multiple Residential 15-25 UPA"
NCP Amendment to eliminate flex road and drainage corridor
Rezoning from RA and RF-12 to RM-30 and RF-10
Development Permit / Development Variance Permit
to permit the development of 171 townhouse units and two single family lots.

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

1. A Bylaw be introduced to rezone the portion of the site shown as Block A on the Survey Plan attached as Appendix V from "One-Acre Residential Zone (RA)" and "Single Family Residential (12) Zone (RF-12)" to "Multiple Residential 30 Zone (RM-30)," and to rezone the portion of the site shown as Block B on the Survey Plan attached from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0149-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7922-0149-00, 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 metres to the principal building face for Buildings 18, 19, 20, and 21;
 - (b) to reduce the minimum north side yard setback of the RM-30 Zone from 6 metres to 4 metres to the principal building face for Building 17;
 - (c) to reduce the minimum west front yard setback of the RM-30 Zone from 4.5 metres to 4 metres to the principal building face for Buildings 17 and 18;
 - (d) to reduce the minimum west side yard setback of the RM-30 Zone from 6 metres to 5 metres to the principal building face for Building 15;
 - (e) to reduce the minimum southwest side yard setback of the RM-30 Zone from 6 metres to 3 metres to the principal building face for Building 4 and from 6 metres to 3.5 metres for Building 5;
 - (f) to reduce the minimum east side yard setback of the RM-30 Zone from 6 metres to 3.7 metres to the principal building face for Building 21;

- (g) to reduce the minimum southeast side yard setback of the RM-30 Zone from 6 metres to 3.6 metres to the principal building face for Building 23, and from 6 metres to 4 metres for Building 22; and
 - (h) to reduce the minimum east front yard setback of the RM-30 Zone from 4.5 metres to 4 metres to the principal building face for Buildings 1 and 2.
4. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) registration of a right-of-way for public rights-of-passage for the multi-use pathway;
 - (k) 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;

- (l) 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 Department; and
- (m) Conveyance of 0.31 ha of park land to the City at no cost to the City, including completion of frontage upgrades and funds for park amenities, to the satisfaction of the Parks, Recreation and Culture Department.

5. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Cluster Residential 6-10 UPA" and "Low-Density Residential 6-10 UPA" to "Multiple Residential 15-25 UPA," and to eliminate the flex road and drainage corridor, when the project is considered for final adoption.

RES.R22-1792

Carried

With Mayor McCallum and Councillors Patton and Pettigrew opposed.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2022, No. 20769" pass its first reading.

RES.R22-1793

Carried

With Mayor McCallum and Councillors Patton and Pettigrew opposed.

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. 20769" pass its second reading.

RES.R22-1794

Carried

With Mayor McCallum and Councillors Patton and Pettigrew opposed.

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. 20769" be held at City Hall on November 28, 2022, at 7:00 p.m.

RES.R22-1795

Carried

With Mayor McCallum and Councillors Patton and Pettigrew opposed.

35. 7922-0089-00

2999 - 194 Street

Owner: Prime Building Maintenance Ltd.

Director Information: Parmjit Boparai, Amarjit K. Boparai

Officer Information as at May 26, 2022:

Amarjit K. Boparai (Secretary), Parmjit Boparai (President)

Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)

Temporary Use Permit

to permit a temporary outdoor storage facility for cargo equipment for a period not to exceed 3 years.

The General Manager, Planning & Development was recommending that the application be denied.

It was

Moved by Councillor Nagra

Seconded by Councillor Guerra

That Application 7922-0089-00 be referred

back to staff to work on an application for a Temporary Use Permit.

Carried

RES.R22-1796

36. 7922-0273-00

15730 and 15780 Fraser Highway

Owner: Estkin Developments Ltd.

Director Information: Edward T. Dawson, Samuel J S Hooge

Officer Information as at March 25, 2022: Edward T Dawson (President)

Agent: Dawson & Sawyer (Sean Davies)

Development Permit

to permit temporary off-site real estate development marketing signage for a six storey apartment building under construction.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council approve the applicant's request to vary the Sign By-law for temporary off-site real estate development/construction signage, as described in Appendix I.

2. Council approve Development Permit No. 7922-0273-00 and authorize the Mayor and Clerk to execute the Permit.

Carried

RES.R22-1797

37. 7922-0279-00

3048 - 192 Street; 2974 - 192 Street

Owners: Advantex Industries Ltd.

Director Information: Ronald J. Castle

Officer Information as at February 13, 2022:

Ronald J. Castle (President, Secretary)

1205789 B.C. Ltd.

Director Information: Sarbjot Purewal, Harjinder Purewal

No Officer Information Filed as at April 18, 2022.

Agent: Orion Construction (Braden Smith)

Development Variance Permit

to defer the works and services requirement associated with a 2-lot subdivision in Campbell Heights, and to reduce the minimum lot size of the A-2 Zone.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council approve Development Variance Permit No. 7922-0279-00, to vary the following, to proceed to Public Notification:
 - (a) Surrey Subdivision and Development By-law, 1986, No. 8830, by deferring works and services for a proposed two-lot subdivision until future development; and
 - (b) to decrease the minimum lot size of the A-2 Zone from 4 hectares to 1.6 hectares.
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; and
 - (c) registration of a "no-build" Section 219 Restrictive Covenant on both proposed lots until future rezoning and provision of all required works and services, unless approved through a Council-approved Temporary Use Permit.

