

**Present:**

Chairperson - Mayor McCallum  
Councillor Annis  
Councillor Elford  
Councillor Guerra  
Councillor Hundial  
Councillor Locke  
Councillor Nagra  
Councillor Patton

**Absent:**

Councillor Pettigrew

**Staff Present:**

City Manager  
City Clerk  
General Manager, Corporate Services  
General Manager, Engineering  
General Manager, Finance  
General Manager, Parks, Recreation & Culture  
Acting General Manager, Planning & Development  
City Solicitor  
Manager, Area Planning & Development, North Division  
Manager, Area Planning & Development, South Division  
Land Development Engineer

**A. ADOPTIONS****1. Adoption of the Agenda**

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That:

1. The agenda of the April 11, 2022, Regular Council Public Hearing meeting be amended by adding Item E.1(c): Sikh Heritage Month – April 2022; and
2. The agenda be adopted as amended.

RES.R22-632

Carried

**2. Adoption of the Minutes****a. Special (Regular) Council - March 28, 2022**

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the minutes of the Special (Regular)  
Council meeting held on March 28, 2022, be adopted.

RES.R22-633

Carried

**b. Council-in-Committee - March 28, 2022**

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the minutes of the  
Council-in-Committee meeting held on March 28, 2022, be received.

RES.R22-634

Carried

**c. Regular Council - Land Use - March 28, 2022**

RES.R22-635 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the minutes of the Regular Council -  
Land Use meeting held on March 28, 2022, be adopted.  
Carried

**d. Regular Council - Public Hearing - March 28, 2022**

RES.R22-636 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the minutes of the Regular Council -  
Public Hearing meeting held on March 28, 2022, be adopted.  
Carried

**B. DELEGATIONS - PUBLIC HEARING****1. "Surrey Comprehensive Development Zone 49 (CD 49), Bylaw, 2022, No. 20609"  
Application No. 7920-0068-00**

CIVIC ADDRESS: 19209 - 96 Avenue

APPLICANT: Owner: 650273 Alberta Limited  
Agent: Aplin Martin Consultants Ltd. (Vipul Chauhan)

PURPOSE: The applicant is requesting to rezone the site from Local  
Commercial Zone to Comprehensive Development Zone in  
order to permit the development of a gas station and  
convenience store on the subject site.

The Notice of the Public Hearing was read by the City Clerk.

There were no persons present to speak to the proposed Bylaw.

**2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20608"  
Application No. 7920-0099-00**

CIVIC ADDRESS: 1918 and 1942 - 167 Street

APPLICANT: Owner: Landstar Homes Ltd.  
Agent: Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is requesting to rezone the site from  
One-Acre Residential Zone to Single Family Residential (13)  
Zone in order to subdivide the site into 15 single-family  
small lots.

In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width of the Type II Corner Lot for proposed Lots 1 and 6; reduce the minimum lot width of the Type II Interior Lot for proposed Lots 2 to 5; reduce the minimum lot width of the Type I Interior Lot for proposed Lots 7 to 10; reduce the minimum lot depth of the Type I Lot for proposed Lots 11 to 15; to allow a double garage to accommodate two vehicles parked side-by-side on interior lots narrower than 13.4 metres for proposed Lots 2 to 5, 7, 8, 12 and 14; and to allow driveway access from the side lot line for Lot 9 to 11 and 15.

The Notice of the Public Hearing was read by the City Clerk.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject site, tree replanting schedule and valuation and variance compensation.

3. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20610"  
Application No. 7921-0318-00**

CIVIC ADDRESS: 3888 - 155 Street

APPLICANT: Owners: G. Grewal, C. Grewal  
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)

PURPOSE: The applicant is requesting to rezone the site from Half-Acre Residential Zone to Quarter Acre Residential Zone to subdivide the site into two lots.

In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width from 24.0 metres to 23.0 metres for proposed Lots A & B.

The Notice of the Public Hearing was read by the City Clerk.

There were no persons present to speak to the proposed Bylaw.

4. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20604"  
"Surrey Comprehensive Development Zone 50 (CD 50), Bylaw, 2022, No. 20605"  
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20606"  
Application No. 7921-0182-00**

CIVIC ADDRESS: 15624 - 24 Avenue

APPLICANT: Owners: 1254423 B.C. Ltd. (Director Information: Ravinder Mann)  
Agent: Isle of Mann Property Group (Jimmy Hansra)

**PURPOSE:** The applicant is seeking to amend the Official Community Plan Figure 3: General Land Use Designations to redesignate a portion of the site from Urban to Multiple Residential. The proposal also includes rezoning the same portion of the site from Single Family Residential Zone to Comprehensive Development Zone and another portion shown hatched from Single Family Residential Zone to Single Family Residential (13) Zone in order to permit the development of 4 single-family small lots, and a multiple residential site with 12 townhouses and 65 market rental apartment units.

