

# ***Regular Council – Public Hearing Agenda***

Live streamed via the City's website [www.surrey.ca](http://www.surrey.ca)

## **A. ADOPTIONS**

### **1. Adoption of the Agenda**

Council is requested to pass a motion to adopt the agenda.

### **2. Adoption of the Minutes**

#### **a. Special (Regular) Council - December 20, 2021**

Minutes to be adopted.

#### **b. Council-in-Committee - December 20, 2021**

Minutes to be received.

#### **c. Regular Council - Land Use - December 20, 2021**

Minutes to be adopted.

#### **d. Regular Council - Public Hearing - December 20, 2021**

Minutes to be adopted.

#### **e. Special (Regular) Council - December 22, 2021**

Minutes to be adopted.

#### **f. Special (Regular) Council - December 24, 2021**

Minutes to be adopted.

**B. DELEGATIONS - PRESENTATION**

- 1. Surrey Good Citizen 2021**  
File: 0290-05

Council to present the Surrey Good Citizen 2021 Award to John Block.

**B. DELEGATIONS - PUBLIC HEARING**

- 1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20530"  
Application No. 7921-0240-00**

CIVIC ADDRESS: 19045 - 60B Avenue

APPLICANT: Owner: H. Warich, R. Warich, J. Bassi, S. Gill  
Agent: Gursimer Design & Management Inc. (Nirvair Singh)

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

The proposal also includes a Development Variance Permit to reduce the minimum lot width from 15 metres to 14.4 metres for proposed Lots 1 and 2.

- 2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20540"  
Application No. 7921-0055-00**

CIVIC ADDRESS: 12042 - 100A Avenue

APPLICANT: Owner: R. Ghuman, H. Singh  
Agent: Westride Engineering & Consulting Ltd. (Dave Kajal)

PURPOSE: The applicant is requesting to rezone the site from Single Family Residential Zone to Single Family Residential (13) Zone in order to allow subdivision of the site into 3 single-family small lots.

The proposal also includes a Development Variance Permit to vary the basement access and basement well requirements to permit basement access and basement well between the principal building and the front (north) lot line for proposed Lots 1 to 3.

3. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20536"**  
**"Surrey Comprehensive Development Zone 38 (CD 38), Bylaw, 2021, No. 20537"**  
**Application No. 7921-0006-00**

CIVIC ADDRESS: 10294 and 10302 City Parkway

APPLICANT: Owner: Owners of Strata Plan NWS1981, 1187966 B.C. Ltd.  
(Director Information: Dong Di Li, Austin Yue Ming Zhang)  
Agent: Architect AIBC AAA (Nadia Said)

PURPOSE: The applicant is requesting an amendment to the Official Community Plan, Table 7a: Land Use Designation Exceptions by adding a site specific permission to allow for a density of up to 11.2 FAR within the Central Business District. The proposal also includes rezoning of the subject site from Community Commercial Zone to Comprehensive Development Zone in order to permit the development of 50-storey mixed-use tower, including an 8-storey commercial/office podium, and 429 market residential dwelling units.

4. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20415"**  
**"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20416"**  
**Application No. 7920-0244-00, 7920-0244-01**

CIVIC ADDRESS: 9525 King George Boulevard

APPLICANT: Owner: Weststone One King George Developments Ltd.,  
Weststone Two King George Developments Ltd., Weststone Three  
King George Developments Ltd.  
Agent: Weststone Group (Kim Maust)

PURPOSE: The applicant is seeking to amend the Official Community Plan to redesignate the subject site from Multiple Residential to Central Business District and to include the site as 3.5 FAR. The applicant is also seeking to rezone the site from Tourist Accommodation Zone to Comprehensive Development Zone.

The development was previously supported and includes the development of 3 buildings in City Centre, including two high-rise building towers and one mid-rise building tower. An additional Public Hearing is scheduled to address the changes to the proposal to reduce the parking space from 0.9 to 0.65 per dwelling unit.

5. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20546"  
Application No. 7918-0392-00**

CIVIC ADDRESS: 12788 King George Boulevard

APPLICANT: Owner: Beta Enterprises Ltd.  
Agent: Lovick Scott Architects Ltd. (Andrea Scott)

PURPOSE: The applicant is requesting to rezone the site from Light Impact Industrial 1 Zone and Highway Commercial Industrial Zone to Highway Commercial Industrial Zone in order to allow the development of a drive-through restaurant.