RES.R22-1798

Carried

38. **7921-0300-00**
9873 King George Boulevard
 Owner: Century City Parkside Properties Ltd.
Director Information: Sean G Hodgins
Officer Information as at June 1, 2022: Sean G Hodgins (President, Secretary)
 Agent: Priority Permits Ltd. (Jordan Desrochers)

Development Permit

to permit a comprehensive sign design package for a mixed-use project, including 2 market residential towers, 1 rental tower, 1 office building and ground-level commercial in multiple phases.

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

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix I.
2. Council approve Development Permit No. 7921-0300-00 (Appendix II), for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R22-1799

Carried

39. **7922-0091-00**
10945 - 142 Street (10947 - 142 Street)
 Owners: S. Anderson, S. Anderson
 Agent: S. Anderson

Rezoning from RF to RM-D**Development Variance Permit**

to bring an existing, non-conforming duplex into compliance under the appropriate zone in the Zoning Bylaw No. 12000 for future strata conversion.

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 "Duplex Residential Zone (RM-D)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7922-0091-00, to reduce the minimum lot width of the RM-D Zone from 24 metres to 23 metres, to proceed to Public Notification.

RES.R22-1800

Carried

RES.R22-1801 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20770" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R22-1802 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20770" pass its second reading.
Carried

RES.R22-1803 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. 20770" be held at City Hall
on November 28, 2022, at 7:00 p.m.
Carried

**40. 7922-0257-00
1620 - 192 Street**

Owner: A Rocha Canada Conservation Foundation

Agent: A Rocha Canada (Rachael Groat)

Development Variance Permit

to reduce the side yard setback to permit the development of an accessory greenhouse building.

RES.R22-1804 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council approve Development Variance
Permit No. 7922-0257-00, to reduce the minimum side yard setback of the A-1
Zone from 15 metres to 7.9 metres to the agricultural building face, to proceed to
Public Notification.
Carried

**41. 7921-0101-00
2513 - 140 Street**

Owners: U. Heer, H. Cumo

Agent: Evertex Engineering (Gagan Oberoi)

Rezoning from RA to RH and CD

to allow subdivision into two suburban 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 shown as Block A on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" for proposed Lot 1 and a date be set for Public Hearing.
2. A Bylaw be introduced to rezone a portion of the subject site shown as Block B on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" for proposed Lot 2 and a date be set for Public Hearing.
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) the applicant address the deficit in tree replacement to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission and registration of an appropriate Building Scheme to the satisfaction of the General Manager, Planning and Development;
 - (f) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R22-1805

Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20771" pass its first reading.

RES.R22-1806

Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1807 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20771" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R22-1808 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. 20771" be held at City Hall on
November 28, 2022, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

RES.R22-1809 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 92 (CD 92), Bylaw, 2022, No. 20772" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1810 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 92 (CD 92), Bylaw, 2022, No. 20772" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R22-1811 It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey
Comprehensive Development Zone 92 (CD 92), Bylaw, 2022, No. 20772" be held at
City Hall on November 28, 2022, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

42. 7922-0289-00
8140 - 166 Street (8148 and 8158 – 166 Street)
 Owners: 1014669 B.C. Ltd.
Director Information: Baljit S. Johal
No Officer Information Filed as at September 25, 2021
 0993006 B.C. Ltd.
Director Information: Baljit S. Johal
No Officer Information Filed as at February 5, 2022.
 Agent: 1014669 B.C. Ltd. and 0993006 B.C. Ltd. (Baljit Johal)
Amend CD Bylaw No. 20167
to permit accessory office uses within a portion of the stand-alone amenity building within the proposed multiple residential development.

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

1. A Bylaw be introduced to amend Comprehensive Development Zone (CD) Bylaw No. 20167 and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at Final Adoption.

RES.R22-1812 Carried
 With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20167, Amendment Bylaw 2022, No. 20773" pass its first reading.

RES.R22-1813 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 Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20167, Amendment Bylaw 2022, No. 20773" pass its second reading.

RES.R22-1814 Carried
 With Councillor Pettigrew opposed.

RES.R22-1815

It was then Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20167, Amendment Bylaw
 2022, No. 20773" be held at City Hall on November 14, 2022, at 7:00 p.m.
Carried
 With Councillor Pettigrew opposed.

43. **7922-0211-00**
16559 and 16581 - 28 Avenue
 Owners: K. Savage, T. Dennis, 1324654 B.C. Ltd.
Director Information: Scott A. Glen, Cong Nguyen, Jessica Q.-C. T. Phan
No Officer Information Filed.
 Agent: Alvair Development Ltd. (Kunwar Bir Singh)
**NCP Amendment from "Existing One Acre & Half Acre Lots" to "Single
 Detached (3-4 UPA)"**
Rezoning from RA to RQ
**Rezoning to Amend Schedule G, Section E, Map 11 North Grandview Heights
 to include the subject site within Area B**
Development Permit
to permit subdivision into seven single family 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 "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. A Bylaw be introduced to amend Map 11, North Grandview Heights of Schedule G, Section E, of Surrey Zoning By-law, 1993, No. 12000, to identify the properties 16559 - 28 Avenue and 16581 - 28 Avenue within Area B and a date be set for Public Hearing.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (e) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (f) conveyance of Biodiversity Conservation Strategy Corridor to the City;
- (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (h) 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;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (j) the applicant address the cash-in-lieu for open space associated with the proposed gross density type lots.

