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**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

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**A. ADOPTION OF THE AGENDA**

It was

Moved by Councillor Bose  
Seconded by Councillor Annis  
That:

1. The agenda of the June 5, 2023, Regular Council Land Use meeting be amended by removing Items B.4: 7922-0075-00 and H.2: 7920-0004-00; and
  2. The agenda be adopted as amended.
- RES.R23-1066 Carried

**B. LAND USE APPLICATIONS**

1. **7922-0028-00**  
**17336 - 101 Avenue**  
Owners: Q. Hu, Y. Sun, L. Xu  
Agent: CitiWest Consulting Ltd. (Jasleen Kaur)  
**Rezoning from RA to CD**  
*to allow subdivision into three single family suburban residential lot.*

It was

Moved by Councillor Annis  
Seconded by Councillor Hepner  
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 20963 to rezone the subject site from "One Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)".

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

RES.R23-1067

Carried

2. **7922-0189-00**  
**8496 - 156 Street**  
Owner: P. Sharma  
Agent: Mainland Engineering Design Corp. (Avnash Banwait)  
**Rezoning a portion from RF to RF-13.**  
**Development Variance Permit**  
*to allow subdivision into two single family residential lots, one with a reduced lot width.*

It was

Moved by Councillor Bains  
Seconded by Councillor Stutt  
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 20964 to rezone a portion of the subject site shown as Block B on the attached Survey Plan (Appendix II), from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)".
2. Council approve Development Variance Permit No. 7922-0189-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF-13 Zone from 13.4 metres to 12.7 metres for proposed Lot 2; and
  - (b) to permit a double side-by-side garage on a lot less than 13.4 metres in width for proposed Lot 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 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.

RES.R23-1068

Carried**3. 7921-0225-00****15334 - 68 Avenue**

Owner: Pooni Property Group Ltd.

Director Information: Tarlochan Singh Pooni, Narinder Kaur Poonie, Robert Pooni, Makhan Singh Pooni, Paramjit Kaur Pooni, Randeep Singh Pooni  
Officer Information as at July 13, 2022:

Makhan Singh Pooni (President), Robert Singh Pooni (CEO)

Agent: Ram Construction (Brendon Vining)

**Rezoning from RA to IB-3****Development Permit / Development Variance Permit***to permit the development of 4,843.8 square metre multi-tenant business park building.*

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 "Business Park 3 Zone (IB-3)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7921-0225-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7921-0225-00, to reduce the minimum south (rear yard) setback of the IB-3 Zone from 7.5 metres to 0 metres to the principal building face, to proceed to Public Notification.

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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (f) 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.R23-1069

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Bose

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment Bylaw, 2023, No. 20965" pass its first reading.

RES.R23-1070

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner

Seconded by Councillor Bose

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment Bylaw, 2023, No. 20965" pass its second reading.

RES.R23-1071

Carried

It was then

Moved by Councillor Kooner

Seconded by Councillor Annis

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20965" be held at City Hall on June 19, 2023, at 7:00 p.m.

RES.R23-1072

Carried

4. **7922-0075-00**  
**12720 - 82 Avenue**  
Owner: Mainland Developments (82 Avenue) Ltd.  
Director Information: Darshan Singh Dhaliwal  
No Officer Information filed as at September 4, 2022  
Agent: Mainland Developments (82 Avenue) Ltd. (Rajan Dhaliwal)  
**Regional Growth Strategy Amendment from "Industrial" to "General Urban"**  
**OCP Amendment from "Industrial" to "Commercial"**  
**OCP Text Amendment to allow a higher density in the "Commercial" designation**  
**Rezoning from IH to CD**  
*to permit the development of approximately three mixed-use buildings.*

Application 7922-0075-00 was removed from the agenda.

