

Present:

Mayor Watts
Councillor Bose
Councillor Gill
Councillor Hepner
Councillor Hunt
Councillor Martin
Councillor Rasode
Councillor Steele
Councillor Villeneuve

Absent:**Councillors Entering
Meeting as Indicated:****Staff Present:**

City Clerk
City Manager
Assistant City Solicitor
Deputy City Clerk
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. **7911-0152-00**
5828 - 176 Street
Sean Lang / Pudco Holdings Inc., Inc. No. BC0904264
Development Permit
in order to permit front and rear façade renovations to an existing 2-storey commercial building in the Cloverdale Town Centre.

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

It was

Moved by Councillor Hepner
Seconded by Councillor Hunt
That the Mayor and Clerk be authorized to

execute Development Permit No. 7911-0152-00

RES.R11-1496

Carried

2. **7911-0148-00**
19383 - 56 Avenue
Teri Hudson, Teck Construction LLP / Gordon Wilson Dams
Development Variance Permit
in order to allow an additional fascia sign for an automobile and truck dealership.

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

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That Council approve Development Variance Permit No. 7911-0148-00 (Appendix II) to proceed to Public Notification to vary the Surrey Sign By-law to increase the maximum number of fascia signs on the north side of the building from three (3) to four (4).

RES.R11-1497

Carried

NEWTON

3. **7911-0150-00**
13018 - 84 Avenue
Satish Sharma, Aryan Developments Ltd. / Aryan Developments Ltd.,
Inc. No. 0878548
Rezoning from IL to CD (based on IL)
in order to permit two additional office uses.

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 Report Application No. 7911-0150-00 from "Light Impact Industrial Zone" (IL) (By-law No. 12000) to "Comprehensive Development Zone" (CD) (By-law No. 12000) and a date be set for Public Hearing.
2. 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.

RES.R11-1498

Carried

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17481" pass its first reading.
RES.R11-1499 Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17481" pass its second reading.
RES.R11-1500 Carried

It was then Moved by Councillor Martin
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17481" be held at the City
Hall on October 3, 2011, at 7:00 p.m.
RES.R11-1501 Carried

4. **7911-0142-00**
15240 – 56 Avenue (No. 10 Highway)
Richard Coulter from Panorama Park Investments Ltd.
Panorama Park Investments Ltd., Inc. No. 0806551
Development Permit
in order to permit two upper-storey fascia signs for a major third-floor tenant.

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 the Mayor and Clerk be authorized to
execute Development Permit No. 7911-0142-00
RES.R11-1502 Carried

5. 7908-0128-00
 15361, 15309 and 15231 - 66 Avenue; 6680 - 152 Street
 Mike Helle, Coastland Engineering and Surveying Ltd.
 0695661 B.C. Ltd., Inc. No. 0695661
Director Information: Jarnail Singh Purewall / Surinder Singh Purewall
Officer Information: (as at May 21, 2007) Jarnail Singh Purewall (President) /
 Surinder Singh Purewall (Secretary) / Elegant Holdings Ltd, Inc. No. 559520 /
 Sandhu Malri Holdings Inc., Inc. No. 0699102 / 0726258 B.C. Ltd.,
 Inc. No. 0726258
Director Information: Baljinder Pal Singh Athwal / Pavitar Kaur Sehmbeey /
 Charanjit Singh / Charanjit Kaur Sran
Officer Information: (as at June 2, 2008) Charanjit Kaur Sran (President,
 Secretary)
 Amend CD By-law No. 17404, which is at third reading, to increase the maximum
 floor area permitted for eating establishments.

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. Council rescind second reading of Comprehensive Development
 By-law No. 17404.
2. Council amend Comprehensive Development By-law No. 17404 to increase
 the maximum floor area for eating establishments from 1,858 m² (20,000
 ft²) to 2,137 m² (23,000 ft²), give second readings as amended, and set a date
 for Public Hearing.
3. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) registration of a Section 219 Restrictive Covenant to advise future
 owners of the limits on accessory uses.

