

Present:

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

Absent:**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 July 11, 2022, Regular Council Public Hearing meeting be amended by adding Item K1.: Agricultural Lands; and
2. The agenda be adopted as amended.

RES.R22-1334

Carried**2. Adoption of the Minutes****a. Special (Regular) Council – June 27, 2022**

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Special (Regular)

Council meeting held on June 27, 2022, be adopted.

RES.R22-1335

Carried

B. DELEGATIONS – PUBLIC HEARING

1. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20678"**
"Surrey Comprehensive Development Zone 65 (CD 65), Bylaw, 2022, No. 20679"
Application No. 7921-0311-00

CIVIC ADDRESS: 9759 – 137A Street (9761 – 137A Street); 9775 – 137A Street;
13748 Fraser Highway; Portion of 137A Street Road

APPLICANT: Owner: KGS Holdings Ltd. (Director Information: Dwight Chase,
Andrew Grant, Jeffrey Tripp, Daniel Turner)
Agent: KGS Holdings Ltd. (Brad Howard)

PURPOSE: The applicant is seeking to amend the Official Community Plan (OCP) Figure 16: Central Business District Densities to increase the density for the subject site including a portion of 137A Street from 3.5 FAR to 7.5 FAR. The proposal also includes rezoning of the same subject area from Single Family Residential Zone to Comprehensive Development Zone in order to permit the development of a 41-storey high-rise purpose-built rental residential tower consisting of approximately 401 dwelling units.

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

J. Sekhon, Surrey: The delegation spoke to a future proposed park area.

D. Jack, Surrey Environmental Partners: The delegation spoke to public art-related costs should the property convert from rental to strata in the future, removal of trees from the subject site and tree replanting schedule, proximity to local parks and natural areas, a future proposed park and Indigenous engagement.

B. Howard, Agent on behalf of the Applicant: The Agent spoke to the need for more rental units.

Written submissions were received as follows:

- Email dated July 7, 2022, Downtown Surrey Business Improvement Association expressing support for the proposal.
- Email dated July 9, 2022, Solid State Community Industries expressing support for the proposal.

2. **"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2006, No. 16130, Amendment Bylaw, 2022, No. 20677"**
Application No. 7921-0186-00

CIVIC ADDRESS: 9010 – 158 Street (9030 and 9088 – 158 Street); 9025 – 160 Street;
9080 – 159 Street

APPLICANT: Owner: Elim Housing Society
Agent: Elim Housing Society (Sheldon Loepky)

PURPOSE: The applicant is requesting to amend Comprehensive Development Bylaw No. 16130, as amended to permit the development of a 7-storey seniors independent living building with 62 dwelling units, a coffee shop, restaurant, and wellness spa at Elim Village.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to the proximity to local parks and natural areas, the removal of trees from the subject site and tree replanting schedule.

3. **"Surrey Comprehensive Development Zone 66 (CD 66), Bylaw, 2022, No. 20676"**
Application No. 7922-0083-00

CIVIC ADDRESS: 1938 – 152 Street (15241 – 19 Avenue)

APPLICANT: Owner: 0877143 B.C. Ltd. (Director Information: David Lam)
Agent: Rising Tide Consultants Ltd. (Edna Lizotte)

PURPOSE: The applicant is requesting to rezone the site from Highway Commercial Industrial Zone to Comprehensive Development Zone in order to allow for Neighbourhood Pub as a permitted use. The applicant is also requesting a new Liquor Primary License to permit liquor to be served at the Sandcastle Bowling Lanes. The applicant is proposing the following hours of operation for the liquor primary establishment: 11:00 a.m. to no later than 1:00 a.m. Sunday through Thursday; and 11:00 a.m. to no later than 2:00 a.m. Friday and Saturday.

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

E. Herd, Surrey: The delegation spoke in opposition to the proposal citing noise, public safety and inappropriate location for a liquor establishment.