4. Council pass a resolution to redesignate the subject sites from "Existing One Acre & Half Acre Lots" to "Single Detached (3-4 UPA)" in the North Grandview Heights Neighbourhood Concept Plan (NCP) when the project is considered for final adoption.

RES.R22-1816

Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20774" pass its first reading.

RES.R22-1817

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 Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20774" pass its second reading.

RES.R22-1818

Carried
With Councillor Pettigrew opposed.

- RES.R22-1819 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. 20774" be held at City Hall
on November 14, 2022, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.
- RES.R22-1820 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2022, No. 20775" pass its first reading.
Carried
With Councillor Pettigrew opposed.
- The said Bylaw was then read for the second time.
- RES.R22-1821 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2022, No. 20775" pass its second reading.
Carried
With Councillor Pettigrew opposed.
- RES.R22-1822 It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2022, No. 20775" be held at City
Hall on November 14, 2022, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

44. 7917-0427-00
8483 and 8495 - 164 Street
Owner: Ravi Investments Ltd.
Director Information: Ravinder S. Sanghera, Paramjit S. Sanghera
Officer Information as at February 1, 2022:
Ravinder S. Sanghera (Secretary)
Paramjit S. Sanghera (President)
Agent: CitiWest Consulting Ltd. (Roger Jawanda)
OCP Amendment from "Urban" to "Multiple Residential"
**OCP Text Amendment to allow a higher density in the Multiple Residential
designation**
TCP Amendment from "Townhouse" to "Low Rise"
Rezoning from RF to CD (based on RM-45)
Development Permit
to permit the development of a 5-storey apartment building with approximately 55 units.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. An Official Community Plan (OCP) Bylaw be introduced to:
 - (a) amend the OCP Figure 3: General Land Use Designations, to redesignate the site from "Urban" to "Multiple Residential"; and
 - (b) amend Table 7a: Land Use Designation Exceptions by adding site specific permission for the subject site to permit a density up to 2.16 FAR, and a date be set for Public Hearing
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 from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7917-0427-00 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) submission of a subdivision 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) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (g) the applicant provide written permission from the Owner of 16388 - 85 Avenue (signed Tree Cutting Permit application) for the proposed removal of shared tree #406;
- (h) submission of a Geotechnical report, to the satisfaction of the Planning and Development Department, for the proposed underground parking garage;
- (i) 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;
- (j) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-45 Zone, at the rate in effect at the time of Final Adoption;
- (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (l) 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 & Development Services; and
- (m) Council approval of Stage 2 of the Fleetwood Plan.

6. Council pass a resolution to amend the Fleetwood Plan (Stage 1) to redesignate the subject site from "Townhouse" to "Low Rise" as illustrated in Appendix VI when the project is considered for Final Adoption.

RES.R22-1823

Carried
With Councillors Locke and Pettigrew opposed.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20776" pass its first reading.

RES.R22-1824

Carried
With Councillors Locke and Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1825 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2022, No. 20776" pass its second reading.
Carried
With Councillors Locke and Pettigrew
opposed.

RES.R22-1826 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. 20776" be
held at City Hall on November 28, 2022, at 7:00 p.m.
Carried
With Councillors Locke and Pettigrew
opposed.

RES.R22-1827 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 91 (CD 91), Bylaw, 2022, No. 20777" pass its first reading.
Carried
With Councillors Locke and Pettigrew
opposed.

The said Bylaw was then read for the second time.

RES.R22-1828 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 91 (CD 91), Bylaw, 2022, No. 20777" pass its second reading.
Carried
With Councillors Locke and Pettigrew
opposed.

RES.R22-1829 It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey
Comprehensive Development Zone 91 (CD 91), Bylaw, 2022, No. 20777" be held at
City Hall on November 28, 2022, at 7:00 p.m.
Carried
With Councillors Locke and Pettigrew
opposed.

45. 7922-0098-00

12900 - 87 Avenue

Owner: M.A. Stewart & Sons Ltd.

Director Information: Daniel R. Hardy, Roy D. Hardy, John D. Makarchuk,
Robert A. Stewart

Officer Information as at July 31, 2021: Daniel R Hardy (CEO, President)
John D. Makarchuk (Other Office(s))

Agent: KCC Architecture and Design Ltd. (Karla Castellanos)

Development Permit / Development Variance Permit

to permit the development of a 7,000 square metre single tenant industrial building.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council authorize staff to draft Development Permit No.7922-0098-00 generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7922-0098-00, to reduce the minimum rear yard (south) setback of the IL Zone from 7.5 metres to 4.5 metres to the principal building face, 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) 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.R22-1830

Carried

46. **7918-0103-00, 7918-0103-01**
2950, 2960, 3010, 3038 and 3050 Croydon Drive
 Owners: Forte Futures Inc., Rosemary Business Park Ltd.
Director Information: Jerry Luking, Charles Westgard
No Officer Information Filed as at December 14, 2021.
 o834221 B.C. Ltd.
Director Information: Cory K. S. Saran
No Officer Information Filed as at September 4, 2022.
 Amanim Holdings Ltd.
Director Information: Amani Morra
Officer Information as at April 11, 2022: Dr. Amani Morra (President)
 Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)
OCP Amendment of a portion of the site to allow a FAR of 1.9 and 2.7 within the Mixed Employment land use designation
Rezoning of a portion of the site from RA, IB, and CD (By-law No. 19297) to CD (based on IB-3)
Development Permit
to permit the development of six business park buildings.

