

**Present:**

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

**Absent:**

Councillor Annis  
Councillor Bose

**Staff Present:**

R. Costanzo, City Manager  
J. Ficocelli, City Clerk and Director Legislative Services  
J. Brar, General Manager, Corporate Services  
L. Cavan, General Manager, Parks, Recreation & Culture  
B. Edwards, General Manager, Public Safety  
R. Gill, Acting General Manager, Planning & Development  
K. Grewal, General Manager, Finance  
P. Huynh, City Solicitor  
S. Neuman, General Manager, Engineering  
S. Low, Chief Development Approvals Officer  
C. McBeath, Director Development Planning  
J. Pang, Director Land Development  
D. Todd, Development Planning Manager

**A. ADOPTION OF THE AGENDA**

It was

Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That:

1. The agenda of the December 1, 2025, Regular Council – Land Use meeting be amended by removing Item B.9 Planning Report - Application No. 7922-0247-00 under Planning Reports; and
2. The agenda be adopted as amended.

RES.R25-2847

Carried

**B. PLANNING REPORT**

1. **Planning Report - Application No. 7925-0227-00**  
**5684 - 146A Street**  
Owners: G. Singh, K. Kaur, M. Waraich, H. Waraich  
Agent: G. Singh  
**NCP Amendment from Suburban Residential Half-Acre to**  
**Suburban Residential Quarter-Acre**  
**Rezoning from R<sub>1</sub> to CD based on R<sub>2</sub>**  
*Subdivision of one parent parcel into two small-scale residential lots.*

It was Moved by Councillor Bains  
Seconded by Councillor Stutt  
That:

1. Council support amending the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from Suburban Residential Half-Acre to Suburban Residential Quarter-Acre and consider passing a resolution when the project is considered for final adoption (Appendix A).
2. Council endorse the Public Notification to proceed for Bylaw No. 21866 to rezone the subject site from Suburban Residential Zone (R1) to Comprehensive Development Zone 358 (CD-358). If supported the Bylaw will be brought forward for First, Second and Third Reading.
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) resolution of all engineering requirements to the satisfaction of the General Manager, Engineering (Appendix B);
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) final approval from the Ministry of Transportation & Transit under File No. 2025-03562;
  - (d) submission and acceptance of a finalized arborist report, including satisfying the required tree replacement, to the satisfaction of the Planning and Development Department;
  - (e) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (f) the applicant provide cash in lieu of open space, in accordance with the provisions of the proposed Comprehensive Development 358 (CD-358) Zone;
  - (g) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R25-2848

Carried

2. **Planning Report - Application No. 7925-0270-00  
19135 and 19143 - 30 Avenue**

Owner: Beedie (19116 32nd Ave) Holdings Ltd.

Director Information: R. Beedie

Officer Information as at March 29, 2025: R. Beedie (President, Secretary),  
D. Pearson (Other Offices), A. Yuen (Other Offices)

Agent: Beedie (19116 32nd Ave) Holdings Ltd. (J. Evers)

**Development Permit / Development Variance Permit**

*Development of a single-tenant industrial warehouse.*

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

1. Council authorize staff to draft Development Permit No. 7925-0270-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix A).
2. Council approve the applicant's request to vary the Sign By-law as described in Appendix B.
3. Council endorse Development Variance Permit No. 7925-0270-00, varying the following in the Zoning By-law to proceed to Public Notification:
  - (a) in Section F. "Yards and Setbacks" of Part 47B Business Park 2 Zone (IB-2), reduce the minimum west (side) yard setback from 7.5 metres to 4.5 metres to the principal building face; and
  - (b) in Section F. "Yards and Setbacks" of Part 47B Business Park 2 Zone (IB-2), vary the minimum east (side) yard setback from 7.5 metres or 0.0 metres to 5.5 metres to the principal building face.

If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final issuance of the associated Development Permit.

4. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission and acceptance of finalized architectural drawings, including resolution of all urban design issues, to the satisfaction of the Planning and Development Department;
  - (b) submission and acceptance of finalized landscaping drawings, including resolution of all landscape design issues, and a landscaping cost estimate to the satisfaction of the Planning and Development Department; and

- (c) submission and acceptance of a finalized arborist report, including satisfying the required tree replacement, to the satisfaction of the Planning and Development Department.

