

# Regular Council – Public Hearing Minutes

**Present:**

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

**Absent:**

Councillor Bose

**Staff Present:**

R. Costanzo, City Manager  
J. Ficocelli, City Clerk and Director Legislative Services  
L. Blake, Legislative Services Manager  
J. Brar, General Manager, Corporate Services  
S. Neuman, General Manager, Engineering  
K. Grewal, General Manager, Finance  
L. Cavan, General Manager, Parks, Recreation & Culture  
R. Gill, Acting General Manager, Planning & Development  
T. Waterhouse, General Manager, Social Infrastructure & Community Investment  
P. Huynh, City Solicitor  
J. Pang, Director Land Development  
D. Todd, Development Planning Manager  
C. Atkins, Development Planning Manager  
L. Thomas, Fire Chief

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**A. ADOPTIONS**

**1. Adoption of the Agenda**

It was

Moved by Councillor Bains  
Seconded by Councillor Annis  
That the agenda of the October 7, 2024,

Regular Council Public Hearing meeting be adopted.

RES.R24-2082

Carried

**2. Adoption of the Minutes**

**a. Special Council – September 23, 2024**

It was

Moved by Councillor Bains  
Seconded by Councillor Stutt  
That the minutes of the Special Council

meeting held on September 23, 2024, be adopted.

RES.R24-2083

Carried



The Notice of the Public Hearing was read by the Legislative Services Manager.

J. Tag, City Centre: The delegation spoke in support of the proposal citing rental units, proximity to schools, new strata home and creating a complete community.

J. Sandhu, Fleetwood: The delegation spoke in support of the proposal citing affordable housing, community, green spaces, transit and a sense of community.

N. Johal, Fleetwood: The delegation spoke in support of the proposal citing rental units, retail shops, green spaces, transit, daycare, walkable neighbourhood and creation of a vibrant community.

K. Watson, Guildford: The delegation spoke in opposition to the proposal citing affordable housing and displaced residents.

D. Jack, Surrey Environmental Partners: The delegation spoke to tree removal, tree canopy cover, heat reduction and sidewalk tree tunnels.

Surrey Resident: The delegation spoke to affordable housing and tenant relocation.

D. Knight and J. Todd, Bosa Properties: The delegation spoke to rental replacement policy and tenant relocation process.

Written submissions were received as follows:

- D. Gregg expressing support for the proposal citing housing, density and daycare.
- S. Lee expressing support for the proposal citing location, childcare facility and transit.
- L. Wu expressing support for the proposal.
- A. Girgla & R. Girgla expressing support for the proposal citing public transit, new homes and daycare.

2. **Planning Report - Application No. 7922-0296-00**  
**"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21411"**  
**"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21412"**

CIVIC ADDRESS: 12280 - 103A Avenue; 10267 - 123A Street

APPLICANT: Owner: 1050028 B.C. Ltd.  
(Director Information: F. Chambers, Q. Zhang)  
Agent: 105008 B.C. Ltd (Qing Zhang)

PURPOSE: The applicant is requesting to amend the Official Community Plan Figure 3: General Land Use Designations for the site from Urban to Mixed Employment. The proposal also includes rezoning the same site from Urban Residential Zone to Light Impact Industrial Zone in order to develop an industrial building.

The Notice of the Public Hearing was read by the Legislative Services Manager.

D. Jack, Surrey Environmental Partners: The delegation spoke to tree removal, riparian area setbacks, native plantings and payment in lieu of tree replacement.

Written submissions were received as follows:

- D. Motz expressing concern for the proposal.

3. **Anniedale-Tynehead Neighbourhood Concept Plan – Stage 1 Plan Update - Corporate Report No. R167**  
**"Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2024, No. 21322"**

PURPOSE: To amend Schedule G of the Surrey Zoning Bylaw to incorporate updates related to Stage 1 of the Anniedale-Tynehead Neighbourhood Concept Plan.

The Notice of the Public Hearing was read by the Legislative Services Manager.

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

Written submissions were received as follows:

- B. Wood expressing opposition for the proposal citing ecological harm.
- J. Ogden expressing concern for the proposal citing fees.
- D. Gill expressing concern for the proposal citing fees.
- P. Sandhu expressing concern for the proposal citing fees.

**C. COMMITTEE REPORTS**

**1. Public Safety Committee Minutes – June 26, 2024**

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That the minutes of the Public Safety

Committee meeting held on June 26, 2024, be received.

RES.R24-2086

Carried

**D. BOARD/COMMISSION REPORTS**

This section had no items to consider.

**E. MAYOR'S REPORT**

Mayor Locke provided the following verbal report:

- Last week, a celebration of life was held for Assistant Fire Chief Brian Woznikoski, who passed away in July after a battle with brain cancer. His 37 years of service left a profound impact on the Surrey community, and he will be greatly missed by all who respected and admired him.
- Mayor Locke expressed gratitude for the support and generosity showcased at the recent Mayor's Evening of Giving, which raised over \$650,000. This was 20% more than the previous year. She emphasized that every dollar would go directly to the 50 programs managed by the Surrey Fire Fighters' Charitable Society, with no funds allocated to administrative costs. Mayor Locke thanked everyone involved in the event's success, particularly acknowledging the corporate sponsors whose contributions made the fundraiser possible.
- The generosity and community spirit of Surrey were evident at the Building Hope Gala for Options Community Services, which raised funds for a second affordable housing initiative aimed at women fleeing violence, refugees, seniors, and at-risk youth. The event featured a performance by the talented Jann Arden, whom Mayor Locke admires for her commitment to giving back to the community.
- The 2024 Darpan Extraordinary Achievement Awards was an unforgettable evening that celebrated 20 years of Darpan Magazine. The event honored the remarkable achievements and contributions of inspiring South Asians from around the world.
- City Hall hosted the annual International South Asian Film Festival, showcasing talented South Asian artists who explored the connections between their stories and other cultures. Mayor Locke extended her gratitude to Mannu Sandhu and the entire team for bringing this remarkable festival to the community.
- This past weekend, the City of Surrey partnered with the City of White Rock to co-host the Culture Crawl, a two-day celebration promoting local artists and showcasing cultural offerings in South Surrey and White Rock. It marked the first collaboration between the two cities for this event, and Mayor Locke expressed her anticipation for continuing the partnership for next year's Culture Crawl.
- Mayor Locke was honored to join the Surrey Urban Indigenous Leadership Committee and Skookum Surrey for Orange Shirt Day at Holland Park. She expressed gratitude to Chief Harley Chappell and Kevin Kelly for leading the event which served as a powerful reminder of the resilience of Indigenous communities, and she was heartened to see many people coming together to honor residential school survivors, their families, and communities in observance of the National Day for Truth and Reconciliation.

- Mayor Locke addressed inaccuracies regarding ash scattering claims made by former mayor Doug McCallum, stating the project was never approved by the previous Council. Her administration is now working with the Province to establish a dedicated place for scattering ashes, considering locations like Brownsville Bar Park and Tannery Park. A report outlining the necessary steps and cost estimates will be presented to Council this fall.

**F. COUNCILLORS' REPORT**

- Councillor Stutt attended Ignite a Dream hosted by Surrey Fire Fighters Association. Councillor Stutt also attended Our House is Your House hosted by Cloverdale Curling Club for their 70th anniversary.
- Councillor Bains attended International Student Union Pendu Khed Mela 2024 event.

**G. CORPORATE REPORTS**

**Item No. R184            10-Year Capital Infrastructure Plan for Fire Services Facilities**

The Fire Chief, Fire Services and General Manager, Finance submitted a report to present Council with the 10-year Capital Infrastructure Plan for Fire Service Facilities to inform amendments of the Development Cost Charges Bylaw, to create a Fire Development Cost Charges component to fund the growth portion of additional fire facility infrastructure.

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council:

1. Endorse the 10-Year Capital Infrastructure Plan for Fire Services; and
2. Authorize staff to bring forward for Council's consideration amendments to the *Development Cost Charge Bylaw* to include a Development Cost Charge rate for Fire Services Facilities.

RES.R24-2087 Carried

**Item No. R185            Recommended Mural Proposal at Lionel Courchene Park**

The General Manager, Parks, Recreation & Culture submitted a report to obtain Council approval to proceed with the implementation of a mural in Lionel Courchene Park, located at 9900 - 154 Street.

It was  
 Moved by Councillor Stutt  
 Seconded by Councillor Kooner  
 That Council:

1. Receive Corporate Report R185 for information; and
2. Authorize the Surrey Canadian Baseball Association to proceed with the implementation of the "50 Years of Minor Baseball at Lionel Courchene Park" mural at Lionel Courchene Park as generally described in the report and attached as Appendix "I".

RES.R24-2088

Carried

**Item No. R186      Proposed Permissive Property Tax Exemptions for the  
 2025 Tax Year for Qualifying Places of Worship and Pre-1974  
 Care Homes**

**Note:** See Bylaw No. 21354 in the H Section.

The General Manager, Corporate Services submitted a report to request that Council consider permissive tax exemptions for places of worship and pre-1974 care homes pursuant to Section 224(2)(f) and (h) of the *Community Charter*, S.B.C. 2003, c. 26, in accordance with the City's Tax Exemption Policy, as documented in Appendix "II", and in conjunction with a statutory exemption, pursuant to Section 220 of the *Community Charter*, determined by and administered by the BC Assessment Authority.

It was  
 Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That Council:

1. Receive Corporate Report R186 for information; and
2. Authorize the City Clerk to bring forward *Section 220 and 224(2)(f) and (h) Tax Exemption Bylaw, 2024, No. 21354*, which includes the list of properties attached to the report as Appendix "I", for the required readings.

RES.R24-2089

Carried

**Item No. R187      Proposed Permissive Property Tax Exemptions for the  
 2025 Tax Year for Properties Leased for the Purpose of Public  
 Worship**

**Note:** See Bylaw No. 21355 in the H Section.

The General Manager, Corporate Services submitted a report to request that Council consider permissive tax exemptions for properties leased for public worship pursuant to Section 224(2)(g) of the *Community Charter*, S.B.C. 2003, c. 26 and in accordance with the City's Tax Exemption Policy.

It was  
Moved by Councillor Hepner  
Seconded by Councillor Annis  
That Council:

1. Receive Corporate Report R187 for information; and
2. Authorize the City Clerk to bring forward *Section 224(2)(g) Tax Exemption Bylaw, 2024, No. 21355*, which includes the list of properties attached to the report as Appendix "I", for the required readings.

RES.R24-2090 Carried

**Item No. R188 Proposed Permissive Property Tax Exemptions for the 2025 Tax Year for Not-For-Profit Societies and Licensed Community Care Facilities**

**Note:** See Bylaw No. 21356 in the H Section.

The General Manager, Corporate Services submitted a report to request that Council consider permissive tax exemptions for select not-for-profit societies and licensed community care facilities pursuant to Sections 224(2)(a), (d), (i), and (j) of the *Community Charter, S.B.C. 2003, c. 26* and in accordance with the City's Tax Exemption Policy.

It was  
Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That Council:

1. Receive Corporate Report R188 for information; and
2. Authorize the City Clerk to bring forward *Section 224 Tax Exemption Bylaw, 2024, No. 21356*, which includes the list of properties attached to the report as Appendix "I," as amended with item 62 removed, Appendix "II," and Appendix "III," as amended with revised PIDS for items 4 and 15, for the required readings.

RES.R24-2091 Carried

**Item No. R189 Proposed Permissive Property Tax Exemptions for the 2025 Tax Year for Heritage Properties**

**Note:** See Bylaw No. 21357 in the H Section.

Councillor Stutt declared a conflict of interest and recused himself from the meeting at 8:02 p.m.

The General Manager, Corporate Services submitted a report to request that Council consider permissive tax exemptions for select heritage properties pursuant to Section 225 of the *Community Charter, S.B.C. 2003, c. 26* and in accordance with the City's Tax Exemption Policy.



It was Moved by Councillor Hepner  
Seconded by Councillor Bains  
That Council:

1. Receive Corporate Report R189 for information; and
2. Authorize the City Clerk to bring forward *Section 225 Tax Exemption Bylaw, 2024, No. 21357*, which includes the list of properties attached to the report as Appendix "I", for the required readings.

RES.R24-2092 Carried by members remaining

Councillor Stutt rejoined the meeting at 8:03 p.m.

**Item No. R190 Permissive Tax Exemption - Strawberry Hill Library**

**Note:** See Bylaw No. 21358 in the H Section.

The General Manager, Corporate Services submitted a report to request that Council consider a permissive tax exemption for Strawberry Hill Library pursuant to Section 224(2)(b) of the *Community Charter, S.B.C. 2003, c. 26* and in accordance with the City's Tax Exemption Policy.

It was Moved by Councillor Kooner  
Seconded by Councillor Annis  
That Council:

1. Receive Corporate Report R190 for information; and
2. Authorize the City Clerk to bring forward *Strawberry Hill Library Tax Exemption Bylaw, 2024, No. 21358*, which will provide tax exemption under Section 224(2)(b) of the *Community Charter* for a two-year period beginning with the 2025 taxation year, for the required readings.

RES.R24-2093 Carried

**Item No. R191 Proposed Bylaw Amendments to Enhance Fireworks Enforcement**

The General Manager, Corporate Services and Fire Chief, Fire Services submitted a report to bring forward amendments to the Fireworks Bylaw, Municipal Ticket Information Bylaw and Bylaw Enforcement Notice Bylaw for Council’s approval to enhance enforcement in relation to fireworks.

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That Council:

1. Receive Corporate Report R191 for information;

2. Authorize the City Clerk to bring forward the amendments to the *Surrey Fireworks Regulation By-law, 1974, No. 4200* as summarized and reflected in Appendix "I";
3. Authorize the City Clerk to bring forward the amendments to the *Surrey Municipal Ticket Information Utilization By-law, 1994, No. 12508* as summarized and reflected in Appendix "II"; and
4. Authorize the City Clerk to bring forward the amendments to the *Surrey Bylaw Enforcement Notice Bylaw, 2016, No. 18691* as summarized and reflected in Appendix "III".

RES.R24-2094

Carried

**Item No. R192                      Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Fourth Batch**

**Note:** See Bylaws and DVPs under H.25.

The Acting General Manager, Planning & Development submitted a report to Council 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.

It was

Moved by Councillor Annis  
 Seconded by Councillor Hepner  
 That Council:

1. Receive Corporate Report R192 for information;
2. Authorize staff to close and file in-stream zoning bylaw amendments to *Surrey Zoning Bylaw, 1993, No. 12000*, as amended, and any 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 October 21, 2024, and approval as to form for associated development variance permits after final adoption.

RES.R24-2095

Carried



It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council:

1. Receive Corporate Report R195 for information; and
2. Establish the Development Approval Process Improvement Task Force by:
  - a. Appointing the Acting General Manager, Planning & Development and the General Manager, Engineering; and
  - b. Authorizing the Acting General Manager, Planning & Development to appoint three members of the development community, representing a variety of built forms in Surrey.
3. Authorize the Development Approval Process Improvement Task Force to develop a Terms of Reference and Work Plan and to report back to Council with these established frameworks at the October 21, 2024 Regular Council Public Hearing Meeting.

RES.R24-2098 Carried

It was Moved by Mayor Locke  
Seconded by Councillor Stutt  
That Council appoint Councillor Kooner to  
serve as Chair and Councillor Hepner to serve as Co-Chair on the Development Approval  
Process Improvement Task Force.

RES.R24-2099 Carried

**Item No. R196 Award of Contract No. 1220-040-2024-068 Supply and Delivery of Traffic Signal Cabinets**

The General Manager, Engineering submitted a report to seek Council approval for staff to purchase 30 traffic signal cabinets and supporting appurtenances, as identified in the report.

It was Moved by Councillor Annis  
Seconded by Councillor Bains  
That Council:

1. Award Contract No. 1220-040-2024-068 to Innovative Traffic Solutions, Inc. in the amount of \$832,036.80 (including applicable taxes and levies) for the supply and delivery of 30 traffic signal cabinets and supporting appurtenances;
2. Set the expenditure authorization limit for Contract No. 1220-040-2024-068 at \$832,036.80 (including applicable taxes and contingency); and
3. Authorize the General Manager, Engineering to execute Contract No. 1220-040-2024-068.

RES.R24-2100 Carried

**H. BYLAWS AND PERMITS**

**BUSINESS ARISING OUT OF THE PUBLIC HEARING**

1. Planning Report - Application No. 7920-0304-00  
13301 - 104 Avenue (13301 to 13355 - 104 Avenue; 13280 to 13362 - 105 Avenue)

Owner: Bristol Estates 13301 Holdings Ltd. (Director Information: C. Bosa, D. Bosa)  
Agent: Bristol Estates 13301 Holdings Ltd. (Asad Siddiqui)

To amend the Official Community Plan Figure 16: Downtown Densities for the site from 3.5 FAR to 5.5 FAR. The proposal also includes rezoning the same site from Multiple Residential 45 Zone to Comprehensive Development Zone in order to develop five high-rise residential buildings (three buildings are mixed use) as part of a multi-phased development with approximately 2,686 dwelling units (including 491 rental units) and 1,440 square meters of commercial space (including a childcare centre) in City Centre.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21408"

RES.R24-2101	It was	Moved by Councillor Kooner Seconded by Councillor Bains That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21408" pass its third reading. <u>Carried</u>
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"Surrey Comprehensive Development Zone 251 (CD 251), Bylaw, 2024, No. 21409"

RES.R24-2102	It was	Moved by Councillor Stutt Seconded by Councillor Kooner That "Surrey Comprehensive Development Zone 251 (CD 251), Bylaw, 2024, No. 21409" pass its third reading. <u>Carried</u>
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2. Planning Report - Application No. 7922-0296-00  
12280 - 103A Avenue; 10267 - 123A Street

Owner: 1050028 B.C. Ltd. (Director Information: F. Chambers, Q. Zhang)  
Agent: 105008 B.C. Ltd (Qing Zhang)

To amend the Official Community Plan Figure 3: General Land Use Designations for the site from Urban to Mixed Employment. The proposal also includes rezoning the same site from Urban Residential Zone to Light Impact Industrial Zone in order to develop an industrial building.



"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21405"

RES.R24-2106      It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21405" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-2107      It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21405" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-2108      It was Moved by Councillor Hepner  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21405" pass its third reading.  
Carried

Development Variance Permit No. 7923-0320-00

RES.R24-2109      It was Moved by Councillor Annis  
Seconded by Councillor Kooner  
That Council support Development Variance  
Permit No. 7923-0320-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.  
Carried

5. Planning Report - Application No. 7924-0228-00  
8122, 8136, and 8148 - 168 Street; 8127, 8128, 8139 and 8145 - 168A Street;  
16832, 16852, 16856, 16860 and 16864 - 81A Avenue

Owner: 1243100 B.C. Ltd. (Director Information: T. Sablok, S. Sablok)  
Agent: T. Gill

To rezone a portion of the site from Small Lot Residential Zone to Comprehensive Development Zone and to rezone a portion of the site from Urban Residential Zone to Comprehensive Development Zone in order to construct Small-Scale, Multi-Unit Housing related housing options on existing residential lots located within a Transit Oriented Area.

Four pieces of correspondence expressing opposition were received for this proposal.

"Surrey Comprehensive Development Zone 252 (CD 252), Bylaw, 2024, No. 21406"

RES.R24-2110	<p>It was</p> <p>Zone 252 (CD 252), Bylaw, 2024, No. 21406" pass its first reading.</p>	<p>Moved by Councillor Kooner          Seconded by Councillor Bains          That "Surrey Comprehensive Development          Zone 252 (CD 252), Bylaw, 2024, No. 21406" pass its first reading.  <u>Carried</u></p>
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The said Bylaw was then read for the second time.

RES.R24-2111	<p>It was</p> <p>Zone 252 (CD 252), Bylaw, 2024, No. 21406" pass its second reading.</p>	<p>Moved by Councillor Annis          Seconded by Councillor Hepner          That "Surrey Comprehensive Development          Zone 252 (CD 252), Bylaw, 2024, No. 21406" pass its second reading.  <u>Carried</u></p>
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The said Bylaw was then read for the third time.

RES.R24-2112	<p>It was</p> <p>Zone 252 (CD 252), Bylaw, 2024, No. 21406" pass its third reading.</p>	<p>Moved by Councillor Bains          Seconded by Councillor Stutt          That "Surrey Comprehensive Development          Zone 252 (CD 252), Bylaw, 2024, No. 21406" pass its third reading.  <u>Carried</u></p>
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"Surrey Comprehensive Development Zone 253 (CD 253), Bylaw, 2024, No. 21407"

RES.R24-2113	<p>It was</p> <p>Zone 253 (CD 253), Bylaw, 2024, No. 21407" pass its first reading.</p>	<p>Moved by Councillor Bains          Seconded by Councillor Stutt          That "Surrey Comprehensive Development          Zone 253 (CD 253), Bylaw, 2024, No. 21407" pass its first reading.  <u>Carried</u></p>
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The said Bylaw was then read for the second time.

RES.R24-2114	<p>It was</p> <p>Zone 253 (CD 253), Bylaw, 2024, No. 21407" pass its second reading.</p>	<p>Moved by Councillor Kooner          Seconded by Councillor Stutt          That "Surrey Comprehensive Development          Zone 253 (CD 253), Bylaw, 2024, No. 21407" pass its second reading.  <u>Carried</u></p>
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The said Bylaw was then read for the third time.

RES.R24-2115	<p>It was</p> <p>Zone 253 (CD 253), Bylaw, 2024, No. 21407" pass its third reading.</p>	<p>Moved by Councillor Annis          Seconded by Councillor Hepner          That "Surrey Comprehensive Development          Zone 253 (CD 253), Bylaw, 2024, No. 21407" pass its third reading.  <u>Carried</u></p>
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6. Planning Report - Application No. 7923-0093-00  
18757 - 74 Avenue

Owner: Speedway Homes Ltd. (Director Information: S. Taggar)  
Agent: Common Ground Consulting Ltd. (Manveer Taggar)

To rezone a portion of the site from Acreage Residential Zone to Multiple Residential 30 Zone and to rezone a portion of the site from Acreage Residential Zone to Multiple Residential 30 Zone in order to subdivide from one to two lots and to develop 19 townhouses with a remnant parcel for future townhouse development. In addition, the proposal includes a Development Variance Permit to vary Zoning By-law No. 12000 to increase the maximum number of risers permitted within the frontages of Buildings 2, 3 and 4 and to reduce the west side yard setback for Buildings 3 and 4.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21413"

RES.R24-2116 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21413" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-2117 It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21413" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-2118 It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21413" pass its third reading.  
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21414"

RES.R24-2119 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21414" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-2120

It was	Moved by Councillor Hepner Seconded by Councillor Annis That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21414" pass its second reading.
	<u>Carried</u>

The said Bylaw was then read for the third time.

RES.R24-2121

It was	Moved by Councillor Kooner Seconded by Councillor Bains That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21414" pass its third reading.
	<u>Carried</u>

Development Variance Permit No. 7923-0093-00

RES.R24-2122

It was	Moved by Councillor Bains Seconded by Councillor Kooner That Council support Development Variance Permit No. 7923-0093-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaws.
	<u>Carried</u>

**REZONING BYLAW / PERMIT – NO PUBLIC HEARING  
Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing  
Zones for In-stream Development Applications – Third Batch September 23, 2024.**

H.7 - H.15 are to align in-stream rezoning applications to new provincial legislation regarding small-scale multi-unit housing, as described in Corporate Report R172.

- 7. Planning Report - Application No. 7918-0345-00, 7918-0345-01  
12585 - 15 Avenue

Owner: B. Letroy  
Agent: R. Letroy

To rezone a portion of the site from Urban Residential Zone to Oceanfront Residential Zone in order to subdivide into four oceanfront residential lots. In addition, the proposal includes a Development Variance Permit to reduce the minimum rear yard setback to the building face of the existing dwelling on proposed Lot 4; to reduce the minimum side yard on a flanking street setback to the building face of the existing dwelling on proposed Lot 4; and reduce the minimum required second storey offset of an existing single detached dwelling.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21397"

RES.R24-2123 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21397" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-2124 It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21397" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-2125 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21397" pass its third reading.  
Carried

Development Variance Permit No. 7918-0345-01

RES.R24-2126 It was Moved by Councillor Annis  
Seconded by Councillor Hepner  
That Council support Development Variance  
Permit No. 7918-0345-01 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.  
Carried

8. Planning Report - Application No. 7921-0333-00, 7921-0333-01  
2451 - 141 Street

Owners: P. Mahil, S. Sangha  
Agent: CitiWest Consulting Ltd. (Jasleen Kaur)

To rezone the site from Acreage Residential Zone to Suburban 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 proposed  
Lots 1 and 2.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21398"

RES.R24-2127 It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21398" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-2128 It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21398" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-2129 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21398" pass its third reading.  
Carried

Development Variance Permit No. 7921-0333-01

RES.R24-2130 It was Moved by Councillor Stutt  
Seconded by Councillor Hepner  
That Council support Development Variance  
Permit No. 7921-0333-01 and consider issuance of the Permit upon final adoption of  
the associated rezoning bylaw.  
Carried

9. Planning Report - Application No. 7923-0314-00, 7923-0314-01  
9936 - 179 Street

Owner: Fraser Heights 99A Developments Ltd. (Director Information: S. Bains,  
B. Nahal)  
Agent: Common Ground Consulting (M. Taggar)

To rezone the site from Acreage Residential Zone to Urban Residential Zone in  
order to subdivide into six urban residential lots. In addition, the proposal  
includes a Development Variance Permit to reduce the minimum required lot  
width for proposed Lots 1 - 6.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21399"

RES.R24-2131 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21399" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-2132 It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21399" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-2133 It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21399" pass its third reading.  
Carried

Development Variance Permit No. 7923-0314-01

RES.R24-2134 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council support Development Variance  
Permit No. 7923-0314-01 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.  
Carried

10. Planning Report - Application No. 7917-0328-00  
14650 - 60 Avenue

Owners: M. Cheema, B. Cheema  
Agent: Gursimer Design & Management Inc. (Nirvair Singh)

To rezone the site from Acreage Residential Zone to Compact Residential Zone in  
order to subdivide into two lots.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21400"

It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21400" pass its first reading.  
RES.R24-2135 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21400" pass its second reading.  
RES.R24-2136 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21400" pass its third reading.  
RES.R24-2137 Carried

ii. Planning Report - Application No. 7923-0070-00  
10610 Salisbury Drive

Owners: A-1 Ideal Homes (Director Information: A. Bajwa, S. Bajwa, A. Bajwa),  
Dhannu Homes (Director Information: B. Dhannu),  
1289727 B.C. Ltd. (Director Information: A. Bajwa, M. Dhare, Z. Dhare, Z. Dhare),  
Bismillah Construction Inc. (Director Information: A. Bhangu, Z. Khan)  
Agent: CitiWest Consultant (J. Kaur)

To rezone the site from Acreage Residential Zone to Quarter Acre Residential Zone  
in order to subdivide into two large lots.

One piece of correspondence expressing concern was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21401"

It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21401" pass its first reading.  
RES.R24-2138 Carried

The said Bylaw was then read for the second time.

RES.R24-2139 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21401" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-2140 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21401" pass its third reading.  
Carried

12. Planning Report - Application No. 7923-0235-00  
5866 – 124A Street

Owner: P. Mangat, A. Mangat, I. Mangat, J. Mangat  
Agent: Agent: Hub Engineering Inc. (Mike Kompter)

To rezone the site from Acreage Residential Zone to Urban Residential Zone in order to subdivide into two residential lots.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21402"

RES.R24-2141 It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21402" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-2142 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21402" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-2143 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21402" pass its third reading.  
Carried

13. Planning Report - Application No. 7923-0252-00  
6358 - 138 Street

Owners: S. Brar, P. Brar  
Agent: Ceres Properties Inc. (Preet Brar)

To rezone the site from Acreage Residential Zone to Compact Residential Zone in order to subdivide into two lots.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21403"

RES.R24-2144 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21403" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-2145 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21403" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-2146 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21403" pass its third reading.  
Carried

14. Planning Report - Application No. 7924-0032-00  
16611, 16651 and 16681 - 20 Avenue

Owner: Marathon Homes Sunnyside Ltd. (Director Information: G. Gill, J. Gill)  
Agent: Marathon Homes Sunnyside Ltd.

To rezone a portion of the site from Acreage Residential Zone and Small Lot Residential Zone to Multiple Residential Zone and a portion of the site from Acreage Residential Zone to Compact Residential Zone in order to develop 194 townhouse units and two compact residential lots.

One piece of correspondence expressing concern was received for this proposal.



"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21404"

RES.R24-2147 It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21404" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-2148 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21404" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-2149 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21404" pass its third reading.  
Carried

- 15. Planning Report - Application No. 7920-0061-01  
14853 - 84 Avenue

Owners: A. Dhanoa, R. Dhanoa  
Agent: Westridge Engineering & Consultants Ltd. (Dharam Kajal)

To reduce the minimum lot depth for proposed Lot 1 to permit subdivision into 2 lots.

No correspondence was received for this proposal.

Development Variance Permit No. No. 7920-0061-01

RES.R24-2150 It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That Council support Development Variance  
Permit No. 7920-0061-01 and consider issuance of the Permit once all outstanding  
conditions have been met.  
Carried

PERMITS

- 16. Planning Report - Application No. 7922-0231-02  
17077 and 17121 - 92 Avenue

Owner: Anniedale Bothwell (GP) Inc. (Director Information: G. Gill)  
Agent: Hub Engineering Inc. (Mike Kompter)

To reduce the minimum lot width (Type II Interior Lot) Zone for proposed Lots 1, 13, and 16; to reduce the minimum lot width (Type II Corner Lot) Zone for proposed Lots 2, 14, and 15; and to permit a front access, side-by-side double garage for proposed Lots 1, 3-13, and 16-27 to allow subdivision into 29 residential lots and 1 lot for park and riparian protection purposes.

No correspondence was received for this proposal.

Development Variance Permit No. 7922-0231-02

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council support Development Variance  
Permit No. 7922-0231-02 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.

RES.R24-2151

Carried

- 17. Planning Report - Application No. 7923-0124-00  
3081 Hillview Court

Owners: G. Sangha, K. Sangha  
Agent: JM Architecture Inc. (Joe Minten)

To vary the height of a single family dwelling to 13.65 metres as measured from existing grade, so that the average level of a sloped roof is no higher than 30.77 metres geodetic and that the roof ridge or peak is no higher than 32.42 metres geodetic to permit construction of a new single family dwelling.

No correspondence was received for this proposal.

Development Variance Permit No. 7923-0124-00

It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That Council support Development Variance  
Permit No. 7923-0124-00 and consider issuance of the Permit upon final approval  
of the associated Development Permit.

RES.R24-2152

Carried

- 18. Planning Report - Application No. 7924-0183-00  
5641 - 176A Street

Owner: Aamika Properties Ltd. (Director Information: B. Patel)  
Agent: 0999458 B.C. Ltd. (Viral Trivedi)

To reduce the minimum separation requirement between drug stores, small-scale drug stores or methadone dispensaries in order to permit a small-scale drug store at 5641 - 176A Street; and to vary the minimum on-site parking requirement.

- \* See memorandum dated October 1, 2024.

Councillor Bains declared a conflict of interest and recused himself from the meeting at 8:47 p.m.

No correspondence was received for this proposal.

Development Variance Permit No. 7924-0183-00

It was	Moved by Councillor Kooner Seconded by Councillor Hepner That Council authorize the issuance of
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Development Variance Permit No. 7924-0183-00.

RES.R24-2153

Carried by members remaining

Councillor Bains rejoined the meeting at 8:48 p.m.

**INTRODUCTIONS**

- 19. Proposed Permissive Property Tax Exemptions for the 2025 Tax Year for Qualifying Places of Worship and Pre-1974 Care Homes

Earlier in the meeting, Council approved the recommendations of Corporate Report No. R186. Bylaw No. 21354 is therefore in order for consideration.

A Bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 220 and 224(2)(f) and (h) of the *Community Charter*

"Section 220 and 224(2)(f) and (h) Tax Exemption Bylaw, 2024, No. 21354"

It was	Moved by Councillor Kooner Seconded by Councillor Bains That "Section 220 and 224(2)(f) and (h)
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Tax Exemption Bylaw, 2024, No. 21354" pass its first reading.

RES.R24-2154

Carried

The said Bylaw was then read for the second time.

RES.R24-2155	It was	Moved by Councillor Stutt
		Seconded by Councillor Kooner
		That "Section 220 and 224(2)(f) and (h)
	Tax Exemption Bylaw, 2024, No. 21354" pass its second reading.	<u>Carried</u>

The said Bylaw was then read for the third time.

RES.R24-2156	It was	Moved by Councillor Hepner
		Seconded by Councillor Kooner
		That "Section 220 and 224(2)(f) and (h)
	Tax Exemption Bylaw, 2024, No. 21354" pass its third reading.	<u>Carried</u>

20. Proposed Permissive Property Tax Exemptions for the 2025 Tax Year for Properties Leased for the Purpose of Public Worship

Earlier in the meeting, Council approved the recommendations of Corporate Report No. R187. Bylaw No. 21355 is therefore in order for consideration.

A Bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 224(2)(g) of the *Community Charter*.

"Section 224(2)(g) Tax Exemption Bylaw, 2024, No. 21355"

RES.R24-2157	It was	Moved by Councillor Hepner
		Seconded by Councillor Kooner
		That "Section 224(2)(g) Tax Exemption
	Bylaw, 2024, No. 21355" pass its first reading.	<u>Carried</u>

The said Bylaw was then read for the second time.

RES.R24-2158	It was	Moved by Councillor Kooner
		Seconded by Councillor Stutt
		That "Section 224(2)(g) Tax Exemption
	Bylaw, 2024, No. 21355" pass its second reading.	<u>Carried</u>

The said Bylaw was then read for the third time.

RES.R24-2159	It was	Moved by Councillor Kooner
		Seconded by Councillor Bains
		That "Section 224(2)(g) Tax Exemption
	Bylaw, 2024, No. 21355" pass its third reading.	<u>Carried</u>

21. Proposed Permissive Property Tax Exemptions for the 2025 Tax Year for Not-For-Profit Societies and Licensed Community Care Facilities

Earlier in the meeting, Council approved the recommendations of Corporate Report No. R188. Bylaw No. 21356 is therefore in order for consideration.

A Bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 224 of the *Community Charter*.

"Section 224 Tax Exemption Bylaw, 2024, No. 21356"

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Section 224 Tax Exemption Bylaw,  
2024, No. 21356" pass its first reading.

RES.R24-2160

Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Section 224 Tax Exemption Bylaw,  
2024, No. 21356" pass its second reading.

RES.R24-2161

Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Section 224 Tax Exemption Bylaw,  
2024, No. 21356" pass its third reading.

RES.R24-2162

Carried

22. Proposed Permissive Property Tax Exemptions for the 2025 Tax Year for Heritage Properties

Earlier in the meeting, Council approved the recommendations of Corporate Report No. R189. Bylaw No. 21357 is therefore in order for consideration.

A Bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 225 of the *Community Charter*.

"Section 225 Tax Exemption Bylaw, 2024, No. 21357"

Councillor Stutt declared a conflict of interest and recused himself from the meeting at 8:51 p.m.

RES.R24-2163 It was Moved by Councillor Kooner  
 Seconded by Councillor Bains  
 That "Section 225 Tax Exemption Bylaw,  
 2024, No. 21357" pass its first reading.  
Carried by members remaining

The said Bylaw was then read for the second time.

RES.R24-2164 It was Moved by Councillor Hepner  
 Seconded by Councillor Annis  
 That "Section 225 Tax Exemption Bylaw,  
 2024, No. 21357" pass its second reading.  
Carried by members remaining

The said Bylaw was then read for the third time.

RES.R24-2165 It was Moved by Councillor Bains  
 Seconded by Councillor Kooner  
 That "Section 225 Tax Exemption Bylaw,  
 2024, No. 21357" pass its third reading.  
Carried by members remaining

Councillor Stutt rejoined the meeting at 8:52 p.m.

23. Permissive Tax Exemption - Strawberry Hill Library

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R190. Bylaw No. 21358 is therefore in order for consideration.

"Strawberry Hill Library Tax Exemption Bylaw, 2024, No. 21358"  
 A Bylaw to provide for the exemption from taxation of certain properties in the City of Surrey pursuant to Section 224 of the *Community Charter*

RES.R24-2166 It was Moved by Councillor Kooner  
 Seconded by Councillor Bains  
 That "Strawberry Hill Library Tax Exemption  
 Bylaw, 2024, No. 21358" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-2167 It was Moved by Councillor Stutt  
 Seconded by Councillor Kooner  
 That "Strawberry Hill Library Tax Exemption  
 Bylaw, 2024, No. 21358" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-2168	<p>It was</p> <p>Bylaw, 2024, No. 21358" pass its third reading.</p>	<p>Moved by Councillor Hepner          Seconded by Councillor Kooner          That "Strawberry Hill Library Tax Exemption  <u>Carried</u></p>
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24. Proposed Bylaw Amendments to Enhance Fireworks Enforcement.

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R191. Bylaw No. 21422, 21423 and 21424 are therefore in order for consideration.

The proposed amendments to fine amounts for violations of the Fireworks Bylaw to better reflect the public safety risks associated with fireworks.

"Surrey Fireworks Regulation Bylaw, 1974, No. 4200, Amendment Bylaw, 2024, No. 21422"

RES.R24-2169	<p>It was</p> <p>1974, No. 4200, Amendment Bylaw, 2024, No. 21422" pass its first reading.</p>	<p>Moved by Councillor Kooner          Seconded by Councillor Stutt          That "Surrey Fireworks Regulation Bylaw,  <u>Carried</u></p>
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The said Bylaw was then read for the second time.

RES.R24-2170	<p>It was</p> <p>1974, No. 4200, Amendment Bylaw, 2024, No. 21422" pass its second reading.</p>	<p>Moved by Councillor Hepner          Seconded by Councillor Stutt          That "Surrey Fireworks Regulation Bylaw,  <u>Carried</u></p>
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The said Bylaw was then read for the third time.

RES.R24-2171	<p>It was</p> <p>1974, No. 4200, Amendment Bylaw, 2024, No. 21422" pass its third reading.</p>	<p>Moved by Councillor Kooner          Seconded by Councillor Bains          That "Surrey Fireworks Regulation Bylaw,  <u>Carried</u></p>
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"Surrey Municipal Ticket Information Utilization By-law, 1994, No 12508, Amendment Bylaw, 2024, No. 21423"

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey Municipal Ticket Information Utilization By-law, 1994, No 12508, Amendment Bylaw, 2024, No. 21423" pass its first reading.

RES.R24-2172 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Municipal Ticket Information Utilization By-law, 1994, No 12508, Amendment Bylaw, 2024, No. 21423" pass its second reading.

RES.R24-2173 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey Municipal Ticket Information Utilization By-law, 1994, No 12508, Amendment Bylaw, 2024, No. 21423" pass its third reading.

RES.R24-2174 Carried

"Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Amendment Bylaw, 2024, No. 21424"

It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Amendment Bylaw, 2024, No. 21424" pass its first reading.

RES.R24-2175 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Bylaw Notice Enforcement Bylaw, 2016, No. 18691, Amendment Bylaw, 2024, No. 21424" pass its second reading.

RES.R24-2176 Carried



The said Bylaw was then read for the third time.

RES.R24-2177	<p>It was</p> <p>Bylaw, 2016, No. 18691, Amendment Bylaw, 2024, No. 21424" pass its third reading.</p>	<p>Moved by Councillor Stutt</p> <p>Seconded by Councillor Kooner</p> <p>That "Surrey Bylaw Notice Enforcement</p> <p><u>Carried</u></p>
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**CLOSE AND FILE BYLAWS AND DEVELOPMENT VARIANCE PERMITS**

- 25. Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Fourth Batch October 7, 2024

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R192. The following bylaws are therefore in order for consideration.

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.

Planning Report – Application No. 7920-0225-00  
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20761".

RES.R24-2178	<p>It was</p> <p>Amendment Bylaw, 2022, No. 20761" be filed.</p>	<p>Moved by Councillor Kooner</p> <p>Seconded by Councillor Bains</p> <p>That "Surrey Zoning Bylaw, 1993, No. 12000,</p> <p><u>Carried</u></p>
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Development Variance Permit No. 7920-0225-00

RES.R24-2179	<p>It was</p> <p>Permit No. 7920-0225-00.</p>	<p>Moved by Councillor Stutt</p> <p>Seconded by Councillor Kooner</p> <p>That Council close Development Variance</p> <p><u>Carried</u></p>
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Planning Report – Application No. 7921-0286-00  
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20792"

RES.R24-2180	<p>It was</p> <p>Amendment Bylaw, 2022, No. 20792" be filed.</p>	<p>Moved by Councillor Kooner</p> <p>Seconded by Councillor Stutt</p> <p>That "Surrey Zoning Bylaw, 1993, No. 12000,</p> <p><u>Carried</u></p>
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Development Variance Permit No. 7921-0286-00

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That Council close Development Variance

Permit No. 7921-0286-00.  
RES.R24-2181 Carried

Planning Report – Application No. 7923-0339-00  
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21296"

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21296" be filed.

RES.R24-2182 Carried

Development Variance Permit No. 7923-0339-00

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council close Development Variance

Permit No. 7923-0339-00.  
RES.R24-2183 Carried

Planning Report – Application No. 7916-0287-00  
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2017, No. 19314"

It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2017, No. 19314" be filed.

RES.R24-2184 Carried

Planning Report – Application No. 7917-0194-00  
Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2019, No. 19791"

It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2019, No. 19791" be filed.

RES.R24-2185 Carried

Planning Report – Application No. 7922-0169-00  
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 20921"

RES.R24-2186 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 20921" be filed.  
Carried

Planning Report – Application No.7922-0197-00  
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2023, No. 20904"

RES.R24-2187 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2023, No. 20904" be filed.  
Carried

**I. CLERK’S REPORT**

**1. Council Conference Attendance**

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council:

- 1. Authorize all members of Council to attend:
  - a. Lower Mainland Local Government Association – 2025 Annual Conference and AGM;
  - b. Federation of Canadian Municipalities – 2025 Annual Conference and Trade Show; and
  - c. Union of British Columbia Municipalities – 2025 Convention; and
- 2. Authorize the payment of expenses in accordance with Council Policy.

RES.R24-2188 Carried

**2. 2025 Council Meeting Schedule**

**Note:** See Memo dated October 2, 2024

RES.R24-2189 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council approve the 2025 Council  
Meeting Schedule.  
Carried

**J. NOTICE OF MOTION**

This section had no items to consider.

**K. OTHER BUSINESS**

**1. Reconsideration of Proposed Amendments to Streamside Protection Bylaws and Policy - Corporate Report No. R155**

At the September 23, 2024 Regular Council – Public Hearing meeting Mayor Locke requested this item be reconsidered at the next Council meeting.

\* See memorandum dated September 19, 2024.

The purpose is to amend Streamside Protection to require all watercourse setbacks to meet Provincially and Federally legislated requirements and changes to the Sensitive Ecosystems Development Permit requirements to streamline development application review timelines.

Councillor Bains declared a conflict of interest and recused himself from the meeting at 8:59 p.m.

The following bylaws were not reconsidered:

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21341"

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2024, No. 21186"

Mayor Locke put forth the following motion:

It was Moved by Mayor Locke  
Seconded by Councillor Stutt  
That Council:

1. Refer Corporate Report No. R155 back to staff to bring a fulsome report to Council as soon as possible;
2. Refer the proposed amendments to streamside protection bylaws and policy to the Development Approval Process Improvement Task Force to consider best practices; and
3. Set a new public hearing date once additional information is received.

RES.R24-2190

Carried by members remaining

Councillor Bains rejoined the meeting at 9:19 p.m.

2. **Consent Agenda for Council Meetings**

At the September 23, 2024 Regular Council – Public Hearing meeting  
Councillor Elford put forward the following notice of motion:

"That Council direct staff to bring forward a report and amendments to the council procedure bylaw that provide for a consent agenda for noncontroversial items while allowing the opportunity for a Council member to remove an item from the consent agenda at the meeting if they wish to have discussion on the item."

It was  
Moved by Councillor Elford  
Seconded by Councillor Nagra  
That Council direct staff to bring forward a report and amendments to the council procedure bylaw that provide for a consent agenda for noncontroversial items while allowing the opportunity for a Council member to remove an item from the consent agenda at the meeting if they wish to have discussion on the item.

RES.R24-2191

Carried

L. **ADJOURNMENT**

It was  
Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That the October 7, 2024 Regular Council -  
Public Hearing meeting be adjourned.

RES.R24-2192

Carried

The Regular Council - Public Hearing meeting adjourned at 9:23 p.m.

Certified correct:

\_\_\_\_\_  
Jennifer Ficocelli  
City Clerk and  
Director Legislative Services

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