

Present:

Chairperson - Mayor Locke
Councillor Annis
Councillor Bains
Councillor Bose
Councillor Elford
Councillor Hepner
Councillor Kooner
Councillor Nagra
Councillor Stutt

Absent:**Staff Present:**

City Manager
City Clerk
General Manager, Corporate Services
General Manager, Finance
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
City Solicitor
Manager, Area Planning & Development, North Division
Acting Manager, Area Planning & Development, South Division
Land Development Engineer
Manager, Land Development

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Stutt
Seconded by Councillor Bains
That:

1. The agenda of the November 14, 2022, Regular Council Land Use meeting be amended by removing Item B.3: 7919-0035-00; and
2. The agenda be adopted as amended.

RES.R22-1981

Carried

B. LAND USE APPLICATIONS

1. **7922-0303-00**
2332 - 160 Street

Owner: CP Reit BC Properties Ltd.

Director Information: Mario Barrafato, Doris L. Baughan, Rael Diamond
Officer Information as at May 22, 2022: Rene Arsenaault (Vice President),
Mario Barrafato (CFO), Doris L Baughan (Other Office(s), Secretary),
Simone Cole (Vice President), Rael Diamond (CEO, President),
Mario Fatica (Other Office(s)), Carla Fedele (Vice President),
Erin Johnston (Vice President), Jennifer Maccarone (Vice President),
Claudia Nemi (Vice President), Muhammad Niazi (Vice President),
Ana Radic (Other Office(s)), Andrew Reial (Other Office(s)),
Nicole Vicano (Vice President), Evan Williams (Other Office(s))

Agent: Imperial Sign Corporation (Stuart Wilson)

Development Variance Permit

to increase the permitted number of fascia signs and sign area to allow an additional fascia sign.

It was Moved by Councillor Annis
Seconded by Councillor Nagra
That Council approve Development Variance
Permit No. 7922-0303-00, varying the following, to proceed to Public Notification:

- (a) to increase the maximum fascia signs for a single tenant from 2 to 3; and
- (b) to increase the maximum combined sign area for a single building from 1 square metre per 1 metre of linear premises frontage (24.26 sq. m) to 1.16 square metres per 1 metre of linear premises frontage (28.22 sq. m).

RES.R22-1982

Carried

2. **7922-0264-00**

12967 - 56A Avenue

Owner: A. Loodu

Agent: Citiwest Consulting Ltd. (Roger Jawanda)

Development Variance Permit

to increase the maximum size of a basement well in order to permit the construction of a new single-family dwelling.

It was Moved by Councillor Nagra
Seconded by Councillor Bose
That Council approve Development Variance
Permit No. 7922-0264-00, to increase the maximum area of a basement well (including stairs) from 28 square metres to 99 square metres in the "Half-Acre Residential Zone (RH)", to proceed to Public Notification.

RES.R22-1983

Carried

3. **7919-0035-00**

19518 - 32 Avenue

Owner: J. Gill, A. Gill

Agent: Belshore Properties Ltd (Simren Gill)

Rezoning from A-1 to IB-1

Development Permit / Development Variance Permit

to permit the development of a 9,650 square-metre multi-tenant industrial building.

Application 7919-0035-00 was removed from the agenda.

4. **7919-0263-00**
14037, 14047 and 14057 - 103A Avenue
Owner: 1239263 B.C. Ltd.
Director Information: Karamvir S. Deol, Rajdeep Sidhu, Kulwinder S. Thandi
No Officer Information Filed as at January 31, 2021.
Agent: CitiWest Consulting Ltd. (Roger Jawanda)
Rezoning from RF to CD (based on RM-70)
Development Permit
to permit the development of a 6-storey apartment building.

It was
Moved by Councillor Nagra
Seconded by Councillor Annis
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. 7919-0263-00 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.R22-1984 Carried

It was Moved by Councillor Nagra
 Seconded by Councillor Hepner
 That "Surrey Comprehensive Development
 Zone 93 (CD 93), Bylaw, 2022, No. 20788" pass its first reading.

RES.R22-1985 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Annis
 Seconded by Councillor Nagra
 That "Surrey Comprehensive Development
 Zone 93 (CD 93), Bylaw, 2022, No. 20788" pass its second reading.

RES.R22-1986 Carried

It was then Moved by Councillor Bains
 Seconded by Councillor Stutt
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 93 (CD 93), Bylaw, 2022, No. 20788" be held at
 City Hall on December 12, 2022, at 7:00 p.m.

RES.R22-1987 Carried

5. **7921-0277-00**
18946 - 98 Avenue (18950 - 98 Avenue)

Owner: 0269510 B.C. Ltd.
Director Information: Sally Van Der Wey, Alan Joseph Wilson,
 Joseph David Wilson
Officer Information as at September 30, 2021:
 Sally Van Der Wey (Secretary), Joseph David Wilson (President),
 Alan Joseph Wilson (Chair)

Agent: Teck Construction LLP (Teri Hudson)

Development Permit

to permit the development of an industrial warehouse building in Port Kells.

It was Moved by Councillor Hepner
 Seconded by Councillor Bains
 That:

- 1. Council authorize staff to draft Development Permit No. 7921-0277-00 generally in accordance with the attached drawings (Appendix I).

- 2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (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) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space permitted on-site; and
 - (g) registration of an access easement on 9750/9780 – 188 Street and 18880/18898 - 98 Avenue in order to secure vehicular access to the rear of the subject site.

RES.R22-1988

Carried

**6. 7922-0021-00
 12984 and 12998 No. 10 (58 Avenue) Highway**
 Owner: M. Wacker
 Agent: Hub Engineering Inc. (Mike Kompter)
LAP Amendment from "Suburban Residential (1 Acre)" to "Suburban Residential (1/2 Acre)"
Rezoning from RA to RH
to allow subdivision into four single family half-acre lots.

It was Moved by Councillor Hepner
 Seconded by Councillor Annis
 That:

- 1. A Bylaw be introduced to rezone the subject site from "One Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
- 2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) ensure any comments provided by the Surrey Fire Department are addressed;
- (c) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (d) Approval from the Ministry of Transportation & Infrastructure;
- (e) submission of an acceptable landscaping plan and landscaping cost estimate, including for the provision of a landscape buffer along Hwy No. 10, 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) 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;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) registration of a Section 219 Restrictive Covenant for protection of a 15.0 metre wide landscape buffer along Highway 10 (58 Avenue), inclusive of a minimum 7.5 metre building setback from the landscape buffer; and
- (k) conveyance of a 10 metre wide park on the western portion of the site for the purpose of providing servicing to 57B Avenue, and to facilitate a walkway and servicing from 56A Avenue to 57B Avenue.

3. Council pass a resolution to amend the West Panorama Ridge Local Area Plan to redesignate 12984 and 12998 No. 10 (58 Avenue) Highway from "Suburban Residential (1 Acre)" to "Suburban Residential (1/2 Acre)" when the project is considered for final adoption.

RES.R22-1989

Carried

It was

Moved by Councillor Bains
 Seconded by Councillor Bose
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2022, No. 20789" pass its first reading.

RES.R22-1990

Carried

The said Bylaw was then read for the second time.

RES.R22-1991 It was Moved by Councillor Bains
Seconded by Councillor Bose
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20789" pass its second reading.
Carried

RES.R22-1992 It was then Moved by Councillor Bains
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20789" be held at City Hall
on December 12, 2022, at 7:00 p.m.
Carried

7. **7922-0314-00**

18337 - 55A Avenue

Owner: P. Kooner, P. Kooner, R. Kooner

Agent: K. Gill

Development Variance Permit

to allow a basement well and basement access staircase in the front (north) yard and the side (east) yard of the RH-G Zone in order construct a new single-family dwelling.

RES.R22-1993 It was Moved by Councillor Hepner
Seconded by Councillor Bains
That Council approve Development Variance
Permit No. 7922-0314-00, to vary the RH-G Zone to allow a basement well and
basement access staircase to be located between the principal building and the front
(north) lot line and within the (east) side yard, to proceed to Public Notification.
Carried

8. **7920-0321-00**

2974 - 192 Street

Owner: 1205789 B.C. Ltd.

Director Information: Sarbjot Purewal, Harjinder Purewal

No Officer Information Filed as at April 18, 2022.

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

Rezone a portion of the site from A-2 to IB-2

Development Permit / Development Variance Permit

to permit the development of a 10,501 square-metre multi-tenant industrial building.

It was Moved by Councillor Bains
Seconded by Councillor Bose
That:

1. A Bylaw be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I), from "Intensive Agriculture Zone (A-2)" to "Business Park 2 Zone (IB-2)", and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7920-0321-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7920-0321-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of on-site parking spaces from 132 to 125; and
 - (b) to allow parking spaces in front of loading bays for units that have surplus unblocked loading bays.
4. 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 Development Application No. 7922-0279-00, including for the registration of the subdivision plans associated with this application;
 - (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) 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;
 - (h) registration of a Section 219 Restrictive Covenant to prohibit any uses that require a Metro Vancouver Air Quality Permit from locating on the site; and
 - (i) registration of a Section 219 Restrictive Covenant to restrict the use of the mezzanine space as storage space.

RES.R22-1994

Carried

RES.R22-1995 It was Moved by Councillor Stutt
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20790" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R22-1996 It was Moved by Councillor Annis
Seconded by Councillor Bains
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20790" pass its second reading.
Carried

RES.R22-1997 It was then Moved by Councillor Bains
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20790" be held at City Hall
on December 12, 2022, at 7:00 p.m.
Carried

9. **7909-0253-00**
13377 - 56 Avenue
Owner: A. Kang
Agent: Citiwest Consulting Ltd.
Development Variance Permit
to vary the Subdivision and Development By-law to allow on-site sewage disposal systems on lots smaller than 0.81 ha (2 acres) in order to allow subdivision of the site.

RES.R22-1998 It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That Council approve Development Variance
Permit No. 7909-0253-00, to vary Subdivision and Development Bylaw 8830,
Section 24(a) to reduce the minimum lot size requirements for septic tank
servicing from 0.81 hectares to 0.18 hectares, to proceed to Public Notification.
Carried

10. **7921-0090-00**
10055 and 10077 - 133 Street; 13277 - 100A Avenue, Portions of road
Owner: Zenterra City Centre Ltd.
Director Information: Manpreet Gill, Rick Johal
No Officer Information Filed as at January 7, 2021.
Agent: Integra Architecture Inc. (Steve Watt)
Rezoning from RF to CD
Development Permit
to permit the development of a 6-storey residential apartment building.

It was
Moved by Councillor Hepner
Seconded by Councillor Stutt
That:

1. A Bylaw be introduced to rezone the subject site and portions of road allowance identified as Blocks A and B on the Survey Plan (Appendix I), 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. 7921-0090-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) completion of the road closure and acquisition of the existing north/south lane (Block A) and a portion of the 133 Street cul-de-sac (Block B);
 - (i) registration of a right-of-way for public rights-of-passage for the public plaza area; 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.R22-1999 Carried

It was Moved by Councillor Stutt
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 94 (CD 94), Bylaw, 2022, No. 20791" pass its first reading.

RES.R22-2000 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 94 (CD 94), Bylaw, 2022, No. 20791" pass its second reading.

RES.R22-2001 Carried

It was then Moved by Councillor Stutt
Seconded by Councillor Hepner
That the Public Hearing on "Surrey
Comprehensive Development Zone 94 (CD 94), Bylaw, 2022, No. 20791" be held at
City Hall on December 12, 2022, at 7:00 p.m.

RES.R22-2002 Carried

11. 7922-0210-00

13068 Marine Drive

Owner: K. Lit

Agent: CitiWest Consulting Ltd. (Roger Jawanda)

Development Variance Permit

to increase the maximum principal building height in order to permit the construction of a new single-family dwelling.

It was Moved by Councillor Bains
Seconded by Councillor Annis
That Council approve Development Variance
Permit No. 7922-0210-00, to increase the maximum principal building height of the
"Single Family Residential (RF) Zone" from 7.3 metres to 8.7 metres for a roof pitch
less than 1:4, to proceed to Public Notification.

RES.R22-2003 Carried
With Councillor Kooner opposed.

12. **7922-0137-00**
3225 - 138A Street
 Owners: K. Little, B. Little
 Agent: 4th Dimension Design & Drafting (Karighan Dumont)
Development Variance Permit
to increase the maximum lot coverage of a single family lot.

It was Moved by Councillor Stutt
 Seconded by Councillor Hepner
 That Council approve Development Variance Permit No. 7922-0137-00, to increase the maximum lot coverage of the "Acreage Residential Zone Gross Density Zone (RA-G)" from 20% to 27%, to proceed to Public Notification.

RES.R22-2004 Carried

13. **7921-0286-00**
13949 - 28 Avenue
 Owner: TNS Developments Ltd.
Director Information: Thanvir Bandesha
No Officer Information Filed as at January 18, 2021.
 Agent: H.Y. Engineering Ltd. (Fahad Abrahani)

Rezoning from RA to RH
Development Variance Permit
to allow subdivision into two lots and for a reduction to the minimum lot width.

It was Moved by Councillor Kooner
 Seconded by Councillor Hepner
 That:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential (RA) Zone" to "Half-Acre Residential (RH) Zone " and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0286-00, to reduce the minimum lot width of the RH Zone from 30 metres to 25.6 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 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 & Development Department; and
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R22-2005 Carried

It was Moved by Councillor Annis
 Seconded by Councillor Stutt
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2022, No. 20792" pass its first reading.

RES.R22-2006 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bains
 Seconded by Councillor Hepner
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2022, No. 20792" pass its second reading.

RES.R22-2007 Carried

It was then Moved by Councillor Kooner
 Seconded by Councillor Bose
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20792" be held at City Hall
 on December 12, 2022, at 7:00 p.m.

RES.R22-2008 Carried

14. 7922-0232-00

14858 - 60 Avenue

Owner: 689940 B.C. Ltd.

Director Information: Gurdial K. Johal, Makhan S. Johal

Officer Information as at March 17th, 2022:

Makhan S. Johal (Secretary), Gurdial K. Johal (President)

Agent: DF Architecture Inc. (Jessie Arora)

Amend CD Bylaw No. 19484

to allow a child care centre as a permitted use.

It was Moved by Councillor Stutt
Seconded by Councillor Annis
That:

1. A Bylaw be introduced to amend Comprehensive Development Bylaw No. 19484 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; and
 - (b) approval from the Ministry of Transportation & Infrastructure.

RES.R22-2009

Carried

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19484, Amendment Bylaw 2022, No. 20793" pass its
first reading.

RES.R22-2010

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose
Seconded by Councillor Stutt
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19484, Amendment Bylaw 2022, No. 20793" pass its
second reading.

RES.R22-2011

Carried

It was then Moved by Councillor Bains
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19484, Amendment Bylaw
2022, No. 20793" be held at City Hall on December 12, 2022, at 7:00 p.m.

RES.R22-2012

Carried

15. 7922-0136-00
13671 - 16 Avenue
Owner: D. Graham
Agent: D. Graham
OCP Amendment to remove the site from the "Suburban Density Exception Area"
OCP Amendment to redesignate the site from "Suburban" to "Urban"
Rezoning of a portion of the lot from RA to RF.
to allow subdivision into two single family lots.

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designation from Suburban to Urban and to amend OCP Figure 5: Suburban Density Exception Areas for the subject site to remove it from the "Suburban Density Exception Area", and a date for Public Hearing be set (Appendix VI).
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 shown as Block 1 on the Survey Plan attached as Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning & 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (h) registration of a right-of-way for public rights-of-passage for drainage access.

RES.R22-2013 Carried

It was Moved by Councillor Stutt
Seconded by Councillor Bains
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20794" pass its first reading.

RES.R22-2014 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20794" pass its second reading.

RES.R22-2015 Carried

It was then Moved by Councillor Annis
Seconded by Councillor Kooner
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20794" be held at City Hall on December 12, 2022, at 7:00 p.m.

RES.R22-2016 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20795" pass its first reading.

RES.R22-2017 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20795" pass its second reading.

RES.R22-2018 Carried

It was then Moved by Councillor Stutt
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20795" be held at City Hall
 on December 12, 2022, at 7:00 p.m.
 RES.R22-2019 Carried

C. ADDITIONAL PLANNING COMMENTS

1. 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 Boparasi (President)

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

Temporary Use Permit

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

It was Moved by Councillor Annis
 Seconded by Councillor Bains
 That:

1. Council approve Temporary Use Permit No. 7922-0089-00, 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 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) the applicant satisfy any tree penalties for the unauthorized removal of trees;
 - (e) demolition of existing buildings and structures, other than those identified in the Temporary Use Permit, to the satisfaction of the Planning and Development Department;
 - (f) registration of reciprocal access easements with 2974 - 192 Street and 3038 - 194 Street;

(g) completion of the requirements under Development Application Nos. 7921-0345-00 and 7921-0346-00; and

(h) completion of Development Application No. 7922-0279-00.

RES.R22-2020

Carried

D. ITEMS REFERRED BACK

This section had no items to consider.

E. CORPORATE REPORTS

This section had no items to consider.

F. CORRESPONDENCE

This section had no items to consider.

G. NOTICE OF MOTION

This section had no items to consider.

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20603" 7921-0181-00

Owner: Athwal Construction Inc. (Directors Information: Kewal Athwal)

Agent: Coastland Engineering and Surveying Ltd (Mike Helle)

RA to RF - 15661 - 82 Avenue - to allow subdivision into six single-family residential lots.

Council direction received March 28, 2022

It was

Moved by Councillor Bains

Seconded by Councillor Hepner

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

Amendment Bylaw, 2022, No. 20603" be finally adopted.

RES.R22-2021

Carried

BYLAWS WITH PERMITS

- 2. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20266"
7918-0251-00
Owner: Urban Coast Investments Ltd. (Director Information: Jaswant S. Basi, Jatinder S. Kang and Sukhminder S. Pander)
Agent: Urban Coast Investments Ltd. (Sukhminder Pandher)
To redesignate the property located at 9650, 9684 and 9716 - 182A Street from Suburban to Urban.

Council direction received January 11, 2021

It was Moved by Councillor Bose
Seconded by Councillor Annis
That Council amend the Abbey Ridge Local Area Plan (LAP) to redesignate at the subject site from "Low Density Townhouse 12-15 UPA Gross" to "Townhouse 15-20 UPA Gross".

RES.R22-2022

Carried

It was Moved by Councillor Bose
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20266" be finally adopted.

RES.R22-2023

Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20267"
RA - CD - 9650, 9684 and 9716 - 182A Street - to permit the development of 94 townhouse units.

Council direction received January 11, 2021

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20267" be finally adopted.

RES.R22-2024

Carried

Development Permit No. 7918-0251-00
9650, 9684 and 9716 - 182A Street - to issue a Development Permit for Form and Character.

Council authorized to draft January 11, 2021

It was Moved by Councillor Bains
Seconded by Councillor Hepner
That Council authorize the issuance of
Development Permit No. 7918-0251-00.
RES.R22-2025 Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20373"
7917-0551-00
Owner: Remond Holdings Corp. (Directors Information: Joong Gab Kown)
Agent: Atelier Pacific Architecture Inc. (Jessie Arora)
RF and C-15 to CD (based on RM-70 and C-15) - 10207 – 153 Street; 10221 – 153 Street
(10233 – 153 Street) – to permit the development of a 6-storey mixed use building
on the west portion of the consolidated site.

Council direction received June 14, 2021

It was Moved by Councillor Annis
Seconded by Councillor Bains
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20373" be finally adopted.
RES.R22-2026 Carried

Development Permit No. 7917-0551-00
10207 – 153 Street; 10221 – 153 Street (10233 – 153 Street) – to issue a Development
Permit for Form and Character.

Council authorized to draft June 14, 2021

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council authorize the issuance of
Development Permit No. 7917-0551-00.
RES.R22-2027 Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19948"
7919-0128-00
Owner: Tag Properties (2018) Ltd. (Director Information: Stephen J. Lawson)
Agent: KCC Architecture and Design Ltd. (Karla Castellanos)
A-1 to IB-1 – 3353 – 194 Street – to develop a multi-tenant industrial building.

Council direction received November 4, 2019

RES.R22-2028 It was Moved by Councillor Bains
 Seconded by Councillor Stutt
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2019, No. 19948" be finally adopted.
Carried

Development Permit No. 7919-0128-00
 3353 - 194 Street – to issue a Development Permit for Form and Character.

Council authorized to draft November 4, 2021

RES.R22-2029 It was Moved by Councillor Annis
 Seconded by Councillor Bains
 That Council authorize the issuance of
 Development Permit No. 7919-0128-00.
Carried

RES.R22-2030 It was Moved by Councillor Stutt
 Seconded by Councillor Annis
 That Council file the Development Variance
 Permit No. 7919-0128-00.
Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20305"
 7917-0411-00, 7917-0411-01
 Owners: Campbell Crossing Ltd., Campbell Crossing 2 Ltd.
 (Directors Information: Sukhminder S. Gill, Satpal S. Minhas and Amrik Purewal)
 Agent: Aplin & Martin Consultants Ltd. (John Robbie)
 Portion of the site from IA to CD - 2820 - 192 Street - to permit the development of
 a gas station with drive-through restaurant, a stand-alone drive-through
 restaurant, and a commercial building.

Council direction received February 22, 2021

- * Planning and Development advise (see memorandum in back-up) a Development
 Variance Permit 7917-0411-02 is to be considered for support at the Regular Council -
 Public Hearing meeting to be held later this evening at 7:00 pm. If Council approves
 Bylaw Nos. 20305-20306 and Permits then it is in order to issue the Development
 Variance Permit No. 7917-0411-02. (Item H.18 in RCPH).

RES.R22-2031 It was Moved by Councillor Bose
 Seconded by Councillor Annis
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2021, No. 20305" be finally adopted.
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20306"
Portion of the site from IA to C-8 - 2820 - 192 Street - to permit the development of
a gas station with drive-through restaurant, a stand-alone drive-through
restaurant, and a commercial building.

Council direction received February 22, 2021

RES.R22-2032	It was	Moved by Councillor Kooner
		Seconded by Councillor Bose
	Amendment Bylaw, 2021, No. 20306" be finally adopted.	That "Surrey Zoning Bylaw, 1993, No. 12000,
		<u>Carried</u>

Development Variance Permit No. 7917-0411-01
2820 – 192 Street
To reduce a portion of the minimum side yard setback from 7.5 metres to
0.0 metres and a portion to 3.6 metres to the east building face on Lot 3.

Supported by Council March 8, 2021

RES.R22-2033	It was	Moved by Councillor Kooner
		Seconded by Councillor Annis
	Development Variance Permit No. 7917-0411-01.	That Council authorize the issuance of
		<u>Carried</u>

Development Permit No. 7917-0411-00
2820 – 192 Street – to issue a Development Permit for Form Character and
Sensitive Ecosystems.

Council authorized to draft February 22, 2021

RES.R22-2034	It was	Moved by Councillor Bose
		Seconded by Councillor Stutt
	Development Permit No. 7917-0411-00.	That Council authorize the issuance of
		<u>Carried</u>

PERMITS - APPROVALS

- 6. Development Variance Permit No. 7922-0180-00
14672 - 108A Avenue; 14727 - 108 Avenue
Owner: Mil-Mil Properties Ltd. (Director Information: Jasbir K. Mann, Kulbir S. Rana)
Agent: Arvand Construction Consultant Limited (Koosha Kheradmandnia)
The applicant is requesting a variance to reduce the minimum required parking rate for a child care centre from 0.7 parking spaces per employee to 0.65, and the parking spaces per licensed child for drop-off from 0.15 to 0.1 in order to facilitate the operation of a child care centre.

Supported by Council July 25, 2022

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That Council authorize the issuance of

Development Variance Permit No. 7922-0180-00.

RES.R22-2035

Carried

- 7. Development Variance Permit No. 7921-0103-00
7371 and 7435 - 176 Street; 17540 Fraser Highway
Owner: 1087481 B.C. Ltd. (Directors information: Sukhminder S. Rai)
Agent: RBI Group (Victor Jeon)
The applicant is requesting a variance to reduce the minimum lot width of the General Agricultural Zone from not less than one - tenth of the total lot perimeter to 91.8 metres for proposed Lot 2 and to reduce the minimum lot width from not less than one - tenth of the total lot perimeter to 86.3 metres for proposed Lot 3 in order to permit a lot line adjustment to reconfigure three lots within the Agricultural Land Reserve.

Note: Change of owner

Supported by Council December 20, 2021

It was Moved by Councillor Annis
Seconded by Councillor Bains
That Council authorize the issuance of

Development Variance Permit No. 7921-0103-00.

RES.R22-2036

Carried

8. Development Variance Permit No. 7922-0044-00
14522 Chartwell Drive
Owner: K. Rai, S. Rai
Agent: Alliance Dream Homes (2021) Ltd. (Rajvinder Khangura)
The applicant is requesting a variance to reduce the minimum front yard setback for the principal building from 7.5 metres to 6.6 metres. In addition, the proposal includes a reduction to the minimum rear yard setback from the natural gas transmission (FortisBC) right-of-way from 7.5 metres to 2.3 metres for the principal building and to 0.5 metres to the basement access well. The requested variances will allow the construction of a single family dwelling on the lot.

Supported by Council May 30, 2022

It was Moved by Councillor Annis
Seconded by Councillor Stutt
That Council authorize the issuance of
Development Variance Permit No. 7922-0044-00.

RES.R22-2037

Carried

9. Development Variance Permit No. 7922-0005-00
6056 Boundary Drive East
Owners: S. Kahlon, G. Kahlon
Agent: S. Kahlon
The applicant is requesting a variance to reduce the minimum street side yard (west) setback from 3.6 metres to 2.4 metres from the ultimate property line.

Supported by Council July 11, 2022

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council authorize the issuance of
Development Variance Permit No. 7922-0005-00.

RES.R22-2038

Carried

10. Development Variance Permit No. 7921-0293-00
17137 - 48 Avenue
Owners: K. Dhaliwal, J. Gill, J. Gill, B. Dhaliwal, B. Dhaliwal
Agent: J. Gill
The applicant is requesting a variance to reduce the minimum east side yard setback from 15 metres to 7.32 metres to the principal building face, in order to build a barn.

Supported by Council April 11, 2022

It was
Development Variance Permit No. 7921-0293-00.
RES.R22-2039

Moved by Councillor Bains
Seconded by Councillor Bose
That Council authorize the issuance of
Carried

I. CLERKS REPORT

This section had no items to consider.

J. OTHER BUSINESS

This section had no items to consider.

K. ADJOURNMENT

It was
- Land Use meeting be adjourned.
RES.R22-2040

Moved by Councillor Annis
Seconded by Councillor Stutt
That the November 14, 2022 Regular Council
Carried

The Regular Council - Land Use meeting adjourned at 6:15 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Brenda Locke