

**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  
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

Special Meeting be adopted.

RES.R22-

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the agenda of the August 8, 2022,

Carried

Councillor Locke raised a Point of Privilege, expressing concerns regarding the scheduling of a Council meeting midday in August and noted that the time and date are inappropriate to hold a meeting.

**B. DELEGATIONS - PUBLIC HEARING****1. "Surrey Comprehensive Development Zone 78 (CD 78), Bylaw, 2022, No. 20723"  
Application No. 7921-0091-00**

CIVIC ADDRESS: Portion of 10261 - 166A Street

APPLICANT: Owners: S. Kesavan, S. Kesavan  
Agent: Citiwest Consulting Ltd. (Roger Jawanda)

PURPOSE: The applicant is seeking to rezone a portion of the subject site from Single Family Residential (12) Zone to Comprehensive Development Zone in order to accommodate subdivision (unhooking) of the property to create two separate single family residential small lots.

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

J. Hansen, Surrey: The delegation expressed concerns regarding the lot size, parking and pedestrian and cyclist safety.

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

Written submissions were received as follows:

- Email dated August 6, 2022, R. Landale expressing opposition for the proposal citing trees.

2. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20725"**  
**"Surrey Comprehensive Development Zone 75 (CD 75), Bylaw, 2022, No. 20726"**  
**Application No. 7920-0155-00**

CIVIC ADDRESS: 15290 - 66 Avenue

APPLICANT: Owner: 1218656 B.C. Ltd.  
(Director Information: Ravinder Bhangu. Amrik S. Dhillon, Tejvir Gill, Kulbir Johal)  
Agent: DF Architecture Inc. (Jessie Arora)

PURPOSE: The applicant is requesting an amendment to the Official Community Plan Table 7A: Land Use Designation Exceptions by adding a site specific permission for the subject site to allow for a density up to 1.3 FAR within the Mixed Employment land use designation. The proposal also includes rezoning of the subject site from One-Acre Residential Zone to Comprehensive Development Zone in order to permit the development of a 4,478 square metre business park building with accessory commercial uses.

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

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

Written submissions were received as follows:

- Email dated August 6, 2022, R. Landale expressing opposition for the proposal citing trees.

3. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20717"  
Application No. 7921-0327-00**

CIVIC ADDRESS: 5886 and 5894 - 128 Street

APPLICANT: Owner: 1318801 B.C. Ltd.  
(Director Information: Pawandeep Gill)  
Agent: David Eaton Architect Inc. (Manpreet Singh)

PURPOSE: The applicant is requesting to rezone the site from One-Acre Residential Zone to Multiple Residential 30 Zone in order to permit the development of 44 townhouse units on the subject site.

In addition, the proposal includes a Development Variance Permit to reduce the minimum side yard setback (south) from 6 metres to 4.7 metres.

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

P. Kamra, Surrey: The delegation spoke in opposition to the proposal citing school capacity, removal of trees from the subject site, traffic, and noise issues.

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

D. Eaton, Architect on behalf of the Applicant: The delegation spoke to school capacity and tree retention.

Written submissions were received as follows:

- Petition dated August 5, 2022, 90 Petition Signatures expressing support for the proposal.
- Email dated August 6, 2022, R. Landale expressing opposition for the proposal citing trees.

4. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20714"  
Application No. 7921-0292-00**

CIVIC ADDRESS: 12674 – 88 Avenue

APPLICANT: Owner: 1243153 B.C. Ltd. (Director Information: Munish Katyal)  
Agent: DF Architecture Inc. (Jessie Arora)

PURPOSE: The applicant is requesting to rezone the site from One-Acre Residential Zone to Light Impact Industrial Zone in order to develop a 3,500 square metre industrial building on the subject site.

In addition, the proposal includes a Development Variance Permit to reduce the minimum rear yard setback from 7.5 metres to 3.9 metres for a garbage enclosure and to reduce the minimum side (east) yard setback from 7.5 metres to 1.5 metres for a garbage enclosure.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject site, tree replanting schedule, lack of a green wall and plantings on the flat roof, tree plantings in the parking lot and "bocci" trees.

Written submissions were received as follows:

- Email dated August 6, 2022, R. Landale expressing opposition for the proposal citing trees.

**5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20712" Application No. 7921-0232-00**

CIVIC ADDRESS: 14224 - 68 Avenue

APPLICANT: Owner: 1018737 B.C. Ltd.  
(Director Information: Mukhtiar S. Randhawa, Gurpreet S. Sanghera)  
Agent: Gursimer Design & Management Inc. (Nirvair Singh)

PURPOSE: The applicant is requesting to rezone a portion of the site from Single Family Residential Zone to Single Family Residential (13) Zone in order to subdivide the subject site into two Single Family Small Lots and one Single Family Residential lot.

In addition, the proposal includes a Development Variance Permit to reduce the minimum lot depth from 24 metres to 12.3 metres for proposed Lot 1; reduce the minimum lot depth from 24 metres to 15.71 metres for proposed Lot 2; reduce the minimum lot depth of the from 28 metres to 19.07 metres for proposed Lot 3; reduce the minimum front yard setback from 6 metres to 2 metres to the principal building face for proposed Lots 1 and 2; reduce the minimum front yard setback from 6 metres to 2 metres to the principal building face for proposed Lot 3; reduce the minimum rear yard setback from 7.5 metres to 3 metres for proposed Lot 1; reduce the minimum rear yard setback from 7.5 metres to 4.5 metres for proposed Lot 2; reduce the minimum rear yard setback from 7.5 metres to 6 metres for proposed Lot 3; and increase the maximum driveway width from 6 metres to 8.93 metres for proposed Lot 1.

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

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject and adjacent site, tree replanting schedule, tree protection barrier and a Biodiversity Land Acquisition fund.

Written submissions were received as follows:

- Email dated August 6, 2022, R. Landale expressing opposition for the proposal citing trees.

**6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20713"  
Application No. 7921-0342-00**

CIVIC ADDRESS: 5930 - 147 Street; 14725 - 59 Avenue

APPLICANT: Owner: G. Grewal  
Agent: Gursimer Design & Management Inc. (Nirvair Singh)

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

In addition, the proposal includes a Development Variance Permit to reduce the minimum lot depth of a Type II Interior Lot and Type II Corner Lot from 24 metres to 21.5 metres for proposed Lot 1 and 21.7 metres for proposed Lot 6; and to reduce the minimum lot width of a Type II Interior Lot from 13.4 metres to 13 metres for proposed Lot 5.