5. **7923-0143-00**  
**7050 - 120 Street (7090 - 120 Street; 7055 - 122 Street)**  
Owner: Guru Nanak Sikh Gurdwara Society  
Director Information: Gurbhej Singh Bath, Lakbinder Kaur Dhandwar, Manroop Singh Dhanoa, Amarjit Singh Dhothar, Gurmeet Singh Gill, Gurpreet Singh Gill, Mehtab Singh Gill, Bhupinder Singh Hothi, Amandeep Singh Johal, Parminder Kaur, Avtar Singh Khaira, Hardeep Singh Nijjar, Narinder Singh Randhawa, Balpreet Singh, Jeevan Jot Singh, Malkit Singh, Manpreet Singh, Gurmeet Singh Toor  
Agent: FNDA Architecture Inc. (Michel Brunet)  
**Temporary Use Permit**  
*to permit an assembly hall, private school and child care centre for a period of 1 year.*

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That Council approve Temporary Use Permit  
No. 7923-0143-00, to proceed to Public Notification.  
RES.R23-1073 Carried

6. **7923-0049-00**  
**10342 - 136A Street**  
Owner: Janda Group Holdings Inc.  
Director Information: Sonny Janda  
Officer Information as at January 1, 2023: Sonny Janda (Secretary)  
Agent: Petit Design Studio Architecture (Charlie Petit)  
**Development Permit / Development Variance Permit**  
*to permit the development of a temporary modular real estate sales centre and office building in the City Centre.*

It was

Moved by Councillor Kooner  
Seconded by Councillor Annis  
That:

1. Council authorize staff to draft Development Permit No. 7923-0049-00 generally in accordance with the attached drawings (Appendix I).
2. Council approve Development Variance Permit No. 7923-0049-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side (north) yard setback, from 7.5 metres to 1.3 metres;
  - (b) to reduce the minimum front (east) yard setback, from 7.5 metres to 1.5 metres;
  - (c) to reduce the minimum side (south) yard setback, from 7.5 metres to 1.7 metres; and
  - (d) to vary the maximum principal building height, from 9 metres to 10.5 metres.
2. Council instruct staff to resolve the following issue 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) amend the Section 219 Restrictive Covenant for "No Build" on proposed Lot 2 required as a condition of Final Approval of Application No. 7918-0141-00 to permit a temporary modular real estate sales centre/office building; and
  - (c) completion of Application No. 7918-0141-00 including the subdivision and creation of the subject lot (remnant proposed Lot 2).

RES.R23-1074

Carried

7. **7922-0224-00**  
**13343 - 56 Avenue**  
Owners: P. Sanghera, N. Sanghera  
Agent: Hub Engineering Inc. (Mike Kompter)  
**Development Variance Permit**  
*to reduce the minimum lot width of proposed Lots 1 and 2.*

It was

Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That:

1. Council approve Development Variance Permit No. 7922-0224-00, to reduce the minimum lot width of the "Half-Acre Residential Zone (RH)" from 30 metres to 25.1 metres for proposed Lots 1 and 2, to proceed to public notification.
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized spatial separation report to the satisfaction of the Planning & Development Department;
  - (c) submission of finalized building design guidelines and character study to the satisfaction of the Planning & Development department; and
  - (d) Submission of a watercourse determination report from a Qualified Environmental Professional (QEP) for the watercourse along 56 Avenue to the satisfaction of the Planning & Development Department and confirmation for whether the feature is considered a stream under the Water Sustainability Act (WSA).

RES.R23-1075

Carried

8. **7922-0241-00**  
**2350, 2360, and 2372 - 152A Street; 2355, 2365, 2369, and 2383 - 153 Street;**  
**15262, 15268, and 15280 - 24 Avenue**  
 Owner: Polygon 24th Avenue Holdings Ltd.  
Director Information: Robert Bruno, Neil Chrystal  
No Officer Information as at January 20 2023  
 Agent: Polygon 24TH Avenue Holdings Ltd. (Anya Paskovic)  
**OCP Amendment to increase the density in the "Town Centre" designation and "Multiple Residential" designation**  
**TCP Amendment for a change to the road network**  
**Rezoning from RF to CD (based on RM70 & C-5)**  
**Development Permit**  
*to permit the development of a 6-storey mixed-use building with 1,213 sq.m. of commercial floor area and a 6-storey residential apartment building, with a total of 204 dwelling units in Semiahmoo Town Centre.*

