

Present:

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

Absent:

Councillor Nagra

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
Manager, Area Planning & Development, South Division
Land Development Engineer

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Bose
Seconded by Councillor Bains
That the agenda of the March 6, 2023,

Regular Council Land Use meeting be adopted.
RES.R23-355

Carried

B. LAND USE APPLICATIONS**1. 7921-0267-00****18127 Claytonhill Drive**

Owners: G. Kailey, Sidhu Homes & Construction Ltd.

Director Information: Karmvir Sidhu, Gurmail S. Sidhu, Maninder Sidhu

No Officer Information Filed as at October 26, 2022.

Agent: WSP Canada Inc. (Dexter Hirabe)

Rezoning from RH to RF

to allow subdivision into two residential lots.

It was

Moved by Councillor Bose
Seconded by Councillor Annis
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 20890 to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)".
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) 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;
- (c) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (d) registration of a Section 219 Restrictive Covenant for tree protection and preservation on proposed Lots 1 and 2;
- (e) registration of a Section 219 Restrictive Covenant for Special Indemnity to render the City harmless from all claims and expenses in connection with the registration of a new Building Scheme for proposed Lots 1 and 2; and
- (f) registration of a Section 219 Restrictive Covenant for a new Building Scheme on proposed Lots 1 and 2.

RES.R23-356

Carried**2. 7918-0092-00****18523 and 18503 Fraser Highway**

Owner: 1127241 B.C. Ltd.

Director Information: Baldev Kahlon, Anup Loodu, Baljinder S. Sandhu
No Officer Information Filed as at July 19, 2022.

Agent: DF Architecture Inc. (Jessie Arora)

NCP Amendment for a portion from "Townhouse/Apartment Flex" to "Stacked Townhouse/Apartment".**Rezoning from RA to CD (based on RM-70)****Development Permit***to permit the development of a 5-storey apartment building consisting of approximately 57 units.*

It was

Moved by Councillor Bains
Seconded by Councillor Stutt
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. Council authorize staff to draft Development Permit No. 7918-0092-00 generally in accordance with the attached drawings (Appendix I), and the Ecosystem Development Plan.

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) final approval from TransLink;
 - (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 peer-reviewed Ecosystem Development Plan to the satisfaction of City staff;
 - (i) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
 - (j) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (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;
 - (l) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (m) registration of a right-of-way for public rights-of-passage for the public plaza area;
 - (n) registration of a right-of-way for public rights-of-passage for drainage access;

- (o) submission of an acoustical report for the units adjacent to Fraser Highway and the future SkyTrain Corridor and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (p) 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
- (q) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer.

4. Council pass a resolution to amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate a portion of the subject site from "Townhouse/Apartment Flex" to "Stacked Townhouse/Apartment Flex", as shown in Appendix V, when the project is considered for Final Adoption.

RES.R23-357

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "Surrey Comprehensive Development

Zone 108 (CD 108), Bylaw, 2023, No. 20891" pass its first reading.

RES.R23-358

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Bose

Seconded by Councillor Stutt

That "Surrey Comprehensive Development

Zone 108 (CD 108), Bylaw, 2023, No. 20891" pass its second reading.

RES.R23-359

Carried

It was then

Moved by Councillor Kooner

Seconded by Councillor Annis

That the Public Hearing on "Surrey

Comprehensive Development Zone 108 (CD 108), Bylaw, 2023, No. 20891" be held at City Hall on April 3, 2023, at 7:00 p.m.

RES.R23-360

Carried

3. 7922-0196-00**12581 - 24 Avenue**

Owners: A. Chawla, S. Gambhir

Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)

Development Variance Permit*For reduced lot widths to permit subdivision into two single-family lots.*

It was

Moved by Councillor Stutt

Seconded by Councillor Bains

That Council approve Development Variance

Permit No. 7922-0196-00, to vary the Zoning By-law by reducing the minimum lot width of the RF Zone from 15 metres to 13.1 metres for proposed Lots 1 and 2, to proceed to Public Notification.

