

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
J. Ficocelli, City Clerk and Director Legislative Services
L. Blake, Legislative Services Manager
P. Huynh, City Solicitor
J. Brar, General Manager, Corporate Services
S. Neuman, General Manager, Engineering
R. Gill, General Manager, Planning & Development
L. Cavan, General Manager, Parks, Recreation & Culture
S. Low, Chief Development Approvals Officer
C. McBeath, Director Development Planning
J. Pang, Director Land Development
I. Matthews, Development Planning Manager

A. ADOPTION OF THE AGENDA

It was

Moved by Councillor Kooner
Seconded by Councillor Bains
That the agenda of the February 9, 2026,

Regular Council Land Use meeting be adopted.

RES.R26-308

Carried

B. PLANNING REPORT

**1. Planning Report - Application No. 7921-0153-00, 7921-0153-01
15200 Guildford Drive**

Owner: Solterra Development (Guildford) Corp.

Director Information: G. Nichele

Officer Information as at December 20, 2025:

G. Nichele (President, Secretary)

Agent: Solterra Development Corp. (K. Yang)

Development Permit for Form and Character

Development Variance Permit

To permit the development of a 20-storey apartment building with 175 dwelling units in Guildford.

* Further to the Planning Report dated December 4, 2023, additional information regarding the application was provided.

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

1. Council authorize staff to draft Development Permit No. 7921-0153-01 generally in accordance with the attached drawings (Appendix A).
2. Council endorse Development Variance Permit No. 7921-0153-01, varying the following in the Zoning By-law, to proceed to Public Notification:
 - (a) in Section E. Lot Coverage of Comprehensive Development Bylaw No. 17032, the maximum lot coverage is varied from 40% to 42%; and
 - (b) in Section D. Table D.1. of Part 5 Off-Street Parking and Loading/ Unloading of the Zoning Bylaw, vary the required parking rate from 0.1 parking space to 0.2 parking space per dwelling unit for visitors.

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

RES.R26-309 Carried

**2. Planning Report - Application No. 7925-0330-00
 5660 and 5668 - 192 Street**

Owner: 450617 B.C. Ltd.
Director Information: D. Sarraf
Officer Information as at July 9, 2025: A. Sarraf (Secretary),
 R. Sarraf (Vice President), D. Sarraf (President)

Agent: 450617 B.C. Ltd. (D. Sarraf)

Rezoning to Amend CD Bylaw No. 13531

To allow general office use in the existing industrial business park buildings.

It was Moved by Councillor Stutt
 Seconded by Councillor Bains
 That a Bylaw be introduced to amend
 Comprehensive Development Bylaw No. 13531 (Appendix A), and a date be set for
 Public Hearing.

RES.R26-310 Carried

It was Moved by Councillor Hepner
 Seconded by Councillor Annis
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 1998, No. 13531, Amendment Bylaw, 2026, No. 21932" pass its
 first reading.

RES.R26-311 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Stutt
 Seconded by Councillor Kooner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 1998, No. 13531, Amendment Bylaw, 2026, No. 21932" pass its
 second reading.

RES.R26-312 Carried

It was then Moved by Councillor Hepner
 Seconded by Councillor Bose
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 1998, No. 13531, Amendment Bylaw,
 2026, No. 21932" be held at City Hall on February 23, 2026, at 7:00 p.m.

RES.R26-313 Carried

3. **Planning Report - Application No. 7925-0335-00
 17232 - 60 Avenue**
 Owner: N. Aujla
 Agent: Land Done Right (A. Ugre)
Development Variance Permit
Subdivision into two residential lots.

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

1. Council endorse Development Variance Permit No. 7925-0335-00, 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.2 of Part 15 Urban Residential Zone (R3), reduce the minimum lot width from 15.0m to 14.7m for Lot 2.

If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk once all outstanding conditions are satisfied.

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) 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

- (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R26-314

Carried

4. **Planning Report - Application No. 7925-0411-00**
6040 - 146 Street
Owner: K. Lehal
Agent: Citiwest Consulting Ltd. (R. Jawanda)
NCP Amendment from Single Family Residential to Single Family Small Lots.
Rezoning from RA to R4 and R5
Subdivision into 10 residential lots.

