

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
Director, Parks, Recreation & Culture
General Manager, Planning & Development
City Solicitor
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division
Land Development Engineer

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Kooner
Seconded by Councillor Stutt
That the agenda of the July 24, 2023, Regular

Council Land Use meeting be adopted.
RES.R23-1430

Carried

B. LAND USE APPLICATIONS**1. 7922-0312-00**

2844 - 194 Street (19455 - 28 Avenue)

Owner: 1353560 B.C. Ltd.

Director Information: Willie Fisher, Ender Ilkay

Officer Information as at March 16, 2023:

Wes Bews (CFO), Aaron Fedora (Vice President),
Cavin Green (Vice President), Jason lee (Vice President),
Josh Lommer (Secretary), Brandy Turner (Vice President)

Agent: Orion Construction (Braden Smith)

Rezoning from A-2 to IB-1

Development Permit / Development Variance Permit

to permit the development of a 10,292-square-metre multi-tenant industrial building.

It was

Moved by Councillor Kooner
Seconded by Councillor Hepner
That:

1. A Bylaw be introduced to rezone the subject site from "Intensive Agriculture Zone (A-2)" to "Business Park 1 Zone (IB-1)" and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7922-0312-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7922-0312-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east side yard setback of the IB-1 Zone from 7.5 metres to 0.0 metres to the principal building face; and
 - (b) to eliminate the 3-metre landscape requirement of the IB-1 Zone along the east property line (194 A Street).
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;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) The applicant is to enter into a Highway Licensing Agreement for the use of a portion of 194A Street, east of the subject site, for a total of 498 square metres;
 - (h) Final Approval from the Ministry of Environment, regarding remediation on the site;
 - (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
 - (j) registration of a Section 219 Restrictive Covenant to prohibit any use that require a Metro Vancouver air quality permit from locating on the site.

RES.R23-1431

Carried

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21005" pass its first reading.
RES.R23-1432 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21005" pass its second reading.
RES.R23-1433 Carried

It was then Moved by Councillor Bose
Seconded by Councillor Annis
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21005" be held at City Hall
on September 11, 2023, at 7:00 p.m.
RES.R23-1434 Carried

2. 7923-0015-00

13054 - 112 Avenue

Owner: 1264454 B.C. Ltd.

Director Information: Satinder Gill, Jason Robert Hineman, Amardeep Pawar
No Officer Information Filed as at September 6, 2022

Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)

Rezoning from RF to RF-13

Development Permit / Development Variance Permit

to allow subdivision into three single family residential lots.

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21015 to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)".
2. Council authorize staff to draft Development Permit No. 7923-0015-00 Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Green Infrastructure Areas) generally in accordance with the attached drawings (Appendix I), and the finalized Ecosystem Development Plan and geotechnical report.
3. Council approve Development Variance Permit No. 7923-0015-00, varying the following, to proceed to Public Notification:

- (a) to permit double side-by-side garages on a lot that is 13.1 metres in width (i.e. less than 13.4 metres wide) in the RF-13 Zone for all three proposed lots.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized Ecosystem Development Plan, planting plan and cost estimate for planting within the Green Infrastructure Network (GIN) area to the satisfaction of City staff;
 - (g) submission of a finalized and peer-reviewed Geotechnical Report to the satisfaction of City staff;
 - (h) 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;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (j) registration of a Section 219 Restrictive Covenant for proposed Lots 1 - 3 for slope stability and to ensure future house construction is in accordance with the recommendations in the submitted Geotechnical Report; and
 - (k) registration of a Section 219 Restrictive Covenant for "no build" over, and installation and maintenance of the Green Infrastructure landscape buffer.

RES.R23-1435

Carried

3. 7923-0192-00

2725 - 192 Street (2735 and 2755 - 192 Street)

Owner: C S V Holdings Ltd.

Director Information: David Porte, Douglas ScottOfficer Information as at June 2, 2022:

David Porte (President), Douglas Scott (Secretary)

Agent: Janks Design Group (Ruth Mrav-Jankelowitz)

Amend CD Bylaw No. 16180*to add beverage container return centre as a permitted use to allow for a new express bottle return depot.*

- RES.R23-1436
- | | |
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| It was | Moved by Councillor Hepner Seconded by Councillor Annis That a Bylaw be introduced to Amend CD Zone (Bylaw No. 16180) (Appendix II), and a date be set for Public Hearing. |
| | <u>Carried</u> |
- RES.R23-1437
- | | |
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| It was | Moved by Councillor Stutt Seconded by Councillor Kooner That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16180, Amendment Bylaw, 2023, No. 21006" pass its first reading. |
| | <u>Carried</u> |
- RES.R23-1438
- | | |
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| It was | Moved by Councillor Hepner Seconded by Councillor Kooner That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16180, Amendment Bylaw, 2023, No. 21006" pass its second reading. |
| | <u>Carried</u> |
- RES.R23-1439
- | | |
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| It was then | Moved by Councillor Hepner Seconded by Councillor Annis That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2006, No. 16180, Amendment Bylaw, 2023, No. 21006" be held at City Hall on September 11, 2023, at 7:00 p.m. |
| | <u>Carried</u> |