It was

Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That:

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 15: Semiahmoo Town Centre Densities Designations for the properties at 2383 – 153 Street, 15280 – 24 Avenue, 15262 – 24 Avenue, 15268 – 24 Avenue, 2372 – 152A Street and 2369 – 153 Street from a maximum of 2.25 FAR to a maximum of 2.5 FAR (Appendix V), and a date for Public Hearing be set.
2. A Bylaw be introduced to amend the OCP, Table 7a: Land Use Designation Exceptions to allow for an FAR of 2.48 (gross density) for the properties at 2350 - 152A Street, 2360 - 152A Street, 2355 – 153 Street and 2365 – 153 Street within the "Multiple Residential" land use designation (Appendix V), and a date for Public Hearing be set.
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 Zone (CD)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7922-0241-00 generally in accordance with the attached drawings (Appendix I).
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 for consolidation 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 RM-70 Zone, at the rate in effect at the time of Final Adoption;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) registration of a right-of-way for public rights-of-passage for the pathway between 152A Street and 153 Street and two publicly accessible open space plazas on either end;
- (k) submission of an acoustical report for the units adjacent to 24 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
- (l) 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.

7. Council pass a resolution to amend the Semiahmoo Town Centre Plan to remove an east-west lane on the subject site when the project is considered for Final Adoption of the associated Bylaws.

RES.R23-1076

Carried

It was

Moved by Councillor Kooner

Seconded by Councillor Annis

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Text Amendment Bylaw, 2023, No. 20966" pass its first reading.

RES.R23-1077

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hepner

Seconded by Councillor Annis

That "Surrey Official Community Plan Bylaw,

2013, No. 18020, Text Amendment Bylaw, 2023, No. 20966" pass its second reading.

RES.R23-1078

Carried

It was then  
 Moved by Councillor Kooner  
 Seconded by Councillor Hepner  
 That the Public Hearing on "Surrey Official  
 Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2023, No. 20966"  
 be held at City Hall on June 19, 2023, at 7:00 p.m.  
 RES.R23-1079 Carried

It was  
 Moved by Councillor Kooner  
 Seconded by Councillor Annis  
 That "Surrey Comprehensive Development  
 Zone 131 (CD 131), Bylaw, 2023, No. 20967" pass its first reading.  
 RES.R23-1080 Carried

The said Bylaw was then read for the second time.

It was  
 Moved by Councillor Hepner  
 Seconded by Councillor Stutt  
 That "Surrey Comprehensive Development  
 Zone 131 (CD 131), Bylaw, 2023, No. 20967" pass its second reading.  
 RES.R23-1081 Carried

It was then  
 Moved by Councillor Hepner  
 Seconded by Councillor Annis  
 That the Public Hearing on "Surrey  
 Comprehensive Development Zone 131 (CD 131), Bylaw, 2023, No. 20967" be held at  
 City Hall on June 19, 2023, at 7:00 p.m.  
 RES.R23-1082 Carried

## C. ADDITIONAL PLANNING COMMENTS

This section had no items to consider.

## D. ITEMS REFERRED BACK

1. **7917-0427-00**  
**8495 and 8483 - 164 Street**  
 Owner: Ravi Investments Ltd.  
Director Information: Ravinder S. Sanghera, Paramjit S. Sanghera  
Officer Information as at February 1, 2023:  
 Ravinder S. Sanghera (Secretary), Paramjit S. Sanghera (President)  
 Agent: CitiWest Consulting Ltd. (Roger Jawanda)  
**OCP Amendment from "Urban" to "Multiple Residential"**  
**OCP Text Amendment to allow a higher density in the "Multiple Residential"**  
**designation**  
**TCP Amendment from "Townhouse" to "Low Rise"**  
**Rezoning from RF to CD (based on RM-45)**  
**Development Permit**  
*to permit the development of a 5-storey apartment building with 45 rental units.*

