

Present:

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

Absent:

Councillor Elford

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

Council Land Use meeting be adopted.
RES.R23-476

Moved by Councillor Kooner
Seconded by Councillor Bains
That the agenda of the April 3, 2023, Regular

Carried

B. LAND USE APPLICATIONS**1. 7919-0272-00**

3151 - 140 Street; 13952 - 32 Avenue

Owners: D. Dhaliwal, H. Dhaliwal

Agent: Mainland Developments Ltd. (Rajan Dhaliwal)

**LAP Amendment for a portion of the site from "One Acre" to "Half-Acre
Gross Density"**

Rezoning from RA to CD

to allow subdivision into six half-acre gross density residential lots.

It was

Moved by Councillor Kooner
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)" (based on "Half-Acre Gross Density Zone RH-G") 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning and Development Services;
 - (f) registration of a Section 219 Restrictive Covenant for the purposes of tree retention; and
 - (g) demolition of existing buildings and structures at 3151 – 140 Street to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the northern portion of the land from "One Acre" to "Half-Acre Gross Density" when the project is considered for final adoption.

RES.R23-477

Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 110 (CD 110), Bylaw, 2023, No. 20903" pass its first reading.

RES.R23-478

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 110 (CD 110), Bylaw, 2023, No. 20903" pass its second reading.

RES.R23-479

Carried

It was then

Moved by Councillor Hepner

Seconded by Councillor Annis

That the Public Hearing on "Surrey

Comprehensive Development Zone 110 (CD 110), Bylaw, 2023, No. 20903" be held at City Hall on April 17, 2023, at 7:00 p.m.

RES.R23-480

Carried

2. 7922-0197-00

10635 - 160 Street, Portion of unopened lane

Owners: I. Frustaci, M. Frustaci

Agent: WSP Canada Inc. (Scott Pelletier)

Rezoning from RA to RF-13

to allow subdivision into three single family small lots.

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 20904 to rezone the subject site and portion of unopened lane shown as Block A on the attached Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)".
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 and 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 and Development Services;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and

- (h) completion of the partial lane closure and acquisition of the 3.0-metre wide portion of the unopened east-west lane allowance directly south of the subject property (10635 – 160 Street).

RES.R23-481

Carried

3. 7922-0016-00

11510 Millar Road

Owners: J. Tandon, N. Tandon

Agent: Westridge Engineering & Consulting Ltd. (Dave Kajal)

Rezoning from RF to RF-13

Development Variance Permit

to allow subdivision into two single family small lots with reduced lot depths and rear yard setbacks.

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 20905 to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)".
2. Council approve Development Variance Permit No. 7922-0016-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the Type II minimum lot depth requirement of the RF-13 Zone from 24 metres to 22 metres for proposed Lots 1 & 2;
 - (b) to reduce the rear yard setback requirement of the RF-13 Zone from 7.5 metres to 5.5 metres for proposed Lots 1 & 2;
 - (c) to vary the requirement of the Subdivision and Development Bylaw to permit a reduced road width standard for a collector road from 24 metres to 16.5 metres for the fronting portion of Millar Road.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (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 Services; and
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R23-482

Carried**4. 7922-0325-00****5974 - 127A Street**

Owners: N. Kaur, G. Sodhi

Agent: Mainland Engineering Design Corp. (Avnash Banwait)

Rezoning from RF-10 to RF-13*to permit construction of a new house.*

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential (10) Zone (RF-10)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:

- (a) Input from the Ministry of Transportation & Infrastructure.

RES.R23-483

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20906" pass its first reading.

RES.R23-484

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20906" pass its second reading.

RES.R23-485

Carried

It was then
Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20906" be held at City Hall on April 17, 2023, at 7:00 p.m.
RES.R23-486

Moved by Councillor Kooner
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
Carried

5. 7922-0278-00
5761 - 146 Street
Owners: A. Bath, G. Bath, S. Bath
Agent: CitiWest Consulting Ltd. (Roger Jawanda)
NCP Amendment from "Suburban Residential 1/2 Acre" to "Suburban Residential 1/4 Acre"
Rezoning from CD (based on RH) to RQ
to permit the development of a new single family dwelling.

