

Present:

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

Absent:**Staff Present:**

City Manager
Deputy 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.R23-953

Moved by Councillor Bose
Seconded by Councillor Bains
That the agenda of the May 15, 2023, Regular

Carried

B. LAND USE APPLICATIONS**1. 7922-0244-00**

12945 Anvil Way (78 Avenue) (12935 Anvil Way (78 Avenue))

Owner: Beedie (Anvil Way) Holdings Ltd.

Director Information: Ryan Keith Beedie

Officer Information as at March 7, 2023:

Ryan Keith Beedie (President, Secretary), David John Pearson (Other Offices),
Arthur Todd Yuen (Other Offices)

Agent: Beedie (Daniel Feeney)

Development Permit / Development Variance Permit

to permit the development of an industrial building.

It was

Moved by Councillor Bains
Seconded by Councillor Stutt
That:

1. Council authorize staff to draft Development Permit No. 7922-0244-00 Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached drawings (Appendix V).

2. Council approve Development Variance Permit No. 7922-0244-00, varying the following, to reduce the minimum setback distance from the top-of-bank for a "Natural" Class B (yellow-coded) stream in Part 7A of Zoning Bylaw No. 12000, from 7 metres to 2 metres, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff; and
 - (f) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer and sensitive ecosystem permit area.

RES.R23-954

Carried

2. **7923-0125-00**
8685 - 164 Street
 Owners: S. Athwal, R. Athwal
 Agent: CitiWest Consulting Ltd. (Roger Jawanda)
Development Variance Permit
to vary the definition of finished grade in the Zoning Bylaw to accommodate construction of a new single family dwelling on the lot.

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That Council approve Development Variance

Permit No. 7923-0125-00, to vary the definition of *finished grade* in Part 1

Definitions of Zoning Bylaw 12000, as amended, to permit the use of the proposed lot grading plan in Schedule A, attached to the Development Variance Permit, for the purpose of establishing the finished grade on the subject lot, rather than the lot grading plan that was approved by the City at the time of subdivision when the lot was initially created, to proceed to Public Notification.

RES.R23-955

Carried

3. **7922-0334-00**
6707 - 130 Street
Owners: R. Khinda, A. Khinda
Agent: Key for Homes Development Ltd. (Lilian Kan)
Rezoning from RF to RF-13
to permit subdivision into two single family small lots.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 20960 to rezone the subject site from "Single Family Residential Zone (RF)" 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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R23-956

Carried

4. **7922-0168-00**
13453, 13461 and 13473 - 94A Avenue
Owner: 1342196 B.C. Ltd.
Director Information: Luc Gosselin
Officer Information as at January 11 2023: Luc Gosselin (President, Secretary)
Agent: Whitetail Homes Ltd. (Luc Gosselin)
Rezoning from RF to CD (based on RM-70)
Development Permit
to permit the development of a 6-storey apartment building consisting of approximately 125 dwelling units in City Centre.

It was

Moved by Councillor Annis
Seconded by Councillor Bains
That:

1. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0168-00 generally in accordance with the attached drawings (Appendix I).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (i) 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.

RES.R23-957

Carried

It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That "Surrey Comprehensive Development
 Zone 120 (CD 120), Bylaw, 2023, No. 20955" pass its first reading.
 RES.R23-958 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 120 (CD 120), Bylaw, 2023, No. 20955" pass its second reading.
 RES.R23-959 Carried

It was then Moved by Councillor Hepner
 Seconded by Councillor Kooner
 That the Public Hearing on "Surrey
 Comprehensive Development Zone 120 (CD 120), Bylaw, 2023, No. 20955" be held
 at City Hall on June 5, 2023, at 7:00 p.m.
 RES.R23-960 Carried

5. **7918-0145-00**
17380, 17418 and 17430 - 100 Avenue, Portion of Road
 Owner: Dream Castle Homes (Abbey) Ltd.
Director Information: Dilbag Singh Mann, Rampal Singh Sangha
Officer Information as at January 8, 2023:
 Dilbag Singh Mann (President), Pampal Singh Sangha (Secretary)
 Agent: DF Architecture (Zubin Billimoria)
OCP Amendment from "Suburban" to "Urban"
LAP Amendment from "Urban Residential 8-10 UPA or Low Density Townhouse
10-15 UPA Gross Transition" and "Low Density Townhouse 12 - 15 UPA Gross" to
"Low Density Townhouse 15 - 20 UPA Gross"
Rezoning from RA to CD (based on RM-30)
Development Permit / Development Variance Permit
to permit the development of 45 townhouse units, and to reduce the minimum
streamside setback area for a Class B ditch, as measured from top-of-bank.