It was

Moved by Councillor Annis  
Seconded by Councillor Bose  
That:

1. Council consider Third Reading of Official Community Plan (OCP) Amendment Bylaw No. 20776.
2. Council amend Rezoning Bylaw No. 20777 to incorporate the following revised provisions, as shown in Appendix II:
  - (a) The maximum floor area ratio has been amended from 2.21 to 1.88;
  - (b) The building height is reduced from 16 metres to 15.5 metres; and
  - (c) Setback encroachments are permitted for decks, canopies and roof overhangs.
3. Council consider Third Reading of Rezoning Bylaw No. 20777 (Appendix II), as amended.
4. Council authorize staff to draft Development Permit No. 7917-0427-00 generally in accordance with the attached drawings (Appendix I).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) The applicant enter into a Housing Agreement with the City to secure the 45 dwelling units in the proposed 5-storey building to rental housing for a period of twenty (20 years); and
  - (b) All issues as outlined in the original Planning & Development Report for 7917-0427-00 and dated October 3, 2022.
6. Council pass a resolution to amend the Fleetwood Plan (Stage 1) to redesignate the subject site from "Townhouse" to "Low Rise" as illustrated in Appendix III, when the project is considered for Final Adoption.

RES.R23-1083

Carried

With Mayor Locke and Councillors Kooner, Hepner, and Stutt opposed.

It was

Moved by Councillor Annis  
Seconded by Councillor Stutt  
That Council rescind second reading of  
Bylaw 20777, granted by resolution RES.R22-1828, at the October 3, 2022 Regular Council – Land Use meeting.

RES.R23-1084

Carried

It was Moved by Councillor Bose  
Seconded by Councillor Hepner  
That Council amend Bylaw No. 20777 by  
incorporating the following revised provisions, as shown in Appendix II, of this  
Planning Report dated June 5, 2023:

a) The maximum floor area ratio has been amended from 2.21 to 1.88;

b) The building height is reduced from 16 metres to 15.5 metres; and

c) Setback encroachments are permitted for decks, canopies and roof overhangs.

RES.R23-1085 Carried

It was Moved by Councillor Bose  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2022, No. 20776" pass its third reading.

RES.R23-1086 Carried

It was Moved by Councillor Annis  
Seconded by Councillor Hepner  
That "Surrey Comprehensive Development  
Zone 91 (CD 91), Bylaw, 2022, No. 20777" pass its second reading, as amended.

RES.R23-1087 Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "Surrey Comprehensive Development  
Zone 91 (CD 91), Bylaw, 2022, No. 20777" pass its third reading.

RES.R23-1088 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 Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20412"  
7920-0227-00  
Owners: M. Sambhi, R. Binpal  
Agent: Hub Engineering Inc. (Mike Kompter)  
16756 - 20 Avenue  
RA to RF-10 and RF-13 – to subdivide the site into nine single family small lots.

Council direction received July 12, 2021

It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That Council amend the Sunnyside Heights  
Neighbourhood Concept Plan to redesignate a portion of the site  
from "Low Density Residential (6-10 upa)" and "Urban Transitional up to 8 upa" to  
"Medium Density Residential (10-15 upa)", as well as changes to the road network.

RES.R23-1089 Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20412" be finally adopted.

RES.R23-1090 Carried

**BYLAWS WITH PERMITS**

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20353"  
7920-0004-00  
Owners: S. Bhatti, A. Viridi, S. Bhatti, B. Bhatti, B11 Holdings Ltd.  
(Director Information: Santosh Bhatti)  
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)  
13863 – 114 Avenue; 13842, 13854 and 13868 - 115 Avenue  
RF and CD Bylaw No. 14136 to RF-13 – to subdivide the site into 1 single family lot  
and 19 single family small lots.

Application 7920-0004-00 was removed from the agenda.

