

NO: R197

COUNCIL DATE: October 21, 2024

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## REGULAR COUNCIL

**TO: Mayor & Council** **DATE: October 16, 2024**

**FROM: Acting General Manager, Planning & Development** **FILE: 6745-20 (SSMUH)**

**SUBJECT: Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Fifth Batch**

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## RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Authorize staff to close and file in-stream zoning bylaw amendments to *Surrey Zoning By-law, 1993, No. 12000*, as amended, and associated development variance permits, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference original single-family or duplex zones, as provided in Appendix “I”;
3. Authorize staff to close and file in-stream development variance permits without any associated rezoning, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference original single-family or duplex zones, as provided in Appendix “II”;
4. Authorize staff to close and file in-stream Comprehensive Development bylaw amendments to *Surrey Zoning By-law, 1993, No. 12000*, as amended, and associated development variance permits, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing zones, which reference original single-family or duplex zones, as provided in Appendix “III”; and
5. Authorize the City Clerk to provide notification for replacement of new amendment bylaws, and any associated development variance permits, and schedule for Council consideration of first, second, and third readings of new bylaw amendments for November 4, 2024, and approval as to form for associated development variance permits after final adoption.

## INTENT

The intent of this report is to facilitate alignment of in-stream rezoning and development variance permit applications with the new Small-Scale Multi-Unit Housing zoning bylaw requirements mandated by provincial legislation and as adopted by the City on July 8, 2024 to allow in-stream application processes to proceed under the zoning currently in effect.

## BACKGROUND

In November 2023, the Provincial Government introduced legislation under Bill 44, which included Small-Scale Multi-Unit Housing (“SSMUH”) requirements intended to facilitate additional housing supply and affordability in British Columbia communities.

On June 10, 2024, Council endorsed Corporate Report No. R0109; 2024, titled “Small-Scale Multi-Unit Housing: Zoning By-law Amendments Related to Provincial Housing Legislation”. These amendments to *Surrey Zoning By-law, 1993, No. 12000* (the “Zoning By-law”) align with provincial housing legislation by replacing 14 single-family zones, one semi-detached zone, four gross density zones, and one duplex zone with nine new SSMUH zones.

## DISCUSSION

The new SSMUH Zoning By-law amendments adopted on July 8, 2024 impact about 150 single-family and duplex development applications at third reading. Applications that received final adoption prior to July 8, 2024, or that are proposed to be rezoned from an old single-family or duplex zone to a non-SSMUH zone, are not impacted. The impacted in-stream bylaws will need to be filed and closed, and new bylaw replacements and associated development variance permits introduced to align to with new SSMUH zones.

In order to streamline this administrative requirement, it is proposed that these bylaws be brought forward for Council’s consideration in batches over the coming months. This is the fifth batch. The batches that have already been forwarded to Council are noted in the following table:

Batch Number	Council Date
1	July 22
2	September 9
3	September 23
4	October 7

The attached Appendix “I” lists the current batch of in-stream zoning bylaw amendment applications, including any associated development variance permits. Appendix “II” lists the current batch of in-stream development variance permits without rezoning, and Appendix “III” lists the current batch of in-stream Comprehensive Development (“CD”) bylaw amendment applications, including any associated development variance permits.

## Notification

Section 464 of the *Local Government Act* prohibits public hearings solely for zoning bylaw amendments related to Section 481.3 (zoning bylaws and small-scale multi-family housing), and therefore no public hearing is required. Notification will be provided in accordance with applicable bylaws and legislative requirements.

## Legal Services Review

Legal Services has reviewed this report.

## CONCLUSION

This report provides for a fifth batch of in-stream Zoning By-law amendment applications to ensure conformity with the new SSMUH framework and alignment with updated zones and regulations.

*Original signed by*

Ron Gill, MA, MCIP, RPP

Acting General Manager, Planning & Development

- Appendix "I" Table of Original and Replacement Bylaws in compliance with SSMUH Zoning By-law Amendments with any associated DVPs
- Appendix "II" Table of Original and Replacement DVPs without Rezoning in compliance with SSMUH Zoning Bylaw Amendments
- Appendix "III" Table of Original and Replacement CD Bylaws in compliance with SSMUH Zoning By-law Amendments with any associated DVPs

**APPENDIX “I”**

**Table of Original and Replacement Bylaws in compliance with SSMUH Zoning Bylaw Amendments, with any associated DVPs**

DEVELOPMENT APPLICATION AND PLANNING REPORT	ORIGINAL BYLAW (CLOSED & FILED)								
	Original Amendment Bylaw	From Zone(s)	To Zone(s)	Associated DVP	Replacement Amendment Bylaw	From Zone(s)	To Zone(s)	Close DVP	Associated DVP
<a href="#">20-0322</a>	20912	RF	RF-13	Yes	21428	R3	R4	7920-0322-00	7920-0322-01 (See Attachment A)
<a href="#">21-0138</a>	20722	RF	RF-13	Yes	21429	R3	R4	7921-0138-00	7921-0138-01 (See Attachment B)

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0322-01

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 008-941-033  
Lot 84 Section 12 Township 1 New Westminster District Plan 28277  
16380 14A Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - a) In Section C. of Part 16 "Small Lot Residential Zone (R4)" the minimum lot width of Type I Corner lots is reduced from 14 metres to 12.71 metres for proposed Lot 3;
  - b) In Section H. 4. (a) of Part 16 "Small Lot Residential Zone (R4)" the minimum lot width requirement for a side-by-side garage or carport in the R4 Zone is reduced from 13.4 metres to 12.71 metres for proposed Lot 3;
  - c) In Section H. 4. (a) of Part 16 "Small Lot Residential Zone (R4)" the minimum lot width requirement for a side-by-side garage or carport in the R4 Zone is reduced from 13.4 metres to 12.00 metres for proposed Lot 2 and 4;
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE  
DAY OF           , 20 .

ISSUED THIS    DAY OF           , 20 .

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Mayor – Brenda Locke

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City Clerk and  
Director Legislative Services  
Jennifer Ficocelli

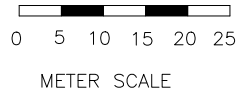
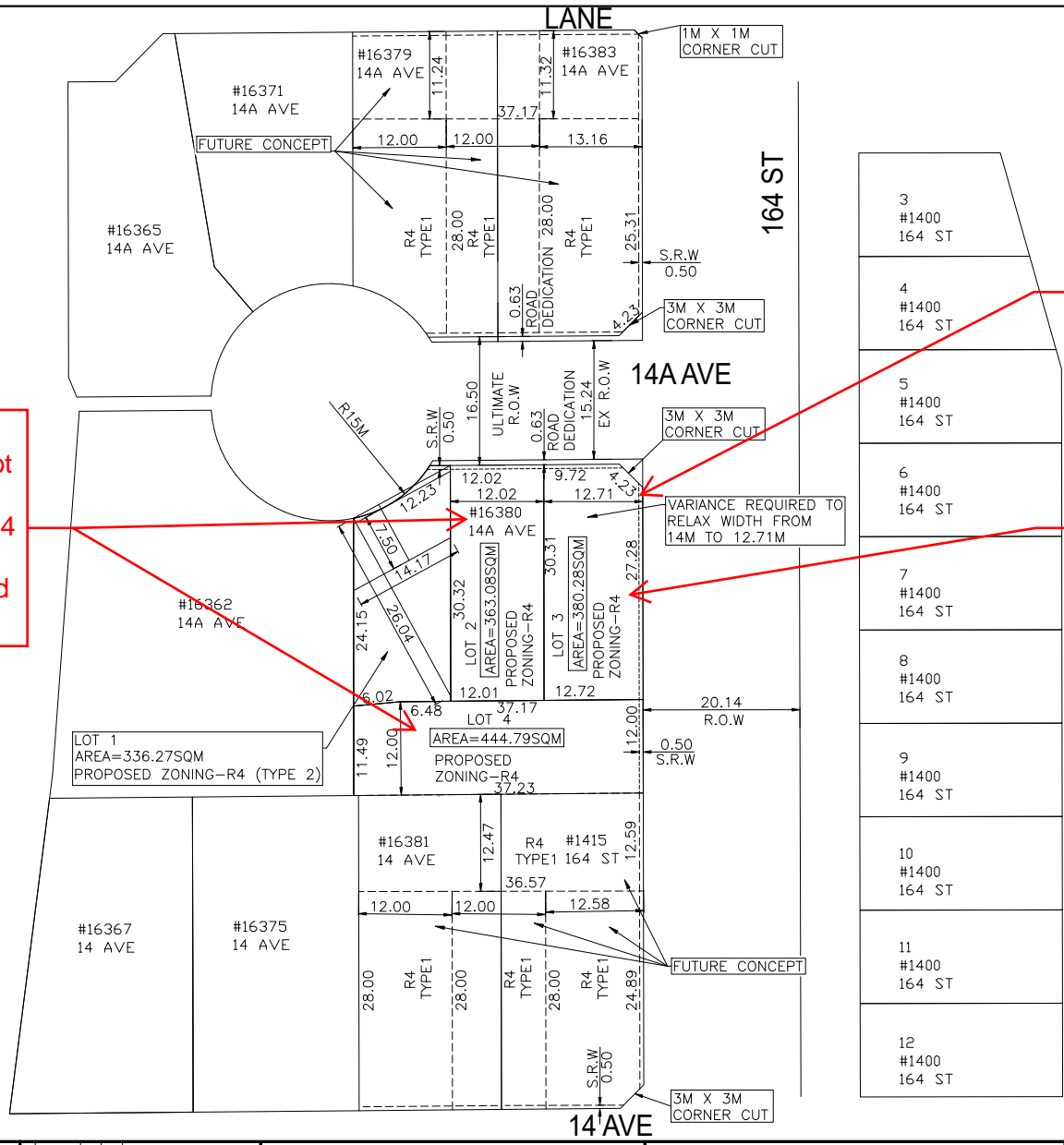
Schedule A



**DVP 20-0322-01:**  
To reduce the minimum lot width for a side-by-side garage or carport in the R4 Zone from 13.4 metres to 12.00 metres for proposed Lot 2 and 4.

**DVP 20-0322-01:**  
To reduce the minimum lot width of Type I Corner lots from 14 metres to 12.71 metres for proposed Lot 3.

**DVP 20-0322-01:**  
To reduce the minimum lot width for a side-by-side garage or carport in the R4 Zone from 13.4 metres to 12.71 metres for proposed Lot 3.



**NOTE:**  
1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.  
2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR

**ZONING:**  
EXISTING ZONING: R3  
PROPOSED ZONING: R4  
EXISTING HOUSE TO BE REMOVED  
**SITE AREA**  
GROSS SITE AREA: 1547sqm.

NO.	DATE	BY	REVISION
1	24/09/27	AS RM	REVISED AS PER CITY COMMENTS
2	22/12/04	SS RM	ISSUED FOR APPROVAL
3	NO/YY/MM/DD	DRN/CH	REVISION

**MAINLAND ENGINEERING DESIGN CORPORATION**  
UNIT 206 8363 128TH STREET  
SURREY, B.C. V3W 4G1  
TEL: (604) 543 8044 FAX: (604) 543 8104  
EMAIL: CIVIL@MAINLANDENG.CO.BA  
PRACTICE PERMIT NUMBER: 1003021

**DEVELOPMENT/SITE LOCATION** #16380 14A AVENUE, SURREY, B.C.  
4 LOT SUBDIVISION  
**DWG. NAME** PRELIMINARY LAYOUT PLAN

SCALE	AS NOTED	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	RM		1
DRAWN	AS	MAINLAND PROJECT NO. C-2308	
CHECKED	RM		OF 1
APPROVED	AB	DATE 24/09/27	REV. 1

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7921-0138-01

Issued To:

("the Owner")

Address of Owner:

- 1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this development variance permit.
- 2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 004-975-359  
 Lot 19 Section 25 Block 5 North Range 3 West New Westminster District Plan 51868

10025 - 120 Street  
 10027 - 120 Street

(the "Land")

- 3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

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- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) Section F.1 Yards and Setbacks in Part 16 “Small Lot Residential Zone (R4)” is varied to permit an accessory building or structure within the front (west) yard setback with a minimum building setback of 1.0 metres from the west lot line on proposed Lots 1 and 2; and
  - (b) In Section H.4 Off-Street Parking and Loading/Unloading in Part 16 “Small Lot Residential Zone (R4)”, the minimum lot width required to facilitate double side-by-side garages is reduced from 13.4 metres to 12 metres for proposed Lots 1 and 2.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminister Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

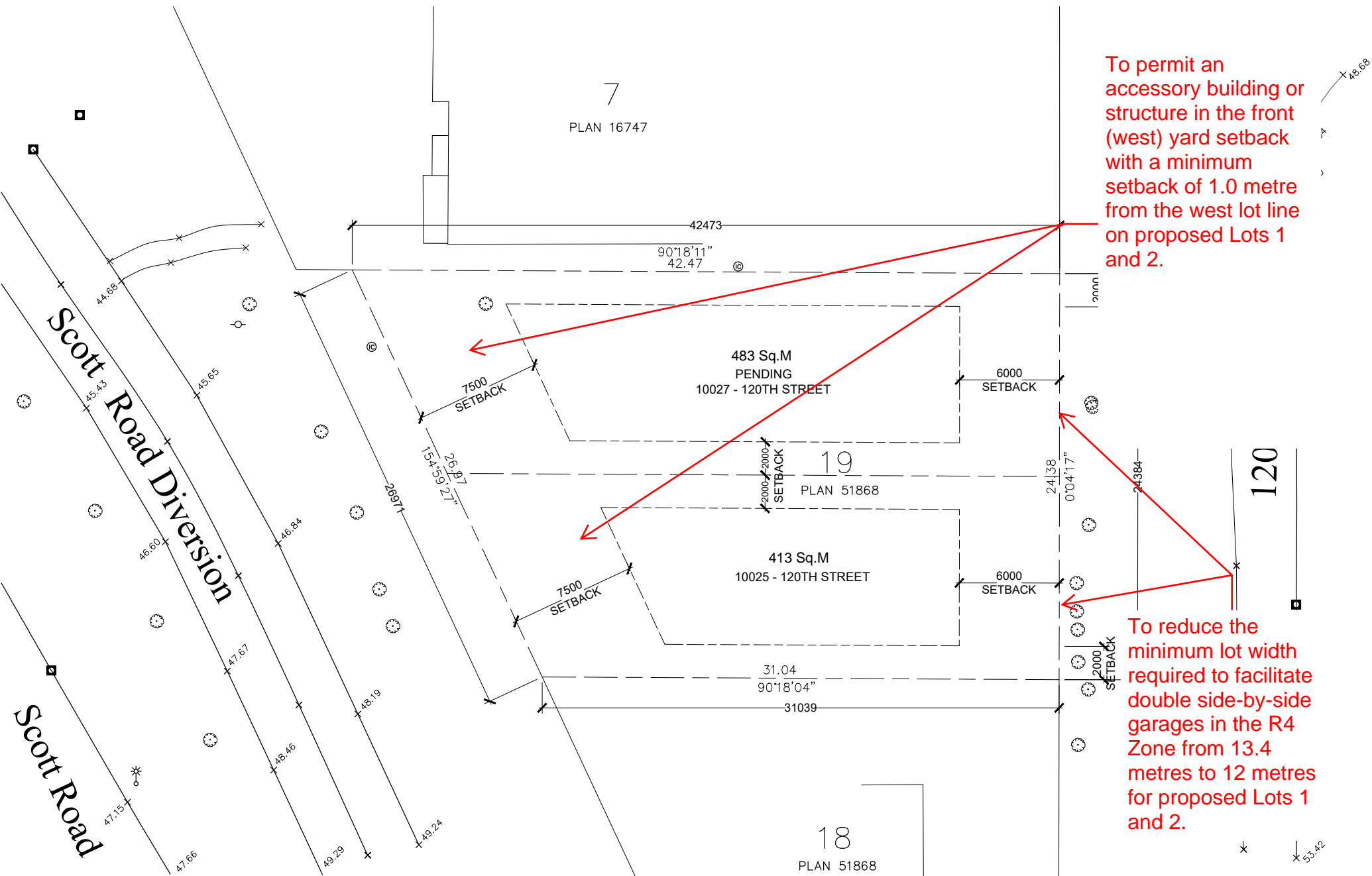
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor – Brenda Locke

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City Clerk and  
Director Legislative Services  
Jennifer Ficocelli



To permit an accessory building or structure in the front (west) yard setback with a minimum setback of 1.0 metre from the west lot line on proposed Lots 1 and 2.

To reduce the minimum lot width required to facilitate double side-by-side garages in the R4 Zone from 13.4 metres to 12 metres for proposed Lots 1 and 2.

UNIT#1709-438 SEYMOUR STREET VANCOUVER, BC, V6B 6H4	<b>ZHENGBO/EASTWOOD HOUSE                  REZONING PERMIT</b>		No. 01	DESCRIPTION REZONING	DATE: 29/06/21	10025 - 120TH STREET SURREY, BRITISH COLUMBIA	SUBDIVISION PLAN		
							DATE: JUNE 29, 2021	<b>ASD</b>	
							DRAWN BY: CHRIS KISKA		
							CHECKED BY: BILL KUMLIN		
						PROJECT: 10025 -120TH STREET	A3 SCALE: 1:75		

**APPENDIX "II"**

**Table of Original and Replacement DVPs without Rezoning in compliance with SSMUH Zoning By-law Amendments**

DEVELOPMENT APPLICATION AND PLANNING REPORT	ORIGINAL DVP ZONE	ORIGINAL DVP	CURRENT DVP ZONE	Close DVP	REPLACEMENT DVP (NEW SSMUH ZONE)
<a href="#">21-0177-01</a>	RA	7921-0177-01	RA	7921-0177-01	7921-0177-02 (See Attachment C)

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0177-02

Issued To:

("the Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 010-625-267  
Lot 3 Section 17 Township 7 New Westminster District Plan 2977  
1985 182 St

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) Part 12 *Acreeage Residential Zone* (RA), Section C. 2. is varied to reduce the minimum lot width from 50 metres to 45.0 metres for proposed Lot 1, 2, 4 and 5;

5. This development variance permit applies to only the portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE  
DAY OF           , 20 .

ISSUED THIS    DAY OF           , 20 .

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Mayor – Brenda Locke

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City Clerk and  
Director Legislative Services  
Jennifer Ficocelli

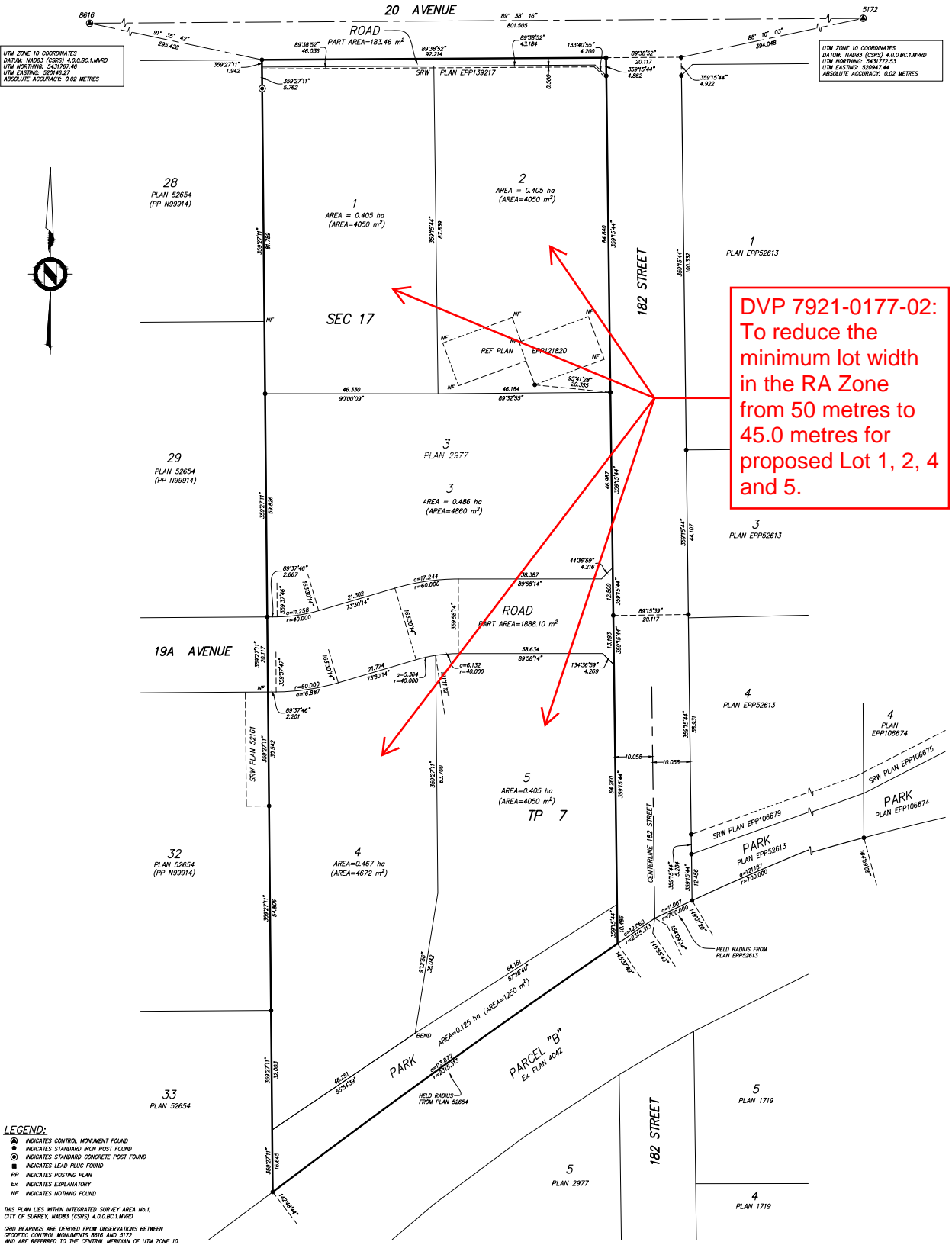
SUBDIVISION PLAN OF  
LOT 3 SECTION 17 TOWNSHIP 7  
NEW WESTMINSTER DISTRICT PLAN 2977

PLAN EPP139356

**Schedule A**

BCGS 92G.007

5 0 5 10 20 30  
ALL DISTANCES ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN  
IS 560mm IN WIDTH BY 864mm IN HEIGHT (D SIZE)  
WHEN PLOTTED AT A SCALE OF 1:500



**DVP 7921-0177-02:**  
To reduce the minimum lot width in the RA Zone from 50 metres to 45.0 metres for proposed Lot 1, 2, 4 and 5.

**LEGEND:**  
 (C) INDICATES CONTROL MONUMENT FOUND  
 (S) INDICATES STANDARD IRON POST FOUND  
 (C) INDICATES STANDARD CONCRETE POST FOUND  
 (L) INDICATES LEAD PLUG FOUND  
 (P) INDICATES POSTING PLAIN  
 Ex INDICATES EXPLANATORY  
 NF INDICATES NOTHING FOUND

THIS PLAN LIES WITHIN INTEGRATED SURVEY AREA No.1, CITY OF SURREY, NAD83 (CSRS) 4.0.B.C.I.MWRD  
 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 8616 AND 5172 AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 10.  
 THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM THE MASSY PUBLISHED COORDINATES AND STANDARD DEVIATIONS FOR GEODETIC CONTROL MONUMENTS 8616 AND 5172.  
 THIS PLAN SHOWS HORIZONTAL GROUND LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED, TO COMPUTE GRID DISTANCES. MULTIPLE GROUND LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.999998. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED FROM GEODETIC CONTROL MONUMENT 8616.

**APLIN & MARTIN**  
 GEOMETRICS LAND SURVEYING LTD.  
 201 12448 BONG AVENUE  
 SURREY, BC V3W8S9 604-997-9189

THIS PLAN LIES WITHIN THE METRO VANCOUVER REGIONAL DISTRICT (CITY OF SURREY)

**PRELIMINARY**  
 NOTE: DRAFT VERSION - 2024 09 24

THIS PLAN LIES WITHIN JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF SURREY  
 THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 10<sup>TH</sup> DAY OF 300000, 2024  
 G.A. BERT HOL, BCLS 646  
 FILE 21-1014-04 SUB

**APPENDIX “III”**

**Table of Original and Replacement CD Bylaws in compliance with SSMUH Zoning By-law Amendments with any associated DVPs**

DEVELOPMENT APPLICATION AND PLANNING REPORT	ORIGINAL BYLAW (CLOSED & FILED)								
	Original Amendment Bylaw	From Zone(s)	To Zone(s)	Associated DVP	Replacement Amendment Bylaw	From Zone(s)	To Zone(s)	Close DVP	Associated DVP
<a href="#">21-0101</a>	20771 20772	RA	RH CD (based on R1)	No	21430 21431	RA	R1 and CD (based on R1)	N/A	N/A