

# *Regular Council - Public Hearing Minutes*

Council Chambers  
City Hall  
13450 - 104 Avenue  
Surrey, B.C.  
Live Streamed at [surrey.ca](http://surrey.ca)  
**MONDAY, MARCH 6, 2023**  
Time: 7:30 p.m.

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**Present:**

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

**Absent:**

Councillor Nagra

**Staff Present:**

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

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

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That:

1. The agenda of the March 6, 2023, Regular Council Public Hearing meeting be amended by adding:
  - C.1 – Finance Committee – March 6, 2023 Recommendations;
  - I.2: Discover Surrey 2022 Reporting Period Annual Filing – Late Submission Document Review; and
2. The agenda be adopted as amended.

RES.R23-410

Carried

**2. Adoption of the Minutes****a. Special Council - February 13, 2023**

It was

Moved by Councillor Bains  
Seconded by Councillor Kooner  
That the minutes of the Special Council  
meeting held on February 13, 2023, be adopted.

RES.R23-411

Carried

**b. Council-in-Committee - February 13, 2023**

RES.R23-412      It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That the minutes of the  
Council-in-Committee meeting held on February 13, 2023, be received.  
Carried

**c. Regular Council - Land Use - February 13, 2023**

RES.R23-413      It was                          Moved by Councillor Annis  
   Seconded by Councillor Hepner  
   That the minutes of the Regular Council –  
Land Use meeting held on February 13, 2023, be adopted.  
Carried

**d. Regular Council - Public Hearing - February 13, 2023**

RES.R23-414      It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That the minutes of the Regular Council -  
Public Hearing meeting held on February 13, 2023, be adopted.  
Carried

## B. DELEGATIONS - PUBLIC HEARING

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20835"  
"Surrey Land Use Contract No. 584, Authorization Bylaw, 1978, No. 5744, Discharge Bylaw, 2023, No. 20836"  
"Surrey Comprehensive Development Zone 52 (CD 52), Bylaw, 2023, No. 20837"  
Application No. 7922-0111-00

CIVIC ADDRESS: 15238 - 64 Avenue

APPLICANT: Owner: Diyash Investments Inc.  
(Director Information: Bhavnesh K. Dharni, Jatinder K. Sharma,  
Ashwani K. Sharma)  
Agent: Architecture Panel Inc. (Ruchir Dhall)

**PURPOSE:** The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations from Agricultural to Industrial; Figure 42: Major Employment Areas by adding the Industrial designation; Figure 43: Agricultural Lands by removing the Agricultural designation; Figure 51: Regional Growth Strategy Land Use Designations from Agricultural to Industrial; Figure 67: Green Infrastructure Development Permit Area by moving the ALR boundary east of the subject site; and Figure 69: Farming Protection Development Permit Area by moving the ALR Boundary east of the subject site and moving the Farming Protection Area east.

In addition, the proposal includes discharging Land Use Contract No. 584 and rezoning the subject site from Light Impact Industrial Zone to Comprehensive Development Zone in order to develop a multi-tenant industrial building, with a restaurant and a volleyball facility.

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

R. Landale, Fleetwood: The delegation spoke to traffic, tree removal and lack of Green City fund contributions.

C. Rollins, Surrey: The delegation spoke to the removal of agricultural land.

A. Vick, Sullivan: The delegation spoke to sidewalks and multiuse path, the proposed zoning, future use of agricultural land in the area, and expressed concerns regarding the loss of agricultural land and proposed zoning, lack of buffer between the subject site and park, and transportation.

J. Chorney, Whalley: The delegation spoke in opposition to the proposal citing wildlife impacts, corruption and building vacancies.

Resident: The delegation spoke to the removal of agricultural land.

M. Kompter, Hub Engineering (Agent on behalf of the Applicant): The Agent provided an overview of the proposal and spoke to the proposed zoning, construction of sidewalks, site access, road widening, and landscaping and buffer.

R. Dhall, Architecture Panel Inc. (Architect on behalf of the Applicant): The Architect provided an overview of the proposal and spoke to site context.

Written submissions were received as follows:

- Email from R. Landale dated March 6, 2023 in opposition citing traffic, public safety and trees.

The meeting was recessed from 7:20 p.m. – 7:21 p.m.

2. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20850"**  
**Application No. 7921-0043-00**

CIVIC ADDRESS: 14770 - 60 Avenue

APPLICANT: Owners: R. Jain, A. Jain, R. Veauli, R. Veauli  
Agent: Westridge Engineering & Consulting Ltd. (Dave Kajal)

PURPOSE: The applicant is requesting to rezone the subject site from One-Acre Residential Zone to Single Family Residential (10) Zone in order to allow subdivision into 2 single family lots.

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

R. Landale, Fleetwood: The delegation spoke to tree removal.

A. Vick, Sullivan: The delegation spoke to sidewalks and multiuse path.

Resident: The delegation spoke in support of the proposal citing affordable housing, and density.

D. Kajal, Westridge Engineering & Consulting Ltd. (Agent on behalf of the Applicant): The delegation spoke in support of the proposal citing density, zoning and affordable housing.

Resident: The delegation spoke to the proposed access and bicycle access in the area.

Resident: The delegation spoke in support of the proposal citing density, zoning and affordable housing.

Written submissions were received as follows:

- Email from R. Landale dated March 6, 2023 in opposition citing trees.

3. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20848"**  
**"Surrey Comprehensive Development Zone 100 (CD 100), Bylaw, 2023, No. 20849"**  
**Application No. 7921-0017-00**

CIVIC ADDRESS: 19145 - 34A Avenue

APPLICANT: Owner: Colony Alliance Corp.  
(Director Information: Jesse Atkinson)  
Agent: KCC Architecture and Design Ltd. (Karla Castellanos)

**PURPOSE:** The applicant is requesting to amend Table 7A: Land Use Designation Exceptions within the "Mixed Employment" designation by adding site specific permission for the subject site to permit a density up to 1.23 FAR (net calculation). The proposal also includes rezoning the subject site from Comprehensive Development Zone (CD Bylaw Nos. 17146 and 17934) to a new Comprehensive Development Zone in order to permit the development of an 8,573 square metre light-impact industrial building with ancillary self-storage warehouse space on the third-storey.

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 Comprehensive Development Zone 99 (CD 99), Bylaw, 2023, No. 20851" Application No. 7922-0191-00**

**CIVIC ADDRESS:** 2825 and 2981 - 192 Street; 2898 - 190 Street

**APPLICANT:** Owners: Green Acres Holdings Inc.  
(Director Information: Shelly Cross, Karen Ens, Michael D. Heppell, Marilyn Heppell, Shawn Heppell, Stephen Heppell),  
1167854 B.C. Ltd.  
(Director Information: Stephen Heppell, Michael D. Heppell),  
Lyneken Farms Ltd.  
(Director Information: Shelly Cross, Karen Ens, Michael D. Heppell, Marilyn Heppell, Shawn Heppell, Stephen Heppell)  
Agent: B & A Planning Group (Brian Murray)

**PURPOSE:** The applicant is requesting to rezone the subject site from Intensive Agriculture Zone to Comprehensive Development Zone in order to permit the development of two multi-tenant light-impact industrial buildings with an ancillary commercial node with a total floor area of 22,607 square metres and 44,795 square metres.