3. "Surrey Comprehensive Development Zone 8o (CD 8o), Bylaw, 2022, No. 20747"  
7921-0322-00  
Owner: Campbell Crossing 4 Ltd. (Director Information: Sukhminder S. Gill,  
Satpal S. Minhas, Amrik Purewal)  
Agent: Salikan Architecture Inc. (Robert Salikan)  
2213 - 156 Street; 2249 King George Boulevard  
RF to CD – to develop a four-storey mixed-use building with a child care centre  
and commercial units on the ground floor, and 34 residential units above.

It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That Council amend the King George  
Highway Corridor Local Area Plan (LAP) to amend the land use designation for  
the subject site from "Commercial" to "Mixed-Use Commercial-Residential".

Carried

Carried

Carried

- Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20381"  
9746 - 179 Street  
RA to RF-13 and RF – to permit subdivision into three single family small lots and four single family lots in Abbey Ridge.

Council direction received June 14, 2021

RES.R23-1095	It was  Amendment Bylaw, 2021, No. 20381" be finally adopted.  <u>Carried</u>	Moved by Councillor Stutt Seconded by Councillor Bains That "Surrey Zoning Bylaw, 1993, No. 12000,
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Development Variance Permit No. 7919-0036-00  
9746 - 179 Street  
To increase the front (south) yard setbacks from 6.0 metres to 6.5 metres for 50% of the building face, 7.5 metres for the remaining portion of the building face and 4.5 metres for up to 50% of the building face for an attached deck for Lots 1-3; to vary the basement access and basement well requirements to permit a basement access and basement well between the principal building and the front (south) lot line for Lots 1-5; to vary the minimum front (south) yard setback for an accessory building or structure from 18.0 metres to 1.0-metre for Lots 4-5; and to vary the RF 13 Zone to permit an accessory building or structure in the front (south) yard and set the minimum setback to 1.0-metre for Lots 1-3.

Supported by Council June 28, 2021

RES.R23-1096	It was  Development Variance Permit No. 7919-0036-00.  <u>Carried</u>	Moved by Councillor Bains Seconded by Councillor Annis That Council authorize the issuance of
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## PERMITS - APPROVALS

5. Development Variance Permit No. 7921-0354-01  
18745 - 24 Avenue  
Owner: 1366906 B.C. Ltd. (Director Information: Michael Grubner)  
Agent: CTA Architecture + Design Ltd. (Craig Mitchell)  
The applicant is requesting a variance to reduce the minimum north (rear) yard setback from 7.5 metres to 0.0 metres to the principal building face; and to reduce the rate at which parking is calculated for the industrial floor area from 1 parking space per 100 square metres to 0.90 parking spaces per 100 square metres in order to permit the development of a 6,699 square metre business park building.

Supported by Council April 17, 2023

It was Moved by Councillor Kooner  
Seconded by Councillor Annis  
That Council authorize the issuance of  
Development Variance Permit No. 7921-0354-01.  
RES.R23-1097 Carried

Development Permit No. 7921-0354-00  
18745 - 24 Avenue  
To issue Development Permit for Form and Character and Sensitive Ecosystems.

Council authorized to draft April 3, 2023

It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That Council authorize the issuance of  
Development Variance Permit No. 7921-0354-00.  
RES.R23-1098 Carried

6. Development Variance Permit No. 7917-0529-02  
3288 – 194 Street  
Owner: QRD (Ch194) Holdings Inc. (Director Information: Gurpreet Arneja, Vineet Taneja)  
Agent: KCC Architecture (Karla Castellanos)  
The applicant is requesting a variance to increase the maximum principal building height from 14 metres to 17.3 metres and the maximum structure height for silos from 6.0 metres to 12.5 metres; to reduce the rate at which parking is calculated for the industrial floor area from 1 parking space per 100 square metres to 0.795 parking spaces per 100 square metres; and to vary off-street parking and loading and unloading space by allowing passenger vehicle spaces to be located in front of overhead loading doors in order to allow for proposed design changes to a previously approved industrial business park building.

Supported by Council May 1, 2023

It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That Council authorize the issuance of  
Development Variance Permit No. 7917-0529-02.  
RES.R23-1099 Carried



Development Permit No. 7917-0529-02  
3288 – 194 Street  
To issue Development Permit for Form and Character.