It was Moved by Councillor Kooner
 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 properties, and the portion of unopened road allowance shown as Block A on the Survey Plan attached in Appendix I, from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7918-0145-00 generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan.
5. Council approve Development Variance Permit No. 7918-0145-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum streamside setback area, as measured from the top-of-bank of a Class B ditch, from 7.0 metres to a minimum of 3.5 metres on the west side of the ditch under Part 7A Streamside Protection of the Zoning Bylaw, No. 12000.
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (i) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;

- (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (k) completion of the acquisition of the unopened City-owned road allowance between 17380 and 17418 – 100 Avenue;
- (l) submission of an acoustical study, and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures for the units adjacent to Highway No. 1 (Buildings 1, 2, 5 and 6);
- (m) 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;
- (n) registration of a Section 219 Restrictive Covenant for installation and maintenance of the landscape buffer; and
- (o) registration of a Section 219 Restrictive Covenant and Statutory Right-of-Way over the designated Streamside Protection Area (north/south Class B ditch) for Sensitive Ecosystem Protection.

7. Council pass a resolution to amend the Abbey Ridge Local Area Plan (LAP) to redesignate the subject site from "Urban Residential 8-10 UPA or Low Density Townhouse 10-15 UPA Gross Transition" and "Low Density Townhouse 12 - 15 UPA Gross" to "Low Density Townhouse 15 – 20 UPA Gross", when the project is considered for final adoption.

RES.R23-961

Carried

It was

Moved by Councillor Bains
 Seconded by Councillor Stutt
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20956" pass its first reading.

RES.R23-962

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20956" pass its second reading.

RES.R23-963

Carried

- RES.R23-964 It was then Moved by Councillor Bose
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20956" be
held at City Hall on June 5, 2023, at 7:00 p.m.
Carried
- RES.R23-965 It was Moved by Councillor Annis
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 121 (CD 121), Bylaw, 2023, No. 20957" pass its first reading.
Carried
- The said Bylaw was then read for the second time.
- RES.R23-966 It was Moved by Councillor Hepner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 121 (CD 121), Bylaw, 2023, No. 20957" pass its second reading.
Carried
- RES.R23-967 It was then Moved by Councillor Stutt
Seconded by Councillor Annis
That the Public Hearing on "Surrey
Comprehensive Development Zone 121 (CD 121), Bylaw, 2023, No. 20957" be held at
City Hall on June 5, 2023, at 7:00 p.m.
Carried

6. 7922-0297-00**14741 - 108 Avenue**

Owner: 1268042 B.C. Ltd.

Director Information: Rahul Mehta, Maneesh Nanda

Officer Information as at September 30, 2022:

Rahul Mehta (President), Maneesh Nanda (Secretary)

Agent: Gerry Blonski Architect (Gerry Blonski)

Development Permit / Development Variance Permit

to permit exterior changes to an existing eating establishment, including changes to the surface parking lot, to accommodate a drive-through restaurant window and associated queuing.

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

1. Council authorize staff to draft Development Permit No. 7922-0297-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix I).

2. Council approve the applicant's request to vary the Sign Bylaw as described in Appendix IV.
3. Council approve Development Variance Permit No. 7922-0297-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum off-street parking requirements for a proposed drive-through restaurant (eating establishment) from 33 to 11 parking stalls; and
 - (b) to reduce the minimum front (south) yard setback of the CHI Zone from 7.5 metres to 6.0 metres for the existing restaurant building on the subject site.
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; and
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R23-968

Carried

7. **7919-0177-00**
11037, 11049, 11057 and 11069 Ravine Road; 11054, 11066 and 11080 - 132 Street
 Owner: Quadra Holdings (King George) Ltd.
Director Information: Michael Redekop, Peter Warkentin
Officer Information as at September 23, 2022:
 Michael Redekop (President), Peter David Warkentin (Secretary)
 Agent: Barnett Dembek Architects Inc. (Maciej Dembek)
OCP Text Amendment to allow a higher density in the "Multiple Residential" designation
Rezoning from RF and RM-D to CD (based on RM-70)
Development Permit
to permit the development of three, 6-storey apartment buildings, containing 319 dwelling units, over a shared two-level underground parkade, in City Centre.