It was
1. A Bylaw be introduced to rezone the subject site from "Comprehensive Development Zone (CD)" to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final approval:
(a) Approval from the Ministry of Transportation & Infrastructure.
3. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from "Suburban Residential 1/2 Acre" to "Suburban 1/4 Acre Residential" when the project is considered for final adoption.
RES.R23-487

Moved by Councillor Kooner
Seconded by Councillor Hepner
That:
Carried

It was
Amendment Bylaw, 2023, No. 20907" pass its first reading.
RES.R23-488

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

The said Bylaw was then read for the second time.
It was
Amendment Bylaw, 2023, No. 20907" pass its second reading.
RES.R23-489

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

It was then
Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20907" be held at City Hall on April 17, 2023, at 7:00 p.m.
RES.R23-490

Moved by Councillor Hepner
Seconded by Councillor Kooner
That the Public Hearing on "Surrey Zoning
Carried

6. 7921-0338-00

17801 - 64 Avenue

Owner: North Cloverdale Strata Developments Ltd.
Director Information: Andrew W. Green, Albert G. Tecklenborg,
George B. Tecklenborg
No Officer Information Filed

Agent: Teck Construction (Teri Hudson)

Development Permit / Development Variance Permit

to permit the development of two multi-tenant buildings for warehouse and office uses.

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

1. Council authorize staff to draft Development Permit No. 7921-0338-00 generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7921-0338-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the east and west side yard setback requirements of the IB Zone from 7.5 metres to 0.0 metres.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) approval from the Ministry of Environment and Climate Change Strategy;
 - (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 right-of-way for public rights-of-passage for the area between the building face and the street edges;
- (h) registration of an 8.6 metre statutory right-of-way (SRW) for public rights of passage, with or without vehicles, to align with existing SRWs on the east and west properties and to protect for future full movement ability via 177B Street;
- (i) registration of a Section 219 Restrictive Covenant for Right in/Right-out access onto 64 Avenue that may be removed at the City's discretion;
- (j) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space;
- (k) final inspection of Demolition Permit No. 2022-031611-000-00 to the satisfaction of the Building Division;
- (l) approval from Ministry of Transportation and Infrastructure;
- (m) submission of an acoustical report for the units in the south building adjacent to 64 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (n) the applicant satisfy the requirements of the Fire Department.

RES.R23-491

Carried

**7. 7923-0025-00
3211 - 152 Street**

Owner: TPC Holdings Ltd.

Director Information: Mark Joseph Catroppa, Gerald A. Olma

Officer Information as at July 13, 2021: Mark Joseph Catroppa (Secretary), Gerald A. Olma (President)

Agent: Tap & Barrel Group – Basecamp (Michelle Reichel)

Liquor License Amendment (extension of hours)

to permit an extension to the hours of operation for a food primary licensed establishment (Tap & Barrel South Surrey).

It was

Moved by Councillor Hepner

Seconded by Councillor Bains

That:

1. Council approve the following proposed food primary liquor license amendment to proceed to Public Notification:

- (a) The extension of hours past midnight, to permit a closing time of 1:00 am from Monday to Thursday, and a closing time of 1:30 am on Fridays and Saturdays.

2. Council instruct staff to resolve the following issue prior to Final Approval:

- (a) The applicant enter into a Good Neighbour Agreement with the City, in order to assist in mitigating any potential impact the food primary liquor license amendment may have on the surrounding neighbourhood.

RES.R23-492

Carried

8. 7921-0223-00

2301, 2313, 2315, and 2337 - 152 Street

Owner: 1090117 B.C. Ltd.

Director Information: Kunwar Bir Singh

No Officer Information Filed as at September 20, 2022

Agent: DF Architecture Inc. (Jessie Arora)

Rezoning from RM-D and RF to CD [based on (RM-70) and (C-5)]

Development Permit

to permit the development of a six-storey mixed-use apartment building consisting of 106 residential units and 1,088 square metres of commercial floor area on the ground floor.

It was

Moved by Councillor Hepner

Seconded by Councillor Stutt

That:

1. A Bylaw be introduced to rezone the subject site and a portion of the lane as shown as Block A on the attached Survey Plan (Appendix I), from "Duplex Residential Zone (RM-D)" and "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" [based on "Multiple Residential 70 Zone (RM-70)" and "Neighbourhood Commercial Zone (C-5)"] and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0223-00 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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) completion of the road closure and acquisition for a portion of the lane;

- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (h) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
- (i) submission of an acoustical report for the units adjacent to 152 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.

RES.R23-493

Carried

It was

Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 111 (CD 111), Bylaw, 2023, No. 20908" pass its first reading.

RES.R23-494

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 111 (CD 111), Bylaw, 2023, No. 20908" pass its second reading.