4. **7921-0234-00**
13839 and 13853 - 58 Avenue
Owner: S N D Development Ltd.
Director Information: Charanjit K. Sran
Officer Information as at April 7, 2023: Charanjit K. Sran (President, Secretary)
Agent: Hub Engineering Inc. (Jakub Czoch)
Rezoning from RA to RF-13
Development Variance Permit
to allow subdivision into nine single family 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 "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0234-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF-13 Zone from 24 metres to 23 metres for proposed Lot 3, to 21.2 metres for proposed Lot 4, and to 22 metres for proposed Lot 5 and 6;
 - (b) to reduce the minimum lot width of the RF-13 Zone from 13.4 metres to 12.4 metres for proposed Lot 7, to 12.5 metres for proposed Lot 8 and to 12.2 metres for proposed Lot 9; and
 - (c) to allow a double garage that can accommodate two vehicles parked side by side to be accessed from the front yard on a Single Family Residential (13) Zone (RF-13) Type II interior lot, that is less than 13.4 metres wide on proposed Lots 7, 8 and 9.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) Approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant 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; (use for Single Family Residential projects);

- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 9 until future consolidation and development with the lot to the east.

RES.R23-1440

Carried

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

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

Amendment Bylaw, 2023, No. 21007" pass its first reading.

RES.R23-1441

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hepner

Seconded by Councillor Bose

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

Amendment Bylaw, 2023, No. 21007" pass its second reading.

RES.R23-1442

Carried

It was then

Moved by Councillor Bose

Seconded by Councillor Hepner

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21007" be held at City Hall on September 11, 2023, at 7:00 p.m.

RES.R23-1443

Carried

5. 7922-0173-00

13130 - 13 Avenue

Owner: A. Scoten

Agent: A. Scoten

Development Permit / Development Variance Permit

to permit the addition of a second storey to an existing single family dwelling.

It was

Moved by Councillor Kooner

Seconded by Councillor Hepner

That:

1. Council issue Development Permit No. 7922-0173-00 for Hazard Lands (Steep Slopes).
2. Council issue Development Variance Permit No. 7922-0173-00, varying the following:

- (a) In Section F. of Part 16 "Single Family Residential Zone", the minimum front yard setback as measured from the face of a principal building is reduced from 7.5 metres to 0.5 metres; and
 - (b) In Section H.1. of Part 16 "Single Family Residential Zone", the minimum number of required off-street parking spaces is reduced from 3 to 2.
3. Council instruct staff to resolve the following issues prior to final issuance:
- (a) submission of a geotechnical report to the satisfaction of the General Manager, Planning & Development;
 - (b) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the finalized geotechnical report; and
 - (c) registration of a Section 219 Restrictive Covenant prohibiting secondary suites due to the lack of a parking pad.

RES.R23-1444

Carried

**6. 7923-0149-00
15087 - 48 Avenue**

Owners: N. Sachdev, N. Sachdev, S. Sachdev, R. Sachdev

Agent: Inform Pipeline Services Inc. (Stephen Ramsay)

Non-farm use for Placement of Fill under Section 20(2) of the ALC Act.

to authorize historic unpermitted fill and to permit the development of greenhouses and a sauce processing building.

It was

Moved by Councillor Kooner

Seconded by Councillor Bose

That Council authorize referral of the application to the Agricultural Land Commission (ALC) for consideration of a Non-farm use for the Placement of Fill under Section 20(2) of the ALC Act.

RES.R23-1445

Carried

**7. 7922-0060-00
2216 - 164 Street**

Owner: Landstar Homes Ltd.

Director Information: Jasvinder Singh Aujla, Kulwant Singh Cheema
Officer Information as at March 8, 2023:

Jasvinder Singh Aujla (President), Kulwant Singh Cheema (Secretary)

Agent: Hub Engineering Inc. (Mike Kompter)

Rezoning from RA to RF-10 and RF

Development Permit / Development Variance Permit

to allow subdivision into five single family lots.

It was

Moved by Councillor Kooner
Seconded by Councillor Hepner
That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21016 to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" for the property shown as Block A on the attached Survey Plan ; to "Single Family Residential (10) Zone (RF-10)" for the property shown as Block B on the attached Survey Plan.
2. Council authorize staff to draft Development Permit No. 7922-0060-00 for Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas), generally in accordance with the attached finalized Ecosystem Development Plan.
3. Council approve Development Variance Permit No. 7922-0060-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF Zone from 15 metres to 14 metres for proposed Lot 5; and
 - (b) to reduce the minimum lot depth of the RF-10 Zone for Type III lots from 36 metres to 35.6 metres for proposed Lots 1 to 4.
4. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized Ecosystem Development Plan to the satisfaction of City staff;
 - (g) conveyance of riparian areas identified as Lots 6 and 7 to the City for conservation purposes; and
 - (h) 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.