It was

Moved by Councillor Kooner
 Seconded by Councillor Annis
 That:

1. A Bylaw be introduced to amend Official Community Plan (OCP) Table 7A: Land Use Designation Exemptions within the "Multiple Residential" designation by adding site specific permission for the subject site to permit a density up to 2.7 FAR, and a date be set for Public Hearing.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from "Single Family Residential Zone (RF)" and "Duplex Residential Zone (RM-D)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7919-0177-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to Final Adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-70 Zone, at the rate in effect at the time of Final Adoption;
 - (h) submission of an acoustical report for units adjacent to 132 Street and 132 Street Diversion and registration of a Section 219 Restrictive Covenant to ensure the implementation of noise mitigation measures;
 - (i) payment of Tier 2 Capital Projects Community Amenity Contributions, on a per square metre basis, for proposed density in excess of 2.5 FAR (Gross); 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.
- RES.R23-969 Carried
- It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 20958" pass its first reading.
- RES.R23-970 Carried
- The said Bylaw was then read for the second time.
- It was Moved by Councillor Bose
Seconded by Councillor Annis
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 20958" pass its second reading.
- RES.R23-971 Carried
- It was then Moved by Councillor Stutt
Seconded by Councillor Annis
That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 20958" be held at City Hall on June 5, 2023, at 7:00 p.m.
- RES.R23-972 Carried
- It was Moved by Councillor Annis
Seconded by Councillor Kooner
That "Surrey Comprehensive Development Zone 119 (CD 119), Bylaw, 2023, No. 20959" pass its first reading.
- RES.R23-973 Carried
- The said Bylaw was then read for the second time.
- It was Moved by Councillor Annis
Seconded by Councillor Kooner
That "Surrey Comprehensive Development Zone 119 (CD 119), Bylaw, 2023, No. 20959" pass its second reading.
- RES.R23-974 Carried
- It was then Moved by Councillor Bose
Seconded by Councillor Kooner
That the Public Hearing on "Surrey Comprehensive Development Zone 119 (CD 119), Bylaw, 2023, No. 20959" be held at City Hall on June 5, 2023, at 7:00 p.m.
- RES.R23-975 Carried

C. ADDITIONAL PLANNING COMMENTS**1. 7920-0162-01****1949 - 167 Street; 16621, 16663, 16651, - 19 Avenue; 16606, 16620, 16674 - 20 Avenue**

Owners: 1031665 B.C. Ltd.

Director Information: Paramjit SinghNo Officer Information Filed as at March 26, 2022

1071773 B.C. Ltd.

Director Information: Paramjit SinghNo Officer Information Filed as at April 12, 2022

1215031 B.C. Ltd.

Director Information: Paramjit SinghNo Officer Information Filed as at July 3, 2022

1071767 B.C. Ltd.

Director Information: Paramjit SinghNo Officer Information Filed as at April 12, 2022

1193082 B.C. Ltd.

Director Information: Paramjit SinghNo Officer Information Filed as at January 8, 2022

1242842 B.C. Ltd.

Director Information: Paramjit SinghNo Officer Information Filed as at March 2, 2021

Agent: Alvair Development Ltd. (Kunwar Bir Singh)

Development Variance Permit*to allow subdivision into one single family small lot.*

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That:

1. Council approve Development Variance Permit No. 7920-0162-01, to reduce the minimum lot width of the RF-13 Zone from 12 metres to 10.5 metres for proposed Lot 3, to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) Completion of all requirements under Development Application Nos. 7920-0159-00 and 7920-0162-00.

RES.R23-976

Carried**D. ITEMS REFERRED BACK**

This section had no items to consider.

E. CORPORATE REPORTS

This section had no items to consider.

F. CORRESPONDENCE

This section had no items to consider.

G. NOTICE OF MOTION

This section had no items to consider.