RES.R11-1503

Carried

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That Council rescind Resolution No. R11-920
 of the May 30, 2011 Regular Council minutes passing third reading and Resolution
 R11-702 of the May 9, 2011 Regular Council-Land Use minutes passing second
 reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2011,
 No. 17404"

RES.R11-1504

Carried

- It was Moved by Councillor Martin
Seconded by Councillor Steele
That Council Amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2011, No. 17404" by increasing the maximum floor area for eating establishments from 1,858 m²(20,000 sq. ft.) to 2,137 m² (23,000 sq. ft.)
- RES.R11-1505 Carried
- It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2011, No. 17404" be read a second time.
- RES.R11-1506 Carried
- It was then Moved by Councillor Martin
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 2011, No. 17404" be held at the City Hall on October 3, 2011, at 7:00 p.m.
- RES.R11-1507 Carried

SOUTH SURREY

6. **7911-0196-00**
388 - 175A Street
Maciej Dembek, Barnett Dembek Architects Inc. / Silverstone Ventures Inc
Development Permit / Development Variance Permit
in order to permit the development of a 684 sq.m (7,362 sq. ft.) commercial building.

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

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

1. Council authorize staff to draft Development Permit No. 7911-0196-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0196-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the CD Zone (By-law No. 17018) from 7.5 metres (25 ft.) to 5.2 metres (17 ft.) for the portion of the building adjacent to the corner cut at the northwest corner of the site.
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; and
- (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R11-1508

Carried

- 7. **7911-0016-00**
12171 Sullivan Street
Gayle Stephens
 Rezoning from C-4 to CD (based on C-5)
in order to permit additional commercial uses in an existing commercial building in Crescent Beach.

The Applicant submitted a letter requesting deferral.

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That consideration of Development Variance

Permit No. 7911-0016-00 be deferred.

RES.R11-1509

Carried

- 8. **7909-0085-00**
1751 King George Boulevard
Dwayne Jacobson, L C Holdings Ltd / L.C. Holdings Ltd., Inc. No. C537358
 Development Permit / Development Variance Permit
in order to allow for 2 fascia signs located within the roof gable to project 2.5 metres (8.2 ft.) from the building face.

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

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

- 1. Council authorize staff to draft Development Permit No. 7909-0085-00 in accordance with the attached drawings (Appendix II and III).
- 2. Council approve the Development Variance Permit No. 7909-0085-00 (Appendix V) varying the Surrey Sign By-law 16656, 1999, to allow:
 - (a) two (2) fascia signs to project 2.5 metres (8.2 feet) from the building face.

3. The applicant be required to obtain a Sign Permit from the Building Division for the existing free standing sign at the northeast corner of the site and to amend Statutory Right-of-Way (BX 392395) to allow for the sign prior to the execution of the Development Permit.

RES.R11-1510

Carried**RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD**

9. **7911-0082-00**
15694 - 112 Avenue
Roger Jawanda, Citiwest Consulting Ltd. / Sushila Saran / Chandrasegra Saran
Rezoning from RA to RF / Development Variance Permit
in order to allow subdivision into four (4) single family lots, one with further subdivision potential, and to vary the east side yard setback to retain the existing dwelling on proposed Lot 2.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Gill
That:

1. a By-law be introduced to rezone the subject site in Planning Report Application No. 7911-0082-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7911-0082-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east side yard setback of the RF Zone from 1.8 metres (6.0 ft.) to 0.34 metre (1 ft.) for the existing single family dwelling on proposed Lot 2.
3. 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) 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; and
- (e) removal of the existing swimming pool and any accessory structures to the satisfaction of the Planning and Development Department.
- RES.R11-1511 Carried
- It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17482" pass its first reading.
- RES.R11-1512 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17482" pass its second reading.
- RES.R11-1513 Carried
- It was then Moved by Councillor Hunt
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17482" be held at the City
Hall on October 3, 2011, at 7:00 p.m.
- RES.R11-1514 Carried

NEWTON

10. **7909-0095-00**
13687 - 62 Avenue
Brian Dust, NSDA Architects / Suncreek Developments Ltd.
Development Variance Permit
in order to allow subdivision into two RMS-2 lots.