RES.R23-495

Carried

It was then

Moved by Councillor Annis

Seconded by Councillor Bose

That the Public Hearing on "Surrey

Comprehensive Development Zone 111 (CD 111), Bylaw, 2023, No. 20908" be held at City Hall on April 17, 2023, at 7:00 p.m.

RES.R23-496

Carried

9. 7922-0051-00

2920 Croydon Drive

Owner: 1308773 B.C. Ltd.

Director Information: Thomas C. Westgard

No Officer Information Filed

Agent: DF Architecture Inc. (Jessie Arora)

OCP Amendment to allow a FAR of 2.46 within the "Mixed Employment" land use designation

Rezoning a portion of the site from RA to CD (based on IB-3)

Development Permit

to permit the development of a 3,797 square metre business park building.

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP), Table 7A: Land Use Designation Exceptions within the "Mixed Employment" designation by adding site specific permission for the subject site to permit a density up to 2.46 FAR (net calculation) within Block A as outlined on the Survey Plan (Appendix I), and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone a portion of the subject site as shown as Block A on the attached Survey Plan (Appendix I), from "One-Acre Residential Zone (RA)," to "Comprehensive Development Zone (CD)" based on the "Business Park 3 Zone (IB-3)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7922-0051-00 generally in accordance with the attached drawings (Appendix II), and the finalized Ecosystem Development Plan.
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 plan to the satisfaction of the Approving Officer, including resolving the alignment of Wills Brook Greenway with a joint subdivision plan involving 2950 Croydon Drive;
- (c) Approval from the Ministry of Transportation & Infrastructure;
- (d) Approval from BC Hydro;
- (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (i) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (j) the applicant satisfy the requirements for a P-15 agreement;
- (k) conveyance of riparian areas and Biodiversity Conservation Strategy areas to the City;
- (l) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (m) completion of Development Application No. 7918-0103-00 to the north, including registration of an access easement in favour of 2920 Croydon Drive for access to the subject development; and
- (n) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture.

RES.R23-497

Carried

It was

Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2023, No. 20909" pass its first reading.

RES.R23-498

Carried

The said Bylaw was then read for the second time.

RES.R23-499

RES.R23-500

RES.R23-501

RES.R23-502

RES.R23-503

10. 7921-0301-00**17399, 17411, and 17421 - 59 Avenue**

Owners: 1324074 B.C. Ltd.

Director Information: Mayur Chirag Arora, Sachin Jhanghu, Priya JanghuNo Officer Information Filed as at September 13, 2022.

1267684 B.C. Ltd.

Director Information: Mayur Arora, Sachin Jhanghu, Priya JanghuOfficer Information Filed as at September 28, 2022:

Sachin Jhanghu (Vice President)

Agent: S. Jhanghu

TCP Amendment to amend the road network**Rezoning from RF to RM-30****Development Permit / Development Variance Permit***to permit the development of 34 townhouse units in Cloverdale Town Centre.*

It was

Moved by Councillor Bose

Seconded by Councillor Stutt

That:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0301-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7921-0301-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east street side yard setback of the RM-30 Zone from 4.5 metres to 4.0 metres to the principal building face of Buildings 1, 2 and 3;
 - (b) to reduce the minimum west side yard on a flanking lane setback of the RM-30 Zone from 4.5 metres to 2.8 metres to the principal building face of Buildings 4, 5, 6 and 7;
 - (c) to reduce the minimum north rear yard setback of the RM-30 Zone from 6.0 metres to 4.5 metres to the principal building face of Building 3; and
 - (d) to vary the RM-30 Zone to allow one (1) visitor parking space to be within the required west side yard on a flanking lane on Building 6.

4. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space; 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 & Development Services.
5. Council pass a resolution to amend the Cloverdale Town Centre Plan (TCP) for changes to the road network when the project is considered for final adoption (Appendix V).

RES.R23-504

Carried

It was

Moved by Councillor Stutt
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2023, No. 20911" pass its first reading.

RES.R23-505

Carried

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7920-0322-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the "Single Family Residential (13) Zone (RF-13)" Type I Corner Lot from 14 metres to 12.71 metres for proposed Lot 3;
 - (b) to reduce the minimum lot width requirement to accommodate a double side-by side garage or carport in the "Single Family

Residential (13) Zone (RF-13)" from 13.4 metres to 12.71 metres for proposed Lot 3, and to remove restriction limiting Type 1 Corner Lots to lane access only;

- (c) to reduce the minimum lot width requirement to accommodate a double side-by side garage or carport in the "Single Family Residential (13) Zone (RF-13)" from 13.4 metres to 12.00 metres for proposed Lot 2 and 4; and
- (d) to reduce the minimum lot width requirement to accommodate a double side-by side garage or carport in the "Single Family Residential (13) Zone (RF-13)" from 13.4 metres to 12.44 metres for proposed Lot 1.

3. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

4. Council pass a resolution to amend the King George Highway Corridor Local Area Plan (LAP) to redesignate the land from "Single Family Residential (6 u.p.a.)" to "Single Family Small Lots" when the project is considered for final adoption.

RES.R23-508

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

Amendment Bylaw, 2023, No. 20912" pass its first reading.

RES.R23-509

Carried

The said Bylaw was then read for the second time.

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|-------------|--|---|
| RES.R23-510 | <p>It was</p> <p>Amendment Bylaw, 2023, No. 20912"</p> | <p>Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Zoning Bylaw, 1993, No. 12000,
pass its second reading.
<u>Carried</u></p> |
| RES.R23-511 | <p>It was then</p> <p>Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20912" be held at City Hall on April 17, 2023, at 7:00 p.m.</p> | <p>Moved by Councillor Hepner
Seconded by Councillor Kooner
That the Public Hearing on "Surrey Zoning
<u>Carried</u></p> |

C. ADDITIONAL PLANNING COMMENTS

1. **7921-0354-00, 7921-0354-01**
18745 - 24 Avenue
 Owner: 1366906 B.C. Ltd.
Director Information: Michael Grubner
No Officer Information Filed.
 Agent: CTA Architecture + Design Ltd. (Craig Mitchell)
Development Permit / Development Variance Permit
to permit the development of a 6,699 square metre business park building.

It was	<p>Moved by Councillor Kooner Seconded by Councillor Hepner That:</p>
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 1. Council file Development Variance Permit No. 7921-0354-00.
 2. Council authorize staff to draft the revised Development Permit No. 7921-0354-00 generally in accordance with the attached drawings (Appendix II), and the finalized Ecosystem Development Plan.
 3. Council approve Development Variance Permit No. 7921-0354-01, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north (rear) yard setback of the CD (Bylaw No. 17536) Zone from 7.5 metres to 0.0 metres to the principal building face; and
 - (b) to reduce the rate at which parking is calculated for industrial floor area associated with the proposed building from 1 parking space per 100 square metres to 0.90 parking spaces per 100 square metres.
 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) 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 Ecosystem Development Plan to the satisfaction of the Planning and Development Department;
- (e) registration of a Section 219 Restrictive Covenant for "no build" over, and installation and maintenance of, the Green Infrastructure landscape buffer; and
- (f) registration of a Section 219 Restrictive Covenant advising future homeowners of the potential farm operations of the adjacent agricultural lands.

RES.R23-512

Carried

**2. 7917-0069-00, 7917-0069-01
14280 - 60 Avenue**

Owner: 1078804 B.C. Ltd.

Director Information: Iqbal S. Dhaliwal

No Officer Information Filed as at June 9, 2022

Agent: F. Adab Architects Inc. (Fred Adab)

Development Variance Permit

to eliminate the minimum required indoor amenity space for a townhouse development.

It was

Moved by Councillor Bains

Seconded by Councillor Stutt

That Council approve Development Variance

Permit No. 7917-0069-01, to reduce the minimum physical indoor amenity space required for an 18 unit townhouse development on Lot 1 from 37 square metres to 0 square metres and for a 21 unit townhouse development on Lot 2 from 37 square metres to 0 square metres, to proceed to Public Notification.

RES.R23-513

Carried

D. ITEMS REFERRED BACK**1. 7919-0366-00****16065 Fraser Highway; 16099 Fraser Highway (16111 Fraser Highway)**

Owners: Bucci Fleetwood Holdings Ltd.

Director Information: Michael Bucci, Frederick L. BucciOfficer Information as at June 18, 2022: Frederick L. Bucci (President),
Michael Bucci (Vice President)

Bucci Fleetwood Holdings (SE) Ltd.

Director Information: Michael Bucci, Frederick L. BucciOfficer Information as at February 14, 2023: Michael Bucci (Vice President),
Frederick L. Bucci (President)

Bucci Fleetwood Holdings (SW) Ltd.