In addition, the proposal includes a Development Variance Permit to reduce the industrial parking rate from 1.0 parking spaces per 100 square metres to 0.983 parking spaces per 100 square metres.

Councillor Bose declared a conflict of interest and left the meeting at 7:30 p.m.

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

R. Landale, Fleetwood: The delegation spoke in opposition to the proposal citing road maintenance.

Written submissions were received as follows:

- Email from R. Landale dated March 6, 2023 expressing concerns regarding road maintenance.

Councillor Bose re-entered the meeting at 7:35 p.m.

**5. "Surrey Comprehensive Development Zone 103 (CD 103), Bylaw, 2023, No. 20853" Application No. 7923-0004-00**

CIVIC ADDRESS: 13826 – 18 Avenue

APPLICANT: Owners: L. Karmally, H. Karmally  
Agent: A. Mitchell

PURPOSE: The applicant is requesting to rezone the site from Half-Acre Residential Gross Density Zone to Comprehensive Development Zone in order to permit the construction of a single-family dwelling.

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

R. Landale, Fleetwood: The delegation spoke in opposition to the proposal citing tree removal and Green City fund contribution.

Written submissions were received as follows:

- Email from R. Landale dated March 6, 2023 in opposition citing trees and Green City fund.

**6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20852" Application No. 7922-0229-00**

CIVIC ADDRESS: 19082 - 32 Avenue (19078 - 32 Avenue)

APPLICANT: Owner: Fast Pace Holdings Ltd.  
(Director Information: Jason Dyck, Shamim Farhadi)  
Agent: Zeidler Architecture Inc. (Srinidhi Sridhar)

PURPOSE: The applicant is requesting to rezone the site from Intensive Agriculture Zone and Light Impact Industrial Zone to Business Park 1 Zone in order to develop a 2,979 square metre cold storage facility.

In addition, the proposal includes a Development Variance Permit to reduce the industrial parking rate from 1.0 parking spaces per 100 square metres to 0.5 parking spaces per 100 square metres.

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

R. Landale, Fleetwood: The delegation spoke to tree removal, Green City fund contribution and neighbouring development and traffic.

Written submissions were received as follows:

- Email from R. Landale dated March 6, 2023 in opposition citing trees, Green City fund, and traffic.

7. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20843"**  
**"Surrey Comprehensive Development Zone 102 (CD 102), Bylaw, 2023, No. 20844"**  
**Application No. 7921-0193-00**

CIVIC ADDRESS: 10620 and 10628 - 138A Street; 10619 and 10631 - 139 Street

APPLICANT: Owner: 1185259 B.C. Ltd.  
(Director Information: Nirmal Takhar, Mansukh Takhar)  
Agent: Barnett Dembek Architects Inc. (Maciej Dembek)

PURPOSE: The applicant is requesting to amend the Official Community Plan (OCP), Table 7A: Land Use Designation Exceptions by adding site specific permission for the subject site to permit a density up to 3.1 FAR within the "Multiple Residential" designation. The proposal also includes rezoning the same site from Single Family Residential Zone to Comprehensive Development Zone in order to develop a 6-storey residential building with 132 residential rental units secured with a Housing Agreement.

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

R. Landale, Fleetwood: The delegation spoke to tree removal, lack of Green City fund contribution, and traffic.

A. Vick, Sullivan: The delegation spoke to increased density, local park size and crosswalks.

Written submissions were received as follows:

- Email from R. Landale dated March 6, 2023 in opposition citing trees, Green City fund, and traffic.

1. Direct staff to incorporate the Growing Communities Fund funding into the 2023 – 2027 Financial Plan;
2. Direct staff to utilize the Growing Communities Fund to replace General Operating Funding in the 2023 – 2027 Capital Plan such that the general tax increase is limited to no more than 12.5% total;



3. To utilize the Growing Communities Fund funding to build the third ice sheet at Cloverdale Sport & Ice Complex;
4. Reduce the required 2023 tax increase for the policing shortfall from 9.5% to 4.5%;
5. Maintain the 7.0% general property tax increase for inflationary pressures and net new resources; and
6. Maintain the 1% Road Levy increase.

RES.R23-415

Carried

With Councillor Elford opposed.

Item No. Foo5

## 2023 Five-Year (2023-2027) Financial Plan – Capital

File: 1705-05

It was

Moved by Councillor Bains

Seconded by Councillor Kooner

That Council:

1. Direct staff to incorporate the Growing Communities Fund funding into the 2023 – 2027 Financial Plan;
2. Direct staff to utilize the Growing Communities Fund to replace General Operating Funding in the 2023 – 2027 Capital Plan such that the general tax increase is limited to no more than 12.5% total;
3. To utilize the Growing Communities Fund funding to build the third ice sheet at Cloverdale Sport & Ice Complex;
4. Reduce the required 2023 tax increase for the policing shortfall from 9.5% to 4.5%;
5. Maintain the 7.0% general property tax increase for inflationary pressures and net new resources; and
6. Maintain the 1% Road Levy increase.

RES.R23-416

Carried

With Councillor Elford opposed.

#### D. BOARD/COMMISSION REPORTS

This section had no items to consider.

**E. MAYOR'S REPORT**

Mayor Locke advised that Councillor Hepner is appointed as the liaison representative for the Peace Arch Hospital Foundation and will serve on the Peace Arch Healthy Community Grants Committee as well as the Peace Arch Healthy Community Steering Committee.

**1. Proclamations**

File: 0630-02

Mayor Locke read the following proclamations:

- (a) International Women's Day – March 8, 2023
- (b) Bongobondhu Day – March 17, 2023
- (c) International Day for the Elimination of Racial Discrimination – March 21, 2023
- (d) World Down Syndrome Day – March 21, 2023
- (e) World Poetry Day – March 21, 2023
- (f) Save Soil Day – March 21, 2023
- (g) International Purple Day – March 26, 2023
- (h) Amyloidosis Awareness Month – March 2023
- (i) Multiple Myeloma Awareness Month – March 2023

**F. GOVERNMENTAL REPORTS**

This section had no items to consider.

**G. CORPORATE REPORTS**

The Corporate Reports, under date of March 6, 2023, were considered and dealt with as follows:

|                      |   |
|----------------------|---|
| <b>Item No. R021</b> | <b>Sponsorship Request – Simon Fraser University "Share the Vibe" Community Mixer</b> |
|                      | <b>File: 1850-20</b>  |

The General Manager, Finance, submitted a report regarding an invitation from Simon Fraser University for the City to become a Gold sponsor for its President's Share the Vibe Community Mixer event scheduled for Friday, March 10, 2023, to be held at SFU's Surrey campus.

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council:

1. Receive Corporate Report Ro21 for information; and
2. Approve from the Council Initiatives Fund, a sponsorship contribution of \$5,000 in support of the Simon Fraser University President's Share the Vibe Community Mixer event.