H. BYLAWS AND PERMITS**BYLAWS**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20691"
7922-0079-00
Owner: 1330029 B.C. Ltd. (Director Information: Harjinder S. Shokar, Talwinder S. Sudan)
Agent: Aplin & Martin Consultants Ltd. (Samira Khayambashi)
16736 - 16 Avenue
RH to RF-SD – to subdivide the site into six semi-detached single family small lots.

Council direction received July 11, 2022

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20691" be finally adopted.

RES.R23-977

Carried

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20057"
7919-0191-00
Owner: H. Grewal
Agent: Mainland Engineering Design Corporation (Avnash Banwait, Rajeev Mangla)
Portion of 5650 - 144 Street
RH to CD - to subdivide a portion into 1 lot.

Council direction received April 20, 2020

It was

Moved by Councillor Kooner

Seconded by Councillor Annis

That Council amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from "Single Family Residential" to "Single Family Small Lots" and for changes to the local road network.

RES.R23-978

Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20057" be finally adopted.
RES.R23-979 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20071"
Portion of 5650 - 144 Street
RH to RF-13 - to subdivide a portion into 1 lot.

Council direction received April 20, 2020

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2020, No. 20071" be finally adopted.
RES.R23-980 Carried

BYLAWS WITH PERMITS

3. "Surrey Comprehensive Development Zone 115 (CD 115), Bylaw, 2023, No. 20922"
7923-0021-00
Owner: Habitat Housing Society (Director Information: T. Beachy, A. Bratch, C. East,
M. Kendler, A. Khosla, K. Lehal, M. Mann, L. Mathias, D. Neale, R. Prasad, J. Scott, D. Sekhon)
Agent: JSK Healthcare Limited (Healthcare Pharmacy) (Krupen Shah)
13352 Old Yale Road
RM-70 to CD - To allow for a small-scale drug store within an existing residential
development and to vary the minimum 400 metre separation requirement between
a small-scale drug store and an existing drug store.

Council direction received April 17, 2023

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 115 (CD 115), Bylaw, 2023, No. 20922" be finally adopted.
RES.R23-981 Carried
With Councillor Elford opposed.

Development Variance Permit No. 7923-0021-00
13352 Old Yale Road

To reduce the minimum separation distance between drug stores, small-scale drug
stores or methadone dispensaries from 400 metres to 30 metres to permit a
small-scale drug store on the subject site.

Supported by Council May 1, 2023

- RES.R23-982 It was Moved by Councillor Kooner
Development Variance Permit No. 7923-0021-00. Seconded by Councillor Hepner
That Council authorize the issuance of
Carried
With Councillor Elford opposed.
4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20766"
7921-0368-00
Owners: L. Parsons, G. Parsons
Agent: Sarah Gallop Design Inc. (Sean Hemenway)
12590 - 15A Avenue
RF to RF-O – to allow for an addition to an existing single family dwelling.
- Council direction received October 3, 2022
- RES.R23-983 It was Moved by Councillor Kooner
Amendment Bylaw, 2022, No. 20766" be finally adopted. Seconded by Councillor Bose
That "Surrey Zoning Bylaw, 1993, No. 12000,
Carried
- Development Variance Permit No. 7921-0368-00
12590 - 15A Avenue
To reduce the minimum front yard (north) setback from 10 metres to 3.6 metres
and the minimum rear yard (south) setback from 10 metres to 1.8 metres to the
principal building face. The proposal also includes a reduction in the minimum
required lot depth from 45 metres to 30.3 metres, and an increase to the maximum
second floor area requirements allowed from 80% of the ground floor area to 115%.
- Supported by Council November 28, 2022
- RES.R23-984 It was Moved by Councillor Kooner
Development Variance Permit No. 7921-0368-00. Seconded by Councillor Bains
That Council authorize the issuance of
Carried
- Development Permit No. 7921-0368-00
12590 - 15A Avenue
To issue Development Permit for Hazard Lands (Steep Slopes)
- Council authorized to draft October 3, 2022

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That Council authorize the issuance of
Development Permit No. 7921-0368-00.
RES.R23-985 Carried

PERMITS - APPROVALS

5. Development Variance Permit No. 7922-0100-00
988 - 164 Street
Owners: S. Khan, J. Khan
Agent: J. Khan
To reduce the minimum front yard setback from 7.5 metres to 5.6 metres to the principal building face; to reduce the minimum rear yard setback from 7.5 metres to 1.8 metres to the principal building face; and to vary the basement access location requirement to allow the basement access to be located between the principal building and side (east) lot line in order to allow construction of a single family dwelling.

