

A. ADOPTIONS

2. Adoption of the Minutes

a. Special Council – November 4, 2024

That the minutes of the Special Council meeting held on November 4, 2024, be adopted.

b. Regular Council - Land Use – November 4, 2024

That the minutes of the Regular Council – Land Use meeting held on November 4, 2024, be adopted.

c. Regular Council - Public Hearing – November 4, 2024

That the minutes of the Regular Council - Public Hearing meeting held on November 4, 2024, be adopted.

C. PUBLIC HEARING DELEGATIONS

1. Planning Report - Application No. 7921-0067-00

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21454"

"Surrey Comprehensive Development Zone 226 (CD 226), Bylaw, 2024, No. 21455"

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21456"

F. CONSENT AGENDA

That Council approve Consent Agenda items F.1 to F.3 and F.5 to F.9.

1. Surrey Heritage Advisory Commission - September 4, 2024

That the minutes of the Surrey Heritage Advisory Commission meeting held on September 4, 2024, be received.

2. Public Safety Committee - September 25, 2024

That the minutes of the Public Safety Committee meeting held on September 25, 2024, be received.

3. Surrey Heritage Advisory Commission – October 9, 2024

That the minutes of the Surrey Heritage Advisory Commission meeting held on September 25, 2024, be received.

REZONING BYLAW / PERMIT – NO PUBLIC HEARING

Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Sixth Batch November 18, 2024.

5. Planning Report - Application No. 7922-0224-01
13343 - 56 Avenue

Development Variance Permit No. 7922-0224-01

That Council support Development Variance Permit No. 7922-0224-01.

PERMITS

6. Planning Report - Application No. 7924-0180-00
7395 - 128 Street

Development Variance Permit No. 7924-0180-00

That Council authorize the issuance of Development Variance Permit No. 7924-0180-00.

7. Planning Report - Application No. 7924-0278-00
5646 - 146A Street

Development Variance Permit No. 7924-0278-00

That Council authorize the issuance of Development Variance Permit No. 7924-0278-00.

8. Planning Report - Application No. 7924-0159-00
3550 - 192 Street

That Council support Development Variance Permit No. 7924-0159-00

9. Planning Report - Application No. 7924-0221-00
19388 - 92 Avenue

That Council support Development Variance Permit No. 7924-0221-00

G. ITEMS REMOVED FROM THE CONSENT AGENDA

- F.4. Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – November 18, 2024

Item No. R222 Transition from Single-Family Residential Zones to Small-Scale
Multi-Unit Housing Zones for In-stream Development
Applications – Seventh Batch

That Council:

1. Receive Corporate Report R222 for information;
2. Authorize staff to close and file in-stream zoning bylaw amendments to Surrey Zoning Bylaw, 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"; and
3. 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 December 2, 2024 and approval as to form for associated development variance permits after final adoption.

Planning Report – Application No. 7917-0483-00
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19583"

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19583" be filed.

Development Variance Permit No. 7917-0483-00

That Council close Development Variance Permit No. 7917-0483-00.

Planning Report – Application No. 7920-0201-00
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20395"

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20395" be filed.

Development Variance Permit No. 7920-0201-00

That Council close Development Variance Permit No. 7920-0201-00.

Planning Report – Application No. 7921-0169-00
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20588"

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20588" be filed.

- F.10. Planning Report - Application No. 7924-0145-00
11426 and 11444 - 124 Street

Temporary Use Permit No. 7924-0145-00

That Temporary Use Permit No. 7924-0145-00 be referred back to staff until all outstanding conditions are resolved.

FINAL ADOPTIONS

- F.11. Fraser Valley Inter-Municipal Business License Program – Corporate Report R211.

To amend the Fraser Valley Inter-Municipal Business Licence Bylaw to include Village of Harrison Hot Springs.

"Fraser Valley Inter-Municipal Business Licence Bylaw, 2012, No. 17809, Amendment Bylaw, 2024, No. 21461"

"Fraser Valley Inter-Municipal Business Licence Bylaw, 2012, No. 17809, Amendment Bylaw, 2024, No. 21461" be finally adopted

"Fraser Valley Inter-Municipal Business Licence Agreement Bylaw, 2024, No. 21462"

"Fraser Valley Inter-Municipal Business Licence Agreement Bylaw, 2024, No. 21462" be finally adopted

- F.12. Expanding the Metro West Inter-Municipal Business Licence to Include Home Health Care Professionals and Services – Corporate Report R212.

To include health care professionals and services providing in-home care as businesses eligible for the Metro West Inter-Municipal Business Licence Bylaw and increase annual fee.

"Metro West Inter-Municipal Business Licence Bylaw, 2024, No. 21463"

That "Metro West Inter-Municipal Business Licence Bylaw, 2024, No. 21463" be finally adopted.

"Metro West Inter-Municipal Business Licence Agreement Bylaw, 2024, No. 21464"

"Metro West Inter-Municipal Business Licence Agreement Bylaw, 2024, No. 21464" be finally adopted

H. BOARD, COMMITTEE AND COMMISSION REPORTS

1. **Surrey Heritage Advisory Commission Recommendation: Collishaw House (16520 – 40 Avenue) – Application for Financial Assistance for Chimney Repair**

That Council:

1. Receive the report dated October 29, 2024, regarding an application from the Collishaw House (16520 - 40 Avenue) for financial assistance to repair the chimney (Appendix I);

2. Approve financial assistance in the amount of \$3,703.00 which represents 50 percent of the value of the works as per the invoice provided by Lindbjerg; and
3. Direct staff to advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works were undertaken in accordance with the original terms of the application.

2. Agricultural and Food Policy Committee – October 15, 2024 and 2025 Annual Work Plan

That:

1. The minutes of the Agricultural and Food Policy Committee meeting held on October 15, 2024, be received; and
2. That Council receive the 2025 Annual Work Plan.

3. Environment and Climate Change Committee – October 23, 2024

(a) That the minutes of the Environment and Climate Change Committee meeting held on October 23, 2024, be received.

(b) **1. The Development Approval Process Improvement Task Force - Subject Expert Advice**

The Chair ruled this item out of order.

2. Atmospheric River Report

That staff provide an update on the effects of the atmospheric river weather event that took place from October 18, 2024 to October 19, 2024 on Surrey urban streams.

I. CORPORATE REPORTS

Item No. R223 Proposed Text Amendments to Surrey Zoning By-law, 1993, No. 12000

That Council:

1. Approve proposed amendments to Surrey Zoning By-law, 1993, No. 12000, as described in the report and as documented in Appendix "I"; and
2. Authorize the City Clerk to bring forward the necessary amendment bylaw for the required readings, and to set a date for the related public hearing.

Item No. R224 196 Street Station Neighbourhood Concept Plan Initiation

That Council:

1. Receive Corporate Report R224 for information; and

2. Authorize staff to initiate the process of preparing a Neighbourhood Concept Plan for the planned 196 Street SkyTrain station area, as illustrated in Appendix "I" and generally described in the report.

Item No. R225 2025 Budget – Engagement Process and Results

That Council receive Corporate Report R225 for information.

Item No. R226 City’s Surrey Accessibility Leadership Team ("SALT"): 2024 Annual Update

That Council receive Corporate Report R226 for information.

Item No. R227 2025 Community Works Fund Program Stream Update

That:

1. Corporate Report R227 be referred back to staff to bring back to Council as part of the budget process; and
2. Staff report back regarding using Community Work Funds for covered bus shelters and/or picnic tables and gazebos.

Item No. R228 Award of Contract No. 4722-001-11 Drainage and Sanitary Improvements Package

That Council:

1. Award Contract No. 4722-001-11 to Clearway Construction Inc. in the amount of \$10,079,264.19 (including GST) for the Drainage and Sanitary Improvements Package;
2. Set the expenditure authorization limit for Contract No. 4722-001-11 at \$11,100,000.00 (including contingencies and GST); and
3. Authorize the General Manager, Engineering to execute Contract No. 4722-001-11.

Item No. R229 Recycle BC Contract Agreement - 2024 to 2030

That Council:

1. Authorize staff to enter into an agreement with Recycle BC for a five-year term from January 1, 2025, to December 31, 2030, as described in the report; and
2. Authorize the General Manager, Engineering to execute Master Services Agreements and a Statement of Work with Recycle BC.

Item No. R230 Award of Consultant Agreement No. 1724-021-11 Green Timbers SkyTrain Station Supportive Works

That Council:

1. Award Contract No. 1724-021-11 to B.A. Blacktop Infrastructure Inc. in the amount of \$1,352,863.88 (including GST) for the 140 Street Cycling and Green Timbers Way Parking Improvements;
2. Set the expenditure authorization limit for Contract No. 1724-021-11 at \$1,500,000.00 (including contingencies and GST);
3. Authorize the General Manager, Engineering to execute Contract No. 1724-021-11; and
4. Endorse implementing paid parking at the locations described in the report.

Item No. R231 Snow and Ice Operations - Winter Maintenance Preparedness

That Council receive Corporate Report R231 for information.

Item No. R232 Award of Contract No. 1724-030-21 North Surrey Recreation Centre Demolition-Electrical Utility Relocation

That Council:

1. Award Contract No. 1724-030-11 to Mainland Energy Works Inc. in the amount of \$523,669.8 (including GST) for the North Surrey Recreation Centre Demolition-Electrical Utility Relocation;
2. Set the expenditure authorization limit for Contract No. 1724-030-21 at \$570,000.00 (including contingencies and GST); and
3. Authorize the General Manager, Engineering to execute Contract No. 1724-030-21

Item No. R233 Launch of the Multi-Family and Complex Building Permitting Portal

That Council receive Corporate Report R233 for information.

Item No. R234 Introduction of Development and Permit Approvals Targets

That Council:

1. Receive Corporate Report R234 for information; and
2. Endorse staff to implement Development and Permit Approval Targets and the necessary process improvements to reduce development application and building permit issuance timelines by a minimum of 30% as shown in Appendix "I".

Item No. R235 Proposed Zoning By-law Amendments for Temporary Real Estate Sales Centres

That Council:

1. Receive Corporate Report R235 for information;
2. Approve the proposed amendments to *Surrey Zoning By-law, 1993, No. 12000*, as described in the report and as documented in Appendix "I"; and
3. Authorize the City Clerk to bring forward the related amendment bylaw for the required readings and set a date for the related public hearing.

Item No. R236 Surrey City Development Corporation – 2024 Annual General Meeting

That Council:

1. Receive Corporate Report R236 for information;
2. Receive the Notice of the 2024 Annual General Meeting (AGM) and Agenda for Surrey City Development Corporation (SCDC);
3. Appoint the City Solicitor to represent the City of Surrey (the Shareholder) at the 2024 AGM for the Corporation;
4. As sole shareholder of SCDC, endorse the recommendations that are listed below and as set out in the Notice of Annual General Meeting and Agenda:
 - a. Approve of the Agenda;
 - b. Approve the Minutes of the November 23, 2023, Annual General Meeting;
 - c. Approve the Financial Statements and Report of the Auditor for the Year Ended December 31, 2023;
 - d. Approve the Appointment of BDO Canada LLP as SCDC's Auditor for the Year Ending December 31, 2024; and
 - e. Receive the Report from the Board of Directors to the Shareholder.

Item No. R237 Amendments to Surrey Zoning By-law, 1993, No. 12000 and Surrey Official Community Plan Bylaw, 2013, No. 18020 to Streamline Development and Permitting Processes: Part 1 – Definitions, Part 7A – Streamside Protection, Part 5 – Off-Street Parking and Loading/Unloading, and Sensitive Ecosystems Development Permits

That Council receive Corporate Report R237 for information.

That Council direct the City Clerk to close and file *Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21186* and *Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21341*

That Council direct staff to bring forward for the required readings amendments to the *Surrey Zoning By-law, 1993, No. 12000*, as amended, for Part 1 - Definitions and Part 7A - Streamside Protection, as shown in Appendix "I" Corporate Report R237.

That Council direct staff to bring forward for the required readings amendments to the *Surrey Zoning By-law, 1993, No. 12000*, as amended, for Part 5 - Off-Street Parking and Loading/Unloading, as shown in Appendix "II" Corporate Report R237.

That Council direct staff to bring forward for the required readings amendments to the Sensitive Ecosystems Development Permit Section of the *Surrey Official Community Plan Bylaw, 2013, No. 18020*, as shown in Appendix "III" Corporate Report R237.

That Council direct staff to prepare an informational bulletin on the City's streamside setbacks that will clearly indicate that variance requests to the City's additional 5 metre setback on Class A and A/O natural streams and large ravine streams will generally not be supported.

Item No. R238 Lease Agreements with Surrey Police Board

That Council:

1. Receive Corporate Report R238 for information;
2. Direct the City Clerk to publish notices under sections 26 and 94 of the *Community Charter, SBC 2003, C. 26*, of Council's intention to lease to the Surrey Police Board the ten City-owned properties identified in the report; and
3. Authorize staff to execute lease agreements with Surrey Police Board for these properties, subject to compliance with the notice provisions of the *Community Charter*.

J. BYLAWS AND PERMITS

BUSINESS ARISING OUT OF THE PUBLIC HEARING

1. Planning Report - Application No. 7921-0067-00
8464 Wildwood Place
Owner: Allwood Development Ltd. (Director Information: J. Randhawa)
Agent: Ankenman Associates Architects Inc. (E. Kearns)
To amend the Official Community Plan Figure 3: General Land Use Designations for a portion of the site from Suburban to Urban. The proposal also includes rezoning a portion of the site from General Agriculture Zone to Comprehensive Development Zone, rezoning a portion of the site shown from General Agriculture Zone to Quarter Acre Residential Zone, and rezoning a portion of the site from General Agriculture Zone to Urban Residential Zone in order to develop a 58-unit townhouse complex, 1 quarter acre residential lot, and 1 remnant urban residential lot with future subdivision potential.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21454" pass its third reading.

Defeated

With Mayor Locke and Councillors Annis, Bains, Bose, and Nagra opposed.

"Surrey Comprehensive Development Zone 226 (CD 226), Bylaw, 2024, No. 21455"

This item was out of order.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21456"

This item was out of order.

REZONING BYLAW – NO PUBLIC HEARING

2. Planning Report - Application No. 7921-0370-00
14069, 14079 and 14089 - 103 Avenue; 10313 - 141 Street
Owner: 1293586 B.C. Ltd. (Director Information: J. Dhesi)
Agent: Atelier Pacific Architecture Inc. (J. Arora)
To rezone the site from Urban Residential Zone to Comprehensive Development Zone in order to develop a 6-storey residential building, containing approximately 108 dwelling units over 2 levels of underground parking, on a consolidated site in the Guildford Plan area.

"Surrey Comprehensive Development Zone 261 (CD 261), Bylaw, 2024, No. 21447"

"Surrey Comprehensive Development Zone 261 (CD 261), Bylaw, 2024, No. 21447" pass its first reading.

"Surrey Comprehensive Development Zone 261 (CD 261), Bylaw, 2024, No. 21447" pass its second reading.

"Surrey Comprehensive Development Zone 261 (CD 261), Bylaw, 2024, No. 21447" pass its third reading.

3. Planning Report - Application No. 7923-0208-00
18225, 18241, 18259, 18281, 18311, 18341 and 18355 - 72 Avenue
Owner: 72184 Holdings Ltd. (Director Information: R. Elliot, M. Rempel, L. Williams)
Agent: Focus Architecture Inc. (Colin Hogan)
To amend the Official Community Plan Figure 3: General Land Use Designations for the entire subject site from Urban to Multiple Residential. The proposal also includes rezoning portions of the site (Blocks 1, 2 and 3) from Acreage Residential Zone to Comprehensive Development Zone in order to develop nine 6-storey buildings, containing approximately 742 dwelling units, over 3 phases in West Clayton.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21457"

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21457" pass its first reading.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21457" pass its second reading.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21457" pass its third reading.

"Surrey Comprehensive Development Zone 262 (CD 262), Bylaw, 2024, No. 21458"

"Surrey Comprehensive Development Zone 262 (CD 262), Bylaw, 2024, No. 21458" pass its first reading.

"Surrey Comprehensive Development Zone 262 (CD 262), Bylaw, 2024, No. 21458" pass its second reading.

"Surrey Comprehensive Development Zone 262 (CD 262), Bylaw, 2024, No. 21458" pass its third reading.

4. Planning Report - Application No. 7922-0228-00
18087 - 24 Avenue
Owner: 1379416 B.C. Ltd. (Director Information: J. Sandhu, D. Sandhu)
Agent: Flat Architecture Inc. (J. Gabri)
To rezone the site from Intensive Agriculture Zone to Multiple Residential 30 Zone in order to develop 113 townhouse units and a lot for riparian protection. In addition, the proposal includes a Development Variance Permit to reduce the minimum west yard setback to the principal building face for proposed Lots 1 and 2; to reduce the east yard setback to the principal building face for the indoor amenity building for proposed Lot 3; and to increase the permitted percentage of back-to-back units on proposed Lots 1 and 2.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21459"

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21459" pass its first reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21459" pass its second reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21459" pass its third reading.

Development Variance Permit No. 7922-0228-00

That Council support Development Variance Permit No. 7922-0228-00

REZONING BYLAW / PERMIT – NO PUBLIC HEARING

Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Sixth Batch November 18, 2024.

J.5 - J.7 are to align in-stream rezoning applications to new provincial legislation regarding small-scale multi-unit housing, as described in Corporate Report R210.

5. Planning Report - Application No. 7921-0318-00, 7921-0318-01

3888 - 155 Street

Owner: G. Grewal, C. Grewal

Agent: Coastland Engineering and Surveying Ltd. (M. Helle)

To rezone the site from Suburban Residential Zone to Quarter Acre Residential Zone to subdivide the site into two lots. In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width for proposed Lot A and for proposed Lot B.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21449"

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21449" pass its first reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21449" pass its second reading.

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2024, No. 21449" pass its third reading.

Development Variance Permit No. 7921-0318-01

That Council support Development Variance Permit No. 7921-0318-01

6. Planning Report - Application No. 7922-0189-00, 7922-0189-01

8496 - 156 Street

Owner: P. Sharma

Agent: Mainland Engineering Design Corp. (A. Banwait)

To rezone a portion of the site from Urban Residential Zone to Small Lot Residential Zone in order to subdivide into two residential lots. In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width for Type II-Interior Lot in the Small Lot Residential Zone and permit a double side-by-side garage for proposed Lot 2.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21450"

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21450" pass its first reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21450" pass its second reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21450" pass its third reading.

Development Variance Permit No. 7922-0189-01

That Council support Development Variance Permit No. 7922-0189-01

7. Planning Report - Application No. 7922-0048-00, 7922-0048-01

5722 - 146A Street

Owner: K. Gill, J. Kaur

Agent: Terra Nobis Consulting (J. Lee)

To rezone the site from Suburban Residential Zone to Comprehensive Development Zone in order to allow subdivision into two single-family lots with the retention of an

existing house. In addition, the proposal includes a Development Variance Permit to reduce the minimum side yard setback of the principal building for proposed Lot 1.

"Surrey Comprehensive Development Zone 263 (CD 263), Bylaw, 2024, No. 21451"

"Surrey Comprehensive Development Zone 263 (CD 263), Bylaw, 2024, No. 21451" pass its first reading.

"Surrey Comprehensive Development Zone 263 (CD 263), Bylaw, 2024, No. 21451" pass its second reading.

"Surrey Comprehensive Development Zone 263 (CD 263), Bylaw, 2024, No. 21451" pass its third reading.

Development Variance Permit No. 7922-0048-01

That Council support Development Variance Permit No. 7922-0048-01

INTRODUCTIONS

8. Proposed Text Amendments to Surrey Zoning By-law, 1993, No. 12000
To improvement efforts to increase efficiency of the development process by clarifying zoning regulations and ensuring consistency with policies and regulations.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21474"

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21474" pass its first reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21474" pass its second reading.

Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21474" be held at City Hall on December 2, 2024

9. Proposed Zoning By-law Amendment for Temporary Real Estate Sales Centres
To allow temporary real estate sales centre buildings in all zones for a specified duration and under certain conditions, and to delegate minor variances for these uses to a delegated official.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21475"

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21475" pass its first reading.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21475" pass its second reading.

Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21475" be held at City Hall on December 2, 2024

10. Amendments to Surrey Zoning By-law, 1993, No. 12000 and Surrey Official Community Plan Bylaw, 2013, No. 18020 to Streamline Development and Permitting Processes: Part 1 – Definitions, Part 7A – Streamside Protection, Part 5 – Off-Street Parking and Loading/Unloading, and Sensitive Ecosystems Development Permits.

To support streamlining the City's development and permitting processes, enhance the supply and affordability of housing in Surrey, and further align City bylaws with Provincial housing legislation.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21476"

Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21476" pass its first reading.

Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21476" pass its second reading.

Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21476" be held at City Hall on December 2, 2024, at 7:00 p.m.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21477"

Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21477" pass its first reading.

Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21477" pass its second reading.

Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21477" be held at City Hall on December 2, 2024, at 7:00 p.m.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21477"

Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21477" pass its first reading.

Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21477" pass its second reading.

Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21477" be held at City Hall on December 2, 2024, at 7:00 p.m.