Council authorized to draft April 17, 2023

It was  
Development Permit No. 7917-0529-02.  
RES.R23-1100

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

## INTRODUCTIONS

7. "Surrey Comprehensive Development Zone 122 (CD 122), Bylaw, 2023, No. 20947"  
3900-20-20947 – Council Initiative  
1693, 1681, 1667, 1653 and 1641 - 137 Street; 13697 - 16 Avenue  
This Bylaw amends and replaces Bylaw No. 13785 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  
Zone 122 (CD 122), Bylaw, 2023, No. 20947" pass its first reading.  
RES.R23-1101

Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Surrey Comprehensive Development  
Carried

The said Bylaw was then read for the second time.

It was  
Zone 122 (CD 122), Bylaw, 2023, No. 20947" pass its second reading.  
RES.R23-1102

Moved by Councillor Bose  
Seconded by Councillor Hepner  
That "Surrey Comprehensive Development  
Carried

8. "Surrey Comprehensive Development Zone 123 (CD 123), Bylaw, 2023, No. 20948"  
3900-20-20948 – Council Initiative  
3345, 3339, 3331, 3323, 3315 and 3307 Rosemary Heights Crescent  
This Bylaw amends and replaces Bylaw No. 14388 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 123 (CD 123), Bylaw, 2023, No. 20948" pass its first reading.  
RES.R23-1103 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Comprehensive Development  
Zone 123 (CD 123), Bylaw, 2023, No. 20948" pass its second reading.  
RES.R23-1104 Carried

9. "Surrey Comprehensive Development Zone 124 (CD 124), Bylaw, 2023, No. 20949"  
3900-20-20949 – Council Initiative  
3753, 3759, 3765, 3771, 3777, 3783, 3789, 3797, 3803, 3811, 3817, 3825, 3831, 3837, 3843, 3849, 3855, 3861, 3867, 3873, 3879, 3885, 3891, 3895, 3899, 3896, 3888, 3882, 3876, 3870, 3864, 3860, 3856, 3850, 3844, 3836, 3822, 3810, 3800, 3794, 3788, 3782, 3776, 3770, 3764, and 3758 - 154 Street; 3832, 3826, 3818, 3812, 3806, 3796, 3790, 3784, 3778, 3773, 3779, 3785, 3791, 3795, 3799, 3805 and 3813 - 154A Street; 15467, 15479, 15489, 15499, 15596, 15586, 15576, 15566, 15556, 15546, 15536, 15526, 15516, 15506, 15496, 15488, 15478, 15468, 15462, 15456 and 15450 - 37B Avenue; 15439, 15447, 15459, 15469, 15477, 15485, 15491, 15497, 15507, 15517, 15527, 15537, 15547, 15557, 15567, 15577, 15587, 15597 - 37A Avenue; 3765, 3773, 3779 and 3787 - 156 Street; 3793 - 156 Street; 15496 - 40 Avenue  
This Bylaw amends and replaces Bylaw No. 14608 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 124 (CD 124), Bylaw, 2023, No. 20949" pass its first reading.  
RES.R23-1105 Carried

The said Bylaw was then read for the second time.