In addition, the proposal includes a Development Variance Permit to reduce the minimum rear yard setback to the principal building face for proposed Lots 2 and 3; reduce the minimum rear yard setback to the principal building face for 50% of the building for proposed Lots 4 and 5; and to reduce the minimum lot depth for Type II lots from 24 metres to 21.3 metres for proposed Lots 2 to 5.

The Notice of the Public Hearing was read by the City Clerk.

Resident, South Surrey: The delegation spoke to access to 24 Street and questioned if a left-turn lane will be implemented, site access, and suggested a traffic light be implemented at 157 Street.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject site, tree replanting schedule, variance compensation, and land acquisition for biodiversity conservation.

M. Kompter, Hub Engineering (Agent on behalf of the Applicant): The Agent spoke to access to the site, advising that access will be provided from the newly created 23A Avenue.

Written submissions were received as follows:

- Email dated March 31, 2022, J. Myring expressing support for the proposal.
- Email dated April 11, 2022, 21 Residents expressing opposition for the proposal citing traffic, noise, character of neighborhood, property value, and density.
- Email dated April 11, 2022, D. Chang expressing concerns for the proposal citing traffic, parking, and density.
- Submission dated April 11, 2022, I. O'Neil expressing opposition for the proposal citing character of neighborhood.
- Email dated April 11, 2022, W. Pang expressing opposition for the proposal citing density, noise, privacy, height, and traffic.

5. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20603"  
Application No. 7921-0181-00**

CIVIC ADDRESS: 15661 - 82 Avenue

APPLICANT: Owner: Athwal Construction Inc.  
Agent: Coastland Engineering and Surveying Ltd. (Mike Helle)

PURPOSE: The applicant is requesting to rezone the site from One-Acre Residential Zone to Single Family Residential Zone in order to subdivide the subject site into six single-family residential lots.

The Notice of the Public Hearing was read by the City Clerk.

D. Jack, Surrey Environmental Partners: The delegation spoke to City tree condition, proximity to local park or greenspace, the removal of trees from the subject site, tree valuation, the Green City Fund, variances and the measure of walking distances.

6. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20611"  
"Surrey Comprehensive Development Zone 51 (CD 51), Bylaw, 2022, No. 20612"  
Application No. 7917-0301-00**

CIVIC ADDRESS: 16483 and 16487 – 89 Avenue

APPLICANT: Owner: 1283653 B.C. Ltd. (Director Information: Anju Bala Batta)  
Agent: Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to amend the Official Community Plan Figure 3: General Land Use Designations to redesignate a portion of the site from Suburban to Urban. The proposal also includes rezoning a portion of the site from General Agriculture Zone and Half-Acre Residential Gross Density Zone to Comprehensive Development Zone in order to permit the development of 117 townhouse units and the conveyance of the riparian protection area to the City.

The Notice of the Public Hearing was read by the City Clerk.

G. Milne, Fleetwood: The delegation spoke in opposition to the proposal citing proximity to future SkyTrain, transparency regarding the project developer, site access, congestion, safety and removal of trees from the subject site. The delegation presented a petition in opposition to the proposal.

G. Chose, Fleetwood: The delegation spoke in opposition to the proposal citing the removal of trees from the subject site, rainwater control provided by trees, vehicle access, noise, traffic and wildlife impacts.

K. Ranjit, Fleetwood: The delegation spoke in support of the proposal citing housing affordability.

A. Lyell, Fleetwood: The delegation spoke in opposition to the proposal citing site access, address signage, water and sewage servicing, and screening and buffering to neighbouring homes.

D. Gladwell, Surrey: The delegation spoke in opposition citing site access, screening and buffering to neighbouring homes and address signage.

I. Owen, Fleetwood: The delegation spoke in opposition to the proposal citing removal of trees from the subject site, tree replanting schedule, proximity to transit and density.

S. Hindmarch, Wildlife Biologist: The delegation spoke in opposition to the proposal citing wildlife, specifically the barn owl, impacts and habitat, and the proposed Agricultural Land Reserve setbacks.

A. Cheema, Fleetwood: The delegation spoke in support of the proposal citing housing affordability.

T. Atwal, Fleetwood: The delegation spoke in support of the proposal citing project design and landscaping and housing affordability.

