

Present:

Mayor Hepner
Councillor Gill
Councillor Hayne
Councillor LeFranc
Councillor Martin
Councillor Starchuk
Councillor Steele
Councillor Villeneuve
Councillor Woods

Absent:**Staff Present:**

City Clerk
City Manager
City Solicitor
General Manager, Engineering
General Manager, Finance & Technology
General Manager, Human Resources
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. [7914-0241-00](#)
5732 - 176 Street
Bernie Scholz / Willingdon Charitable Holdings Society
Heritage Revitalization Agreement
in order to revitalize and protect the Clova Theatre.

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

It was

Moved by Councillor Steele
Seconded by Councillor Martin
That:

1. a By-law be introduced to allow the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement for the Clova Theatre.
2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) the applicant adequately satisfy the impact of no on-site parking, to the satisfaction of the Planning and Development Department.

RES.R15-292

Carried

RES.R15-293 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Heritage Revitalization
Agreement Bylaw, 2015, No. 18415" pass its first reading.
Carried

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

RES.R15-294 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Heritage Revitalization
Agreement Bylaw, 2015, No. 18415" pass its second reading.
Carried

RES.R15-295 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Heritage
Revitalization Agreement Bylaw, 2015, No. 18415" be held at the City Hall on
Monday, March 23, 2015, at 7:00 p.m.
Carried

2. [7914-0318-00](#)
8188 - 188 Street
Lloyd De Jong / Helena M. De Jong / Lloyd I. De Jong
Development Variance Permit
*to vary the farm residential footprint and setbacks of the A-1 Zone in order to
construct a new single family dwelling and to bring two existing farm buildings into
compliance with the zone.*

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

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

1. Council approve Development Variance Permit No. 7914-0318-00 varying the following, to proceed to Public Notification:
 - (a) to increase the maximum setback of the single family dwelling in the A-1 Zone from 50 metres (164 ft.) to 190 metres (623 ft.);
 - (b) to increase the maximum depth of the farm residential footprint of the A-1 Zone from 60 metres (197 ft.) to 230 metres (755 ft.);
 - (c) to increase the maximum size of the farm residential footprint in the A-1 Zone from 2,000 square metres (0.5 ac.) to 2,750 square metres (0.68 ac.);

- (d) to reduce the minimum south side yard setback of an accessory building in the A-1 Zone from 8.0 metres (26 ft.) to:
 - i. 6 metres (20 ft.) for a farm shop; and
 - ii. 0.4 metre (1.5 ft.) for a tractor shed.

2. Council instruct staff to resolve the following issue prior to approval:

- (a) the applicant submit a building permit application for the existing farm shop and tractor shed.

RES.R15-296

Carried

FLEETWOOD/GUILDFORD

3. [7914-0306-00](#)
18877 - 96 Avenue
Shauna Johnson, Teck Construction / Kelfor Properties Incorporated
 Development Permit / Development Variance Permit
in order to allow the construction of a single tenant industrial building in Port Kells.

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. 7914-0306-00 generally in accordance with the attached drawings in Appendix II.
2. Council approve Development Variance Permit No. 7914-0306-00 varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the IL Zone from 7.5 metres (25 ft.) to 5.0 metres (16.5 ft.) for the principal building ; and
 - (b) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.) for the principal building.
3. 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) submission of a road dedication plan for the widening of 96 Avenue, to the satisfaction of the Approving Officer;
- (c) submission of a 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.R15-297

Carried**SOUTH SURREY**

4. [7913-0287-00](#)
19353 - 22 Avenue
Darren Sauer, Beedie Development Group /
Beedie CH Property (Lot 6-15) Ltd.
 Development Variance Permit
to vary the width of the landscaping strip along 22 Avenue

It was

Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council approve Development Variance

Permit No. 7913-0287-00 to reduce the width of the continuous landscaping strip abutting 22 Avenue from 6.0 metres (20 ft.) to 5.0 metres (16 ft.), to proceed to Public Notification.

RES.R15-298

Carried

5. [7914-0328-00](#)
18998 - 36 Avenue
Christian Hamm / Integrated Construction 1008741 BC Ltd. /
Director Information: William Frank Howell / No Officer Information Filed
 Development Permit
To permit the development of a 2,276 m² (24,500 ft²) warehouse/light manufacturing facility

It was

Moved by Councillor Gill
 Seconded by Councillor Hayne
 That Council approve Development Permit

No. 7914-0328-00 and authorize the Mayor and Clerk to execute the Permit.

RES.R15-299

Carried

SURREY CITY CENTRE/WHALLEY

6. [7914-0130-00](#)
 12203 - Old Yale Road
 10948 - Speen Road
 10920 - Fir Road
 Unopened Portion of Fir Road
 Unopened Portion of Speen Road
 Oleg Verbenkov, Pacific Land Resource Group / 592768 BC Ltd /
Director Information: Arjinder Brar / Sukhpreet Kaur Brar /
 Kulvir K. Gondara / Sukhjinder S. Gondara / **Officer Information as at**
September 21, 2012: Sukhpreet Kaur Brar (Secretary) /
 Arjinder Brar (President) / City of Surrey
 Temporary Use Permit
in order to permit the development of a temporary truck park and lumber storage for a period of 3 years.