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

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

1. Council approve Development Variance Permit No. 7909-0095-00 (Appendix IV) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum side yard setback of the RMS-2 Zone from 7.5 metres (25 ft.) to 1.5 metres (5 ft.).

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.

RES.R11-1515

Carried

11. 7910-0175-00

5860 King George Boulevard, 5836 King George Boulevard

5821 - 140 Street, 5814 King George Boulevard

Clarence Arychuk, Hunter Laird Engineering Ltd. / Baljit S Mann /

Christopher W Nordin / Maria Torok / Joseph Torok

Partial NCP amendment from "Single Family Residential" to "Single Family Small Lots" / Rezoning from RA to RF, RF-12 and RF-9

to permit the development of 66 single family lots including 14 RF-9 lots, 45 RF-12 and 7 RF lots

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

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the property shown on the Survey Plan (Appendix I) of Planning Report Application No. 7910-0175-00 as follows:

- (a) Block A from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)";
- (b) Block B from "One Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)"; and
- (c) Block C from "One Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)"

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 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) the applicant adequately address the shortfall in tree replacement;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) approval from the Ministry of Transportation & Infrastructure;
- (g) completion of road closures and purchase of a portion of 58 A Avenue and 58 Avenue;
- (h) submission and registration of an appropriate Building Scheme to the satisfaction of the General Manager of Planning and Development;
- (i) registration of a Section 219 covenant to ensure installation and maintenance of the proposed 6+ metre landscape buffer along the King George Boulevard;
- (j) registration of a Section 219 covenants to regulate the driveway location on RF-12 lots in and near the proposed cul-de-sacs; and
- (k) in addition to payment of the 5% cash-in-lieu parkland contribution as required by the *Local Government Act*, payment of an additional 1% cash-in-lieu park contribution as volunteered to by the applicant.

3. Council pass a resolution to amend the South Newton NCP to re-designate a portion of the land from Single Family Residential to Single Family Small Lots when the project is considered for final adoption.

RES.R11-1516

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 2011, No. 17483" pass its first reading.

RES.R11-1517

Carried

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

- RES.R11-1518
- It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17483" pass its second reading.
Carried
- RES.R11-1519
- It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17483" be held at the City
Hall on October 3, 2011, at 7:00 p.m.
Carried

SOUTH SURREY

12. **7911-0153-00**
16264 - 28 Avenue
Michael Helle, Coastland Engineering & Surveying Ltd. / Devinder K Gill /
Ajaib S Gill
OCP amendment from Suburban to Urban / Rezoning from RA to RF and RF-12
in order to allow subdivision into 7 single family residential lots.

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

- It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That:
1. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Report Application No. 7911-0153-00 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 in Planning Report Application No. 7911-0153-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and "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, 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 to the specifications and satisfaction of the City Landscape Architect;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) registration of a Section 219 Restrictive Covenant for tree preservation;
- (g) the applicant adequately address the tree replacement deficit;
- (h) registration of a Section 219 Restrictive Covenant showing the location of driveways on proposed Lots 4, 5 and 7; and
- (i) registration of a Section 219 Restrictive Covenant for a 4 metre wide landscape buffer along the north property line of proposed lots 1 & 2.

RES.R11-1520

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Official Community Plan
By law, 1996, No. 12900, No. 300 Amendment By law 2011, No. 17484" pass its first reading.

RES.R11-1521

Carried

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

It was

Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Official Community Plan
By law, 1996, No. 12900, No. 300 Amendment By law 2011, No. 17484" pass its second reading.