RES.R23-1446

Carried

8. **7920-0041-00**
12767 - 76 Avenue (12769 - 76 Avenue); 7615 and 7631 - 128 Street
Owner: L & J Binning Enterprises Ltd.
Director Information: Nirmal Singh Binning, Jagdeep Kaur Binning
Officer Information as at April 14, 2023:
Nirmal Singh Binning (President), Jagdeep Kaur Binning (Secretary)
Agent: Ankenman Associates Architects Inc. (Emily Kearns)
OCP Amendment for a portion from "Urban" to "Multiple Residential"
Rezoning of portions of the site from RF, CG-1 and C-4 to CD (based on C-5 and RM-70) and from CG-1 and C-4 to CG-1
Development Permit
Housing Agreement
to permit the development of a 5-storey mixed-use building consisting of 35 rental apartment units and 641 square metres of ground-floor commercial space.

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

1. A Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for the portion of the site that is designated Urban in the OCP from "Urban" to "Multiple Residential", 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 portion shown as Block A on the attached Survey Plan (Appendix I) from "Single Family Residential Zone (RF)", "Self-Service Gasoline Station Zone (CG-1)", and "Local Commercial Zone (C-4)" to "Comprehensive Development Zone (CD)", and a date for Public Hearing be set.
4. A Bylaw be introduced to rezone the portion shown as Block B on the attached Survey Plan (Appendix I) from "Local Commercial Zone (C-4)" and "Self-Service Gasoline Station Zone (CG-1)" to "Self-Service Gasoline Station Zone (CG-1)", and a date for Public Hearing be set.
5. Council authorize staff to draft Development Permit No. 7920-0041-00 generally in accordance with the attached drawings (Appendix II).
6. The Housing Agreement By-law will be brought forward at this time for introduction, first, second, and third reading.

7. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) submission of an acoustical report for the units adjacent to 128 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.; and
 - (i) registration of a Section 219 Restrictive Covenant to ensure that, if the rental use is discontinued in the future, the City's needs with respect to Community Amenity Contributions (CAC), including Affordable Housing, Capital Projects and Tier 2 Capital Plan Project CACs, will be adequately met, to the satisfaction of the General Manager, Planning & Development Department.

RES.R23-1447

Carried

It was

Moved by Councillor Stutt
Seconded by Councillor Annis
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2023, No. 21008" pass its first reading.

RES.R23-1448

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner
Seconded by Councillor Bose
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2023, No. 21008" pass its second reading.
RES.R23-1449 Carried

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. 21008" be
held at City Hall on September 11, 2023, at 7:00 p.m.
RES.R23-1450 Carried

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That "Surrey Comprehensive Development
Zone 143 (CD 143), Bylaw, 2023, No. 21009" pass its first reading.
RES.R23-1451 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
Seconded by Councillor Annis
That "Surrey Comprehensive Development
Zone 143 (CD 143), Bylaw, 2023, No. 21009" pass its second reading.
RES.R23-1452 Carried

It was then Moved by Councillor Kooner
Seconded by Councillor Annis
That the Public Hearing on "Surrey
Comprehensive Development Zone 143 (CD 143), Bylaw, 2023, No. 21009" be held at
City Hall on September 11, 2023, at 7:00 p.m.
RES.R23-1453 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21010" pass its first reading.
RES.R23-1454 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt
Seconded by Councillor Kooner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21010" pass its second reading.
RES.R23-1455 Carried

- RES.R23-1456 It was then Moved by Councillor Annis
By-law, 1993, No. 12000, Amendment Seconded by Councillor Kooner
on September 11, 2023, at 7:00 p.m. That the Public Hearing on "Surrey Zoning
Bylaw, 2023, No. 21010" be held at City Hall
Carried
- RES.R23-1457 It was Moved by Councillor Kooner
Housing Agreement, Authorization Seconded by Councillor Annis
Bylaw, 2023, No. 21017" pass its first reading.
Carried
- The said Bylaw was then read for the second time.
- RES.R23-1458 It was Moved by Councillor Hepner
Housing Agreement, Authorization Seconded by Councillor Bose
Bylaw, 2023, No. 21017" pass its second reading.
Carried
- The said Bylaw was then read for the third time.
- RES.R23-1459 It was Moved by Councillor Annis
Housing Agreement, Authorization Seconded by Councillor Bose
Bylaw, 2023, No. 21017" pass its third reading.
Carried

9. **7922-0231-00**
 17077 and 17121 - 92 Avenue
 Owners: T. Springenatic, G. Springenatic, L. Chen, S. Cong
 Agent: Hub Engineering Inc. (Mike Kompter)
 Rezoning from RA to RF-13
 Development Permit / Development Variance Permit
 to allow subdivision into twenty-eight single family residential lots and one lot for
 park and riparian protection purposes.

- 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 "Single Family Residential (13) Zone (RF-13)" and
 a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7922-0231-00 for Hazard Lands (Steep Slopes and Flood Prone), Sensitive Ecosystems (Streamside Areas and Green Infrastructure Areas), and Farm Protection, generally in accordance with the attached drawings (Appendix I), and the finalized/accepted Ecosystem Development Plan and Geotechnical Report.
3. Council approve Development Variance Permit No. 7922-0231-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum Type II - Corner lot width of the RF-13 Zone from 15.4 metres to 14.6 metres for proposed Lots 2, 14-15, and 28;
 - (b) to reduce the minimum Type II - Interior lot width of the RF-13 Zone from 13.4 metres to 13.1 metres for proposed Lots 1, 3-13, and 16-27; and
 - (c) to permit a front access side-by-side double garage on all lots less than 13.4 metres in width for proposed Lots 1, 3-13, and 16-27.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized and coordinated onsite watercourse and riparian compensation plan to the satisfaction of City staff;
 - (d) approval from the Ministry of Forests, Lands and Natural Resource Operations under the Water Sustainability Act for proposed changes in and about Class A (red coded) and B (yellow coded) watercourses;
 - (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 satisfy the requirements for a P-15 agreement;

