

**Present:**

Mayor Watts  
Councillor Gill  
Councillor Hayne  
Councillor Hepner  
Councillor Martin  
Councillor Rasode  
Councillor Steele  
Councillor Villeneuve

**Absent:****Staff Present:**

City Manager  
City Clerk  
Acting General Manager, Engineering  
City Solicitor  
General Manager, Finance & Technology  
General Manager, Human Resources  
Acting General Manager, Parks, Recreation & Culture  
General Manager, Planning & Development  
Land Development Engineer  
Manager, Area Planning & Development, North Division  
Manager, Area Planning & Development, South Division

**A. ADOPTION OF MINUTES****B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON**

1. [7914-0143-00](#)  
17835 - 62 Avenue  
17763 - 62 Avenue  
**Clover Ventures Ltd. / City Of Surrey**  
OCP Text Amendment / Temporary Commercial Use Permit  
*in order to allow for the temporary sale of firearms and ammunition during a 3-day event at the Cloverdale Fairgrounds.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Martin  
Seconded by Councillor Hayne  
That:

1. a By-law be introduced to amend the OCP by declaring the subject site in Planning Application No. 7914-0143-00 a Temporary Commercial Use Permit Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.

3. Council approve Temporary Commercial Use Permit No. 7914-0143-00 (Appendix III) to proceed to Public Notification.
- RES.R14-1163 Carried  
with Councillors Hepner and Steele opposed
- It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 133, Amendment Bylaw, 2014, No. 18255" pass its first reading.
- RES.R14-1164 Carried  
with Councillors Hepner and Steele opposed
- The said By-law was then read for the second time.
- It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 133, Amendment Bylaw, 2014, No. 18255" pass its second reading.
- RES.R14-1165 Carried  
with Councillors Hepner and Steele opposed
- It was then Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the Public Hearing on "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 133, Amendment Bylaw, 2014, No. 18255" be held at the City Hall on Monday, July 21, 2014, at 7:00 p.m.
- RES.R14-1166 Carried

### FLEETWOOD/GUILDFORD

2. [7914-0151-00](#)  
16814 - 104 Avenue  
Jesse Lally, Partytime Liquor Stores Ltd. / T & R Chung Co Ltd. /  
Director Information: Thomas Hunghun Chung / Rose Chongsook Chung /  
Officer Information as at May 9, 2014: Thomas Hunghun Chung (President)  
/ Rose Chongsook Chung (Secretary)  
Amend CD By-law No. 11659, amended by By-law No. 14851  
in order to permit a licensee retail store (private liquor store) in an existing  
commercial building in Fraser Heights.

Prior to the start of the Regular Council - Land Use meeting a memo was received from the Planning Department requesting that this application be withdrawn from the Agenda; therefore, Application No. 7914-0151-00 is out of order.

3. [7914-0113-00](#)  
10483 - 152 Street  
**Barry Weih, Wensley Architecture Ltd. / Chevron Canada Ltd**  
Development Permit / Development Variance Permit  
*in order to permit the development of a water treatment facility on a gas station site.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was  
Moved by Councillor Gill  
Seconded by Councillor Martin  
That:

1. Council authorize staff to draft Development Permit No. 7914-0113-00 generally in accordance with the attached drawings (Appendix III)
2. Council approve Development Variance Permit No. 7914-0113-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the "Self-Service Gasoline Station Zone (CG-1)" for an accessory building from 12 metres (40 ft.) to 5.6 metres (18.5 ft.); and
  - (b) to reduce the minimum west side yard setback of the "Self-Service Gasoline Station Zone (CG-1)" for an accessory building from 4 metres (13 ft.) to 0.9 metre (3 ft.).
3. Council instruct staff to resolve the following issues prior to final approval:
  - (a) indication of support by Council for Development Variance Permit No. 7914-0113-00;
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R14-1167

Carried

### NEWTON

4. [7914-0065-00](#)  
14225 - No 10 (56 Ave) Hwy  
14245 - No 10 (56 Ave) Hwy  
**Kerry Magnus, Surrey School District – Business Management Services / Board of Education of School District No 36 (Surrey) / City of Surrey**

NCP Amendment from Institutional to Office Park / Rezoning from RH to CD /  
Amend CD By-law No. 18076  
*in order to allow new users to operate within the existing buildings*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was  
Moved by Councillor Martin  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to amend "Comprehensive Development By-law No. 18076" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) 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;
  - (d) registration of a Section 219 Restrictive Covenant to recognize that existing building setbacks do not comply with the CD By-law and to advise future owners that new construction must comply with all provisions of the By-law including the required 7.5 m (25 ft) setbacks; and
  - (e) registration of a Section 219 Restrictive Covenant to limit the size of eating establishments to a maximum of 150 m<sup>2</sup> (1,615 ft<sup>2</sup>) unless compliance with the minimum parking requirements of the Zoning By-law can be demonstrated.
3. Council pass a resolution to amend the South Newton NCP to re-designate the land at 14225 No. 10 Hwy from "Institutional" to "Office Park" when the project is considered for final adoption.

RES.R14-1168

Carried

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2013, No. 18076, Amendment Bylaw, 2014, No. 18256" pass its  
first reading.

RES.R14-1169 Carried

The said By-law was then read for the second time.

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2013, No. 18076, Amendment Bylaw, 2014, No. 18256" pass its  
second reading.

RES.R14-1170 Carried

It was then Moved by Councillor Martin  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18076, Amendment Bylaw,  
2014, No. 18256" be held at the City Hall on July 21, 2014, at 7:00 p.m.

RES.R14-1171 Carried

5. [7914-0188-00](#)  
**12582 – 84 Avenue**  
**Pablo Yuste, Omicron Architecture Engineering Construction Ltd. /**  
**B.C. Hydro & Power Authority**  
Temporary Industrial Use Permit  
*in order to permit further expansion of the existing temporary high-voltage training  
facility on the B.C. Hydro Surrey Campus as well as enable the facility to continue  
operating for a period of three (3) years.*

The General Manager, Planning & Development was recommending approval of  
the recommendations outlined in his report.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That:

1. Council approve Temporary Industrial Use Permit No. 7914-0188-00  
(Appendix II) to proceed to Public Notification.
2. Council instruct staff to resolve the following issues prior to final adoption  
and issuance of the Temporary Industrial Use Permit:
  - (a) input and approval from the Surrey Fire Department.

RES.R14-1172 Carried

**SOUTH SURREY**

6. [7913-0225-00](#)  
**1681 - Ocean Park Road**  
**Graham Edwards, Thoroughbred Properties / Luay F. Dindo /**  
**Catherine M. Dindo**  
Rezoning from RF to RF-O.  
*in order to permit the development of a single family dwelling on an oceanfront lot.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7913-0225-00 from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential Oceanfront Zone (RF-O)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) registration of a Restrictive Covenant to ensure the proposed dwelling complies with the approved house design plans;
  - (f) registration of a Section 219 Restrictive Covenant to ensure future house construction is in accordance with the recommendations in the approved geotechnical report;
  - (g) registration of a Section 219 Restrictive Covenant to ensure tree protection; and

- (h) registration of a Section 219 Restrictive Covenant to indicate the requirement of a Nest Management Plan pertaining to the existing bald eagle nest on the site.

RES.R14-1173 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18257" pass its first reading.

RES.R14-1174 Carried

The said By-law was then read for the second time.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18257" pass its second reading.

RES.R14-1175 Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18257" be held at the City  
Hall on Monday, July 21, 2014, at 7:00 p.m.

RES.R14-1176 Carried

## RESIDENTIAL/INSTITUTIONAL

### FLEETWOOD/GUILDFORD

7. [7913-0213-00](#)  
9386 - 156 Street  
Maggie Koka, Aplin & Martin Consultants Ltd. / Teresa E Freeman /  
Robert W Freeman  
Development Variance Permit  
*in order to allow subdivision into three single family lots.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That Council approve Development Variance  
Permit No. 7913-0213-00 (Appendix III) to proceed to Public Notification to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14.3 metres (47 ft.) for proposed Lots 1, 2, and 3.

RES.R14-1177 Carried

NEWTON

8. [7913-0272-00](#)  
5980 - 132 Street  
Mike Kompter, Hub Engineering Inc. / Harpreet K Chhina /  
Chamkaur S Chhina  
OCP Amendment from Suburban to Urban / Rezoning from RH to RF  
*in order to allow subdivision of one (1) lot into four (4) single family lots.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7913-0272-00 from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) input from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) resolution of all urban design issues 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R14-1178

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 389, Amendment Bylaw, 2014, No. 18258" pass its first reading.

RES.R14-1179

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 389, Amendment Bylaw, 2014, No. 18258" pass its second reading.

RES.R14-1180

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That the Public Hearing on "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 389, Amendment Bylaw, 2014, No. 18258" be held at the City Hall on Monday, July 21, 2014, at 7:00 p.m.

RES.R14-1181

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18259" pass its first reading.

RES.R14-1182

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18259" pass its second reading.

RES.R14-1183

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Villeneuve

That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18259" be held at the City Hall on Monday, July 21, 2014, at 7:00 p.m.

RES.R14-1184

Carried

9. [7914-0126-00](#)  
 14771 - 61 Avenue / 14763 - 61 Avenue  
 14757 - 61 Avenue / 14749 - 61 Avenue  
 14729 - 61 Avenue / 14721 - 61 Avenue  
 14715 - 61 Avenue  
 Jas Gill, Marathon Homes Ltd. / o848545 BC Ltd. /  
**Director Information: Amritpal Singh Gill / Jaspreet Gill /**  
**No Officer Information Filed as at March 26, 2014**  
 Development Variance Permit  
*in order to vary building setbacks on seven (7) small single family lots.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That:

1. Council approve Development Variance Permit No. 7914-0126-00 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 m (25 ft.) to 7.0 m (23 ft.) for a portion of the rear building face and to 5.50 m (18 ft.) for another portion of the rear building face for Lot 59;
  - (b) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 m (25 ft.) to 6.0 m (20 ft.) for 50% of building width and to 5.5 m (18 ft.) for the remaining length of the rear building face for Lots 60 and 66;
  - (c) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 m (25 ft.) to 5.50 m (18 ft.) for a portion of the rear building face and to 6.0 m (20 ft.) for the remaining length of the rear building face for Lots 61 and 67;
  - (d) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 m (25 ft.) to 6.5 m (21 ft.) for a portion of the rear building face and to 5.5 m (18 ft.) for the remaining length of the rear building face for Lot 65;
  - (e) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 m (25 ft.) to 6.5 metres (21 ft.) for a portion of the building face for Lot 62;
  - (f) to reduce the minimum front yard setback of the RF-12 Zone from 6.0 m (20 ft.) to 5.5 m (18 ft.) for 50% of building width for Lots 60 and 61; and

- (g) to reduce the minimum front yard setback of the RF-12 Zone from 6.0 m (20 ft.) to 5.5 m (18 ft.) for a portion of the building face for Lots 59 and 66.

RES.R14-1185

Carried**SOUTH SURREY****10. [7914-0181-00](#)****2220 - Harbourgreene Drive****Robert M. Symons / Wanda J. Symons / Robert M. Symons**

Development Variance Permit

*in order to reduce the minimum front yard setback requirement to permit an in-ground swimming pool.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That:

1. Council approve Development Variance Permit No. 7914-0181-00 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RF Zone for an accessory structure from 18 metres (60 ft.) to 12.7 metres (42 ft.).
2. Council instruct staff to resolve the following issue prior to final approval:
  - (a) provide a letter from a qualified Arborist which confirms the proposed in-ground swimming pool will not negatively impact the root protection zone of off-site trees; and
  - (b) reduce the height of the existing fence along 22 Avenue from 1.7 metres (5.6 ft.) to 1.2 metres (4 ft.) in compliance with the maximum height restrictions for fences in residential zones located within the front yard setback, as specified in the General Provisions section of Zoning By-law No. 12000.

RES.R14-1186

Carried**11. [7914-0180-00](#)****2800 - Bayview Street****Remco Coesel / Marina Makhnach**

Development Variance Permit

*in order to permit construction of an addition to an existing house.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That Council approve Development Variance  
 Permit No. 7914-0180-00 (Appendix III) varying the following, to proceed to Public  
 Notification:

- (a) to eliminate the 20% second storey floor-area reduction requirement of the RF Zone.
- (b) to increase the maximum height of a roof with a slope less than 1:4 to 9 metres (30 ft.).

RES.R14-1187

Carried

12. [7912-0323-00](#)  
 2552 - 164 Street  
 2580 - 164 Street  
 Roger Jawanda, Citiwest Consulting Ltd. / 0771355 BC Ltd. / Director Information: Ranvir Khaira / Kulwinder Shahi / No Officer Information Filed as at October 11, 2012 / 0782717 BC Ltd. / Director Information: Ranvir Kaur Khaira / No Officer Information Filed as at February 14, 2012  
 OCP amendment from Suburban to Urban / NCP amendment to remove a portion of 25A Avenue, to adjust the transition landscape buffer, to reduce the depth of 3 large single family lots, and to permit 4 driveways on 26 Avenue / Rezoning from RA to RF-10, RF-12 and CD (based on RF) / Development Variance Permit *in order to allow subdivision into 7 large single family lots and 24 small single family lots.*

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Martin  
 That Development Application  
 No. 7912-0323-00 be referred back to staff to address the concerns raised by members of the community regarding transitional densities, the proposed landscape buffer and the potential impact on the neighbourhood context.

RES.R14-1188

CarriedCOMMERCIAL/INDUSTRIAL/AGRICULTURALCLOVERDALE/CLAYTON

13. [7914-0002-00](#)  
 17690 - 65A Avenue  
 Ahmed Ibrahim, c/o Krahn Engineering Ltd. /  
 Bayshore Canada Ventures ULC Inc.  
 Rezoning from RA to IB / Development Permit / Development Variance Permit *in order to allow the construction of an industrial building and to relax setbacks.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7914-0002-00 from "One-Acre Residential Zone (RA )" (By-law No. 12000) to "Business Park Zone (IB)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7914-0002-00 generally in accordance with the attached drawings (Appendix II)
3. Council approve Development Variance Permit No. 7914-0002-00 (Appendix IV) to proceed to Public Notification to reduce the minimum front yard setback of the IB Zone from 7.5 metres (25 ft.) to 5.0 metres (16 ft.).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) approval from the Ministry of Transportation & Infrastructure;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (e) 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;

RES.R14-1189

Carried

It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18263" pass its first reading.

RES.R14-1190

Carried

The said By-law was then read for the second time.

- RES.R14-1191 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18263" pass its second reading.  
Carried
- RES.R14-1192 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18263" be held at the City  
Hall on Monday, July 21, 2014, at 7:00 p.m.  
Carried

NEWTON

14. [7914-0140-00](#)  
15345 - No. 10 Highway (56 Avenue)  
Reilen Reyes, PJ Lovick Architect Ltd. / 559006 B.C. Ltd. /  
**Director Information: Satinder Sanghe / Sukhwinder Sanghe /**  
**Officer Information as at February 5, 2014: Satinder Sanghe (Secretary) /**  
**Sukhwinder Sanghe (President) / 606200 B.C. Ltd.**  
**Director Information: Jarnail Purewall /**  
**Officer Information as at May 2, 2013:**  
**Jarnail Purewall (President, Secretary) / Sullivan Station Annex Ltd.**  
Amend CD By-law No. 14510 and 17731  
*in order to allow entertainment uses on-site.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

- It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That:
1. a By-law be introduced to amend Comprehensive Development By-law No. 14510 and 17731 and a date for Public Hearing be set.
  2. Council instruct staff to resolve the following issues prior to final adoption:
    - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
    - (b) final approval from the Ministry of Transportation & Infrastructure;
    - (c) submission of acceptable Phase II strata plans or a strata conversion application to stratify and consolidate the subject property with BCS04117 to the satisfaction of the Approving Officer; and

- (d) registration of a Section 219 Restrictive Covenant to limit the hours of operation for entertainment uses on-site to Monday through Sunday, 6:00 a.m. to 12:00 a.m.

RES.R14-1193

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2001, No. 14510, Amendment Bylaw, 2012, No. 17731, Amendment Bylaw, 2014, No. 18264" pass its first reading.

RES.R14-1194

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2001, No. 14510, Amendment Bylaw, 2012, No. 17731, Amendment Bylaw, 2014, No. 18264" pass its second reading.

RES.R14-1195

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2001, No. 14510, Amendment Bylaw, 2012, No. 17731, Amendment Bylaw, 2014, No. 18264" be held at the City Hall on Monday, July 21, 2014, at 7:00 p.m.

RES.R14-1196

Carried

### SURREY CITY CENTRE/WHALLEY

#### 15. [7914-0099-00](#)

**10449 - Scott Road**

**Adam Donnelly c/o Wesgroup Properties / Pacific Link Industrial Park Ltd**

Development Permit

*in order to permit the development of a warehouse distribution facility.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That:

1. Council authorize staff to draft Development Permit No. 7914-0099-00 generally in accordance with the attached drawings (Appendix II);

2. Council instruct staff to resolve the following issues prior to approval):
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) resolution of the environmental requirements adjacent to the Manson Canal;
  - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R14-1197

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON**

16. [7913-0120-00](#)  
 18072 - 67 Avenue  
 6677 - 181 Street  
 Dexter Hirabe, Hunter Laird Engineering Ltd. / 0970121 BC Ltd /  
**Director Information:** Kulvinder Singh Bharya / Mandeep Kaur Randhawa /  
**No Officer Information Filed** / Colleen E Fisher / Roxanne D Dowden  
 OCP Amendment from Suburban to Urban / NCP Amendment from Existing  
 Homes to Small Lots and Single Family Residential / Rezoning from RA to RF-12  
 and RF  
*in order to allow subdivision into approximately 16 single family lots in North  
 Cloverdale West.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was

Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7913-0120-00 from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the



Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.

3. a By-law be introduced to rezone portions of the property shown as Block A on the Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and Block B on the Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
  
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) provision of a community benefit to satisfy the OCP Amendment policy for Type 2 OCP amendment applications; and
  - (g) completion of the road closure and acquisition of the corner cuts on the easterly portion of adjoining lots at 18058 – 67 Avenue and 18051 – 66A Avenue.
  
5. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate portions of the land shown as Block A on the Survey Plan (Appendix I) from Existing Homes to Single Family Residential and Block B on the Survey Plan from Existing Homes to Small Lots when the project is considered for final adoption.

RES.R14-1198

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 391, Amendment Bylaw, 2014, No. 18265" pass its first reading.

RES.R14-1199

Carried

The said By-law was then read for the second time.

- RES.R14-1200 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 391, Amendment Bylaw, 2014, No. 18265" pass its second reading.  
Carried
- RES.R14-1201 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 391, Amendment Bylaw, 2014, No. 18265" be held at the City Hall on Monday, July 21, 2014, at 7:00 p.m.  
Carried
- RES.R14-1202 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18266" pass its first reading.  
Carried
- The said By-law was then read for the second time.
- RES.R14-1203 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18266" pass its second reading.  
Carried
- RES.R14-1204 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18266" be held at the City Hall on Monday, July 21, 2014, at 7:00 p.m.  
Carried

### SOUTH SURREY

17. [7914-0166-00](#)  
16342 - 10 Avenue  
16350 - 10 Avenue  
**Kevin Dhaliwal, Legendary Developments (Clayton) Ltd. / Gurwinder S. Grewal**  
Development Variance Permit  
*in order to reduce the front yard setbacks for 2 single family lots impacted by the road allowance requirements.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Martin  
 Seconded by Councillor Hepner  
 That Council approve Development Variance  
 Permit No. 7914-0166-00 (Appendix II) to proceed to Public Notification to reduce  
 the minimum front yard setback of the RF Zone for the principal building from  
 7.5 metres (25 feet) to 5.5 metres (18 feet).

RES.R14-1205

Carried**18. [7911-0165-00](#)****14605 - Winter Crescent****Maciej Dembek, Barnett Dembek Architects Inc. /****Emanuelle's Opus Developments Ltd., Inc. No. 919764 /****Director Information: Varinder Mann / Dave Mann / John Mele /****Charles Westgard / No Officer Information Filed as at September 7, 2013 /****A River's Dance Developments Ltd., Inc. No. 916570 / Director Information:****Dave Mann / Varinder Mann / John Mele / No Officer Information Filed as****at July 27, 2013**

OCP amendment from Suburban and Urban to Multiple Residential / LAP

amendment from Recreational Residential and Clustering at 8 upa to Townhouses

and Apartments / Rezoning from A-1 and RA to CD (based on RM-30 and RM-45)

/ Development Permit

*in order to permit the development of 66 townhouse units and a 73 unit, four (4)**storey apartment building with underground parking.*

The General Manager, Planning & Development was recommending approval of  
 the recommendations outlined in his report.

It was

Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That:

1. a By-law be introduced to amend the OCP by redesignating the subject site  
 in Application No. 7911-0165-00 from "Suburban" and "Urban" to "Multiple  
 Residential" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons,  
 organizations and authorities that are considered to be affected by the  
 proposed amendment to the Official Community Plan, as described in the  
 Report, to be appropriate to meet the requirement of Section 879 of the  
Local Government Act.
3. a By-law be introduced to rezone the subject site in Application No.  
 7911-0165-00 from "One-Acre Residential Zone (RA )" (By-law No. 12000)  
 and "General Agriculture Zone (A-1)" to "Comprehensive Development  
 Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required  
 indoor amenity space from 417 square metres (4,489 square feet) to 307 square  
 metres (3,304 square feet).

5. Council authorize staff to draft Development Permit No. 7911-0165-00 generally in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, and the construction of Crescent Road (Winter Crescent extension) beyond the site frontage, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout, including the dedication of the riparian area to the City for conservation purposes to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) input from Senior Government Environmental Agencies;
  - (e) submission of a detailed riparian planting plan and completion of a P-15 agreement are required for the monitoring and maintenance of the replanting in the conveyed riparian area;
  - (f) submission of an acceptable tree survey, arborist report, landscape plan and landscape cost estimate to the satisfaction of the City Landscape Architect;
  - (g) resolution of all urban design issues, including the implementation of the recommendations outlined in the golf course assessment completed by Norr Architects and Planners, to the satisfaction of the Planning and Development Department;
  - (h) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (j) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (k) 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;
  - (l) registration of a Section 219 Restrictive Covenant to provide notice to future property owners that an existing golf course is adjacent to

the property and to indemnify the City of any liability in relation to this;

- (m) registration of a Section 219 Restrictive Covenant to provide notice to future property owners that a golf course is situated within the Agricultural Land Reserve and may, at some point in the future, engage in farming operations;
- (n) the applicant adequately address the impact of reduced indoor amenity space; and
- (o) the applicant address the shortfall in tree replacement.

- 7. Council pass a resolution to amend the King George Highway Corridor Local Area Plan, 1995, to redesignate the land from Recreational Residential and Clustering at 8 upa to Townhouses and Apartments when the project is considered for final adoption.
- 8. Council pass a resolution under City Policy O-42 and By-law No. 1500 to change approximately 115 metres (380 ft.) of existing Winter Crescent between King George Boulevard and 146A Street to McDougall Drive (Appendix I).

RES.R14-1206

Carried

It was

Moved by Councillor Martin  
 Seconded by Councillor Hepner  
 That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 392, Amendment Bylaw, 2014, No. 18267" pass its first reading.

RES.R14-1207

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Martin  
 Seconded by Councillor Hepner  
 That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 392, Amendment Bylaw, 2014, No. 18267" pass its second reading.

RES.R14-1208

Carried

It was then

Moved by Councillor Martin  
 Seconded by Councillor Hepner  
 That the Public Hearing on "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 392, Amendment Bylaw, 2014, No. 18267" be held at the City Hall on Monday, July 21, 2014, at 7:00 p.m.

RES.R14-1209

Carried

RES.R14-1210 It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18268" pass its first reading.  
Carried

The said By-law was then read for the second time.

RES.R14-1211 It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18268" pass its second reading.  
Carried

RES.R14-1212 It was then Moved by Councillor Martin  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18268" be held at the City  
Hall on Monday, July 21, 2014, at 7:00 p.m.  
Carried

Council requested clarification regarding the development and whether or not it is located within close proximity to a flood-plain. Staff, in response noted that there was some concern regarding the property to the East; however, those issues were addressed. Staff further clarified that the infrastructure that is in place will handle the potential water issues, and the subject site will be responsible for its own sanitary pump and drain infrastructure.

## COMMERCIAL/INDUSTRIAL/AGRICULTURAL

### NEWTON

19. [7914-0001-00](#)  
8318 – 120 Street  
**James Pernu, McElhanney Consulting Services Ltd. /**  
**Earth King Forest Plaza Ltd.**  
Rezoning from C-8 to CD (based upon C-8) / Development Permit  
*in order to permit the development of a four-storey multi-tenant commercial/office building.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7914-0001-00 from "Community Commercial Zone (C-8)" (By-law

No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.

- 2. Council authorize staff to draft Development Permit No. 7914-0001-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix III).
- 3. Council instruct staff to ensure the applicant satisfactorily resolves the outstanding issues related to the reciprocal access easement (BJ352366/BJ352371) currently registered on title prior to granting of Third Reading.
- 4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
  - (f) 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.

RES.R14-1213

Carried

It was

Moved by Councillor Martin  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18269" pass its first reading.

RES.R14-1214

Carried

The said By-law was then read for the second time.

- RES.R14-1215 It was Moved by Councillor Martin  
Seconded by Councillor Hayne  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18269" pass its second reading.  
Carried
- RES.R14-1216 It was then Moved by Councillor Martin  
Seconded by Councillor Hayne  
That the Public Hearing on "Surrey Zoning  
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18269" be held at the City  
Hall on Monday, July 21, 2014, at 7:00 p.m.  
Carried

### SOUTH SURREY

20. [7914-0017-00](#)  
3231 - 152 Street / 3216 - Croydon Drive  
3217 - 152 Street / 15110 - 32 Avenue  
3100 - 152 Street / 3211 - Croydon Drive  
3203 - 152 Street / 3201 - 152 Street / 3199 - 152 Street  
Gerry Olma, Avondale Development Corporation / William S Ringer /  
Edward B Holden / Potters Farm & Nursery Inc / Torvan Developments Ltd /  
BC Transportation Financing Authority / City of Surrey  
OCP Amendment from Suburban to Commercial / Rezoning from RA to CD /  
Development Permit  
*to permit the development of a four-storey 11,223 m<sup>2</sup> (120,804 ft<sup>2</sup>) commercial  
building with underground and surface parking.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

- It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That:
1. A By-law be introduced to amend the OCP by re-designating the site in Planning Application No. 7914-0017-00 from "Suburban" to "Commercial" and a date for Public Hearing be set.
  2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
  3. A By-law be introduced to rezone the subject site from "One- Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.



4. Council authorize staff to draft Development Permit No. 7914-0017-00 including a comprehensive sign design package generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) final approval from the Ministry of Transportation & Infrastructure;
  - (d) final approval from BC Hydro;
  - (e) completion of the closure of MOTI unopened road allowance and reinstatement of BC Hydro ROW on MOTI properties as applicable;
  - (f) completion of soil contamination review questionnaire for the MOTI properties once the Phase I reports have been completed;
  - (g) completion of the closure of City opened road allowance, reinstatement of BC Hydro ROW on the civic properties as applicable;
  - (h) completion of the sale of City owned lands to the applicant;
  - (i) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (j) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (k) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (l) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (m) review and resolution of all outstanding signage issues to conform to the City's Sign By-law requirements;
  - (n) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (o) 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.

RES.R14-1217

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 393, Amendment Bylaw, 2014, No. 18270" pass its first reading.

RES.R14-1218

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 393, Amendment Bylaw, 2014, No. 18270" pass its second reading.

RES.R14-1219

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 393, Amendment Bylaw, 2014, No. 18270" be held at the City Hall on Monday, July 21, 2014, at 7:00 p.m.

RES.R14-1220

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18271" pass its first reading.

RES.R14-1221

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18271" pass its second reading.

RES.R14-1222

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18271" be held at the City Hall on Monday, July 21, 2014, at 7:00 p.m.

RES.R14-1223

Carried

**RESIDENTIAL/INSTITUTIONAL****SOUTH SURREY**

21. [7910-0061-00](#)  
 2359 - 153A Street / 2353 - 153A Street  
 2350 - 153 Street / 2360 - 153 Street  
**Ben Cooper, Marcon Developments Ltd. /**  
**The Semiahmoo Foundation, Inc. No. 526008**  
 OCP Amendment from Urban to Multiple Residential / Land Use Plan  
 Amendment from Townhouse (15 upa) to Apartment (45 upa) / Rezoning from RF  
 to CD ( Based on RM-45) / Development Permit / Development Variance Permit  
*to permit the development of a four-storey apartment structure.*

The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That:

1. A By-law be introduced to amend the OCP by re-designating the subject site in Planning Application No. 7910-0061-00 from "Urban" to "Multiple Residential" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 213 square metres (2,293 square feet) to 84.3 square metres (907 square feet).
5. Council authorize staff to draft Development Permit No. 7910-0061-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7910-0061-00 (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum number of on-site parking spaces from 111 to 82.

7. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) completion and adoption of a housing agreement regulating the use and services of the development to the specifications and satisfaction of the Planning and Development Department;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (i) the applicant adequately address the impact of reduced indoor amenity space.

8. Council pass a resolution to amend the King George Highway Corridor Land Use Plan to re-designate the land from Townhouse (15 upa) to Apartment (45 upa) when the project is considered for final adoption.

RES.R14-1224

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 394, Amendment Bylaw, 2014, No. 18272" pass its first reading.

RES.R14-1225

Carried

The said By-law was then read for the second time.



**H. BY-LAWS**

## FINAL ADOPTIONS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18056"  
7913-0060-00 – Shaneel, Sharun and Satiya Kumar  
c/o Hub Engineering Inc. (Mike Kompter)  
RA to RF-12 - 14962 – 72 Avenue - to allow the subdivision into two (2) lots.

Approved by Council: September 9, 2013

**Note:** See Development Variance Permit No. 7913-0060-00 under Section I.

Planning and Development advise (see memorandum dated June 26, 2014 in back-up) that it is in order for Council to pass a resolution amending the East Newton South NCP to redesignate the land from "Urban Single Family Residential" and "Landscaped Buffer Strips" to "Single Family Small Lots."

RES.R14-1231	<p>It was</p> <p>NCP to redesignate the land from "Urban Single Family Residential" and "Landscaped Buffer Strips" to "Single Family Small Lots."</p>	<p>Moved by Councillor Hepner Seconded by Councillor Martin That Council amend the East Newton South NCP to redesignate the land from "Urban Single Family Residential" and "Landscaped Buffer Strips" to "Single Family Small Lots."</p> <p><u>Carried</u></p>
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RES.R14-1232	<p>It was</p> <p>Amendment Bylaw, 2013, No. 18056" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.</p>	<p>Moved by Councillor Hepner Seconded by Councillor Martin That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18056" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.</p> <p><u>Carried</u></p>
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2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18160"  
7913-0211-00 – Svend and Kathleen Hansen and Twin City Developments Inc.  
c/o Citiwest Consulting Ltd. (Roger Jawanda)  
RA and RF to RF-12 - 18341, 18359 – 67 Avenue, 18350 – 68 Avenue and Portion of 18363 – 67 Avenue - to permit subdivision into 24 small single family lots.

Approved by Council: January 13, 2014

**Note:** Change in ownership for one lot.

Planning and Development advise (see memorandum dated July 2, 2014 in back-up) that it is in order for Council to pass a resolution amending the North Cloverdale West Neighbourhood Concept Plan to redesignate portions of the site from Single Family Residential and Townhouse (15 upa) to Small Lots.

- RES.R14-1233 It was Moved by Councillor Villeneuve  
Seconded by Councillor Hepner  
That Council amend the North Cloverdale  
West Neighbourhood Concept Plan to redesignate portions of the site from Single  
Family Residential and Townhouse (15 upa) to Small Lots.  
Carried
- RES.R14-1234 It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That "Surrey Zoning Bylaw, 1993, No. 12000,  
Amendment Bylaw, 2014, No. 18160" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried
3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17854"  
7911-0185-00 - Varinder Pal K. Gill  
c/o Mainland Engineering Consultants Corp. (Rajeev Mangla)  
RF to RF-12 - 6008 and 6016 - 130A Street - to permit subdivision into 2 RF-12 lots  
(Block A) and 1 RF lot (Block B).
- Approved by Council: December 10, 2012
- Note:** Change in agent.
- Note:** See Development Variance Permit No. 7911-0185-00 to be filed under  
Section I.
- Planning and Development advise (see memorandum dated June 30, 2014 in  
back-up) that since public notification, five trees located on proposed Lot A are to  
be removed to allow construction of a reasonably sized house. As a result,  
Development Variance Permit 7911-0185-00 is no longer needed.
- Planning and Development also advise that it is in order for Council to pass a  
resolution amending the West Newton/Highway No. 10 Neighbourhood Concept  
Plan to redesignate the site from "Single Family 6 u.p.a." to "Single Family Small  
Lots."
- RES.R14-1235 It was Moved by Councillor Hepner  
Seconded by Councillor Gill  
That Council amend the West  
Newton/Highway No. 10 Neighbourhood Concept Plan to redesignate the site from  
"Single Family 6 u.p.a." to "Single Family Small Lots."  
Carried

RES.R14-1236

It was Moved by Councillor Gill  
 Seconded by Councillor Hepner  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17854" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17735"  
 7912-0090-00 – Fleetwood International Church  
 c/o Focus Architecture Inc. (Colin Hogan)  
 PA-1 to PA-2 - 8250 - 161 Street - to allow the expansion of an existing church in the  
 Fleetwood Town Centre.

Approved by Council: July 23, 2012

**Note:** Change in ownership.

**Note:** See Development Variance Permit No. 7912-0090-00 under Section I.

Prior to the start of the Regular Council - Land Use meeting a memo was received from the Planning Department advising Council that "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17735" would not be considered until all Planning and Engineering requirements have been completed by the Applicant; therefore, final adoption of this bylaw is out of order.

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18002"  
 7913-0015-00 – Saidpur Properties Inc.  
 c/o Saidpur Properties Inc. (Sandy Jhand)  
 RF to RM-30 - 10275 and 10293/95 – 144 Street - to permit the development of  
 23 townhouse units.

Approved by Council: July 8, 2013

**Note:** Change in ownership and agent.

**Note:** See Development Variance Permit No. 7913-0015-00 and Development Permit No. 7913-0015-00 under Section I.

RES.R14-1237

It was Moved by Councillor Hepner  
 Seconded by Councillor Martin  
 That "Surrey Zoning Bylaw, 1993, No. 12000,  
 Amendment Bylaw, 2013, No. 18002" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
Carried



6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 320 Amendment By-law, 2012, No. 17643"  
7907-0283-00 - Jagbir S. Malhi  
c/o Hub Engineering Inc. (Mike Kompter)  
To redesignate the property at 19565 - 72 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: April 23, 2012

**Note:** Change in agent.

This By-law is proceeding in conjunction with By-law No. 17685.

It was Moved by Councillor Hepner  
Seconded by Councillor Martin  
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 320 Amendment By law, 2012, No. 17643" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-1238

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17685"  
RA to RF-9 - 19565 - 72 Avenue  
To permit subdivision into 10 lots.

Approved by Council: June 11, 2012

This By-law is proceeding in conjunction with By-law No. 17643.

Planning and Development advise (see memorandum dated July 3, 2014 in back-up) that it is in order for Council to pass a resolution amending the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue to redesignate a portion of the site from 10 - 15 upa "Special Residential" to 10 - 15 upa "Medium Density".

It was Moved by Councillor Hepner  
Seconded by Councillor Martin  
That Council amend the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue to redesignate a portion of the site from 10 - 15 upa "Special Residential" to 10 - 15 upa "Medium Density".

RES.R14-1239

Carried

It was Moved by Councillor Hepner  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17685" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-1240

Carried

7. "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 130 Amendment Bylaw, 2014, No. 18216"  
 7914-0103-00 – Qualico Developments (Vancouver) Inc.  
 c/o Streetside Developments (B.C.) Ltd. (Sarah Bingham)  
 To declare the site 16467 – 24 Avenue a Temporary Commercial Use Permit Area No. 32 and allow the development of a temporary real estate sales centre for a nearby multi-family residential project for a period not to exceed three years.

Approved by Council: May 12, 2014

**Note:** See Temporary Commercial Use Permit No. 7914-0103-00 under Section I.

It was Moved by Councillor Hepner  
 Seconded by Councillor Hayne  
 That "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 130 Amendment Bylaw, 2014, No. 18216" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-1241

Carried

## I. CLERK'S REPORT

### 1. Approval of Development Variance Permits

It is in order for Council to now pass resolutions authorizing the Mayor and Clerk to sign the following permits:

- (a) **Development Variance Permit No. 7913-0060-00**  
**Shaneel, Sharun and Satiya Kumar**  
 14962 – 72 Avenue

**Note:** See Bylaw No. 18056 under Section H.

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

- (i) In Section K. Subdivision of Part 17A Single Family Residential (12) Zone (RF-12), the minimum lot width for Lot Type I [Interior Lot] is reduced from 12 metres [40 ft] to 10.96 m [36 ft] on both proposed lots.

To reduce lot width in a 2-lot subdivision.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Hepner  
 That Development Variance Permit  
 No. 7913-0060-00 be approved; that the Mayor and Clerk be authorized to  
 sign the Development Variance Permit; and that Council authorize the  
 transfer of the Permit to the heirs, administrators, executors, successors,  
 and assigns of the title of the land within the terms of the Permit.

RES.R14-1242

Carried

- (b) **Development Variance Permit No. 7912-0090-00**  
**Fleetwood International Church**  
 8250 - 161 Street

**Note:** See Bylaw No. 17735 under Section H.

Prior to the start of the Regular Council - Land Use meeting a memo was received from the Planning Department advising Council that "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17735" would not be considered until all Planning and Engineering requirements have been completed by the Applicant; therefore, Development Variance Permit No. 7912-0090-00 is out of order.

- (c) **Development Variance Permit No. 7913-0015-00**  
**Saidpur Properties Inc.**  
 10275 and 10293/95 - 144 Street

**Note:** See Bylaw No. 18002 under Section H and Development Permit under Item I.2(a).

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 22, Section F, H.3 and H.5(b), as follows:

- (i) To reduce the minimum west yard setback from 7.5 metres (25 ft.) to 7.0 metres (23 ft.);
- (ii) To reduce the minimum north yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
- (iii) To reduce the minimum east yard setback from 7.5 metres (25 ft.) to 3.7 metres (12 ft.);
- (iv) To reduce the minimum south yard setback from 7.5 metres (25 ft.) to 2.8 metres (9 ft.);
- (v) To allow one visitor parking space within the required setbacks; and
- (vi) To allow one (1) tandem parking space to be unenclosed for each of the 11 units with tandem parking.

To permit the development of 23 townhouse units.

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That Development Variance Permit  
 No. 7913-0015-00 be approved; that the Mayor and Clerk be authorized to  
 sign the Development Variance Permit; and that Council authorize the  
 transfer of the Permit to the heirs, administrators, executors, successors,  
 and assigns of the title of the land within the terms of the Permit.

RES.R14-1243

Carried

- (d) **Development Variance Permit No. 7913-0205-00**  
**Sukhvir S. Dhillon**  
**c/o Krahn Group of Companies (Dave Batten)**  
 13025 – 115 Avenue

**Note:** See Development Permit No. 7913-0205-00 under Item I.2(b).

Surrey Zoning By-law, 1993, No. 12000, as amended is varied in Part 48  
 Light Impact Industrial Zone (IL) Section F. Yards and Setbacks as follows:

- (a) the minimum front yard (west) setback is varied from 7.5 metres  
 (25 ft.) to 6.5 metres (21 ft.); and
- (b) the minimum north side yard setback is varied from 7.5 metres  
 (25 ft.) or 0.0 metre (0.0 ft.) to 2.0 metres (6.5 ft.).

To permit the development of a two-storey industrial building.

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That Development Variance Permit  
 No. 7913-0205-00 be approved; that the Mayor and Clerk be authorized to  
 sign the Development Variance Permit; and that Council authorize the  
 transfer of the Permit to the heirs, administrators, executors, successors,  
 and assigns of the title of the land within the terms of the Permit.

RES.R14-1244

Carried

- (e) **Development Variance Permit No. 7913-0169-00**  
**Rosa Eppich Holdings Ltd.**  
 18699 – 24 Avenue

**Note:** See Development Permit No. 7913-0169-00 under Item I.2(c).

Surrey Zoning By-law, 1993, No. 12000, as amended is varied In Section J.3  
 of Special Regulations of "Comprehensive Development Zone (CD By-law  
 No. 17536)" in Area B as follows:

- (i) areas for outdoor storage of any goods, materials or supplies associated with the uses and operations allowed on the *lot*, may be located within the *side yard*.

To allow an enclosed area for outdoor storage within the east side yard setback of a proposed industrial building.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Development Variance Permit  
No. 7913-0169-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R14-1245

Carried

- (f) **Development Variance Permit No. 7913-0131-00**  
**648118 BC Ltd.**  
12941 -115 Avenue

**Note:** See Development Permit No. 7913-0131-00 under item I.2.(d).

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

- (a) Part 48 Light Impact Industrial Zone (IL) Section F. Yards and Setbacks, the minimum south side setback is varied from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
- (b) Part 48 Light Impact Industrial Zone (IL) Section F. Yards and Setbacks, the minimum rear yard setback is varied from 7.5 metres (25 ft.) to 2.0 metres (6.7 ft.).

In order to permit the development of three multitenant industrial buildings and to vary the setback requirements.

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Development Variance Permit  
No. 7913-0131-00 be approved; that the Mayor and Clerk be authorized to sign the Development Variance Permit; and that Council authorize the transfer of the Permit to the heirs, administrators, executors, successors, and assigns of the title of the land within the terms of the Permit.

RES.R14-1246

Carried

**2. Approval of Development Permits**

- (a) **Development Permit No. 7913-0015-00**  
**Saidpur Properties Inc.**  
10275 and 10293/95 – 144 Street

**Note:** See Bylaw No. 18002 under Section H, and Development Variance Permit No. 7913-0015-00 under Item I.1(c).

Memo received from Planning & Development, requesting Council to pass the following resolution:

It was  
executed Development Permit No. 7913-0015-00.

Moved by Councillor Martin  
Seconded by Councillor Gill  
That the Mayor and Clerk be authorized to  
Carried

RES.R14-1247

- (b) **Development Permit No. 7913-0205-00**  
**Sukhvir S. Dhillon**  
13025 – 115 Avenue

**Note:** See Development Variance Permit No. 7913-0205-00 under Item I.1(d).

Memo received from Planning & Development, requesting Council to pass the following resolution:

It was  
executed Development Permit No. 7913-0205-00.

Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Mayor and Clerk be authorized to  
Carried

RES.R14-1248

- (c) **Development Permit No. 7913-0169-00**  
**Rosa Eppich Holdings Ltd.**  
18699 – 24 Avenue

**Note:** See Development Variance Permit No. 7913-0169-00 under Item I.1(e).

Memo received from Planning & Development, requesting Council to pass the following resolution:



4. Applications/By-laws/Permits to be Closed

- (a) **Development Variance Permit No. 7911-0185-00**  
**Varinder Pal K. Gill**  
 6008 and 6016 - 130A Street

**Note:** See Bylaw No. 17854 under Section H.

Memo received from the Manager, Area Planning & Development Division, Planning & Development, advising that Development Variance Permit No. 7911-0185-00 is no longer needed.

Planning & Development are recommending to Council that Development Variance Permit No. 7911-0185-00 be filed.

It was  
 Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That Development Variance Permit  
 No. 7911-0185-00 be filed.

RES.R14-1252

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was  
 Moved by Councillor Villeneuve  
 Seconded by Councillor Martin  
 That the July 7, 2014 Regular Council – Land  
 Use meeting be adjourned.

RES.R14-1253

Carried

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

Certified correct:

\_\_\_\_\_  
 Jane Sullivan, City Clerk

\_\_\_\_\_  
 Mayor Dianne Watts