RES.R23-361

Carried**4. 7919-0270-00****3694 - 176 Street**

Owners: L. Bahia, P. Bahia

Agent: L. Bahia

Development Permit / Development Variance Permit*to permit the development of a new single-family home and to increase the maximum depth of the farm residential home plate.*

It was

Moved by Councillor Bose

Seconded by Councillor Stutt

That:

1. Council authorize staff to draft Development Permit No. 7919-0270-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7919-0270-00, varying the following, to proceed to Public Notification:
 - (a) to increase the maximum setback of a single family dwelling from the front lot line of the "General Agriculture Zone (A-1)" from 50 metres to 202.5 metres; and
 - (b) to increase the maximum depth of the farm residential footprint from the front lot line of the "General Agriculture Zone (A-1)" from 60 metres to 212.5 metres.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) completion of a Peer Review of the finalized Ecosystem Development Plan to the satisfaction of City staff;

- (b) submission of the finalized Ecosystem Development Plan, Landscape, Monitoring, and Fencing Security, to the satisfaction of the Planning and Development Department; and
- (c) registration of a Section 219 Restrictive Covenant for protection, installation, and maintenance of the sensitive ecosystem permit area.

RES.R23-362

Carried**5. 7921-0135-00****2811 Semiahmoo Trail**

Owners: H. Aulakh, K. Aulakh

Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)

LAP Amendment from "One Acre" to "Half-acre Gross Density"**LAP Amendment from "Suburban 1-Acre Residential (1 u.p.a)" to****"Suburban 1/2-Acre Residential (2 u.p.a)"****Rezoning from RA to RH****Development Permit****Heritage Alteration Permit***to allow subdivision into two half-acre residential lots.*

It was

Moved by Councillor Annis

Seconded by Councillor Hepner

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 authorize staff to draft Development Permit No. 7921-0135-00 for Sensitive Ecosystems (Green Infrastructure Areas) generally in accordance with the finalized Ecosystem Development Plan.
3. Council authorize staff to draft Heritage Alteration Permit No. 7921-0135-00 for modification and restoration of Semiahmoo Trail.
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 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) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
- (g) 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;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (i) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer and prohibit construction within 10 metres of the Semiahmoo Trail.

4. Council pass a resolution to amend the Central Semiahmoo Peninsula Land Use Plan (LAP) to redesignate the land from "One Acre" designation to "Half-acre Gross Density" designation when the project is considered for final adoption.

5. Council pass a resolution to amend the King George Highway Corridor Local Area Plan (LAP) to redesignate the land from "Suburban 1-Acre Residential (1 u.p.a.)" to "Suburban 1/2 -Acre Residential (2 u.p.a.)".

RES.R23-363

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

Amendment Bylaw, 2023, No. 20892" pass its first reading.

RES.R23-364

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Annis

Seconded by Councillor Hepner

Amendment Bylaw, 2023, No. 20892" pass its second reading.

RES.R23-365

Carried

It was then
Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20892" be held at City Hall on April 3, 2023, at 7:00 p.m.
RES.R23-366

Moved by Councillor Stutt
Seconded by Councillor Annis
That the Public Hearing on "Surrey Zoning
Carried

6. 7922-0034-00

17356 - 101 Avenue

Owner: 1161645 B.C. Ltd.

Director Information: Harjaap S. Nahal

No Officer Information Filed as at April 24, 2022.

Agent: CitiWest Consulting Ltd. (Jasleen Kaur)

Rezoning from RA to RQ

Development Variance Permit

to allow subdivision into three single family suburban residential lots.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 20893 to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)".
2. Council approve Development Variance Permit No. 7922-0034-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RQ Zone from 24 metres to 20 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) 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.R23-367

Carried**7. 7921-0162-00****7112 - 128 Street (7118 - 128 Street)**

Owner: Top Most Holdings Ltd.

Director Information: Manjit Singh SainiOfficer Information as at May 21, 2022:

Amarjit K. Saini (President, Secretary)

Agent: DF Architecture Inc. (Jessie Arora)

OCP Amendment from "Urban" to "Multiple Residential" and to allow an FAR of 2.00 within the "Multiple Residential" land use designation**Rezoning from RF to CD****Development Permit****Housing Agreement***to permit the development of a five-storey mixed-use building with commercial units on the ground floor and 47 market rental residential units above.*

It was

Moved by Councillor Hepner

Seconded by Councillor Bose

That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Urban" to "Multiple Residential" and a date for Public Hearing be set.
2. An OCP Bylaw be introduced to amend Table 7A: Land Use Designation Exceptions within the "Multiple Residential" designation by adding site specific permission for the subject site to permit a density up to 2.00 FAR (net calculation), and a date be set for Public Hearing.
3. 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.
4. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development (CD)" and a date be set for Public Hearing.
5. A Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Reading.

6. Council authorize staff to draft Development Permit No. 7921-0162-00 generally in accordance with the attached drawings (Appendix I).
7. 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) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) the applicant enter into a Housing Agreement with the City to secure the rental tenure of the proposed 47 residential units for a period of 20 years;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) submission of a noise mitigation report for the units adjacent to 128 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (g) registration of a Section 219 Restrictive Covenant requiring the applicant to pay all applicable contributions for Public Art, Affordable Housing and/or Capital Projects Community Amenity Contributions for the residential portion of the building should the project be converted from rental housing to market units at any point in the future, after expiry of the housing agreement;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art for the commercial portion of the building, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (i) provision of an access easement in favour of the parcel to the south at 7102 – 128 Street, to allow surface access from the proposed lane entrance to the property at 7102 – 128 Street.

RES.R23-368

Carried

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2023, No. 20894" pass its first reading.
Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2023, No. 20894" pass its second reading.
Carried

It was then Moved by Councillor Bains
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20894" be
held at City Hall on April 3, 2023, at 7:00 p.m.
Carried

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 107 (CD 107), Bylaw, 2023, No. 20895" pass its first reading.
Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt
Seconded by Councillor Annis
That "Surrey Comprehensive Development
Zone 107 (CD 107), Bylaw, 2023, No. 20895" pass its second reading.
Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Bose
That the Public Hearing on "Surrey
Comprehensive Development Zone 107 (CD 107), Bylaw, 2023, No. 20895" be held
at City Hall on April 3, 2023, at 7:00 p.m.
Carried

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That "The Top Most Holdings Ltd. Housing
Agreement, Authorization Bylaw, 2023, No. 20896" pass its first reading.
Carried

RES.R23-376 It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "The Top Most Holdings Ltd. Housing
Agreement, Authorization Bylaw, 2023, No. 20896" pass its second reading.
Carried

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "The Top Most Holdings Ltd. Housing
Agreement, Authorization Bylaw, 2023, No. 20896" pass its third reading.
Carried

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" containing Block A and Block B on the attached Survey Plan (Appendix I), and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7918-0081-00 generally in accordance with the attached drawings (Appendix II).

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 road dedication plan 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) 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;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) 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 & Development Services.
4. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the lands from "Apartments 45 upa max" and "Mixed Commercial Residential Apartments" to "Apartments 65 upa max" and "Mixed Commercial Residential Apartments" and for changes to the local road network by eliminating the "Proposed Parks and Walkways" designation, when the project is considered for final adoption (Appendix VI).

RES.R23-378

Carried

It was Moved by Councillor Stutt
Seconded by Councillor Annis
That "Surrey Comprehensive Development
Zone 106 (CD 106), Bylaw, 2023, No. 20897" pass its first reading.
Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 106 (CD 106), Bylaw, 2023, No. 20897" pass its second reading.
Carried

It was then Moved by Councillor Stutt
Seconded by Councillor Hepner
That the Public Hearing on "Surrey
Comprehensive Development Zone 106 (CD 106), Bylaw, 2023, No. 20897" be held
at City Hall on April 3, 2023, at 7:00 p.m.
Carried

9. 7921-0356-00
8475 and 8515 - 128 Street

Owners: B.C. Hydro & Power Authority
Agent: SNC Lavalin Inc. (Branislav Cvijetinovic)
Development Permit / Development Variance Permit
to permit the development of new truck storage building, and a new parking lot.

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

1. Council authorize staff to draft Development Permit No. 7921-0356-00 generally in accordance with the attached drawings (Appendix I); and
2. Council approve Development Variance Permit No. 7921-0356-00 , to increase the maximum building height of the Light Industrial (IL) Zone from 6 metres to 9.3 metres 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and

- (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R23-382

Carried

**10. 7921-0314-00
7881 - 128 Street**

Owner: Grand Palazzo Holdings Ltd.

Director Information: Amritpal S. Sahi

Officer Information as at June 25, 2021: Amritpal S. Sahi (President)

Agent Igel Architecture Ltd. (Andrew Igel)

Development Permit

to permit the development of an addition to an existing building.

It was

Moved by Councillor Stutt

Seconded by Councillor Kooner

That:

1. Council authorize staff to draft Development Permit No. 7921-0314-00 generally in accordance with the attached drawings (Appendix I); and
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; and
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R23-383

Carried

**11. 7922-0255-00
17101 and 17111 - 80 Avenue**

Owners: R. Lu, J. He

Agent: Alvair Development Ltd. (Kunwar Bir Singh)

OCP Amendment from "Suburban" to "Urban"

TCP Amendment from "Urban Residential" to "Townhouse"

Rezoning from A-1 to CD

Development Permit

to permit the development of 57 townhouse units.

It was

Moved by Councillor Bains

Seconded by Councillor Stutt

That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the subject site from "Suburban" to "Urban" 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 "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7922-0255-00 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) 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 CD Zone;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) submission of an acoustical report for the units adjacent to 80 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;

- (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 & Development Services;
- (l) registration of a Section 219 Restrictive Covenant advising future homeowners of the potential farm operations on the adjacent agricultural lands; and
- (m) Stage 2 approval of the Fleetwood Plan.

6. Council pass a resolution to amend the Stage 1 Fleetwood Plan to redesignate the land from "Urban Residential" to "Townhouse" when the project is considered for Final Adoption (Appendix V).

RES.R23-384

Carried

It was

Moved by Councillor Bains
 Seconded by Councillor Kooner
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2023, No. 20898" pass its first reading.

RES.R23-385

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Annis
 Seconded by Councillor Hepner
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2023, No. 20898" pass its second reading.

RES.R23-386

Carried

It was then

Moved by Councillor Hepner
 Seconded by Councillor Bose
 That the Public Hearing on "Surrey Official
 Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20898" be
 held at City Hall on April 3, 2023, at 7:00 p.m.

RES.R23-387

Carried

It was

Moved by Councillor Kooner
 Seconded by Councillor Bains
 That "Surrey Comprehensive Development
 Zone 109 (CD 109), Bylaw, 2023, No. 20899" pass its first reading.

RES.R23-388

Carried

The said Bylaw was then read for the second time.

RES.R23-389	<p>It was</p> <p>Zone 109 (CD 109), Bylaw, 2023, No. 20899</p>	<p>Moved by Councillor Stutt</p> <p>Seconded by Councillor Kooner</p> <p>That "Surrey Comprehensive Development Zone 109 (CD 109), Bylaw, 2023, No. 20899" pass its second reading.</p>	
		<p><u>Carried</u></p>	
RES.R23-390	<p>It was then</p> <p>Comprehensive Development Zone 109 (CD 109), Bylaw, 2023, No. 20899" be held at City Hall on April 3, 2023, at 7:00 p.m.</p>	<p>Moved by Councillor Kooner</p> <p>Seconded by Councillor Hepner</p> <p>That the Public Hearing on "Surrey Comprehensive Development Zone 109 (CD 109), Bylaw, 2023, No. 20899" be held at City Hall on April 3, 2023, at 7:00 p.m.</p>	
		<p><u>Carried</u></p>	

12. 7921-0333-00
2451 - 141 Street

Owner: 1298265 B.C. Ltd.

Director Information: Runguo Chai

Officer Information as at April 6, 2022: Xingchao Chai (CEO)

Agent: Amy Fu

LAP Amendment from "One Acre" to "Half Acre Gross Density"

Rezoning from RA to RH

Development Variance Permit

to allow subdivision into two single-family residential 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 "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0333-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RH Zone from 30 metres to 25.1 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 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
- (e) that the classification of the watercourse located along the 141 Street frontage be confirmed to the satisfaction of the General Manager, Planning & Development Department.

- 4. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from "One Acre" to "Half-Acre Gross Density" when the project is considered for final adoption.

RES.R23-391

Carried

It was

Moved by Councillor Stutt

Seconded by Councillor Hepner

Amendment Bylaw, 2023, No. 20900"

That "Surrey Zoning Bylaw, 1993, No. 12000, pass its first reading.

RES.R23-392

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

Amendment Bylaw, 2023, No. 20900"

That "Surrey Zoning Bylaw, 1993, No. 12000, pass its second reading.

RES.R23-393

Carried

It was then

Moved by Councillor Annis

Seconded by Councillor Hepner

Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20900" be held at City Hall on April 3, 2023, at 7:00 p.m.

RES.R23-394

Carried

C. ADDITIONAL PLANNING COMMENTS

This section had no items to consider.

D. ITEMS REFERRED BACK**1. 7916-0493-00****12759, 12725, 12749 and 12741 - 76 Avenue**

Owners: Future 2000 Developments Ltd.

Director Information: Gurvinder S. KangOfficer Information as at May 21, 2022:

Gurvinder S. Kang (President, Secretary)

1150703 B.C. Ltd.

Director Information: Navtej Bains, Kanwar DhamraitNo Officer Information as at April 9 2022.

Agent: Barnett Dembek Architects Inc. (Maciej Dembek)

Rezoning from RA and RF to CD**Rezoning from RA to IL****Development Permit / Development Variance Permit***to permit the development of industrial and commercial buildings and a remnant RF lot for future development with adjacent land.*

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That:

1. A Bylaw be introduced to rezone proposed Blocks A and B as shown on the attached Survey Plan (Appendix I), from "Single Family Residential Zone (RF)" and "One Acre Residential Zone (RA) to "Comprehensive Development Zone (CD)".
2. A Bylaw be introduced to rezone proposed Block C as shown on the attached Survey Plan (Appendix I), from "One Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)".
3. Council authorize staff to draft Development Permit No. 7916-0493-00 generally in accordance with the attached drawings (Appendix I).
4. Council approve Development Variance Permit No. 7916-0493-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north setback of the IL Zone from 7.5 metres to 4.6 metres.
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 satisfy the deficiency in tree replacement on the site, 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; and
- (h) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 3 until future development with the lot to the west of the subject site.

RES.R23-395

Carried

It was

Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 105 (CD 105), Bylaw, 2023, No. 20901" pass its first reading.

RES.R23-396

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 105 (CD 105), Bylaw, 2023, No. 20901" pass its second reading.

RES.R23-397

Carried

It was then

Moved by Councillor Bose
Seconded by Councillor Hepner
That the Public Hearing on "Surrey
Comprehensive Development Zone 105 (CD 105), Bylaw, 2023, No. 20901" be held
at City Hall on April 3, 2023, at 7:00 p.m.

RES.R23-398

Carried

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20902" pass its first reading.

RES.R23-399

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose
Seconded by Councillor Annis
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20902" pass its second reading.
RES.R23-400 Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Annis
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20902" be held at City Hall
on April 3, 2023, at 7:00 p.m.
RES.R23-401 Carried

E. CORPORATE REPORTS

This section had no items to consider.

F. CORRESPONDENCE

This section had no items to consider.

G. NOTICE OF MOTION

This section had no items to consider.

H. BYLAWS AND PERMITS

BYLAWS

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2019, No. 19842"
7918-0158-00
Owner: A. Nirpat
Agent: Citiwest Consulting Ltd. (Roger Jawanda)
9322 - 162A Street
To redesignate the property from Suburban to Urban.

Council direction received May 27, 2019

It was Moved by Councillor Kooner
Seconded by Councillor Bose
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2019, No. 19842" be finally adopted.
RES.R23-402 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19843"
9322 – 162A Street
RH to RF – to subdivide into 2 single family lots.