RES.R23-417

Carried

**Item No. Ro22      Renewal of the Downtown Surrey Business Improvement Area  
File: 0250-20**

The General Manager, Investment & Intergovernmental Relations, submitted a report to obtain Council approval to adopt the Bylaw and to renew the DSBIA for another five-year term.

It was

Moved by Councillor Annis  
Seconded by Councillor Bose  
That Council grant final adoption of  
*Downtown Surrey Business Improvement Area Bylaw, 2023, No. 20796* that will renew the  
Downtown Surrey Business Improvement Area for a further five-year term which will end  
on March 30, 2028.

RES.R23-418

Carried

**Item No. Ro23      Application for a Union of BC Municipalities Poverty Reduction  
Planning and Action Program Grant  
File: 5080-01**

The General Manager, Community Services, submitted a report to seek Council authorization to submit an application to the UBCM's Poverty Reduction Planning and Action Program in the amount of \$50,000. The project will be conducted in partnership with the Surrey Poverty Reduction Coalition and will focus on the challenges people with disabilities face in accessing income benefits and supports. The application deadline is March 17, 2023.

It was

Moved by Councillor Annis  
Seconded by Councillor Hepner  
That Council:

1. Receive Corporate Report Ro23 for information; and
2. Authorize staff to submit an application, before the application deadline of March 17, 2023, to the Union of BC Municipalities Poverty Reduction Planning and Action Program for a grant in the amount of \$50,000 to develop a program focused on identifying challenges people with disabilities face in accessing income benefits.

RES.R23-419

Carried

**Item No. Ro24      Partnering Agreement and License and Operating Agreement with  
Alexandra Neighbourhood House for Childcare at Elgin Centre  
File: 0550-20**

The General Manager, Parks, Recreation & Culture, submitted a report to obtain Council's approval to enter into a Partnering Agreement and a License and Operating Agreement with Alexandra Neighbourhood House to operate childcare services at Elgin Centre.

It was

Moved by Councillor Bains  
Seconded by Councillor Kooner  
That Council:

1. Receive Corporate Report Ro24 for information;
2. Award Contract 1220-040-2023-002 to the Association of Neighbourhood Houses BC ("Alexandra Neighbourhood House") to operate the childcare at the renovated Elgin Centre located at 3530 - 144 Street;
3. Approve the execution by the General Manager of Parks, Recreation & Culture of a Partnering Agreement between the City and Alexandra Neighbourhood House, subject to compliance with the public notice provisions of the *Community Charter, SBC 2003, C.26*, as approved by the City Solicitor all as generally described in the report; and
4. Approve the execution by the General Manager of Parks, Recreation & Culture of a License and Operating Agreement for three years, with one additional two-year term between the City and Alexandra Neighbourhood House, subject to the execution of the Partnering Agreement and compliance with the public notice provisions of the *Community Charter, SBC2003, C.26*, all as generally described in the report.

RES.R23-420

Carried

**Item No. Ro25      Partnering Agreement and License and Operating Agreement with  
Alexandra Neighbourhood House for Childcare at the Surrey Sport  
and Leisure Complex  
File: 0550-20**

The General Manager, Parks, Recreation & Culture, submitted a report to obtain Council's approval to enter into a Partnering Agreement and a License and Operating Agreement with Alexandra Neighbourhood House to operate childcare services at Surrey Sport and Leisure Complex.

It was

Moved by Councillor Annis  
Seconded by Councillor Stutt  
That Council:

1. Receive Corporate Report Ro25 for information;
2. Award Contract 1220-040-2023-003 to the Association of Neighbourhood Houses BC ("Alexandra Neighbourhood House") to operate the childcare at the renovated Surrey Sport and Leisure Complex located at 100-16555 Fraser Highway;
3. Approve the execution by the General Manager of Parks, Recreation & Culture of a Partnering Agreement between the City and Alexandra Neighbourhood House, subject to compliance with the public notice provisions of the *Community Charter, SBC 2003, C.26*, as approved by the City Solicitor all as generally described in the report; and
4. Approve the execution by the General Manager of Parks, Recreation & Culture of a License and Operating Agreement for three years, with one additional two-year term between the City and Alexandra Neighbourhood House, subject to the execution of the Partnering Agreement and compliance with the public notice provisions of the *Community Charter, SBC2003, C.26*, all as generally described in the report.

RES.R23-421

Carried

**Item No. Ro26      Wixalbrown House at 13667 Grosvenor Road – Demolition Permit Application**  
**File: 7922-0087-00**

The General Manager, Planning & Development, submitted a report to seek Council's direction regarding the demolition permit application for the heritage property located at 13667 Grosvenor Road ("the Wixalbrown House"). The approval of the demolition permit was withheld in 2020 following direction from Council; however, a recent fire in the building and ongoing security breaches necessitate direction from Council as to whether the approval for the demolition permit should continue to be withheld.

It was

Moved by Councillor Stutt  
Seconded by Councillor Bose  
That Council:

1. Receive Corporate Report Ro26 for information; and
2. Provide staff with direction to continue to withhold the approval of the demolition permit under Part 15, Section 605 of the *Local Government Act* for the heritage property at 13667 Grosvenor Road until:
  - i. in the case of a building permit on the existing lot of record, the building permit and any other necessary approvals are ready for issuance and all fees associated with the building permit have been paid;

- ii. in the case of a rezoning development application, the rezoning by-law has been given third reading by Council; or
- iii. in the case of a subdivision development application, the Preliminary Layout Approval ("PLA") has been issued.

RES.R23-422

Carried

With Councillor Annis opposed.

**Item No. Ro27          Newton-King George Boulevard Plan**  
**File: 6520-20 (Newton-King George Boulevard)**

The General Manager, Planning & Development, General Manager, Engineering, and General Manager, Parks, Recreation & Culture, submitted a report to seek Council approval of the Stage 2 Newton-King George Boulevard Plan ("the Plan"). The Plan presents an updated vision for the corridor to support Rapid Transit expansion. It includes a land use concept, parks and open space network, road and transportation network, engineering servicing strategy, and a financing strategy to ensure the necessary delivery of community amenities and engineering infrastructure.

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council:

1. Receive Corporate Report Ro27 for information;
2. Approve the Newton-King George Boulevard Plan and its associated engineering servicing and financial strategies, as documented in the report and attached as Appendix "I";
3. Authorize staff to bring forward bylaw amendments to *Surrey Official Community Plan Bylaw, 2014, No. 18020*, as documented in Appendix "II", in order to align related figures and land use designations within the Newton-King George Boulevard Plan with those in the Official Community Plan, and authorize the City Clerk to introduce the necessary Official Community Plan amending bylaws for the required readings and to set a date for the related public hearing;
4. Approve amendments to *Surrey Zoning By-law, 1993, No. 12000*, as documented in Appendix "III", to include amenity contributions for the Newton-King George Boulevard Plan based upon the density bonus concept, and authorize the City Clerk to introduce the necessary Zoning By-law amending bylaws for the required readings and to set a date for the related public hearing; and
5. Approve amendments to *Surrey Development Application Fees Bylaw, 2016, No. 18641*, as documented in Appendix "IV", to require the payment of additional application fees which allows for the recovery of the costs of preparing the Neighbourhood Concept Plan for the Newton-King George Boulevard area.