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

1. Council support amending the South Newton Neighbourhood Concept Plan to redesignate the land from Single Family Residential to Single Family Small Lots 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. 21933 to rezone the subject site from Acreage Residential Zone (RA) to Small Lot Residential Zone (R4) (Block A) and Compact Residential Zone (R5) (Block B) as shown on the Block Plan (Appendix B). If supported the Bylaw will be brought forward for First, Second and Third Readings.
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 C);
 - (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;
 - (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; and

- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R26-315

Carried

**5. Planning Report - Application No. 7923-0373-00, 7923-0373-01
16248, 16250 and 16272 - 20 Avenue**

Owner: 20 Ave Surrey Nominee Ltd.

Director Information: A. Hungerford, M. Hungerford

Officer Information as at March 14, 2025: A. Hungerford (President)

Agent: Surrey 20 Avenue LP (M. Taylor)

Development Permit

Development Permit for an approved self storage facility.

* Further to the Planning Report dated April 14, 2025, additional information regarding the application was provided.

* See memo dated February 9, 2026.

It was

Moved by Councillor Hepner
Seconded by Councillor Kooner
That:

1. Council close Development Permit No. 7923-0373-00.
2. Council authorize staff to draft Development Permit No. 7923-0373-01 generally in accordance with the attached drawings (Appendix B), and the finalized Sensitive Ecosystem Development Plan (Appendix C).
3. Council instruct staff to resolve the following issue prior to final approval:
 - (a) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access.

RES.R26-316

Carried

It was

Moved by Councillor Kooner
Seconded by Councillor Hepner
That Council close Development Permit

No. 7923-0373-00.

RES.R26-317

Carried

6. **Planning Report - Application No. 7923-0117-00**

12951 and 12975 - 106 Avenue

Owner: 1353580 B.C. Ltd.

Director Information: S. Rai

No Officer Information Filed as at March 16, 2025.

Agent: RBI Group of Companies (T. Massey)

Housing Agreement

To regulate the tenure of 58 rental units (48 market rental and 10 below-market rental) within one proposed building of the development for a period of 60 years, for a project at Third Reading.

* Further to Planning Reports dated December 2, 2024 and December 16, 2024, additional information regarding the application was provided.

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

1. a Bylaw be introduced to enter into a Housing Agreement and be given First, Second and Third Readings (Appendix A).
2. Council instruct staff to resolve all subject conditions outlined in the Additional Planning Comments Report No. 7923-0117-00, dated December 16, 2024 (includes original Planning Report No. 7923-0117-00 dated December 2, 2024) (Appendix B), prior to Final Adoption.

RES.R26-318 Carried

It was Moved by Councillor Hepner
 Seconded by Councillor Bains
 That "Surrey Housing Agreement
 Authorization No. 3, 2026, Bylaw No. 21934" pass its first reading.

RES.R26-319 Carried

The said Bylaw was then read for the second time.

It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That "Surrey Housing Agreement
 Authorization No. 3, 2026, Bylaw No. 21934" pass its second reading.

RES.R26-320 Carried

The said Bylaw was then read for the third time.

It was Moved by Councillor Bose
 Seconded by Councillor Hepner
 That "Surrey Housing Agreement
 Authorization No. 3, 2026, Bylaw No. 21934" pass its third reading.

RES.R26-321 Carried

7. **Planning Report - Application No. 7925-0355-00
18226 - 20 Avenue**

Owners: T. Shannon, K. Shannon

Agent: R. Christopherson

Rezoning from RA to CD (based on RA)

Special Needs Housing Agreement

To allow for up to three dwelling units on the lot, one of which is restricted to special needs housing and is subject to a Special Needs Housing Agreement adopted by Bylaw.

It was

Moved by Councillor Kooner

Seconded by Councillor Stutt

That:

1. Council endorse the Public Notification to proceed for Bylaw No. 21935 to rezone the subject site from Acreage Residential Zone (RA) to Comprehensive Development Zone (CD). If supported the Bylaw will be brought forward for consideration of First, Second and Third Reading.
2. should Council grant First, Second, and Third Reading to the associated Rezoning Bylaw following the Public Notification, Bylaw No. 21936 to enter into a Special Needs Housing Agreement will be introduced for First, Second and Third Reading (Appendix A).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy and Community Amenity Contributions, to the satisfaction of the General Manager, Planning & Development Services;
 - (b) removal of the northeast driveway access, to the satisfaction of the General Manager, Engineering; and
 - (c) registration of a Section 219 Restrictive Covenant requiring the applicant to remove the dwelling unit from the accessory building being used for special needs housing at the end of the term outlined in the Special Needs Housing Agreement.

RES.R26-322

Carried

8. **Planning Report - Application No. 7925-0099-00**
2308 and 2388 - 128 Street; 12862 - 24 Avenue
 Owner: Qualico Developments (Vancouver) Inc.
No Director Information Filed.
No Officer Information Filed.
 Agent: Qualico Developments (VCR) Inc. (A. Von Hausen)
OCP Amendment to remove the property from Figure 5: Suburban Density Exception Area.
OCP Amendment from Suburban to Urban
Rezoning from RA and R1 to RM-15
Development Permit / Development Variance Permit
Development of 89 townhouse units.

It was Moved by Councillor Bains
 Seconded by Councillor Kooner
 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 (max 2 upa), and a date for Public Hearing be set (Appendix A).
2. a Bylaw be introduced to amend the OCP Figure 3: General Land Use Designations to redesignate the subject site from Suburban to Urban, and a date for Public Hearing be set (Appendix A).
3. 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.
4. a Bylaw be introduced to rezone the subject site from Acreage Residential Zone (RA) and Suburban Residential Zone (R1) to Multiple Residential 15 Zone (RM-15), and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7925-0099-00 generally in accordance with the attached drawings (Appendix B).
6. Council approve Development Variance Permit No. 7925-0099-00, varying the following in the Zoning Bylaw 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 in conjunction with the final adoption of the associated OCP and rezoning bylaws:
 - (a) to reduce the minimum front yard (north) setback of the RM-15 Zone for Buildings 1, 11, and 12 from 7.5 metres to 5.0 metres;

- (b) to reduce the minimum side yard (west) setback of the RM-15 Zone for Buildings 7, 8, 9 and 10 from 7.5 metres to 5.0 metres; and
 - (c) to increase the minimum south yard setback of the RM-15 Zone for Buildings 4, 5 and 6 from 7.5 metres to 10.0 metres.
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 D);
 - (b) submission and acceptance of finalized architectural drawings, including resolution of all urban design issues, to the satisfaction of the Planning and Development Department;
 - (c) 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;
 - (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 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;
 - (g) provision of a cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-15 Zone, at the rate in effect at the time of final adoption;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (i) submission of an acoustical report for the units adjacent to 24 Avenue and 128 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and

(j) 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 with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development.

RES.R26-323

Carried

With Councillors Annis, Bose, and Hepner opposed.

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21937" pass its first reading.

RES.R26-324

Carried

With Councillors Annis, Bose, and Hepner opposed.

The said Bylaw was then read for the second time.

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21937" pass its second reading.

RES.R26-325

Carried

With Councillors Annis, Bose, and Hepner opposed.

It was then

Moved by Councillor Stutt

Seconded by Councillor Kooner

That the Public Hearing on "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2026, No. 21937" be held at City Hall on February 23, 2026, at 7:00 p.m.

RES.R26-326

Carried

With Councillors Annis and Bose opposed.

It was

Moved by Councillor Kooner

Seconded by Councillor Bains

That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2026, No. 21938" pass its first reading.

RES.R26-327

Carried

With Councillors Annis, Bose, and Hepner opposed.

RES.R26-331 It was Moved by Councillor Stutt
 Seconded by Councillor Kooner
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment Bylaw, 2025, No. 21885" pass its third reading.
Carried

RES.R26-332 It was Moved by Councillor Hepner
 Seconded by Councillor Bains
 That "Surrey Comprehensive Development
 Zone 363 (CD 363), Bylaw, 2025, No. 21886" pass its third reading.
Carried

RES.R26-333 It was Moved by Councillor Kooner
 Seconded by Councillor Hepner
 That Council support Development Variance
 Permit No. 7925-0089-00 and consider issuance of the Permit upon final adoption
 of the associated rezoning bylaws and development permit.
Carried

- 10. Planning Report - Application No. 7925-0403-00
 3600 King George Boulevard**
 Owner: City of Surrey
 Agent: City of Surrey (M. Wong)
**NCP Amendment from Golf Course, Commercial, and Proposed Landscape
 Buffer (15 m. Wide) to Park.**
Non-farm use under Section 20(2) of the ALC Act
*To permit development of the Oxbow Zone under Phase 1 of the Nicomekl Riverfront
 Park project.*

RES.R26-334 It was Moved by Councillor Kooner
 Seconded by Councillor Stutt
 That:

1. Council authorize the referral of the application to the Agricultural Land Commission; and
2. Council pass a resolution to amend the King George Corridor Neighbourhood Concept Plan (NCP) to redesignate the land from Golf Course, Commercial, and Proposed Landscape Buffer (15 m. Wide) to Park (Appendix E).

Carried

C. CONSENT AGENDA

It was

Moved by Councillor Elford
Seconded by Councillor Kooner
That Council approve Consent Agenda items

C.1 to C.10.

RES.R26-335

Carried

BYLAWS

1. Planning Report - Application No. 7925-0243-00
8024 - 120 Street

Owner: Suncor Energy Inc. (No Director Information on extra-provincial registration types)
Agent: J. Tod

To allow for a proposed eating establishment within an existing commercial service building.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16429, Amendment Bylaw, 2025, No. 21857"

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16429, Amendment Bylaw, 2025, No. 21857" be finally adopted.

RES.R26-336

Carried

2. Planning Report - Application No. 7917-0241-00, Corporate Report R243
14655 - 84 Avenue

Owner: Reet Homes Ltd. (Director Information: A. Parmar, R Parmar)
Agent: Reet Homes (R. Parmar)

To allow subdivision into 2 single family small lots.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21846"

That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21846" be finally adopted.

RES.R26-337

Carried

BYLAWS WITH PERMITS

- 3. Planning Report - Application No. 7922-0080-00, 7922-0080-01
19044 - 32 Avenue

Owners: Lanstone Commercial Construction Ltd. (Director Information: L. Foster),
19044 Holdings Ltd. (Director Information: J. Bontkes)
Agent: Orion Construction (P. Bangma)

To allow the development of a 9,976-square-metre multi-tenant industrial building. The proposal includes a Development Variance Permit for setbacks. The proposal also includes a Development Permit for Form and Character.

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21028"

That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2023, No. 21028" be finally adopted.

RES.R26-338

Carried

Development Variance Permit No. 7922-0080-01

That Council authorize the issuance of Development Variance Permit No. 7922-0080-01.

RES.R26-339

Carried

Development Permit No. 7922-0080-00

That Council authorize the issuance of Development Permit No. 7922-0080-00.

RES.R26-340

Carried

- 4. Planning Report - Application No. 7923-0139-00
18645, 18619 and 18599 - 74 Avenue

Owner: Wesmont Homes (Clayton 74 Ave) Ltd. (Director Information: N. Tilstra)
Agent: Wesmont Homes (Clayton 74 Ave) Ltd. (S. Tilstra)

To allow the development of 152 townhouse units with reduced setbacks and increased back-to-back units. The proposal includes a Development Variance Permit for setbacks. The proposal also includes Development Permit for Sensitive Ecosystems - Green Infrastructure.

The proposal includes a Development Variance Permit to waive the indoor amenity space and reduce setbacks. The proposal also includes Development Permit for Form and Character.

RES.R26-341 That Council amend the West Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from "Proposed Elementary School" and "Green Density Transfer" to "High Density Cluster" and "Wildlife Corridor".
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21571"
That "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2025, No. 21571" be finally adopted.
RES.R26-342 Carried

Development Variance Permit No. 7923-0139-00
That Council authorize the issuance of Development Variance Permit No. 7923-0139-00.
RES.R26-343 Carried

Development Permit No. 7923-0139-00
That Council authorize the issuance of Development Permit No. 7923-0139-00.
RES.R26-344 Carried

5. Planning Report - Application No. 7922-0243-00
9948 - 181 Street

Owner: T. Randhawa
Agent: Hub Engineering Inc. (M. Kompter)

To allow a change to a proposed development generally consisting of three single family lots and Development Variance Permit for streamside setbacks. In addition, the proposal includes a Development Permit for Hazard Lands and Sensitive Ecosystems.

"Surrey Comprehensive Development Zone 331 (CD 331), Bylaw, 2025, No. 21761"
That "Surrey Comprehensive Development Zone 331 (CD 331), Bylaw, 2025, No. 21761" be finally adopted.
RES.R26-345 Carried

Development Variance Permit No. 7922-0243-00
That Council authorize the issuance of Development Variance Permit No. 7922-0243-00.
RES.R26-346 Carried

Development Permit No. 7922-0243-00

RES.R26-347 That Council authorize the issuance of Development Permit No. 7922-0243-00.
Carried

6. Planning Report - Application No. 7921-0160-00, 7921-0161-00
9933 Barnston Drive East

Owner: 0794043 B.C. Ltd. (Director Information: J. Dhaliwal)
Agent: J. Dhaliwal

To allow a development of a 54-unit, 5-storey mixed-use building, including 1,554 square metres of ground floor commercial and a stand-alone daycare, and 43 townhouse units. The proposal also includes Development Permit for Form and Character.

That Council amend the Abbey Ridge Local Area Plan (LAP) to redesignate the land from Neighbourhood Commercial to High Density Mixed-Use Apartments (30-45 UPA) for proposed Lot 1 and Medium Density Townhouses (15-30 UPA) for proposed Lot 2.

RES.R26-348 Carried

"Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20596"

That "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2022, No. 20596" be finally adopted.

RES.R26-349 Carried

"Surrey Comprehensive Development Zone 48 (CD 48), Bylaw, 2022, No. 20597"

That "Surrey Comprehensive Development Zone 48 (CD 48), Bylaw, 2022, No. 20597" be finally adopted.

RES.R26-350 Carried

Development Permit No. 7921-0160-00

RES.R26-351 That Council authorize the issuance of Development Permit No. 7921-0160-00.
Carried

* See memorandum dated February 4, 2026.

RES.R26-352 That Council close Application 7921-0161-00.
Carried

PERMITS - APPROVALS

7. Planning Report - Application No. 7924-0051-00
9110 - 152 Street

Owner: Guildford Property Ltd. (Director Information: M. Nanda, R. Mehta)
Agent: Gerry Blonski Archeitect (G. Blonski)

To permit exterior changes to an existing eating establishment including a drive-through restaurant window and associated queueing for Form and Character.

Development Permit No. 7924-0051-00

RES.R26-353 That Council authorize the issuance of Development Permit No. 7924-0051-00.
Carried

8. Planning Report - Application No. 7923-0351-00
19520 Telegraph Trail; 19555, 19565, 19567, 19575 and 19585 - 96 Avenue

Owner: Bomar Real Estate Ltd. (Director Information: M. Boffo, S. Boffo,
G. Marinelli, A. Marinelli)

Agent: Conwest Developments Ltd. (M. Sotomayor)

To allow a development of a 16,184 sq. m. multi-tenant warehouse on a consolidated industrial lot. The proposal includes a Development Permit for Form and Character.

Development Permit No. 7923-0351-00

RES.R26-354 That Council authorize the issuance of Development Permit No. 7923-0351-00.
Carried

9. Planning Report - Application No. 7922-0297-00
14741 - 108 Avenue

Owner: 1268042 B.C. Ltd. (Director Information: R. Mehta, M. Nanda)
Agent: Gerry Blonski Architect (G. Blonski)

To allow exterior changes, including changes to the surface parking lot, to accommodate a drive-through restaurant window and associated queuing. The proposal includes a Development Variance Permit for reduce off-street parking, setbacks. The proposal also includes Development Permit for Form and Character.

Development Variance Permit No. 7922-0297-00

That Council authorize the issuance of Development Variance Permit No. 7922-0297-00.

RES.R26-355 Carried

Development Permit No. 7922-0297-00

That Council authorize the issuance of Development Permit No. 7922-0297-00.

RES.R26-356 Carried

APPLICATIONS/BYLAWS/PERMITS TO BE CLOSED

- 10. Planning Report - Application No. 7922-0342-00
18875 - 52 Avenue (Previously know as 18872 - 52 Avenue)

Owner: 1339399 B.C. Ltd. (Director Information: G. Deo, J. Khera, G. Khera)
Agent: None

To allow the development of a multi-unit industrial building. The proposal includes Development Variance Permit for setbacks. The proposal also includes Development Permit for Form and Character Hazard Lands and Sensitive Ecosystems.

Development Variance Permit No. 7922-0342-00

That Council close Development Variance Permit No. 7922-0342-00.

RES.R26-357 Carried

Development Permit No. 7922-0342-00

That Council close Development Permit No. 7922-0342-00.

RES.R26-358 Carried

That Council close Application No. 7922-0342-00.

RES.R26-359 Carried

END OF CONSENT AGENDA

D. BYLAWS AND PERMITS

This section had no items to consider.

E. NOTICE OF MOTION

This section had no items to consider.

F. OTHER BUSINESS

This section had no items to consider.

G. ADJOURNMENT

It was

Land Use meeting be adjourned.
RES.R26-360

Moved by Councillor Nagra
Seconded by Councillor Hepner
That the February 9, 2026 Regular Council –

Carried

The Regular Council - Land Use meeting adjourned at 5:43 p.m.

Certified correct:

Jennifer Ficocelli
City Clerk and
Director Legislative Services

Mayor Brenda Locke