RES.R11-1522

Carried

It was then
 Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, No. 300 Amendment By law 2011,
 No. 17484" be held at the City Hall on October 3, 2011, at 7:00 p.m.
 RES.R11-1523 Carried

It was
 Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17485" pass its first reading.
 RES.R11-1524 Carried

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

It was
 Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17485" pass its second reading.
 RES.R11-1525 Carried

It was then
 Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17485" be held at the City
 Hall on October 3, 2011, at 7:00 p.m.
 RES.R11-1526 Carried

13. **7911-0212-00**
17171 - 2B Avenue
Rick Mann / Peace Initiatives Ltd., Inc. No. 0738733
 Development Variance Permit
*in order to correct a text error in a Rezoning By-law for an approved townhouse
 project.*

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

It was
 Moved by Councillor Hepner
 Seconded by Councillor Steele
 That Council approve Development Variance
 Permit No. 7911-0212-00 (Appendix III) varying the following, to proceed to Public
 Notification:
 (a) to reduce the minimum west yard setback of the CD Zone
 (By-law No. 17092) from 4.8 metres (16 ft.) to 1.5 metres (5 ft.).
 RES.R11-1527 Carried

SURREY CITY CENTRE/WHALLEY

14. **7911-0176-00**
13852 - 101 Avenue
Brian Shigetomi, Atelier Pacific Architecture Inc. / Odyssey Tower
Properties Ltd., Inc. No. 429558
 Development Permit
to permit the construction of a 27-storey apartment building and three, ground-oriented townhouses.

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

It was
 Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7911-0176-00. (Appendix IV)
 RES.R11-1528 Carried

15. **7910-0069-00**
10577 - 140 Street, 10595 - 140 Street, 10607 - 140 Street
Joe Minten, JM Architecture & Interior Design / Herkiranjeet Kaur /
Jagjiwan Singh / Sukhpal K Rai / Satnam S Rai / City of Surrey
 Rezoning from RF to CD (based on RM-70) / Development Permit
in order to permit the construction of 3, six-storey apartment buildings.

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

Council requested detail regarding the road allowance and the ownership.

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

1. a By-law be introduced to rezone the subject site in Planning Report Application No. 7910-0069-00 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.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 642 square metres (6,900 sq. ft.) to 258 square metres (2,800 sq. ft.).
3. Council authorize staff to draft Development Permit No. 7910-0069-00 generally in accordance with the attached drawings (Appendix II).

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 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;
 - (f) 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;
 - (g) the applicant adequately address the impact of reduced indoor amenity space;
 - (h) registration of a 5.0-metre (16 ft.) wide right-of-way for public passage along the western property line in order to accommodate a public walkway;
 - (i) secure for the construction of the public walkway along the western portion of the site concurrently with the construction of the project;
 - (j) registration of a reciprocal access agreement over the driveway along the southern property line to permit any future development on the adjoining lot to the south to use this driveway for access; and
 - (k) purchase of the City-owned property at 10607 - 140 Street.

RES.R11-1529

Carried
with Councillor Bose opposed

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17486" pass its first reading.

RES.R11-1530

Carried
with Councillor Bose opposed

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

RES.R11-1531 It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17486" pass its second reading.
Carried
 with Councillor Bose opposed

RES.R11-1532 It was then Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17486" be held at the City
 Hall on October 3, 2011, at 7:00 p.m.
Carried

C. CORPORATE REPORTS

D. ITEMS TABLED BY COUNCIL

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17148"
 7909-0182-00 - City of Surrey, Parks Recreation & Culture
 c/o Surrey City Development Corporation (Dwight Eckland)
 CD (BL 11355) to IB-1 (BL 12000) -2546 - 192 Street - to allow future business
 park development.

Approved by Council: March 22, 2010

- * Planning & Development advise (see memorandum dated August 19, 2011 in by-law back-up) that it is now in order for Council to pass a resolution amending the Campbell Heights Local Area Plan to redesignate the northerly portion of the site from "Business Park" to "Open Space Corridors/buffers".

RES.R11-1533 It was Moved by Councillor Hepner
 Seconded by Councillor Hunt
 That Council amend the Campbell Heights
 Local Area Plan to redesignate the northerly portion of the site in Planning
 Application 7909-0182-00 from "Business Park" to "Open Space Corridors/buffers".
Carried

RES.R11-1534 It was Moved by Councillor Hepner
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17148" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17257"
 7910-0094-00 - Parvinder S. Gill and Amardeep S. Munjal,
 c/o Coastland Engineering & Surveying Ltd. (Mike Helle)
 RA to RF (BL 12000) - 7361 - 148 Street - to permit subdivision into six (6)
 single family residential lots.