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

1. A Bylaw be introduced to amend the Official Community Plan (OCP), Table 7a: Land Use Designation Exceptions by adding site specific permission for the subject site to allow for a FAR of 1.9 within Site 1 (Blocks A, B, C, D, and E) and 2.7 within Site 2 (Blocks F and G) (Appendix I), within the Mixed Employment land use designation, 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 a portion of the subject site as shown as Blocks A, B, C, D, E, F, and G on the attached Survey Plan (Appendix I), from "One-Acre Residential Zone (RA)," "Business Park Zone (IB)" and "Comprehensive Development Zone (CD By-law No. 19297)" 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 General Development Permit No. 7918-0103-01 generally in accordance with the attached drawings (Appendix II), the finalized Ecosystem Development Plan, and the finalized Geotechnical Report.
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) submission of a subdivision layout to the satisfaction of the Approving Officer, including resolving the alignment of Wills Brook Greenway with a joint subdivision plan involving 2920 Croydon Drive;
- (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) the applicant satisfy the requirements for a P-15 agreement;
- (k) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
- (l) submission of a finalized Geotechnical Report to the satisfaction of City staff;
- (m) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (n) registration of an access easement to provide access to the future development to the south (2920 Croydon Drive); and
- (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.

RES.R22-1831

Carried

With Councillor Pettigrew opposed.

RES.R22-1832 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2022, No. 20778" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1833 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2022, No. 20778" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R22-1834 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. 20778" be
held at City Hall on November 28, 2022, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

RES.R22-1835 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 82 (CD 82), Bylaw, 2022, No 20779" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1836 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 82 (CD 82), Bylaw, 2022, No 20779" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R22-1837 It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey
Comprehensive Development Zone 82 (CD 82), Bylaw, 2022, No 20779" be held at
City Hall on November 28, 2022, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

47. 7921-0174-00
1788 - 168 Street

Owner: DLJ Development Ltd.
Director Information: Bhupinder S. Johal
No Officer Information Filed as at March 19, 2022.

Agent: Ankenman Marchand Architects (Daniel Martins)

NCP Amendment to add a detention pond on the eastern portion of the site, and to change the road network and riparian area.

Rezoning of a portion of the site from RA to RM-30

Development Permit / Development Variance Permit

to permit the development of a townhouse site with 123 units, and a detention pond.

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

1. A Bylaw be introduced to rezone the portion of the subject site shown as Block A on the attached Survey Plan (Appendix I), 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. 7921-0174-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7921-0174-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east rear yard and south side yard setbacks of the RM-30 Zone from 6 metres to 3 metres to the principal building face, for units No. 78, 91, 117, 118, 119, 120, 121, 122 and 123;
 - (b) to reduce the rear yard setback from 6 metres to 1 metre for parking space No. 10;
 - (c) to increase the maximum height of the Indoor Amenity Space Building of the RM-30 Zone from 11 metres to 11.3 metres; and
 - (d) In Subsection B1. Streamside Setbacks Areas, of Part 7A Streamside Protection, the minimum setback from the top of bank of a Class B Channelized Stream is reduced from 15 metres to 10 metres at the narrowest point.
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 Forests, Lands and Natural Resource Operations under the Water Sustainability Act for relocation of watercourses and the creation of the pond;
- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (i) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City at no cost;
- (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (k) registration of a right-of-way for public rights-of-passage for drainage access;
- (l) submission of an acoustical report for the units adjacent to 168 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (m) registration of a Section 219 Restrictive Covenant to ensure the buildings are constructed to meet Zero Carbon Incentive requirements as identified in the Darts Hill Neighborhood Concept Plan (NCP), and that a bond will be collected for 1% of construction hard costs; and
- (n) 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 & Development Services.

5. Council pass a resolution to amend the Darts Hill Neighbourhood Concept Plan (NCP) to redesignate the land from Medium Density Townhouse and Riparian Area to Medium Density Townhouse, Riparian Area, and Detention Pond, with changes to the road network and riparian area when the project is considered for final adoption. The amendment should also include that the Darts Hill NCP should now state that the Hazelmere Estates Petition Area requirements have been met.
- RES.R22-1838 Carried
With Councillor Pettigrew opposed.
- It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20765" pass its first reading.
- RES.R22-1839 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 Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20765" pass its second reading.
- RES.R22-1840 Carried
With Councillor Pettigrew opposed.
- 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. 20765" be held at City Hall
on November 28, 2022, at 7:00 p.m.
- RES.R22-1841 Carried
With Councillor Pettigrew opposed.