RES.R23-423

Carried







**Item No. R032      Award of Contract No. 5522-001-11**  
**District Energy Distribution Piping System Expansion**  
**File: 5522-001/11**

The General Manager, Engineering, submitted a report to seek Council's approval to award an agreement for the District Energy Distribution Piping System Expansion project.

It was

Moved by Councillor Bose  
Seconded by Councillor Annis  
That Council:

1. Award Contract No. 5522-001-11 to Complete Utility Contractors Ltd. in the amount of \$3,622,993.50 (including GST), for District Energy Distribution Piping System Expansion project;
  2. Set the expenditure authorization limit for Contract No. 5522-001-11 at 3,985,000.00 (including contingencies and GST); and
  3. Authorize the General Manager, Engineering to execute Contract No. 5522-001-11.
- RES.R23-428      Carried

**Item No. R033      Fraser Valley Heritage Railway Lease and Operational Cost Funding**  
**File: 0930-30/255**

The General Manager, Engineering, General Manager, Finance, and General Manager, Corporate Services, submitted a report to provide Mayor and Council background information on the Surrey Heritage Railway ("Heritage Rail") and its operation by Fraser Valley Heritage Railway Society ("FVHRS") and to negotiate a new lease agreement in order for the annual operational funding of Heritage Rail to be administered by FVHRS for consistency with similar agreements with other not-for-profit leases by the City.

It was

Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That Council:

1. Receive Corporate Report R033 for information; and
  2. Direct staff to negotiate a new lease agreement with Fraser Valley Heritage Railway Society to include the terms and conditions set out in the report and detailed in the attached Appendix "I".
- RES.R23-429      Carried  
With Councillors Annis, Hepner and Stutt  
opposed.

**Item No. R034          Provincial Funding in Support of the Surrey Dyking District**  
**File: 5225-40 (SDD)**

The General Manager, Engineering, submitted a report to provide Council with an update on the ongoing discussions with the Province regarding the transfer of the Surrey Dyking District and its assets to the City, and to request authorization for the Mayor and City Clerk to execute a technical study funding agreement with the Province whereby the Province will provide funding to the City to undertake supportive studies, data collection and other activities to better understand the implications of a potential transfer.

It was

Moved by Councillor Stutt  
Seconded by Councillor Bose  
That Council:

1. Receive Corporate Report R034 for information;
2. Support staff and the Province of British Columbia (the "Province") to work on technical studies to better understand the implications of transferring the Surrey Dyking District from the Province to the City of Surrey; and
3. Authorize the Mayor and City Clerk to execute a technical study funding agreement with the Province, once the terms have been finalized.

RES.R23-430

Carried

**Item No. R035          Award of Contracts No. 6020-005-11, 6020-005 C1 Related to the**  
**152 Street Road Widening Project**  
**File: 6020-005/11**

The General Manager, Engineering, submitted a report to seek Council's approval to award agreements for the 152 Street Road Widening and Nicomekl River Bridge Twinning Project as illustrated on the map attached to this report as Appendix "I", and to obtain approval for the payment for the relocation and modification of BC Hydro infrastructure.

It was

Moved by Councillor Kooner  
Seconded by Councillor Bose  
That Council:

1. Award Contract No. 6020-005-11 to B & B Heavy Civil Construction Ltd. in the amount of \$44,418,600.98 (including GST), for the 152 Street Road Widening Project and set the expenditure authorization limit at \$49,000,000.00 (including contingencies and GST);
2. Award Consultant Construction Agreement No. 6020-005 C1 to McElhanney Ltd. at an estimated fee limit of \$594,278.00 (including GST) for the related construction services and set the expenditure authorization limit at \$653,700.00 (including contingencies and GST);

3. Approve the expenditure of \$850,000 (including GST and contingency), payable to BC Hydro for the relocation and modification of BC Hydro infrastructure necessary for the project; and
4. Authorize the General Manager, Engineering to execute Contract No. 6020-005-11 and 6020-005 C1, and BC Hydro Purchase Order.

RES.R23-431

Carried

## H. BYLAWS AND PERMITS

### BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20835"  
7922-0111-00  
Owner: Diyash Investments Inc. (Director Information: Bhavnesh K. Dharni, Jatinder K. Sharma, Ashwani K. Sharma)  
Agent: Architecture Panel Inc. (Ruchir Dhall)  
15238 - 64 Avenue  
To amend the OCP Figure 3: General Land Use Designations from Agricultural to Industrial; Figure 42: Major Employment Areas by adding the Industrial designation; Figure 43: Agricultural Lands by removing the Agricultural designation; Figure 51: Regional Growth Strategy Land Use Designations from Agricultural to Industrial; Figure 67: Green Infrastructure Development Permit Area by moving the ALR boundary east of the subject site; and Figure 69: Farming Protection Development Permit Area by moving the ALR Boundary east of the subject site and moving the Farming Protection Area east.

Council direction received January 30, 2023

It was Moved by Councillor Annis  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20835" pass its third reading.

Before the question was put:

It was Moved by Councillor Bose  
Seconded by Councillor Stutt  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20835" be referred back to staff to have the walkway connecting the two buildings removed thereby limiting the future potential uses of the building.

RES.R23-432

Carried

With Councillors Elford and Hepner opposed.

"Surrey Land Use Contract No. 584, Authorization Bylaw, 1978, No. 5744,  
Discharge Bylaw, 2023, No. 20836"  
15238 - 64 Avenue  
To discharge Land Use Contract No. 584 from the subject site.

Council direction received January 30, 2023

This item was out of order.

"Surrey Comprehensive Development Zone 52 (CD 52), Bylaw, 2023, No. 20837"  
15238 - 64 Avenue  
IL to CD - to develop a multi-tenant industrial building, with a restaurant and a  
volleyball facility.

Council direction received January 30, 2023

This item was out of order.

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20850"  
7921-0043-00  
Owners: R. Jain, A. Jain, R. Veauli, R. Veauli  
Agent: Westridge Engineering & Consulting Ltd. (Dave Kajal)  
14770 - 60 Avenue  
RA to RF-10 - to allow subdivision into 2 single family lots.

Council direction received February 13, 2023

|   |   |
|---|---|
| It was  | Moved by Councillor Bains                   |
|   | Seconded by Councillor Kooner               |
|   | That "Surrey Zoning Bylaw, 1993, No. 12000, |
| Amendment Bylaw, 2023, No. 20850" pass its third reading. |   |
|   | <u>Carried</u>                              |

RES.R23-433

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023, No. 20848"  
7921-0017-00  
Owner: Colony Alliance Corp. (Director Information: Jesse Atkinson)  
Agent: KCC Architecture and Design Ltd. (Karla Castellanos)  
19145 - 34A Avenue  
To amend OCP Table 7A: Land Use Designation Exceptions within the  
"Mixed Employment" designation by adding site specific permission for the site to  
permit a density up to 1.23 FAR (net calculation).