Council direction received May 27, 2019

RES.R23-403	It was Amendment Bylaw, 2019, No. 19843" be finally adopted. <u>Carried</u>	Moved by Councillor Bains Seconded by Councillor Stutt That "Surrey Zoning Bylaw, 1993, No. 12000, <u>Carried</u>
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2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20618"
7919-0238-00
Owners: A. Basi; D. Basi and Landstar Projects Ltd.
(Director Information: Jasvinder S. Aujla and Michael A. Weir)
Agent: WSP Canada Inc. (Dexter Hirabe)
86, 108 and 114 - 171 Street; 17160 - 1 Avenue
RA, RF-12 to RF-13 and RA, RF-12, RF-12C to RF-10 - to subdivide the site into
13 single-family small lots and one remnant acreage lot.

Council direction received April 11, 2022

RES.R23-404	It was Neighbourhood Concept Plan for a portion of the site from Small Lot Single Family (10 u.p.a.) to Single Family Flex (6-14.5 u.p.a.) and for changes to the road network. <u>Carried</u>	Moved by Councillor Annis Seconded by Councillor Bose That Council amend the Douglas
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RES.R23-405	It was Amendment Bylaw, 2022, No. 20618" be finally adopted. <u>Carried</u>	Moved by Councillor Hepner Seconded by Councillor Bose That "Surrey Zoning Bylaw, 1993, No. 12000, <u>Carried</u>
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BYLAWS WITH PERMITS

3. "Surrey Comprehensive Development Zone 97 (CD 97), Bylaw, 2022, No. 20806"
7921-0371-00
Owner: Parkland Corporation
(Director Information: John Bechtold, Lisa Colnett, Robert Espey, Timothy Hogarth,
Richard Hookway, Angela John, James Panteldis, Steven Richardson, David Spencer,
Deborah Stein)
Agent: Pacific Land Group (Laura Jones)
12823 and Portion of 12841 No. 10 (58 Avenue) Highway
C-4 and CG-2 to CD – to facilitate a lot line adjustment and to develop electric
vehicle charging stations and to reflect the existing uses on the site.

Council direction received December 12, 2022

RES.R23-406	It was Zone 97 (CD 97), Bylaw, 2022, No. 20806" be finally adopted. <u>Carried</u>	Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Comprehensive Development Carried
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Development Permit No. 7921-0371-00
12823 and 12841 - No. 10 (58 Avenue) Highway
To issue Development Permit for Form and Character.

Council authorized to draft December 12, 2022

RES.R23-407	It was Development Permit No. 7921-0371-00. <u>Carried</u>	Moved by Councillor Hepner Seconded by Councillor Bains That Council authorize the issuance of Carried
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PERMITS - APPROVALS

4. Development Permit No. 7921-0218-00
Owners: M. Hayer, J. Hayer
Agent: M. Hayer
3877 - 184 Street (3899 - 184 Street)
To issue Development Permit for Sensitive Ecosystems (Streamside Areas).

Council authorized to draft February 14, 2022

- * Planning and Development advise (see memorandum in back-up) that Development Application No. 7921-0218-00 was referred by Council to the Agricultural Land Commission (ALC) for consideration of a Non-Adhering Residential Use application for approval of single family dwelling that exceeds 500 square meters in total floor area. The proposed 549.6 square metre dwelling was denied by the ALC. The applicant has revised their proposal to comply with ALC regulations on the dwelling size.

RES.R23-408	It was Development Permit No. 7921-0218-00. <u>Carried</u>	Moved by Councillor Hepner Seconded by Councillor Annis That Council authorize the issuance of Carried
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I. CLERKS REPORT

This section had no items to consider.

J. OTHER BUSINESS

This section had no items to consider.

K. ADJOURNMENT

It was

Moved by Councillor Annis
Seconded by Councillor Kooner
That the March 6, 2023 Regular Council –

Land Use meeting be adjourned.
RES.R23-409

Carried

The Regular Council - Land Use meeting adjourned at 5:43 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Brenda Locke