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 Temporary Use Permit No. 7914-0130-00 to proceed to Public Notification.
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) completion of landscaping works to the specifications and satisfaction of the Planning and Development Department;
 - (c) completion of the lease agreement for use of the unopened portions of Fir and Speen Roads, to the satisfaction of the Realty Division;
 - (d) realignment of existing fencing/barriers to coincide with the subject site;
 - (e) submission of a temporary trailer permit application; and
 - (f) completion of Pre-Servicing Requirements identified for the proposed truck parking (Schedule C of Appendix IV).

3. Council direct staff to bring forward this application approximately 6 months from the date of approval to proceed (i.e. first Council meeting of September, 2015) for consideration of filing, if the above noted issues have not been adequately fulfilled by the applicant.

RES.R15-300

CarriedRESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

7. [7915-0001-00](#)
9588 – 162A Street
Malkit Swaich / Malkit Swaich
 Development Variance Permit
in order to relax the special building setback requirements for one existing single family lot located along an arterial road (96 Avenue).

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Council approve Development Variance

Permit No. 7915-0001-00 to relax Part 7 Special Building Setbacks of Surrey Zoning By-law, No. 12000, by reducing the minimum required front setback from the centerline of the ultimate highway allowance for 96 Avenue from 22.5 metres (74 ft.) to 21 metres (69 ft.) for the principal building, to proceed to Public Notification.

RES.R15-301

Carried

8. [7914-0368-00](#)
18081 - 60 Avenue
Hardarshpal Chatha / Surinderpal K Chatha / Hardarshpal S Chatha
 Development Variance Permit
in order to relax the special building setback requirements for a single family lot located along an arterial road (60 Avenue).

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That Council approve Development Variance

Permit No. 7914-0368-00 to relax Part 7 Special Building Setbacks of Surrey Zoning By-law, 1993, No. 12000 to reduce the minimum flanking side yard setback from the centerline of the ultimate highway allowance for 60 Avenue from 18.6 metres (61 ft.) to 17.2 metres (56 ft.) for the principal building on the, to proceed to Public Notification.

RES.R15-302

Carried

9. [7914-0353-00](#)
16475 - 78 Avenue
Rajwinder Deol / Rajwinder K Deol / Sarvjit S Bhatti
 Restrictive Covenant amendment
in order to remove the height restriction for a proposed single family dwelling.

The General Manager, Planning & Development was recommending that the application be denied.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Application 7914-0353-00 be referred
 back to staff to remove the height restriction in the Building Scheme and
 Restrictive Covenant to allow for the proposed single family dwelling.
Carried

RES.R15-303

Mayor Hepner called for the Applicant to speak to the Application. The following comments were made:

- The Applicant noted they purchased their home on September 2014 and did not realize there was a height restriction placed on the property by way of restrictive covenant. The delegation clarified that the height restriction was only placed on their property and not on the adjacent lot and they applied to have it amended or removed.
- There is one neighbor opposed to their application; however, there would be minimal impact associated with approval. The delegation clarified that the only impact is on daylight windows, the backyard will remain unchanged. The property owner who opposes the application overlooks 7 other properties and the Applicants is not part of that viewscape.
- In 2001 the property was subdivided and there was a height restriction placed on it for 20 years in order to protect the character of the neighbourhood. There have been over 20 developments all built to RF.
- Council asked for confirmation when the restrictive covenant would expire, in response the delegation noted 2021. Staff clarified that the restrictive covenant was the direction from Council at that time. The subject home is 48 years old and does not fit with neighbourhood context.
- The delegation confirmed that the proposed height of their home will not be any different than the other homes in the same area.
- In response to a question from Council, the City Clerk confirmed there is no public process needed to remove the restrictive covenant.

SOUTH SURREY

10. [7914-0340-00](#)
16017 - 8 Avenue
Jeff Baumann / B.A.N. Holdings Ltd
 Heritage Revitalization Agreement Amendment
in order to permit the addition of a playground and the removal of parking stalls, to accommodate a proposed childcare centre.

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 amend Heritage Revitalization Agreement By-Law, 2012, No. 17700, and a date for Public Hearing be set.
2. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R15-304 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Heritage Revitalization Agreement Bylaw, 2012, No. 17700, Amendment Bylaw, 2015, No. 18416" pass its first reading.

RES.R15-305 Carried

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That "Surrey Heritage Revitalization Agreement Bylaw, 2012, No. 17700, Amendment Bylaw, 2015, No. 18416" pass its second reading.