Council direction received February 13, 2023

|             |  |   |
|-------------|--|---|
| RES.R23-434 | It was<br><br>2013, No. 18020, Amendment Bylaw, 2023, No. 20848" pass its third reading.<br><br><u>Carried</u> | Moved by Councillor Annis<br>Seconded by Councillor Hepner<br>That "Surrey Official Community Plan Bylaw,<br><br><u>Carried</u> |
|-------------|--|---|

"Surrey Comprehensive Development Zone 100 (CD 100), Bylaw, 2023, No. 20849"  
19145 - 34A Avenue  
CD to CD - to develop a 8,573 square metre light-impact industrial building with  
ancillary self-storage warehouse space on the third-storey.

Council direction received February 13, 2023

|             |  |  |
|-------------|--|--|
| RES.R23-435 | It was<br><br>Zone 100 (CD 100), Bylaw, 2023, No. 20849" pass its third reading.<br><br><u>Carried</u> | Moved by Councillor Annis<br>Seconded by Councillor Hepner<br>That "Surrey Comprehensive Development<br><br><u>Carried</u> |
|-------------|--|--|

4. "Surrey Comprehensive Development Zone 99 (CD 99), Bylaw, 2023, No. 20851"  
7922-0191-00  
Owners: Green Acres Holdings Inc. (Director Information: Shelly Cross, Karen Ens, Michael D. Heppell, Marilyn Heppell, Shawn Heppell, Stephen Heppell),  
1167854 B.C. Ltd. (Director Information: Stephen Heppell, Michael D. Heppell),  
Lyneken Farms Ltd. (Director Information: Shelly Cross, Karen Ens, Michael D. Heppell, Marilyn Heppell, Shawn Heppell, Stephen Heppell)  
Agent: B & A Planning Group (Brian Murray)  
2825 and 2981 - 192 Street; 2898 - 190 Street  
A-2 to CD - to develop two multi-tenant light-impact industrial buildings with an  
ancillary commercial node with a total floor area of 22,607 square metres and  
44,795 square metres, respectively.

Council direction received February 13, 2023

Councillor Bose declared a conflict of interest and left the meeting at 8:42 p.m.

It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Surrey Comprehensive Development  
Zone 99 (CD 99), Bylaw, 2023, No. 20851" pass its third reading.  
RES.R23-436 Carried by members remaining

Development Variance Permit No. 7922-0191-00  
2825 and 2981 - 192 Street; 2898 - 190 Street  
To reduce the industrial parking rate from 1.0 parking spaces per 100 square metres  
to 0.983 parking spaces per 100 square metres.

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council authorize the issuance of  
Development Variance Permit No. 7922-0191-00.  
RES.R23-437 Carried by members remaining

Councillor Bose rejoined the meeting at 8:43 p.m.

5. "Surrey Comprehensive Development Zone 103 (CD 103), Bylaw, 2023, No. 20853"  
7923-0004-00  
Owners: L. Karmally, H. Karmally  
Agent: A. Mitchell  
13826 - 18 Avenue  
RH-G to CD - to permit the construction of a single-family dwelling.

Council direction received February 13, 2023

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 103 (CD 103), Bylaw, 2023, No. 20853" pass its third reading.  
RES.R23-438 Carried

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Comprehensive Development  
Zone 103 (CD 103), Bylaw, 2023, No. 20853" be finally adopted.  
RES.R23-439 Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20852"  
7922-0229-00  
Owner: Fast Pace Holdings Ltd. (Director Information: Jason Dyck, Shamim Farhadi)  
Agent: Zeidler Architecture Inc. (Srinidhi Sridhar)  
19082 - 32 Avenue (19078 - 32 Avenue)  
A-2 and IL to IB-1 - to develop a 2,979 square metre cold storage facility.

Council direction received February 13, 2023

RES.R23-440      It was      Moved by Councillor Kooner  
Seconded by Councillor Bose  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 20852" pass its third reading.  
Carried

Development Variance Permit No. 7922-0229-00  
19082 - 32 Avenue (19078 - 32 Avenue)  
To reduce the industrial parking rate from 1.0 parking spaces per 100 square metres  
to 0.5 parking spaces per 100 square metres.

RES.R23-441      It was      Moved by Councillor Annis  
Seconded by Councillor Hepner  
That Council authorize the issuance of  
Development Variance Permit No. 7922-0229-00.  
Carried

7. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2023,  
No. 20843"  
7921-0193-00  
Owner: 1185259 B.C. Ltd. (Director Information: Nirmal Takhar, Mansukh Takhar)  
Agent: Barnett Dembek Architects Inc. (Maciej Dembek)  
10620 and 10628 - 138A Street; 10619 and 10631 - 139 Street  
To amend OCP Table 7A: Land Use Designation Exceptions within the  
"Multiple Residential" designation by adding site specific permission for the site to  
permit a density up to 3.1 FAR.

Council direction received February 13, 2023

RES.R23-442      It was      Moved by Councillor Annis  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2023, No. 20843" pass its third reading.  
Carried

Council direction received February 13, 2023

RES.R23-443

- Council direction received February 13, 2023

RES.R23-444

9. Development Variance Permit No. 7921-0035-00  
Owner: 1253563 B.C. Ltd. (Director Information: Jujhar S. Bains, Survir S. Dhaliwal)  
Agent: Hub Engineering Inc. (Mike Kompter)  
12464 - 25 Avenue; 2485 - 124B Street  
To reduce the minimum rear yard setback from 7.5 metres to 6 metres to the principal building face for proposed lot 1 in order to facilitate tree retention as part of a proposed subdivision into four single family lots.

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

RES.R23-445



10. Development Variance Permit No. 7917-0169-00  
Owner: City of Surrey  
Agent: City of Surrey  
6336 - 177B Street  
To reduce the minimum west side yard flanking street setback from 7.5 metres to 6.0 metres to the principal building face to permit the development of the Cloverdale Sport & Ice Complex.

No correspondence was received for the proposal.

It was Moved by Councillor Bose  
Seconded by Councillor Hepner  
That Council support Development Variance Permit No. 7917-0169-00, and consider issuance of the Permit upon final approval of the associated Development Permit.

RES.R23-446

Carried

11. Development Variance Permit No. 7922-0378-00  
Owner: Cressey 17174-18 Ave Holdings Ltd.  
(Director Information: Norman Edward Cressey, Scott Edward Cressey)  
Agent: Patrick Lanigan  
17174 - 18 Avenue  
To reduce the minimum north street (18 Avenue) side yard setback from 4.5 metres to 3.16 metres for porches; reduce the minimum east front yard setback from 4.5 metres to 3.16 metres for porches and to 2.10 metres for the risers; reduce the minimum south side yard setback from 6.0 metres to 5.0 metres to the principal building face and to 3.2 metres for porches and to 2.26 metres for the risers; reduce the minimum west street (171 Street) front yard setback from 4.5 metres to 3.16 metres for porches and to 0.77 metres for the risers in order to permit the development of 71 townhouse units.