The proposal also includes a Development Variance Permit to reduce the minimum required front yard (north) setback from 7.5 metres to 7.3 metres to the principal building face; to reduce the minimum flanking street side yard (east) building setback from 7.5 metres to 6.7 metres to allow for an architectural feature and from 7.5 metre to 7.3 metres to the principal building face.

6. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20535"  
Application No. 7920-0241-00**

CIVIC ADDRESS: 6445 - 138 Street

APPLICANT: Owners: A. Brar, J. Brar, K. Brar  
Agent: Hub Engineering Inc. (Mike Kompter)

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

The proposal also includes a Development Variance Permit to reduce the minimum setback distance for a Class A natural stream from 30 metres as measured from the top-of-bank to a minimum of 10 metres as measured from top-of-bank.

7. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20539"  
Application No. 7921-0013-00**

CIVIC ADDRESS: 6844, 6854 and 6864 - 147 Street

APPLICANT: Owner: K. Yong, V. Mann, 1160004 B.C. Ltd.  
(Director Information: Baljinder S Parmar, Gurpreet K Sidhu)  
Agent: Hub Engineering Inc. (Mike Kompter)

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

8. **"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20547"**  
**"Surrey Comprehensive Development Zone 39 (CD 39), Bylaw, 2021, No. 20548"**  
**"Surrey Comprehensive Development Zone 40 (CD 40), Bylaw, 2021, No. 20549"**  
**Application No. 7919-0371-00**

CIVIC ADDRESS: 8293 King George Boulevard; 8345 - 135A Street

APPLICANT: Owner: George Eighty3 Properties Ltd.  
Agent: Matthew Cheng Architect Inc. (Matthew Cheng)

PURPOSE: The applicant is requesting an amendment to the Official Community Plan Figure 3: General Land Use Designations to redesignate the subject site from Urban to Multiple Residential and to amend Table 7a: Land Use Designation Exceptions by adding a site specific permission for the subject site to allow density up to 2.21 FAR. The proposal also includes rezoning the site from Tourist Accommodation Zone to Comprehensive Development Zone in order to permit the development of 413 apartment units and 346 square metres of commercial/retail space.

9. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20542"**  
**Application No. 7916-0192-00**

CIVIC ADDRESS: 2982 and 2966 - 164 Street

APPLICANT: Owner: Morgan Grandview Enterprises Group Co Ltd.  
Agent: Aplin & Martin Consultants Ltd. (Anya Paskovic)

PURPOSE: The applicant is requesting to rezone the site from One-Acre Residential Zone to Quarter Acre Residential Zone in order to subdivide the subject site into 29 single-family lots and 2 greenbelt parcels.

**10. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20538"  
Application No. 7919-0187-00**

CIVIC ADDRESS: 15381 and 15391 - 26 Avenue; 2627 and 2641 – 154 Street;  
2655 Parkway Drive

APPLICANT: Owner: Hive Design & Building Ltd.  
Agent: Aplin & Martin Consultants Ltd. (Samira Khayambashi)

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 a townhouse residential  
complex with 31 units.

The proposal also includes a Development Variance Permit to  
reduce the minimum side yard setback (west) from 6.0 metres  
to 4.5 metres to the principal building face of Building 3; and  
reduce the minimum side yard setback (northwest) from  
6.0 metres to 4.5 metres to the principal building face of  
Building 6.

**11. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021,  
No. 20544"  
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20545"  
Application No. 7921-0041-00**

CIVIC ADDRESS: 17333 - 100 Avenue; 10038 - 173A Street

APPLICANT: Owner: M. Tran, J. Tran, H. Hayer, S. Gill, G. Gill  
Agent: CitiWest Consulting Ltd. (Roger Jawanda)

PURPOSE: The applicant is requesting an amendment to the Official  
Community Plan, Figure 3: General Land Use Designations to  
redesignate the property located at 17333 – 100 Avenue from  
Suburban to Urban. The proposal also includes rezoning of the  
property from One-Acre Residential Zone to Single Family  
Residential Zone in order to subdivide the subject site from two  
into seven single-family residential lots.