RES.R15-306 Carried

RES.R15-307

It was then
 Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Heritage
 Revitalization Agreement Bylaw, 2012, No. 17700, Amendment Bylaw, 2015, No.
 18416" be held at the City Hall on Monday, March 23, 2015, at 7:00 p.m.
Carried

11. [7915-0017-00](#)
12696 - 22 Avenue
Geoffrey Watson / Nicole K Watson / Geoffrey B Watson
 Development Variance Permit
*in order to relax the maximum permitted floor area of a second storey to allow for
 expansion and renovation to the existing dwelling and to relax the front yard setback.*

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 Council approve Development Variance
 Permit No. 7915-0017-00 varying the following, to proceed to Public Notification:

- (a) To increase the maximum permitted floor area of the second story for the
 principal building from a maximum of 80% to 106% of the main floor area; and
- (b) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to
 6.9 metres (23 ft).

RES.R15-308 Carried

12. [7915-0015-00](#)
16939 - 26 Avenue
Ravinder Maan / Devinder Maan / Ravinder Maan
 Development Variance Permit
*in order to relax the minimum allowable front yard setback for an accessory
 building.*

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 Council approve Development Variance
 Permit 7915-0015-00 to reduce the minimum front yard setback of an accessory
 building from 18.0 m (60 ft.) to 1.6 m (5 ft.), to proceed to Public Notification.

RES.R15-309 Carried

RESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

13. [7914-0204-00](#)
16708 - 84 Avenue
16716 - 84 Avenue
16722 - 84 Avenue
Dexter Hirabe, Hunter Laird Engineering Ltd. / Parminder K Mehta / Parbh Homes Ltd / Dream Castle Homes Ltd
Development Variance Permit
in order to relax the setback requirements for the principal building on three single family lots, all of which are impacted by special setbacks for road allowance requirements and one that is an irregular shape.

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 Council approve Development Variance Permit No. 7914-0204-00 varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RF-G Zone for the principal building as follows:
- i. from 7.5 metres (25 ft.) and 5.5 metres (18 ft.) to 5.0 metres (16 ft.) for Lot 5 at 16708 – 84 Avenue;
 - ii. 7.5 metres (25 ft.) and 5.5 metres (18 ft.) to 6.5 metres (21 ft.) and 4.5 metres (15 ft.) for Lot 6 at 16716 – 84 Avenue; and
 - iii. from 7.5 metres (25 ft.) and 5.5 metres (18 ft.) to 5.0 metres (16 ft.) for the garage, 3.0 metres (10 ft.) for the remaining 50% of the width of the principal building, and 1.0 metre (3 ft.) for the attached front porch or veranda for Lot 7 at 16722 – 84 Avenue;
- (b) to reduce the minimum side yard setback of the RF-G Zone for the principal building from 3.6 metres (12 ft.) to 2.4 metres (8 ft.) for Lot 5 at 16708 – 84 Avenue; and
- (c) to relax the portions of the first storey of the principal building that can be included in the calculation of the maximum 80% floor area of the second storey in the RF-G Zone for Lots 5, 6 and 7, as follows:
- i. from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) from the front lot line for Lot 5 at 16708 – 84 Avenue;

- RES.R15-310
- ii. from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) from the front lot line for Lot 6 at 16716 – 84 Avenue; and
 - iii. from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) from the front lot line for Lot 5 at 16722 – 84 Avenue.
- Carried

NEWTON

14. [7914-0345-00](#)
14064 - 60 Avenue
Theresa Rawle, H.Y. Engineering Ltd. / Hardeep K Samra
 Rezoning from RA to RF-10
in order to allow subdivision into 7 single family lots and one remainder portion.

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

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

1. a By-law be introduced to rezone the portion of the subject site in Planning Application No. 7914-0345-00, shown as "Block A" from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.
2. a By-law be introduced to rezone the portion of the subject site shown as "Block B" from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
3. Council instruct staff to resolve the following issue 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) approval 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) submission of a finalized lot grading plan to the satisfaction of the Planning & Development Department;

- (f) demolition of the existing buildings and structures to the satisfaction of the Planning Department;
- (g) registration of a 'no-build' restrictive covenant on a portion of Lot 1 until it is consolidated with a portion of land from the adjacent property; and
- (h) completion of a cost-sharing agreement to partially fund the construction of 141 Street in accordance with the description provided in this report.

RES.R15-311

Carried

Council asked if whether the trees currently slated for removal in this Application could be retained. Staff noted that tree retention will be reviewed in the more detailed planning portion of the Application in terms of the servicing corridor.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2015, No. 18418" pass its first reading.

RES.R15-312

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, 2015, No. 18418" pass its second reading.

RES.R15-313

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, 2015, No. 18418" be held at the City Hall on Monday, March 23, 2015, at 7:00 p.m.

RES.R15-314

Carried

SOUTH SURREY

15. [7915-0010-00](#)

2162 - 124 Street

John Wilson, Pillar Coupe Consulting / Edwin A Ackerman /

Beverley A Ackerman

Development Variance Permit

to vary the lot coverage in order to permit the construction of a single family residence.

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve Development Variance
 Permit No. 7915-0010-00 to increase the maximum lot coverage in the Single
 Family Residential (RF) Zone from 18% to 27.2%, to proceed to Public Notification.
 RES.R15-315 Carried

C. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONAL

NEWTON

1. [7911-0111-00](#)
 13812 - 64 Avenue / 13856 - 64 Avenue
 13890 - 64 Avenue / 13928 - 64 Avenue
 13906 - 64 Avenue / 6378 - 138 Street
 Matthew Cheng, Matthew Cheng Architect Inc. / o801212 BC Ltd /
Director Information: Harjit S. Atwal, Parmjit Singh Randhawa /
Officer Information as at August 29, 2013: Harjit S. Atwal (President),
 Parmjit Singh Randhawa (Secretary) / o887525 BC Ltd / Director
Information: Harjit S. Atwal / Officer Information as at August 5, 2014:
 Harjit S. Atwal (President, Secretary)
 Partial NCP Amendment from "Townhouses (15 u.p.a. max.)" and "Detention
 Ponds" to "Townhouses (25 u.p.a. max)", elimination of road, inclusion of
 enhanced lane to 62 Avenue, and redesignation of the property at 6322 - 138 Street
 to "Single Family Small Lots" / Rezoning from RA to RM-30 and RF-12
 Development Permit / Development Variance Permit
in order to allow development of 200 townhouses and three single family small 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 Steele
 That:

1. Council file By-law No. 17025 and close Land Development Project No. 7907-0319-00 and all applications associated with this project.
2. a By-law be introduced to rezone the portion of the property shown as Block B on Appendix I from "One-Acre Residential Zone (RA)" to "Multiple Residential 30 Zone (RM-30)" and the portion of the property shown as Block A on Appendix I from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
3. Council approve the applicant's request to reduce the amount of required indoor amenity space from 600 square metres (6,458 square feet) to 341 square metres (3,670 square feet).

4. Council authorize staff to draft Development Permit No. 7911-0111-00 generally in accordance with the attached drawings in Appendix II.
5. Council approve Development Variance Permit No. 7911-0111-00 varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.92 metres (16 ft.);
 - (b) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.02 metres (10 ft.);
 - (c) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.17 metres (7 ft.);
 - (d) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
 - (e) to vary the tandem parking space requirement of the RM-30 Zone to allow one unenclosed tandem parking space for all units which do not have a double-car garage;
 - (f) to vary the tandem parking space requirement of the RM-30 Zone to permit a unit with tandem parking to be located 4.6 metres (15 ft.) from the easternmost lot entrance/exit; and
 - (g) to vary the parking requirements of the RM-30 Zone by allowing two (2) visitor parking spaces within the east side yard setback.
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, 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 Senior Government Environmental Agencies;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (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 64 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
- (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
- (k) the applicant adequately address the impact of reduced indoor amenity space.

7. Council pass a resolution to amend South Newton NCP to:

- (a) partially amend the land use designation in the South Newton NCP from "Townhouses 15 upa" and "Buffer" to "Townhouses 25 upa";
- (b) eliminate the road shown through the subject site and through 6322 - 138 Street from the NCP;
- (c) include an enhanced north-south lane along the site's west boundary, extending south to 62 Avenue;
- (d) include a lane outlet to 138 Street from 6378 138 Street; and
- (e) redesignate the property at 6322 - 138 Street to "Single Family Small Lots"; as illustrated on Appendix VII.

RES.R15-316

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2009, No. 17025" be filed.

RES.R15-317

Carried

RES.R15-318 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18417" pass its first reading.
Carried

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

RES.R15-319 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18417" pass its second reading.
Carried

RES.R15-320 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18417" be held at the City Hall
on Monday, March 23, 2015, at 7:00 p.m.
Carried

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

2. [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**

NCP amendment to remove a portion of 25A Avenue, to adjust the transition landscape buffer, to amend the Large Lot Single Family lot dimensions for four (4) proposed lots, to change the location of lanes, and to redesignate a portion of the site from "Large Lot Duplex or Large Lot Single Family (2-10 upa)" to "Small Lot Single Family w/wo Coach House (10-15 upa)" / Rezoning from RA to RF-10, RF-12, RF and CD (based on RF) / Development Variance Permit
in order to allow subdivision into 33 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 Steele
That:

1. a By-law be introduced to rezone a portion of the subject site in Development Application No. 7912-0323-00 shown as Block A on Appendix II from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. a By-law be introduced to rezone the portion of the site shown as Block B on Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF- 10)", to rezone the portion of the site shown as Block C on Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)", and to rezone the portion of the site shown as Block D on Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7912-0323-00 varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lots 8 and 9;
 - (b) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 4 metres (13 ft.) for proposed Lots 8 and 9;
 - (c) to increase the minimum side yard on flanking street setback of the RF Zone from 3.6 metres (12 ft.) to 9 metres (30 ft.) for proposed Lots 8 and 9 and 10 metres (33 ft.) for proposed Lot 33;
 - (d) to vary the parking requirements of the RF Zone to restrict driveway access to the rear lane and to prohibit the parking or storage of campers, boats or house trailers for proposed Lots 8 and 9; and
 - (e) to vary the parking requirements of the RF Zone to restrict driveway access to the front yard for proposed Lot 33.
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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) submission of a landscaping plan and landscaping cost estimate for the transitional landscape buffer including gateway features to the specifications and satisfaction of the Planning and Development Department;
- (e) submission of finalized building design guidelines to the satisfaction of the Planning & Development Department;
- (f) submission of a finalized lot grading plan 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) registration of a Section 219 Restrictive Covenant for tree preservation;
- (i) registration of a Section 219 Restrictive Covenant for the transition landscape buffer on 26 Avenue and to reinforce that driveway access on 26 Avenue is prohibited; and
- (j) the applicant adequately address the shortfall in tree replacement.

5. Council pass a resolution to amend the Orchard Grove NCP to:

- (a) remove a portion of 25A Avenue between 164 Street and 164A Street;
- (b) adjust the transition landscape buffer on 26 Avenue;
- (c) amend the Large Lot Single Family lot dimensions for four (4) proposed lots;
- (d) change the location of lanes; and
- (e) redesignate a portion of the site from "Large Lot Duplex or Large Lot Single Family (2-10 upa)" to "Small Lot Single Family w/wo Coach House (10-15 upa)";as illustrated on Appendix III.

RES.R15-321

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2015, No. 18419" pass its first reading.

RES.R15-322

Carried

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

- RES.R15-323 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18419" pass its second reading.
Carried
- RES.R15-324 It was then Moved by Councillor Gill
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18419" be held at the City Hall
on Monday, March 23, 2015, at 7:00 p.m.
Carried
- RES.R15-325 It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18420" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R15-326 It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2015, No. 18420" pass its second reading.
Carried
- RES.R15-327 It was then Moved by Councillor Gill
Seconded by Councillor Villeneuve
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18420" be held at the City
Hall on Monday, March 23, 2015, at 7:00 p.m.
Carried

Council requested clarification regarding the driveway fronting the lots and access. Staff, in response noted that the Lots 31 and 30 will have access on the Lane and on Lot 33 will have access from 164th Street. Staff noted that in terms of compliance with the Neighbourhood Concept Plan (NCP) there is no driveway access to 26 Avenue.

3. [7914-0037-00](#)
 2421 - 164 Street
 16349 - 24 Avenue
Wojciech Grzybowicz, WG Architecture Inc / IK Homes Inc.
 NCP Amendment from 10-15 upa Medium Density to 20-30 upa Medium-High
 Density / Rezoning from RA to RM-30 / Development Permit / Development
 Variance Permit
in order to permit the development of a 36 unit townhouse development

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

It was Moved by Councillor Hayne
 Seconded by Councillor LeFranc
 That Application No. 7914-0037-00 be
 referred back to staff to work with the Applicant to conduct additional Public
 Consultation and to engage the Community with regard to options.

RES.R15-328

Carried

Council noted that this Application was sent back to staff due to the issue with ingress and egress through the adjacent townhome complexes with the view there would be consultation with the other adjacent strata complexes.

Although there is no question that the intent when those first two developments were built that there would be shared access; the Azure and Abbey Lane residents did not grasp what it looked like and it does not appear there has been adequate consultation with those groups, Council requested the Application be sent back to staff to work with the Applicant regarding Public Consultation, the community needs to be engaged and educated about what the developer is attempting to achieve and engage the community in finding solutions or options.

D. CORPORATE REPORTS

The Corporate Reports under date of February 23, 2015 were considered and dealt with as follows:

[Item No. L001](#) Acquisition of Property at 7736 - 156 Street
 File: 0870-20/511A

Note: See Bylaw No. 18306 under Section H.

The General Manager, Engineering and the General Manager, Parks, Recreation and Culture were recommending approval of the recommendations outlined in their report.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council approve the purchase for
 parkland (habitat corridor) of a portion of the property located at 7736 - 156 Street (PID
 No. 000-633-054), which is illustrated on Appendix I attached to Corporate Report Loo1.
 RES.R15-329 Carried

Item No. Loo2 Acquisition of Properties at 6075 and 6085 - 144 Street
 File: 0870-20/249A & B

Note: See Bylaw No. 18234 under Section H.

The General Manager, Engineering and the General Manager, Parks, Recreation and
 Culture were recommending approval of the recommendations outlined in their report.

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council approve the purchase for
 parkland of a portion of the properties located at 6075 - 144 Street (PID No. 005-036-992)
 and 6085 - 144 Street (PID No. 005-037-417), which are illustrated on Appendix I attached
 to Corporate Report Loo2.
 RES.R15-330 Carried

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BYLAWS AND PERMITS

BYLAW READINGS

- "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18158"
 7913-0124-00 - Kulwinder and Kashmir Dosanjh
 c/o RIF Consulting Ltd. (Roman Fayn)
 RF to RF-12 - Portion of 18441 - 68 Avenue - to permit subdivision into 3 single
 family lots (1 RF and 2 RF-12).

Approved by Council: January 13, 2014

RES.R15-331

It was	Moved by Councillor Gill Seconded by Councillor Martin That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18158" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

2. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18076, Amendment Bylaw, 2014, No. 18256"
7914-0065-00 – The Board of Education of School District No. 36 (Surrey) and City of Surrey c/o Surrey School District (Kerry Magnus)
To rezone 14225 - No. 10 Highway (56 Avenue) by adding this location to the existing CD Bylaw No. 18076, which governs the former City Hall site.

Approved by Council: July 7, 2014

Planning and Development advise (see memorandum dated February 18, 2015 in back-up) that it is in order for Council to pass a resolution amending the South Newton Neighbourhood Concept plan to redesignate the site from Institutional to Office Park.

RES.R15-332

It was	Moved by Councillor Gill Seconded by Councillor Villeneuve That Council amend the South Newton Neighbourhood Concept plan to redesignate the site from Institutional to Office Park.
	<u>Carried</u>

RES.R15-333

It was	Moved by Councillor Gill Seconded by Councillor Villeneuve That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18076, Amendment Bylaw, 2014, No. 18256" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17879"
7912-0175-00 – Rupinder K. Kaila and Parminder S. Saran
c/o Mainland Engineering (2007) Corporation (Avnash Banwait)
RA to RF-12 - 10615 – 160 Street and Portion of Lane - to permit a subdivision into three (3) single family lots.

Approved by Council: February 18, 2013

RES.R15-334

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17879" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
Carried

4. "Surrey Official Community Plan Bylaw, 2013, No. 18020, Amendment By law, 2013,
 No. 17981"
 7912-0216-00 – Manbir Banwait, Mandeep Grewal, Ravinder Samra
 c/o Hunter Laird Engineering Ltd. (Dexter Hirabe)
 To redesignate the site located at 13467 – 16 Avenue from Suburban (SUB) to
 Urban (URB).

This By-law is proceeding in conjunction with By-law No. 17982

Approved by Council: June 17, 2013

RES.R15-335

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Official Community Plan Bylaw,
 2013, No. 18020, Amendment By law, 2013, No. 17981" be finally adopted, signed by
 the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17982"
 7912-0216-00 – RA and RF to CD (based on RH-G) - 13467 – 16 Avenue - to permit
 the subdivision of three (3) single family lots.

This By-law is proceeding in conjunction with By-law No. 17981

Approved by Council: June 17, 2013

RES.R15-336

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17982" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
Carried

BYLAWS WITH PERMITS

5. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2011, No. 17423, Amendment Bylaw, 2015, No. 18402"
7913-0145-00 – Grayrose (Cambridge Walk) Developments Ltd.
c/o Barnett Dembek Architects Inc. (Maciej Dembek)
14925 – 60 Avenue - To amend CD Bylaw No. 17423 in order to allow the development of 6 townhouses with 6 small commercial units on the ground floor.

Approved by Council: January 12, 2015

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2011, No. 17423, Amendment Bylaw, 2015, No. 18402" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R15-337

Carried

Development Permit No. 7913-0145-00

14925 – 60 Avenue

Approval to Draft: January 12, 2015

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

It was Moved by Councillor Martin
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to execute Development Permit No. 7913-0145-00.

RES.R15-338

Carried

APPROVAL OF PERMITS

6. **Development Variance Permit No. 7914-0199-00**
1001238 BC Ltd., Mercana Art Décor Inc., Mercana Enterprises Ltd.
3250 – 189 Street

Supported by Council: November 3, 2014

Note: The original two lots have been consolidated into one lot.

Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Part 5 Parking and Loading/Unloading Section D Sub-section 3(b), the minimum width for a maneuvering aisle is varied from 7.5 metres [25 ft.] to 4.7 metres [15.4 ft.] for the drive-aisles on the north and south sides of the proposed building.

To permit the development of a 8,580 m² (92,350 ft²) light-industrial warehouse.

It was Moved by Councillor Martin
Seconded by Councillor Steele
That Development Variance Permit
No. 7914-0199-00 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.R15-339

Carried

Development Permit No. 7914-0199-00

1001238 BC Ltd., Mercana Art Décor Inc., Mercana Enterprises Ltd.
3250 - 189 Street

Approval to Draft: October 20, 2014

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

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That the Mayor and Clerk be authorized to
execute Development Permit No. 7914-0199-00.

RES.R15-340

Carried

7. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18306"
7914-0138-00 - Kay Developments Ltd., Bluejay Development Ltd. Kamaljeet and Jasdev Randhawa c/o CitiWest Consulting Ltd. (Roger Jawanda)
A-1 to CD - 7736, 7766 and 7788 - 156 Street - to subdivide into 46 single family lots with 1 open space parcel.

Approved by Council: September 29, 2014

Earlier in the meeting, Council approved the recommendations of Corporate Report Item L001. Bylaw No. 18306 is therefore in order for consideration.

It was Moved by Councillor Gill
 Seconded by Councillor Hayne
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18306" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R15-341 Carried

BYLAWS WITH PERMITS

8. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18234"
 7913-0092-00 – Richard and Lieselotte Sickmueller
 c/o Park Ridge Homes (Panorama) Ltd. (Brad Hughes)
 RA to CD – Portion of 6085 – 144 Street - to permit the development of
 29 ground-oriented townhouse units.

Approved by Council: May 26, 2014

Earlier in the meeting, Council approved the recommendations of Corporate
 Report Item Loo2. Bylaw No. 18234 is therefore in order for consideration.

Planning and Development advise (see memorandum dated February 18, 2015 in
 back-up) that it is in order for Council to pass a resolution amending the
 Neighbourhood Concept Plan to redesignate the site from "Townhouse 15 u.p.a.
 max" to "Townhouse 25 u.p.a. max", introduce an east-west and north-south lane
 at 6075 – 144 Street, 6085 – 144 Street, 6113 – 144 Street and 6133 – 144 Street as well
 as relocate the eastern boundary of the future park lot.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council amend the Neighbourhood
 Concept Plan to redesignate the site from "Townhouse 15 u.p.a. max" to
 "Townhouse 25 u.p.a. max", introduce an east-west and north-south lane at 6075 –
 144 Street, 6085 – 144 Street, 6113 – 144 Street and 6133 – 144 Street as well as
 relocate the eastern boundary of the future park lot.
 RES.R15-342 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18234" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R15-343 Carried

Development Variance Permit No. 7913-0092-00
 Portion of 6085 – 144 Street

Supported by Council: June 9, 2014

Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section B.1 of Part 5, Parking and Loading/Unloading, the minimum length of an unenclosed tandem parking space is reduced from 6.0 metres (19.7 ft.) to 5.66 metres (18.6 ft.);
- (b) In Section C.6 of Part 5, Parking and Loading/Unloading, the minimum number of on-site visitor parking spaces for ground-oriented multiple residential buildings is reduced from six (6) to four (4).

It was

Moved by Councillor Gill
Seconded by Councillor Steele
That Development Variance

Permit No. 7913-0092-00 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.R15-344

Carried

Development Permit No. 7913-0092-00
6085 – 144 Street

Approval to Draft: May 26, 2014

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

It was

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

execute Development Permit No. 7913-0092-00.

RES.R15-345

Carried

- 9. "Surrey Land Use Contract No. 144, Authorization Bylaw, 1976, No. 4989, Partial Discharge Bylaw, 2014, No. 18297"
7914-0122-00 – Suncor Energy Inc. c/o Suncor Energy Inc. (Celia Patrician)
To discharge Land Use Contract No. 144 from 17824 – No. 10 (56 Avenue) Highway to allow the underlying Community Commercial Zone (C-8) to come into effect.

Approved by Council: September 8, 2014

It was Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Land Use Contract No. 144,
 Authorization Bylaw, 1976, No. 4989, Partial Discharge Bylaw, 2014, No. 18297" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R15-346

Carried

Temporary Use Permit No. 7914-0122-00
 17824 – No. 10 (56 Avenue) Highway

Supported by Council: September 29, 2014

To allow for truck parking for a period of three years.

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

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to
 execute Temporary Use Permit No. 7914-0122-00.

RES.R15-347

Carried

10. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18232"
 7913-0201-00 – 0978883 BC Ltd.
 c/o Barnett Dembek Architects Inc. (Lance Barnett)
 RA to RM-30 - 8745 – 162 Street - to develop 23 townhouse units.

Approved by Council: May 26, 2014

Planning and Development advise (see memorandum dated February 20, 2015 in
 back-up) that to address the road alignment concern, the curvature of 87 Avenue
 was subsequently amended to be more equitably distributed between the subject
 site and the property to the south located at 8709 - 162 Street (currently under
 Development Application No. 7914-0015-00, at Third Reading).

In addition Concerns regarding traffic safety pertained to the left-in driveway access
 from 88 Avenue to Holy Cross Regional High School. Staff is having ongoing dialogue
 with Holy Cross Regional High School in order to relocate this driveway further to the
 west so that it is aligned with 161 Street.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18232" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R15-348 Carried

Development Variance Permit No. 7913-0201-00

8745 - 162 Street

Supported by Council: June 9, 2014

Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section F of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum setbacks are varied as follows:
 - (i) to reduce the minimum north setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the principal building face, to 4.5 metres (15 ft.) for the rear porch or balcony;
 - (ii) to reduce the minimum south and west setbacks of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the principal building face and to 4.0 metres (13 ft.) for the second- and third-floor boxed window projections; and
 - (iii) to reduce the minimum east setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.9 metres (23 ft.) for the principal building face.
- (b) In Section H of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum parking requirements are varied as follows:
 - (i) to vary the enclosed tandem parking space requirements to permit one outside resident tandem parking space per dwelling unit in Building 3; and
 - (ii) to vary the parking requirements to allow two visitor parking spaces (space nos. 4 and 5) within the required setbacks.
- (c) In Section J of Part 22 "Multiple Residential 30 Zone (RM-30)", the minimum outdoor amenity space requirements are permitted within the required setbacks, as shown on Drawing 7913-0201-00 (A).

RES.R15-349 It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That Development Variance Permit
 No. 7913-0201-00 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.
Carried

Development Permit No. 7913-0201-00
 8745 - 162 Street

Approval to draft: May 26, 2014

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

RES.R15-350 It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7913-0201-00.
Carried

11. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18235"
 7913-0162-00 - 1005255 BC Ltd.
 c/o Douglas R. Johnson Architect Ltd. (Douglas Johnson)
 RA to RM-30 - 6765 - 196 Street to develop 19 townhouse units in East Clayton.

Approved by Council: June 9, 2014

Note: Change in owner

RES.R15-351 It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2014, No. 18235" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
Carried

Development Variance Permit No. 7913-0162-00

6765 – 196 Street

Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum front yard (east) setback is reduced from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) to the building face and to 5.3 metres (17 ft.) to the porch;
- (b) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum rear yard (west) setback is reduced from 7.5 metres (25 ft.) to 2.9 metres (10 ft.) to the building face and to 1.4 metres (5 ft.) to the porch;
- (c) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum side yard (north) setback is reduced from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) to the building face and to 3.7 metres (12 ft.) to the porch;
- (d) In Subsection F. Yards and Setbacks of Part 22 Multiple Residential 30 Zone, the minimum side yard (south) setback is reduced from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) to the building face and to 4.1 metres (14 ft.) to the porch;
- (e) Subsection H. Off-Street Parking and Loading/Unloading of Part 22 Multiple Residential 30 Zone is varied to allow one parking space to be provided within the required setback area; and
- (f) Subsection E.17(b). of Part 4. General Provisions is varied to allow up to 12 stairs to encroach into the building setback area.

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That Development Variance Permit

No. 7913-0162-00 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.R15-352

Carried

Development Permit No. 7913-0162-00

6765 – 196 Street

Approval to draft: June 9, 2014

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

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7913-0162-00.

RES.R15-353

Carried

MISCELLANEOUS

12. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18090" 7912-0319-00 – Parmdip Johal, Parveen Johal, Amerpaul Dhillon, Jagdeep Johal, Inderdeep Pannu c/o Pacific Land Resource Group Inc. (Brent Tedford) A-1 to CD: 16062 – 103 Avenue - to permit subdivision into 12 small suburban residential lots.

Approved by Council: October 7, 2013

Planning and Development advise (See memorandum dated February 23, 2015 in backup) that Council gave third reading to this Rezoning Bylaw on October 28, 2013. Approval of this Rezoning Bylaw was subsequently received from the Ministry of Transportation and Infrastructure (MOTI) on November 5, 2013. Upon reviewing the Bylaw prior to consideration of final adoption, it was noted that there is a minor error in the Intent section of the By-law. Consequently, the Bylaw requires amending and referral to MOTI for re-approval, prior to final adoption. Council is requested to rescind third reading of Bylaw 18090, amend it accordingly in Section 2.A. and then grant third reading, as amended.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council rescind Resolution R13-2282 of
 the October 28, 2013 Regular Council-Public Hearing meeting passing Third
 Reading of "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013,
 No. 18090".

RES.R15-354

Carried

RES.R15-355

It was Moved by Councillor Gill
Seconded by Councillor Steele
That Council is requested to amend "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18090" in Section 2.A. to refer to Blocks A, B and C as shown on the Survey Plan.

Carried

RES.R15-356

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18090" pass its third reading, as amended.

Carried

I. CLERKS REPORT

1. Housekeeping Amendments to In-stream OCP Amendment Bylaws

Memorandum received from the Manager, Community Planning Division, regarding in-stream OCP amendment bylaws initiated under "Surrey Official Community Plan By-law, 1996, No. 12900" specific to Temporary Use Permits. These bylaws are irrelevant and no longer necessary.

- It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That following bylaws be filed:
1. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 59 Amendment By-law, 2006, No. 15903"
 2. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 63 Amendment By-law, 2006, No. 16024"
 3. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 80 Amendment By-law, 2008, No. 16551"
 4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. Text No. 36 Amendment By-law, 2003, No. 15032, Amendment By-law, 2007, No. 16344, Amendment By-law, 2008, No. 16670"
 5. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 84 Amendment By-law, 2008, No. 16864"
 6. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 100 Amendment By-law, 2010, No. 17125"
 7. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 112 Amendment By-law, 2012, No. 17616"

- 8. "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 124, Amendment Bylaw, 2013, No. 18075"
- 9. "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 132 Amendment Bylaw, 2014, No. 18250"
- 10. "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 135 Amendment Bylaw, 2014, No. 18298"

RES.R15-357 Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was Moved by Councillor Hayne
Seconded by Councillor Villeneuve
That the Monday, February 23, 2015 Regular

Council – Land Use meeting be adjourned.
RES.R15-358 Carried

The Regular Council - Land Use meeting adjourned at 6:12 p.m.

Certified correct:

Jane Sullivan, City Clerk

Mayor Linda Hepner