Director Information: Michael Bucci, Frederick L. BucciOfficer Information as at February 14, 2023: Michael Bucci (Vice President),
Frederick L. Bucci (President)

Agent: Bucci Investment Corporation (Troy Abromaitis)

OCP Amendment from Multiple Residential to Town Centre**TCP Stage 1 Amendment of a portion from "Mid Rise Transition Mixed Use" to "Mid Rise Transition" and a portion from "High Rise Mixed Use" to "Fleetwood Centre"****Rezoning from RA and CHI to CD****General Development Permit***to permit the development of two high-rise mixed-use buildings and one mid-rise residential building as part of a multi-phased development and the creation of a lot for Park purposes.*

It was

Moved by Councillor Hepner
Seconded by Councillor Annis
That:

1. Council consider Third Reading of Official Community Plan (OCP) Amendment Bylaw No. 20754.
2. Council amend Rezoning Bylaw No. 20755 to incorporate the following revised provisions, as shown in Appendix V:
 - (a) Maximum floor area ratio for Block A has been amended from 6.14 to 5.91;
 - (b) Maximum floor area ratio for Block B has been amended from 5.74 to 5.73;
 - (c) Minimum north yard setback for Block B has been amended from 7 metres to 8 metres; and
 - (d) Maximum height of principal building for Block A has been amended from 143 metres to 133 metres.
3. Council consider Third Reading of Rezoning Bylaw No. 20755 (Appendix V), as amended.

4. Council authorize staff to draft General Development Permit No. 7919-0366-00 generally in accordance with the attached updated drawings (Appendix I).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) All issues as outlined in the original Planning & Development Report for 7919-0366-00 and dated October 3, 2022.
5. Council pass a resolution to amend the Fleetwood Stage 1 Plan to redesignate a portion of the land from "Mid Rise Transition Mixed Use" to "Mid Rise Transition" and a portion from "High Rise Mixed Use" to "Fleetwood Centre" when the project is considered for final adoption (Appendix V).

RES.R23-514

Carried

It was
Bylaw 20755, granted by resolution RES.R22-1745, at the October 3, 2022 Regular Council – Land Use meeting.

Moved by Councillor Bains
Seconded by Councillor Kooner
That Council rescind second reading of

RES.R23-515

Carried

It was
incorporating the following revised provisions, as shown in Appendix V, of this Planning Report dated April 3, 2023:

Moved by Councillor Bains
Seconded by Councillor Hepner
That Council amend Bylaw No. 20755 by

- (a) Maximum floor area ratio for Block A has been amended from 6.14 to 5.91;
- (b) Maximum floor area ratio for Block B has been amended from 5.74 to 5.73;
- (c) Minimum north yard setback for Block B has been amended from 7 metres to 8 metres; and
- (d) Maximum height of principal building for Block A has been amended from 143 metres to 133 metres.

RES.R23-516

Carried

It was
2013, No. 18020, Amendment Bylaw, 2022, No. 20754" pass its third reading.

Moved by Councillor Kooner
Seconded by Councillor Bose
That "Surrey Official Community Plan Bylaw,

RES.R23-517

Carried

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 85 (CD 85), Bylaw, 2022, No. 20755" pass its second reading, as amended.
RES.R23-518 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 85 (CD 85), Bylaw, 2022, No. 20755" pass its third reading.
RES.R23-519 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 Comprehensive Development Zone 37 (CD 37), Bylaw, 2021, No. 20531"
7920-0255-00
Owner: Clover Square Holdings Ltd. (Director Information: Scott Gordon,
Norman Woo)
Agent: Pacific Land Group Ltd. (Laura Jones)
17700 No. 10 Highway (56 Avenue)
C-8 to CD – To permit several existing non-conforming land-uses that were
previously allowed under the Land Use Contract No. 144.

Council direction received December 6, 2021

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That "Surrey Comprehensive Development
Zone 37 (CD 37), Bylaw, 2021, No. 20531" be finally adopted.
RES.R23-520 Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20580"
7921-0123-00
Owners: S. Kaila, S. Kaila
Agent: Mainland Engineering Design Corporation (Rajeev Mangla)
6880 - 184 Street
RF to RF-SD – to subdivide the site into four semi-detached residential lots.

Council direction received February 14, 2022

It was
Amendment Bylaw, 2022, No. 20580" be finally adopted.
RES.R23-521
Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried

BYLAWS WITH PERMITS

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20273"
7918-0065-00
Owner: S. Binng
Agent: Coastland Engineering & Surveying Ltd. (Michael Helle)
8409 – 156 Street (8407 – 156 Street)
RM-D to RF-13 - to allow to subdivide the site into two single family small lots, one
with reduced lot width.