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

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

Written submissions were received as follows:

- Email dated August 6, 2022, R. Landale expressing opposition for the proposal citing trees.

7. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20718"  
Application No. 7920-0279-00**

CIVIC ADDRESS: 16765 - 25 Avenue

APPLICANT: Owners: IK 168 Projects Inc.  
(Director Information: Harminder S. Basraon)  
Agent: David Eaton Architect Inc. (David Eaton)

PURPOSE: The applicant is requesting to rezone the subject site from Half-Acre Residential Zone to Multiple Residential 30 Zone in order to develop 19 townhouse units.

In addition, the proposal includes a Development Variance Permit to reduce the minimum street side yard (west) setback from 4.5 metres to 4 metres and the minimum rear yard (north) setback from 6 metres to 3 metres to the principal building face. The proposal also includes a reduction to the minimum side yard on a flanking lane (east) setback from 4.5 metres to 4 metres to the principal building face of building 1; and to allow stairs consisting of four risers or less to encroach into the building setback area.

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

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

Written submissions were received as follows:

- Email dated August 6, 2022, R. Landale expressing opposition for the proposal citing trees.

8. **"Surrey Comprehensive Development Zone 77 (CD 77), Bylaw, 2022, No. 20716"  
Application No. 7921-0256-00**

CIVIC ADDRESS: 12828 – 14A Avenue (12830 - 14A Avenue)

APPLICANT: Owners: 1058140 B.C. Ltd.  
(Director Information: Avtar S. Sendher)  
Agent: Coastland Engineering & Surveying Ltd. (Michael Helle)

PURPOSE: The applicant is seeking to rezone the subject site from Duplex Residential Zone to Comprehensive Development Zone in order to subdivide the site into two single family small lots.

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

B. Dykes, Ocean Park: The delegation spoke to the proposed rezoning, density, displacement of residents, trees onsite and construction issues and related access to Fun Fun Park.

A. Kaps, Surrey: The delegation spoke to the calculation and valuation of proposed setbacks.

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

R. Winston, Ocean Park: The delegation spoke in opposition to the proposal citing displacement of residents, carbon emissions related to construction, and construction issues and related access to Fun Fun Park.

Written submissions were received as follows:

- Email dated August 1, 2022, M. & M. Kessler expressing opposition for the proposal citing trees, lot sizes, noise, and traffic.
- Submission dated August 3, 2022, T. Forsyth expressing opposition for the proposal citing scenery, safety, lot sizes and traffic.
- Email dated August 6, 2022, R. Landale expressing opposition for the proposal citing trees.
- Email dated August 7, 2022, A. expressing support for the proposal.
- Submission dated August 8, 2022, D. Wilcox expressing opposition for the proposal.

9. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20729"**  
**"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20730"**  
**Application No. 7920-0224-00**

CIVIC ADDRESS: 1083, 1109 and 1177 - 168 Street; 1068 - No 99 Highway;  
16620 - 12 Avenue

APPLICANT: Owner: Fergus Creek Homes Ltd.  
(Director Information: Iqbal Grewal, Gurdev Sandhu)  
Agent: DF Architecture Inc. (Jessie Arora)

PURPOSE: The applicant is seeking to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations to redesignate the site from Mixed Employment to Multiple Residential and amend OCP Figure 42: Major Employment Areas by removing the Mixed Employment designation for the subject site. The proposal also includes rezoning the site from One-Acre Residential Zone to Multiple Residential 30 Zone in order to develop 482 townhouse units on the subject site.

In addition, the proposal includes a Development Variance Permit to reduce the minimum north front yard setback on proposed Lot 1 from 4.5 metres to 3 metres to the side of unit and Lot 2 from 6 metres to 4.5 metres to the principal building face; and reduce the minimum east rear yard setback on proposed Lot 2 from 6 metres to 4.5 metres to the principal building face, and to 3 metres to the side of unit; and reduce the minimum west side yard setback on proposed Lot 3 from 6 metres to 4.8 metres to the principal building face; and reduce the minimum south rear yard setback on proposed Lot 3 from 6 metres to 4.5 metres to the principal building face, and to 3.7 metres to the side of unit.

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

S. Sajda, Whalley: The delegation spoke in opposition to the proposal citing rezoning and region-wide shortage of employment lands.

R. Kaptyn, South Surrey: The delegation spoke in opposition to the proposal citing rezoning, region-wide shortage of employment lands and traffic.

M. Scott, South Surrey: The delegation spoke in opposition to the proposal citing rezoning, lack of amenities, services and infrastructure to support development, density, removal of trees from the subject site, lack of proximity to transit and impacts on local schools.

S. Rush, South Surrey: The delegation spoke in opposition to the proposal citing rezoning, region-wide shortage of employment lands, inappropriate location for residential development and impacts to the Fergus Creek Biodiversity Conservation Area.

S. Hindmarch, Langley: The delegation spoke in opposition to the proposal citing compensation for habitat loss of the screech and barn owls and region-wide shortage of employment lands.

A. Huberman, Surrey Board of Trade: The delegation spoke in opposition to the proposal citing rezoning and region-wide shortage of employment lands.

Resident: The delegation spoke in opposition to the proposal citing rezoning, region-wide shortage of employment lands, school capacity and proximity to transit.

D. Jack, Surrey Environmental Partners: The delegation spoke to the rezoning, biodiversity and Fergus Creek Biodiversity Conservation Area impacts, removal of trees from the subject site, tree replanting schedule, First Nations consultation and access to local schools.



R. Winston, Ocean Park: The delegation spoke in opposition to the proposal citing biodiversity and Fergus Creek Biodiversity Conservation Area impacts, removal of trees from the subject site, rezoning and proximity to amenities, services and transit.

A. Kaps, Surrey: The delegation spoke in opposition to the proposal citing rezoning and region-wide shortage of employment lands.

O. Verbenkov, Agent on behalf of the Applicant: The delegation spoke to the proposed rezoning and employment lands, school capacity, trees, biodiversity impacts and public information meetings.

Written submissions were received as follows:

- Email dated August 3, 2022, B. & L. Middleton expressing opposition for the proposal noise and traffic.
- Email dated August 4, 2022, B. Gardner expressing opposition for the proposal environment, agricultural land and traffic.
- Email dated August 6, 2022, R. Landale expressing opposition for the proposal citing trees.
- Email dated August 4, 2022, H. Rothe expressing opposition for the proposal citing density, transportation, schools, healthcare, environment, and traffic.
- Submission dated August 5, 2022, C. Isaak expressing opposition for the proposal citing employment land and community.
- Email dated August 7, 2022, V. McCahon expressing opposition for the proposal citing traffic, environment and character of neighbourhood.
- Email dated August 7, 2022, R. Wood expressing opposition for the proposal citing current plan.
- Email dated August 8, 2022, S. Rush expressing opposition for the proposal citing nature and employment land.
- Email dated August 8, 2022, L. Huhn expressing opposition for the proposal citing nature, wildlife and environment.
- Email dated August 5, 2022, R. Landale expressing opposition for the proposal citing trees.
- Petition dated August 6, 2022, 102 Petition Signatures expressing opposition for the proposal.
- Submission received August 6, 2022, T. Wiebe expressing opposition for the proposal.
- Email dated August 7, 2022, L. Bevan expressing opposition for the proposal.
- Email dated August 7, 2022, R. Wood expressing concern for the proposal.
- Email dated August 7, 2022, V. McCahon expressing opposition for the proposal.
- Form Letters received August 7, 2022, 10 residents expressing opposition for the proposal.
- Email dated August 8, L. Huhn expressing opposition for the proposal.
- Email dated August 8, 2022, S. Rush expressing opposition for the proposal.

10. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20721"  
Application No. 7921-0151-00**

CIVIC ADDRESS: 1879 King George Boulevard; 1868 Lilac Drive

APPLICANT: Owner: 1346704 B.C. Ltd. (Director Information: Paramjit Singh)  
Agent: Alvair Development Ltd. (Kunwar Bir Singh)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Multiple Residential 30 Zone in order to permit the development of 18 townhouse units on the subject site.

In addition, the proposal includes a Development Variance Permit to reduce the minimum side (northwest) yard setback from 6 metres to 3 metres to the principal building face; reduce the minimum side (southeast) yard setback from 6 metres to 5.6 metres to the principal building face; and to allow stairs consisting of four risers or less to encroach into the building setback area for building 1.

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

G. Dean, Surrey: The delegation spoke in opposition to the proposal citing the proposed access.

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

D. Eaton, Architect on behalf of the Applicant: The delegation spoke to the proposed access to the site.

S. Rush, South Surrey: The delegation spoke to safety, proposed access, laneway construction, setbacks and density.

Written submissions were received as follows:

- Email dated August 6, 2022, R. Landale expressing opposition for the proposal citing trees.
- Email dated August 7, 2022, S. and T. Smith expressing concern for the proposal.

11. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20715"  
Application No. 7922-0043-00**

CIVIC ADDRESS: 11137 - 131A Street

APPLICANT: Owners: B. Killam, T. Killam  
Agent: Hub Engineering Inc. (Mike Kompter)

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

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

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

Written submissions were received as follows:

- Email dated August 6, 2022, R. Landale expressing opposition for the proposal citing trees.

12. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20722"  
Application No. 7921-0138-00**

CIVIC ADDRESS: 10025 - 120 Street (10027 - 120 Street)

APPLICANT: Owners: S. Eastwood, Z. Jin  
Agent: Kumlin Sullivan Architecture (Chris Kiska)

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

In addition, the proposal includes a Development Variance Permit to allow a basement access well and staircase to be located between the principal building and the front (west) lot line and to permit an accessory building or structure in the front (west) yard setback with a minimum setback of 1 metre from the west lot line on proposed Lots 1 and 2. The proposal also includes a reduction to the minimum lot width required to facilitate double side-by-side garages from 13.4 metres to 12 metres for proposed Lots 1 and 2.

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

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

Written submissions were received as follows:

- Email dated August 6, 2022, R. Landale expressing opposition for the proposal citing trees.

**13. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20724"  
Application No. 7922-0178-00**

CIVIC ADDRESS: 10627, 10651 and 10665 - 128 Street

APPLICANT: Owner: 1292900 B.C. Ltd. (Director Information: Paramjit Sanghera),  
1305038 B.C. Ltd. (Director Information: Paramjit Sanghera)  
Agent: DF Architecture Inc. (Jessie Arora)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Multiple Residential 30 Zone in order to develop 49 townhouse units.

In addition, the proposal includes a Development Variance Permit to reduce the minimum south side yard setback from 6 metres to 3 metres for Building No. 5 and 3 metres for Building No. 7, and to reduce the minimum north side yard setback from 6 metres to 4.5 metres for Building No. 3, as measured to the principal building face, for the proposed townhouse development.

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

A. Kaps, Surrey: The delegation spoke to setback compensation and school capacity.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject site, tree replanting schedule and slow water and water management.

Written submissions were received as follows:

- Email dated August 6, 2022, R. Landale expressing opposition for the proposal citing trees.

14. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20719"**  
**"Surrey Comprehensive Development Zone 76 (CD 76), Bylaw, 2022, No. 20720"**  
**Application No. 7920-0304-00**
- CIVIC ADDRESS: 13301 to 13355 – 104 Avenue; 13280 to 13362 – 105 Avenue
- APPLICANT: Owners: Bristol Estates 13301 Holdings Ltd.  
(Director Information: Yue Fan, Helen Chan Sun, Zhen Yu Zhong)  
Agent: ZGF Architects Inc. (Patrick Cotter)
- PURPOSE: The applicant is seeking to amend the Official Community Plan Figure 16: Central Business District Densities to increase the density for the subject site from 3.5 FAR to 5.5 FAR. The proposal also includes rezoning the subject site from Multiple Residential 45 Zone to Comprehensive Development Zone in order to permit the development of five, high-rise residential buildings and one, mid-rise rental apartment building as part of a multi-phased development consisting of approximately 2,200 dwelling units in City Centre.

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

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

Written submissions were received as follows:

- Email dated August 4, 2022, Y. Parmar expressing concern for the proposal utilities and property maintenance.
- Email dated August 6, 2022, R. Landale expressing opposition for the proposal citing trees.

15. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20727"**  
**"Surrey Comprehensive Development Zone 79 (CD 79), Bylaw, 2022, No. 20728"**  
**Application No. 7921-0209-00**

CIVIC ADDRESS: Portion of 12244 - 102 Avenue

APPLICANT: Owner: 1260119 B.C. Ltd.  
(Director Information: Baldev Hans, Amarinderjit Nandha, Gurpreet Toor)  
Agent: Flat Architecture Ltd. (Jaswinder Gabri)

PURPOSE: The applicant is seeking to amend the Official Community Plan Figure 3: General Land Use Designations for a portion of the subject site from Urban to Multiple Residential. The proposal also includes rezoning a portion of the site from Single Family Residential Zone to Comprehensive Development Zone in order to develop eighteen townhouse units and one single-family lot, plus one lot for riparian protection.

In addition, the proposal includes a Development Variance Permit to reduce the minimum setback distance for a Class B (yellow-coded) Stream from 15 metres to 10 metres as measured from the top-of-bank.

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

J. Birring, Surrey: The delegation spoke in opposition to the proposal citing development potential, neighbourhood character, parking, traffic, student projections, proximity to transit, infrastructure to support density, proximity to local parks and natural areas and school capacity.

P. Mand, Surrey: The delegation spoke in opposition to the proposal citing neighbourhood character, density, proximity to services, amenities and schools, school capacity, access, pedestrian safety, traffic, lack of infrastructure to support development, setbacks and wildlife impacts and parking.

Z. Ahluwalia, Surrey: The delegation spoke in opposition to the proposal citing neighbourhood character, lack of infrastructure to support development, proximity to transit and schools, lack of services and amenities, access, pedestrian safety, density and setbacks.

T. Straiting, Surrey: The delegation expressed concerns regarding the development size and removal of trees from the subject site.

D. Jack, Surrey Environmental Partners: The delegation spoke to the removal of trees from the subject site, tree replanting schedule, outdoor amenity area, riparian area and streamside setbacks, site constraints and Fortis BC right-of-way.

A. Kaps, Surrey: The delegation spoke to access, school capacity and biodiversity impacts.

M. Kompter, Agent on behalf of the Applicant: The Agent spoke to the lot size, site constraints, zoning, development potential, greenway corridor, density, road widening and improvements and parking.

Written submissions were received as follows:

- Submission dated August 3, 2022, J. Motz expressing opposition for the proposal citing busy, safety, number of houses and traffic.
- Submission dated August 3, 2022, J. Motz expressing opposition for the proposal citing busy, safety, number of houses and traffic.
- Submission dated August 6, 2022, D. Macdonald expressing opposition for the proposal.
- Email dated August 6, 2022, D. and S. Macdonald expressing opposition for the proposal.
- Email dated August 6, 2022, R. Landale expressing opposition for the proposal citing trees.

- Email dated August 7, 2022, M. Kelly expressing opposition for the proposal citing nature, noise, roads, parking, safety and character of neighbourhood.
- Email dated August 8, 2022, R. Mani expressing opposition for the proposal citing nature, noise, forestry, traffic and character of neighbourhood.

Council recessed from 3:29 p.m. – 3:40 p.m.

## C. LAND USE APPLICATIONS

### 1. 7922-0214-00

#### 8820 - 120 Street

Owner: Mann Investment (88 Ave) Ltd.

Director Information: Inderdeep Mann

No Officer Information Filed as at July 23, 2021.

Agent: Mann Group (Steven Petersson)

#### **Development Variance Permit**

*to permit installation of an above ground fascia premises identification sign for a three-storey commercial building.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. Council approve Development Variance Permit No. 7922-0214-00 varying the Surrey Sign By-law as follows, to proceed to Public Notification:

- (a) A fascia sign above the first storey may be located on the second storey of the east side of the building.

RES.R22-

Carried

### 2. 7921-0307-00

#### 12068 and 12076 - 90 Avenue

Owner: 1322699 B.C. Ltd.

Director Information: Charanjit S. Minhas

No Officer Information Filed.

Agent: DF Architecture Inc. (Jessie Arora)

#### **Rezoning from RA to IL**

#### **Development Permit / Development Variance Permit**

*to permit the development of a 1,867 square metre multi-tenant industrial building.*

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That:

1. A Bylaw be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Light Impact Industrial Zone (IL)" and a date be set for Public Hearing.

2. Council authorize staff to draft Development Permit No. 7921-0307-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix I).
3. Council approve Development Variance Permit No. 7921-0307-00, varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres to 0.0 metres to the principal building face; and
  - (b) to reduce the minimum west side yard setback of the IL Zone from 7.5 metres to 0.0 metres to the principal building face.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) registration of a right-of-way for public rights-of-passage for the area between the building face and the street edges;
  - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's need with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
  - (j) registration of a Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space.

RES.R22-

Carried



RES.R22- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20731" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R22- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20731" pass its second reading.  
Carried

RES.R22- It was then Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20731" be held at City Hall on  
Monday, September 19, 2022, at 7:00 p.m.  
Carried

### ADDITIONAL PLANNING COMMENTS

3. **7920-0115-01**  
**14061 and 14097 - 60 Avenue**  
Owner: Apcon Sullivan Project Ltd.  
Director Information: Parminder S. Atwal  
Officer Information as at September 10, 2021: Parminder S. Atwal (President)  
Agent: Apcon Group (Tejvir Atwal)  
**Development Variance Permit**  
*to allow stair risers to encroach into the building setbacks for Building 1, 2, 3, 4, 9, 10, and 11 and for reduced building setbacks.*

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

1. Council approve Development Variance Permit No. 7920-0115-01, varying the following, to proceed to Public Notification:
  - (a) to vary the Zoning Bylaw to increase the maximum number of risers permitted within the setback area from 3 to 8 for Building 1, to 8 for Building 2, to 7 for Building 3, to 8 for Building 4, to 5 for Building 9, to 4 for Building 10, and to 4 for Building 11; and
  - (b) to reduce the minimum east side yard on a flanking street setback for a balcony and canopy encroachment from 4.5 metres to 3.4 metres for Building 3, to 3.1 metres for Building 4, to 3.1 metres for Building 8, and to 3.5 metres for Building 9.