L. Foulds, Fleetwood: The delegation spoke in support of the proposal citing proximity to parkland and improved area access.

R. Marwatia, Fleetwood: The delegation spoke in support of the proposal citing density, development of the site, housing affordability, creation of a pathway and increased size to the neighbouring parkland.

B. Vautour, Fleetwood: The delegation spoke in support of the proposal citing housing affordability.

H. Sandhu, Fleetwood: The delegation spoke in support of the proposal citing safety, improved area access, and housing affordability.

Resident, Fleetwood: The delegation spoke in opposition to the proposal citing housing unaffordability and the requested rezoning.

Resident, Surrey: The delegation spoke in support of the proposal citing housing affordability and proximity to future SkyTrain.

Resident, Fleetwood: The delegation spoke in opposition to the proposal citing site access, safety, removal of trees from the subject site and wildlife habitat impacts.

Resident, Fleetwood: The delegation spoke in opposition to traffic congestion and density.

Resident, Fleetwood: The delegation spoke in opposition to the proposal citing housing unaffordability and site access.

D. Jack, Surrey Environmental Partners: The delegation spoke to land acquisition adjacent to the Godwin Farm Biodiversity Preserve, riparian area uses and access, the need to convey the Class A watercourse on the subject site to the City, removal of trees from the subject site, tree valuation and wildlife habitat.

Resident, Fleetwood: The delegation spoke in opposition to the proposal citing the site access and lack of sidewalks.

M. Kompter, Hub Engineering (Agent on behalf of the Applicant): The Agent provided an overview of the proposal and spoke to density, greenspace, tree retention, traffic, site access, improved area access and safety.

Resident, Surrey: The delegation spoke in opposition to the proposal. The delegation provided comments on an issue unrelated to the Public Hearing matter and was requested to remain on topic or the speaking opportunity at this Public Hearing would conclude.

Resident, Fleetwood: The delegation spoke in opposition to the proposal citing traffic.

The following indicated their support for the proposal in writing but did not wish to speak:

- A. Azad, Fleetwood
- S. Cheema, Fleetwood
- S. Kooner, Fleetwood
- P. Garg, Fleetwood
- N. Sharma, Fleetwood
- R. Jawandu, Fleetwood
- P. Atwal, Fleetwood
- M. Kapecuck, Fleetwood
- S. McNally, Fleetwood
- S. Anderson, Fleetwood
- N. Randhawa, Fleetwood
- M. Kumar, Fleetwood
- S. Dewut, Fleetwood

Written submissions were received as follows:

- Submission dated March 31, 2022, A. L. expressing opposition for the proposal citing agricultural land.
- Submission dated March 31, 2022, G. L. expressing opposition for the proposal.
- Submission dated March 31, 2022, S. L. expressing opposition for the proposal.
- Emails dated April 4 and 6, 2022, D. McKinnon expressing concerns for the proposal citing traffic, congestion, parking, and crime.
- Email dated April 4, 2022, G. Chose and K. Smith expressing opposition for the proposal citing trees, environment, wildlife, traffic, congestion, and noise.
- Submission dated April 4, 2022, L. Hilderman expressing opposition for the proposal citing character of neighborhood, noise, and traffic.
- Submission and Email dated April 4, 2022, P. Yang expressing opposition for the proposal citing traffic, trees, environment, wildlife, noise, and parking.