Supported by Council February 13, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council authorize the issuance of
Development Variance Permit No. 7922-0100-00.
RES.R23-986 Carried

FINAL ADOPTIONS

Note: Planning and Development advises (see memorandum in back-ups) items H.6 – H.13 Bylaws are now in order for Third Reading and Final Adoption.

6. "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 Bose
Seconded by Councillor Annis
That "Surrey Comprehensive Development
Zone 27 (CD 27), Bylaw, 2023, No. 20517" pass its third reading.
RES.R23-987 Carried

It was Moved by Councillor Bose
Seconded by Councillor Annis
That "Surrey Comprehensive Development
Zone 27 (CD 27), Bylaw, 2023, No. 20517" be finally adopted.
RES.R23-988 Carried

7. "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

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That "Surrey Comprehensive Development
Zone 28 (CD 28), Bylaw, 2023, No. 20518" pass its third reading.
RES.R23-989 Carried

It was Moved by Councillor Annis
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 28 (CD 28), Bylaw, 2023, No. 20518" be finally adopted.
RES.R23-990 Carried

8. "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

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That "Surrey Comprehensive Development
Zone 29 (CD 29), Bylaw, 2023, No. 20519" pass its third reading.
RES.R23-991 Carried

It was Moved by Councillor Bose
Seconded by Councillor Annis
That "Surrey Comprehensive Development
Zone 29 (CD 29), Bylaw, 2023, No. 20519" be finally adopted.
RES.R23-992 Carried

9. "Surrey Comprehensive Development Zone 30 (CD 30), Bylaw, 2023, No. 20520".
3900-20-20520 – Council Initiative
6590, 6582, 6576, 6568, 6560, 6552, 6546, 6538, 6537, 6545, 6551, 6557, 6565, 6571,
6579, 6585 and 6593 – 125A Street; 12506 – 66 Avenue
This Bylaw amends and replaces Bylaw No. 13960 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 Annis
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 30 (CD 30), Bylaw, 2023, No. 20520" pass its third reading.
RES.R23-993 Carried

It was Moved by Councillor Bose
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 30 (CD 30), Bylaw, 2023, No. 20520" be finally adopted.
RES.R23-994 Carried

10. "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 third reading.
RES.R23-995 Carried

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 31 (CD 31), Bylaw, 2023, No. 20521" be finally adopted.
RES.R23-996 Carried

11. "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 Kooner
Seconded by Councillor Bains
That "Surrey Comprehensive Development
Zone 32 (CD 32), Bylaw, 2023, No. 20522" pass its third reading.
RES.R23-997 Carried

It was Moved by Councillor Annis
Seconded by Councillor Bains
That "Surrey Comprehensive Development
Zone 32 (CD 32), Bylaw, 2023, No. 20522" be finally adopted.
RES.R23-998 Carried

12. "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 Kooner
Seconded by Councillor Stutt
That "Surrey Comprehensive Development
Zone 33 (CD 33), Bylaw, 2023, No. 20523" pass its third reading.
RES.R23-999 Carried

It was Moved by Councillor Bose
Seconded by Councillor Annis
That "Surrey Comprehensive Development
Zone 33 (CD 33), Bylaw, 2023, No. 20523" be finally adopted.
RES.R23-1000 Carried

13. "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

RES.R23-1001	It was Zone 34 (CD 34), Bylaw, 2023, No. 20524	Moved by Councillor Annis Seconded by Councillor Hepner That "Surrey Comprehensive Development pass its third reading. <u>Carried</u>
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RES.R23-1002	It was Zone 34 (CD 34), Bylaw, 2023, No. 20524	Moved by Councillor Kooner Seconded by Councillor Annis That "Surrey Comprehensive Development be finally adopted. <u>Carried</u>
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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

RES.R23-1003	It was Land Use meeting be adjourned.	Moved by Councillor Bose Seconded by Councillor Hepner That the May 15, 2023 Regular Council – <u>Carried</u>
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The Regular Council - Land Use meeting adjourned at 5:44 p.m.

Certified correct:

Stephanie Nichols, Deputy City Clerk

Mayor Brenda Locke