

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, 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 Bains
Seconded by Councillor Stutt
That the agenda of the January 16, 2023,

Regular Council Land Use meeting be adopted.

RES.R23-3

Carried

B. LAND USE APPLICATIONS**1. 7922-0308-00**

12938 - 110 Avenue

Owners: M. Maniani, S. Maniani

Agent: M. Maniani

Development Variance Permit

to allow a basement well and basement access between the principal building and side (south) lot line of a proposed single family dwelling.

It was

Moved by Councillor Bains
Seconded by Councillor Hepner
That Council approve Development Variance

Permit No. 7922-0308-00, to vary Part 16 - Single Family Residential Zone (RF), Section J. 3. to permit basement access and the basement well to be situated between the principal building and the side (south) lot line, to proceed to Public Notification.

RES.R23-4

Carried

- 2. **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.

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

- 1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.
- 2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R23-5 Carried

It was Moved by Councillor Stutt
 Seconded by Councillor Bains
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2023, No. 20816" pass its first reading.

RES.R23-6 Carried

The said Bylaw was then read for the second time.

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
- (e) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

RES.R23-9 Carried

It was Moved by Councillor Bains
 Seconded by Councillor Bose
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2023, No. 20817" pass its first reading.

RES.R23-10 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bains
 Seconded by Councillor Bose
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2023, No. 20817" pass its second reading.

RES.R23-11 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, 2023, No. 20817" be held at City Hall on
 January 30, 2023, at 7:00 p.m.

RES.R23-12 Carried

- 4. **7921-0031-00**
12750 and 12768 - 60 Avenue
 Owners: R. Dhillon, A. Dhillon, G. Dhillon, R. Dhillon
 Agent: Coastland Engineering & Surveying Ltd. (Michael Helle)
NCP Amendment from "Proposed Single Family (6 u.p.a.)" to "Small lot (10 u.p.a.)"
and for changes to the road network.
Rezoning from RA to RF-13 and RF-10
Development Variance Permit
to allow subdivision into six single family small lots.

It was

Moved by Councillor Bains
Seconded by Councillor Hepner
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 Block B on the attached Survey Plan, and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0031-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width for a Type II Interior Lot under Section K. Subdivision of Part 16B "Single Family Residential (13) Zone (RF-13)" from 13.4 metres to 13.3 metres for proposed Lots 2 and 3.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend the West Newton / Highway 10 Neighbourhood Concept Plan (NCP) to re-designate the land from "Proposed Single Family (6 u.p.a.)" to "Small Lot (10 u.p.a.)", and for changes to the road network when the project is considered for final adoption.

RES.R23-13

Carried

RES.R23-14 It was Moved by Councillor Bains
 Seconded by Councillor Hepner
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2023, No. 20818" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R23-15 It was Moved by Councillor Bains
 Seconded by Councillor Stutt
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2023, No. 20818" pass its second reading.
Carried

RES.R23-16 It was then Moved by Councillor Bains
 Seconded by Councillor Bose
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20818" be held at City Hall on
 January 30, 2023, at 7:00 p.m.
Carried

5. **7922-0233-00**
16487 - 28 Avenue
 Owners: Medusa Construction Corp.
Director Information: Dilraj Atwal
 No Officer Information Filed as at September 28, 2021
 Agent: Hub Engineering Inc. (Mike Kompter)
NCP Amendment from "Existing One Acre & Half Acre Lots" to
"Single Detached (3-4 u.p.a.)"
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 / Development Variance Permit
to allow subdivision into four single family lots.

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

1. A By-law 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 By-law 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 16487 - 28 Avenue within Area B and a date be set for Public Hearing.

3. Council authorize staff to draft Development Permit No. 7922-0233-00 for Sensitive Ecosystems (Streamside Areas), generally in accordance with the attached finalized Ecosystem Development Plan.
4. Council approve Development Variance Permit No. 7922-0233-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RQ Zone from 24 metres to 17.7 metres for proposed Lots 3 and 4.
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) 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) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department;
 - (g) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (h) 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
 - (i) 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.
6. Council pass a resolution to redesignate the subject site from "Existing One Acre & Half Acre Lots" to "Single Detached (3-4 u.p.a.)" in the North Grandview Heights Neighbourhood Concept Plan (NCP) when the project is considered for final adoption.

RES.R23-17

Carried

	It was	Moved by Councillor Hepner Seconded by Councillor Stutt That "Surrey Zoning Bylaw, 1993, No. 12000,
	Amendment Bylaw, 2023, No. 20819" pass its first reading.	
RES.R23-18		<u>Carried</u>

The said Bylaw was then read for the second time.