- Submission dated April 5, 2022, A. Testa expressing opposition for the proposal citing traffic, trees, and density.
- Email dated April 5, 2022, D. Gladwell expressing opposition for the proposal citing signage and traffic.
- Email dated April 5, 2022, D. McKinnon expressing concerns for the proposal citing traffic, congestion, parking, and crime.
- Emails dated April 5 and 6, 2022, G. Milne expressing concerns for the proposal citing traffic, congestion, parking, crime, trees, wildlife, and utilities.
- Email dated April 5, 2022, J. Villa and S. Zuberbier expressing opposition for the proposal citing trees, traffic, density, congestion, parking, and crime.
- Submission dated April 6, 2022, C. Brumpton expressing opposition for the proposal citing environment, traffic, trees, and wildlife.
- Submission dated April 6, 2022, C. Milne expressing opposition for the proposal citing trees.
- Submission dated April 6, 2022, H. Bhatti expressing opposition for the proposal.
- Submission dated April 6, 2022, H. Drescher expressing opposition for the proposal citing traffic, trees, wildlife, and crime.
- Email dated April 6, 2022, I. Owen expressing opposition for the proposal citing traffic, trees, wildlife, noise, environment, and transit.
- Email and Submissions dated April 6, 2022, L. and B. Kennett expressing opposition for the proposal citing traffic, trees, agricultural land, density, property value, and crime.
- Submission dated April 6, 2022, L. Milne expressing opposition for the proposal.
- Submission dated April 6, 2022, R. Milne expressing opposition for the proposal citing parking and traffic.
- Submission dated April 6, 2022, M. Zuberbier expressing opposition for the proposal citing traffic, congestion, and schools.
- Submission dated April 7, 2022, B. Donchi expressing opposition for the proposal citing environment and wildlife.
- Email dated April 7, 2022, H. Jamarai expressing opposition for the proposal citing traffic, congestion, schools, noise, trees, environment, and wildlife.
- Email dated April 7, 2022, R. Mitchuk expressing opposition for the proposal citing roads and transparency.
- Submission dated April 7, 2022, W. Milne expressing opposition for the proposal citing traffic, environment, and wildlife.
- Submission dated April 7, 2022, L. Rizzo expressing opposition for the proposal citing traffic, congestion, and parking.
- Email dated April 7, 2022, P. Sanghera expressing support for the proposal.
- Form Letters received April 7, 2022, 3 residents expressing concerns for the proposal citing traffic, congestion, parking, and crime.
- Email dated April 8, 2022, A. Samra expressing support for the proposal.
- Submission dated April 8, 2022, B. McRae expressing concerns for the proposal citing traffic and trees.
- Email and Submission dated April 8, 2022, C. Binding expressing opposition for the proposal citing traffic, trees, parking, and wildlife.
- Email dated April 8, 2022, G. Milne expressing opposition for the proposal citing traffic, parking, congestion, trees, and utilities.



- Submission dated April 8, 2022, H. Jamarai expressing opposition for the proposal citing trees, traffic, congestion, and schools.
- Submission dated April 8, 2022, M. Jamarai expressing opposition for the proposal citing traffic, schools, and parking.
- Email dated April 10, 2022, A., R., M., and L. Mitchuk expressing opposition for the proposal.
- Email dated April 10, 2022, Fleetwood Community Association expressing opposition for the proposal citing traffic and density.
- Email dated April 10, 2022, Hub Engineering Inc. expressing support for the proposal.
- Email dated April 11, 2022, W. Pang expressing opposition for the proposal citing density, noise, privacy, height, and traffic.
- Email dated April 11, 2022, D. Burns expressing opposition for the proposal citing traffic, congestion, parking, trees, wildlife, and utilities.
- Submission dated April 11, 2022, D. Sandhu expressing opposition for the proposal citing traffic, trees, schools, and congestion.
- Email dated April 11, 2022, M. Furtado expressing opposition for the proposal.
- Submission and Email dated April 11, 2022, R. Lyell expressing opposition for the proposal.
- Email dated April 11, 2022, R. Sandhu expressing opposition for the proposal citing congestion, traffic, schools, and trees.
- Email dated April 11, 2022, W. and L. Walker expressing opposition for the proposal citing traffic, wildlife, parking, and trees.
- Petition with 47 signatures received April 11, 2022, in opposition to the proposal.

7. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2022, No. 20601"**  
**File No. 3900-20-20601 – Regulatory Text Amendment**

PURPOSE: A bylaw to ensure consistency and strengthen alignment between the Official Community Plan and the City Centre Plan, which represents a clear strategy to protect for and advance office space and employment opportunities within a designated urban centre in alignment with the Metro Vancouver Regional Growth Strategy, as described in Corporate Report 2022-R063.

**"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2022, No. 20602"**  
**File No. 3900-20-20602 – Regulatory Text Amendment**

PURPOSE: A bylaw to provide clarity on the impact of employment space requirements on the calculation of Capital Projects Community Amenity Contributions for properties designated Downtown in the Official Community Plan (OCP). It includes additional housekeeping amendments that align with the change of name from Central Business District to Downtown in the OCP, as described in Corporate Report 2022-R063.

The Notice of the Public Hearing was read by the City Clerk.

E. Lewis, Wesgroup Properties: The delegation expressed concerns regarding the proposed requirements for the Central Business Area 2 and suggested the following: reduce the minimum office requirements to 3.0 or less FAR, maximum employment space reduction increase the maximum employment space reduction from 0.75 FAR to 1.0 FAR, broaden the definition of office supporting use to include grocery stores, and provide greater flexibility with respect to the development of office space in multi-phased developments.

J. Teahen, Colliers International: The delegation expressed concerns regarding the oversupply of office space in City Centre and office development requirements as part of multi-phased developments.