- 48. 7922-0305-00**
15077 and 15153 – 20 Avenue
Owner Peninsula Estates Housing Society, City of Surrey
Agent: Peninsula Estates Housing Society (Elizabeth Tichelman)
Development Permit / Development Variance Permit
Housing Agreement
Heritage Designation Bylaw Amendment
Zoning Bylaw Amendment
to permit the development of a six-storey building with 91 non-market rental residential units.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That:

1. A Bylaw be introduced to amend Surrey Semiahmoo Trail Heritage Designation Bylaw, 2004, No. 15280, as amended, as described in Appendix IX, and a date be set for Public Hearing.
2. A Bylaw be introduced to amend Schedule H (Location of Semiahmoo Trail) of Surrey Zoning Bylaw, 1993, No. 12000, as amended, as described in Appendix X, and a date be set for Public Hearing.
3. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.
4. Council authorize staff to draft Development Permit No. 7922-0305-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix I).
5. Council approve Development Variance Permit No. 7922-0305-00, varying the following, to proceed to Public Notification:
 - (a) to vary the maximum building height of the RM-30 Zone allowed from 13 metres to 19.2 metres;
 - (b) to reduce the minimum Side Yard on Flanking Street (151A Street) setback from 7.5 metres to 3.5 metres for the existing apartment building and to 2.1 metres for the existing townhouse building;
 - (c) to reduce the minimum setback from the Semiahmoo Trail from 10 metres to 8 metres to the entry canopy along 151A Street;
 - (d) to reduce the minimum number of on site parking spaces from 137 parking spaces to 83 parking spaces; and
 - (e) to reduce the indoor amenity requirement of the RM-30 Zone from 279 square metres to 116 square metres.
6. 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) 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 enter into a Housing Agreement with the City to restrict 75% of the proposed 91 dwelling units to affordable rental units and up to 25% of the proposed dwelling units to supportive rental units for a period of thirty (30) years;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) 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 affordable rental housing to market units at any point in the future, after expiry of the Housing Agreement; and
- (i) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer for the Semiahmoo Trail.

RES.R22-1842

Carried

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Semiahmoo Trail Heritage Designation Bylaw, 2004, No. 15280, Amendment Bylaw, 2022, No. 20780" pass its first reading.

RES.R22-1843

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Semiahmoo Trail Heritage Designation Bylaw, 2004, No. 15280, Amendment Bylaw, 2022, No. 20780" pass its second reading.

RES.R22-1844

Carried

It was then

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That the Public Hearing on "Surrey Semiahmoo Trail Heritage Designation Bylaw, 2004, No. 15280, Amendment Bylaw, 2022, No. 20780" be held at City Hall on November 28, 2022, at 7:00 p.m.

RES.R22-1845

Carried

RES.R22-1846 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2022, No. 20781" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R22-1847 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Text Amendment Bylaw, 2022, No. 20781" pass its second reading.
Carried

RES.R22-1848 It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2022, No. 20781" be held at City
Hall on November 28, 2022, at 7:00 p.m.
Carried

RES.R22-1849 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The Peninsula Estates Housing Society
Housing Agreement, Authorization Bylaw, 2022, No. 20782" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R22-1850 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The Peninsula Estates Housing Society
Housing Agreement, Authorization Bylaw, 2022, No. 20782" pass its second
reading.
Carried

The said Bylaw was then read for the third time.

RES.R22-1851 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "The Peninsula Estates Housing Society
Housing Agreement, Authorization Bylaw, 2022, No. 20782" pass its third reading.
Carried

C. ADDITIONAL PLANNING COMMENTS

1. 7917-0085-00

15864 - 112 Avenue

Owner: Athwal Construction Inc.

Agent: WSP Canada Inc. (Scott Pelletier)

Rezoning from RA to RF

to allow subdivision into six single family residential lots.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council file Rezoning Bylaw No. 19618 and Rezoning Bylaw No. 19619, which received Third Reading at the July 9, 2018, Regular Council – Public Hearing meeting (Resolution No. R18-1462 and Resolution No. R18-1463).
2. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lot 1.

RES.R22-1852

Carried

With Councillor Pettigrew opposed.

2. 7917-0411-00; 7917-0411-02

2820 - 192 Street

Owners: Campbell Crossing 1 Ltd.

Director Information: Sukhminder S. Gill, Satpal S. Minhas, Amrik Purewal

Officer Information as at November 28, 2021:

Sukhminder S Gill (Secretary), Satpal S Minhas (President),

Amrik Purewal (Treasurer)

Campbell Crossing Ltd.

Director Information: Sukhminder S. Gill, Satpal S. Minhas, Amrik Purewal

Officer Information as at July 21, 2021: Satpal S Minhas (Secretary)

Campbell Crossing 2 Ltd.