No correspondence was received for the proposal.

It was Moved by Councillor Annis  
Seconded by Councillor Hepner  
That Council support Development Variance Permit No. 7922-0378-00, and consider issuance of the Permit upon final approval of the associated Development Permit.

RES.R23-447

Carried

## FINAL ADOPTIONS

12. "The Back on Track Recovery Ltd. Housing Agreement No. 1, Authorization Bylaw, 2023, No. 20854"  
3900-20-20854 – Council Initiative  
Unit 1, 9889 - 140 Street  
A housing agreement bylaw to comply with the Business Bylaw requirement that supportive recovery homes enter into a housing agreement with the City to ensure a high quality of care is being provided to residents.

RES.R23-448      It was      Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "The Back on Track Recovery Ltd. Housing  
Agreement No. 1, Authorization Bylaw, 2023, No. 20854" be finally adopted.  
Carried

- RES.R23-449      It was Moved by Councillor Bains  
Seconded by Councillor Bose  
That "The Back on Track Recovery Ltd. Housing Agreement No. 2, Authorization Bylaw, 2023, No. 20855" be finally adopted.  
Carried

- |             |  |   |
|-------------|--|---|
| RES.R23-450 | It was   | Moved by Councillor Bains                     |
|             |  | Seconded by Councillor Annis                  |
|             |  | That "The Back on Track Recovery Ltd. Housing |
|             | Agreement No. 3, Authorization Bylaw, 2023, No. 20856" be finally adopted. |   |
|             |  | Carried                                       |

15. "The Back on Track Recovery Ltd. Housing Agreement No. 4, Authorization Bylaw, 2023, No. 20857"  
3900-20-20857 – Council Initiative  
Unit 4, 9889 - 140 Street  
A housing agreement bylaw to comply with the Business Bylaw requirement that supportive recovery homes enter into a housing agreement with the City to ensure a high quality of care is being provided to residents.

Approved by Council: February 8, 2021  
Corporate Report Item No. 2021-R026

It was  
Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "The Back on Track Recovery Ltd.  
Housing Agreement No. 4, Authorization Bylaw, 2023, No. 20857" be finally  
adopted.

RES.R23-451

Carried

16. "The Path to Freedom Treatment Centre Ltd., Housing Agreement, Authorization Bylaw, 2023, No. 20858"  
3900-20-20858 – Council Initiative  
5826 - 175 Street  
A housing agreement bylaw to comply with the Business Bylaw requirement that supportive recovery homes enter into a housing agreement with the City to ensure a high quality of care is being provided to residents.

Approved by Council: February 8, 2021  
Corporate Report Item No. 2021-R026

It was  
Moved by Councillor Bose  
Seconded by Councillor Hepner  
That "The Path to Freedom Treatment  
Centre Ltd., Housing Agreement, Authorization Bylaw, 2023, No. 20858" be finally  
adopted.

RES.R23-452

Carried

17. "The Pathway to Freedom Recovery Society Housing Agreement No. 1, Authorization Bylaw, 2023, No. 20859"  
3900-20-20859 – Council Initiative  
9031 Prince Charles Boulevard  
A housing agreement bylaw to comply with the Business Bylaw requirement that supportive recovery homes enter into a housing agreement with the City to ensure a high quality of care is being provided to residents.

Approved by Council: February 8, 2021  
Corporate Report Item No. 2021-R026

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "The Pathway to Freedom Recovery  
Society Housing Agreement No. 1, Authorization Bylaw, 2023, No. 20859" be finally  
adopted.  
RES.R23-453 Carried

18. "The Pathway to Freedom Recovery Society Housing Agreement No. 2, Authorization  
Bylaw, 2023, No. 20860"  
3900-20-20860 – Council Initiative  
9034 Prince Charles Boulevard  
A housing agreement bylaw to comply with the Business Bylaw requirement that  
supportive recovery homes enter into a housing agreement with the City to ensure  
a high quality of care is being provided to residents.

Approved by Council: February 8, 2021  
Corporate Report Item No. 2021-R026

It was Moved by Councillor Annis  
Seconded by Councillor Hepner  
That "The Pathway to Freedom Recovery  
Society Housing Agreement No. 2, Authorization Bylaw, 2023, No. 20860" be  
finally adopted.  
RES.R23-454 Carried

19. "The Night and Day Recovery Centre Registered Society Housing Agreement No. 3,  
Authorization Bylaw, 2023, No. 20861"  
3900-20-20861 – Council Initiative  
14688 - 106 Avenue  
A housing agreement bylaw to comply with the Business Bylaw requirement that  
supportive recovery homes enter into a housing agreement with the City to ensure  
a high quality of care is being provided to residents.

Approved by Council: February 8, 2021  
Corporate Report Item No. 2021-R026

It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "The Night and Day Recovery Centre  
Registered Society Housing Agreement No. 3, Authorization Bylaw, 2023,  
No. 20861" be finally adopted.  
RES.R23-455 Carried

20. "The Night and Day Recovery Centre Registered Society Housing Agreement No. 4, Authorization Bylaw, 2023, No. 20862"  
3900-20-20862 – Council Initiative  
14677 - 108A Avenue  
A housing agreement bylaw to comply with the Business Bylaw requirement that supportive recovery homes enter into a housing agreement with the City to ensure a high quality of care is being provided to residents.

Approved by Council: February 8, 2021  
Corporate Report Item No. 2021-R026

It was  
Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "The Night and Day Recovery Centre  
Registered Society Housing Agreement No. 4, Authorization Bylaw, 2023,  
No. 20862" be finally adopted.

RES.R23-456

Carried

21. "Downtown Surrey Business Improvement Area Bylaw, 2023, No. 20796"  
3900-20-20796 – Council Initiative  
A Bylaw to renew the Downtown Surrey Business Improvement Area for five-year term from 2023 to 2028. The purpose of the Business Improvement Area is to assist local property owners to upgrade and promote a local business district to improve its economic viability.

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R022. Bylaw No. 20796 is therefore in order for consideration.

Council direction received December 12, 2022  
Corporate Report Item No. 2022-R0214

It was  
Moved by Councillor Annis  
Seconded by Councillor Bose  
That "Downtown Surrey Business  
Improvement Area Bylaw, 2023, No. 20796" be finally adopted.

RES.R23-457

Carried

## INTRODUCTIONS

Earlier in the meeting, Council did not approve the recommendations of Finance Committee Corporate Report No. Foo4 and Foo5. Items H.22 – H.44 are therefore not in order for consideration.

22. "Surrey Building Bylaw, 2012, No. 17850, Amendment Bylaw, 2023, No. 20866"  
3900-20-20866 – Regulatory Text Amendment  
A bylaw to amend Schedule A to incorporate a fee increase as approved in the 2023 - 2027 Financial Plan.

This item was out of order.

23. "Business License Bylaw, 1999, No. 13680, Amendment Bylaw, 2023, No. 20867"  
3900-20-20867 – Regulatory Text Amendment  
A bylaw to amend Schedule A and Section 22 to incorporate a fee increase as approved in the 2023 – 2027 Financial Plan.

This item was out of order.

24. "Surrey Animal Responsibility Bylaw, 2017, No. 19105, Amendment Bylaw, 2023, No. 20868"  
3900-20-20868 – Regulatory Text Amendment  
A bylaw to amend Schedules B and C to incorporate a fee increase as approved in the 2023 – 2027 Financial Plan.

This item was out of order.

25. "Surrey Electrical Safety Bylaw, 2004, No. 15596, Amendment Bylaw, 2023, No. 20869"  
3900-20-20869 – Regulatory Text Amendment  
A bylaw to amend Schedules B to incorporate a fee increase as approved in the 2023 – 2027 Financial Plan.

This item was out of order.

26. "Surrey Fee-Setting Bylaw, 2001, No. 14577, Amendment Bylaw, 2023, No. 20870"  
3900-20-20870 – Regulatory Text Amendment  
A bylaw to amend Schedules A, B, C, D, E, F, G, H, I, J, L and N to incorporate a fee increase as approved in the 2023 – 2027 Financial Plan.

This item was out of order.

27. "Surrey Fire Service Bylaw, 1990, No. 10771, Amendment Bylaw, 2023, No. 20871"  
3900-20-20871 – Regulatory Text Amendment  
A bylaw to amend Sections 30, 34 and 36 to incorporate a fee increase as approved in the 2023 - 2027 Financial Plan.

This item was out of order.

28. "Highway and Traffic Bylaw, 1997, No. 13007, Amendment Bylaw, 2023, No. 20872"  
3900-20-20872 – Regulatory Text Amendment  
A bylaw to amend Schedule B to incorporate a fee increase as approved in the 2023 – 2027 Financial Plan.

This item was out of order.

29. "Development Application Fees Bylaw, 2016, No. 18641, Amendment Bylaw, 2023, No. 20873"  
3900-20-20873 – Regulatory Text Amendment  
A bylaw to amend Schedule B to incorporate a fee increase as approved in the 2023 - 2027 Financial Plan.

This item was out of order.

30. "Surrey Plumbing Bylaw, 1981, No. 6569, Amendment Bylaw, 2023, No. 20874"  
3900-20-20874 – Regulatory Text Amendment  
A bylaw to amend Sections 9 and 10 to incorporate a fee increase as approved in the 2023 – 2027 Financial Plan.

This item was out of order.

31. "Surrey Subdivision and Development Bylaw, 1986, No. 8830, Amendment Bylaw, 2023, No. 20875"  
3900-20-20875 – Regulatory Text Amendment  
A bylaw to amend Schedule B to incorporate a fee increase as approved in the 2023 – 2027 Financial Plan.

This item was out of order.

32. "Surrey Tree Protection Bylaw, 2006, No. 16100, Amendment Bylaw, 2023, No. 20876"  
3900-20-20876 – Regulatory Text Amendment  
A bylaw to amend Sections 36, 37, 38, 39, 40 and 71 to incorporate a fee increase as approved in the 2023 - 2027 Financial Plan.

This item was out of order.

33. "Surrey Fireworks Regulation Bylaw, 1974, No. 4200, Amendment Bylaw, 2023, No. 20877"  
3900-20-20877 – Regulatory Text Amendment  
A bylaw to amend Section 6 to incorporate a fee increase as approved in the 2023 – 2027 Financial Plan.

This item was out of order.

34. "Surrey Secondary Suite Service Fee Bylaw, 2011, No. 17356, Amendment Bylaw, 2023, No. 20878"  
3900-20-20878 – Regulatory Text Amendment  
A bylaw to amend Section 3 to incorporate a fee increase as approved in the 2023 – 2027 Financial Plan.

This item was out of order.

35. "Drinking Water Conservation Plan Bylaw, 2004, No. 15454, Amendment Bylaw, 2023, No. 20879"  
3900-20-20879 – Regulatory Text Amendment  
A bylaw to amend Section 5.2 to incorporate a fee increase as approved in the 2023 - 2027 Financial Plan.

This item was out of order.

36. "Surrey Vehicles for Hire Bylaw, 1999, No. 13610 Amendment Bylaw, 2023, No. 20880"  
3900-20-20880 – Regulatory Text Amendment  
A bylaw to amend Schedule G to incorporate a fee increase as approved in the 2023 - 2027 Financial Plan.

This item was out of order.

37. "Surrey Mobile Homes and Trailer Regulation and Control Bylaw, 1980, No. 6142, Amendment Bylaw, 2023, No. 20882"  
3900-20-20882 – Regulatory Text Amendment  
A bylaw to amend Section 28 to incorporate a fee increase as approved in the 2023 – 2027 Financial Plan.

This item was out of order.

38. "Surrey Stormwater Drainage Regulation and Charges Bylaw, 2008, No. 16610, Amendment Bylaw, 2023, No. 20883"  
3900-20-20883 – Regulatory Text Amendment  
A bylaw to amend Section 26, 36 as approved in the 2023 – 2027 Financial Plan and to incorporate housekeeping amendments.

This item was out of order.

39. "2023 Revenue Anticipation Bylaw, 2023, No. 20884"  
3900-20-20884 – Council Initiative  
Pursuant to Section 177 of the *Community Charter*, this annual revenue anticipation bylaw permits the City to incur an operating overdraft as may be necessary from time to time to optimize the City's overall return on its investment portfolio.

This item was out of order.

40. "Surrey Parks, Recreation and Culture Fee-Setting Bylaw, 2004, No. 15391, Amendment Bylaw, 2023, No. 20885"  
3900-20-20884 – Regulatory Text Amendment  
A bylaw to amend Schedule A to incorporate fees and charges as approved in the 2023 – 2027 Financial Plan

This item was out of order.



41. "Surrey 2023 – 2027 Consolidated Financial Plan Bylaw, 2023, No. 20886"  
3900-20-20886 – Council Initiative  
A bylaw to provide for the adoption of the Surrey 2023 – 2027 Consolidated Financial Plan

This item was out of order.

42. "Surrey 2023 - 2027 General Operating Financial Plan Bylaw, 2023, No. 20887"  
3900-20-20887 – Council Initiative  
A bylaw to provide for the adoption of the Surrey 2023 – 2027 General Operating Financial Plan.

This item was out of order.

43. "Surrey 2023 – 2027 Roads & Traffic Safety Operating Financial Plan Bylaw, 2023, No. 20888"  
3900-20-20888 – Council Initiative  
A bylaw to provide for the adoption of the Surrey 2023 – 2027 Roads & Traffic Safety Operating Financial Plan.

This item was out of order.

44. "Surrey 2023 – 2027 Capital Financial Plan Bylaw, 2023, No. 20889"  
3900-20-20889 – Council Initiative  
A bylaw to provide for the adoption of the Surrey 2023 – 2027 Capital Financial Plan.

This item was out of order.

45. "The Cedars Discovery Centre Ltd. Housing Agreement, Authorization Bylaw, 2023, No. 20863"  
3900-20-20863 – Council Initiative  
6817 – 135A Street  
A housing agreement bylaw to comply with the Business Bylaw requirement that supportive recovery homes enter into a housing agreement with the City to ensure a high quality of care is being provided to residents.

Approved by Council: February 8, 2021  
Corporate Report Item No. 2021-R026

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That "The Cedars Discovery Centre Ltd.

Housing Agreement, Authorization Bylaw, 2023, No. 20863" pass its first reading.

RES.R23-458

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Annis  
Seconded by Councillor Bose  
That "The Cedars Discovery Centre Ltd.  
Housing Agreement, Authorization Bylaw, 2023, No. 20863" pass its second  
reading.  
RES.R23-459 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Annis  
Seconded by Councillor Bose  
That "The Cedars Discovery Centre Ltd.  
Housing Agreement, Authorization Bylaw, 2023, No. 20863" pass its third reading.  
RES.R23-460 Carried

46. "The Together We Can Drug & Alcohol Recovery & Education Society Housing Agreement, Authorization Bylaw, 2023, No. 20864"  
3900-20-20864 – Council Initiative  
12971 – 100A Avenue  
A housing agreement bylaw to comply with the Business Bylaw requirement that supportive recovery homes enter into a housing agreement with the City to ensure a high quality of care is being provided to residents.

Approved by Council: February 8, 2021  
Corporate Report Item No. 2021-R026

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "The Together We Can Drug & Alcohol  
Recovery & Education Society Housing Agreement, Authorization Bylaw, 2023,  
No. 20864" pass its first reading.  
RES.R23-461 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose  
Seconded by Councillor Stutt  
That "The Together We Can Drug & Alcohol  
Recovery & Education Society Housing Agreement, Authorization Bylaw, 2023,  
No. 20864" pass its second reading.  
RES.R23-462 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "The Together We Can Drug & Alcohol  
Recovery & Education Society Housing Agreement, Authorization Bylaw, 2023,  
No. 20864" pass its third reading.  
RES.R23-463 Carried

47. "Surrey Close and Remove the Dedication of Highway of a Portion of Lane  
Adjacent to 15751, 15853, 15861, 15885 – 16th Avenue and 15827 to 15875 Alder Place,  
Bylaw, 2023, No. 20804"  
3900-20-20804 – Council Initiative  
A bylaw to remove the dedication of a 112.4 square metre portion of unopened lane  
allowance to facilitate consolidation with the adjacent lands under Development  
Application No. 7918-0398-00. In accordance with the Community Charter, SBC  
2003, c.26, as amended, approval of the disposition of the lane will be considered  
by City Council at a later date.

**Note:** Council was advised that the area of Lane to be closed, as approved under  
Corporate Report No. R180, was based on a preliminary survey. The final  
survey indicates an increase in the total area of Lane to be closed from  
112 square metres to 112.4 square metres.

Council direction received October 3, 2022  
Corporate Report Item No. 2022-R180

It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That "Surrey Close and Remove the Dedication  
of Highway of a Portion of Lane Adjacent to 15751, 15853, 15861, 15885 – 16th Avenue  
and 15827 to 15875 Alder Place, Bylaw, 2023, No. 20804" pass its first reading.  
RES.R23-464 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That "Surrey Close and Remove the Dedication  
of Highway of a Portion of Lane Adjacent to 15751, 15853, 15861, 15885 – 16th Avenue  
and 15827 to 15875 Alder Place, Bylaw, 2023, No. 20804" pass its second reading.  
RES.R23-465 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Stutt  
Seconded by Councillor Bose  
That "Surrey Close and Remove the Dedication  
of Highway of a Portion of Lane Adjacent to 15751, 15853, 15861, 15885 – 16th Avenue  
and 15827 to 15875 Alder Place, Bylaw, 2023, No. 20804" pass its third reading.  
RES.R23-466 Carried

48. "Surrey Development Cost Charge Bylaw, 2023, No. 20865"  
3900-20-20865– New Regulatory Amendment  
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. 20560.

Approved by Council: Not approved

Earlier in the meeting, Council approved the recommendations of  
Corporate Report Item No. R031. Bylaw No. 20865 is therefore in order for  
consideration.

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Development Cost Charge  
Bylaw, 2023, No. 20865" pass its first reading.  
RES.R23-467 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Development Cost Charge  
Bylaw, 2023, No. 20865" pass its second reading.  
RES.R23-468 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "Surrey Development Cost Charge  
Bylaw, 2023, No. 20865" pass its third reading.  
RES.R23-469 Carried

**I. CLERK'S REPORT****1. Delegation Requests****(a) Heidi Greco, Surrey Civic Treasure  
File: 0550-20-10**

Requesting to appear before Council at a Council-in-Committee meeting to have poems read in celebration of National Poetry Month in April 2023.

It was  
Moved by Councillor Bains  
Seconded by Councillor Hepner  
That Heidi Greco, Surrey Civic Treasure be  
heard as a delegation at Council-in-Committee.  
Carried

RES.R23-470

**(b) John Sprung, Chairman, and Allen Aubert, Secretary  
Fraser Valley Heritage Railway Society  
File: 0550-20-10**

Requesting to appear before Council at a Council-in-Committee meeting to provide a presentation regarding the progress achieved at the Cloverdale Heritage Railway campus and plans for the 2023 seasons, completion of the Surrey Heritage Railway Project, activation of the Sullivan Station and expansion to Newton Town Centre.

It was  
Moved by Councillor Bose  
Seconded by Councillor Annis  
That John Sprung, Chairman, and  
Allen Aubert, Secretary, Fraser Valley Heritage Railway Society, be heard as  
a delegation at Council-in-Committee.  
Carried

RES.R23-471

**2. Discover Surrey 2022 Reporting Period Annual Filing – Late Submission  
Document Review  
File: 6750-20**

It was  
Moved by Councillor Bose  
Seconded by Councillor Kooner  
That Council receive the Interoffice Memo  
regarding the Discover Surrey 2022 Reporting Period Annual Filing – Late  
Submission Document Review for information.  
Carried

RES.R23-472

**J. NOTICE OF MOTION**

**1. Property Located at 93751 176 Street**

At the March 6, 2023 Regular Council – Public Hearing meeting,  
Councillor Hepner put forward the following Notice of Motion:

"That, if the School Board does not receive funding to secure the site located at  
9375 176 Street for use as a school site by the end of April 2023, Council encourage  
the developer to proceed with a development application for the property."

**K. OTHER BUSINESS**

This section had no items to consider.

**L. ADJOURNMENT**

It was

Moved by Councillor Annis  
Seconded by Councillor Bains  
That the March 6, 2023 Regular Council -

Public Hearing meeting be adjourned.  
RES.R23-473

Carried

The Regular Council - Public Hearing meeting adjourned at 9:01 p.m.

Certified correct:

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

\_\_\_\_\_  
Mayor Brenda Locke