RES.R23-1106	It was  Zone 124 (CD 124), Bylaw, 2023, No. 20949" pass its second reading.  <u>Carried</u>	Moved by Councillor Bose Seconded by Councillor Hepner That "Surrey Comprehensive Development Zone 124 (CD 124), Bylaw, 2023, No. 20949" pass its second reading.  <u>Carried</u>
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10. "Surrey Comprehensive Development Zone 125 (CD 125), Bylaw, 2023, No. 20950"  
3900-20-20950 – Council Initiative  
1961, 1955 and 1947 Ocean Park Road  
This Bylaw amends and replaces Bylaw No. 15073 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.R23-1107	It was  Zone 125 (CD 125), Bylaw, 2023, No. 20950" pass its first reading.  <u>Carried</u>	Moved by Councillor Annis Seconded by Councillor Bose That "Surrey Comprehensive Development Zone 125 (CD 125), Bylaw, 2023, No. 20950" pass its first reading.  <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R23-1108	It was  Zone 125 (CD 125), Bylaw, 2023, No. 20950" pass its second reading.  <u>Carried</u>	Moved by Councillor Hepner Seconded by Councillor Stutt That "Surrey Comprehensive Development Zone 125 (CD 125), Bylaw, 2023, No. 20950" pass its second reading.  <u>Carried</u>
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11. "Surrey Comprehensive Development Zone 126 (CD 126), Bylaw, 2023, No. 20951"  
3900-20-20951 – Council Initiative  
2830 Ohara Lane  
This Bylaw amends and replaces Bylaw No. 16978 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.R23-1109	It was  Zone 126 (CD 126), Bylaw, 2023, No. 20951" pass its first reading.  <u>Carried</u>	Moved by Councillor Bains Seconded by Councillor Stutt That "Surrey Comprehensive Development Zone 126 (CD 126), Bylaw, 2023, No. 20951" pass its first reading.  <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R23-1110	It was  Zone 126 (CD 126), Bylaw, 2023, No. 20951" pass its second reading.  <u>Carried</u>	Moved by Councillor Stutt Seconded by Councillor Bains That "Surrey Comprehensive Development
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12. "Surrey Comprehensive Development Zone 127 (CD 127), Bylaw, 2023, No. 20952"  
3900-20-20952 – Council Initiative  
2889, 2881, 2861 and 2851 - 162 Street; 16188 - 28A Avenue  
This Bylaw amends and replaces Bylaw No. 17284 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.R23-1111	It was  Zone 127 (CD 127), Bylaw, 2023, No. 20952" pass its first reading.  <u>Carried</u>	Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Comprehensive Development
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The said Bylaw was then read for the second time.

RES.R23-1112	It was  Zone 127 (CD 127), Bylaw, 2023, No. 20952" pass its second reading.  <u>Carried</u>	Moved by Councillor Hepner Seconded by Councillor Annis That "Surrey Comprehensive Development
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13. "Surrey Comprehensive Development Zone 128 (CD 128), Bylaw, 2023, No. 20953"  
3900-20-20953 – Council Initiative  
12604 – 68 Avenue; 6788 and 6758 - 126 Street;  
12613, 12605, 12606 and 12616 - 67B Avenue;  
12619, 12600, 12608, 12618 and 12622 - 67A Avenue;  
12621 and 12620 - 67B Street; 12625 - 67A Avenue  
This Bylaw amends and replaces Bylaws No. 13068 and 12918 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 Stutt  
Seconded by Councillor Bains  
That "Surrey Comprehensive Development  
Zone 128 (CD 128), Bylaw, 2023, No. 20953" pass its first reading.  
RES.R23-1113 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 128 (CD 128), Bylaw, 2023, No. 20953" pass its second reading.  
RES.R23-1114 Carried

14. "Surrey Comprehensive Development Zone 129 (CD 129), Bylaw, 2023, No. 20954"  
3900-20-20954 – Council Initiative  
12486 - 80 Avenue; 7989 - 125 Street  
This Bylaw amends and replaces Bylaw No. 17013 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 Hepner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 129 (CD 129), Bylaw, 2023, No. 20954" pass its first reading.  
RES.R23-1115 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 129 (CD 129), Bylaw, 2023, No. 20954" pass its second reading.  
RES.R23-1116 Carried

## **I. CLERKS REPORT**

This section had no items to consider.

## **J. OTHER BUSINESS**

This section had no items to consider.

K. ADJOURNMENT

It was	Moved by Councillor Kooner
	Seconded by Councillor Annis
	That the June 5, 2023 Regular Council –
Land Use meeting be adjourned.	
RES.R23-1117	<u>Carried</u>

The Regular Council - Land Use meeting adjourned at 5:53 p.m.

Certified correct:

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Jennifer Ficocelli, City Clerk

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Mayor Brenda Locke