Council direction received January 25, 2021

It was
Amendment Bylaw, 2021, No. 20273" be finally adopted.
RES.R23-522
Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried

Development Variance Permit No. 7918-0065-00

8409 – 156 Street (8407 – 156 Street)
To reduce the minimum lot width of a Type 1 Corner lot from 14 metres to
12.6 metres for proposed Lot 2.

Supported by Council February 8, 2021

It was
Development Variance Permit No. 7918-0065-00.
RES.R23-523
Moved by Councillor Bose
Seconded by Councillor Hepner
That Council authorize the issuance of
Carried

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20438"
7921-0084-00
Owner: Diversified Management Inc. (Director information: Frederick Gooding, Sock-Kheng OOI)
Agent: Diversified Management Inc. (Sock Kheng)
13060 - 80 Avenue & 13099 - 78A Avenue (formerly 13101 - 78A Avenue)
IH to IL – To rezone the site to consolidate the two lots into one site to facilitate the construction of a 13,006 square metre industrial building.

Council direction received September 13, 2021

RES.R23-524 It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20438" be finally adopted.
Carried

Development Permit No. 7921-0084-00
13060 - 80 Avenue & 13099 - 78A Avenue (formerly 13101 - 78A Avenue)
To issue Development Permit for Form and Character.

Council authorized to draft September 13, 2021

RES.R23-525 It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council authorize the issuance of
Development Permit No. 7921-0084-00.
Carried

PERMITS - APPROVALS

5. Development Variance Permit No. 7917-0169-00
6336 - 177B Street
Owner: City of Surrey
Agent: City of Surrey
To reduce the minimum west side yard flanking street setback from 7.5 metres to 6.0 metres to the principal building face to permit the development of the Cloverdale Sport & Ice Complex.

Supported by Council March 6, 2023

RES.R23-526 It was Moved by Councillor Bose
Seconded by Councillor Annis
That Council authorize the issuance of
Development Variance Permit No. 7917-0169-00.
Carried

Development Permit No. 7917-0169-02
6336 - 177B Street – To issue Development Permit for Form and Character.

Council authorized to draft February 13, 2023

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

Development Permit No. 7917-0169-02.
RES.R23-527 Carried

6. Development Variance Permit No. 7921-0029-00
12958 Southridge Drive
Owners: M. Gandham, M. Gandham
Agent: Bakerview Building Design Ltd. (Garry Dusanjh)
To reduce the minimum side yard setback from 4.5 metres to 1.8 metres to the principal building's east side, and the minimum front yard setback from 7.5 metres to 4.9 metres to the principal building face, in order to permit the development of a new single-family dwelling.

Supported by Council May 9, 2022

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

Development Variance Permit No. 7921-0029-00.
RES.R23-528 Carried

Development Permit No. 7921-0029-00
12958 Southridge Drive – To issue Development Permit for Hazard Lands (Steep Slopes), Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas) Farm Protection.

Council authorized to draft April 25, 2022

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

Development Permit No. 7921-0029-00.
RES.R23-529 Carried

INTRODUCTIONS

7. "Surrey Comprehensive Development Zone 27 (CD 27), Bylaw, 2023, No. 20517".
3900-20-20517 – Council Initiative
12534, 12538, 12542, 12548, 12560, 12568, 12572, 12580 and 12588 - 64 Avenue;
6308 and 6298 - 125A Street; 6278, 6288, 6292, 6318, 6326, 6332, 6340, 6352, 6360,
6372, 6380, 6386, 6390, 6398, 6395, 6385, 6377, 6361, 6355, 6341, 6333, 6325, 6319,
6303, 6297, 6291, 6289, 6283, 6277 and 6271 - 125A Street; 6301, 6299, 6389, 6321,
6315, 6297 and 6287- 126 Street; 12599, 12589, 12579, 12550, 12558, 12566, 12572,
12582, 12588 and 12596 - 62B Avenue; 12545 - 62A Avenue
This Bylaw amends and replaces Bylaw No. 13186 in order to support the inclusion
of one secondary suite in existing Comprehensive Development Zones that regulate
single family dwellings and that have adequate lot size, width and depth to provide
at least three of street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Comprehensive Development
Zone 27 (CD 27), Bylaw, 2023, No. 20517" pass its first reading.
RES.R23-530 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Bose
That "Surrey Comprehensive Development
Zone 27 (CD 27), Bylaw, 2023, No. 20517" pass its second reading.
RES.R23-531 Carried