Director Information: Sukhminder S. Gill, Satpal S. Minhas, Amrik Purewal

Officer Information as at March 9, 2022: Satpal S Minhas (Secretary),

Amrik Purewal (President)

Agent: Aplin & Martin Consultants Ltd. (John Robbie)

Amend CD Bylaw No. 20305**Development Variance Permit**

to reduce the setbacks to an electric vehicle charging station and to allow more than three risers and retaining walls greater than 0.6 m in height, and a parkade wall, in the building setbacks.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council rescind Third Reading of Rezoning Bylaw No. 20305 that was granted by Resolution R21-412, at the March 8, 2021, Regular Council – Public Hearing meeting.
2. Council amend CD Bylaw No. 20305 in Section F. setbacks to reduce the setbacks to an electric vehicle charging station and to allow more than three risers in the building setback, and give Third Reading to Rezoning Bylaw No. 20305, as amended.
3. Council approve Development Variance Permit No. 7917-0411-02, varying the following, to proceed to Public Notification:
 - (a) to increase the number of permitted stair risers within the setback from 3 to 9 for Lot 3; and
 - (b) to reduce the minimum setback to 0.1 metres on the side yard (east) for a retaining wall greater than 0.6 metres in height and to reduce the rear yard (north) setback to 0.1 metres for a retaining wall greater than 0.6 m in height and the parkade wall for Lot 3.

RES.R22-1858

Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council rescind third reading of "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20305" granted by Resolution RES.R21-412, at the March 8, 2021, Regular Council – Public Hearing meeting.

RES.R22-1859 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20305" in Section F. Yards and Setbacks to amend the rear yard setback to a minimum of 0.5 metres for an electric vehicle charging station and to permit four risers within the front yard and front yard on a flanking street setback.

RES.R22-1860 Carried

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20305" pass its third reading, as amended.

RES.R22-1861 Carried

3. **7918-0018-00**
19036 - 16 Avenue
Owner: 1198539 B.C. Ltd.
Director Information: Munish Katyal
Officer Information as at February 22, 2022: Michael J Senior (President)
Agent: DF Architecture Inc. (Jessie Arora)
Development Permit / Development Variance Permit
to permit the development of a new cemetery.

- It was Moved by Councillor Guerra
Seconded by Councillor Patton
That:
1. Council authorize staff to draft Development Permit No. 7918-0018-00 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. 7918-0018-00, to decrease the required number of parking spaces from 240 to 168 spaces , to proceed to Public Notification.

3. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized 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;
 - (f) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
 - (g) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a right-of-way for public rights-of-passage for drainage access.

RES.R22-1862

Carried

4. **7917-0544-00**
13753 and 13809 Grosvenor Road; 13790 Harper Road; 13726, 13688, 13736, 13690, 13716, 13684, 13702 Bentley Road; Portion of 13775, 13781 and 13791 Grosvenor Road; Portion of 13672 and 13746 – Bentley Road
Owners: City of Surrey, 0943151 B.C. Ltd.
Director Information: Harbans Gill, Amarjit Sivia
Officer Information as at June 14, 2022: Jagdip S. Sivia (President)
Agent: Douglas E Johnson Architect Ltd. (Douglas Johnson)
Amend CD Bylaw No. 20146
to permit the development of seven, 5 to 6-storey apartment buildings in City Centre.

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

1. Council rescind Resolution No. R20-1417 giving Third Reading to Rezoning Bylaw No. 20146 at the September 14, 2020, Regular Council - Public Hearing meeting.
2. Council amend Rezoning Bylaw No. 20146 by adjusting the maximum floor area ratio permitted from 2.7 to 2.42.
3. Council consider Third Reading of Rezoning Bylaw No. 20146, as amended.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - a. All conditions as outlined in the previous Planning & Development Report as outlined in previous Planning & Development Report dated July 27, 2020.

RES.R22-1863

Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council rescind third reading of
Bylaw No. 20146, granted by Resolution RES.R20-1417, at the September 14, 2020,
Regular Council – Public Hearing meeting.

RES.R22-1864

Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend Bylaw No. 20146 by
adjusting the maximum floor area ratio permitted from 2.7 to 2.42.

RES.R22-1865

Carried
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20146" pass its third reading, as amended.

RES.R22-1866

Carried
With Councillor Pettigrew opposed.

D. ITEMS REFERRED BACK

- 1. 7918-0108-00**
14124 - 113A Avenue
Owners: S. Chumber, K. Karara
Agent: Hub Engineering Inc. (Mike Kompter)
Rezoning from RF to RF-13
Development Variance Permit
to permit 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 (13) Zone (RF-13)" and a date be set for Public Hearing.
- 2. Council approve Development Variance Permit No. 7918-0108-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF-13 Zone for a Type II Lot from 24 metres to 21 metres for proposed Lots 1 and 2.
- 3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant satisfy the Tier 1 Capital Projects Community Amenity Contributions (CAC) requirement to the satisfaction of the Planning and Development Department; and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R22-1867

Carried

Development Permit No. 7920-0206-00
13454 - 95 Avenue (13452 - 95 Avenue); 13460 and 13474 - 95 Avenue – to issue a Development Permit for Form and Character.

Council authorized to draft January 31, 2022

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Permit No. 7920-0206-00.

RES.R22-1874

Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20017"
7917-0432-00
Owner: SJM Investments Corp. (Director Information: Sukhjinder Singh Johal, Jasbir Mann, Harpreet Sangha)
Agent: DF Architecture Inc. (Jessie Arora)
RA to CD - 5959 – 144 Street - to develop a four-storey mixed-use building consisting of 71 residential units and 532 square metres of ground-floor commercial space.