12. **"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20541"  
Application No. 7921-0085-00**

CIVIC ADDRESS: 10515 – 155 Street

APPLICANT: Owner: Aqueduct Foundation  
Agent: Quarry Rock Developments (Harp Saran)

PURPOSE: The applicant is requesting to rezone a portion of the site from Single Family Residential Zone to Multiple Residential 30 Zone in order to permit the development of 33 townhouse units.

In addition, the proposal includes a Development Variance Permit to reduce the minimum front yard setback (south) from 4.5 metres to 3.0 metres to the principal building face, reduce the minimum rear yard setback (north) from 6.0 metres to 3.0 metres to the principal building face and reduce the minimum indoor amenity space requirement from 74 square metres to 51 square metres. The proposal also includes a variance to allow two visitor parking stalls within the building setback.

13. **"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20543"  
Application No. 7916-0192-00**

PURPOSE: This bylaw amends Surrey Zoning Bylaw 12000, Schedule G to add "Suburban" designated lands to the areas that are subject to the community amenity contributions in accordance with the community specific density bonus policy as described in Planning Application No. 7916-0192-00.

14. **"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20551"  
File No. 3900-20-20551 – Regulatory Text Amendment**

PURPOSE: This bylaw restores previous zoning regulations unintentionally modified in single family residential zones during the Phase I Zoning Bylaw Major Update Project and corrects some inadvertent section numbering errors as described in Corporate Report 2021-R245.

**C. COMMITTEE REPORTS**

1. **Development Advisory Committee - November 2, 2021**

Minutes to be received.

2. **Agricultural, Environment and Investment Advisory Committee - December 8, 2021**

Minutes to be received.

3. **Finance Committee - December 22, 2021**

**Note:** the recommendations of the December 22, 2021 Finance Committee minutes were adopted at the December 22, 2021 Special Regular Council meeting.

Minutes to be received.

**D. BOARD/COMMISSION REPORTS**

This section has no items to consider.

**E. MAYOR'S REPORT**

This section has no items to consider.

**F. GOVERNMENTAL REPORTS**

This section has no items to consider.

**G. CORPORATE REPORTS**

The following Corporate Reports to be considered:

**Item No. Roo1      Approval of the Sale of a Closed Portion of Road Allowance adjacent to 13943, 13953, 13963 – 96 Avenue and 13942, 13952, 13962 Laurel Drive (Step 2)  
File: 7918-0322-00**

**Item No. Roo2      Approval of the Sale of a Closed Portion of Road Allowance adjacent to 17715, 17725 and 17735 – 57A Avenue and 17722 and 17734 – 58 Avenue and 5765, 5771, 5779 and 5789 – 177B Street (Step 2)  
File: 7919-0063-00**

**Item No. Roo3      UBCM Grant Application to the Community Emergency Preparedness Fund  
File: 7130-40**



- Item No. R004**      **Award of Contract No. 4818-035-21 and 4818-035 C2  
2022 Robson Utility Improvements  
File: 4818-035/21**
- Item No. R005**      **Award of Contract 1220-040-2021-070 for Hazardous Material  
Response Trucks  
File: 1280-01**
- Item No. R006**      **Closure of Road Adjacent to 15719, 15729 – 16 Avenue and 1634, 1642,  
1652, 1662, 1672 – 157 Street  
File: 7919-0183-00**
- Item No. R007**      **Canada-British Columbia Investing in Canada Infrastructure  
Program Grant Opportunity  
File: 1855-03**
- Item No. R008**      **Award of Contract No. 1220-040-2021-077 A, B & C  
Hazard Tree Removal Services  
File: 6300-01**
- Item No. R009**      **Award of Contract No. 1220-040-2021-064  
Refuse Collection & Disposal Services - City Parks  
File: 6030-01**
- Item No. R010**      **Recent Amendments to Provincial Enactments Affecting Local  
Governments  
File: 0125-01**
- Item No. R011**      **Proposed Changes to Unpermitted and Illegal Construction  
File: 3760-01**
- Item No. R012**      **COVID-19: Emergency Operations Centre Update  
File: 7130-16**
- Item No. R013**      **Surrey Housing Needs Report – Update on City Actions  
File: 4815-01**

H. BYLAWS AND PERMITS

**BUSINESS ARISING OUT OF THE PUBLIC HEARING**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20530"  
7921-0240-00  
Owner: H. Warich, R. Warich, J. Bassi, S. Gill  
Agent: Gursimer Design & Management Inc. (Nirvair Singh)  
RA to RF – 19045 - 60B Avenue – to allow subdivision into five single-family residential lots.