8. "Surrey Comprehensive Development Zone 28 (CD 28), Bylaw, 2023, No. 20518".
3900-20-20518 – Council Initiative
14693, 14699, 14711, 14719, 14725, 14733, 14739, 14745, 14753, 14768, 14762, 14756,
14750, 14742, 14738, 14734, 14730, 14726, 14720, 14714, 14708, 14702, 14696, 14692,
14688, 14684, 14682, 14674, 14670, 14666, 14662, 14658, 14654, 14650, 14644, 14638,
14634, 14630, 14626, 14620, 14616, 14610, 14606, 14602, 14609, 14617, 14625, 14651,
14659, 14663 and 14667- 80A Avenue; 14515, 14593, 14581, 14601, 14607, 14615, 14621,
14627, 14633 14639, 14645, 14653, 14661, 14669, 14675, 14681, 14687, 14693, 14697,
14690, 14682, 14668, 14660, 14652, 14646, 14640, 14632, 14628, 14622, 14614, 14608
and 14602 and 14571 - 81A Avenue; 8022, 8068, 8128, 8118, 8108, 8098, 8088, 8078,
8185, 8175 and 8163 - 146 Street; 8067, 8075, 8083, 8082, 8076 and 8070 - 147 Street;
14591, 14583, 14575, 14567, 14559, 14551, 14543, 14529, 14517, 14518, 14536, 14544, 14552,
14560, 14568, 14576, 14584 and 14592 - 82 Avenue; 8149, 8212, 8215, 8209, 8203, 8195,
8187, 8183, 8177, 8171, 8165, 8159, 8153, 8168, 8174 and 8182 - 145 Street;
8051, 8057, 8063, 8071, 8079, 8086, 8080, 8072, 8066 and 8058 - 146A Street;
8158, 8164, 8169, 8161 and 8151 - 145B Street

This Bylaw amends and replaces Bylaw No. 13528 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

RES.R23-532	It was	Moved by Councillor Bose
		Seconded by Councillor Hepner
		That "Surrey Comprehensive Development
	Zone 28 (CD 28), Bylaw, 2023, No. 20518" pass its first reading.	<u>Carried</u>

The said Bylaw was then read for the second time.

RES.R23-533	It was	Moved by Councillor Kooner
		Seconded by Councillor Stutt
		That "Surrey Comprehensive Development
	Zone 28 (CD 28), Bylaw, 2023, No. 20518" pass its second reading.	<u>Carried</u>

9. "Surrey Comprehensive Development Zone 29 (CD 29), Bylaw, 2023, No. 20519".
3900-20-20519 – Council Initiative
15611, 15619, 15631, 15641, 15649, 15657, 15665, 15675, 15683, and 15693 - 102B Avenue;
10296 – 156 Street
This Bylaw amends and replaces Bylaw No. 13762 in order to support the inclusion of one secondary suite in existing Comprehensive Development Zones that regulate single family dwellings and that have adequate lot size, width and depth to provide at least three off street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

RES.R23-534	It was	Moved by Councillor Kooner
		Seconded by Councillor Stutt
		That "Surrey Comprehensive Development
	Zone 29 (CD 29), Bylaw, 2023, No. 20519" pass its first reading.	<u>Carried</u>

The said Bylaw was then read for the second time.

RES.R23-535	It was	Moved by Councillor Bose
		Seconded by Councillor Hepner
		That "Surrey Comprehensive Development
	Zone 29 (CD 29), Bylaw, 2023, No. 20519" pass its second reading.	<u>Carried</u>

- Council direction received November 9, 2020
Corporate Report No. 2020-R162

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 30 (CD 30), Bylaw, 2023, No. 20520" pass its first reading.
Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Bains
That "Surrey Comprehensive Development
Zone 30 (CD 30), Bylaw, 2023, No. 20520" pass its second reading.
Carried

11. "Surrey Comprehensive Development Zone 31 (CD 31), Bylaw, 2023, No. 20521".
3900-20-20521 – Council Initiative
6521, 6497 and 6495 – 142 Street; 14198, 14188, 14176, 14170, 14166, 14162 and
14158 – 65 Avenue; 6476, 6488, 6477, 6483, 6491, 6505, 6511, 6527, 6539, 6530, 6520
and 6510 – 141A Street; 6519, 6525, 6533, 6538, 6522, and 6518 – 141B Street;
14102 – 66 Avenue
This Bylaw amends and replaces Bylaw No. 14140 in order to support the inclusion
of one secondary suite in existing Comprehensive Development Zones that regulate
single family dwellings and that have adequate lot size, width and depth to provide
at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Comprehensive Development
Zone 31 (CD 31), Bylaw, 2023, No. 20521" pass its first reading.
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 31 (CD 31), Bylaw, 2023, No. 20521" pass its second reading.
RES.R23-539 Carried