Note: Change of Owner

Council direction received January 27, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council amend the South Newton
Neighbourhood Concept Plan to redesignate at the subject site from "Apartment (45 u.p.a. max)" to "Mixed Commercial-Residential (Apartments)".

RES.R22-1875

Carried

- * Planning and Development advise (see memorandum in back-up) the CD Bylaw 20017 incorrectly identified the setback orientations and a provision permitting stairs with more than three risers was not included in CD Bylaw No. 20017. The revisions do not affect use or density, and a new public hearing is not required.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council rescind third reading of "Surrey
Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20017" granted by
Resolution RES.R20-161, at the February 10, 2020 Regular Council – Public Hearing
meeting.

RES.R22-1876

Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council amend Section F. Yards and
 Setbacks of "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No.
 20017" as follows

(a) Amend Section F.1 *Buildings and structures* table by replacing a new table in
 its entirety to reflect the changes outlined in the attached memo of Appendix
 I.

(b) Add a new sub-section as follows:

"4. Notwithstanding Section A.26.(b) of Part 4, General Provisions,
 stairs with more than three risers may encroach into the *setbacks*."

RES.R22-1877

Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2020, No. 20017" pass its third reading, as amended.

RES.R22-1878

Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2020, No. 20017" be finally adopted.

RES.R22-1879

Carried

Development Permit No. 7917-0432-00
 5959 – 144 Street – to issue a Development Permit for Form and Character.

Council authorized to draft January 27, 2020

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the issuance of
 Development Permit No. 7917-0432-00.

RES.R22-1880

Carried

"Surrey Comprehensive Development Zone 42 (CD 42), Bylaw, 2022, No. 20566"
CD (Bylaw No. 17404) to CD - 6611 - 152A Street - to permit the development of a
3,919 square metre business park building with accessory commercial uses.

Council direction received January 31, 2022

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 42 (CD 42), Bylaw, 2022, No. 20566" be finally adopted.

RES.R22-1884

Carried

Development Permit No. 7919-0347-00
6611 - 152A Street - to issue a Development Permit for Form and Character

Council authorized to draft January 31, 2022

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Permit No. 7919-0347-00.

RES.R22-1885

Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20426"
7920-0217-00, 7920-0217-01
Owners: Red Tree Premium Properties Inc.
(Directors Information: Navdeep S. Sanghera)
Agent: Hub Engineering Inc. (Mike Kompter)
RF to RF-13 - 958 and 974 - 160 Street - to rezone a portion of the site in order to
subdivide into 11 single family small lots and 1 single family residential lot.

Note: Change of owner

Council direction received July 26, 2021

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20426" be finally adopted.

RES.R22-1886

Carried

With Councillor Pettigrew opposed.

Development Variance Permit No. 7920-0217-01
958 and 974 - 160 Street
To reduce the minimum lot depth of the Type II Interior Lot from 24 metres to 21.2 metres for proposed Lots 2-5 and Lots 8-11 and to 21.3 metres for proposed Lot 1 and 21.5 metres for proposed Lot 6 and 21.2 metres for proposed Lot 12.

Council supported September 13, 2021

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

Development Variance Permit No. 7920-0217-01.
RES.R22-1887 Carried
With Councillor Pettigrew opposed.

- 8. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20245"
7920-0131-00
Owner: 1281741 BC Ltd. (Director Information: Amrik Singh Dhillon and Satish Kumar)
Agent: DF Architecture Inc. (Jessie Arora)
To redesignate portion of the site located at 16174 - 80 Avenue from Urban to Multiple Residential

Note: Change of Owner

Council direction received December 7, 2020

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2020, No. 20245" be finally adopted.

RES.R22-1888 Carried
With Councillor Pettigrew opposed.

Councillor Locke raised a concern regarding a potential conflict of interest another member of Council may have for this item. The Chair ruled that there was no conflict of interest declared by members.

Councillor Locke challenged the ruling of the Chair.

The Chair then put the question:

RES.R22-1889 Shall the ruling of the Chair be sustained.
Carried
With Councillors Locke and Pettigrew opposed.

9. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20594"
 7918-0164-00
 Owner: Qualico Developments (Vancouver) Inc.
 Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)
 To amend the OCT Figure 3 for a portion of the site located at 10150 - 177A Street from Suburban to Urban.

Council direction received March 7, 2022

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council amend the Abbey Ridge Local Area Plan (LAP) to redesignate a portion of the land from "Low Density Townhouse 12-15 UPA" and "Single Family Residential 4-6 UPA" to "Urban Residential 8-10 UPA" and also amend the road layout to provide a through road and additional cul-de-sac.

RES.R22-1893 Carried

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20594" be finally adopted.

RES.R22-1894 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20595"
 RA to RF and RF-13 – portion of 10150 - 177A Street – to subdivide the site into 6 RF lots, 21 RF-13 lots, an open space (riparian protection) lot, and a remnant lot.

Council direction received March 7, 2022

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20595" be finally adopted.

RES.R22-1895 Carried

Development Variance Permit No. 7918-0164-00
 Portion of 10150 - 177A Street - to reduce the minimum rear yard setback to the principal building face for proposed Lots 9, 10, 11, 13, 24, and 26; reduce the minimum front yard setback to the principal building face and to the garage for proposed Lot 24; reduce the minimum rear yard setback from 7.5 metres to 5.5 metres for 50% of the rear principal building face and 4.0 metres for the other 50% of the rear principal building face for proposed Lot 25 and reduce the minimum lot depth for proposed Lot 24, 25 and 26.