E. Lizotte, Agent on behalf of the Applicant: The Agent provided an overview of the proposal.

**4. "City of Surrey Heritage Designation Bylaw, 2022, No. 20682"
Corporate Report No. 2022-R125**

CIVIC ADDRESS: 17710 – 56A Avenue

PURPOSE: To amend the existing Heritage Designation By-law, 1986, No. 8579 to protect the Old Anniedale School at its new location at the Museum of Surrey campus at 17710 – 56A Avenue, and deleting Section 2 which protects the School at its previous location at 9744 – 176 Street, as described in Corporate Report 2022-R125.

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

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

**5. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2022, No. 20681"
Corporate Report No. 2022-R124**

PURPOSE: A bylaw to incorporate housekeeping and text amendments identified through the-ongoing administration of the Bylaw, and to clarify zoning regulations and ensure consistency with City policies and Provincial regulations, as described in Corporate Report 2022-R124.

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

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

C. COMMITTEE REPORTS

1. Community Services Committee – April 27, 2022

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Community Services
Committee meeting held on April 27, 2022, be received.
Carried

RES.R22-1339

D. BOARD/COMMISSION REPORTS

This section had no items to consider.

E. MAYOR'S REPORT**1. Proclamations**

File: 0630-02

Councillor Patton read the following proclamation:

- (a) Drowning Prevention Week – July 17 – 23, 2022

Councillor Guerra read the following proclamation:

- (b) Global Week of Inclusion – July 18 – 24, 2022

F. GOVERNMENTAL REPORTS

This section had no items to consider.

G. CORPORATE REPORTS

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

Item No. R132 Award of Contract No. 1220-040-2022-046
Annual Street Sweeping Program
File: 1220-040-2022-046

The General Manager, Engineering submitted a report concerning to seek Council's approval to award Contract 1220-040-2022-046 to McRae's Power Sweeping Ltd. for the annual street sweeping program at various locations across Surrey.

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

1. Award Contract No. 1220-040-2022-046 to McRae's Power Sweeping Ltd. for the annual street sweeping program to the City of Surrey for a three-year term at an annual price of \$401,510.53 (including GST);
2. Approve the option to extend Contract No. 1220-040-2022-046 for up to two additional one-year terms at the City's sole discretion;
3. Set the annual expenditure authorization limit for Contract No. 1220-040-2022-046 at \$441,661.58 (including GST and contingency); and

4. Authorize the General Manager, Engineering to execute Contract No. 1220-040-2022-046 and approve all optional extensions related to Contract No. 1220-040-2022-046 within the approved annual expenditure authorization limit of \$441,661.58 (including GST and contingency).

RES.R22-1340

Carried

**Item No. R133 License Agreement with Rogers Communications Canada Inc. for Use of Road Allowances
File: 5450-30 (Rogers)**

The General Manager, Engineering submitted a report concerning to obtain Council's approval to execute a License Agreement with Rogers to install, operate and maintain telecommunications infrastructure within road allowances.

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

1. Receive Corporate Report R133 for information; and
2. Authorize the Mayor and the City Clerk to execute a License Agreement with Rogers Communications Canada Inc. ("Rogers") that will grant Rogers a non-exclusive right to install, operate and maintain telecommunication infrastructure for a 10-year period within the road allowances, as illustrated on the map attached as Appendix "I".

RES.R22-1341

Carried

**Item No. R134 Closure of Road Adjacent to 13790 Harper Road, and contiguous to 13672, 13684, 13688, 13690, 13702, 13716, 13726, 13736, 13746 Bentley Road, 13753/55, 13775, 13781 Grosvenor Road
File: 7917-0544-00**

Note: See Bylaw 20684 in the H-Section.

The General Manager, Engineering submitted a report to seek Council's approval to close and remove a portion of unopened road allowance for disposition and consolidation with the adjacent property to allow for the development of seven, 5 to 6 storey apartment buildings under Development Application No. 7917-0544-00.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That Council authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 125.6 square meter (1,352 square foot) portion of unopened road allowance located adjacent to 13790 Harper Road, and contiguous to 13672, 13684, 13688, 13690, 13702, 13716, 13726, 13736, 13746 Bentley Road, 13753/55, 13775, 13781 Grosvenor Road, as generally illustrated in Appendix "I" attached to Corporate Report R134, subject to compliance with the notice provisions of the *Community Charter, SBC 2003, C. 26*.

RES.R22-1342

Carried

2. Approve the proposed amendments to *Surrey Official Community Plan Bylaw, 2014, No. 18020, as amended*, as documented in Appendix "I", in order to ensure consistency between related figures and land use designations within the City Centre Plan and those in the Official Community Plan;
3. Approve the proposed amendments to *Surrey Zoning By-Law, 1993, No. 12000, as amended*, as documented in Appendix "II", in order to ensure consistency with the proposed amendments to the Official Community Plan; and
4. Authorize the City Clerk to bring forward the related bylaws for the required readings and to set a date for Public Hearing.

RES.R22-1345

Carried

With Councillor Pettigrew opposed.

Item No. R138 City of Surrey Water System Annual Report for 2021
File: 5600-43

The General Manager, Engineering, submitted a report regarding the Annual Report for 2021 of the City of Surrey Water System, which has been prepared in accordance with the requirements of the *British Columbia Drinking Water Protection Act*.

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council:

1. Receive Corporate Report R138 for information; and
2. Authorize staff to forward a copy of the report and the related report titled "City of Surrey Water System Annual Report for 2021" to the Medical Health Officer in accordance with the requirements of the Drinking Water Protection Act.

RES.R22-1346

Carried

Item No. R139 Award of Contract No. 1220-040-22-048
South Surrey Recreation Centre – HVAC Unit Replacement
File: 1220-040-22-048

The Acting General Manager, Planning & Development, submitted a report to seek Council approval to award a Contract for the removal and replacement of roof top HVAC units 1 and 2 at South Surrey Recreation Centre, which have reached the end of their service life.

It was

Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council:

1. Award Contract No. 1220-040-2022-048 to Sequin Morris Mech Inc. for \$480,165.00 (including applicable taxes) for the South Surrey Recreation Centre HVAC unit replacement;

2. Set the expenditure authorization limit for Contract No. 1220-040-2022-048 at \$536,000.00(including applicable taxes and contingency); and
3. Authorize the Acting General Manager, Planning & Development to execute Contract No. 1220-040-2022-048.

RES.R22-1347

Carried

**Item No. R140 Quarterly Update (Q2 2022) on the Guaranteed Permitting Timelines
File: 6630-01**

The Acting General Manager, Planning & Development, and General Manager, Engineering submitted a report concerning to provide Council with a quarterly update on the implementation of the Guaranteed Permitting Timelines for Single-Family Building Permits, Tenant Improvement Building Permits, and Rezoning Applications, and the corresponding process improvements to support these timelines. This report provides information on the status of permit processing times, formalizes the launch of the Guaranteed Permitting Timelines, and provides an update on improvement initiatives currently in process for the successful implementation of this program.

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That Council receive Corporate Report R140

for information.

RES.R22-1348

Carried

H. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20678"
7921-0311-00
Owner: KGS Holdings Ltd. (Director Information: Dwight Chase, Andrew Grant, Jeffrey Tripp, Daniel Turner)
Agent: KGS Holdings Ltd. (Brad Howard)
To amend Figure 16 of the OCP to increase the density for the subject site at 9759 - 137A Street; 9775 - 137A Street; 13748 Fraser Highway; including a portion of 137A Street from 3.5 FAR to 7.5 FAR.

Council direction received June 27, 2022

It was

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20678" pass its third reading.

RES.R22-1349

Carried

With Councillor Pettigrew opposed.

"Surrey Comprehensive Development Zone 65 (CD 65), Bylaw, 2022, No. 20679"
RF to CD – 9759 - 137A Street; 9775 - 137A Street; 13748 Fraser Highway; Portion of
137A Street Road – to permit the development of a 41-storey high-rise purpose-built
rental residential tower consisting of approximately 401 dwelling units.

Council direction received June 27, 2022

RES.R22-1350	It was Zone 65 (CD 65), Bylaw, 2022, No. 20679" pass its third reading. <u>Carried</u> With Councillor Pettigrew opposed.	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Comprehensive Development
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2. "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2006, No. 16130,
Amendment Bylaw, 2022, No. 20677"
7921-0186-00
Owner: Elim Housing Society
Agent: Elim Housing Society (Sheldon Loepky)
To amend Comprehensive Development Bylaw No. 16130, as amended for the
subject site at 9010 – 158 Street (9030 and 9088 – 158 Street); 9025 – 160 Street;
9080 – 159 Street to permit the development of a 7-storey seniors independent
living building with 62 dwelling units, a coffee shop, restaurant, and wellness spa
at Elim Village.

Council direction received June 27, 2022

RES.R22-1351	It was Amendment Bylaw, 2006, No. 16130, Amendment Bylaw, 2022, No. 20677" pass its third reading. <u>Carried</u>	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning By-law, 1993, No. 12000,
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3. "Surrey Comprehensive Development Zone 66 (CD 66), Bylaw, 2022, No. 20676"
7922-0083-00
Owner: 0877143 B.C. Ltd. (Director Information: David Lam)
Agent: Rising Tide Consultants Ltd. (Edna Lizotte)
CHI to CD – 1938 - 152 Street (15241 - 19 Avenue) – to allow for Neighbourhood Pub
as a permitted use in order to allow for a new liquor primary license for Sandcastle
Bowling Lanes.

Council direction received June 27, 2022

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 66 (CD 66), Bylaw, 2022, No. 20676" pass its third reading.
RES.R22-1351a Carried

With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Comprehensive Development
Zone 66 (CD 66), Bylaw, 2022, No. 20676" be finally adopted.
RES.R22-1352 Carried

With Councillor Pettigrew opposed.

Liquor License Application No. 7922-0083-00
1938 152 Street

To permit liquor to be served at Sandcastle Bowling lanes.

At the June 27, 2022 Regular Council - Land Use Meeting, Council authorized the proposed Liquor License Application under Development Application No. 7922-0083-00 to proceed to Public Hearing to solicit neighbourhood feedback regarding the proposal.

The Public Hearing associated with the above-noted Liquor License Application to permit liquor to be served at Sandcastle Bowling lanes was held on July 11, 2022. If, after the Public Hearing Council is in support of the proposed Liquor License Application, it is in order for Council to pass the following resolution:

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That after taking into account the following
criteria outlined in the attached Planning Report dated June 27th, 2022:

- (a) the location of the establishment;
- (b) the proximity of the establishment to other social or recreational facilities and public buildings;
- € the person capacity and hours of liquor service of the establishment;
- (d) the number and market focus or clientele of liquor-primary license establishments within a reasonable distance of the proposed location;
- € traffic, noise, parking and zoning;
- (f) population, population density and population trends;
- (g) relevant socio-economic information; and
- (h) the impact on the community if the application is approved; and

after holding a Public Hearing on July 11th, 2022, in accordance with City policy, to gather the views of area residents and businesses with respect to the proposed liquor primary application; and

after hearing any individuals who made a presentation to Council at the Public Hearing and after reviewing any correspondence submitted in response to the Public Hearing notice, Surrey City Council recommends the issuance of the license subject to the following conditions:

1. the hours of operation are to be from 11:00 a.m. to 1:00 a.m. Sunday through Thursday and 11:00 am to 2:00 am Friday to Saturday; and
2. the applicant has entered into a Good Neighbour Agreement.

An amendment was

Moved by Councillor Locke

Seconded by Councillor Hundial

That Council recommend that the proposed

hours for Liquor License Application No. 7922-0083-00 for Sandcastle Bowling Lanes conform with the hours of the existing liquor license for the neighbouring pub establishment so that the hours of operation on Friday and Saturday will not go past 1:00 am.

amendment motion Carried

main motion, as amended Carried

With Councillor Pettigrew opposed.

RES.R22-1353

4. "City of Surrey Heritage Designation Bylaw, 2022, No. 20682"
3900-20-20682 – Heritage Designation
To amend the existing Heritage Designation By-law, 1986, No. 8579 to protect the Old Anniedale School at its new location at the Museum of Surrey campus at 17710 – 56A Avenue, and deleting Section 2 which protects the School at its previous location at 9744 – 176 Street.

Council direction received June 27, 2022

Corporate Report Item No. 2022-R125

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "City of Surrey Heritage Designation

Bylaw, 2022, No. 20682" pass its third reading.

Carried

RES.R22-1354

5. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2022, No. 20681"
3900-20-20681 – Regulatory Text Amendment
A bylaw to incorporate housekeeping and text amendments identified through the-ongoing administration of the Bylaw, and to clarify zoning regulations and ensure consistency with City policies and Provincial regulations.

Council direction received June 27, 2022

Corporate Report Item No. 2022-R124

RES.R22-1355	<p>It was</p> <p>Text Amendment Bylaw, 2022, No. 20681" pass its third reading.</p>	<p>Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Zoning Bylaw, 1993, No. 12000, <u>Carried</u> With Councillor Pettigrew opposed.</p>
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PERMITS - APPROVAL

6. Development Variance Permit No. 7920-0285-00
 5580 - 164 Street (5584 - 164 Street)
 Owner: Greater Vancouver Sewerage & Drainage District
 Agent: WSP Canada Group Ltd. (Claire Bayless)
 The applicant is requesting a variance to reduce the minimum rear (south) yard setback from 15 metres to 1.2 metres and the minimum street side (west) yard setback from 30 metres to 10 metres to the ferrous chloride building face, in order to develop a ferrous chloride facility on the existing Cloverdale Pump Station.

No concerns were received regarding the proposal.

RES.R22-1356	<p>It was</p> <p>Development Variance Permit No. 7920-0285-00.</p>	<p>Moved by Councillor Guerra Seconded by Councillor Patton That Council authorize the issuance of <u>Carried</u> With Councillor Pettigrew opposed.</p>
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7. Development Variance Permit No. 7922-0010-00
 2265 - 152 Street (2267 - 152 Street)
 Owner: White Rock Christian Academy Society
 Agent: White Rock Christian Academy Society (David Houston)
 The applicant is requesting a variance to increase the maximum structure height requirements from 4 metres to 6.3 metres, and to reduce the minimum setback requirements of the Semiahmoo Trail from 10 metres to 5.7 metres, in order to develop an outdoor play space for White Rock Christian Academy.

One piece of correspondence expressing opposition to the proposal was received.

RES.R22-1357	<p>It was</p> <p>Development Variance Permit No. 7922-0010-00.</p>	<p>Moved by Councillor Guerra Seconded by Councillor Patton That Council authorize the issuance of <u>Carried</u></p>
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8. Development Variance Permit No. 7922-0134-00
12982 Coulthard Road
Owner: S. Kochar
Agent: Simplex Home Design Ltd. (Tej Singh)
The applicant is requesting a variance to increase the maximum area of a basement well (including stairs) from 28 square metres to 55 square metres, in order to construct a new single family dwelling.

No concerns were received regarding the proposal.

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

RES.R22-1358 Development Variance Permit No. 7922-0134-00.
Carried

9. Development Variance Permit No. 7922-0138-00
3379 - 144 Street
Owners: J. Skulsky-Green, A. Green
Agent: A. Green
The applicant is requesting a variance to reduce the minimum front yard setback from 18 metres to 16.04 metres to an accessory building face, and to vary the maximum accessory building height allowed from 5 metres to 6.07 metres, in order to develop a replacement accessory building (garage).

No concerns were received regarding the proposal.

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

RES.R22-1359 Development Variance Permit No. 7922-0138-00.
Carried

10. Development Variance Permit No. 7922-0160-00
13245 - 104 Avenue (13255 - 104 Avenue)
Owner: West Fraser Holdings Ltd. (Director Information: Rajwantjit Sandhu)
Agent: Bingham Hill Architects (Doug Nelson)
The applicant is requesting a variance to increase the maximum lot coverage from 40% to 48% for a 13-storey rental apartment building and a 16-storey market apartment building in an approved two-phase development in City Centre.

No concerns were received regarding the proposal.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the issuance of
 Development Variance Permit No. 7922-0160-00.
 RES.R22-1360 Carried

11. Development Variance Permit No. 7922-0190-00
 14455 - 64 Avenue
 Owners: 1051980 B.C. Ltd. (Director Information: Sanveer Shoker)
 Agent: Barnett Dembek Architects Inc. (George Hondro)
 The applicant is requesting a variance to increase the maximum building height from 18 metres to 18.6 metres for the principal building, in order to allow for proper insulation of the upper floor.

Two pieces of correspondence expressing opposition were received prior for the proposal.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council authorize the issuance of
 Development Variance Permit No. 7922-0190-00.
 RES.R22-1361 Carried

PERMITS - SUPPORT

12. Development Variance Permit No. 7916-0661-00
 16778 - 20 Avenue
 Owner: 1286825 B.C. Ltd. (Director Information: Sandeep Jain)
 Agent: Hub Engineering Inc. (Jakub Czoch)
 The applicant is requesting a variance to allow driveway access along the side lot line on lot 2, in order to support the subdivision layout of seven single family lots.

No concerns were received regarding the proposal.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council support Development Variance
 Permit No. 7916-0661-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw No. 19626.
 RES.R22-1362 Carried

- 13. Development Variance Permit No. 7921-0358-00
 15079 - 64 Avenue
 Owner: Telus Communications Inc.
 Agent: B & A Planning Group (Brian Murray)
 The applicant is requesting a variance to reduce the minimum front yard setback from 7.5 metres to 6.7 metres to the principal building face of the eastern building and to reduce the minimum setback distance for a Class A (red-coded) Natural Stream from 30 metres to 2.1 metres at the narrowest point and 21.9 metres at the widest point, in order to develop a Telus office and warehouse building of 6,952 square metres.

Three pieces of correspondence expressing opposition were received for the proposal.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council support Development Variance Permit No. 7921-0358-00, and consider issuance of the Permit upon final approval of the associated Development Permit.

RES.R22-1363 Carried
 With Councillor Pettigrew opposed.

- 14. Development Variance Permit No. 7922-0005-00
 6056 Boundary Drive East
 Owners: S. Kahlon, G. Kahlon
 Agent: S. Kahlon
 The applicant is requesting a variance to reduce the minimum street side yard (west) setback from 3.6 metres to 2.4 metres from the ultimate property line to the principle building face, in order to construct a new single-family dwelling.

No concerns had been expressed by abutting property owners prior to the printing of this agenda.

It was Moved by Councillor Guerra
 Seconded by Councillor Patton
 That Council support Development Variance Permit No. 7922-0005-00 and consider issuance of the Permit once all outstanding conditions have been met.

RES.R22-1364 Carried

FINAL ADOPTIONS

- 15. "Surrey Subdivision and Development Bylaw, 1986, No. 8830, Text Amendment Bylaw, 2022, No. 20683"
 3900-20-20683 – Regulatory Text Amendment
 A bylaw to amend the Surrey Road classification, and Major Road Allowance maps to reflect the most current transportation infrastructure that will be necessary to support the City’s growth.

Approved by Council: June 27, 2022
Corporate Report Item No. R126

RES.R22-1365	It was Bylaw, 1986, No. 8830, Text Amendment Bylaw, 2022, No. 20683	Moved by Councillor Guerra Seconded by Councillor Patton That "Surrey Subdivision and Development Bylaw, 2022, No. 20683" be finally adopted. <u>Carried</u>
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INTRODUCTIONS

16. "Waste Management Regulations and Charges Bylaw, 2015, No. 18412, Text Amendment Bylaw, 2022, No. 20686"
3900-20-20686 – Council Initiative
A Bylaw to expand the provisions to prohibit "an owner, registered owner, lessee or operator of a vehicle" from causing, permitting, or otherwise allowing their vehicle to be used for illegal dumping.

Council direction received: June 27, 2022
Corporate Report Item No. 2022-R128

RES.R22-1366	It was Charges Bylaw, 2015, No. 18412, Text Amendment Bylaw, 2022, No. 20686" pass its first reading.	Moved by Councillor Guerra Seconded by Councillor Patton That "Waste Management Regulations and Charges Bylaw, 2015, No. 18412, Text Amendment Bylaw, 2022, No. 20686" pass its first reading. <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R22-1367	It was Charges Bylaw, 2015, No. 18412, Text Amendment Bylaw, 2022, No. 20686" pass its second reading.	Moved by Councillor Guerra Seconded by Councillor Patton That "Waste Management Regulations and Charges Bylaw, 2015, No. 18412, Text Amendment Bylaw, 2022, No. 20686" pass its second reading. <u>Carried</u>
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The said Bylaw was then read for the third time.