Council direction received December 6, 2021

**Third Reading**

Development Variance Permit No. 7921-0240-00  
19045 - 60B Avenue – to reduce the minimum lot width from 15 metres to 14.4 metres for proposed Lots 1 and 2.

**That Council support Development Variance Permit No. 7921-0240-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.**

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20540"  
7921-0055-00  
Owner: R. Ghuman, H. Singh  
Agent: Westride Engineering & Consulting Ltd. (Dave Kajal)  
RF to RF-13 – 12042 - 60B Avenue – to allow subdivision into 3 single-family small lots.

Council direction received December 20, 2021

**Third Reading**

Development Variance Permit No. 7921-0055-00  
12042 - 60B Avenue – to vary the basement access and basement well requirements to permit basement access and basement well between the principal building and the front (north) lot line for proposed Lots 1 to 3.

**That Council support Development Variance Permit No. 7921-0055-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.**

3. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20536"  
7921-0006-00  
Owner: Owners of Strata Plan NWS1981, 1187966 B.C. Ltd. (Director Information: Dong Di Li, Austin Yue Ming Zhang)  
Agent: Architect AIBC AAA (Nadia Said)  
To amend Table 7a: Land Use Designation Exceptions by adding a site specific permission for the properties located at 10294 and 10302 City Parkway to permit a density up to 11.2 FAR

Council direction received December 20, 2021

**Third Reading**

"Surrey Comprehensive Development Zone 38 (CD 38), Bylaw, 2021, No. 20537"  
C-8 to CD – 10294 and 10302 City Parkway – to permit the development of 50-storey mixed-use tower, including an 8-storey commercial/office podium, and 429 market residential dwelling units.

Council direction received December 20, 2021

**Third Reading**

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20415"  
7920-0244-00, 7920-0244-01  
Owner: Weststone One King George Developments Ltd., Weststone Two King George Developments Ltd., Weststone Three King George Developments Ltd.  
Agent: Weststone Group (Kim Maust)  
To amend Figure 3: General Land Use Designations from Multiple Residential to Central Business District and Figure 16: Central Business Densities to include property located at 9525 King George Boulevard as 3.5 FAR.

Council direction received July 12, 2021

**Third Reading**

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20416"  
CTA to CD – 9525 King George Boulevard – to permit the phased development of three buildings in City Centre, including one 37-storey mixed-use tower, one 30-storey high rise residential tower, and one 12-storey mid-rise residential tower.

Council direction received July 12, 2021

**Third Reading**

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20546"  
7918-0392-00  
Owner: Beta Enterprises Ltd.  
Agent: Lovick Scott Architects Ltd. (Andrea Scott)  
IL-1 and CHI to CHI – 12788 King George Boulevard – to allow for the development of a drive-through restaurant.

Council direction received December 20, 2021

**Third Reading**

Development Variance Permit No. 7918-0392-00  
12788 King George Boulevard – to reduce the minimum front yard (north) setback of the CHI Zone from 7.5 metres to 7.3 metres to the principal building face; to reduce the minimum flanking street side yard (east) building setback from 7.5 metres to 6.7 metres to allow for an architectural feature and from 7.5 metre to 7.3 metres to the principal building face.

**That Council support Development Variance Permit No. 7918-0392-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.**

6. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20535"  
7920-0241-00  
Owner: A. Brar, J. Brar, K. Brar  
Agent: Hub Engineering Inc. (Mike Kompter)  
RA to RF-13 – 6445 - 138 Street – to allow subdivision into two single family small lots.