- (j) conveyance of riparian areas and Biodiversity Conservation Strategy areas (Lot 29) to the City;
- (k) submission of a finalized and peer-reviewed Geotechnical Report to the satisfaction of City staff;
- (l) submission of a finalized lot grading plan to the satisfaction of City Staff;
- (m) 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;
- (n) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (o) registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report;
- (p) registration of a Section 219 Restrictive Covenant to restrict habitable floor area below the Flood Construction Level (FCL) and to inform current and future owners that the subject property is located within a floodplain area and that any buildings or structures constructed upon the lot may be damaged by flooding or erosion; and
- (q) registration of a Section 219 Restrictive Covenant advising future homeowners of the potential farm operations on the adjacent agricultural lands.

RES.R23-1460

Carried

It was

Moved by Councillor Hepner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21013" pass its first reading.

RES.R23-1461

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Hepner
Seconded by Councillor Annis
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment Bylaw, 2023, No. 21013" pass its second reading.

RES.R23-1462

Carried

It was then
By-law, 1993, No. 12000, Amendment on September 11, 2023, at 7:00 p.m.
RES.R23-1463

Moved by Councillor Stutt
Seconded by Councillor Kooner
That the Public Hearing on "Surrey Zoning Bylaw, 2023, No. 21013" be held at City Hall
Carried

**10. 7922-0306-00
2507 - 128 Street**

Owner: Crescent Park Developments Inc.
Director Information: Brock Nelson Dorward, Erin Christine McCutcheon
No Officer Information as at May 19, 2023

Agent: WSP Group (Scott Pelletier)

Rezoning from C-4 to C-5

Development Permit / Development Variance Permit

to permit a Child Care Centre within an existing commercial building.

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

1. A Bylaw be introduced to rezone the subject site from "Local Commercial Zone (C-4)" to "Neighbourhood Commercial Zone (C-5)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7922-0306-00 generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7922-0306-00, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of off-street parking spaces for a Child Care Centre from 17 to 10;
 - (b) to increase the percentage of parking spaces permitted to have the length reduced to a minimum of 4.9 metres, from 35% to 50%;
 - (c) to reduce the minimum setback of the C-5 Zone from the east (front) lot line to the principal building face from 7.5 metres to 0.0 metres;
 - (d) to reduce the minimum setback of the C-5 Zone from the north (side) lot line to the principal building face from 7.5 metres to 3.9 metres;
 - (e) to reduce the minimum setback of the C-5 Zone from the south (side, flanking) lot line to the principal building face from 7.5 metres to 2.2 metres; and
 - (f) to reduce the minimum screening strip along the west (rear) lot line from 1.5 metres to 0.6 metres.

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 road dedication 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; and
 - (g) The applicant is to remove the existing awning on the east building face and enter into a Highway Licencing Agreement to allow a portion of the existing building to be located within the future road allowance.

RES.R23-1464

Carried

It was

Moved by Councillor Annis
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,

Amendment Bylaw, 2023, No. 21014" pass its first reading.

RES.R23-1465

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Stutt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,

Amendment Bylaw, 2023, No. 21014" pass its second reading.

RES.R23-1466

Carried

It was then

Moved by Councillor Annis
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21014" be held at City Hall
 on September 11, 2023, at 7:00 p.m.

RES.R23-1467

Carried

C. ADDITIONAL PLANNING COMMENTS

1. 7920-0287-00

10578 - 127A Street

Owners: D. Jhutti, K. Jhutti

Agent: Citiwest Consulting Ltd. (Roger Jawanda)

Rezoning of a portion of the subject site from RF-SD to RF*to allow subdivision into one single family lot and two semi-detached single-family lots.*

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

1. A Bylaw be introduced to rezone the portion of the subject site shown as Block A on the attached Survey Plan (Appendix II), from "Semi-Detached Residential Zone (RF-SD)" to "Single Family Residential Zone (RF)", and a date be set for Public Hearing.

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

- (a) submission of a subdivision layout to the satisfaction of the Approving Officer.

RES.R23-1468

Carried

It was

Moved by Councillor Stutt

Seconded by Councillor Kooner

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

Amendment Bylaw, 2023, No. 21012" pass its first reading.

RES.R23-1469

Carried

The said Bylaw was then read for the second time.

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

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

Amendment Bylaw, 2023, No. 21012" pass its second reading.

RES.R23-1470

Carried

It was then

Moved by Councillor Hepner

Seconded by Councillor Annis

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21012" be held at City Hall on September 11, 2023, at 7:00 p.m.

RES.R23-1471

Carried

2. 7922-0234-00**17649 and 17709 - 96 Avenue; 17710 - 97 Avenue**

Owner: 1214081 B.C. Ltd.

Director Information: Karnail Singh RaiOfficer Information as at July 1, 2023: Karnail Singh Rai (President)

Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)

Development Permit*to allow for a Sensitive Ecosystem Development Permit associated with a temporary truck parking facility.*

It was

Moved by Councillor Bose

Seconded by Councillor Hepner

That:

1. Council authorize staff to draft Development Permit No. 7922-0234-00 for Sensitive Ecosystems (Streamside Areas).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a finalized Sensitive Ecosystem Development Plan to the satisfaction of City staff; and
 - (b) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access.
 - (c) completion of all conditions of approval identified in the original Planning Report for Temporary Use Permit Application No. 7922-0234-00 dated October 3, 2022.

RES.R23-1472

Carried**3. 7920-0321-00, 7920-0321-01****2974 - 192 Street**

Owner: 1205789 B.C. Ltd.

Director Information: Sarbjot Purewal, Harinder PurewalNo Officer Information Filed as at April 18, 2023

Agent: Orion Construction (Paul Bangma)

Development Permit / Development Variance Permit*for changes to the site layout and to reduce the number of required parking spaces and allow parking in front of loading bays, to permit the development of a multi-tenant industrial building.*

It was

Moved by Councillor Bains

Seconded by Councillor Stutt

That:

1. Council file Development Variance Permit No. 7920-0321-00.

2. Council approve Development Variance Permit No. 7920-0321-01, varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of on-site parking spaces by 7% (124 spaces to 116 spaces); and
 - (b) to allow parking spaces in front of loading bays for units that have a surplus of usable loading bays.
3. Council authorize staff to draft amended Development Permit No. 7920-0321-00 with the provision of a drive aisle along the southern portion of the site generally in accordance with the updated site plan attached as Appendix I.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) Completion of all conditions of approval identified in the original Planning Report for Development Application No. 7920-0321-00 dated November 14, 2022.

RES.R23-1473

Carried

**4. 7921-0019-00
3394 - 168 Street**

Owners: M. Bains, K. Bains

Agent: Bains Berry Farms Ltd. (R. Bains)

Rezoning from A-1 to CD (based on A-1)

to allow an additional dwelling for farm worker accommodation, in accordance with the approved ALC Non-Adhering Residential Use.

It was

Moved by Councillor Bains

Seconded by Councillor Hepner

That:

1. A Bylaw be introduced to rezone the subject site from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
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; and
 - (b) ensure that all conditions set forth in ALC Resolution #162/2022 for the approved Non-Adhering Residential Use for an additional residence for farm worker accommodation are addressed to the satisfaction of the General Manager, Planning and Development.

RES.R23-1474

Carried

RES.R23-1475

| | |
|---|--|
| It was Zone 142 (CD 142), Bylaw, 2023, No. 2101" | Moved by Councillor Bains Seconded by Councillor Stutt That "Surrey Comprehensive Development pass its first reading. <u>Carried</u> |
|---|--|

The said Bylaw was then read for the second time.

| | |
|--|--|
| It was | Moved by Councillor Kooner |
| | Seconded by Councillor Bains |
| | That "Surrey Comprehensive Development |
| Zone 142 (CD 142), Bylaw, 2023, No. 2101" pass its second reading. | |
| RES.R23-1476 | <u>Carried</u> |

It was then Moved by Councillor Annis
Seconded by Councillor Hepner
That the Public Hearing on "Surrey
Comprehensive Development Zone 142 (CD 142), Bylaw, 2023, No. 21011" be held at
City Hall on September 11, 2023, at 7:00 p.m.

RES.R23-1477 Carried

5. 7917-0544-01
13744 Bentley Road

Owner: 0943151 B.C. Ltd.

Director Information: Harbans Gill, Amarjit Sivia

Officer Information as at June 14, 2022: Jagdip Singh Sivia (President)

Agent: Kasian Architecture Interior Design & Planning Ltd. (Doug Johnson)

Development Permit

to permit the development of three, 5 to 6-storey apartment buildings.

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

1. Council authorize staff to draft Detailed Development Permit No. 7917-0544-01 generally in accordance with the attached drawings (Appendix I).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R23-1478 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 By-law, 1993, No. 12000, Amendment By-law, 1993, No. 12144, Amendment Bylaw, 2023, No. 20945"
7923-0010-00
Owner: 0912712 B.C. Ltd. (Director Information: Samuel Yanlin Lu)
Agent: Willow Industries Ltd. (Glen Vilio)
11125 - 124 Street
To amend CD By-law No. 12144 in order to increase the number of allowable arcade games and to permit outdoor recreational facilities, limited to go carts, for an expanding commercial tenant (Central City Fun Park).

Council direction received May 1, 2023

It was

Moved by Councillor Annis

Seconded by Councillor Hepner

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1993, No. 12144, Amendment Bylaw, 2023, No. 20945" be finally adopted.

RES.R23-1479

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17977"
7913-0022-00
Owner: Khattrra Lands Ltd. (Director Information: Tirtah Khattrra and Jaswinder Khattrra), J. Khattrra, U. Khattrra, G. Khattrra, K. Kalirai
Agent: Hub Engineering Inc. (Mike Kompter)
12880 – No. 10 Hwy (58 Avenue)
RA to RH – to permit the subdivision of seven (7) half-acre lots.

Council direction received June 17, 2013

- * At the Regular Council – Public Hearing meeting on July 8, 2013 the Mayor directed staff to explore opportunities where stands of trees can be retained.

Staff have reviewed the arborist report and note that additional off-site trees are being retained but staff have not found any additional opportunities for on-site tree retention. (See memorandum in backup)

It was Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council amend the West Panorama
Ridge Local Area Plan to redesignate the land from Suburban Residential 1 Acre to
Suburban Residential ½ Acre.

RES.R23-1480

Carried

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17977" be finally adopted.

RES.R23-1481

Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20642"
7921-0281-00
Owner: 1311609 B.C. Ltd. (Director Information: Kirpal S. Mangat)
Agent: Hub Engineering Inc. (Mike Kompter)
2119 - 168 Street
RA to RF-10 – to subdivide into 8 single family lots.

Council direction received May 9, 2022.

It was Moved by Councillor Annis
Seconded by Councillor Bose
That Council amend the Sunnyside Heights
Neighbourhood Concept Plan for changes to the road network.

RES.R23-1482

Carried

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20642" be finally adopted.
RES.R23-1483 Carried

BYLAWS WITH PERMITS

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17430"
7907-0127-00
Owner: K S Khangura Enterprises Ltd. (Director Information: Baljinder Kaur
Khangura, Lakhbir Singh Khangura)
Agent: Flat Architecture Inc. (Rajinder Warraich)
2594 Croydon Drive
RA to CD – to permit the development of a 5-storey office, industrial and
commercial building.

Council direction received June 27, 2011

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That Council amend the Highway 99
Corridor Local Area Plan (LAP) from "Business Park Light Industrial" to
"Commercial/Business Park".
RES.R23-1484 Carried

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17430" be finally adopted.
RES.R23-1485 Carried

Development Permit No. 7907-0127-00
2594 Croydon Drive
To issue Development Permit for Form and Character.

Council authorized to draft June 27, 2011

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That Council authorize the issuance of
Development Permit No. 7907-0127-00.
RES.R23-1486 Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20801"
7922-0050-00
Owner: 1121279 B.C. Ltd. (Director Information: Bradley E. Hughes)
Agent: Park Ridge Construction Management Inc. (Kevin Smith)
1821 and 1841 - 165A Street
RA to RM-30 – to develop a 43-unit townhouse development.

Council direction received November 28, 2022

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council amend the Sunnyside Heights
Neighbourhood Concept Plan to redesignate the site from "Multiple Residential 10-
15 UPA" to "Multiple Residential 15-25 UPA" and to remove the subject site from
the land consolidation area.

RES.R23-1487 Carried

It was Moved by Councillor Bains
Seconded by Councillor Stutt
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2022, No. 20801" be finally adopted.

RES.R23-1488 Carried

Development Variance Permit No. 7922-0050-00
1821 and 1841 - 165A Street
To reduce the minimum indoor amenity space required for a 43-unit townhouse
development from 74 square metres to 0 square metres; reduce the minimum side
(north) yard setback 6 metres to 3.0 metres to the principal building face for
Building 7; and allow two visitor parking spaces within the side (north) yard setback.

Supported by Council January 16, 2023

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

Development Variance Permit No. 7922-0050-00.
RES.R23-1489 Carried

Development Variance Permit No. 7922-0050-01
1821 and 1841 - 165A Street
To reduce the minimum side (north) yard setback from 6.0 metres to 2.0 metres to
the principal building face for Building 1 in order to permit the development of a
43-unit townhouse development.

Supported by Council May 15, 2023

It was Moved by Councillor Annis
Seconded by Councillor Bose
That Council authorize the issuance of
Development Variance Permit No. 7922-0050-01.
RES.R23-1490 Carried

Development Permit No. 7922-0050-00
1821 and 1841 - 165A Steet
To issue Development Permit for Form and Character and Sensitive Ecosystems.

Council authorized to draft November 28, 2022

It was Moved by Councillor Stutt
Seconded by Councillor Annis
That Council authorize the issuance of
Development Permit No. 7922-0050-00.
RES.R23-1491 Carried

6. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20725"
7920-0155-00
Owner: 1218656 B.C. Ltd. (Director Information: R. Bhangu, A. Dhillon, T. Gill. K. Johal)
Agent: DF Architecture Inc. (Jessie Arora)
15290 - 66 Avenue
To amend Table 7a: Land Use Designation Exceptions for subject site by adding a site specific permission to allow for a density up to 1.3 FAR within the Mixed Employment land use designation.

Council direction received July 25, 2022

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20725" be finally adopted.
RES.R23-1492 Carried

"Surrey Comprehensive Development Zone 75 (CD 75), Bylaw, 2022, No. 20726"
15290 - 66 Avenue
RA to CD – to permit the development of a 4,478 square metre business park building with accessory commercial uses.

Council direction received July 25, 2022

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Comprehensive Development
Zone 75 (CD 75), Bylaw, 2022, No. 20726" be finally adopted.
RES.R23-1493 Carried

Development Permit No. 7920-0155-00
15290 – 66 Avenue
To issue Development Permit for Form and Character.

Council authorized to draft July 25, 2022

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Permit No. 7920-0155-00.
RES.R23-1494 Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19755"
7911-0317-00
Owners: B. Basi, B. Dulay
Agent: H.Y. Engineering Ltd. (Lori Joyce)
Portion of 103 – 171 Street
RA to RF-13 - to subdivide into 3 single family small lots.

Council direction received December 17, 2018

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council amend the Douglas
Neighborhood Concept Plan to redesignate a portion of the land from "Townhouse
(15 upa)" to "Single Family Residential Flex (6-14.5 upa)" and to "Open Space".
RES.R23-1495 Carried

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19755" be finally adopted.
RES.R23-1496 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19756"
Portion of 103 – 171 Street
RA to CD - to subdivide into 3 single family small lots.

Council direction received December 17, 2018

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2018, No. 19756" be finally adopted.
RES.R23-1497 Carried

Development Permit No. 7911-0317-00
103 – 171 Street
To issue Development Permit for Sensitive Ecosystems (Streamside Areas).

Council authorized to draft December 17, 2018

It was Moved by Councillor Hepner
Seconded by Councillor Annis
That Council authorize the issuance of
Development Permit No. 7911-0317-00.
RES.R23-1498 Carried

8. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20371"
7915-0442-00
Owner: 1319301 B.C. Ltd. (Director Information: Kulwant Bassi),
1319217 B.C. Ltd. (Director Information: Ronak Chaudhari and Raj Khabra)
Agent: Pacific Land Resource Group (Laura Jones)
10245 and 10267 - 176 Street
To amend Figure 3: General Land Use Designations from Suburban to Urban for
the site located at 10245 and 10267 - 176 Street.

Council direction received June 14, 2021

It was Moved by Councillor Annis
Seconded by Councillor Hepner
That Council amend the Abbey Ridge Local
Area Plan to redesignate a portion of the subject site from "Suburban Residential
2-4 upa Gross" to "Low Density Residential 4-6 upa Gross".
RES.R23-1499 Carried

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Amendment Bylaw, 2021, No. 20371" be finally adopted.
RES.R23-1500 Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20372"
10245 and 10267 - 176 Street
RA to RF and RF-G – to permit subdivision into eight single family lots, four single family gross density lots, and three lots to be conveyed to the City for riparian protection purposes in Abbey Ridge.

Council direction received June 14, 2021

| | | |
|--------------|---|--|
| RES.R23-1501 | It was Amendment Bylaw, 2021, No. 20372" be finally adopted. <u>Carried</u> | Moved by Councillor Stutt Seconded by Councillor Bains That "Surrey Zoning Bylaw, 1993, No. 12000, <u>Carried</u> |
|--------------|---|--|

Development Variance Permit No. 7915-0442-00
10245 and 10267 - 176 Street
To reduce the minimum front (south) yard setback from 7.5 metres to 6.5 metres for an attached garage and 4.0 metres for the remaining portion of the principal building face, and to reduce the minimum side (east and west) yard setbacks from 1.8 metres to 1.2 metres.

Supported by Council June 28, 2021

| | | |
|--------------|---|--|
| RES.R23-1502 | It was Development Variance Permit No. 7915-0442-00. <u>Carried</u> | Moved by Councillor Annis Seconded by Councillor Hepner That Council authorize the issuance of |
|--------------|---|--|

Development Permit No. 7915-0442-00
10245 and 10267 - 176 Street
To issue Development Permit for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Access).

Council authorized to draft June 14, 2021

| | | |
|--------------|--|---|
| RES.R23-1503 | It was Development Permit No. 7915-0442-00. <u>Carried</u> | Moved by Councillor Bains Seconded by Councillor Stutt That Council authorize the issuance of |
|--------------|--|---|

- Council direction received April 1, 2019

RES.R23-1504

RES.R23-1505

Supported by Council April 17, 2023

RES.R23-1506

Supported by Council April 15, 2019

It was Moved by Councillor Kooner
Seconded by Councillor Stutt
That Council authorize the issuance of
Development Variance Permit No. 7917-0069-00.
RES.R23-1507 Carried

Development Permit No. 7917-0069-00
14280 – 60 Avenue
To issue Development Permit for Form and Character.

Council authorized to draft April 1, 2019

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Council authorize the issuance of
Development Permit No. 7917-0069-00.
RES.R23-1508 Carried

PERMITS - APPROVALS

10. Development Variance Permit No. 7922-0279-00
Owner: Advantex Industries Ltd. (Director: Ronald J. Castle),
1205789 B.C. Ltd. (Director: Harjinder Purewal and Sarbjot Purewal)
Agent: Orion Construction (Braden Smith)
3048 and 2974 - 192 Street
To reduce the minimum lot size from 4 hectares to 1.6 hectares and to defer the
works and services requirement associated with a 2-lot subdivision in Campbell
Heights until future development.

Supported by Council November 14, 2022

It was Moved by Councillor Hepner
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Variance Permit No. 7922-0279-00.
RES.R23-1509 Carried

11. Development Variance Permit No. 7923-0092-00
Owner: 1365294 B.C. Ltd. (Director Information: Harinder S. Brar, Baljinder Dhillon,
Navreen Gill, Preena Sahota)
Agent: D. A. Horvath Consultants (Irene Horvath)
5623 - 177B Street
To reduce the minimum separation requirements between drug stores, small-scale
drug stores or methadone dispensaries from 400 metres to 44 metres in order to
permit a small-scale drug store.

Supported by Council May 15, 2023

It was Moved by Councillor Kooner
Seconded by Councillor Bains
That Council authorize the issuance of
Development Variance Permit No. 7923-0092-00.
RES.R23-1510 Carried

12. Development Permit No. 7921-0277-00
Owner: 0269510 B.C. Ltd. (Director Information: Sally Van Der Wey, Joseph David Wilson)
Agent: Teck Construction LLP (Teri Hudson)
18946 - 98 Avenue (18950 - 98 Avenue)
To permit the development of an industrial warehouse building in Port Kells.

Council authorized to draft November 14, 2022

It was Moved by Councillor Bose
Seconded by Councillor Hepner
That Council authorize the issuance of
Development Permit No. 7921-0277-00.
RES.R23-1511 Carried

13. Development Variance Permit No. 7919-0266-00
Owner: R. Sidhu
Agent: G. Sidhu
5097 - 168 Street
To increase the maximum setback of all portions of a single family dwelling from the front lot line from 50 metres to 60 metres and to increase the maximum depth of the farm residential footprint from the front lot line from 60 metres to 65.7 metres.
This will allow the applicant to construct a new single family dwelling without any losses to farmable land on the property.

Supported by Council October 5, 2020

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That Council authorize the issuance of
Development Permit No. 7919-0266-00.
RES.R23-1512 Carried

Development Permit No. 7919-0266-00
5097 - 168 Street
To issue Development Permit for Sensitive Ecosystems.

Council authorized to draft September 14, 2020

It was
Development Permit No. 7919-0266-00.
RES.R23-1513

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

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17370"
7909-0134-00
Owners: D. Mangat, M. Mangat, M. Pandher, J. Pandher
Agent: Wilson Chang Architect Inc. (Wilson Chang)
10601, 10609 and 10619 - 138 Street
RF to CD - To permit the development of a 3-storey stacked townhouse project
consisting of approximately 29 units.

Council direction received February 28, 2011

It was
No. 7909-0134-00 and file Bylaw No. 17370.
RES.R23-1514

Moved by Councillor Bose
Seconded by Councillor Annis
That Council close Application
Carried

BYLAWS WITH PERMITS (Continued)

15. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20413"
7920-0126-00
Owner: Guildford 104 Ave Holdings Ltd. (Directors Information: Richard Ilich)
Agent: Guildford 104 Ave Holdings Ltd. (Ross Moore)
C-35 to CD
14509, 14529, 14577, 14585 and 14595 – 104 Avenue; 14547 – 104 Avenue
(14549 – 104 Avenue) – to permit the development of two, 6-storey apartment
buildings with approximately 288 rental dwelling units and underground parking.

Council direction received July 12, 2021

It was
20413 granted by Resolution RES.R21-1520, at the July 26, 2021 Regular Council –
Public Hearing meeting.
RES.R23-1515

Moved by Councillor Bains
Seconded by Councillor Kooner
That Council rescind third reading of Bylaw
Carried

It was Moved by Councillor Annis
Seconded by Councillor Bose
That Council amend Section J.1.(c) Special
Regulations of CD Bylaw 20413 and replacing with the following:

"(c) Indoor amenity space, in the amount of:
i) 3.0 sq. m. per *dwelling unit*; and
ii) 1.0 sq. m. per *lock-off suite*, and
iii) 4.0 sq. m. per *micro unit*; and"

RES.R23-1516

Carried

It was Moved by Councillor Annis
Seconded by Councillor Bose
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20413" pass its third reading, as amended.

RES.R23-1517

Carried

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2021, No. 20413" be finally adopted.

RES.R23-1518

Carried

"The Guildford 104 Ave Holdings Ltd. Housing Agreement, Authorization Bylaw,
2021, No. 20414"
14509, 14529, 14577, 14585 and 14595 – 104 Avenue; 14547 – 104 Avenue
(14549 - 104 Avenue) - to enter into a Housing Agreement to allocate all 288
dwelling units on the newly created lot as market rental units for a period of
twenty (20) years.

Council direction received July 12, 2021

It was Moved by Councillor Bains
Seconded by Councillor Kooner
That "The Guildford 104 Ave Holdings Ltd.
Housing Agreement, Authorization Bylaw, 2021, No. 20414" be finally adopted.

RES.R23-1519

Carried

Development Permit No. 7920-0126-00
14509, 14529, 14577, 14585 and 14595 – 104 Avenue; 14547 – 104 Avenue
(14549 - 104 Avenue) – to issue a Development Permit for Form and Character

Council authorized to draft July 12, 2021

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| It was Development Permit No. 7920-0126-00. RES.R23-1520 | Moved by Councillor Kooner Seconded by Councillor Annis That Council authorize the issuance of <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

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| It was Land Use meeting be adjourned. RES.R23-1521 | Moved by Councillor Bose Seconded by Councillor Stutt That the July 24, 2023 Regular Council – <u>Carried</u> |
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The Regular Council - Land Use meeting adjourned at 6:07 p.m.

Certified correct:

Stephanie Nichols, Deputy City Clerk

Mayor Brenda Locke