RES.R25-2849

Carried

**3. Planning Report - Application No. 7925-0182-00**

**6851 - 150 Street**

Owners: M. Hans-Brar, G. Brar

Agent: Mainland Engineering (A. Banwait)

**Rezoning from RA to R3**

*Subdivision into two small-scale residential lots.*

It was

Moved by Councillor Stutt

Seconded by Councillor Kooner

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21867 to rezone the subject site from Acreage Residential Zone (RA) to Urban Residential Zone (R3). If supported the Bylaw will be brought forward for consideration of First, Second and Third Reading.
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) resolution of all engineering requirements to the satisfaction of the General Manager, Engineering (Appendix B);
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission and acceptance of a finalized arborist report, including satisfying the required tree replacement, to the satisfaction of the Planning and Development Department;
  - (d) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R25-2850

Carried

**4. Planning Report - Application No. 7925-0250-00**

**8126 - 132 Street**

Owners: G. Hans, R. Hans, G. Hans, G. Hans

Agent: Pacific Land Group (O. Verbenkov)

**Rezoning from R3 to R4**

*Subdivision into four small-scale residential lots.*

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21868 to rezone the subject site from Urban Residential Zone (R3) to Small Lot Residential Zone (R4). If supported the Bylaw will be brought forward for consideration of First, Second, and Third Reading.
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) resolution of all engineering requirements to the satisfaction of the General Manager, Engineering (Appendix B);
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission and acceptance of a finalized arborist report, including satisfying the required tree replacement, to the satisfaction of the Planning and Development Department;
  - (d) the applicant adequately address the City’s needs with respect to the City’s Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R25-2851

Carried

**5. Planning Report - Application No. 7925-0301-00  
13340 - 76 Avenue**

Owner: Conwest (Newton) GP Ltd.  
Director Information: A. Marinelli, G. Marinelli  
Officer Information as at July 30, 2024: A. Marinelli (President),  
G. Marinelli (Vice President)

Agent: Conwest Developments Ltd. (D. Brzovic)

**Rezoning from IL to CD (based on IL)**

**General Development Permit**

*Development of an auto mall and ancillary retail.*

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

1. a Bylaw be introduced to rezone the subject site from Light Impact Industrial Zone (IL) to Comprehensive Development Zone 357 (CD-357), and a date be set for Public Hearing.

- 2. Council authorize staff to draft General Development Permit No. 7925-0301-00 generally in accordance with the attached drawings (Appendix A).
- 3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) resolution of all engineering requirements to the satisfaction of the General Manager, Engineering (Appendix B);
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission and acceptance of finalized architectural drawings, including resolution of all urban design issues, to the satisfaction of the Planning and Development Department;
  - (d) submission and acceptance of finalized landscaping drawings, including resolution of all landscape design issues, and a landscaping cost estimate to the satisfaction of the Planning and Development Department;
  - (e) submission and acceptance of a finalized arborist report, including satisfying the required tree replacement, to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager, Parks, Recreation and Culture; and
  - (h) submission of a transportation impact assessment and implementation of recommendations.

RES.R25-2852 Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey Comprehensive Development  
Zone 357 (CD 357), Bylaw, 2025, No. 21869" pass its first reading.

RES.R25-2853 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt  
Seconded by Councillor Kooner  
That "Surrey Comprehensive Development  
Zone 357 (CD 357), Bylaw, 2025, No. 21869" pass its second reading.

RES.R25-2854 Carried

It was then  
 Moved by Councillor Hepner  
 Seconded by Councillor Bains  
 That the Public Hearing on "Surrey  
 Comprehensive Development Zone 357 (CD 357), Bylaw, 2025, No. 21869" be held  
 at City Hall on January 12, 2026, at 7:00 p.m. and that in the event of a Canada Post  
 labour disruption, the Public Hearing will be rescheduled to the next date whereby  
 public notice can be delivered.

RES.R25-2855

Carried

**6. Planning Report - Application No. 7925-0196-00  
 9791 - 161A Street**

Owners: P. Master, M. Master

Agent: Pacific Land Group (L. Jones)

**Rezoning from RA to R3 and R4**

**Development Permit for Hazard Lands and Sensitive Ecosystems**

**Development Variance Permit**

*Subdivision into four new single family lots, with an additional riparian lot to be  
 conveyed to the City for conservation purposes.*

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

1. Council endorse the Public Notification to proceed for Bylaw No. 21870 to rezone a portion of the subject site as shown as Block A on the attached Block Plan (Appendix A), from Acreage Residential Zone (RA) to Urban Residential Zone (R3), and Block B on the attached Block Plan from Acreage Residential Zone (RA) to Small Lot Residential Zone (R4). If supported the Bylaw will be brought forward for First, Second and Third Reading.
2. Council authorize staff to draft Development Permit No. 7925-0196-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside and Green Infrastructure Area) generally in accordance with the attached drawings (Appendix B).
3. Council endorse Development Variance Permit No. 7925-0196-00, varying the following in the Zoning By-law to proceed to Public Notification, and bring the Development Variance Permit forward for an indication of support by Council:
  - (a) in Section B.1 of Part 7A Streamside Protection, reduce the minimum setback distance for a Class A stream from 30 metres to 15.47 metres from top of bank.