Council direction received December 6, 2021

**Third Reading**

Development Variance Permit No. 7920-0241-00  
6445 - 138 Street – to reduce the minimum setback distance for a Class A natural stream from 30 metres as measured from the top of bank to a minimum of 10 metres as measured from top of bank.

**That Council support Development Variance Permit No. 7920-0241-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.**

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20539"  
7921-0013-00  
Owner: K. Yong, V. Mann, 1160004 B.C. Ltd. (Director Information: Baljinder S Parmar, Gurpreet K Sidhu)  
Agent: Hub Engineering Inc. (Mike Kompter)  
RA to RF – 6844, 6854 and 6864 - 147 Street – to allow subdivision into thirteen single-family small lots.

Council direction received December 20, 2021

**Third Reading**

8. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20547"  
7919-0371-00  
Owner: George Eighty3 Properties Ltd.  
Agent: Matthew Cheng Architect Inc. (Matthew Cheng)  
To amend the OCP Figure 3: General Land Use Designations from Urban to Multiple Residential and Table 7a: Land Use Designation Exceptions by adding a site specific permission for properties located at 8293 King George Boulevard and 8345 - 135A Street to permit a density up to 2.21 FAR.

Council direction received December 20, 2021

**Third Reading**

"Surrey Comprehensive Development Zone 39 (CD 39), Bylaw, 2021, No. 20548"  
CTA to CD – 8293 King George Boulevard and 8345 - 135A Street – to permit the development of 3 residential buildings with a total of 290 units for the proposed western lot of the subject site.

Council direction received December 20, 2021

**Third Reading**

"Surrey Comprehensive Development Zone 40 (CD 40), Bylaw, 2021, No. 20549"  
CTA to CD – 8293 King George Boulevard and 8345 - 135A Street – to permit the development of 123 residential units with commercial units on the ground floor for the proposed eastern lot of the subject site.

Council direction received December 20, 2021

**Third Reading**

9. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20542"  
7916-0192-00  
Owner: Morgan Grandview Enterprises Group Co Ltd.  
Agent: Aplin & Martin Consultants Ltd. (Anya Paskovic)  
RA to RQ – 2982 and 2966 - 164 Street – to allow subdivision into 29 single-family lots and 2 greenbelt parcels.

Council direction received December 20, 2021

**Third Reading**

10. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20538"  
7919-0187-00  
Owner: Hive Design & Building Ltd.  
Agent: Aplin & Martin Consultants Ltd. (Samira Khayambashi)  
RF to RM-30 – 15381 and 15391 - 26 Avenue; 2627 and 2641 – 154 Street; 2655 Parkway Drive – to permit the development of a townhouse residential complex with 31 units.

Council direction received December 20, 2021

**Third Reading**

Development Variance Permit No. 7919-0187-00  
15381 and 15391 - 26 Avenue; 2627 and 2641 – 154 Street; 2655 Parkway Drive  
To reduce the minimum side yard setback (west) from 6.0 metres to 4.5 metres to the principal building face of Building 3; and reduce the minimum side yard setback (northwest) from 6.0 metres to 4.5 metres to the principal building face of Building 6.

**That Council support Development Variance Permit No. 7919-0187-00 and consider issuance of the Permit upon final adoption of the associated rezoning Bylaw.**

11. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2021, No. 20544"  
7921-0041-00  
Owner: M. Tran, J. Tran, H. Hayer, S. Gill, G. Gill  
Agent: CitiWest Consulting Ltd. (Roger Jawanda)  
17333 - 100 Avenue and 10038 - 173A Street – to amend the Official Community Plan Figure 3: General Land Use Designations for a property located at 17333 – 100 Avenue from Suburban to Urban

Council direction received December 20, 2021

**Third Reading**

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20545"  
RA to RF - 17333 - 100 Avenue – to allow subdivision of the subject site located at  
17333 – 100 Avenue and 10038 - 173A Street from two into seven single-family  
residential lots.

Council direction received December 20, 2021

**Third Reading**

12. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20541"  
7921-0085-00  
Owner: Aqueduct Foundation  
Agent: Quarry Rock Developments (Harp Saran)  
RF to RM-30 – 10515 – 155 Street – to permit the development of 33 townhouse units.

Council direction received December 20, 2021

**Third Reading**

Development Variance Permit No. 7921-0085-00  
10515 - 155 Street – to reduce the minimum front yard setback (south) from 4.5 metres  
to 3.0 metres to the principal building face; to reduce the minimum rear yard setback  
(north) from 6.0 metres to 3.0 metres to the principal building face; to reduce the  
minimum indoor amenity space requirement from 74 square metres to 51 square  
metres; and to allow two visitor parking stalls within the building setback.

**That Council support Development Variance Permit No. 7921-0085-00 and  
consider issuance of the Permit upon final adoption of the associated  
rezoning Bylaw.**

13. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20543"  
7916-0192-00  
This bylaw amends Surrey Zoning Bylaw 12000, Schedule G to add "Suburban"  
designated lands to the areas that are subject to the community amenity  
contributions in accordance with the community specific density bonus policy as  
described in Planning Application No. 7916-0192-00.

- \* Planning and Development advise (see memorandum in back up) that all conditions  
for the adoption of this Bylaw have been met. Council is requested to consider third  
reading and final adoption.

**Third Reading**

**Final Adoption**

14. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2021, No. 20551"  
3900-20-20551 – Regulatory Text Amendment  
This bylaw restores previous zoning regulations unintentionally modified in single family residential zones during the Phase I Zoning Bylaw Major Update Project and corrects some inadvertent section numbering errors as described in Corporate Report 2021-R245.
- \* Planning and Development advise (see memorandum in back up) that all conditions for the adoption of this Bylaw have been met. Council is requested to consider third reading and final adoption.

**Third Reading**

**Final Adoption**

**PERMITS - APPROVAL**

15. Development Variance Permit No. 7921-0159-00  
Unit 103, 7938 - 128 Street  
Owner: 0988866 B.C. Ltd. (Director Information: Ajmer Braich, Harwant S Deol, Kulwant S Dhesi, Sucha S Dhillon, Surjit S Gill, Balwant S Gill, Jassa S Grewal, Iqbal Johal, Hardip Pawa, Kulwant Punia, Avtar S Rana, Amarjit Samra, Gurbir S Sohi)  
Agent: Mainland Engineering (2007) Corporation (Avnash Banwait)  
To increase the maximum accessory structure height of the Business Park Zone (IB) from 6 metres to 30.48 metres in order to install a flagpole for the Gurdwara's Nishan Sahib Flag.

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

**That Council authorize the issuance of Development Variance Permit No. 7921-0159-00.**

16. Development Variance Permit No. 7921-0255-00  
14438 – 72 Avenue (14468 – 72 Avenue)  
Owner: Amson Centre 72 Ltd.  
Agent: H. Sahota  
To reduce the minimum setbacks of Comprehensive Development Zone Bylaw 19651 to 0 metres for the principal buildings, accessory buildings and structures for interior lot lines created by an air space subdivision; and to vary the subdivision requirements to allow air space parcels and the remainder lot to not be subject to Section K.1 with regards to the minimum requirements for lot size, lot width, and lot depth in order to subdivide the residential portion of the site from the commercial portion.

Two pieces of correspondence expressing opposition and one piece of correspondence expressing concerns had been received prior to the printing of this agenda

**That Council authorize the issuance of Development Variance Permit No. 7921-0255-00.**



**INTRODUCTIONS**

17. "Surrey Close and Remove the Dedication of Highway of Portion of Road Adjacent to 17146 and 17141 - oA Avenue, Bylaw, 2022, No. 20476  
3900-20-20476 – Council Initiative  
A bylaw to remove the dedication of a 438.0 square metre portion of unopened road allowance to facilitate consolidation with the adjacent lands under Development Application No. 7919-0255-00. In accordance with the Community Charter, SBC 2003, c.26, as amended, approval of the disposition of the road will be considered by City Council at a later date.

Council direction received November 8, 2021  
Corporate Report Item No. 2021-R210

**First reading.**

**Second reading.**

**Third reading.**

**I. CLERK'S REPORT**

This section has no items to consider.

**J. NOTICE OF MOTION**

This section has no items to consider.

**K. OTHER BUSINESS**

This section has no items to consider.

**L. ADJOURNMENT**

Council to pass a motion to adjourn the Regular Council – Public Hearing meeting.