

**Present:**

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

**Absent:****Staff Present:**

R. Costanzo, City Manager  
L. Blake, Legislative Services Manager  
S. Lee, 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  
C. Atkins, Development Planning Manager  
J. Pang, Director, Land Development

**A. ADOPTIONS****1. Adoption of the Agenda**

It was Moved by Councillor Bains  
Seconded by Councillor Hepner  
That the agenda of the November 18, 2024,  
Regular Council Public Hearing meeting be amended by:

1. Adding under Section I: Corporate Reports, Item No. R238 Lease Agreements with Surrey Police Board;
2. Adding under Section J: Bylaws and Permits, Item 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; and
3. The agenda to be adopted as amended.

RES.R24-2492

Carried

**2. Adoption of the Minutes**

**a. Special Council – November 4, 2024**

RES.R24-2493  
It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That the minutes of the Special Council  
meeting held on November 4, 2024, be adopted.  
Carried

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

RES.R24-2494  
It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That the minutes of the Regular Council –  
Land Use meeting held on November 4, 2024, be adopted.  
Carried

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

RES.R24-2495  
It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That the minutes of the Regular Council -  
Public Hearing meeting held on November 4, 2024, be adopted.  
Carried

**B. PRESENTATIONS**

**1. 2024 Dhahan Youth Award Winners**

Council acknowledged the 2024 Dhahan Youth Award winners.

**2. Khalsa Secondary Students**

Council recognized Khalsa Secondary School students for their humanitarian service to youth in the community, including a successful "Just Say No to Drugs" symposium.

**3. Taryn Scollard, Canadian Public Works Association**

The City of Surrey received the 2024 Canadian Public Works Association National Works Week award in recognition of the City’s exceptional commitment to promoting the importance of public works and dedication to community service.

**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"**

CIVIC ADDRESS: 8464 Wildwood Place

APPLICANT: Owner: Allwood Development Ltd.  
(Director Information: J. Randhawa)  
Agent: Ankenman Associates Architects Inc. (E. Kearns)

PURPOSE: The applicant is requesting 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.

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

G. Dhadda, Fleetwood: The delegation spoke in opposition of the proposal citing character of neighbourhood and town centre plan.

K. Dhadda, Fleetwood: The delegation spoke in opposition of the proposal citing density and surrounding trees.

A. Farrell, Fleetwood: The delegation spoke in opposition of the proposal citing petition, town centre plan and landscape.

E. Nunez, Fleetwood: The delegation spoke in opposition of the proposal citing housing, environmental sustainability and transit.

B. Kinsella, Fleetwood: The delegation spoke in opposition of the proposal citing Fleetwood plan, transit oriented area, noise disturbance, traffic, and density.

R. Perhar, Guildford: The delegation spoke in opposition of the proposal citing lack of infrastructure to support development, access and unsuitable to neighbourhood character.

X. Wang, Fleetwood: The delegation spoke in opposition of the proposal.

J. Sanghera, City Centre: The delegation spoke in favour of the proposal citing tree retention, affordable housing, and landscape design.

M. Vuorensivu, Fleetwood: The delegation spoke in opposition of the proposal citing traffic, safety, overcrowding and affordable housing.

P. Johal, Fleetwood: The delegation spoke in opposition of the proposal citing character of neighbourhood, traffic, safety, overcrowding, environmental impact, and town centre plan.

A. McKenna, Fleetwood: The delegation spoke in opposition of the proposal citing traffic congestion, school capacity, and overcrowding.

A. Sharma, Fleetwood: The delegation spoke in opposition of the proposal citing town centre plan and traffic safety.

S. Sharma, Fleetwood: The delegation spoke in opposition of the proposal citing parking and traffic safety.

V. Sharma, Fleetwood: The delegation spoke in opposition of the proposal citing traffic safety.

D. Sharma, Fleetwood: The delegation spoke in opposition of the proposal citing traffic safety.

D. Sharma, Fleetwood: The delegation spoke in opposition of the proposal citing traffic safety.

N. Mann, Fleetwood: The delegation spoke in opposition of the proposal citing schools and neighbourhood character.

K. Bajwa, Fleetwood: The delegation spoke in opposition of the proposal citing neighbourhood character, traffic congestion, safety, lack of infrastructure to support development, school capacity and impact to property values

K. Volkenant, Fleetwood: The delegation spoke in opposition of the proposal citing housing, neighbourhood character, and density.

S. Volkenant, Fleetwood: The delegation spoke in opposition of the proposal citing density, traffic congestion, and overcrowding.

M. Reid, Fleetwood: The delegation spoke in opposition of the proposal citing traffic congestion and safety concerns.

J. Su, Fleetwood: The delegation spoke in opposition of the proposal citing safety concerns.

J. Johal, Fleetwood: The delegation spoke in opposition of the proposal citing neighbourhood character, traffic congestion, safety concerns, parking, overcrowding, and lack of infrastructure to support development.

S. Johal, Fleetwood: The delegation spoke in opposition of the proposal citing traffic safety, school capacity, lack of infrastructure to support development, density and affordable housing.

A. Mangat, Fleetwood: The delegation spoke in opposition of the proposal citing traffic congestion, safety concerns, and overcrowding.

S. Sehmy, Fleetwood: The delegation spoke in opposition of the proposal citing affordable housing, town centre plan, neighbourhood character, parking, and neighbourhood opposition.

S. Gill, Resident: The delegation spoke in opposition of the proposal.

S. Singh, Resident: The delegation spoke in opposition of the proposal.

J. Makkar, Fleetwood: The delegation spoke in opposition of the proposal citing traffic congestion, overcrowding, and affordable housing.

W. Brunke, Fleetwood: The delegation spoke in opposition of the proposal.

R. Gauthier, Fleetwood: The delegation spoke in opposition of the proposal citing basement suites.

M. Johal, Fleetwood: The delegation spoke in opposition of the proposal citing town centre plan, overcrowding, traffic and stormwater management.

K. Kang, South Surrey: The delegation spoke in favour of the proposal citing affordable housing and schools.

J. Randhawa, South Surrey: The delegation spoke in favour of the proposal citing housing and community needs.

J. Randhawa, Fleetwood: The delegation spoke in opposition of the proposal citing neighbourhood character, traffic congestion, overcrowding, and trees.

S. Randhawa, Fleetwood: The delegation spoke in opposition of the proposal.

R. Randhawa, Fleetwood: The delegation spoke in favour of the proposal citing affordable housing and neighbourhood character.

A. Sanghera, City Centre: The delegation spoke in favour of the proposal citing affordable housing.

N. Sekhon, Fleetwood: The delegation spoke in favour of the proposal citing affordable housing, traffic safety, town centre plan and parking.

N. Sekhon, Fleetwood: The delegation spoke in favour of the proposal citing housing, architecture, traffic and parking.

R. Sidhu, Cloverdale: The delegation spoke in favour of the proposal citing school occupancy, and affordable housing.

D. Toynbee, Fleetwood: The delegation spoke in opposition of the proposal citing neighbourhood infrastructure, traffic congestion and parking.

J. Randhawa, Fleetwood: The delegation spoke in opposition of the proposal.

M. Samra, Fleetwood: The delegation spoke in opposition of the proposal citing traffic congestion, overcrowding, environmental impact and noise pollution.

The meeting was recessed at 9:03 p.m. and reconvened at 9:18 p.m.

T. Randhawa, Fleetwood: The delegation spoke in favour of the proposal citing housing.

M. Randhawa, Fleetwood: The delegation spoke in opposition of the proposal citing traffic congestion.

M. Dhaliwal, Fleetwood: The delegation spoke in favour of the proposal citing affordable housing.

N. Dhaliwal, Fleetwood: The delegation spoke in favour of the proposal.

T. and M. Mangat, Fleetwood: The delegation spoke in opposition of the proposal citing traffic congestion and school capacity.

A. Rai, Resident: The delegation spoke in favour of the proposal citing affordable housing.

G. Sanghera, Fleetwood: The delegation spoke in favour of the proposal citing affordable housing.

M. Sidhu, Fleetwood: The delegation spoke in opposition of the proposal citing school buses, traffic congestion, safety, waste management and lack of infrastructure to support development

B. Shah, Resident: The delegation spoke in favour of the proposal citing housing.

G. Hothi, Port Kells: The delegation spoke in favour of the proposal citing affordable housing.

K. Bola, Newton: The delegation spoke in favour of the proposal citing affordable housing.

A. Purewal, Fleetwood: The delegation spoke in favour of the proposal citing affordable housing.

R. Poony, Fleetwood: The delegation spoke in favour of the proposal citing affordable housing and density.

M. Kahlon, Fleetwood: The delegation spoke in favour of the proposal citing affordable housing, landscape, and DCC and CAC fees for community funding.

C. and TJ Jagpal, Fleetwood: The delegation spoke in opposition of the proposal citing traffic congestion, safety hazards, and overcrowding.

J. Dhaliwal, Fleetwood: The delegation spoke in opposition of the proposal citing Fleetwood plan, density, and affordability.

Resident: The delegation spoke off topic and was requested to end his speaking turn.

Resident: The delegation spoke in opposition of the proposal citing density, accessibility and proximity to public transit.

Resident: The delegation spoke in opposition of the proposal citing density.

Resident: The delegation spoke to the proposal citing trees, affordable housing, and parking.

Resident: The delegation spoke in support of the proposal citing affordable housing.

Resident: The delegation spoke in opposition to the proposal.

Resident: The delegation spoke in support to the proposal citing affordable housing.

Resident: The delegation spoke in opposition to the proposal.

Resident: The delegation spoke in support to the proposal citing affordable housing.

A. Kaps, Resident: The delegation spoke to schools, trees, and parkland.

Resident: The delegation spoke to traffic and safety.

Resident: The delegation spoke in opposition to the proposal citing traffic congestion and housing.

Resident: The delegation spoke in opposition to the proposal.

D. Jack, Surrey Environmental Partners: The delegation spoke to trees.

Resident: The delegation spoke in favour to the proposal.

Resident: The delegation spoke in favour to the proposal citing affordable housing.

Resident: The delegation spoke to affordable housing and density.

Resident: The delegation spoke in support of the proposal citing affordable housing and economy.

Resident: The delegation spoke in support of the proposal citing affordable housing.

Resident: The delegation spoke to affordability.

Resident: The delegation spoke to affordable housing and parking.

Resident: The delegation spoke in opposition to the proposal citing affordability and zoning.

Resident: The delegation spoke to crime.

G. Vlieg, Creative Transportation Solutions: The delegation spoke to the traffic report.

Resident: The delegation spoke in support of the proposal citing affordable housing.

E. Kearns, Ankenman Associates Architects Inc.: The delegation spoke to housing occupancy, amenity spaces, landscape, and sustainability.

The following expressed opposition for the proposal but did not wish to speak:

- S. Grewal, Wildwood
- I. Grewal, Wildwood
- P. Sidhu, Wildwood
- R. Sidhu, Wildwood
- H. Sidhu, Wildwood
- M. Deol, Wildwood
- N. Deol, Wildwood
- G. Mann, Wildwood
- M. Mann, Wildwood
- R. Deol, Wildwood
- R. Randhawa, Wildwood
- K. Randhawa, Wildwood
- P. Randhawa, Wildwood
- D. Liu, Wildwood
- L. Xu, Wildwood
- B. Aujla, Wildwood
- A. Autls, Wildwood
- Y. Xiong, Wildwood
- J. Wang, Wildwood
- J. Tan, Wildwood
- S. Lauridsen, Wildwood
- J. Chapman, Wildwood



- V. Chapman, Wildwood
- J. Dhaliwal, Wildwood

Written submissions were received as follows:

- D. Bowtell expressing support for the proposal.
- M. Sull expressing opposition for the proposal.
- G. Singh expressing opposition for the proposal.
- K. Gill expressing opposition for the proposal.
- S. Chahal expressing opposition for the proposal.
- S. Makkar expressing opposition for the proposal.
- K. Gill expressing opposition for the proposal citing character of neighbourhood, traffic and peaceful neighbourhood.
- L. Binzer expressing opposition for the proposal.
- S. Palosaari expressing opposition for the proposal.
- S. Lam expressing opposition for the proposal.
- C. Jagpal expressing opposition for the proposal.
- J. Makkar expressing opposition for the proposal.
- S. Jagpal expressing opposition for the proposal.
- T. Jagpal expressing opposition for the proposal.
- T. Scaiano expressing opposition for the proposal citing parking, overcrowded schools, density and character of neighbourhood.
- A. Khattar expressing opposition for the proposal.
- G. Brar expressing opposition for the proposal citing character of neighbourhood.
- N. Jagpal expressing opposition for the proposal.
- D. Gill expressing opposition for the proposal.
- H. Chaudhary expressing opposition for the proposal.
- K. Manhas expressing opposition for the proposal.
- M. Samra expressing opposition for the proposal.
- M. Sidhu expressing opposition for the proposal citing road infrastructure, wildlife, farmland being threatened, overcrowded schools and streets, parking and safety.
- M. Veloz expressing opposition for the proposal.
- N. Chaudhary expressing opposition for the proposal.
- R. Gauthier expressing opposition for the proposal.
- S. Sidhu expressing opposition for the proposal citing character of neighbourhood.
- C. Kinsella expressing opposition for the proposal.
- K. Verma expressing opposition for the proposal.
- N. Verma expressing opposition for the proposal citing character of neighbourhood.
- P. Johal expressing opposition for the proposal.
- R. Johal expressing opposition for the proposal citing character of neighbourhood.
- S. Johal expressing opposition for the proposal.

- S. Pattar expressing opposition for the proposal citing high density, character of neighbourhood, quality of life, infrastructure, green spaces, traffic, safety concerns and overcrowding of schools.
- S. Sidhu expressing opposition for the proposal citing character of neighbourhood, infrastructure, no sidewalks, and safety.
- J. Dhaliwal expressing opposition for the proposal citing character of neighbourhood.
- J. Anderson expressing opposition for the proposal citing not within Fleetwood consulted plan.
- J. Dhaliwal expressing opposition for the proposal citing character of neighbourhood, OCP and Fleetwood consulted plan.
- J. Dhaliwal expressing opposition for the proposal citing ALR and character of neighbourhood.
- J. Rai expressing opposition for the proposal citing infrastructure, overcrowding of school and character of neighbourhood.
- J. Su expressing opposition for the proposal citing character of neighbourhood and destroy the environment.
- N. Dhadwar expressing opposition for the proposal.
- R. Dhaliwal expressing opposition for the proposal citing high density.
- J. Dhadwar expressing opposition for the proposal.
- M. Randhawa expressing opposition for the proposal citing community.
- M. Toor expressing opposition for the proposal.
- P. Sundher expressing opposition for the proposal.
- H. Rai expressing opposition for the proposal.
- H. Sundher expressing opposition for the proposal.
- J. Dela Cruz expressing opposition for the proposal citing traffic and infrastructure.
- J. Nunez expressing opposition for the proposal citing high density.
- L. Jin expressing opposition for the proposal.
- N. Mann expressing opposition for the proposal.
- J. Johal expressing opposition for the proposal citing infrastructure, over capacity schools, character of neighbourhood and quality of life.
- J. Puri expressing opposition for the proposal.
- K. Sihota expressing opposition for the proposal.
- M. Johal expressing opposition for the proposal citing, outside of Surrey Community Plan, high density and over capacity of schools.
- M. Sihota expressing opposition for the proposal.
- T. Rai expressing opposition for the proposal.
- A. Dosa expressing opposition for the proposal.
- K. Dela Cruz expressing opposition for the proposal.
- K. Randhawa expressing opposition for the proposal citing character of neighbourhood.
- M. Dela Cruz expressing opposition for the proposal.
- A. Singh expressing opposition for the proposal citing character of neighbourhood.
- E. Nunez expressing opposition for the proposal citing character of neighbourhood.
- J. Lali expressing opposition for the proposal.

- P. Randhawa expressing opposition for the proposal.
- P. Virk expressing opposition for the proposal.
- S. Sehmbly expressing opposition for the proposal citing character of neighbourhood.
- B. Wasmund expressing opposition for the proposal.
- F. Edworthy expressing opposition for the proposal citing traffic and pedestrian safety.
- F. Edworthy expressing opposition for the proposal citing traffic and pedestrian safety.
- M. Hundal expressing opposition for the proposal.
- P. Mahil expressing opposition for the proposal citing character of neighbourhood and traffic.
- A. Nurani expressing opposition for the proposal.
- A. Sharma expressing opposition for the proposal citing character of neighbourhood, density, traffic and green space.
- B. Sehmbly expressing opposition for the proposal.
- E. Wasmund expressing opposition for the proposal citing quality of life, noise, street parking and traffic.
- S. McKenna expressing opposition for the proposal.
- A. Farrell expressing opposition for the proposal.
- L. Lee expressing opposition for the proposal.
- R. Randhawa expressing opposition for the proposal.
- Y. Heer expressing opposition for the proposal citing character of neighbourhood, parking, lack of schools, increase in crimes, density and affordable housing.
- B. Kinsella expressing opposition for the proposal citing character of neighbourhood.
- G. Dosanjh expressing opposition for the proposal.
- H. Wei expressing opposition for the proposal.
- J. Marques expressing opposition for the proposal citing character of neighbourhood.
- M. Mann expressing opposition for the proposal.
- M. Sharma expressing opposition for the proposal.
- R. Dosanjh expressing opposition for the proposal citing character of neighbourhood, overcrowding of schools and quiet neighbourhood.
- S. Randhawa expressing opposition for the proposal.
- S. Sharma expressing opposition for the proposal.
- A. McKenna expressing opposition for the proposal citing character of neighbourhood.
- J. Pattar expressing opposition for the proposal citing, density, quiet neighbourhood, character of community/ neighbourhood, traffic, reduced greenspace, infrastructure, noise, parking, quality of life and decreasing property value.
- K. McKenna expressing opposition for the proposal.
- N. Lali expressing opposition for the proposal citing character of neighbourhood, traffic, and overcrowding of schools.
- N. Pattar expressing opposition for the proposal citing density, quiet neighbourhood, character of community/ neighbourhood, traffic, reduced

greenspace, infrastructure, noise, parking, quality of life and decreasing property value.

- P. Bhatti expressing opposition for the proposal.
- R. Devi expressing opposition for the proposal.
- R. Hans expressing opposition for the proposal.
- S. Rai expressing opposition for the proposal.
- V. Sharma expressing opposition for the proposal.
- B. Bhatti expressing opposition for the proposal.
- N. Banwait expressing opposition for the proposal citing density, quiet neighbourhood, traffic, over crowding of schools, greenspace, character of neighbourhood, parking, quality of life and property value.
- N. Bhatti expressing opposition for the proposal.
- R. Bhatti expressing opposition for the proposal.
- R. Hundal expressing opposition for the proposal.
- A. Bhullar expressing opposition for the proposal.
- D. Sharma expressing opposition for the proposal.
- D. Sharma expressing opposition for the proposal citing security.
- M. Vuorensivu expressing opposition for the proposal citing density, traffic and parking.
- K. Vuorensivu expressing opposition for the proposal.
- M. Ip expressing opposition for the proposal.
- N. Ramachandran expressing opposition for the proposal.
- R. Venkatesh expressing opposition for the proposal.
- S. Sidhu expressing opposition for the proposal citing character of neighbourhood.
- V. Ayyaswamy expressing opposition for the proposal.
- J. Kang expressing opposition for the proposal.
- L. Ellis expressing opposition for the proposal.
- M. Ellis expressing opposition for the proposal.
- Z. Sidhu expressing opposition for the proposal citing character of neighbourhood, traffic and over crowding.
- A. Ellis expressing opposition for the proposal.
- A. Toynbee expressing opposition for the proposal citing character of neighbourhood.
- D. Toynbee expressing opposition for the proposal citing density.
- J. Tan expressing opposition for the proposal.
- M. Toynbee expressing opposition for the proposal.
- N. Chaudhary expressing opposition for the proposal citing school infrastructure and traffic.
- P. Kang expressing opposition for the proposal citing traffic, safety and character of neighbourhood.
- P. Toynbee expressing opposition for the proposal.
- S. Lauridsen expressing opposition for the proposal.
- T. Bates expressing opposition for the proposal citing character of neighbourhood.
- A. Lauridsen expressing opposition for the proposal.
- C. Reading expressing opposition for the proposal.
- E. Nam expressing opposition for the proposal.

- G. McNeill expressing opposition for the proposal.
- H. Lee expressing opposition for the proposal.
- K. Lee expressing opposition for the proposal.
- K. Mehndiratta expressing opposition for the proposal.
- M. Stuzka expressing opposition for the proposal.
- S. Lee expressing opposition for the proposal.
- S. Lee expressing opposition for the proposal.
- B. Bhangu expressing opposition for the proposal.
- D. Samra expressing opposition for the proposal.
- E. Stockstad expressing opposition for the proposal.
- G. Bajwa expressing opposition for the proposal.
- G. He expressing opposition for the proposal.
- M. Miranda expressing opposition for the proposal.
- N. Le expressing opposition for the proposal.
- S. Grewal expressing opposition for the proposal.
- V. Gupta expressing opposition for the proposal.
- W. Bryce expressing opposition for the proposal.
- J. Cao expressing opposition for the proposal.
- J. He expressing opposition for the proposal.
- P. Rai expressing opposition for the proposal citing over capacity of schools.
- Q. He expressing opposition for the proposal.
- G. Kaur expressing opposition for the proposal.
- G. Pannu expressing opposition for the proposal.
- H. Gill expressing opposition for the proposal.
- J. Sujjan expressing opposition for the proposal.
- M. Gill expressing opposition for the proposal.
- S. Gill expressing opposition for the proposal citing infrastructure.
- S. Rogerson expressing opposition for the proposal citing density and character of neighbourhood.
- T. Chahal expressing opposition for the proposal.
- T. Nguyen expressing opposition for the proposal.
- T. Pannu expressing opposition for the proposal.
- A. Mahmood expressing opposition for the proposal.
- J. Randhawa expressing opposition for the proposal citing density, traffic, parking and over capacity of schools.
- K. Chahal expressing opposition for the proposal citing strain on nearby nature reserve, character of neighbourhood, quiet neighbourhood, traffic and density.
- K. Kakakhel expressing opposition for the proposal citing strain on nearby nature reserve, character of neighbourhood, quiet neighbourhood, traffic and density.
- M. Dosanjh expressing opposition for the proposal.
- R. Chahal expressing opposition for the proposal citing strain on nearby nature reserve, character of neighbourhood, quiet neighbourhood, traffic and density.
- K. Bates expressing opposition for the proposal.
- L. Xu expressing opposition for the proposal.
- M. Paez expressing opposition for the proposal.

- A. Dhillon expressing opposition for the proposal.
- R. Grewal expressing opposition for the proposal citing character of neighbourhood.
- S. Garcia expressing opposition for the proposal citing infrastructure, new schools, parking, sewage and community recreation centres.
- D. and A. Toynbee expressing concerns for the proposal citing infrastructure, character of neighborhood, traffic, street parking and affordable housing.
- M. Rojo expressing support for the proposal.
- A. Sidhu expressing support for the proposal.
- G. Sekhon expressing support for the proposal.
- A. Gill expressing support for the proposal.
- G. Chohan expressing support for the proposal.
- G. Gill expressing support for the proposal.
- H. Sekhon expressing support for the proposal.
- K. Randhawa expressing support for the proposal.
- O. Toor expressing support for the proposal.
- P. Gill expressing support for the proposal.
- R. Randhawa expressing support for the proposal.
- R. Randhawa expressing support for the proposal.
- R. Randhawa expressing support for the proposal.
- S. Randhawa expressing support for the proposal.
- S. Randhawa expressing support for the proposal.
- A. Gill expressing support for the proposal.
- G. Chohan expressing support for the proposal.
- M. Shergill expressing support for the proposal.
- N. All expressing support for the proposal.
- P. Sekhon expressing support for the proposal.
- I. Mangat expressing support for the proposal.
- S. Madan expressing support for the proposal.
- P. Bir expressing support for the proposal.
- S. Poony expressing support for the proposal.
- B. Sarai expressing support for the proposal.
- G. Randhawa expressing support for the proposal.
- M. Randhawa expressing support for the proposal.
- A. Sandhu expressing support for the proposal.
- J. Smith expressing support for the proposal.
- P. Randhawa expressing support for the proposal.
- V. Pandher expressing support for the proposal.
- A. Gill expressing support for the proposal.
- A. Sandhu expressing support for the proposal.
- B. Gill expressing support for the proposal.
- B. Khunkhun expressing support for the proposal.
- B. Randhawa expressing support for the proposal.
- B. Randhawa expressing support for the proposal.
- B. Virk expressing support for the proposal.
- C. Enkaiya expressing support for the proposal.
- G. Kallu expressing support for the proposal.

- G. Singh expressing support for the proposal.
- H. Khabra expressing support for the proposal.
- J. Aujla expressing support for the proposal.
- J. Gill expressing support for the proposal.
- J. Jagpal expressing support for the proposal.
- L. Haheer expressing support for the proposal.
- M. Gill expressing support for the proposal.
- M. Lidder expressing support for the proposal.
- M. Poony expressing support for the proposal.
- M. Randhawa expressing support for the proposal.
- P. Bir expressing support for the proposal.
- P. Dhaliwal expressing support for the proposal.
- P. Mann expressing support for the proposal.
- P. Sran expressing support for the proposal.
- R. Gill expressing support for the proposal.
- S. Khabra expressing support for the proposal.
- S. Randhawa expressing support for the proposal.
- T. Randhawa expressing support for the proposal.
- Sekhon expressing support for the proposal.
- B. Khabra expressing support for the proposal.
- D. Kozinko expressing support for the proposal.
- G. Randhawa expressing support for the proposal.
- J. Sanghera expressing support for the proposal.
- M. Natt expressing support for the proposal.
- R. Khabra expressing support for the proposal.
- R. Mizban expressing support for the proposal.
- V. Arcilla expressing support for the proposal.
- B. And R. Atwal expressing support for the proposal.
- P. Johal expressing opposition for the proposal citing character of neighbourhood, traffic, infrastructure, pedestrian safety, environment, increased storm water run off, over crowding of schools and quality of life.
- G. Perhar expressing opposition for the proposal.
- R. Perhar expressing opposition for the proposal.
- S. Perhar expressing opposition for the proposal.
- D. O’Grady expressing opposition for the proposal citing character of neighbourhood, traffic and pedestrian safety.
- D. O’Grady expressing opposition for the proposal citing character of neighbourhood, traffic and pedestrian safety.
- H. Dhanda expressing opposition for the proposal citing density, over crowding, parking, traffic and safety.
- H. Randhawa expressing opposition for the proposal citing traffic and over crowding of schools.
- S. Bajwa expressing opposition for the proposal citing noise, privacy, character of neighbourhood and density.
- S. Singh expressing opposition for the proposal citing infrastructure, traffic and devalue of homes.
- Y. Szili expressing opposition for the proposal citing character of neighbourhood and over crowding of schools.

- G. Dhadda expressing opposition for the proposal citing character of neighbourhood.
- G. Grewal expressing opposition for the proposal.
- J. Randhawa expressing opposition for the proposal citing infrastructure.
- M. Joseph expressing opposition for the proposal citing character of neighbourhood, traffic, parking, over crowding of schools, quality of life, not in Fleetwood plan, wrong zoning and decrease value of homes.
- R. Reed expressing opposition for the proposal citing density.
- S. Haglund expressing opposition for the proposal.
- K. Findeisen expressing opposition for the proposal.
- R. Mangat expressing opposition for the proposal.
- S. Levi expressing opposition for the proposal.
- A. Mangat expressing opposition for the proposal.
- B. Shokar expressing opposition for the proposal.
- H. Mangat expressing opposition for the proposal.
- J. Latham expressing opposition for the proposal.
- L. Higo expressing opposition for the proposal.
- N. Shokar expressing opposition for the proposal.
- R. Shokar expressing opposition for the proposal.
- T. Mangat expressing opposition for the proposal.
- V. Savoie expressing opposition for the proposal.
- W. Higo expressing opposition for the proposal.
- A. Bansi expressing opposition for the proposal citing character of neighbourhood.
- C. Kinsella expressing opposition for the proposal.
- D. Robb expressing opposition for the proposal.
- G. Gorham expressing opposition for the proposal.
- K. Bansi expressing opposition for the proposal.
- L. Gorham expressing opposition for the proposal.
- S. Bansi expressing opposition for the proposal.
- T. Higo expressing opposition for the proposal.
- G. Bains expressing opposition for the proposal.
- D. Farrell expressing opposition for the proposal.
- D. Jasti expressing opposition for the proposal.
- H. Li expressing opposition for the proposal.
- I. Edworthy expressing opposition for the proposal.
- S. Brownrigg expressing opposition for the proposal citing traffic, quality of life and ease of access for emergency vehicles.
- T. Brownrigg expressing opposition for the proposal.
- R. Legal expressing opposition for the proposal citing traffic.
- D. Hughes expressing opposition for the proposal.
- R. Hughes expressing opposition for the proposal.
- Fleetwood Community Association expressing opposition for the proposal.
- P. Rolland expressing opposition for the proposal citing character of neighbourhood, traffic, infrastructure (roads, schools, sewer and water system).
- S. Volkenant expressing opposition for the proposal citing parking, traffic, infrastructure and overcrowding of schools and safety.



- A. Johal expressing opposition for the proposal citing character of neighbourhood, parking, traffic, infrastructure, environmental concerns of stormwater runoff and overcrowding of schools and parks.
- D. Latham expressing opposition for the proposal.
- J. Moore expressing opposition for the proposal.
- S. Bansi expressing opposition for the proposal.
- X. Wang expressing opposition for the proposal.
- A. Abramski expressing opposition for the proposal.
- J. Abramski expressing opposition for the proposal.
- J. Johal expressing opposition for the proposal citing character of neighbourhood, parking, traffic, infrastructure, environmental concerns of stormwater runoff and overcrowding of schools and parks.
- K. Bajwa expressing opposition for the proposal citing impact on infrastructure, roads, emergency routes constrained and congested. Also citing character of neighbourhood and not close to a skytrain.
- M. Shannon expressing opposition for the proposal.
- J. Nunez expressing opposition for the proposal citing this exception to the city plan will allow future applications as they will assume that council is not serious about the city plan.
- J. Sarai expressing opposition for the proposal.
- J. Hothi expressing opposition for the proposal.
- J. Sahota expressing opposition for the proposal.
- M. Sahota expressing opposition for the proposal.
- P. Johal expressing opposition for the proposal citing inconsistency with the OCP, not located close to skytrain or designated Transit-Oriented area, character of neighbourhood, traffic, safety and infrastructure strain. Also cites limited parking, safety of pedestrians, green space, increased stormwater runoff, concern for flooding and erosion. The influx of residents will put a strain on public services which is designed to support a single family community and could effect property value if neighbourhood loses its character.
- G. Bains expressing opposition for the proposal citing it is located right behind his backyard and the school is already overcrowded.
- M. Shannon expressing opposition for the proposal citing inconsistency with the OCP, not located near a skytrain route, character of neighbourhood, safety and infrastructure strain. Also cites increase in traffic would be a safety concern for the children. The influx of residents will put a strain on Coast Meridian School which is at capacity and is already using portables as classrooms.
- A. Kandola expressing opposition for the proposal.
- H. Sarai expressing opposition for the proposal.
- J. Dhadda expressing opposition for the proposal.
- P. Hothi expressing opposition for the proposal.
- P. Sarai expressing opposition for the proposal.
- R. Sahota expressing opposition for the proposal.
- G. Dhadda expressing opposition for the proposal citing character of neighbourhood, density, not included in the Fleetwood Town Centre Plan and over capacity of schools.

- M. Reid expressing opposition for the proposal citing devaluing property, traffic, safety of pedestrians and children, parking, no transportation service near by.
- T. Foreman expressing opposition for the proposal citing character of neighbourhood, density, not included in the Fleetwood Town Centre Plan and over capacity of schools.
- J. Rai expressing opposition for the proposal citing character of neighbourhood, density, not included in the Fleetwood Town Centre Plan and over capacity of schools.
- C. Shannon expressing opposition for the proposal citing traffic, over capacity of schools, character of neighbourhood, decrease property value, increased crimes and noise.
- H. Dhadda expressing opposition for the proposal.
- I. Makkar expressing opposition for the proposal citing over capacity of schools, character of neighbourhood and density.
- J. Dhadda expressing opposition for the proposal.
- K. Dhadda expressing opposition for the proposal citing character of neighbourhood, density and infrastructure.
- R. Sahota expressing opposition for the proposal.
- Petition with 484 signatures in opposition received on November 15th, 2024.
- A. Hothi expressing concerns for the proposal.

#### **D. MAYOR'S REPORT**

Mayor Locke provided the following verbal report:

- Mayor Locke reflected on the Remembrance Day ceremony at the Cloverdale Cenotaph, where the large turnout deeply moved her. She noted that the people of Surrey are caring and generous, and the impressive attendance at all four Remembrance Day ceremonies across the city was a testament to the community's respect and gratitude for those who sacrificed for our freedom.
- Mayor Locke praised the strong community support shown by Surrey residents for the Sikh Blood Donor Clinic and RED FM's annual Radiothon for the Guru Nanak Food Bank. She emphasized that the high participation rates at these events highlight the strength and generosity of Surrey's community. The Mayor commended everyone who took the time to participate and donate, acknowledging their role in making Surrey a caring and compassionate place to live.
- Over the past 14 days, Mayor Locke attended several award ceremonies recognizing individuals and organizations for their outstanding contributions to the community. The Drishti Awards and Civic Distinction Awards celebrated those making a positive impact in areas like the arts and youth empowerment, while the Surrey Business Excellence and Clovie Awards highlighted innovation and entrepreneurship. Mayor Locke expressed pride in the deep talent within Surrey and, on behalf of Council, congratulated all nominees and winners for their dedication to making Surrey a great place to live and work.

- Mayor Locke would like to invite everyone to the Surrey Tree Lighting Festival & Holiday Market this Saturday and Sunday, a free family event that marks the official start of the holiday season in Surrey. This year’s festivities will feature elite breakdancer Philip Kim, aka Phil Wizard, showcasing his Olympic Gold Medal-winning moves. With a variety of activities, bright lights, and performances for all ages. The Mayor encouraged all residents to join in the celebration and enjoy the holiday cheer.

**E. COUNCILLORS’ REPORTS**

- Councillor Stutt attended the Cloverdale Minor Hockey 50<sup>th</sup> Annual Memorial tournament.
- Councillor Bose urged people to avoid approaching sick or dead birds due to the rising bird flu epidemic in the Fraser Valley and the first human transmission in Canada. He advised reporting sightings to the Canadian Food Inspection Agency at 1-866-431-2473.

**F. CONSENT AGENDA**

- |  |   |
|--|---|
| It was   | Moved by Councillor Elford<br>Seconded by Councillor Stutt<br>That Council approve Consent Agenda items |
| F.1 to F.3 and F.5 to F.9.<br>RES.R24-2496   | <u>Carried</u>  |
| 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.  |   |
| RES.R24-2497   | <u>Carried</u>  |
| 2. Public Safety Committee - September 25, 2024  |   |
| That the minutes of the Public Safety Committee meeting held on September 25, 2024, be received.             |   |
| RES.R24-2498   | <u>Carried</u>  |
| 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. |   |
| RES.R24-2499   | <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 – Sixth Batch November 18, 2024.**

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

Owner: P. Sanghera, N. Sanghera  
Agent: Hub Engineering Inc. (M. Kompter)

To reduce the minimum lot width for proposed lots 1 and 2 in order to be subdivided into two Suburban Residential Zone lots.

No correspondence was received for this proposal.

Development Variance Permit No. 7922-0224-01

That Council support Development Variance Permit No. 7922-0224-01 and consider issuance of the Permit once all outstanding conditions have been met.

RES.R24-2500

Carried

**PERMITS**

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

Owner: City of Surrey  
Agent: Cypress Land Services (C. Marlatt)

To increase the maximum height of one free-standing antenna system and light pole extension in order to provide better service to existing and potential new customers and to replace an existing City of Surrey flood light.

No correspondence was received for this proposal.

Development Variance Permit No. 7924-0180-00

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

RES.R24-2501

Carried

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

Owners: S. Brar, S. Brar, B. Thiara, K. Thiara  
Agent: K. Thiara

To vary the lot maximum lot coverage of Comprehensive Development Zone 25 (CD 25), Bylaw No. 20479 from 32% to 34% for a single family dwelling with or without a secondary suite in order to permit the construction of a deck with a new single-family dwelling.

No correspondence was received for this proposal.

Development Variance Permit No. 7924-0278-00

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

RES.R24-2502

Carried

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

Owner: Pollyco (192 St) Holdings Ltd. (Director Information: C. Chow)  
Agent: Pollyco (192 St) Holdings Ltd. (S. Yang)

To increase the maximum lot coverage; reduce the minimum rear yard (south) setback to the principal building face; and increase the maximum building height allowed for the principal building in order to permit the development of a multi-tenant industrial building with a daycare facility for 260 children.

No correspondence was received for this proposal.

Development Variance Permit No. 7924-0159-00

That Council support Development Variance Permit No. 7924-0159-00 and consider issuance of the Permit upon final approval of the associated Development Permit.

RES.R24-2503

Carried

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

Owner: Super Save Disposal Inc. (Director Information: P. Vandekerkhove, W. Vandekerkhove)

Agent: Pacific Land Resource Group Inc. (O. Verbenkov)

To vary Special Regulations of Part 48 Light Impact Industrial Zone in order to permit a 3-metre wide landscape buffer and to allow a recycling depot to store excavated materials (soil and gravel) on site and outside of an enclosed building.

No correspondence was received for this proposal.

Development Variance Permit No. 7924-0221-00

That Council support Development Variance Permit No. 7924-0221-00 and consider issuance of the Permit upon final approval of the associated Development Permit.

RES.R24-2504

Carried

**G. ITEMS REMOVED FROM THE CONSENT AGENDA**

Councillor Bains declared a conflict of interest and left the meeting at 10:35 p.m.

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

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.

Item No. R222	Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Seventh Batch
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It was	Moved by Councillor Kooner Seconded by Councillor Stutt That Council:
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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.

RES.R24-2505

Carried by members remaining

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

RES.R24-2506 It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19583" be filed.  
Carried by members remaining

Development Variance Permit No. 7917-0483-00

RES.R24-2507 It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That Council close Development Variance  
Permit No. 7917-0483-00.  
Carried by members remaining

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

RES.R24-2508 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2021, No. 20395" be filed.  
Carried by members remaining

Development Variance Permit No. 7920-0201-00

RES.R24-2509 It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That Council close Development Variance  
Permit No. 7920-0201-00.  
Carried by members remaining

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

RES.R24-2510 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2022, No. 20588" be filed.  
Carried by members remaining

Councillor Bains rejoined the meeting at 10:37 p.m.

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

Owners: 1338928 B.C. Ltd. (Director Information: C. Dhaliwal, S. Dhaliwal),  
1031698 B.C. Ltd. (Director Information: S. Kumar)  
Agent: 1338928 B.C. Ltd. (S. Dhaliwal)

To permit the development of a truck park for 14 trucks and outdoor storage of  
timber for a period not to exceed three years.

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

Temporary Use Permit No. 7924-0145-00

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Temporary Use Permit No. 7924-0145-00  
be referred back to staff until all outstanding conditions are resolved.

RES.R24-2511

Carried  
With Councillor Nagra opposed.

**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"

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Fraser Valley Inter-Municipal Business  
Licence Bylaw, 2012, No. 17809, Amendment Bylaw, 2024, No. 21461" be finally  
adopted.

RES.R24-2512

Carried

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

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Fraser Valley Inter-Municipal Business  
Licence Agreement Bylaw, 2024, No. 21462" be finally adopted.

RES.R24-2513

Carried



- 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"

It was Moved by Councillor Bains  
 Seconded by Councillor Stutt  
 That "Metro West Inter-Municipal Business Licence Bylaw, 2024, No. 21463" be finally adopted.

RES.R24-2514

Carried

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

It was Moved by Councillor Stutt  
 Seconded by Councillor Bains  
 That "Metro West Inter-Municipal Business Licence Agreement Bylaw, 2024, No. 21464" be finally adopted.

RES.R24-2515

Carried

**H. BOARD, COMMITTEE AND COMMISSION REPORTS**

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

Council was requested to consider this recommendation of the November 13, 2024, Surrey Heritage Advisory Commission meeting in advance of receiving the minutes.

It was Moved by Councillor Stutt  
 Seconded by Councillor Bose  
 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.

RES.R24-2516

Carried

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

It was Moved by Councillor Bains  
Seconded by Councillor Bose  
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.

RES.R24-2517 Carried

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

The Chair called for division of the items.

(a) It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That the minutes of the Environment and  
Climate Change Committee meeting held on October 23, 2024, be received.  
Carried

RES.R24-2518

(b) The recommendations of these minutes were considered and dealt with as follows:

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

The Chair ruled this item out of order.

**2. Atmospheric River Report**

It was Moved by Councillor Bose  
Seconded by Councillor Annis  
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.

RES.R24-2519 Carried

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

**Note:** See Bylaw under J.8

The Acting General Manager, Planning & Development submitted a report to obtain Council approval of proposed housekeeping and text amendments to Surrey Zoning By-law, 1993, No. 12000, as amended, as part of continuous improvement efforts to increase efficiency of the development process by clarifying zoning regulations and ensuring consistency with policies and regulations.

It was Moved by Councillor Kooner  
Seconded by Councillor Bose  
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.

RES.R24-2520

Carried**Item No. R224 196 Street Station Neighbourhood Concept Plan Initiation**

The Acting General Manager, Planning & Development, General Manager, Engineering, and General Manager, Parks, Recreation, & Culture submitted a report to seek Council authorization to develop a new Neighbourhood Concept Plan for an area of East Cloverdale along the boundary of the City of Surrey and Township of Langley. This plan will focus on supporting the Surrey Langley SkyTrain Project by supporting transit-oriented development and related infrastructure and amenities.

It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
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.

RES.R24-2521

Carried

**Item No. R225                      2025 Budget – Engagement Process and Results**

The General Manager, Corporate Services and General Manager, Finance submitted a report to inform Council of the 2025 Budget Engagement process and Engagement results, as outlined in Appendix "I".

It was

Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council receive Corporate Report R225

for information.

RES.R24-2522

Carried

The Legislative Services Manager advised Council that a resolution is required to continue the meeting past 11:00 p.m.

Mayor Locke put forth the following motion:

It was

Moved by Councillor Stutt  
Seconded by Councillor Bains  
That the Regular Council – Public Hearing

meeting will continue past 11:00 p.m. until all remaining agenda items are addressed.

RES.R24-2523

Carried

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

The General Manager, Parks, Recreation & Culture submitted a report to update Council on the progress of the Surrey Accessibility Leadership Team in response to the *Accessible British Columbia Act* and the City's development of an Accessibility Action Plan.

It was

Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That Council receive Corporate Report R226

for information.

RES.R24-2524

Carried

**Item No. R227                      2025 Community Works Fund Program Stream Update**

The General Manager, Parks, Recreation & Culture and General Manager, Engineering submitted a report to obtain a Council resolution to approve the allocation of the 2025 Community Works Fund for the proposed projects outlined in the report.

It was

Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That Council:

1. Receive Corporate Report R227 for information; and

2. Approve the allocation of the 2025 Community Works Fund Agreement funding for the proposed projects.

Before the question was put, Councillor Kooner put forth the following motion:

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
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.

RES.R24-2525 Carried

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

The General Manager, Engineering submitted a report to seek Council’s approval to award Contract No. 4722-001-11 to Clearway Construction Inc. for the Drainage and Sanitary Improvements Package.

It was Moved by Councillor Kooner  
Seconded by Councillor Bose  
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.

RES.R24-2526 Carried

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

The General Manager, Engineering submitted a report to seek Council’s approval to enter into a five-year agreement with Recycle BC, which includes new financial incentive rates for the collection of recyclables from single-family households and multi-family buildings.

It was  
Moved by Councillor Kooner  
Seconded by Councillor Stutt  
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.

RES.R24-2527 Carried

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

The General Manager, Engineering submitted a report to seek Council’s approval to award Contract No. 1724-021-11 to B.A. Blacktop Infrastructure Inc. for the Green Timbers SkyTrain Station supportive works which includes cycling facilities on 140 Street and SkyTrain Park and Ride at Green Timbers Way.

It was  
Moved by Councillor Bains  
Seconded by Councillor Kooner  
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.

RES.R24-2528 Carried

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

The General Manager, Engineering submitted a report to provide Council with information regarding the City’s annual preparedness for winter maintenance operations for the upcoming 2024/2025 winter season.

It was  
Moved by Councillor Elford  
Seconded by Councillor Bains  
That Council receive Corporate Report R231

for information.  
RES.R24-2529 Carried

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

The General Manager, Engineering submitted a report to seek Council’s approval to award Contract No. 1724-030-21 to Mainland Energy Works Inc. for the North Surrey Recreation Centre Demolition Electrical Utility Relocation.

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
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
- RES.R24-2530 Carried

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

The Acting General Manager, Planning & Development and General Manager, Corporate Services submitted a report to inform Council of the November 19, 2024 launch of the Multi-Family and Complex Building Permit Portal.

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That Council receive Corporate Report R233  
for information.  
RES.R24-2531 Carried

**Item No. R234 Introduction of Development and Permit Approvals Targets**

The Acting General Manager, Planning & Development submitted a report to Council to propose Development and Permit Approval Targets aimed at reducing approval timelines by a minimum of 30%, and to provide an overview of the land development approval process key improvement areas, including the impact of deficiencies on these target timelines.

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
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".

RES.R24-2532

Carried

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

**Note:** See Bylaw under J.9

The Acting General Manager, Planning & Development submitted a report to seek Council approval for proposed text amendments to Surrey Zoning By-law, 1993, No. 12000. The amendments would 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.

It was

Moved by Councillor Kooner  
Seconded by Councillor Stutt  
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.

RES.R24-2533

Carried

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

The City Manager submitted a report to have Council, on behalf of the City of Surrey as the sole shareholder of Surrey City Development Corporation (SCDC), address matters related to the 2024 Annual General Meeting for SCDC, which is scheduled for December 5, 2024, at 4:00 pm and to approve these items in accordance with the *Business Corporations Act*.

It was

Moved by Councillor Kooner  
Seconded by Councillor Stutt  
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.

RES.R24-2534

Carried

**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**

Councillor Bains declared a conflict of interest and left the meeting at 11:17 p.m.

The General Manager, Engineering and Acting General Manager, Planning & Development submitted a report to seek Council approval to close and file prior amending bylaws relating to *Surrey Zoning By-law, 1993, No. 12000*, as amended and *Surrey Official Community Plan Bylaw, 2013, No. 18020* and bring forward new bylaw amendments to Part 1 – Definitions, Part 7A - Streamside Protection, and Part 5 - Off-Street Parking and Loading/Unloading of *Surrey Zoning By-law, 1993, No. 12000*, as amended, as well as the Sensitive Ecosystems Development Permit Section of *the Surrey Official Community Plan Bylaw, 2013, No. 18020*. These new amendments 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. Included in this report is a proposal to require an additional five-metre streamside setback on Class A and Class A/O natural and large ravine streams beyond the Provincial required setback, at the recommendation of the City's Development Approval and Process Improvement Task Force, and in response to feedback received from the public on previously proposed streamside setback bylaw changes.

The General Manager, Planning & Development, provided a presentation regarding streamside setbacks.

The question was divided at the request of Council.

- It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That Council receive Corporate Report R237  
for information.  
RES.R24-2535 Carried by members remaining
- It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
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*  
RES.R24-2536 Carried by members remaining  
With Councillors Annis and Bose opposed.
- It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
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.  
RES.R24-2537 Carried by members remaining  
With Councillors Annis and Bose opposed.
- It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
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.  
RES.R24-2538 Carried by members remaining
- It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
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.  
RES.R24-2539 Carried by members remaining  
With Councillors Annis and Bose opposed.

It was Moved by Councillor Hepner  
 Seconded by Councillor Stutt  
 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.

RES.R24-2540 Carried by members remaining  
 With Councillors Annis and Bose opposed.

Councillor Bains rejoined the meeting at 11:35 p.m.

### Item No. R238 Lease Agreements with Surrey Police Board

The Chief Information Officer, Corporate Services submitted a report to seek Council's approval of the disposition of ten City-owned properties to the Surrey Police Board as part of the City's transition to a municipal police force.

It was Moved by Councillor Elford  
 Seconded by Councillor Bains  
 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*.

RES.R24-2541 Carried  
 With Councillor Stutt opposed.

## 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"

RES.R24-2542 It was Moved by Councillor Kooner  
Seconded by Councillor Elford  
That "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.

No correspondence was received for this proposal.

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

RES.R24-2543 It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 261 (CD 261), Bylaw, 2024, No. 21447" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-2544 It was Moved by Councillor Hepner  
 Seconded by Councillor Bains  
 That "Surrey Comprehensive Development  
 Zone 261 (CD 261), Bylaw, 2024, No. 21447" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-2545 It was Moved by Councillor Bains  
 Seconded by Councillor Stutt  
 That "Surrey Comprehensive Development  
 Zone 261 (CD 261), Bylaw, 2024, No. 21447" pass its third reading.  
Carried

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.

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

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

RES.R24-2546 It was Moved by Councillor Bains  
 Seconded by Councillor Stutt  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Amendment Bylaw, 2024, No. 21457" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-2547 It was Moved by Councillor Hepner  
 Seconded by Councillor Annis  
 That "Surrey Official Community Plan Bylaw,  
 2013, No. 18020, Amendment Bylaw, 2024, No. 21457" pass its second reading.  
Carried

The said Bylaw was then read for the third time.



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

RES.R24-2552 It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21459" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-2553 It was Moved by Councillor Hepner  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21459" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R24-2554 It was Moved by Councillor Stutt  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2024, No. 21459" pass its third reading.  
Carried

Development Variance Permit No. 7922-0228-00

RES.R24-2555 It was Moved by Councillor Bains  
Seconded by Councillor Hepner  
That Council support Development Variance  
Permit No. 7922-0228-00 and consider issuance of the Permit upon final approval  
of the associated Development Permit.  
Carried

#### **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.

No correspondence was received for this proposal.

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

RES.R24-2556	It was  Amendment Bylaw, 2024, No. 21449" pass its first reading.	Moved by Councillor Bose Seconded by Councillor Hepner That "Surrey Zoning Bylaw, 1993, No. 12000, pass its first reading. <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R24-2557	It was  Amendment Bylaw, 2024, No. 21449" pass its second reading.	Moved by Councillor Stutt Seconded by Councillor Hepner That "Surrey Zoning Bylaw, 1993, No. 12000, pass its second reading. <u>Carried</u>
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The said Bylaw was then read for the third time.

RES.R24-2558	It was  Amendment Bylaw, 2024, No. 21449" pass its third reading.	Moved by Councillor Bose Seconded by Councillor Hepner That "Surrey Zoning Bylaw, 1993, No. 12000, pass its third reading. <u>Carried</u>
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Development Variance Permit No. 7921-0318-01

RES.R24-2559	It was  Permit No. 7921-0318-01 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.	Moved by Councillor Hepner Seconded by Councillor Bose That Council support Development Variance Permit No. 7921-0318-01 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw. <u>Carried</u>
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- 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.



No correspondence was received for this proposal.

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

RES.R24-2560	It was  Amendment Bylaw, 2024, No. 21450"	Moved by Councillor Stutt Seconded by Councillor Bains That "Surrey Zoning By-law, 1993, No. 12000, pass its first reading. <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R24-2561	It was  Amendment Bylaw, 2024, No. 21450"	Moved by Councillor Stutt Seconded by Councillor Bains That "Surrey Zoning By-law, 1993, No. 12000, pass its second reading. <u>Carried</u>
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The said Bylaw was then read for the third time.

RES.R24-2562	It was  Amendment Bylaw, 2024, No. 21450"	Moved by Councillor Stutt Seconded by Councillor Kooner That "Surrey Zoning By-law, 1993, No. 12000, pass its third reading. <u>Carried</u>
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Development Variance Permit No. 7922-0189-01

RES.R24-2563	It was  Permit No. 7922-0189-01 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.	Moved by Councillor Hepner Seconded by Councillor Bose That Council support Development Variance <u>Carried</u>
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- 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.

Two pieces of correspondence expressing opposition was received for this proposal.

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

RES.R24-2564	It was  Zone 263 (CD 263), Bylaw, 2024, No. 21451" pass its first reading.	Moved by Councillor Hepner Seconded by Councillor Bose That "Surrey Comprehensive Development Zone 263 (CD 263), Bylaw, 2024, No. 21451" pass its first reading. <u>Carried</u>
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The said Bylaw was then read for the second time.

RES.R24-2565	It was  Zone 263 (CD 263), Bylaw, 2024, No. 21451" pass its second reading.	Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Comprehensive Development Zone 263 (CD 263), Bylaw, 2024, No. 21451" pass its second reading. <u>Carried</u>
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The said Bylaw was then read for the third time.

RES.R24-2566	It was  Zone 263 (CD 263), Bylaw, 2024, No. 21451" pass its third reading.	Moved by Councillor Stutt Seconded by Councillor Bains That "Surrey Comprehensive Development Zone 263 (CD 263), Bylaw, 2024, No. 21451" pass its third reading. <u>Carried</u>
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Development Variance Permit No. 7922-0048-01

RES.R24-2567	It was  Permit No. 7922-0048-01 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.	Moved by Councillor Stutt Seconded by Councillor Bains That Council support Development Variance Permit No. 7922-0048-01 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw. <u>Carried</u>
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**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.

Earlier in the meeting, Council approved the recommendations of Corporate Report R223. Bylaw No. 21474 is therefore in order for consideration.

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

RES.R24-2568

It was Moved by Councillor Hepner  
 Seconded by Councillor Kooner  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment Bylaw, 2024, No. 21474" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-2569

It was Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment Bylaw, 2024, No. 21474" pass its second reading.  
Carried

RES.R24-2570

It was then Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21474" be held at City Hall  
 on December 2, 2024, at 7:00 p.m.  
Carried

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.

Earlier in the meeting, Council approved the recommendations of Corporate Report R235. Bylaw No. 21475 is therefore in order for consideration.

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

RES.R24-2571

It was Moved by Councillor Hepner  
 Seconded by Councillor Kooner  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment Bylaw, 2024, No. 21475" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R24-2572

It was Moved by Councillor Stutt  
 Seconded by Councillor Kooner  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment Bylaw, 2024, No. 21475" pass its second reading.  
Carried

It was then  
By-law, 1993, No. 12000, Amendment  
on December 2, 2024, at 7:00 p.m.

Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That the Public Hearing on "Surrey Zoning  
Bylaw, 2024, No. 21475" be held at City Hall

RES.R24-2573 Carried

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.

Councillor Bains declared a conflict of interest and left the meeting at 12:04 a.m.

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. R237. The following bylaws are therefore in order for consideration.

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"

It was  
Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21476" pass its first reading.

Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That " Surrey Official Community Plan

RES.R24-2574 Carried by members remaining

The said Bylaw was then read for the second time.

It was  
Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21476" pass its second reading.

Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That " Surrey Official Community Plan

RES.R24-2575 Carried by members remaining

It was then  
Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. 21476" be held at  
City Hall on December 2, 2024, at 7:00 p.m.

Moved by Councillor Kooner  
Seconded by Councillor Stutt

RES.R24-2576 Carried by members remaining

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

RES.R24-2577 It was Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That " Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2024, No. 21477" pass its first reading.  
Carried by members remaining

The said Bylaw was then read for the second time.

RES.R24-2578 It was Moved by Councillor Stutt  
Seconded by Councillor Hepner  
That " Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2024, No. 21477" pass its second reading.  
Carried by members remaining

RES.R24-2579 It was then Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That the 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.  
Carried by members remaining

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

RES.R24-2580 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That " Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2024, No. 21477" pass its first reading.  
Carried by members remaining

The said Bylaw was then read for the second time.

RES.R24-2581 It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That " Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2024, No. 21477" pass its second reading.  
Carried by members remaining

RES.R24-2582 It was then Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That the 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.  
Carried by members remaining

Councillor Bains rejoined the meeting at 12:06 a.m.

**K. CLERK’S REPORT**

This section had no items to consider.

**L. NOTICE OF MOTION**

This section had no items to consider.

**M. OTHER BUSINESS**

This section had no items to consider.

**N. ADJOURNMENT**

It was

Moved by Councillor Bains  
Seconded by Councillor Kooner  
That the November 18, 2024 Regular Council

- Public Hearing meeting be adjourned.

RES.R24-2583

Carried

The Regular Council - Public Hearing meeting adjourned at 12:07 a.m.

Certified correct:

\_\_\_\_\_  
Lauren Blake  
Legislative Services Manager

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