Approved by Council: September 13, 2010

RES.R11-1535 It was Moved by Councillor Hepner
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2010, No. 17257" 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, 2011, No. 17385"
 7910-0205-00 - Dawson & Sawyer Developments (Panorama) Ltd. c/o Abbot
 Kinney Lands Ltd. (Sam Hooge)
 RA to CD (BL 12000) - 14935, 14951 and 14965 - 60 Avenue to permit the
 development of 58 townhouse units.

Approved by Council: April 4, 2011

Note: See Development Permit No. 7910-0205-00 under Clerk's Report,
 Item No. I.2(c)

- * Planning & Development advise (see memorandum dated September 7, 2011 in
 by-law back-up) that it is now in order for Council to pass a resolution amending
 the South Newton Neighbourhood Concept Plan to redesignate the site from
 "Townhouse 15-upa max" to "Townhouse 25 upa max".

- RES.R11-1536
- It was Moved by Councillor Hepner
Seconded by Councillor Hunt
That Council amend the South Newton Neighbourhood Concept Plan to redesignate the site in Planning Application 7910-0205-00 from "Townhouse 15-upa max" to "Townhouse 25 upa max".
- Carried
with Councillor Bose opposed
- It was Moved by Councillor Hepner
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17385" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
- RES.R11-1537 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17351" 7910-0082-00 - Gill & Mattu Developments Ltd., Harbhajan S. and Manjit K. Gill and Mattu Family Holdings Ltd.,
c/o Coastland Engineering and Surveying Ltd. (Mike Helle)
RA to RF-12 (BL 12000) - 15911, 15921, 15941 and 15955 - 92 Avenue - to permit subdivision into 26 single family lots.

Approved by Council: January 10, 2011

- RES.R11-1538
- It was Moved by Councillor Hepner
Seconded by Councillor Hunt
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17351" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
- Carried
with Councillor Bose opposed

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17350" 7910-0195-00 - The Boardwalk Townhomes Ltd.,
c/o Barnett Dembek Architects Inc. (Maciej Dembek)
RA to CD (BL 12000) - 18014 Fraser Highway, 7070 and 7086 - 180 Street - to permit the development of 69 townhouse units.

Approved by Council: January 10, 2011

Note: See Development Permit No. 7910-0195-00 under Clerk's Report, Item No. I.2(d).

- * Planning & Development advise (see memorandum dated September 7, 2011 in by-law back-up) that it is now in order for Council to pass a resolution amending the North Cloverdale West Neighbourhood Concept Plan to redesignate the site from "Townhouse Cluster (10-12 upa)" and "Single Family Residential" to "Townhouse (15 upa)" and the adjoining 180 Street road right-of-way from "Townhouse Cluster (10-12 upa)" to "Open Space/Linear Park/Buffer".

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That Council amend the North Cloverdale
 West Neighbourhood Concept Plan to redesignate the site in Planning Application
 7910-0195-00 from "Townhouse Cluster (10-12 upa)" and "Single Family Residential"
 to "Townhouse (15 upa)" and the adjoining 180 Street road right-of-way from
 "Townhouse Cluster (10-12 upa)" to "Open Space/Linear Park/Buffer".

RES.R11-1539 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17350" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R11-1540 Carried

6. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 88 Amendment
 By-law, 2009, No. 16945"
 7909-0045-00 - Sumitter Pattar, c/o Aplin & Martin Consultants Ltd.
 To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended,
 in Division A. Schedule B Temporary Use Permit Areas, under the heading
 "Temporary Industrial Use Permit Areas" by adding a new heading
 "Temporary Industrial Use Permit Area No. 31 - Truck Parking". This application
 will allow a temporary truck parking facility for a period not to exceed two years
 on the site located 10198 Grace Road.

Approved by Council: May 4, 2009

Note: See Temporary Industrial Use Permit No. 7909-0045-00 under
 Clerk's Report, Item No. I.3(a).