Council supported March 28, 2022

Development Variance Permit No. 7920-0115-00
 14061 and 14097 - 60 Avenue
 To reduce the minimum west side yard setback from 4.5 metres to 3.0 metres to the building face of Buildings 1, 5, 6, and 11 and to reduce the minimum streamside setback for a Class B ditch from 7 metres to 2 metres.

Council supported July 12, 2021

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

RES.R22-1900 Development Variance Permit No. 7920-0115-00.
Carried
 With Councillor Pettigrew opposed.

Development Permit No. 7920-0115-00
 14061 and 14097 - 60 Avenue - to issue Development Permit for Form and Character and Sensitive Ecosystems.

Council authorized to draft June 28, 2021

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

RES.R22-1901 Development Permit No. 7920-0115-00.
Carried
 With Councillor Pettigrew opposed.

11. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20653"
 7921-0188-00
 Owner: 1321794 B.C. Ltd. (Director Information: Willie Fisher, Ender Ilkay)
 Agent: Orion Construction (Paul Bangma)
 A-1 to IB-1 - 3409 - 196 Street - to develop two multi-tenant industrial buildings, 2,891 square metres and 4,100 square metres in size on the subject site.

Council direction received May 30, 2022

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council amend the Campbell Heights
 Local Area Plan (LAP) to reduce the Open Space Corridors/Buffers from 30 metres to 20 metres.

RES.R22-1902 Carried
 With Councillors Locke and Pettigrew opposed.

RES.R22-1906 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council amend the portion of the site
 Lot A on the Survey Plan to redesignate as "Townhouse" in the Fleetwood Plan.
Carried
 With Councillors Locke and Pettigrew
 opposed.

RES.R22-1907 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2022, No. 20611" be finally adopted.
Carried
 With Councillors Locke and Pettigrew
 opposed.

"Surrey Comprehensive Development Zone 51 (CD 51), Bylaw, 2022, No. 20612"
 A-1 and RH-G to CD – a portion of 16483 and a portion of 16487 - 89 Avenue – to
 permit the development of 117 townhouse units and the conveyance of the riparian
 protection area to the City.

Council direction received March 28, 2022

RES.R22-1908 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That "Surrey Comprehensive Development
 Zone 51 (CD 51), Bylaw, 2022, No. 20612" be finally adopted.
Carried
 With Councillors Locke and Pettigrew
 opposed.

Development Permit No. 7917-0301-00
 16483 and 16487 – 89 Avenue – to issue a Development Permit for Form and
 Character, Sensitive Ecosystems, Hazard Lands (Steep Slopes) and Farm Protection

Council authorized to draft March 28, 2022

RES.R22-1909 It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the issuance of
 Development Permit No. 7917-0301-00.
Carried
 With Councillors Locke and Pettigrew
 opposed.

RES.R22-1919 It was Moved by Councillor Guerra
Development Variance Permit No. 7920-0236-00. Seconded by Councillor Patton
That Council authorize the issuance of
Carried

Development Permit No. 7920-0236-00
10905 Scott Road – To issue Development Permit for Form and Character, and Hazard Lands (Flood Prone Area).

Council authorized to draft January 25, 2021

RES.R22-1920 It was Moved by Councillor Guerra
Development Permit No. 7920-0236-00. Seconded by Councillor Patton
That Council authorize the issuance of
Carried

18. Development Variance Permit No. 7921-0358-00
15079 - 64 Avenue
Owner: Telus Communications Inc.
Agent: B & A Planning Group (Brian Murray)
The applicant is requesting a variance to reduce the minimum front yard setback from 7.5 metres to 6.7 metres to the principal building face of the eastern building and 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, in order to develop a Telus office and warehouse building of 6,952 square metres.

Council supported July 11, 2022

RES.R22-1921 It was Moved by Councillor Guerra
Development Variance Permit No. 7921-0358-00. Seconded by Councillor Patton
That Council authorize the issuance of
Carried
With Councillor Pettigrew opposed.

Development Permit No. 7921-0358-00
15079 – 64 Avenue – To issue Development Permit for Form and Character, and
Hazard Lands and Sensitive Ecosystems.

Council authorized to draft June 27, 2022

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the issuance of
Development Permit No. 7921-0358-00.

RES.R22-1922

Carried
With Councillor Pettigrew opposed.

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

- 19. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19926"
7918-0254-00
Owner: 128 Surrey Holdings Ltd.
Agent: Lovick Scott Architects (Peter Lovick)
RF to CHI - 11138 – 128 Street - to develop two commercial buildings.

Council direction received September 16, 2019

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council close Application 7918-0254011
and file "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019,
No. 19926".

RES.R22-1923

Carried

J. OTHER BUSINESS

This section had no items to consider.

K. ADJOURNMENT

It was
Land Use meeting be adjourned.
RES.R22-1924

Moved by Councillor Guerra
Seconded by Councillor Patton
That the October 3, 2022 Regular Council –
Carried

The Regular Council - Land Use meeting adjourned at 5:51 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum