

# Regular Council – Public Hearing Minutes

**Present:**

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

**Absent:**

Councillor Nagra

**Staff Present:**

R. Costanzo, City Manager  
J. Ficocelli, City Clerk and Director Legislative Services  
P. Huynh, City Solicitor  
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, General Manager, Planning & Development  
S. Low, Director, Development Planning  
J. Cairney, Deputy Fire Chief  
C. McBeath, Director, Development Planning  
C. Atkins, Development Planning Manager  
D. Todd, Development Planning Manager

**A. ADOPTIONS**

**1. Adoption of the Agenda**

It was Moved by Councillor Bose  
Seconded by Councillor Hepner  
That:

a. The agenda of the February 10, 2025, Regular Council - Public Hearing meeting be amended by removing Item No. Ro2o Award of Contract No. 1220-030-2024-061 Mobile Towable Bleachers for Events; and

b. The agenda be adopted as amended.  
RES.R25-316 Carried

**2. Adoption of the Minutes**

**a. Special Council - January 27, 2025**

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That the minutes of the Special Council meeting held on January 27, 2025, be adopted.

RES.R25-317 Carried

**b. Regular Council - Land Use – January 27, 2025**

RES.R25-318	It was  Land Use meeting held on January 27, 2025, be adopted.	Moved by Councillor Bose Seconded by Councillor Hepner That the minutes of the Regular Council – Carried
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**c. Regular Council - Public Hearing – January 27, 2025**

RES.R25-319	It was  Public Hearing meeting held on January 27, 2025, be adopted.	Moved by Councillor Kooner Seconded by Councillor Bose That the minutes of the Regular Council - Carried
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**B. PRESENTATIONS**

This section has no items to consider.

**C. PUBLIC HEARING DELEGATIONS**

**1. Planning Report - Application No. 7922-0151-00  
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21530"**

CIVIC ADDRESS:	19066, 19030 and 19084 - 20 Avenue
APPLICANT:	Owners: Beedie (CHS 20th Ave NE) Holdings Ltd. (Director Information: R. Beedie) Agent: Beedie (D. Read)
PURPOSE:	The applicant is requesting to rezone the site from General Agriculture Zone to Business Park 2 Zone in order to develop a multi-tenant business park with three buildings with a total floor area of 34,858 square metres.

The Notice of the Public Hearing was read by the City Clerk.

D. Jack, Surrey Environmental Partners: The delegation expressed concern for the proposal citing lack of consideration for the ecological system, and tree removal.

Written submissions were received as follows:

- K. Kooner expressed support for the proposal.
- B. Anderson on behalf of Greater Vancouver Board of Trade expressed support for the proposal job creation and industrial development.

- C. Gardner, Independent Contractors and Business Association, expressed support for the proposal citing improved infrastructure, transportation networks, economic growth, job creation and responsible environmental stewardship.
- I. Bhan, Surrey Board of Trade, expressed support for the proposal citing development of industrial projects, attracting high-quality investment, creating jobs, and boosting tax revenue and economic growth.
- D. Baxter, Progressive Contractors Association, expressed support for the proposal citing the need for industrial development and economic benefits.

2. **Planning Report - Application No. 7922-0152-00**  
**"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21531"**

CIVIC ADDRESS: 19055, 19037 - 16 Avenue

APPLICANT: Beedie (CHS 16th Ave NE) Holdings Ltd.  
 (Director Information: R. Beedie)  
 Agent: Beedie (D. Read)

PURPOSE: The applicant is requesting to rezone the site from General Agriculture Zone to Business Park 2 Zone in order to develop a multi-tenant industrial building, with a total of 18,968 square metres of floor area.

The Notice of the Public Hearing was read by the City Clerk.

D. Jack, Surrey Environmental Partners: The delegation expressed concern for the proposal citing trees.

Written submissions were received as follows:

- B. Anderson on behalf of Greater Vancouver Board of Trade expressed support for the proposal citing job creation and industrial development.
- C. Gardner, Independent Contractors and Business Association, expressed support for the proposal citing improved infrastructure, transportation networks, economic growth, job creation and responsible environmental stewardship.
- I. Bhan, Surrey Board of Trade, expressed support for the proposal citing development of industrial projects, attracting high-quality investment, creating jobs, and boosting tax revenue and economic growth.
- D. Baxter, Progressive Contractors Association, expressed support for the proposal citing the need for industrial development and economic benefits.
- D. Jones expressed opposition for the proposal citing agricultural land.
- E. Hart expressed opposition for the proposal citing infrastructure.

3. **Planning Report - Application No. 7922-0150-00**  
**"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21532"**

CIVIC ADDRESS: 18825, 18843, 18861, 18885, 18919, 18937 and 18973 - 16 Avenue

APPLICANT: Beedie (CHS 16th Ave NW) Holdings Ltd.  
(Director Information: R. Beedie)  
Agent: Beedie (D. Read)

PURPOSE: The applicant is requesting to rezone the site from General Agriculture Zone to Business Park 2 Zone in order to develop a multi-tenant business park with two buildings with a total floor area of 62,620 square metres, and the creation of a lot for the pump station.

In addition, the proposal includes a Development Variance Permit to reduce the minimum setback distance for a Class A (red-coded) channelized stream and a Class B (yellow-coded) ditch.

The Notice of the Public Hearing was read by the City Clerk.

D. Jack, Surrey Environmental Partners: The delegation expressed concern for the proposal citing trees and setbacks.

Surrey resident: The delegation expressed concern for the proposal citing notice period and setbacks.

Written submissions were received as follows:

- B. Anderson, Greater Vancouver Board of Trade, expressed support for the proposal citing job creation and industrial development.
- C. Gardner, Independent Contractors and Business Association, expressed support for the proposal citing improved infrastructure, transportation networks, economic growth, job creation and responsible environmental stewardship.
- I. Bhan, Surrey Board of Trade, expressed support for the proposal citing development of industrial projects, attracting high-quality investment, creating jobs, and boosting tax revenue and economic growth.
- D. Baxter, Progressive Contractors Association, expressed support for the proposal citing the need for industrial development and economic benefits.
- D. Jones expressed opposition for the proposal citing agricultural land.
- E. Hary expressed opposition for the proposal citing infrastructure.
- A. Ivens express opposition for the proposal citing loss of trees and habitat.

4. **Updates to Central Business District Boundaries and Development Parameters - Corporate Report R013**  
**"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21533"**

PURPOSE: To amend the "Downtown" and "Figure 16: Downtown Densities" to ensure alignment with the City Centre Plan.

The Notice of the Public Hearing was read by the City Clerk.

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

Written submissions were received as follows:

- J. Tinney on behalf of IMCO and Canada Post expressed support for the proposal citing vibrancy, economic development and new residents to the area.

**D. MAYOR'S REPORT**

- Mayor Locke expressed deep concern with the looming Canadian tariff and promised to strengthen internal Canadian economy. Mayor Locke will work with other B.C. cities to prioritize Canadian products and businesses. Currently more than 99% of the City's trade suppliers are Canadian companies, and only 0.58% are with U.S. companies.
- Councillor Stutt was unanimously appointed by Council to represent Surrey City Council on the Surrey Police Board.
- Mayor Locke attended the Lunar New Year celebration at the Museum of Surrey and thanked the performers, partners, and Chinese Village Club for bringing the event together.
- Mayor Locke attended the Music City Showcase at Surrey Arts Centre and was impressed by the talent and creativity in Surrey. She expressed her congratulations and thanks to the performers and reaffirmed Council's intention to championing the arts in Surrey's cultural landscape for a more vibrant community.
- City of Surrey will produce and host the *Let's Hear it BC JUNOS Plaza Party* at Surrey Civic Plaza on March 15 with over 30 artists across six stages.
- Mayor Locke attended the South Asian Forum on Brain Health at Surrey City Hall. She thanked the Alzheimer's Society of B.C. for hosting the event, connecting the community with local resources, and fostering a sense of community among those affected by the disease. She also thanked General Manager, Parks, Recreation & Culture for sponsoring the event. The Punjabi version of the *Healthy Active Aging Guide* was launched this year. The guide can be picked up at City facility, library, or online.

- Mayor Locke attended the opening ceremony of PacifiCan’s new Surrey headquarters. The new office further establishes Surrey as a premier destination for investment and opportunity. She thanked Pacific Economic Development Canada for choosing Surrey and committing \$1.7 million for businesses.

#### E. COUNCIL MEMBER REPORTS

- Councillor Stutt attended WickFest last Saturday, which is the world’s largest female hockey tournament. He commended organizers, athletes, volunteers, and City staff for a well-run event. Councillor Stutt further expressed his excitement for the upcoming *Let’s Hear it BC JUNOS Plaza Party*.

#### F. CONSENT AGENDA

It was Moved by Councillor Elford  
Seconded by Councillor Stutt  
That Council approve Consent Agenda items

F.1 to F.6.

#### CORPORATE REPORT AND BYLAWS AND DEVELOPMENT VARIANCE PERMITS TO BE CLOSED AND FILED

1. Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – February 10, 2025

Item No. R017                      Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing Zones for In-stream Development Applications – Tenth Batch

The General Manager, Planning & Development, submitted a report 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.

That Council:

1. Receive Corporate Report R017 for information;
2. Authorize staff to close and file in-stream Official Community Plan ("OCP") and zoning bylaw amendments to *Surrey Zoning By-law, 1993, No. 12000*, as amended, and associated development variance permits, to align with provincial housing legislation and new Small-Scale Multi-Unit Housing ("SSMUH") zones, which reference original single-family or duplex zones, as provided in Appendix "I"; and

3. Authorize staff to close and file in-stream development variance permits without any associated OCP and rezoning, to align with provincial housing legislation and new SSMUH zones, which reference original single-family or duplex zones, as provided in Appendix "II";
4. 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 February 24, 2025, and approval as to form for associated development variance permits after final adoption.

RES.R25-320

Carried

Planning Report – Application No. 7918-0377-00  
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20115"

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20115" be filed.

RES.R25-321

Carried

Development Variance Permit No. 7918-0377-00

That Council close Development Variance Permit No. 7918-0377-00.

RES.R25-322

Carried

Planning Report – Application No. 7920-0062-00  
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20752"

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2022, No. 20752" be filed.

RES.R25-323

Carried

Development Variance Permit No. 7920-0062-00

That Council close Development Variance Permit No. 7920-0062-00.

RES.R25-324

Carried

Planning Report – Application No. 7923-0179-00  
"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21154"

That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21154" be filed.

RES.R25-325

Carried

Development Variance Permit No. 7923-0179-00

RES.R25-326 That Council close Development Variance Permit No. 7923-0179-00.  
Carried

Planning Report – Application No. 7920-0130-00  
"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20473"

RES.R25-327 That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2021, No. 20473"  
be filed.  
Carried

Planning Report – Application No. 7920-0161-00  
Development Variance Permit No. 7920-0161-00

RES.R25-328 That Council close Development Variance Permit No. 7920-0161-00.  
Carried

#### COMMITTEE MINUTES

2. **Development Approval Process Improvement Task Force Minutes –  
January 14, 2025**

RES.R25-329 That the minutes of the Development Approval Process Improvement Task Force  
meeting held on January 14, 2025, be received.  
Carried

#### CLERK'S REPORT

3. **By-law Enforcement Officer Appointment  
File: 2770-01**

RES.R25-330 That pursuant to Section 146 of the *Community Charter*, S.B.C. 2003, c.26 and  
amendments thereto and the *Appointment of By-law Enforcement Officers By-law  
1994, No. 12167*, as amended, Sean Bains is hereby appointed as a By-law  
Enforcement Officer (under a Bylaw Enforcement Officer designation) for the City  
of Surrey until the termination of the person's employment as a By-law  
Enforcement Officer by the City of Surrey.  
Carried



**4. By-law Enforcement Officer Appointment****File: 2770-01**

That pursuant to Section 146 of the *Community Charter*, S.B.C. 2003, c.26 and amendments thereto and the *Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as amended, Michael McLean is hereby appointed as a By-law Enforcement Officer (under a Bylaw Enforcement Officer designation) for the City of Surrey until the termination of the person's employment as a By-law Enforcement Officer by the City of Surrey.

RES.R25-331

Carried**5. By-law Enforcement Officer Appointment****File: 2770-01**

That pursuant to Section 146 of the *Community Charter*, S.B.C. 2003, c.26 and amendments thereto and the *Appointment of By-law Enforcement Officers By-law 1994, No. 12167*, as amended, Robbi Sran is hereby appointed as a By-law Enforcement Officer (under a Bylaw Enforcement Officer designation) for the City of Surrey until the termination of the person's employment as a By-law Enforcement Officer by the City of Surrey.

RES.R25-332

Carried**6. By-law Enforcement Officer Appointment****File: 2770-01**

That pursuant to Section 146 of the *Community Charter*, S.B.C. 2003, c.26 and the *Appointment of Bylaw Enforcement Officers By-law 1994, No. 12167'* as amended; Samual Yeh is hereby appointed as a By-law Enforcement Officer (under a Bylaw Enforcement Officer designation) for the City of Surrey until the termination of the person's employment as a By-law Enforcement Officer by the City of Surrey.

RES.R25-333

Carried**END OF CONSENT AGENDA**

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

**1. Council Initiatives Fund Committee – November 12, 2024**

Council was requested to consider the recommendations from the November 12, 2024 Council Initiatives Fund Committee meeting in advance of receiving the minutes.

It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That Council approve the recommendations  
of the Council Initiative Fund Committee as follows:

**a. Request 001 – Youth Parliament of BC Alumni Society**

1. That Council approve funding in the amount of \$3,250 from the Council Initiatives Fund to Youth Parliament of BC Alumni Society in support of the 96th BC Youth Parliament; and
2. That Council request that the Youth Parliament of BC Alumni Society report back to Council at a future CIC meeting following the BC Youth Parliament event.

**b. Request 002 – Stranger Story**

That Council approve funding in the amount of \$500.00 for refreshments from the Council Initiatives Fund, contingent on proof of receipts, to Stranger Story in support of the Future Leaders Stories from Surrey initiative.

**c. Request 003 – Surrey Hospitals Foundation**

That Council approve funding in the amount of \$10,000 from the Council Initiatives Fund to the Surrey Hospitals Foundation in support of the 8th Annual Celebration of Care Gala: A Tale in the Woods.

**d. Request 004 – Centre for Child Development**

That Council approve funding in the amount of \$10,000 from the Council Initiatives Fund to the Centre for Child Development in support of the Run, Walk and Roll – Superhero Dash event.

**e. Request 005 – Digital Eggs Inc.**

That Council approve funding in the amount of \$5,000 from the Council Initiatives Fund to Digital Eggs Inc. in support of the BC Halal Food Festival 2025 to support safety and hygienic improvements.

f. **Request 006 – Surrey Food Bank**

That Council deny the request received from Surrey Food Bank for funding from the Council Initiatives Fund for their Hamper to Your Home program.

g. **Request 016 – Autism Support Network Society**

That Council approve funding in the amount of \$5,000 from the Council Initiatives Fund to the Autism Support Network Society in support of the South Asian Gala 2024.

RES.R25-334

Carried

2. **Finance Committee – February 10, 2025**

Council was requested to consider the recommendation from the February 10, 2025 Finance Committee meeting. The recommendation was provided on-table.

**Item No. F001            2025 Five-Year (2025-2029) Financial Plan – Self-Funded Utilities**

It was

Moved by Councillor Kooner  
Seconded by Councillor Bose  
That:

- a. Approve the rate adjustments outlined in Section 2.0 of Corporate Report F001; and
- b. Direct staff to prepare the 2025 Five-Year (2025-2029) Financial Plan for each of the Water, Sewer, Drainage, Solid Waste, Parking, and District Energy self-funded Utilities respectively, incorporating the recommendations as contained in the report.

RES.R25-335

Carried

**H. CORPORATE REPORTS**

**Item No. R018            Crescent Beach Railway Fence and Whistle Cessation Engagement Results**

The General Manager, Engineering submitted a report to seek approval from Council regarding the installation of railway safety fencing in Crescent Beach and provide an update on the potential for whistle cessation in Crescent Beach.

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

1. Receive Corporate Report Ro18 for information; and
2. Direct staff to proceed with railway safety fencing in Crescent Beach, as described in the report, up to the approved project budget of \$450,000 (including GST and contingency).

RES.R25-336

Carried

**Item No. Ro19 Sport Tourism Strategy Update**

The General Manager, Parks, Recreation & Culture submitted a report to inform Council about the updated Sport Tourism Strategy and seek Council approval of the Strategy. A secondary purpose is to highlight major sport hosting events secured for 2025, along with current bid opportunities that staff are actively exploring, attached as Appendix "II".

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

1. Receive this report for information; and
2. Approve the updated Sport Tourism Strategy, attached as Appendix "I".

RES.R25-337

Carried

**Item No. Ro20 Award of Contract No. 1220-030-2024-061 Mobile Towable Bleachers for Events**

The General Manager, Parks, Recreation & Culture submitted a report to seek Council's approval to award a contract for the manufacture, supply and delivery of eight mobile towable bleachers.

This item was removed from the agenda.

**Item No. Ro21 Crescent Beach Parking and Walking Enhancements Update**

The General Manager, Engineering submitted a report to provide Mayor and Council with an update on the piloted parking and walking enhancements undertaken along McBride Avenue in summer 2024 and to seek Council direction to remove the pilot works.

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

1. Receive Corporate Report Ro21 report for information; and
2. Direct staff to remove the parking and walking enhancements piloted along McBride Avenue.

RES.R25-338

Defeated  
 With Councillor Stutt, Kooner, Bains and Hepner opposed.

It was Moved by Councillor Kooner  
 Seconded by Councillor Stutt  
 That Corporate Report Ro21 be referred to staff to review concerns for safety, sidewalks and parking in the area.

RES.R25-339

Carried  
 With Councillor Annis, Bose and Elford opposed.

**Item No. Ro22 Award of Contract No. 1722-020-11 128 Street and Crescent Road Roundabout**

The General Manager, Engineering submitted a report to seek Council’s approval to award a contract for the construction of a roundabout at 128 Street and Crescent Road.

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

1. Award Contract No. 1722-020-11 to BA Blacktop Infrastructure Inc. in the amount of \$2,421,123.44 (including GST) for 128 Street and Crescent Road Roundabout;
2. Set the expenditure authorization limit for Contract No. 1722-020-11 at \$2,664,000.00 (including GST and contingency); and
3. Authorize the General Manager, Engineering to execute Contract No. 1722-020-11.

RES.R25-340

Carried

**I. BYLAWS AND PERMITS**

**BUSINESS ARISING OUT OF THE PUBLIC HEARING**

1. Planning Report - Application No. 7922-0151-00  
 19066, 19030 and 19084 - 20 Avenue

Owners: Beedie (CHS 20th Ave NE) Holdings Ltd. (Director Information: R. Beedie)  
 Agent: Beedie (D. Read)

To rezone the site from General Agriculture Zone to Business Park 2 Zone in order to develop a multi-tenant business park with three buildings with a total floor area of 34,858 square metres.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21530"

It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21530" pass its third reading.

RES.R25-341

Carried

2. Planning Report - Application No. 7922-0152-00  
19055, 19037 - 16 Avenue

Owners: Beedie (CHS 20th Ave NE) Holdings Ltd.  
(Director Information: R. Beedie)  
Agent: Beedie (D. Read)

To rezone the site from General Agriculture Zone to Business Park 2 Zone in order to develop a multi-tenant industrial building, with a total of 18,968 square metres of floor area.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21531"

It was Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21531" pass its third reading.

RES.R25-342

Carried

3. Planning Report - Application No. 7922-0150-00  
18825, 18843, 18861, 18885, 18919, 18937 and 18973 - 16 Avenue

Beedie (CHS 16th Ave NW) Holdings Ltd. (Director Information: R. Beedie)  
Agent: Beedie (D. Read)

To rezone the site from General Agriculture Zone to Business Park 2 Zone in order to develop a multi-tenant business park with two buildings with a total floor area of 62,620 square metres, and the creation of a lot for the pump station. In addition, the proposal includes a Development Variance Permit to reduce the minimum setback distance for a Class A (red-coded) channelized stream and a Class B (yellow-coded) ditch.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21532"

It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21532" pass its third reading.

RES.R25-343

Carried

Development Variance Permit No. 7922-0150-00

It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council support Development Variance  
Permit No. 7922-0150-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.

RES.R25-344

Carried

4. Updates to Central Business District Boundaries and Development  
Parameters - Corporate Report R013

To amend the "Downtown" and "Figure 16: Downtown Densities" to ensure  
alignment with the City Centre Plan.

\* See memorandum dated February 5, 2025.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025,  
No. 21533"

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2025, No. 21533" pass its third reading.

RES.R25-345

Carried

It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2025, No. 21533" be finally adopted.

RES.R25-346

Carried





"Surrey Comprehensive Development Zone 271 (CD 271), Bylaw, 2025, No. 21521"

RES.R25-350

It was	Moved by Councillor Kooner Seconded by Councillor Stutt That "Surrey Comprehensive Development Zone 271 (CD 271), Bylaw, 2025, No. 21521" pass its first reading.
	<u>Carried</u>

The said Bylaw was then read for the second time.

RES.R25-351

It was	Moved by Councillor Bose Seconded by Councillor Hepner That "Surrey Comprehensive Development Zone 271 (CD 271), Bylaw, 2025, No. 21521" pass its second reading.
	<u>Carried</u>

The said Bylaw was then read for the third time.

RES.R25-352

It was	Moved by Councillor Bains Seconded by Councillor Stutt That "Surrey Comprehensive Development Zone 271 (CD 271), Bylaw, 2025, No. 21521" pass its third reading.
	<u>Carried</u>

- 6. Planning Report - Application No. 7916-0130-00, 7916-0130-01  
11420 - 157A Street

Owner: 1071948 B.C. Ltd. (Director Information: K. Schmidt, D. Sillars)  
Agent: Pacific Land Resources Group Inc. (O. Verbenkov)

To rezone a portion of the site from Acreage Residential Zone to Quarter Acre Residential Zone and a portion of the site from Light Impact Industrial Zone to Quarter Acre Residential Zone in order to subdivide into 38 suburban residential lots and 2 lots to be conveyed to the City for riparian, biodiversity and open space protection purposes. In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width requirements for the zone where a minimum of 30% of the subdivided lands are provided as open space for proposed Lots 26 to 35; to reduce the minimum front yard setback for a single family dwelling or duplex with or without a secondary suite to the principal building face for proposed Lots 8 to 22; and to reduce the minimum setback distance for a Class B Channelized Stream, as measured from the top-of-bank.

Sixty-four pieces of correspondence expressing opposition were received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21522"

RES.R25-353 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21522" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-354 It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21522" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R25-355 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21522" pass its third reading.  
Carried

Development Variance Permit No. 7916-0130-01

RES.R25-356 It was Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That Council support Development Variance  
Permit No. 7916-0130-01 and consider issuance of the Permit upon final adoption of  
the associated rezoning bylaw.  
Carried

7. Planning Report - Application No. 7924-0270-00  
10032 - 122 Street

Owner: I. Sandher  
Agent: Hub Engineering Inc. (J. Czoch)

To rezone the site from Urban Residential Zone to Small Lot Residential Zone in order to subdivide into two single family lots. In addition, the proposal includes a Development Variance Permit to permit a double side-by-side garage for proposed Lots 1 and 2.

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

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21495"

RES.R25-357      It was  
Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21495" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-358      It was  
Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21495" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R25-359      It was  
Moved by Councillor Annis  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21495" pass its third reading.  
Carried

Development Variance Permit No. 7924-0270-00

RES.R25-360      It was  
Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That Council support Development Variance  
Permit No. 7924-0270-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.  
Carried

8.      Planning Report - Application No. 7924-0207-00  
12624 - 22 Avenue

Owners: B. Kutney, C. Kutney  
Agent: C. Kutney

To rezone the site from Comprehensive Development Zone to Quarter Acre Residential Zone in order to permit an addition to the existing single family dwelling.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21525"

RES.R25-361 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21525" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-362 It was Moved by Councillor Bains  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21525" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R25-363 It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21525" pass its third reading.  
Carried

9. Planning Report - Application No. 7920-0326-00  
10937, 10947, 10957 and 10967 - 132A Street

Owner: Linked Group Property Ltd. (Director Information: M. Kong, Q. Zhou)  
Agent: Matthew Cheng Architect Inc. (M. Cheng)

To amend Official Community Plan Table 7A: Land Use Designation Exceptions within the Multiple Residential designation by adding site specific permission for a portion of site to permit a density up to 2.68 FAR. The proposal also includes rezoning a portion of the site from Urban Residential Zone to Comprehensive Development Zone and a portion of the site from Urban Residential Zone to Compact Residential Zone in order to develop a 6-storey residential building containing 169 market strata dwelling units over 2 levels of underground parking in City Centre as well as remnant lot.

No correspondence was received for this proposal.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21526"

RES.R25-364 It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2025, No. 21526" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-365 It was Moved by Councillor Annis  
Seconded by Councillor Bains  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2025, No. 21526" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R25-366 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2025, No. 21526" pass its third reading.  
Carried

"Surrey Comprehensive Development Zone 279 (CD 279), Bylaw, 2025, No. 21527"

RES.R25-367 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Comprehensive Development  
Zone 279 (CD 279), Bylaw, 2025, No. 21527" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-368 It was Moved by Councillor Bains  
Seconded by Councillor Hepner  
That "Surrey Comprehensive Development  
Zone 279 (CD 279), Bylaw, 2025, No. 21527" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R25-369 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Comprehensive Development  
Zone 279 (CD 279), Bylaw, 2025, No. 21527" pass its third reading.  
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21528"

RES.R25-370 It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21528" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-371 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21528" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R25-372 It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21528" pass its third reading.  
Carried

10. Planning Report - Application No. 7922-0028-00  
17336 - 101 Avenue

Owners: Q. Hu, Y. Sun, L. Xu  
Agent: CitiWest Consulting Ltd. (J. Kaur)

To rezone the subject site from Acreage Residential Zone to Quarter Acre Residential Zone in order to allow subdivision into three suburban residential lots. In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width requirements for proposed Lots 1 and 2.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21529"

RES.R25-373 It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21529" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-374 It was Moved by Councillor Bains  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21529" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R25-375  
It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21529" pass its third reading.  
Carried

Development Variance Permit No. 7922-0028-00

RES.R25-376  
It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council support Development Variance  
Permit No. 7922-0028-00 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.  
Carried

**REZONING BYLAW – NO PUBLIC HEARING  
Transition from Single-Family Residential Zones to Small-Scale Multi-Unit Housing  
Zones for In-stream Development Applications – Ninth Batch January 27, 2025.**

I.11 - I.15 are to align in-stream rezoning applications to new provincial legislation regarding small-scale multi-unit housing, as described in Corporate Report Ro09.

- 11. Planning Report - Application No. 7922-0034-00, 7922-0034-01  
17356 - 101 Avenue

Owner: 1161645 B.C. Ltd. (Director Information: H. Nahal)  
Agent: CitiWest Consulting Ltd. (J. Kaur)

To rezone the site from Acreage Residential Zone to Quarter Acre Residential Zone in order to subdivide into three suburban residential lots. In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width for proposed Lot 1 and 2.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21515"

RES.R25-377  
It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21515" pass its first reading.  
Carried

The said Bylaw was then read for the second time.





RES.R25-382 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21516" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R25-383 It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21516" pass its third reading.  
Carried

Development Variance Permit No. 7922-0060-01

RES.R25-384 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That Council support Development Variance  
Permit No. 7922-0060-01 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.  
Carried

13. Planning Report - Application No. 7921-0058-00, 7921-0058-01  
9039 - 164 Street

Owner: 1017153 B.C. Ltd. (Director Information: G. Parmar, A. Parmar)  
Agent: Hub Engineering Inc. (M. Kompter)

To rezone the site from Acreage Residential Zone to Suburban Residential Zone in order to subdivide into two suburban residential lots. In addition, the proposal includes a Development Variance Permit to reduce the minimum lot width for proposed Lot 1 and Lot 2; to reduce the minimum north side yard setback to the principle building face for proposed Lot 1; and to reduce the minimum south side yard setback requirements to the principle building face for proposed Lot 2.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21517"

RES.R25-385 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21517" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-386 It was Moved by Councillor Hepner  
Seconded by Councillor Annis  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21517" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R25-387 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21517" pass its third reading.  
Carried

Development Variance Permit No. 7921-0058-01

RES.R25-388 It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That Council support Development Variance  
Permit No. 7921-0058-01 and consider issuance of the Permit upon final adoption  
of the associated rezoning bylaw.  
Carried

14. Planning Report - Application No. 7921-0170-00, 7921-0170-01  
10162 and 10188 - 172 Street

Owners: 1334718 B.C. Ltd. (Director Information: M. Natt),  
1437886 B.C Ltd. (Director Information: M. Natt)  
Agent: CitiWest Consulting Ltd. (R. Jawanda)

To amend the Official Community Plan (OCP) Figure 3: General Land Use  
Designations for the subject site from Suburban to Urban. The proposal also  
includes rezoning the same site from Acreage Residential Zone to Urban  
Residential Zone in order to subdivide into 13 residential lots. In addition, the  
proposal includes a Development Variance Permit to reduce the minimum lot  
width for proposed Lots 2-4 and 10-12.

No correspondence was received for this proposal.

- \* See memorandum dated February 6, 2025.

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21206"

RES.R25-389 It was Moved by Councillor Hepner  
 Seconded by Councillor Kooner  
 That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2024, No. 21206" be finally adopted.  
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21518"

RES.R25-390 It was Moved by Councillor Kooner  
 Seconded by Councillor Bose  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21518" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-391 It was Moved by Councillor Hepner  
 Seconded by Councillor Annis  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21518" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R25-392 It was Moved by Councillor Stutt  
 Seconded by Councillor Kooner  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21518" pass its third reading.  
Carried

Development Variance Permit No. 7921-0170-01

RES.R25-393 It was Moved by Councillor Hepner  
 Seconded by Councillor Kooner  
 That Council support Development Variance Permit No. 7921-0170-01 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.  
Carried

- 15. Planning Report - Application No. 7922-0040-00  
10135 - 173 Street

Owner: 10145 173rd Street Project Ltd. (Director Information: Y. Chen, Y. Fan, H. Ji)  
Agent: Sutton Select Property Management & Realty (C. Yang)

To rezone the site from Suburban Residential Zone to Quarter Acre Residential Zone in order to subdivide into 2 residential lots.

No correspondence was received for this proposal.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21519"

RES.R25-394 It was Moved by Councillor Bose  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21519" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-395 It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21519" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R25-396 It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21519" pass its third reading.  
Carried

**PERMITS**

- 16. Planning Report - Application No. 7921-0189-00  
9537 Prince Charles Boulevard

Owner: Kekinow Native Housing Society (Director Information: B. Dagg,  
L. Doucette, R. Henry, A. Lopez, G. Reid, P. Reid)  
Agent: NSDA Architects (M. Chan)

To waive the indoor amenity space requirement for the 168 proposed affordable rental dwelling units; to reduce the minimum west yard setback on Lot 1; and the minimum south yard setback on Lot 1 to the principal building face in order to develop two residential buildings of 5- and 6- storeys and one 6-storey mixed-use building containing approximately 168 affordable rental dwelling units for people of Indigenous ancestry.

No correspondence was received for this proposal.

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That Council support Development Variance Permit No. 7921-0189-00 and consider issuance of the Permit upon final adoption of the associated rezoning bylaw.

RES.R25-397 Carried

- 17. Planning Report - Application No. 7924-0302-00  
14391 - 17B Avenue

Owner: N. Vaishnav  
Agent: Oberizon Homes (J. Oberoi)

To increase the maximum permitted floor area of a second storey for a principle building from 80% to 89% of the area of the first storey; and to decrease the minimum offset at the second storey from 20% to 9.2% of the area of the first storey to permit the development of a second-floor addition to a single family dwelling.

No correspondence was received for this proposal.

It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That Council authorize the issuance of Development Variance Permit No. 7924-0302-00.

RES.R25-398 Carried

**INTRODUCTIONS**

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No. Foo1. The following Bylaws are therefore in order for consideration.

18. Sewer Operating Financial Plan.

"Surrey 2025 – 2029 Sewer Operating Financial Plan Bylaw, 2025, No. 21534"

RES.R25-399 It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey 2025 – 2029 Sewer Operating  
Financial Plan Bylaw, 2025, No. 21534" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-400 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey 2025 – 2029 Sewer Operating  
Financial Plan Bylaw, 2025, No. 21534" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R25-401 It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey 2025 – 2029 Sewer Operating  
Financial Plan Bylaw, 2025, No. 21534" pass its third reading.  
Carried

Drainage Operating Financial Plan.

"Surrey 2025 – 2029 Drainage Operating Financial Plan Bylaw, 2025, No. 21535"

RES.R25-402 It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "Surrey 2025 – 2029 Drainage Operating  
Financial Plan Bylaw, 2025, No. 21535" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-403 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey 2025 – 2029 Drainage Operating  
Financial Plan Bylaw, 2025, No. 21535" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R25-404 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey 2025 – 2029 Drainage Operating  
Financial Plan Bylaw, 2025, No. 21535" pass its third reading.  
Carried

Solid Waste Operating Financial Plan.

"Surrey 2025 – 2029 Solid Waste Operating Financial Plan Bylaw, 2025, No. 21536"

RES.R25-405 It was Moved by Councillor Bose  
Seconded by Councillor Annis  
That "Surrey 2025 – 2029 Solid Waste  
Operating Financial Plan Bylaw, 2025, No. 21536" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-406 It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey 2025 – 2029 Solid Waste  
Operating Financial Plan Bylaw, 2025, No. 21536" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R25-407 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey 2025 – 2029 Solid Waste  
Operating Financial Plan Bylaw, 2025, No. 21536" pass its third reading.  
Carried

Water Operating Financial Plan.

"Surrey 2025 – 2029 Water Operating Financial Plan Bylaw, 2025, No. 21537"

RES.R25-408 It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey 2025 – 2029 Water Operating  
Financial Plan Bylaw, 2025, No. 21537" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-409 It was Moved by Councillor Kooner  
Seconded by Councillor Bains  
That "Surrey 2025 – 2029 Water Operating  
Financial Plan Bylaw, 2025, No. 21537" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R25-410 It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "Surrey 2025 – 2029 Water Operating  
Financial Plan Bylaw, 2025, No. 21537" pass its third reading.  
Carried

District Energy Operating Financial Plan.

"Surrey 2025 – 2029 District Energy Operating Financial Plan Bylaw, 2025, No. 21538"

RES.R25-411 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey 2025 – 2029 District Energy  
Operating Financial Plan Bylaw, 2025, No. 21538" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-412 It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey 2025 – 2029 District Energy  
Operating Financial Plan Bylaw, 2025, No. 21538" pass its second reading.  
Carried

The said Bylaw was then read for the third time.



RES.R25-413 It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "Surrey 2025 – 2029 District Energy  
Operating Financial Plan Bylaw, 2025, No. 21538" pass its third reading.  
Carried

Parking Authority Operating Financial Plan.

"Surrey 2025 – 2029 Parking Authority Operating Financial Plan Bylaw, 2025,  
No. 21539"

RES.R25-414 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey 2025 – 2029 Parking Authority  
Operating Financial Plan Bylaw, 2025, No. 21539" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-415 It was Moved by Councillor Hepner  
Seconded by Councillor Bains  
That "Surrey 2025 – 2029 Parking Authority  
Operating Financial Plan Bylaw, 2025, No. 21539" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R25-416 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey 2025 – 2029 Parking Authority  
Operating Financial Plan Bylaw, 2025, No. 21539" pass its third reading.  
Carried

Schedule C is amended to reflect the 2025 utility rates.

"District Energy System By-law, 2012, No. 17667, Amendment Bylaw, 2025,  
No. 21540"

RES.R25-417 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "District Energy System By-law, 2012,  
No. 17667, Amendment Bylaw, 2025, No. 21540" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-418 It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "District Energy System By-law, 2012,  
No. 17667, Amendment Bylaw, 2025, No. 21540" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R25-419 It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "District Energy System By-law, 2012,  
No. 17667, Amendment Bylaw, 2025, No. 21540" pass its third reading.  
Carried

Schedule A is amended to reflect the 2025 utility rates.

"Surrey Drainage Parcel Tax By-law, 2001, No. 14593, Amendment Bylaw, 2025,  
No. 21541"

RES.R25-420 It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Drainage Parcel Tax By-law,  
2001, No. 14593, Amendment Bylaw, 2025, No. 21541" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-421 It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Drainage Parcel Tax By-law,  
2001, No. 14593, Amendment Bylaw, 2025, No. 21541" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R25-422 It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "Surrey Drainage Parcel Tax By-law,  
2001, No. 14593, Amendment Bylaw, 2025, No. 21541" pass its third reading.  
Carried

Schedule C is amended to reflect the 2025 utility rates and incorporate housekeeping amendments.

"Surrey Sanitary Sewer Regulation and Charges By-law, 2008, No. 16611, Amendment Bylaw, 2025, No. 21542"

It was Moved by Councillor Annis  
Seconded by Councillor Hepner  
That "Surrey Sanitary Sewer Regulation and Charges By-law, 2008, No. 16611, Amendment Bylaw, 2025, No. 21542" pass its first reading.

RES.R25-423 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Sanitary Sewer Regulation and Charges By-law, 2008, No. 16611, Amendment Bylaw, 2025, No. 21542" pass its second reading.

RES.R25-424 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bose  
Seconded by Councillor Hepner  
That "Surrey Sanitary Sewer Regulation and Charges By-law, 2008, No. 16611, Amendment Bylaw, 2025, No. 21542" pass its third reading.

RES.R25-425 Carried

Schedule B and Schedule D is amended and incorporate housekeeping amendments.

"Surrey Stormwater Drainage Regulation and Charges By-law, 2008, No. 16610, Amendment Bylaw, 2025, No. 21543"

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Stormwater Drainage Regulation and Charges By-law, 2008, No. 16610, Amendment Bylaw, 2025, No. 21543" pass its first reading.

RES.R25-426 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That "Surrey Stormwater Drainage  
Regulation and Charges By-law, 2008, No. 16610, Amendment Bylaw, 2025,  
No. 21543" pass its second reading.

RES.R25-427 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Stormwater Drainage  
Regulation and Charges By-law, 2008, No. 16610, Amendment Bylaw, 2025,  
No. 21543" pass its third reading.

RES.R25-428 Carried

Schedule A and Schedule B is amended and incorporate housekeeping  
amendments.

"Waste Management Regulations and Charges Bylaw, 2015, No. 18412, Amendment  
Bylaw, 2025, No. 21544"

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Waste Management Regulations and  
Charges Bylaw, 2015, No. 18412, Amendment Bylaw, 2025, No. 21544" pass its first  
reading.

RES.R25-429 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Hepner  
Seconded by Councillor Bains  
That "Waste Management Regulations and  
Charges Bylaw, 2015, No. 18412, Amendment Bylaw, 2025, No. 21544" pass its  
second reading.

RES.R25-430 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bose  
Seconded by Councillor Kooner  
That "Waste Management Regulations and  
Charges Bylaw, 2015, No. 18412, Amendment Bylaw, 2025, No. 21544" pass its third  
reading.

RES.R25-431 Carried

Schedule B, C, D-1, E, and F is amended and incorporate housekeeping amendments.

"Surrey Waterworks Regulation and Charges By-law, 2007, No. 16337, Amendment Bylaw, 2025, No. 21545"

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Waterworks Regulation and Charges By-law, 2007, No. 16337, Amendment Bylaw, 2025, No. 21545" pass its first reading.

RES.R25-432 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That "Surrey Waterworks Regulation and Charges By-law, 2007, No. 16337, Amendment Bylaw, 2025, No. 21545" pass its second reading.

RES.R25-433 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bains  
Seconded by Councillor Kooner  
That "Surrey Waterworks Regulation and Charges By-law, 2007, No. 16337, Amendment Bylaw, 2025, No. 21545" pass its third reading.

RES.R25-434 Carried

Schedule M is amended for Parking Fees, and Electric Vehicle Charging Fees.

"Surrey Fee-Setting By-law, 2001, No. 14577, Amendment Bylaw, 2025, No. 21546"

It was Moved by Councillor Hepner  
Seconded by Councillor Bose  
That "Surrey Fee-Setting By-law, 2001, No. 14577, Amendment Bylaw, 2025, No. 21546" pass its first reading.

RES.R25-435 Carried

The said Bylaw was then read for the second time.

RES.R25-436  
 It was  
 Moved by Councillor Bose  
 Seconded by Councillor Kooner  
 That "Surrey Fee-Setting By-law, 2001,  
 No. 14577, Amendment Bylaw, 2025, No. 21546" pass its second reading.  
Carried

The said Bylaw was then read for the third time.

RES.R25-437  
 It was  
 Moved by Councillor Bose  
 Seconded by Councillor Hepner  
 That "Surrey Fee-Setting By-law, 2001,  
 No. 14577, Amendment Bylaw, 2025, No. 21546" pass its third reading.  
Carried

**J. CLERK’S REPORT**

**1. Delegation Requests**

- (a) **Shafiq Jamal, Stakeholder and GR Affairs Facilitator, and Gurdip Sahota, Director and Chair of the Stakeholder and Government Relations Committee Fraser Valley Real Estate Board**  
 File: 0500-20-10

Requesting to appear at a Council-in-Committee Meeting to provide a presentation on building relationships with municipalities in the Fraser Valley, offering up the resources of realtors to support housing issues in the Fraser Valley.

RES.R25-438  
 It was  
 Moved by Councillor Bains  
 Seconded by Councillor Kooner  
 That Shafiq Jamal, Stakeholder and GR Affairs Facilitator, and Gurdip Sahota, Director and Chair of the Stakeholder and Government Relations Committee, Fraser Valley Real Estate Board be heard as a delegation at Council-in-Committee.  
Carried

**K. NOTICE OF MOTION**

This section has no items to consider.

**L. OTHER BUSINESS**

This section has no items to consider.

**M. ADJOURNMENT**

It was

Moved by Councillor Bains  
Seconded by Councillor Annis  
That the February 10, 2025 Regular Council -

Public Hearing meeting be adjourned.

RES.R25-439

Carried

The Regular Council - Public Hearing meeting adjourned at 8:21 p.m.

Certified correct:

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

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