

A. ADOPTION OF MINUTES

1. [Special \(Regular\) Council - February 5, 2018](#)

Minutes to be adopted.

2. [Council-in-Committee - February 5, 2018](#)

Minutes to be received.

3. [Regular Council - Land Use - February 5, 2018](#)

Minutes to be adopted.

4. [Regular Council - Public Hearing - February 5, 2018 reconvened February 6, 2018](#)

Minutes to be adopted.

B. DELEGATIONS

**1. [Surrey Zoning Amendment Bylaw No. 19506](#)
[Application: 7917-0337-00](#)**

CIVIC ADDRESS: 9091 – 164 Street

APPLICANT: J. and G. Sandhu and Major Sahota
c/o Land Vision Solutions Inc. (Rasika Acharya)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Half-Acre Residential. The applicant is proposing to subdivide the property into 2 half-acre residential lots with a 12 metre (39 ft.) wide Agriculture Land Reserve (ALR) setback along the eastern property line as the property is across the street from the ALR boundary.

In addition, a development variance permit is being sought to reduce: the south side yard setback for proposed Lot 1; the north side yard setback for proposed Lot 2; and the lot width for both lots in order to achieve functional site and floor plans.

2. Surrey Zoning Amendment Bylaw No. 19507**Application:** [7917-0493-00](#)**CIVIC ADDRESS:** 8210 – 170A Street and 17077 and 17099 – 82 Avenue**APPLICANT:** M., H., and B. Brar and C. Dhillon
c/o Aplin & Martin Consultants Ltd. (Maggie Koka)**PURPOSE:** The applicant is seeking to amend Comprehensive Development Bylaw No. 18654 for the site. The proposed amendments would permit an increase in density and lot coverage on 3 recently approved small suburban lots, allowing for increased house size on all 3 lots. Proposed Lot 1 has the potential to be subdivided into 2 small suburban lots in the future; the proposed amendments would ultimately apply to all of the lots.**3. Surrey Zoning Amendment Bylaw No. 19505****Application:** [7917-0100-00](#)**CIVIC ADDRESS:** 2145 and 2171 – 168 Street**APPLICANT:** 0942748 B.C. Ltd. (Director Information: David Jung and Robert Wiens) c/o Hub Engineering Inc. (Mike Kompter)**PURPOSE:** The applicant is seeking to rezone the site from One-Acre Residential to Single Family Residential, Single Family Residential (13) and Single Family Residential (10). The applicant is proposing to subdivide the site into 13 single family lots (1 RF, 6 RF-13 and 6 RF-10).

In addition, a development variance permit is being sought to reduce the minimum lot width from 15 metres (50 ft.) to 14.2 metres (47 ft.) for proposed Lot 7 in order to provide an adequate transition between the smaller proposed lots to the east and larger proposed lots to the west.

4. Surrey Zoning Amendment Bylaw No. 19511**Application:** [7917-0271-00](#)**CIVIC ADDRESS:** 2017 – 168 Street**APPLICANT:** 1131146 B.C. Ltd. (Director Information: Paramjit Singh and Harwinder Toor)
c/o Hub Engineering Inc. (Mike Kompter)**PURPOSE:** The applicant is seeking to rezone the property from One-Acre Residential to Single Family Residential (10) and Single Family Residential (13). The applicant is proposing to

subdivide the property into 10 single family small lots
(4 RF-10 and 6 RF-13).

5. Surrey Zoning Amendment Bylaw No. 19508

Application: [7916-0232-00](#)

CIVIC ADDRESS: 2918 Semiahmoo Trail

APPLICANT: Fraser View Property Holdings Ltd.
c/o Hub Engineering Inc. (Mike Kompter)

PURPOSE: The applicant is seeking to rezone the property from One-Acre Residential to Single Family Residential. The applicant is proposing to subdivide the property into 4 single family lots. Proposed Lots 1 and 2 are to be accessed from the existing lane (Right of Way), and proposed Lots 3 and 4 have access potential from either the lane or 147A Street.

6. Surrey Official Community Plan Amendment Bylaw No. 19509

Surrey Zoning Amendment Bylaw No. 19510

Application: [7917-0012-00](#)

CIVIC ADDRESS: 15927, 15933, 15941 and 15951 – 16 Avenue

APPLICANT: 1078962 B.C. Ltd. and 0929522 B.C. Ltd. (Director Information: Baljit Johal) c/o Krahn Group of Companies (Wayne Venables)

PURPOSE: The applicant is seeking to redesignate the site from Urban to Multiple Residential and rezone the site from Single Family Residential to Multiple Residential (30). The applicant is proposing to develop 22 townhouse units on the site.

In addition, a development variance permit is being sought to reduce the minimum setbacks along all sides of the development in order to create a more functional site plan and provide a more urban, pedestrian streetscape.

C. COMMITTEE REPORTS

1. [Seniors Advisory and Accessibility Committee - November 7, 2017](#)

Minutes to be received.

D. BOARD/COMMISSION REPORTS

1. [Board of Variance - December 13, 2017](#)

Minutes to be received.

E. MAYOR'S REPORT

1. Proclamations

File: 0630-02

(a) Pink Shirt Day – February 28, 2018

F. GOVERNMENTAL REPORTS

G. CORPORATE REPORTS

The following Corporate Reports to be considered:

CORPORATE SERVICES

[Item No. Ro26](#) Public Hearing Notification and Speaking Procedures
File: 1545-30

Note: See Bylaw No. 19513 under Section H.

ENGINEERING

[Item No. Ro27](#) Award of Contract No. 4717-053-11: Frontage Road Sanitary Sewer
File: 4717-053-11

[Item No. Ro28](#) Award of Contract No. 1717-059-31: Hawthorne Rotary Park Improvements
(Phase 1)
File: 1717-059-31

ENGINEERING / PARKS, RECREATION & CULTURE

[Item No. Ro29](#) Acquisition of Portion of Privately-Owned Property at 6577 – 142 Street and
Disposition of Portions of City Park Property at 14102 – 66 Avenue
File: 0870-20/453A; 0910-20/442A

[Item No. Ro30](#) Closure of Road Allowance Adjacent to 14225 – 33 Avenue, 14131 – 34A Avenue,
3399 – 144 Street and 14390 Crescent Road (Elgin Estates Park)
File: 0910-30/118

PARKS, RECREATION & CULTURE

Item No. R031 Newton Business Improvement Association (BIA) Mural Proposal
File: 7800-00

Item No. R032 Award of Contract No. 1220-040-2018-002: Kids Explore Zone Exhibition
Project, Museum of Surrey
File: 7800-01

PARKS, RECREATION & CULTURE / SUSTAINABILITY

Item No. R033 Sustainability Charter 2.0 Implementation Update
File: 0512-02

H. BYLAWS AND PERMITS**BUSINESS ARISING OUT OF THE PUBLIC HEARING**

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19506"
7917-0337-00 – J. and G. Sandhu and M. Sahota
c/o Land Vision Solutions Inc. (Rasika Acharya)
RA to RH – 9091 – 164 Street - to subdivide into 2 half-acre residential lots.

Approved by Council: February 5, 2018

Third Reading**Development Variance Permit No. 7917-0337-00**

9091 – 164 Street

To reduce the south side yard setback for proposed Lot 1; the north side yard setback for proposed Lot 2; and the lot width for both lots in order to achieve functional site and floor plans.

That Council support the issuance of Development Variance Permit No. 7917-0337-00 upon final adoption of the related bylaw.

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2016, No. 18654, Amendment Bylaw, 2018, No. 19507"
7917-0493-00 – M., H., and B. Brar and C. Dhillon
c/o Aplin & Martin Consultants Ltd. (Maggie Koka)
To amend CD By-law No. 18654 - 8210 – 170A Street and 17077 and 17099 - 82 Avenue - in order to allow for increased house size on 3 recently approved small suburban lots.

Approved by Council: February 5, 2018

Third Reading

3. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19505"
7917-0100-00 – 0942748 B.C. Ltd. (Director Information: David Jung and Robert Wiens)
c/o Hub Engineering Inc. (Mike Kompter)
RA to RF, RF-13 and RF-10 – 2145 and 2171 – 168 Street - to subdivide into 13 single family lots (1 RF, 6 RF-13 and 6 RF-10).

Approved by Council: February 5, 2018

Third Reading

Development Variance Permit No. 7917-0100-00

2145 and 2171 – 168 Street

To reduce the minimum lot width from 15 metres (50 ft.) to 14.2 metres (47 ft.) for proposed Lot 7 in order to provide an adequate transition between the smaller proposed lots to the east and larger proposed lots to the west.

That Council support the issuance of Development Variance Permit No. 7917-0100-00 upon final adoption of the related bylaw.

4. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19511"
7917-0271-00 – 1131146 B.C. Ltd. (Director Information: Paramjit Singh and Harwinder Toor)
c/o Hub Engineering Inc. (Mike Kompter)
RA to RF-10 and RF-13 – 2017 – 168 Street - to subdivide into 10 single family small lots.

Approved by Council: February 5, 2018

Third Reading

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19508"
7916-0232-00 – Fraser View Property Holdings Ltd.
c/o Hub Engineering Inc. (Mike Kompter)
RA to RF – 2918 Semiahmoo Trail - to subdivide into 4 single family lots.

Approved by Council: February 5, 2018

Third Reading

6. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment Bylaw, 2018, No. 19509"
7917-0012-00 – 1078962 B.C. Ltd. and 0929522 B.C. Ltd.
(Director Information: Baljit Johal)
c/o Krahn Group of Companies (Wayne Venables)
To redesignate the site 15927, 15933, 15941 and 15951 – 16 Avenue from Urban to Multiple Residential.

Approved by Council: February 5, 2018

Third Reading

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2018, No. 19510"
RF to RM-30 – 15927, 15933, 15941 and 15951 – 16 Avenue - to develop 22 townhouse units.

Approved by Council: February 5, 2018

Third Reading

Development Variance Permit No. 7917-0012-00

15927, 15933, 15941 and 15951 – 16 Avenue

To reduce the minimum setbacks along all sides of the development in order to create a more functional site plan and provide a more urban, pedestrian streetscape.

That Council support the issuance of Development Variance Permit No. 7917-0012-00 upon final adoption of the related bylaw.

PERMITS - APPROVALS

7. Development Variance Permit No. 7917-0587-00

G. Raman

c/o Royal Pacific Realty (Paul Brar)

13707 – 57B Avenue

To reduce the minimum east and west side yard setback in order to allow for the construction of a new single family dwelling on an existing lot.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) In Section F. Yards and Setbacks of Part 14 Half-Acre Residential Zone (RH), the minimum east side yard setback is reduced from 4.5 metres (15 ft.) to 2.1 metres (7 ft.); and
- (b) In Section F. Yards and Setbacks of Part 14 Half-Acre Residential Zone (RH), the minimum west side yard setback is reduced from 4.5 metres (15 ft.) to 1.8 metres (6 ft.).

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

That the Mayor and Clerk be authorized to execute Development Variance Permit No. 7917-0587-00

8. Development Variance Permit No. 7917-0608-00

Quadra Enterprises Ltd.
c/o HY Engineering Ltd. (Lori Joyce)
3562 – 146A Street

To permit driveway access for a new single family dwelling (proposed Lot 4 in a 4-lot subdivision) from the fronting street (146A Street). This variance will maintain a consistent streetscape for 146A Street.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) Section H.1 of Part 16B "Single Family Residential (13) Zone (RF-13)" is varied to permit driveway access to the fronting road (146A Street).

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

That the Mayor and Clerk be authorized to execute Development Variance Permit No. 7917-0608-00

9. Development Variance Permit No. 7917-0272-00

B. Hans
c/o Mainland Engineering Corporation (Rajeev Mangla)
7910 – 124 Street

To reduce the minimum side yard setbacks and reduce the minimum lot width for proposed Lots 1 and 2. These variances will allow for subdivision into 2 single family lots and allow for a more functional floor plan.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (a) In Section K. Subdivision of Part 16 Single Family Residential Zone (RF), the minimum lot width is reduced from 15 metres (50 ft.) to 13.9 metres (46 ft.) for proposed Lots 1 and 2;
- (b) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum side yard (south) setback for the principal building is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 1; and
- (c) In Section F. Yards and Setbacks of Part 16 Single Family Residential Zone (RF), the minimum side yard (north) setback for the principal building is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 2.

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

That the Mayor and Clerk be authorized to execute Development Variance Permit No. 7917-0272-00

PERMITS – SUPPORT

10. **Development Variance Permit No. 7917-0536-00**
0750723 B.C. Ltd. (Director Information: David Zanna and Shane Sumners)
c/o Krahn Engineering Ltd. (Curtis Gray)
19181 – 34A Avenue
To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 0.0 metres (0 ft.) for a new multi-tenant industrial building in order to allow efficient use of the site.

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

That Council support the issuance of Development Variance Permit No. 7917-0536-00. If supported, the Development Variance Permit will be brought forward for issuance and execution in conjunction with the final approval of the associated Development Permit.

11. **Development Variance Permit No. 7917-0581-00**
North Harper Lands Development Ltd.
c/o Lark Enterprises (Matthew Alexander)
9639 – 137A Street
To waive the minimum 400-metre separation requirement between a proposed small-scale drug store and existing drug stores. The proposed small-scale drug store would operate in conjunction with a medical clinic.

No concerns had been expressed by abutting property owners prior to printing of the Agenda.

That Council support the issuance of Development Variance Permit No. 7917-0581-00. If supported, the Development Variance Permit will be brought forward for issuance and execution once the outstanding conditions have been met.

FINAL ADOPTIONS

12. "Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2018, No. 19491"
3900-20-19491 – Regulatory Text Amendment
"Surrey Zoning By-law, 1993, No. 12000", as amended, is further amended throughout to incorporate housekeeping and text amendments identified through the on-going administration of the Bylaw and which clarify zoning regulations and ensure consistency with City policies.

Approved by Council: January 22, 2018
Corporate Report Item No. [2018-R014](#)

Final Adoption

13. "Surrey Close and Remove the Dedication of Highway of a Portion of Lane adjacent to 15405 and 15377 – 88 Avenue and 15398 and 15420 Fraser Highway Bylaw, 2018, No. 19456"
3900-20-19456 – Council Initiative
A bylaw to authorize the closure and removal of unopened lane allowance of 612.3 square metres adjacent to 15405 and 15377 – 88 Avenue and 15398 and 15420 Fraser Highway. This closure is intended to facilitate future consolidation with the adjacent properties. In accordance with the *Community Charter*, SBC 2003, c.26, as amended, approval of the disposition of the road will be considered by City Council at a later date.

Approved by Council: November 20, 2017
Corporate Report Item No. [2017-R232](#)

Note: Mayor to call for any persons wishing to make representations on this bylaw.

Final Adoption

14. "Local Area Service Road Opening (Project #5013-1010-00) Bylaw, 2013, No. 18028, Amendment Bylaw, 2018, No. 19504"
3900-20-19504 – Council Initiative
To amend " Local Area Service Road Opening [Project #5013-1010-00] Bylaw, 2013, No. 18028" by deleting the existing Schedule B and inserting a revised Schedule B to reflect the final costs and apportionment.

Approved by Council: February 6, 2018
Corporate Report Item No. [2018-R019](#)

Final Adoption

15. "Surrey Close and Remove the Dedication of Highway of a Portion of Lane adjacent to 10863, 10873 and 10879 – 160 Street, 15972 and 15982 – 109 Avenue Highway Bylaw, 2018, No. 19490"
3900-20-19490 – Council Initiative
A bylaw to authorize the closure and removal of unopened lane allowance of 427.7 square metres adjacent to 10863, 10873 and 10879 – 160 Street, 15972 and 15982 – 109 Avenue. This closure is intended to facilitate future consolidation with the adjacent properties. In accordance with the *Community Charter*, SBC 2003, c.26, as amended, approval of the disposition of the road will be considered by City Council at a later date.

Approved by Council: January 8, 2018
Corporate Report Item No. [2018-R002](#)

Note: Mayor to call for any persons wishing to make representations on this bylaw.

Final Adoption

INTRODUCTION

16. "Council Procedure Bylaw, 2004, No. 15300, Amendment Bylaw, 2018, No. 19513"
3900-20-19513 – Council Initiative
"Council Procedure By-law, 2004, No. 15300" is hereby amended by inserting a new sub-section 52.1 in order to ensure a time limit for speakers wishing to address Council on a bylaw that is the subject of a Public Hearing.

Approved by Council: To be approved
Corporate Report Item No. [2018-R026](#)

Note: This Bylaw will be in order for consideration of three readings should Council approve the recommendations of Corporate Report No. R026.

First, second and third readings

I. CLERK'S REPORT

1. Conferences/Conventions/Meetings

High Ground: Communities For All – March 23 - 24, 2018
File: 0390-20

Council is requested to pass a resolution approving Councillor Le Franc's attendance at High Ground: Communities For All, being held in Vancouver, March 23 – 24, 2018, in accordance with Council Policy.

J. NOTICE OF MOTION

K. OTHER BUSINESS

L. ADJOURNMENT