RES.R22-

Carried

With Councillor Pettigrew opposed.

**D. CORPORATE REPORTS**

The Corporate Report, under date of August 8, 2022, was considered and dealt with as follows:

**Item No. R161** Southern Railway 148 Street and 64 Avenue Road Surface Improvements  
File: 1722-009/01

The General Manager, Engineering submitted a report to seek Council's approval to issue payment to Southern Railway of British Columbia ("SRY") to undertake road surface repairs of the railways crossings on both 148 Street and 64 Avenue.

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That Council authorize the General Manager,

Engineering to issue a purchase order and release payment to Southern Railway of British Columbia in the amount not exceeding \$670,000.00 (including GST and Contingency) for the rehabilitation of the existing road-railway surfaces located at 148 Street (mile 9.69) and 64 Avenue (mile 9.76).

RES.R22-

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

- "Surrey Comprehensive Development Zone 78 (CD 78), Bylaw, 2022, No. 20723"  
7921-0091-00  
Owners: S. Kesavan, S. Kesavan  
Agent: Citiwest Consulting Ltd. (Roger Jawanda)  
RF-12 to CD – Portion of 10261 - 166A Street – to accommodate subdivision (unhooking) of the property to create two separate single family residential small lots.

Council direction received July 25, 2022

It was

Moved by Councillor Guerra

Seconded by Councillor Patton

That "Surrey Comprehensive Development

Zone 78 (CD 78), Bylaw, 2022, No. 20723" pass its third reading.

RES.R22-

Carried

With Councillor Pettigrew opposed.

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

Council direction received July 25, 2022

RES.R22- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20725" pass its third reading.  
Carried

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

Council direction received July 25, 2022

RES.R22- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Comprehensive Development Zone 75 (CD 75), Bylaw, 2022, No. 20726" pass its third reading.  
Carried

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20717"  
7921-0327-00  
Owner: 1318801 B.C. Ltd. (Director Information: Pawandeep Gill)  
Agent: David Eaton Architect Inc. (Manpreet Singh)  
RA to RM-30 - 5886 and 5894 - 128 Street - to permit the development of 44 townhouse units.

Council direction received July 25, 2022

RES.R22- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20717" pass its third reading.  
Carried  
With Councillor Pettigrew opposed.

Development Variance Permit No. 7921-0327-00  
5886 and 5894 - 128 Street  
To reduce the minimum side yard setback (south) from 6 metres to 4.7 metres.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council support Development Variance  
Permit No. 7921-0327-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.

RES.R22- Carried  
With Councillor Pettigrew opposed.

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20714"  
7921-0292-00  
Owner: 1243153 B.C. Ltd. (Director Information: Munish Katyal)  
Agent: DF Architecture Inc. (Jessie Arora)  
RA to IL - 12674 - 88 Avenue - to develop a 3,500 square metre industrial building.

Council direction received July 25, 2022

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20714" pass its third reading.

RES.R22- Carried  
With Councillor Pettigrew opposed.

Development Variance Permit No. 7921-0292-00  
12674 - 88 Avenue  
To reduce the minimum rear yard setback from 7.5 metres to 3.9 metres for a  
garbage enclosure and to reduce the minimum side (east) yard setback from  
7.5 metres to 1.5 metres for a garbage enclosure.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council support Development Variance  
Permit No. 7921-0292-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.

RES.R22- Carried  
With Councillor Pettigrew opposed.

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20712"  
7921-0232-00  
Owner: 1018737 B.C. Ltd. (Director Information: Mukhtiar S. Randhawa,  
Gurpreet S. Sanghera)  
Agent: Gursimer Design & Management Inc. (Nirvair Singh)  
RF to RF-13 – Portion of 14224 - 68 Avenue - to subdivide into two Single Family  
Small Lots and one Single Family Residential lot.

Council direction received July 25, 2022

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20712" pass its third reading.  
Carried

RES.R22-

Development Variance Permit No. 7921-0232-00  
14224 - 68 Avenue

To reduce the minimum lot depth from 24 metres to 12.3 metres for proposed  
Lot 1; reduce the minimum lot depth from 24 metres to 15.71 metres for proposed  
Lot 2; reduce the minimum lot depth of the from 28 metres to 19.07 metres for  
proposed Lot 3; reduce the minimum front yard setback from 6 metres to 2 metres  
to the principal building face for proposed Lots 1 and 2; reduce the minimum front  
yard setback from 6 metres to 2 metres to the principal building face for proposed  
Lot 3; reduce the minimum rear yard setback from 7.5 metres to 3 metres for  
proposed Lot 1; reduce the minimum rear yard setback from 7.5 metres to  
4.5 metres for proposed Lot 2; reduce the minimum rear yard setback from  
7.5 metres to 6 metres for proposed Lot 3; and increase the maximum driveway  
width from 6 metres to 8.93 metres for proposed Lot 1.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council support Development Variance  
Permit No. 7921-0232-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.

RES.R22-

Carried

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20713"  
7921-0342-00  
Owner: G. Grewal  
Agent: Gursimer Design & Management Inc. (Nirvair Singh)  
RA to RF-13 – 5930 - 147 Street – to subdivide the site into six single family  
small lots.

Council direction received July 25, 2022

RES.R22- It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2022, No. 20713" pass its third reading.  
Carried

Development Variance Permit No. 7921-0342-00  
 5930 - 147 Street; 14725 - 59 Avenue  
 To reduce the minimum lot depth of a Type II Interior Lot and Type II Corner  
 Lot from 24 metres to 21.5 metres for proposed Lot 1 and 21.7 metres for proposed  
 Lot 6; and to reduce the minimum lot width of a Type II Interior Lot from  
 13.4 metres to 13 metres for proposed Lot 5.

RES.R22- It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council support Development Variance  
 Permit No. 7921-0342-00 and consider issuance of the Permit upon final adoption  
 of the associated rezoning bylaw.  
Carried

- 7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20718"  
 7920-0279-00  
 Owners: IK 168 Projects Inc. (Director Information: Harminder S. Basraon)  
 Agent: David Eaton Architect Inc. (David Eaton)  
 RH to RM-30 - 16765 - 25 Avenue - to develop 19 townhouse units.

Council direction received July 25, 2022

RES.R22- It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2022, No. 20718" pass its third reading.  
Carried  
 With Councillor Pettigrew opposed.

Development Variance Permit No. 7920-0279-00  
 16765 - 25 Avenue  
 To reduce the minimum street side yard (west) setback from 4.5 metres to 4 metres  
 and the minimum rear yard (north) setback from 6 metres to 3 metres to the  
 principal building face. The proposal also includes a reduction to the minimum  
 side yard on a flanking lane (east) setback from 4.5 metres to 4 metres to the  
 principal building face of building 1; and to allow stairs consisting of four risers or  
 less to encroach into the building setback area.

- RES.R22- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council support Development Variance  
Permit No. 7920-0279-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.
- RES.R22- Carried  
With Councillor Pettigrew opposed.
8. "Surrey Comprehensive Development Zone 77 (CD 77), Bylaw, 2022, No. 20716"  
7921-0256-00  
Owners: 1058140 B.C. Ltd. (Director Information: Avtar S. Sendher)  
Agent: Coastland Engineering & Surveying Ltd. (Michael Helle)  
RM-D to CD – 12828 and 12830 - 14A Avenue – to subdivide the site into two single  
family small lots.
- Council direction received July 25, 2022
- RES.R22- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Comprehensive Development  
Zone 77 (CD 77), Bylaw, 2022, No. 20716" pass its third reading.
- RES.R22- Carried  
With Councillor Pettigrew opposed.
9. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022,  
No. 20729"  
7920-0224-00  
Owner: Fergus Creek Homes Ltd. (Director Information: Iqbal Grewal, Gurdev Sandhu)  
Agent: DF Architecture Inc. (Jessie Arora)  
To amend OCP Figure 3: General Land Use Designations to redesignate the subject site  
1083, 1109 and 1177 - 168 Street; 1068 - No 99 Highway; 16620 - 12 Avenue from Mixed  
Employment to Multiple Residential and amend OCP Figure 42: Major Employment  
Areas by removing the Mixed Employment designation for the subject site.
- Council direction received July 25, 2022
- RES.R22- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2022, No. 20729" pass its third reading.
- RES.R22- Carried  
With Councillors Annis, Hundial, Locke and  
Pettigrew opposed.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20730"  
 RA to RM-30 – 1083, 1109 and 1177 - 168 Street; 1068 - No 99 Highway;  
 16620 - 12 Avenue – to develop 482 townhouse units on the subject site.

Council direction received July 25, 2022

RES.R22- It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2022, No. 20730" pass its third reading.  
Carried  
 With Councillors Annis, Hundial, Locke and  
 Pettigrew opposed.

Development Variance Permit No. 7920-0224-00  
 1083, 1109 and 1177 - 168 Street; 1068 - No 99 Highway; 16620 - 12 Avenue  
 To reduce the minimum north front yard setback on proposed Lot 1 from  
 4.5 metres to 3 metres to the side of unit and Lot 2 from 6 metres to 4.5 metres to  
 the principal building face; and reduce the minimum east rear yard setback on  
 proposed Lot 2 from 6 metres to 4.5 metres to the principal building face, and  
 to 3 metres to the side of unit; and reduce the minimum west side yard setback on  
 proposed Lot 3 from 6 metres to 4.8 metres to the principal building face; and  
 reduce the minimum south rear yard setback on proposed Lot 3 from 6 metres  
 to 4.5 metres to the principal building face, and to 3.7 metres to the side of unit.

RES.R22- It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council support Development Variance  
 Permit No. 7920-0224-00 and consider issuance of the Permit upon final adoption  
 of the associated rezoning bylaw.  
Carried  
 With Councillors Annis, Hundial, Locke and  
 Pettigrew opposed.

10. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20721"  
 7921-0151-00  
 Owner: 1346704 B.C. Ltd. (Director Information: Paramjit Singh)  
 Agent: Alvair Development Ltd. (Kunwar Bir Singh)  
 RF to RM-30 – 1879 King George Boulevard; 1868 Lilac Drive – to permit the  
 development of 18 townhouse units.

Council direction received July 25, 2022

RES.R22- It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2022, No. 20721" pass its third reading.  
Carried



With Councillor Pettigrew opposed.

Development Variance Permit No. 7921-0151-00  
1879 King George Boulevard; 1868 Lilac Drive  
To reduce the minimum side (northwest) yard setback from 6 metres to 3 metres to the principal building face; reduce the minimum side (southeast) yard setback from 6 metres to 5.6 metres to the principal building face; and to allow stairs consisting of four risers or less to encroach into the building setback area for building 1.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council support Development Variance  
Permit No. 7921-0151-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R22-

Carried  
With Councillor Pettigrew opposed.

11. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20715"  
7922-0043-00  
Owners: B. Killam, T. Killam  
Agent: Hub Engineering Inc. (Mike Kompter)  
RF to RF-13 - 1137 - 131A Street - to subdivide into two single family small lots.

Council direction received July 25, 2022

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20715" pass its third reading.

RES.R22-

Carried

12. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20722"  
7921-0138-00  
Owners: S. Eastwood, Z. Jin  
Agent: Kumlin Sullivan Architecture (Chris Kiska)  
RF to RF-13 - 10025 and 10027 - 120 Street - to subdivide the site into two single family small lots.

Council direction received July 25, 2022

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20722" pass its third reading.

RES.R22-

Carried

Development Variance Permit No. 7921-0138-00  
 10025 and 10027 - 120 Street  
 To allow a basement access well and staircase to be located between the principal building and the front (west) lot line and to permit an accessory building or structure in the front (west) yard setback with a minimum setback of 1 metre from the west lot line on proposed Lots 1 and 2. The proposal also includes a reduction to the minimum lot width required to facilitate double side-by-side garages from 13.4 metres to 12 metres for proposed Lots 1 and 2.

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council support Development Variance Permit No. 7921-0138-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R22- Carried

- 13. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20724"  
 7922-0178-00  
 Owner: 1292900 B.C. Ltd. (Director Information: Paramjit Sanghera),  
 1305038 B.C. Ltd. (Director Information: Paramjit Sanghera)  
 Agent: DF Architecture Inc. (Jessie Arora)  
 RF to RM-30 – 10627, 10651 and 10665 - 128 Street – to develop 49 townhouse units.

Council direction received July 25, 2022

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20724" pass its third reading.

RES.R22- Carried  
 With Councillor Pettigrew opposed.

Development Variance Permit No. 7922-0178-00  
 10627, 10651 and 10665 - 128 Street  
 To reduce the minimum south side yard setback from 6 metres to 3 metres for Building No. 5 and 3 metres for Building No. 7, and to reduce the minimum north side yard setback from 6 metres to 4.5 metres for Building No. 3, as measured to the principal building face, for the proposed townhouse development.

It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council support Development Variance Permit No. 7922-0178-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R22- Carried  
 With Councillor Pettigrew opposed.

14. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20719"  
7920-0304-00  
Owners: Bristol Estates 13301 Holdings Ltd.  
(Director Information: Yue Fan, Helen Chan Sun, Zhen Yu Zhong)  
Agent: ZGF Architects Inc. (Patrick Cotter)  
To amend OCP Figure 16: Central Business District Densities to increase the density for the subject site 13301 - 104 Avenue from 3.5 FAR to 5.5 FAR.

Council direction received July 25, 2022

RES.R22- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20719" pass its third reading.  
Carried  
With Councillor Pettigrew opposed.

"Surrey Comprehensive Development Zone 76 (CD 76), Bylaw, 2022, No. 20720"  
RM-45 to CD - 13301 - 104 Avenue - to permit the development of five, high-rise residential buildings and one, mid-rise rental apartment building as part of a multi-phased development consisting of approximately 2,200 dwelling units in City Centre.

Council direction received July 25, 2022

RES.R22- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Comprehensive Development Zone 76 (CD 76), Bylaw, 2022, No. 20720" pass its third reading.  
Carried  
With Councillor Pettigrew opposed.

15. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20727"  
7921-0209-00  
Owner: 1260119 B.C. Ltd. (Director Information: Baldev Hans, Amarinderjit Nandha, Gurpreet Toor)  
Agent: Flat Architecture Ltd. (Jaswinder Gabri)  
To amend OCP Figure 3: General Land Use Designations for a portion of the subject site 12244 - 102 Avenue from Urban to Multiple Residential.

Council direction received July 25, 2022

RES.R22- It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20727" pass its third reading.  
Carried  
 With Councillors Annis, Hundial, Locke and Pettigrew opposed.

"Surrey Comprehensive Development Zone 79 (CD 79), Bylaw, 2022, No. 20728" RF to CD – Portion of 12244 - 102 Avenue – to develop eighteen townhouse units and one single-family lot, plus one lot for riparian protection.

Council direction received July 25, 2022

RES.R22- It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That "Surrey Comprehensive Development Zone 79 (CD 79), Bylaw, 2022, No. 20728" pass its third reading.  
Carried  
 With Councillors Annis, Hundial, Locke and Pettigrew opposed.

Development Variance Permit No. 7921-0209-00  
 12244 - 102 Avenue  
 To reduce the minimum setback distance for a Class B (yellow-coded) Stream from 15 metres to 10 metres as measured from the top-of-bank.

RES.R22- It was Moved by Councillor Guerra  
 Seconded by Councillor Patton  
 That Council support Development Variance Permit No. 7921-0209-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.  
Carried  
 With Councillors Annis, Hundial, Locke and Pettigrew opposed.

**PERMITS**

- 16. Development Variance Permit No. 7922-0144-00  
 5790 - 191A Street  
 Owner: J. Grandoni, L. Walker  
 Agent: L. Walker  
 The applicant is requesting a variance to reduce the minimum east front yard setback from 18 metres to 1.8 metres for an accessory building greater than 10 square metres in size in order to allow the construction of a detached accessory building on the lot.

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

RES.R22- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of  
Development Variance Permit No. 7922-0144-00.  
Carried

17. Development Variance Permit No. 7922-0158-00  
13511 Marine Drive  
Owner: 1292546 B.C. Ltd. (Director Information: Aman S. Bains, Davinder S. Gill)  
Agent: 1292546 B.C. Ltd. (Aman Singh Bains)  
The applicant is requesting a variance to reduce the minimum rear yard setback from 7.5 metres to 6 metres to the principal building face; and to increase the maximum second floor area requirements from 80% of the ground floor area to 85% in order to permit construction of a single-family dwelling.

One piece of correspondence received expressing opposition to the proposal.

RES.R22- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of  
Development Variance Permit No. 7922-0158-00.  
Carried

18. Development Variance Permit No. 7922-0213-00  
13058 - 100 Avenue  
Owner: R. Ahmad  
Agent: Viram Custom Builders Ltd. (Manesh Bhartie)  
The applicant is requesting a variance to reduce the minimum (north) side yard on flanking street setback from 3.6 metres to 1.5 metres to the principal building face; and to reduce the minimum (south) side yard setback from 1.8 metres to 1.2 metres to the principal building face in order to reduce setbacks for a proposed single-family dwelling on a lot located along a collector road (100 Avenue).

One piece of correspondence received expressing opposition to the proposal.

RES.R22- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of  
Development Variance Permit No. 7922-0213-00.  
Carried

19. Development Variance Permit No. 7921-0354-00  
18745 - 24 Avenue  
Owner: 1366906 B.C. Ltd. (Director Information: Michael Grubner)  
Agent: CTA Architecture + Design Ltd. (Craig Mitchell)  
The applicant is requesting a variance to reduce the minimum north (rear) yard setback from 7.5 metres to 3.6 metres to the principal building face; to vary the maximum building height allowed from 14 metres to 20.2 metres; and to reduce the rate at which parking is calculated for industrial floor area associated with the cold storage facility from 1 parking space per 100 square metres to 0.26 parking spaces per 100 square metres in order to permit the development of a 7,045 square metre purpose-built single-tenant cold storage facility.

One piece of correspondence received expressing opposition to the proposal.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council support Development Variance Permit No. 7921-0354-00, and consider issuance of the Permit upon final approval of the associated Development Permit.

RES.R22- Carried

20. Development Variance Permit No. 7922-0023-00  
17027 - 40 Avenue  
Owner: Rehal Farms Ltd (Director Information: Nirmal Rehal, Harminder Rehal)  
Agent: G. Square Design Ltd. (Gurinder Grewal)  
The applicant is requesting a variance to increase the maximum setback of a single family dwelling from the front lot line from 50 metres to 230 metres; and to increase the maximum depth of the farm residential footprint from the front lot line from 60 metres to 240 metres in order to permit the development of a new single-family home and to increase the maximum depth of the farm residential home plate.

No correspondence regarding this proposal was received.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council support Development Variance Permit No. 7922-0023-00, and consider issuance of the Permit upon final approval of the associated Development Permit.

RES.R22- Carried

- 21. Development Variance Permit No. 7922-0076-00  
2689 McKenzie Avenue  
Owner: J. Carter  
Agent: Peninsula Construction & Project Management (Lance Ponych)  
The applicant is requesting a variance to reduce the required off street parking spaces from three spaces to two spaces in order to facilitate the development of an in-ground swimming pool.

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

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council support Development Variance Permit No. 7922-0076-00 and consider issuance of the Permit once all outstanding conditions have been met.

RES.R22- Carried

- 22. Development Variance Permit No. 7922-0115-00  
6862 - 153 Street  
Owner: Conwest (Bear Creek) GP Ltd. (Director Information: Giovanni Marinelli, Antonio Marinelli)  
Agent: Conwest (Bear Creek) GP Ltd. (Peter Woerler)  
The applicant is requesting a variance to reduce the minimum front yard setback from 7.5 metres to 5 metres in order to permit the development of a 6,010 square metre multi-tenant industrial building.

One piece of correspondence received expressing opposition to the proposal.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council amend the East Newton Business Park Neighbourhood Concept Plan (NCP) to eliminate a "Buffer/Natural Area" on the site and redesignate the area to "Business Park".

RES.R22- Carried  
With Councillor Pettigrew opposed.

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of Development Variance Permit No. 7922-0115-00.

RES.R22- Carried  
With Councillor Pettigrew opposed.

Development Permit No. 7922-0115-00  
6862 - 153 Street  
To permit the development of a 6,010 square metre multi-tenant industrial building.

Council authorized to draft July 25, 2022

RES.R22- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council authorize the issuance of  
Development Permit No. 7922-0115-00.  
Carried  
With Councillor Pettigrew opposed.

23. Temporary Use Permit No. 7918-0372-00  
10954 - 124 Street  
Owner: 1173098 B.C. Ltd. (Director Information: Iqbal S. Kang)  
Agent: 1173098 B.C. Ltd. (Iqbal Kang)  
The applicant is seeking support to permit the operation of a truck parking facility  
on the lot for a period not to exceed three years.

Two pieces of correspondence received expressing opposition to the proposal.

RES.R22- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council support Temporary Use Permit  
No. 7918-0372-00 and consider issuance of the Permit once all outstanding  
conditions have been met.  
Carried

24. Temporary Use Permit No. 7922-0147-00  
9744 - 176 Street  
Owner: 1316407 B.C. Ltd. (Director Information: Sarbjot Purewal, Harjinder Purewal)  
Agent: Aplin & Martin Consultants Ltd. (Maggie Koka)  
The applicant is seeking support to permit the temporary use of the site for  
outdoor storage and truck parking for a period not to exceed three years.

Eleven pieces of correspondence expressing opposition and four pieces of  
correspondence expressing support were received for the proposal.

RES.R22- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That Council support Temporary Use Permit  
No. 7922-0147-00 and consider issuance of the Permit once all outstanding  
conditions have been met.  
Carried  
With Councillor Pettigrew opposed.



FINAL ADOPTIONS

- 25. "Surrey Sign Bylaw, 1999, No. 13656, Amendment Bylaw, 2022, No. 20711"  
3900-20-20711 – Council Initiative  
The proposed amendments are intended to remove ambiguity in the Sign By-law, as identified by the Court, in relation to the periods when political signs may be erected and removed in relation to various types of elections.

Council direction received July 25, 2022  
Corporate Report Item No. 2022-R158

RES.R22- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Sign Bylaw, 1999, No. 13656,  
Amendment Bylaw, 2022, No. 20711" be finally adopted.  
Carried  
With Councillors Annis, Hundial, Locke and  
Pettigrew opposed.

- 26. "Surrey Close and Remove the Dedication of Highway of Adjacent to 10223 and 10285 University Drive, Bylaw, 2022, No. 20685"  
3900-20-20685 – Council Initiative  
A bylaw to remove the dedication of a 0.110 hectares portion of constructed road allowance for consolidation with the adjacent property at 10223 University Drive in order to facilitate a future realignment of 102A Avenue. 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.

Council direction received October 18, 2021  
Corporate Report Item No. 2021-R200

RES.R22- It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That "Surrey Close and Remove the  
Dedication of Highway of Adjacent to 10223 and 10285 University Drive, Bylaw,  
2022, No. 20685" be finally adopted.  
Carried

**F. OTHER BUSINESS**

- 1. Formal Apology from Council  
File: 0530-01

At the July 25, 2022, Regular Council – Public Hearing meeting, Councillor Locke put forward the following Notice of Motion:

"That Council offer a formal apology to the seven individuals named in the September 13, 2021 resolution for any hurt they may have experienced as a result of Council’s actions."

It was Moved by Councillor Locke  
Seconded by Councillor Hundial  
That Council offer a formal apology to the  
seven individuals named in the September 13, 2021 resolution for any hurt they  
may have experienced as a result of Council’s actions.

RES.R22-

Defeated  
 With Mayor McCallum Councillors Elford,  
 Guerra, Nagra and Patton opposed.

**G. MAYOR'S REPORT**

- 1. **Proclamation**  
File: 0630-02

Councillor Guerra read the following proclamation:

- (a) Azadi Ka Amrit Mahotsav Day – August 15, 2022

**H. ADJOURNMENT**

It was Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the August 8, 2022 Special Meeting be  
 adjourned.

RES.R22-

Carried

The Special Meeting adjourned at 4:46 p.m.

Certified correct:

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

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