RES.R22-1368	It was Charges Bylaw, 2015, No. 18412, Text Amendment Bylaw, 2022, No. 20686" pass its third reading.	Moved by Councillor Guerra Seconded by Councillor Patton That "Waste Management Regulations and Charges Bylaw, 2015, No. 18412, Text Amendment Bylaw, 2022, No. 20686" pass its third reading. <u>Carried</u>
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17. "Surrey Property Maintenance and Unsightly Premises Bylaw, 2007, No. 16393, Text Amendment Bylaw, 2022, No. 20687"
3900-20-20687 – Council Initiative
A Bylaw to include requirements that commercial waste dumpsters at businesses be locked at all times when not used by the owner, securely stored and maintained regularly.

Council direction received: June 27, 2022
Corporate Report Item No. 2022-R128

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Property Maintenance and Unsightly Premises Bylaw, 2007, No. 16393, Text Amendment Bylaw, 2022, No. 20687" pass its first reading.

RES.R22-1369

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Property Maintenance and Unsightly Premises Bylaw, 2007, No. 16393, Text Amendment Bylaw, 2022, No. 20687" pass its second reading.

RES.R22-1370

Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Property Maintenance and Unsightly Premises Bylaw, 2007, No. 16393, Text Amendment Bylaw, 2022, No. 20687" pass its third reading.

RES.R22-1371

Carried

18. "Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Text Amendment Bylaw, 2022, No. 20688"
3900-20-20688 – Council Initiative
A Bylaw to amend Part 8 and Part 16 of Schedule A, Contraventions and Penalties to align with changes to Waste Management Regulations and Charges Bylaw and Surrey Property Maintenance and Unsightly Premises Bylaw to allow a Bylaw notice to be written for violations related to illegal dumping.

Council direction received: June 27, 2022
Corporate Report Item No. 2022-R128

RES.R22-1372 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Bylaw Notice Enforcement Bylaw,
2016, No. 18691, Text Amendment Bylaw, 2022, No. 20688" pass its first reading.
Carried

The said Bylaw was then read for the second time.

RES.R22-1373 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Bylaw Notice Enforcement Bylaw,
2016, No. 18691, Text Amendment Bylaw, 2022, No. 20688" pass its second reading.
Carried

The said Bylaw was then read for the third time.

RES.R22-1374 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Bylaw Notice Enforcement Bylaw,
2016, No. 18691, Text Amendment Bylaw, 2022, No. 20688" pass its third reading.
Carried

19. "Surrey Municipal Ticket Information Utilization Bylaw, 1994, No. 12508,
Text Amendment Bylaw, 2022, No. 20689"
3900-20-20689 – Council Initiative
A Bylaw to amend Schedule 11 and Schedule 21 to align with changes to the
Waste Management Regulations and Charges Bylaw and Surrey Property
Maintenance and Unsightly Premises Bylaw to permit the issuance of tickets for
violations related to illegal dumping.

Council direction received: June 27, 2022
Corporate Report Item No. 2022-R128

RES.R22-1375 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Municipal Ticket Information
Utilization Bylaw, 1994, No. 12508, Text Amendment Bylaw, 2022, No. 20689" pass
its first reading.
Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Municipal Ticket Information
Utilization Bylaw, 1994, No. 12508, Text Amendment Bylaw, 2022, No. 20689" pass
its second reading.

RES.R22-1376 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Municipal Ticket Information
Utilization Bylaw, 1994, No. 12508, Text Amendment Bylaw, 2022, No. 20689" pass
its third reading.

RES.R22-1377 Carried

- 20. "Surrey Close and Remove the Dedication of Highway of Portion of Road Adjacent to 13790 Harper Road, Bylaw, 2022, No. 20684"
3900-20-20684 – Council Initiative
A bylaw to remove the dedication of a 125.6 square meters portion of unopened road allowance to facilitate consolidation with the adjacent lands under Development Application No. 7917-0544-00. In accordance with the Community Charter, SBC 2003, c.26, as amended, approval of the disposition of the road will be considered by City Council at a later date.

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R134. Bylaw No. 20684 is therefore in order for consideration.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Close and Remove the
Dedication of Highway of Portion of Road Adjacent to 13790 Harper Road, Bylaw,
2022, No. 20684" pass its first reading.

RES.R22-1378 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Close and Remove the
Dedication of Highway of Portion of Road Adjacent to 13790 Harper Road, Bylaw,
2022, No. 20684" pass its second reading.

RES.R22-1379 Carried

The said Bylaw was then read for the third time.

RES.R22-1380 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Close and Remove the
Dedication of Highway of Portion of Road Adjacent to 13790 Harper Road, Bylaw,
2022, No. 20684" pass its third reading.
Carried

21. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw,
2022, No. 20658"
3900-20-20658 – Regulatory Text Amendment
A bylaw to ensure consistency and strengthen alignment between the OCP and the
City Centre Plan, which represents a clear strategy to support development within
the Bolivar Heights and Green Timbers Districts with a diverse offering of housing
types, amenities, and employment opportunities.

Earlier in the meeting, Council approved the recommendations of Corporate
Report Item No. R137. Bylaw No. 20658 is therefore in order for consideration.

RES.R22-1381 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Text Amendment Bylaw, 2022, No. 20658" pass its first reading.
Carried
With Councillor Pettigrew opposed.

The said Bylaw was then read for the second time.

RES.R22-1382 It was Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Official Community Plan Bylaw,
2013, No. 18020, Text Amendment Bylaw, 2022, No. 20658" pass its second reading.
Carried
With Councillor Pettigrew opposed.

RES.R22-1383 It was then Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2022, No. 20658"
be held at City Hall on Monday, July 25, 2022, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

22. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2022, No. 20659"
3900-20-20659 – Regulatory Text Amendment
A bylaw to ensure consistency with the proposed OCP amendments by replacing references to the Central Business District OCP designation with the references to the Downtown designation.

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R137. Bylaw No. 20659 is therefore in order for consideration.

RES.R22-1384 It was
Text Amendment Bylaw, 2022, No. 20659" pass its first reading.
Carried
With Councillor Pettigrew opposed.

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,

The said Bylaw was then read for the second time.

RES.R22-1385 It was
Text Amendment Bylaw, 2022, No. 20659" pass its second reading.
Carried
With Councillor Pettigrew opposed.

Moved by Councillor Guerra
Seconded by Councillor Patton
That "Surrey Zoning Bylaw, 1993, No. 12000,

RES.R22-1386 It was then
Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2022, No. 20659" be held at City Hall on Monday, July 25, 2022, at 7:00 p.m.
Carried
With Councillor Pettigrew opposed.

Moved by Councillor Guerra
Seconded by Councillor Patton
That the Public Hearing on "Surrey Zoning

I. CLERK'S REPORT

This section had no items to consider.

J. NOTICE OF MOTION

This section had no items to consider.

K. OTHER BUSINESS

- 1. Agricultural Lands
File: 6880-75

It was Moved by Mayor McCallum
Seconded by Councillor Guerra
That:

- 1. The 220 acres of exceptionally fertile farmland located at 192nd Street and 36th Avenue and currently zoned Agricultural (A-1), be designated as Agricultural as part of the Official Community Plan review process taking place in 2023;
- 2. The City work with the Federal and Provincial governments to move towards bringing these lands into the Agriculture Land Reserve; and
- 3. Staff conduct an assessment of all agricultural, food producing land in Surrey with a view to protecting these lands for the purpose of addressing future food security requirements.

RES.R22-1387 Carried

L. ADJOURNMENT

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the July 11, 2022 Regular Council -

Public Hearing meeting be adjourned.

RES.R22-1388 Carried

The Regular Council - Public Hearing meeting adjourned at 8:13 p.m.

Certified correct:

Jennifer Ficocelli, City Clerk

Mayor Doug McCallum