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Official Community Plan
 By law, 1996, No. 12900, Text No. 88 Amendment By-law, 2009, No. 16945" be
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
 Seal.

RES.R11-1541 Carried
 with Councillor Bose opposed

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16887"
 7908-0082-00 - Jaspinder and Ravinder Ghuman,
 c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
 RA to RF-12 (BL 12000) - 3396 King George Highway - to allow subdivision
 into six single family small lots and dedication of open space for creek
 preservation.

Approved by Council: February 23, 2009

It was Moved by Councillor Steele
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16887" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R11-1542

Carried

- 8. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17360"
7910-0265-00 - City of Surrey and BPRT Holdings Ltd., c/o Townline Group
(Thomas Woo)
RA to RM-30 (BL 12000) - 19495 - 68 Avenue, Portion of 19407 and
19501 - 68 Avenue and Portion of 194A Street - to permit the development
of approximately 141 three-storey townhouse units.

Approved by Council: January 24, 2011

Note: See Development Permit No. 7910-0265-00 under Clerks Report Item I.2(e).

- * Planning & Development advise (see memorandum dated September 7, 2011 in
by-law back-up) that the applicant has reduced the proposed number of units
from 144 to 141 and adjustments to the Development Permit have been
incorporated.
- * In addition Planning & Development advise that further to Council's direction at
the January 24, 2011 Regular Council - Land Use meeting, staff have been actively
working with the Surrey School District staff regarding capacity issues at
Hazelgrove Elementary and other schools, and the potential use of modular
schools in Surrey.

It was Moved by Councillor Steele
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17360" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R11-1543

Carried

MISCELLANEOUS

9. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 276 Amendment By-law, 2010, No. 17283"
 "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17284"
 "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17285"
 7910-0020-00 - Jens Fons, Forrest and Agnes Day,
 c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
 To redesignate the properties located at 2846 and 2864 - 160 Street from Suburban (SUB) to Urban (URB) and to permit subdivision into 120 single family lots (115 small single family lots and 5 Comprehensive Development Zone lots) and one park lot for the protection of a riparian area.

Final Adoption by Council July 25, 2011

- * Planning & Development advise (see memorandum dated August 31, 2011 in back-up) that it is now in order for Council to pass a resolution amending North Grandview Heights Neighbourhood Concept Plan to redesignate the site from "Single Detached (4-6 upa)" to "Single Detached (7 upa)" and "Environmental Area".

It was Moved by Councillor Gill
 Seconded by Councillor Martin
 That Council amend the North Grandview Heights Neighbourhood Concept Plan to redesignate the site from "Single Detached (4-6 upa)" to "Single Detached (7 upa)" and "Environmental Area".

RES.R11-1544

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. 7910-0034-00**
Canada Safeway Limited, Inc. No. 59394A
 7450 - 120 Street (also shown as 7420 - 120 Street)

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, Part 5, Section 27, Sub-section 2(a), as follows:

- (i) To allow for a total of six (6) fascia signs on the western and southern elevations.

The proposal is to allow additional signage for the Strawberry Hill Safeway store.

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

Note: See Development Permit No. 7910-0034-00 under Item I.2(a)

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That Development Variance Permit
No. 7910-0034-00 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.R11-1545

Carried

- (b) **Development Variance Permit No. 7910-0235-00
Peninsula Shopping Centre Ltd. (Incorporation No. 345029)
15355 - 24 Avenue**

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, Part 5, Section 27, Sub-section 2(a), as follows:

- (i) To allow for a total of seven (7) fascia signs on the southwest and eastern elevations (including two signs on the tower feature).

The proposal is to allow additional signage for the Peninsula Village Safeway store.

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

Note: See Development Permit No. 7910-0235-00 under Item I.2(b)

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That Development Variance Permit
No. 7910-0235-00 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.R11-1546

Carried

2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7910-0034-00
Canada Safeway Limited, Inc.
7450 - 120 Street (also shown as 7420 - 120 Street)**

Note: See Development Variance Permit No. 7910-0034-00 under Item I.1(a).