	It was	Moved by Councillor Stutt Seconded by Councillor Bose That "Surrey Zoning Bylaw, 1993, No. 12000,
	Amendment Bylaw, 2023, No. 20819" pass its second reading.	
RES.R23-19		<u>Carried</u>

	It was then	Moved by Councillor Stutt Seconded by Councillor Bose That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20819" be held at City Hall on January 30, 2023, at 7:00 p.m.
RES.R23-20		<u>Carried</u>

	It was	Moved by Councillor Bains Seconded by Councillor Hepner That "Surrey Zoning Bylaw, 1993, No. 12000,
	Text Amendment Bylaw, 2023, No. 20820" pass its first reading.	
RES.R23-21		<u>Carried</u>

The said Bylaw was then read for the second time.

	It was	Moved by Councillor Bose Seconded by Councillor Hepner That "Surrey Zoning Bylaw, 1993, No. 12000,
	Text Amendment Bylaw, 2023, No. 20820" pass its second reading.	
RES.R23-22		<u>Carried</u>

	It was then	Moved by Councillor Bose Seconded by Councillor Hepner That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2023, No. 20820" be held at City Hall on January 30, 2023, at 7:00 p.m.
RES.R23-23		<u>Carried</u>

C. ADDITIONAL PLANNING COMMENTS

This section had no items to consider.

D. ITEMS REFERRED BACK

This section had no items to consider.

E. CORPORATE REPORTS

This section had no items to consider.

F. CORRESPONDENCE

This section had no items to consider.

G. NOTICE OF MOTION

This section had no items to consider.

H. BYLAWS AND PERMITS

BYLAWS

- 1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19484, Amendment Bylaw 2022, No. 20793"
7922-0232-00
Owner: 689940 B.C. Ltd. (Director Information: Gurdial K. Johal, Makhan S. Johal)
Agent: DF Architecture Inc. (Jessie Arora)
To amend Comprehensive Development Bylaw No. 19484 in order to allow a child care centre as a permitted use for the subject site 14858 - 60 Avenue.

Council direction received November 14, 2022

It was
 Moved by Councillor Kooner
 Seconded by Councillor Hepner
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19484, Amendment Bylaw 2022, No. 20793" be finally adopted.

RES.R23-24

Carried

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20481"
7921-0045-00
Owners : N. K. Randio, P. S. Paul, B. K. Singh and K. Singh
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)
RF to RF-SD - 18464 - 64 Avenue - to allow subdivision of the subject site into four semi-detached single-family residential lots.

Council direction received November 22, 2021

- It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20481" be finally adopted.
RES.R23-25 Carried
3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019,
No. 19932"
7918-0032-00
Owners: N. and R. Malhotra
Agent: Ravinder S. Gill
To redesignate the site - 8013 - 144 Street; Portion of Road (Hawkstream Drive)
from Suburban to Urban.
- Note:** Change of owner and agent
- Council direction received October 7, 2019
- It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2019, No. 19932" be finally adopted.
RES.R23-26 Carried
- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19933"
CD By-law No. 11397 to RF - 8013 - 144 Street; Portion of Road (Hawkstream Drive)
To subdivide the site into 2 single family lots.
- Council direction received October 7, 2019
- It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2019, No. 19933" be finally adopted.
RES.R23-27 Carried

BYLAWS WITH PERMITS

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20770"
7922-0091-00
Owners: S. Anderson, S. Anderson
Agent: S. Anderson
RF to RM-D – 10945 - 142 Street – to bring an existing, non-conforming duplex into
compliance under the appropriate zone in the Zoning Bylaw No. 12000 for future
strata conversion.

Development Permit No. 7920-0171-00
7648 Harvie Road- To issue Development Permit for Sensitive Ecosystems
(Streamside Areas)

It was
Development Permit No. 7920-0171-00.

Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council authorize the issuance of

RES.R23-31

Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19374"
7915-0270-00
Owners: B. Bath, R. Bath and A. Bath
Agent: Barnett Dembek Architects Inc. (Maciej Dembek)
RA and RM-15 to RM-30 - 8333 - 164 Street (16357 Fraser Highway) and
16379 Fraser Highway - to develop 42 townhouse units.

Council direction received September 11, 2017

It was
No. 7915-0270-00 and file Bylaw No. 19374.

Moved by Councillor Bains
Seconded by Councillor Kooner
That Council close Application

RES.R23-32

Carried

I. CLERKS REPORT

This section had no items to consider.

J. OTHER BUSINESS

This section had no items to consider.

K. ADJOURNMENT

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That the January 16, 2023 Regular Council -

Land Use meeting be adjourned.

RES.R23-33

Carried

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

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Brenda Locke