

NOTICE OF REZONING BYLAW

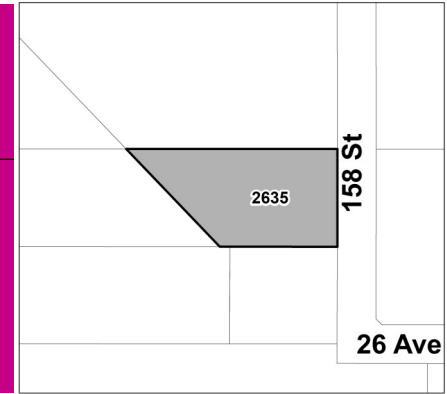
Surrey City Council will hold an **electronic** meeting

MONDAY, MAY 27, 2024

STARTING AT 7PM

View the livestream at surrey.ca or at City Hall

13450 —104 Avenue



Notice is hereby given that the proposed rezoning bylaw "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. 21261" will be read for the first time by the City of Surrey Council at the Council Meeting on May 27, 2024, for the purposes of potential adoption.

In accordance with Section 464 of the *Local Government Act*, no public hearing is permitted for applications that are consistent with the Official Community Plan and are primarily residential.

Planning Report - Application No. 7922-0238-00

Location: 2635 - 158 Street

Purpose of Bylaw and Development Variance Permit: The applicant is requesting to rezone the site shown shaded in grey on the location map from Half-Acre Residential Zone to Multiple Residential 30 Zone in order to develop 21 townhouse units.

In addition, the proposal includes a Development Variance Permit to reduce the minimum north side yard setback for Building 1 from 6.0 metres to 3.0 metres to building face at the ground floor level and from 6.0 metres to 2.24 metres to building face at the 2nd and 3rd floor levels; to reduce the minimum east front yard setback for Building 1 at 2nd and 3rd floor levels from 4.5 metres to 3.59 metres to building face and to 3.43 metres for the canopy; and to reduce the minimum south side yard setback for Building 2 from 6.0 metres to 3.0 metres to building face at the ground floor level and from 6.0 metres to 2.39 metres to building face at the 2nd and 3rd floor levels.

OWNER/OCCUPANT



Office of the City Clerk
13450 – 104 Avenue,
Surrey, BC V3T 1V8
Canada

QUESTIONS FOR THE PLANNER:

Email planning staff at planningdevelopment@surrey.ca if you have any questions regarding this application. For information about the application visit surrey.ca.

City Hall is open Monday to Friday 8:30am-4:30pm except statutory holidays.

COMMENTS TO COUNCIL:

Your comments on this application must be received in writing by 12:00 noon on Council day, for Council's consideration. There are no speaking opportunities.

Webform: surrey.ca

Email: clerks@surrey.ca

Mail: Office of the City Clerk at the address above

Fax: 604-501-7578

WATCH THE COUNCIL MEETING:

View the livestream at surrey.ca or at City Hall, 13450 —104 Avenue.