Agent on behalf of Crombie REIT: The Agent expressed concerns regarding office space requirements, timing during multi-phased developments, oversupply and office space demand and suggested that greater flexibility for provided and eliminating the timing requirements for larger and multi-phased developments.

Written submissions were received as follows:

- Email dated March 29, 2022, Urban Development Institute expressing concerns for the proposal.
- Email dated April 6, 2022, Wesgroup Properties expressing concerns for the proposal citing employment space, exclusion for office-supporting uses, and timing of office space delivery.
- Email dated April 11, 2022, Crombie REIT expressing concerns for the proposal.

**C. COMMITTEE REPORTS**

**1. Community Services Committee - February 23, 2022**

RES.R22-637	<p>It was</p> <p>Committee meeting held on February 23, 2022, be received.</p>	<p>Moved by Councillor Guerra          Seconded by Councillor Patton          That the minutes of the Community Services  <u>Carried</u></p>
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**2. Development Advisory Committee - March 1, 2022**

RES.R22-638	<p>It was</p> <p>Advisory Committee meeting held on March 1, 2022, be received.</p>	<p>Moved by Councillor Guerra          Seconded by Councillor Patton          That the minutes of the Development  <u>Carried</u></p>
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**D. BOARD/COMMISSION REPORTS**

This section had no items to consider.

**E. MAYOR'S REPORT**

**1. Proclamations**

File: 0630-02

Councillor Guerra read the following proclamation:

- (a) Dr. B. R. Ambedkar Day of Equality – April 14, 2022

Councillor Patton read the following proclamation:

- (b) Earth Day – April 22, 2022

Councillor Nagra read the following proclamation:

- (c) Sikh Heritage Month – April 2022

**F. GOVERNMENTAL REPORTS**

This section had no items to consider.

**G. CORPORATE REPORTS**

The Corporate Reports, under date of April 11, 2022, were considered and dealt with as follows:

**Item No. Ro64            COVID-19: Emergency Operations Centre Update**  
**File: 7130-16**

The City Manager submitted a report to provide Council with a status update of the various actions taken in response to COVID-19 since the last Corporate Report, which was provided to Council at the March 28, 2022, Regular Council Public Hearing meeting (a copy of Corporate Report No. Ro62; 2022 is attached as Appendix "I").

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council receive Corporate Report Ro64

for information.

RES.R22-639

Carried



It was  
 148.8 square meter area, based on final survey information, of closed road allowance adjacent to 13048 - 13 Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. R172; 2021, a copy of which is attached to the report as Appendix "I".  
 RES.R22-642

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council authorize the sale of a  
Carried

**Item No. Ro68            2022 Love Where You Live Campaign**  
**File: 0350-01**

The General Manager, Parks, Recreation & Culture, and General Manager, Engineering submitted a report to provide Council with information on the fourth annual "Love Where You Live" ("LWYL") Campaign, set to be launched on April 23, 2022.

It was  
 1. Receive Corporate Report Ro68 for information; and  
 2. Endorse the 2022 Love Where You Live Campaign, as described in Appendix "I"  
 RES.R22-643

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council:  
Carried

**Item No. Ro69            Late City Grant Application – The Blue Eagle Community Cadet Youth Project**  
**File: 1850-20**

The General Manager, Finance submitted a report to seek Council's approval to fund a late City grant application in support of the Blue Eagle Community Cadet Youth Project.

It was  
 1. Receive Corporate Report Ro69 for information; and  
 2. Approve funding in the amount of \$3,000 from the 2022 unallocated City Grants (OneTime) Budget in support of The Blue Eagle Community Cadet Youth Project.  
 RES.R22-644

Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council:  
Carried

**Item No. R070      Award of Contract No. 4719-058-11  
132 Street Sanitary Trunk Sewer Improvements  
File: 4719-058/11**

The General Manager, Engineering submitted a report to obtain Council's approval for the award of Contract No. 4719-058-11 for the 132 Street sanitary trunk sewer improvements.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council:

1. Award Contract No. 4719-058-11 to Complete Utility Contractors Ltd. in the amount of \$3,065,166.30, (including GST), for the 132 Street sanitary trunk sewer improvements;
  2. Set the expenditure authorization limit for Contract No. 4719-058-11 at \$3,370,000.00 (including GST and contingency); and
  3. Authorize the General Manager, Engineering to execute Contract No. 4719-058-11.
- RES.R22-645 Carried

**Item No. R071      Initiation of Background Studies for the Scott Road Corridor  
and South Westminster Neighbourhood Concept Plan Update  
File: 6520-20 (City Centre)**