If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated rezoning bylaw and the associated Development Permit.

4. Council instruct staff to resolve the following issues prior to final approval:
- (a) resolution of all engineering requirements to the satisfaction of the General Manager, Engineering (Appendix D);
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Water, Land and Resource Stewardship under the Water Sustainability Act for compliance with the Riparian Areas Protection Regulation (RAPR) streamside setback and restoration proposed within the stream channel;
  - (d) submission and acceptance of a finalized arborist report, including satisfying the required tree replacement, to the satisfaction of the Planning and Development Department;
  - (e) submission and acceptance of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of the Planning and Development Department;
  - (f) the applicant enter into a restoration agreement with the City;
  - (g) submission and acceptance of a finalized Geotechnical Report to the satisfaction of City staff;
  - (h) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
  - (i) provision of a cash-in-lieu contribution pursuant to Section 510 of the Local Government Act that equals 5% of the market value of the Land, as accepted by the City, as at the date of the Preliminary Layout Approval (PLA) or most recent PLA extension; and
  - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R25-2856

Carried

7. **Planning Report - Application No. 7925-0207-00**  
**14110 - 32 Avenue**  
 Owners: N. Kalsoom, A. Khattak, M. Kashif  
 Agent: Mainland Engineering Design Corp (A. Banwait)  
**OCP Amendment to remove the property from the Suburban Density Exception Area.**  
**Rezoning from R<sub>1</sub> to R<sub>2</sub>**  
**Development Variance Permit**  
*Subdivision into three single family lots.*

It was  
Moved by Councillor Stutt  
Seconded by Councillor Bains  
That:

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 5: Suburban Density Exception Areas to remove the subject site from the Suburban Density Exception Area, and a date be set for Public Hearing (Appendix B).
2. a Bylaw be introduced to rezone the subject site from Suburban Residential Zone (R1) to Quarter Acre Residential Zone (R2), and a date be set for Public Hearing.
3. Council endorse Development Variance Permit No. 7925-0207-00, varying the following in the Zoning By-law to proceed to Public Notification, and bring the Development Variance Permit forward for an indication of support by Council:
  - (a) in Section C. Subdivision of Part 14 Quarter Acre Residential Zone (R2), reduce the minimum lot widths from 24.0 metres to 23.0 metres for proposed Lots 1 and 2 and 23.8 metres for proposed Lot 3.

If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated rezoning bylaw.

4. Council instruct staff to resolve the following issues prior to final approval:
  - (a) resolution of all engineering requirements to the satisfaction of the General Manager, Engineering (Appendix D);
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission and acceptance of a finalized arborist report, including satisfying the required tree replacement, to the satisfaction of the Planning and Development Department;
  - (d) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department; and
  - (e) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

RES.R25-2857

Carried

RES.R25-2858 It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2025, No. 21871" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-2859 It was Moved by Councillor Kooner  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan Bylaw,  
2013, No. 18020, Amendment Bylaw, 2025, No. 21871" pass its second reading.  
Carried

RES.R25-2860 It was then Moved by Councillor Stutt  
Seconded by Councillor Bains  
That the Public Hearing on "Surrey Official  
Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2025, No. 21871" be  
held at City Hall on January 12, 2026, at 7:00 p.m. and that in the event of a  
Canada Post labour disruption, the Public Hearing will be rescheduled to the next  
date whereby public notice can be delivered.  
Carried

RES.R25-2861 It was Moved by Councillor Hepner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21872" pass its first reading.  
Carried

The said Bylaw was then read for the second time.

RES.R25-2862 It was Moved by Councillor Kooner  
Seconded by Councillor Stutt  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment Bylaw, 2025, No. 21872" pass its second reading.  
Carried

RES.R25-2863 It was then Moved by Councillor Hepner  
Seconded by Councillor Bains  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21872" be held at City Hall  
on January 12, 2026, at 7:00 p.m. and that in the event of a Canada Post labour  
disruption, the Public Hearing will be rescheduled to the next date whereby public  
notice can be delivered.  
Carried

8. **Planning Report - Application No. 7921-0052-00**  
**12738 - 60 Avenue**  
 Owners: H. Hundal, A. Dhaliwal, R. Gill  
 Agent: Citiwest Consulting Ltd. (R. Jawanda)  
**OCP Amendment for a portion of the site from Suburban to Urban**  
**NCP Amendment for a portion of the site from Parks and Proposed Single**  
**Family (6 u.p.a.) to Small Lot (10 u.p.a.)**  
**Rezoning from RA to R<sub>3</sub>**  
**Development Permit for Sensitive Ecosystem (GIN)**  
**Development Variance Permit**  
*Subdivision from one to six urban residential lots.*

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

1. a Bylaw be introduced to amend the Official Community Plan (OCP) Figure 3: General Land Use Designations for a portion of the subject site from Suburban to Urban, and a date be set for Public Hearing (Appendix A).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the OCP, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. Council support amending the West Newton / Highway 10 NCP to redesignate a portion of the land from Parks and Proposed Single Family (6 u.p.a.) to Small Lot (10 u.p.a.) and consider passing a resolution when the project is considered for final adoption (Appendix B).
4. a Bylaw be introduced to rezone the subject site from Acreage Residential Zone (RA) to Urban Residential Zone (R<sub>3</sub>), and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7921-0052-00 for Sensitive Ecosystems.
6. Council endorse Development Variance Permit No. 7921-0052-00, varying the following in the Zoning By-law to proceed to Public Notification and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated OCP and rezoning bylaws:

- (a) in Section H.3(b) of Part 15 "Urban Residential Zone (R3)" of the Zoning Bylaw, increase the number of driveways permitted for Lot 6 from 1 to 2 to accommodate a private common driveway that provides rear vehicular access and enables additional on-site parking for each lot.
7. Council instruct staff to resolve the following issues prior to final approval:
- (a) resolution of all engineering requirements to the satisfaction of the General Manager, Engineering (Appendix E);
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) final approval from the Ministry of Transportation & Transit under File No. 2025-05179;
- (d) final approval from BC Hydro;
- (e) submission and acceptance of a finalized arborist report, including satisfying the required tree replacement, to the satisfaction of the Planning and Development Department;
- (f) submission and acceptance of a finalized Ecosystem Development Plan to the satisfaction of the Planning and Development Department;
- (g) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
- (h) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (j) the applicant enter into a contract of purchase and sale agreement with the City for the portion of land to be purchased by the City for parkland at fair market value, reflecting the current state of the property and encumbrances on title.

RES.R25-2864

Carried



- 9. **Planning Report - Application No. 7922-0247-00**  
**9744 - 176 Street**  
 Owner: 1316407 B.C. Ltd.  
Director Information: J. Purewal, H. Purewal, S. Purewal  
No Officer Information Filed as at July 21, 2025.  
 Agent: HUB Engineering (J. Bains)  
**Rezoning from RA to IL**  
*Rezoning of to allow a future industrial development.*

This item was removed from the agenda.

- 10. **Planning Report - Application No. 7917-0205-00**  
**9445, 9447, 9459, and 9461 - 135 Street; 13491 and 13493 - 94A Avenue**  
 Owner: Lumora Realty (Previously 1075504 B.C. Ltd.)  
Director Information: A. Biran, A. Kullar, R. Mann, S. Purba  
Officer Information as at May 12, 2024: A. Biran (President)  
 Agent: V. Mehta  
**Rezoning from R3 to CD**  
**Development Permit Amendment**  
*Changes to a six-storey apartment building proposal currently at Third Reading, including a new CD Bylaw and amendments to the Development Permit to increase the overall floor area (from 2.7 to 3.0 FAR net) and number of proposed dwelling units (from 60 to 77).*

\* Further to the Planning Reports dated April 23, 2018 and July 23, 2018, additional information regarding the application was provided.

It was Moved by Councillor Stutt  
Seconded by Councillor Bains  
That:

1. Council file Rezoning Bylaw No. 19585.
2. Council endorse the Public Notification to proceed for Bylaw No. 21856 to rezone the subject site from Urban Residential Zone (R3) to Comprehensive Development Zone (CD). If supported the Bylaw will be brought forward for First, Second, and Third Reading.
3. Council authorize staff to draft the amended Detailed Development Permit No. 7917-0205-00 for Form and Character generally in accordance with the attached drawings (Appendix A).
4. Council instruct staff to resolve all subject conditions outlined in the Additional Planning Comments Report No. 7917-0205-00, dated July 23, 2018 (includes original Planning Report No. 7917-0205-00, dated April 23, 2018) (Appendix B), prior to Final Adoption.

RES.R25-2871

Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2018, No. 19585" be filed.  
RES.R25-2872 Carried

**C. CONSENT AGENDA**

It was Moved by Councillor Elford  
Seconded by Councillor Kooner  
That Council approve Consent Agenda items  
C.1 to C.5.  
RES.R25-2873 Carried

**BYLAWS**

1. Planning Report - Application No. 7924-0320-00  
7298 - 141A Street  
  
Owners: D. Naidu, M. Naidu  
Agent: D. Naidu  
  
To allow a proposed development consisting of a child care centre for up to  
16 children in a single-family dwelling.  
  
"Surrey Comprehensive Development Zone 327 (CD 327), Bylaw, 2025, No. 21753"  
  
That "Surrey Comprehensive Development Zone 327 (CD 327), Bylaw, 2025,  
No. 21753" be finally adopted.  
RES.R25-2874 Carried

**BYLAWS WITH PERMITS**

2. Planning Report - Application No. 7920-0201-00, 7920-0201-01  
Corporate Report R222  
17499 - 101 Avenue  
  
Owner: S. Sandhu  
Agent: Hub Engineering Inc. (M. Kompter)  
  
To allow subdivision into two residential lots and reduced lot width. The proposal  
also includes a Development Variance Permit to reduce the minimum lot width for  
proposed Lot 1 and Lot 2.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21466"

That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21466" be finally adopted.

RES.R25-2875 Carried

Development Variance Permit No. 7920-0201-01

That Council authorize the issuance of Development Variance Permit No. 7920-0201-01.

RES.R25-2876 Carried

### PERMITS - APPROVALS

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

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

To vary the height of a single family dwelling. The proposal also includes Development Permit for Hazard Lands to allow construction of a new single-family dwelling.

Development Variance Permit No. 7923-0124-00

That Council authorize the issuance of Development Variance Permit No. 7923-0124-00.

RES.R25-2877 Carried

Development Permit No. 7923-0124-00

That Council authorize the issuance of Development Permit No. 7923-0124-00.

RES.R25-2878 Carried

4. Planning Report - Application No. 7923-0255-01  
18036, 18074, 18088 - 72 Avenue; 18003 Fraser Highway

Owner: Zenterra 180 Street Ltd. (Director Information: M. Gill, K. Johal)  
Agent: Zenterra Developments (K. Anderson)

To allow the development of four 6-storey apartment buildings.

Development Permit No. 7923-0255-01

RES.R25-2879 That Council authorize the issuance of Development Permit No. 7923-0255-01.  
Carried

**APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED**

5. Planning Report - Application No. 7922-0337-00  
1765, 1775, 1785 and 1789 – 157 Street; 15668 and 15674 – 18 Avenue

Owners: 1309899 B.C. Ltd. (Director Information: N. Keshavjee, R. Virani, M. Virani, M. Virani), Little Chelsea Development Projects Inc. (Director Information: R. Singh, R. Virani), Deep Blue Investment Corporation Inc. (Director Information: R. Singh)  
Agent: R. Varni

To allow a subdivision into 14 semi-detached lots.

"Surrey Comprehensive Development Zone 149 (CD 149), Bylaw, 2023, No. 21051"

That "Surrey Comprehensive Development Zone 149 (CD 149), Bylaw, 2023, No. 21051" be filed.

RES.R25-2880 Carried

RES.R25-2881 That Council close Planning Report – Application No. 7922-0337-00.  
Carried

**END OF CONSENT AGENDA**

**D. BYLAWS AND PERMITS**

1. Planning Report - Application No. 7920-0143-00  
14840 - 108 Avenue

Owner: Brookmere Gardens Inc. (Directors Information: W. Rennison, E. Rennison)  
Agent: J. Krish

To allow the development of two 6-storey rental apartment buildings with a total of 424 dwelling units. The proposal also includes Development Permit for Form and Character.



G. ADJOURNMENT

It was  
  
Land Use meeting be adjourned.  
RES.R25-2886

Moved by Councillor Hepner  
Seconded by Councillor Kooner  
That the December 1, 2025 Regular Council –  
  
Carried

The Regular Council - Land Use meeting adjourned at 5:42 p.m.

Certified correct:

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Jennifer Ficocelli  
City Clerk and  
Director Legislative Services

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Mayor Brenda Locke