12. "Surrey Comprehensive Development Zone 32 (CD 32), Bylaw, 2023, No. 20522".
3900-20-20522 – Council Initiative
8115 and 8109 – 145 Street; 14502, 14510, 14518, 14532, 14546, 14558, 14566, 14572,
14580, 14588, 14598, 14595, 14589, 14577, 14561, 14555 and 14533 – 80B Avenue;
8043, 8045, 8111, 8099 and 8089 – 146 Street
This Bylaw amends and replaces Bylaw No. 14425 in order to support the inclusion
of one secondary suite in existing Comprehensive Development Zones that regulate
single family dwellings and that have adequate lot size, width and depth to provide
at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 32 (CD 32), Bylaw, 2023, No. 20522" pass its first reading.
RES.R23-540 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 32 (CD 32), Bylaw, 2023, No. 20522" pass its second reading.
RES.R23-541 Carried

13. "Surrey Comprehensive Development Zone 33 (CD 33), Bylaw, 2023, No. 20523".
3900-20-20523 – Council Initiative
14466, 14478, 14488, 14498, 14508, 14520, 14530 and 14554 – 68 Avenue;
6791, 6785, 6779, 6771, 6782 and 6790 – 144B Street; 14470, 14476, 14482, 14490,
14496, 14499, 14493, 14487 and 14481 – 67B Avenue; 6789, 6781, 6773, 6767, 6761,
6753, 6745, 6739, 6733, 6727, 6724, 6732, 6738, 6744, 6750, 6756, 6762, 6768, 6774,
6780 and 6788 – 145A Street; 14555 – 67 Avenue
This Bylaw amends and replaces Bylaw No. 14444 in order to support the inclusion
of one secondary suite in existing Comprehensive Development Zones that regulate
single family dwellings and that have adequate lot size, width and depth to provide
at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 33 (CD 33), Bylaw, 2023, No. 20523" pass its first reading.
RES.R23-542 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 33 (CD 33), Bylaw, 2023, No. 20523" pass its second reading.
RES.R23-543 Carried

14. "Surrey Comprehensive Development Zone 34 (CD 34), Bylaw, 2023, No. 20524".
3900-20-20524 – Council Initiative
12190, 12208, 12216, 12220, 12228, 12232, 12240 and 12246 - 92 Avenue; 12245, 12237,
12223, 12215, 12209, 12201, 12242 and 12238 - 91A Avenue; 9113, 9159, 9151, 9147, 9141,
9135, 9129, 9119, 9111, 9105, 9108, 9116, 9122, 9130, 9136, 9150 and 9142 - 122 Street;
This Bylaw amends and replaces Bylaw No. 14523 in order to support the inclusion
of one secondary suite in existing Comprehensive Development Zones that regulate
single family dwellings and that have adequate lot size, width and depth to provide
at least three off-street parking spaces, as outlined in Corporate Report 2020-R162.

Council direction received November 9, 2020
Corporate Report No. 2020-R162

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 34 (CD 34), Bylaw, 2023, No. 20524" pass its first reading.
RES.R23-544 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 34 (CD 34), Bylaw, 2023, No. 20524" pass its second reading.
RES.R23-545 Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

15. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18730"
7916-0010-00
Owners: 1084291 B.C. Ltd. (Directors information: Kevin Anderson, Gary Mertens),
and 72184 Holdings Ltd. (Directors information: Ross Elliott, Martina Rempel,
Loreen Williams)

18225, 18241, 18259, 18281, 18311, 18341 and 18355 - 72 Avenue, 18222, 18260, 18284, 18320 and 18360 - 73 Avenue, 7236 - 182 Street, 7263 - 184 Street
RA to RF & RF-13 - To subdivide into 6 single family lots and 125 single family small lots.

Council direction received July 25, 2016

It was

Moved by Councillor Bose
Seconded by Councillor Stutt
That Council close Application

No. 7916-0010-00 and file Bylaw No. 18730.

RES.R23-546

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 Stutt
Seconded by Councillor Kooner
That the April 3, 2023 Regular Council –

Land Use meeting be adjourned.

RES.R23-547

Carried

The Regular Council - Land Use meeting adjourned at 5:55 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Brenda Locke