The Acting General Manager, Planning & Development, General Manager, Engineering, and General Manager, Parks, Recreation & Culture submitted a report to seek Council authorization to initiate a planning review of the Scott Road - 72 Avenue Corridor (the "Corridor"), including an update to the existing South Westminster Neighbourhood Concept Plan ("NCP"), as illustrated in Appendix "I". This work will form the basis for the development of transit supportive secondary land use plans along the planned R6 RapidBus Corridor.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council:

1. Receive Corporate Report R071 for information; and
  2. Authorize staff to commence a planning review along the Scott Road Corridor, including all preliminary planning and background studies to support secondary land use plan processes, as described in this report and documented in Appendix "I".
- RES.R22-646 Carried

**Item No. R072      Proposed Amendments to Council Code of Conduct Bylaw,  
2020, No. 20020  
File: 3900-20-20020**

**Note:** See Bylaw No. 20586 in Section H.

The General Manager, Corporate Services submitted a report to obtain Council's approval to adopt the Amendments to the Council Code of Conduct Bylaw, 2020, No. 20020, and to approve associated amendments to the Legal Fees Policy.

It was  
Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council:

1. Receive Corporate Report R072 for information.
2. Approve the proposed amendments to the Council Code of Conduct Bylaw, 2020, No. 20020, as summarized in Appendix "I" and reflected within the Council Code of Conduct Bylaw, 2020, No. 20020, as documented in Appendix "II" of Corporate Report R072.
3. Approve the proposed amendments to Policy No. D-42, "Payment of Reasonable Legal Fees to Respond to Complaints Under Council Code of Conduct", in accordance with the recommendations in the report and as documented in Appendix "III".
4. Authorize the City Clerk to bring forward the related amendment bylaw for the required readings.

Councillor Hundial called for division of the question for the second recommendation within the motion.

Mayor McCallum advised that the question will be divided.

Councillor Locke raised a point of order regarding the call for division from Councillor Hundial, that he was requesting that each of the recommendations of the Ethics Commissioner as listed within the corporate report be voted on separately.

Mayor McCallum advised that the question will be divided into four parts according to the motion.

Councillor Locke requested that the question be divided and include a vote on each of the proposed changes to the Code of Conduct Bylaw as presented by the Ethics Commissioner.

Mayor McCallum advised that the question will be divided according to the four parts of the motion.

Councillor Locke challenged the ruling of the Chair.

The Chair then put the question:

RES.R22-647  
Shall the Chair be sustained.  
Carried  
With Councillors Annis, Hundial and Locke opposed.

Councillor Locke raised a point of order regarding the disclosure of information from the Closed Council meeting of March 28, 2022.

Councillor Locke raised a point of order regarding Councillor Annis' comments related to the report in its entirety when the question was divided.

The City Solicitor advised that Council was considering the receipt of the Corporate Report, so Council may speak to the report.

Councillor Hundial responded further to the point of order regarding disclosure of information from a Closed Council meeting.

The City Solicitor advised that Council authorized the disclosure of various materials from the Closed meeting of March 28, 2022.

It was  
Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council:

1. Receive Corporate Report R072 for information.  
RES.R22-648 Carried

It was  
Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council:

2. Approve the proposed amendments to the Council Code of Conduct Bylaw, 2020, No. 20020, as summarized in Appendix "I" and reflected within the Council Code of Conduct Bylaw, 2020, No. 20020, as documented in Appendix "II" of Corporate Report R072.  
RES.R22-649 Carried  
With Councillors Annis, Hundial and Locke opposed.

It was  
Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council:

3. Approve the proposed amendments to Policy No. D-42, "Payment of Reasonable Legal Fees to Respond to Complaints Under Council Code of Conduct", in accordance with the recommendations in the report and as documented in Appendix "III".  
RES.R22-650 Carried  
With Councillors Annis, Hundial and Locke opposed.

It was  
Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council:

4. Authorize the City Clerk to bring forward the related amendment bylaw for the required readings.  
RES.R22-651 Carried  
With Councillors Annis, Hundial and Locke opposed.



**H. BYLAWS AND PERMITS****BUSINESS ARISING OUT OF THE PUBLIC HEARING**

1. "Surrey Comprehensive Development Zone 49 (CD 49), Bylaw, 2022, No. 20609"  
7920-0068-00  
Owner: 650273 Alberta Limited  
Agent: Aplin Martin Consultants Ltd. (Vipul Chauhan)  
C-4 to CD – 19209 - 96 Avenue – to permit the development of a gas station and convenience store on the subject site.
- Council direction received March 28, 2022
- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Comprehensive Development  
Zone 49 (CD 49), Bylaw, 2022, No. 20609" pass its third reading.
- RES.R22-652 Carried
2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20608"  
7920-0099-00  
Owner: Landstar Homes Ltd.  
Agent: Hub Engineering Inc. (Mike Kompter)  
RA to RF-13 – 1918 and 1942 - 167 Street – to allow subdivision into 15 single-family small lots.
- Council direction received March 28, 2022
- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20608" pass its third reading.
- RES.R22-653 Carried
- Development Variance Permit No. 7920-0099-00  
1918 and 1942 - 167 Street - to reduce the minimum lot width of the Type II Corner Lot for proposed Lots 1 and 6; reduce the minimum lot width of the Type II Interior Lot for proposed Lots 2 to 5; reduce the minimum lot width of the Type I Interior Lot for proposed Lots 7 to 10; reduce the minimum lot depth of the Type I Lot for proposed Lots 11 to 15; to allow a double garage to accommodate two vehicles parked side-by-side on interior lots narrower than 13.4 metres for proposed Lots 2 to 5, 7, 8, 12 and 14; and to allow driveway access from the side lot line for Lot 9 to 11 and 15.
- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council support Development Variance  
Permit No. 7920-0099-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.
- RES.R22-654 Carried



"Surrey Comprehensive Development Zone 50 (CD 50), Bylaw, 2022, No. 20605"  
RF to CD - 15624 - 24 Avenue - to permit the development of a multiple residential site with 12 townhouses and 65 market rental apartment units.

Council direction received March 28, 2022

- \* Planning and Development advised (see memorandum in back-up) that Section 1(b) mistakenly identifies both CD and RF-13 Zone, though no lands are identified within the bylaw for the RF-13 Zone.

RES.R22-658 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council rescind second reading of  
Bylaw No. 20605, granted by Resolution RES.R22-476 at the March 28, 2022  
Regular Council - Land Use Meeting.  
Carried

RES.R22-659 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council amend Bylaw No. 20605,  
Section 1(b) by deleting "SINGLE FAMILY RESIDENTIAL (13) ZONE".  
Carried

RES.R22-660 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Comprehensive Development  
Zone 50 (CD 50), Bylaw, 2022, No. 20605" pass its second reading, as amended.  
Carried

RES.R22-661 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Comprehensive Development  
Zone 50 (CD 50), Bylaw, 2022, No. 20605" pass its third reading.  
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20606"  
RF to RF-13 - 15624 - 24 Avenue - to permit the development of 4 single-family small lots.

Council direction received March 28, 2022

RES.R22-662 It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20606" pass its third reading.  
Carried

Development Variance Permit No. 7921-0182-00  
15624 - 24 Avenue - to reduce the minimum rear yard setback to the principal building face for proposed Lots 2 and 3; reduce the minimum rear yard setback to the principal building face for 50% of the building for proposed Lots 4 and 5; and to reduce the minimum lot depth for Type II lots from 24 metres to 21.3 metres for proposed Lots 2 to 5.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council support Development Variance  
Permit No. 7921-0182-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.

RES.R22-663

Carried

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20603"  
7921-0181-00  
Owner: Athwal Construction Inc.  
Agent: Coastland Engineering and Surveying Ltd (Mike Helle)  
RA to RF - 15661 - 82 Avenue - to allow subdivision into six single-family  
residential lots.

Council direction received March 28, 2022

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20603" pass its third reading.

RES.R22-664

Carried

6. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20611"  
7917-0301-00  
Owner: 1283653 B.C. Ltd. (Director Information: Anju Bala Batta)  
Agent: Hub Engineering Inc. (Mike Kompter)  
To amend OCP Figure 3 to redesignate a portion of 16483 - 89 Avenue and a  
portion of 16487 - 89 Avenue from Suburban to Urban.

Council direction received March 28, 2022

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2022, No. 20611" pass its third reading.

RES.R22-665

Carried

With Councillors Annis, Hundial and Locke  
opposed.



**PERMITS - APPROVAL**

8. Development Variance Permit No. 7921-0004-00  
14110 - 32 Avenue  
Owner: R. Duhra, B. Duhra  
Agent: Citiwest Consulting Ltd. (Roger Jawanda)  
The applicant is requesting a variance to reduce the minimum west side yard setback from 4.5 metres to 3 metres to the principal building face on Lot 2, in order to allow for subdivision into two lots.

One piece of correspondence expressing concerns was received.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of

Development Variance Permit No. 7921-0004-00.  
RES.R22-668 Carried

9. Development Variance Permit No. 7921-0210-00  
City Road Right-of-Way along west side of 156 Street, between 9517 and 9545 - 156 Street  
Owner: City of Surrey  
Agent: Freedom Mobile C/O Cpyress Land Services Inc. (Tawny Verigin)  
The applicant is requesting a variance to increase the maximum height of a free-standing antenna system from 12 metres to 14.9 metres, in order to replace an existing streetlight pole with a streetlight pole with antenna system extension on the City road right-of-way as shown in gray on the location map.

No written submissions were received for this proposal.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of

Development Variance Permit No. 7921-0210-00.  
RES.R22-669 Carried

**PERMITS - SUPPORT**

10. Development Variance Permit No. 7921-0293-00  
17137 - 48 Avenue  
Owners: K. Dhaliwal, J. Gill, J. Gill, B. Dhaliwal, B. Dhaliwal  
Agent: J. Gill  
The applicant is requesting a variance to reduce the minimum east side yard setback from 15 metres to 7.32 metres to the principal building face, in order to build a barn.

No written submissions were received for this proposal.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council support Development Variance  
Permit No. 7921-0293-00 and consider issuance of the Permit once all outstanding  
conditions have been met.  
RES.R22-670 Carried

- ii. Development Variance Permit No. 7921-0373-00  
9580 Oban Place  
Owners: J. Singh, M. Saraow  
Agent: P. Singh  
The applicant is requesting a variance to reduce the minimum rear yard setback  
from the natural gas transmission (Fortis BC) right-of-way for the principal  
building from 7.5 metres to 4.2 metres to the principal building and 6.9 metres to  
the foundation of the covered deck, in order to construct a single-family dwelling  
on the lot.

No written submissions were received for this proposal.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council support Development Variance  
Permit No. 7921-0373-00 and consider issuance of the Permit once all outstanding  
conditions have been met.  
RES.R22-671 Carried

**FINAL ADOPTIONS**

- 12. "Surrey Development Cost Charge Bylaw, 2022, No. 20560"  
3900-20-20560 – New Regulatory Bylaw  
A new regulatory bylaw to impose development cost charges to assist the City in  
paying the capital cost of providing sewage, water, drainage and highway facilities  
as well as park land acquisition and improvements, for new subdivisions and the  
construction or alteration of buildings. This bylaw will also repeal Bylaw No. 20291  
after a one-year grace period.  
It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Development Cost Charge  
Bylaw, 2022, No. 20560" be finally adopted.  
RES.R22-672 Carried





## I. CLERK'S REPORT

### 1. By-law Enforcement Officer Appointment

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That pursuant to Section 146 of the  
 Community Charter, S.B.C. 2003, c.26 and amendments thereto and the  
 Appointment of By-law Enforcement Officers By-law 1994, No. 12167, as amended,  
 Erica Bates is hereby appointed under Section 146 of the Community Charter,  
 S.B.C. 2003, c.26 and amendments thereto and the Appointment of By-law  
 Enforcement Officers By-law 1994, No. 12167, as a By-law Enforcement Officer for  
 the City of Surrey until the termination of the person's employment by the City of  
 Surrey as a By-law Enforcement Officer.

RES.R22-677

Carried

### 2. Delegation Requests

(a) **Louella Vincent**  
**New Westminster & District Labour Council**  
 File: 0550-20-10

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Louella Vincent, New Westminster &  
 District Labour Council, be heard as a delegation at Council-in-Committee.

RES.R22-678

Carried

(b) **Harp Dhillon, Board Chair, Surrey Hospitals Foundation, and**  
**Jane Adams, President & CEO, Surrey Hospitals Foundation Executive**  
 File: 0550-20-10

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Harp Dhillon, Board Chair, Surrey  
 Hospitals Foundation, and Jane Adams, President & CEO, Surrey Hospitals  
 Foundation Executive, be heard as a delegation at Council-in-Committee.

RES.R22-679

Carried

## J. NOTICE OF MOTION

This section had no items to consider.

**K. OTHER BUSINESS**

This section had no items to consider.

**L. ADJOURNMENT**

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the April 11, 2022 Regular Council -

Public Hearing meeting be adjourned.

RES.R22-680

Carried

The Regular Council - Public Hearing meeting adjourned at 9:38 p.m.

Certified correct:

\_\_\_\_\_  
Jennifer Ficocelli, City Clerk

\_\_\_\_\_  
Mayor Doug McCallum