Memo received from the Manager, Area Planning & Development North/South Division, Planning & Development, requesting Council to pass the following resolution:

It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7910-0034-00 .

RES.R11-1547

Carried

- (b) **Development Permit No. 7910-0235-00
 Peninsula Shopping Centre Ltd. (Incorporation No. 345029)
 15355 – 24 Avenue**

Note: See Development Variance Permit No. 7910-0235-00 under Item I.1(b).

Memo received from the Manager, Area Planning & Development North/South Division, Planning & Development, requesting Council to pass the following resolution:

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7910-0235-00 .

RES.R11-1548

Carried

- (c) **Development Permit No. 7910-0205-00
 Dawson & Sawyer Developments (Panorama) Ltd.
 14965, 14951 & 14935 – 60 Avenue**

Note: See By-law No. under Item H.3.

Memo received from the Manager, Area Planning & Development North/South Division, 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 Development Permit No. 7910-0205-00 .

RES.R11-1549

Carried

- (d) **Development Permit No. 7910-0195-00**
The Boardwalk Townhomes Ltd., Inc. No. 901822
 18014 Fraser Highway, 7086 – 180 Street and 7070 – 180 Street

Note: See By-law No. under Item H.5.

Memo received from the Manager, Area Planning & Development North Division, 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 Development Permit No. 7910-0195-00 .

RES.R11-1550

Carried

- (e) **Development Permit No. 7910-0265-00**
The Grove Limited Partnership, and its general partner
The Grove (G.P.) Inc.
 19407 – 68 Avenue, 19495 – 68 Avenue, 19501 – 68 Avenue

Note: See By-law No. under Item H.8.

Memo received from the Manager, Area Planning & Development North Division, Planning & Development, requesting Council to pass the following resolution:

It was Moved by Councillor Hepner
 Seconded by Councillor Steele
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7910-0265-00 .

RES.R11-1551

Carried

with Councillor Bose opposed

3. Approval of Temporary Industrial Use Permits

- (a) **Temporary Industrial Use Permit No. 7909-0045-00**
822340 B.C. Ltd.
 10198 Grace Road

Note: See By-law No. under Item H.6.

Memo received from the Manager, Area Planning & Development North Division, Planning & Development, requesting Council to pass the following resolution:

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That Temporary Commercial Use Permit
No. 7909-0045-00 be issued to 822340 B.C. Ltd. to allow storage of vehicles
including those over 5,000 Kilograms gross vehicle weight for a period not
to exceed two years on the site more particularly described as Parcel
Identifier: 023-645-709 Lot 1 Section 25 Block 5 North Range 2 West
New Westminster District Plan LMP31340, and that the Mayor and Clerk be
authorized to sign the necessary documents.

RES.R11-1552

Carried
with Councillor Bose opposed

J. OTHER BUSINESS

K. ADJOURNMENT

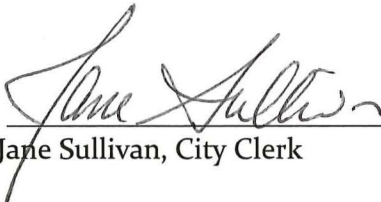
It was Moved by Councillor Bose
Seconded by Councillor Hepner
That the Regular Council - Land Use meeting
do now adjourn.

RES.R11-1553

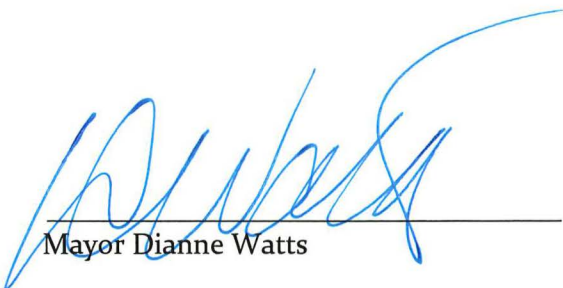
Carried

The Regular Council- Land Use meeting adjourned at 5:34 p.m.

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts