

**Present:**

Mayor Watts - Chairperson  
Councillor Bose  
Councillor Martin  
Councillor Rasode  
Councillor Villeneuve

**Absent:**

Councillor Gill  
Councillor Hepner  
Councillor Hunt  
Councillor Steele

**Staff Present:**

City Clerk  
City Manager  
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. **7911-0254-00**  
**17918 and 17942 - 55 Avenue**  
**Peter L Faliszewski / Barbara B Faliszewski**  
Partial Land Use Contract Discharge  
*in order to allow the underlying IL Zone to regulate the site.*

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

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That:

1. a By-law be introduced to discharge Land Use Contract No. 418 from the subject site Planning Application No. 7911-0254-00 and set a date 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) approval from the Ministry of Transportation and Infrastructure; and
- (c) submission of a road dedication plan to the satisfaction of the Approving Officer.

RES.R11-1960

Carried

It was

Moved by Councillor Villeneuve  
 Seconded by Councillor Martin  
 That "Surrey Land Use Contract No. 418,  
 Authorization By-law, 1978, No. 5390 Partial Discharge By-law, 2011, No. 17522"

pass its first reading.

RES.R11-1961

Carried

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

It was

Moved by Councillor Villeneuve  
 Seconded by Councillor Martin  
 That "Surrey Land Use Contract No. 418,  
 Authorization By-law, 1978, No. 5390 Partial Discharge By-law, 2011, No. 17522"

pass its second reading.

RES.R11-1962

Carried

It was then

Moved by Councillor Villeneuve  
 Seconded by Councillor Martin  
 That the Public Hearing on "Surrey Land Use  
 Contract No. 418, Authorization By-law, 1978, No. 5390 Partial Discharge By-law,  
 2011, No. 17522" be held at the City Hall on Monday, December 12, 2011, at 7:00 p.m.

RES.R11-1963

Carried

2. **7910-0286-00**  
**5967 - 168 Street**  
**Mark Ankenman, Ankenman Associates Architects,**  
**Bains Pharmacy Ltd., Inc. No. 0452052**  
 NCP Amendment from Institutional/Residential to Commercial/Residential  
 Rezoning from C-4 to CD (based on C-5) / Development Permit  
*in order to permit the development of a mixed-used development (commercial and residential 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 Villeneuve  
 That:

1. a By-law be introduced to rezone the subject site Planning Application No. 7910-0286-00 from Local Commercial Zone (C-4 ) (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 eliminate the required indoor amenity space from 24 square metres (258 square feet) to 0 square metres (0 square feet).
3. Council authorize staff to draft Development Permit No. 7910-0286-00 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) registration of reciprocal access agreements to permit driveway access with the property to the north at 5989 – 168 Street (replacing an existing access agreement) and future driveway access with the property to the south at 5933 – 168 Street; and
  - (f) the applicant adequately address the impact of no indoor amenity space.
5. Council pass a resolution to amend the West Cloverdale South Neighbourhood Concept Plan to redesignate the land from Institutional/ Residential to Commercial/ Residential when the project is considered for final adoption.

RES.R11-1964

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Rasode

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

Amendment By-law, 2011, No. 17523" pass its first reading.

RES.R11-1965

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Rasode

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

Amendment By-law, 2011, No. 17523" pass its second reading.

RES.R11-1966

Carried



It was then  
 Moved by Councillor Martin  
 Seconded by Councillor Rasode  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17523" be held at the City  
 Hall on Monday, December 12, 2011, at 7:00 p.m.  
 RES.R11-1967 Carried

### FLEETWOOD/GUILDFORD

3. **7911-0159-00**  
**16016 Fraser Highway**  
**Samuel Chan, Ionic Architecture Inc. / 0898014 BC Ltd., Inc. No. 0898014**  
**Director Information: Harjit Sangha / No Officer Information Filed**  
 Development Permit / Development Variance Permit  
*in order to permit a façade upgrade of an existing commercial building and to  
 increase the number of permitted fascia signs.*

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

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

1. Council authorize staff to draft Development Permit No. 7911-0159-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0159-00 (Appendix IV), varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law to increase the number of fascia signs from 2 to 6.
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R11-1968 Carried



NEWTON

4. 7911-0146-00  
6351 - 152 Street  
Vanessa Lai, United Awning & Signs Ltd. /  
Denagar Enterprises Ltd., Inc. No. 230371  
Development Permit  
*in order to install a free-standing sign for a multi-tenant commercial building.*

**Note:** If the Development Permit as presented, is not acceptable to Council in relation to the character of the sign (design, proposed materials, etc.), Council may refer the Development Permit back to staff with direction regarding any of these matters.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That Mayor and Clerk be authorized to  
execute Development Permit No. 7911-0146-00.

RES.R11-1969

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

5. 7911-0161-00  
19054 - 68 Avenue  
Mike Kompter, Hub Engineering Inc. / 0918627 B C Ltd., Inc. No. BC0918627  
**Director Information: Kevin Singh Dhesa / No Officer Information Filed**  
Rezoning from RA to RF-9S / Development Variance Permit  
*in order to allow subdivision with the neighbouring property into eleven (11) special single family small lots.*

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

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

1. a By-law be introduced to rezone the subject site Planning Application No. 7911-0161-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Special Single Family Residential (9) Zone (RF-9S)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7911-0161-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF-9S Zone from 9 metres (30 ft.) to 7.9 metres (26 ft.) for proposed Lots 4 and 5; and
  - (b) to reduce the minimum side yard setbacks in the RF-9S Zone for a garage from 2.8 metres (9 ft.) to 1.5 metres (5 ft.) and for a coach

house from 2.4 metres (8 ft.) to 1.5 metres (5 ft.) where the opposite side yard setback is 0.6 metre (2 ft.), for proposed Lots 4 and 5.

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 an acceptable tree survey and a statement regarding tree preservation;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) completion of the road closure and acquisition of the portion of cul-de-sac bulb fronting 19079 – 67A Avenue and the corner cuts on the easterly portion of 19047-67A Avenue;
  - (f) registration of a Section 219 Restrictive Covenant for a "no build" on the easterly portion of 19054 – 68 Avenue for future consolidation with the adjacent property (19076 – 68 Avenue);
  - (g) registration of a Section 219 Restrictive Covenant requiring all building permit plans be sealed by a registered professional, indicating that the building plans are in compliance with the range of uses permitted in the RF-9S Zone and the British Columbia Building Code;
  - (h) registration of a no-build Section 219 Restrictive Covenant to increase the following:
    - i. the front yard setback on proposed Lot 4, to 9 metres (30 ft.) to the building face and to 7.5 metres (25 ft.) to the porch or veranda;
    - ii. the front yard setback on proposed Lot 5, to 5 metres (16 ft.) to the building face and to 3.5 metres (11 ft.) to the porch or veranda; and
    - iii. the rear yard setback of the garage and coach house on proposed Lots 4 and 5, to 10.2 metres (33 ft.);
  - (i) address the shortfall in tree replacement; and
  - (j) indication of support by Council of Development Variance Permit No. 7911-0161-00.

RES.R11-1970

Carried





3. a By-law be introduced to rezone Block A of the subject site as shown on the attached Survey Plan Planning Application No. 7911-0124-00 (Appendix I) from "One Acre Residential Zone (RA )" (By-law No. 12000 to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000), Block C of the subject site from "One Acre Residential Zone" (RA) (By-law No. 12000 to "Special Single Family Residential (9) Zone (RF-9S)" (By-law No. 12000) and Block D of the subject site from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Business Park Zone (IB)" (By-law No. 12000) and a date be set for Public Hearing.
4. a By-law be introduced to rezone Block B of the subject site as shown on the attached Survey Plan Planning Application No. 7911-0124-00 (Appendix I) from "One Acre Residential Zone (RA )" (By-law No. 12000 to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council approve the applicant's request to eliminate the required indoor amenity space.
6. Council approve the applicant's request to eliminate the required outdoor amenity space.
7. Council authorize staff to draft Development Permit No. 7911-0124-00 generally in accordance with the attached drawings (Appendix II).
8. 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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (g) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of tandem parking spaces into liveable space;
- (h) registration of a Section 219 Restrictive Covenant for "no build" on portions of the subject site until future consolidation with the adjacent property to the north (6725 – 192 Street Diversion) and to the west (19132 – 67 Avenue) and to the south (6601 – 192 Street Diversion);
- (i) registration of a Section 219 Restrictive Covenant requiring all building permit plans on the proposed RF-9S lots be sealed by a registered professional indicating that the building plans are in compliance with the B.C. Building Code for mixed-use dwellings;
- (j) the applicant adequately address the impact of no indoor amenity space for the townhouse component; and
- (k) the applicant adequately address the impact of no outdoor amenity space for the townhouse component.

9. Council pass a resolution to amend the East Clayton NCP to redesignate portions of the land from Business Park to 10 – 15 Special Residential and 15 – 25 upa (Medium-High Density) and from 10 – 15 Special Residential to 10 – 15 upa (Medium Density) when the project is considered for final adoption.

RES.R11-1974

Carried

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 306 Amendment By law 2011, No. 17525" pass its first reading.

RES.R11-1975

Carried

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

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 306 Amendment By law 2011, No. 17525" pass its second reading.

RES.R11-1976

Carried

It was then

Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 306 Amendment By law 2011, No. 17525" be held at the City Hall on Monday, December 12, 2011, at 7:00 p.m.

RES.R11-1977

Carried

RES.R11-1978 It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17526" pass its first reading.  
Carried

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

RES.R11-1979 It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17526" pass its second reading.  
Carried

RES.R11-1980 It was then Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17526" be held at the City  
Hall on Monday, December 12, 2011, at 7:00 p.m.  
Carried

RES.R11-1981 It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17527" pass its first reading.  
Carried

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

RES.R11-1982 It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17527" pass its second reading.  
Carried

RES.R11-1983 It was then Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17527" be held at the City  
Hall on Monday, December 12, 2011, at 7:00 p.m.  
Carried



FLEETWOOD/GUILDFORD

7. **7911-0160-00**  
**10487, 10439, 10453, 10461 and 10469 - 154 Street**  
**Mr. Colin Hogan, Focus Architecture Inc. /**  
**Bill Kang Investment Ltd. 0903646 BC Ltd. / Director Information:**  
**Bruno Benedet / David J. Bird / No Officer Information Filed**  
 OCP Amendment for a portion from Multiple Residential to Town Centre /  
 Rezoning from RF to CD (based upon RM-70) / Development Permit  
*in order to permit the development of 155 units within 3 buildings.*

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

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

1. a By-law be introduced to amend the OCP by redesignating a portion of the site (four (4) properties at 10453, 10461, 10469 and 10487 - 154 Street), from Multiple Residential to Town Centre, and a date be set for Public Hearing (Appendix II).
2. a By-law be introduced to amend the OCP by increasing the allowable floor area ratio within the Town Centre designation for the subject site, from 1.5 to 1.9, as described in Appendix III Planning Application No. 7911-0160-00 and a date be set for Public Hearing.
3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendments 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.
4. a By-law be introduced to rezone the subject site Planning Application No. 7911-0160-00 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 (Appendix IX).
5. Council approve the applicant's request to reduce the amount of required indoor amenity space from 465 square metres (5,005 sq. ft) to 266 square metres (2,864 sq. ft).
6. Council authorize staff to draft Development Permit No. 7911-0160-00 generally in accordance with the attached drawings (Appendix IV).
7. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where

- necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation and Infrastructure (MOTI);
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (g) 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;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) 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;
  - (j) registration of a Section 219 Restrictive Covenant to allow for the ultimate removal of the vehicular access from 105 Avenue, when the north-south laneway along the west property line can be constructed and the vehicular access can be relocated;
  - (k) registration of a 1.2-metre (4 ft.) wide statutory right-of-way for a future greenway along 105 Avenue;
  - (l) registration of a 4.0-metre (13 ft.) wide statutory right-of-way to allow for one-half of a future north-south laneway on private property, along the west property line;
  - (m) the applicant adequately address the impact of reduced indoor amenity space; and
  - (n) the applicant adequately address the shortfall in tree replacement.

RES.R11-1984

Carried

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 307 Amendment By law 2011, No. 17528" pass its first  
reading.

RES.R11-1985 Carried

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

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 307 Amendment By law 2011, No. 17528" pass its  
second reading.

RES.R11-1986 Carried

It was then Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 307 Amendment By law 2011,  
No. 17528" be held at the City Hall on Monday, December 12, 2011, at 7:00 p.m.

RES.R11-1987 Carried

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 110 Amendment By-law 2011, No. 17529" pass its  
first reading.

RES.R11-1988 Carried

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

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 110 Amendment By-law 2011, No. 17529" pass its  
second reading.

RES.R11-1989 Carried

It was then Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, Text No. 110 Amendment By-law 2011,  
No. 17529" be held at the City Hall on Monday, December 12, 2011, at 7:00 p.m.

RES.R11-1990 Carried



RES.R11-1991 It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17530" pass its first reading.  
Carried

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

RES.R11-1992 It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17530" pass its second reading.  
Carried

RES.R11-1993 It was then Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17530" be held at the City  
Hall on Monday, December 12, 2011, at 7:00 p.m.  
Carried

8. **7911-0085-00**  
**7626 - 155 Street and 7628 - 156 Street**  
**Clarence Arychuk, Hunter Laird Engineering Ltd. / Nico River**  
**Developments Ltd**  
Rezoning from A-1 and RA to CD (based on RC) / Development Permit  
*in order to allow subdivision into approximately 24 small suburban single family lots*  
*and significant open space and to establish buffering along the ALR boundary.*

**Note:** Please refer to Items H.15 of the Regular Council – Land Use Clerks agenda for By-law reading.

**Note:** As requested at the November 7, 2011 Public Hearing, staff reviewed a potential development concept prepared by the applicant and is reflected in the report.

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

RES.R11-1994 It was Moved by  
Seconded by  
That Council refer Application 7911-0085-00  
back to staff.  
Carried

Councillor Bose expressed concern regarding the proposed density for Development Permit 7911-0085-00. Suggested the ecologically sensitive areas be reviewed and a comprehensive planning process put in place to address the entire block.

NEWTON

9. **7911-0046-00**  
**5784 - 144 Street and 5772 - 144 Street**  
**Dirk Kerkhoff, Buildworks Construction /**  
**First Rate Holdings Inc., Inc. No. 0878075 / Glen R Parsons / Linda A Parsons**  
 Development Variance Permit  
*in order to retain and relocate an existing single family dwelling as part of a 13-lot subdivision.*

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 review the Additional Planning Comments as information.
2. Council approve Development Variance Permit No. 7911-0046-00, (Appendix III) varying the following, to proceed to Public Notification:
  - (a) to reduce the side yard setback of the RF Zone from 3.6 metres (12 ft.) to 2.8 metres (9.2 ft.).

RES.R11-1995

Carried

10. **7911-0273-00**  
**7050 - 120 Street**  
**Nirbhai Viridi / Guru Nanak Sikh Gurdwara Society**  
 Development Variance Permit  
*in order to permit an addition to the existing Guru Nanak Sikh Gurdwara at 7050 - 120 Street.*

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 approve Development Variance Permit No. 7911-0273-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south property line setback to the Temple building of the CD Zone (By-laws 13001/15574) from 7.5 metres (25 ft.) to 3.9 metres (13 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; and
  - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R11-1996

Carried

- 11. 7905-0145-00**  
**6577 - 142 Street and a portion of 14102 - 66 Avenue**  
**Greg Mitchell, McElhanney Consulting Services Ltd. / Jacqueline F Birch /**  
**James G Birch / City of Surrey**  
 Rezoning from RF to RF-12  
*in order to allow subdivision into 7 small lots and an open space lot.*

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

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

1. a By-law be introduced to rezone the subject site Planning Application No. 7905-0145-00 from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;



(e) registration of a No-Build Section 219 Restrictive Covenant on proposed Lots 6 and 7, until the cul-de-sac is completed under application No. 7907-0213-00.

(f) completion of a By-law to allow for the sale of a portion of City-owned land to be purchased by the applicant in order to complete proposed Lots 1, 2 and 3.

3. Council pass a resolution to amend the South Newton NCP to redesignate the land from "Existing & Future Parks" to "Single Family Small Lots 8-10 upa" when the project is considered for final adoption.

RES.R11-1997

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Villeneuve

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

Amendment By-law, 2011, No. 17531" pass its first reading.

RES.R11-1998

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Villeneuve

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

Amendment By-law, 2011, No. 17531" pass its second reading.

RES.R11-1999

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Villeneuve

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17531" be held at the City Hall on Monday, December 12, 2011, at 7:00 p.m.

RES.R11-2000

Carried**SOUTH SURREY**

12. 7904-0227-00

15659 - 38 Avenue

**Ken Anderson, Morgan Creek Holdings Inc / Morgan Creek Holdings Inc.**

Development Variance Permit

*in order to vary the minimum lot depth for one single family residential lot.*

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

It was Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That Council approve Development Variance  
 Permit No. 7904-0227-00 (Appendix III) to proceed to Public Notification to  
 reduce the minimum lot depth of the CD Zone (By-law No. 13614) from 36 metres  
 (118 ft.) to 32 metres (105 ft.) for proposed Lot 10.

RES.R11-2001

Carried

13. **7910-0325-00**  
**1435 - 136 Street**  
**Peter Banicevic, 679484 BC Ltd**  
 Development Variance Permit  
*in order to retain the existing dwelling and attached carport.*

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

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

1. Council approve Development Variance Permit No. 7910-3025-00,  
 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RF Zone from  
 7.5 metres (25 ft.) to 2.5 metres (8.2 ft.); and
  - (b) to reduce the minimum front yard setback of the RF Zone from  
 7.5 metres (25 ft.) to 7.28 metres (23.9 ft.).

RES.R11-2002

Carried

14. **7911-0211-00**  
**17324 and 17334 - 2 Avenue**  
**Mike Helle, Coastland Engineering and Surveying Ltd. / Mayfair Realty Ltd.,**  
**Inc. No. 393430 / Regina Strachan / Bruce J Strachan**  
 Rezoning from RF to RF-9C and RF-12  
*in order to allow subdivision into 7 single family small lots.*

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. a By-law be introduced to rezone portions of the subject site Planning Application No. 7911-0211-00 from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) for Block A in the survey block plan attached as Appendix VI, and "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) for Block B, 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) the applicant adequately address the tree replacement deficit;
  - (f) registration of a Section 219 Restrictive Covenant for no balconies on proposed Lots 4 & 5;
  - (g) registration of a Section 219 Restrictive Covenant for 6.0 metre rear yard setback for the coach houses on proposed Lot 3; and
  - (h) registration of a Section 219 Restrictive Covenant for 2.4 metre rear yard setback for the coach houses on proposed Lots 1, 2, 4 & 5.

RES.R11-2003

Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law 2011, No. 17532" pass its first reading.

RES.R11-2004

Carried

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





(e) registration of a Section 219 Restrictive Covenant for tree preservation

3. Council pass a resolution to amend the King George Highway Corridor Plan to redesignate the land from Townhouse 15 upa to Urban Residential when the project is considered for final adoption.

RES.R11-2007 Carried

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law 2011, No. 17533" pass its first reading.

RES.R11-2008 Carried

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

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law 2011, No. 17533" pass its second reading.

RES.R11-2009 Carried

It was then Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law 2011, No. 17533" be held at the City  
Hall on Monday, December 12, 2011, at 7:00 p.m.

RES.R11-2010 Carried

### SURREY CITY CENTRE/WHALLEY

16. **7911-0256-00**  
**8687 Tulsy Crescent East**  
**Santokh Khaira / Amarjit S Khaira**  
Development Variance Permit  
*in order to reduce the north side yard setback to permit the construction of a new single family house*

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 Council approve Development Variance  
Permit No. 7911-0256-00 (Appendix II) to proceed to Public Notification to reduce the minimum north side yard setback of Land Use Contract No. 256 from 6 feet (1.8 metres) to 4 feet (1.2 metres).

RES.R11-2011 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, 2009, No. 17103"  
7907-0020-00 – Portrait Homes Panorama Ltd. c/o Portrait Homes Ltd.  
RA to RM-30 (BL 12000) - 6059 and 6089 and Portion of 6109 – 138 Street  
- to permit the development of 91 townhouse units and a future apartment  
housing site.

Approved by Council: December 14, 2009

**Note:** See Development Permit No. 7907-0020-00 under Clerk's Report, Item  
I.2(c)

- \* Planning & Development advise (see memorandum dated  
November 22, 2011 in by-law back-up) that it is now in order for Council to  
pass a resolution to amend the South Newton NCP to redesignate the lands  
in Planning Report No. 7907-0020-00 from Townhouse 15 upa max. to  
Townhouse 25 upa max.

It was  
Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That Council amend the South Newton NCP  
to redesignate the lands in Planning Report No. 7907-0020-00 from  
Townhouse 15 upa max to Townhouse 25 upa max.

RES.R11-2012

Carried



RES.R11-2013

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17103" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried  
with Councillor Bose opposed

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17425"  
7910-0165-00 - Amrik, Jisbinder and Manvir Purewal  
c/o H.Y. Engineering Ltd. (Lori Joyce)  
RA to CD (BL 12000) - 2669 - 144 Street - to permit subdivision into 9 single  
family residential lots.

Approved by Council: June 13, 2011

- \* Planning & Development advise (see memorandum dated  
November 23, 2011 in by-law back-up) that a minor error was identified in  
the proposed CD Zone. The minimum width requirement specified for  
Block A in the CD Zone is 30 metres (100 ft.). However, proposed Lots 3  
and 4 of Block A have widths of 26 metres (85 ft.) and 28 metres (92 ft.)  
respectively.

RES.R11-2014

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That Council rescind Resolution R11-1142 of  
the June 27, 2011 Regular Council-Public Hearing meeting passing Third Reading of  
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17425"  
Carried

RES.R11-2015

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That Council is requested to amend "Surrey  
Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17425" in Part 2,  
Section K. as reflected in the memorandum in by-law back-up.  
Carried

RES.R11-2016

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17425" pass its third reading as amended.  
Carried

- \* In addition, Planning & Development advise it is now in order for Council  
to pass a resolution amending the Semiahmoo Peninsula Local Area Plan to  
redesignate the site in Planning Report No. 7910-0165-00 from "One-Acre  
Residential" to "Half-Acre Residential".

- RES.R11-2017 It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That Council amend the Semiahmoo Peninsula Local Area Plan to redesignate the site in Planning Report No. 7910-0165-00 from "One-Acre Residential" to "Half-Acre Residential".  
Carried
- RES.R11-2018 It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17425" 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, 2009, No. 17098" 7909-0015-00 – Latis Development Ltd., c/o WG Architecture Inc.  
(Wojciech Grzybowicz)  
RF to CD (BL 12000) – 17741 and 17755 – 58 Avenue - to permit the development of a 34 unit, 4-storey apartment building.
- Approved by Council: December 14, 2009
- Note:** See Development Permit No. 7909-0015-00 under Clerk's Report, Item I.2(d)
- \* Planning & Development advise (see memorandum dated November 23, 2011 in by-law back-up) that a minor modification is proposed to allow revision to the building setback and to allow the outdoor amenity space within the required setback.
- RES.R11-2019 It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That Council rescind Resolution R10-97 of the January 11, 2010 Regular Council-Public Hearing meeting passing Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17098"  
Carried
- RES.R11-2020 It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17098" in Sections 2.F and J.1 (a) as reflected in the memorandum in by-law back-up.  
Carried

RES.R11-2021 It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17098" pass its third reading as amended.  
Carried

RES.R11-2022 It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17098" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17032"  
7909-0060-00 – Cardiff Properties Ltd. and Owners of Strata Plan LMS2768,  
c/o Jim Ellis and Cardiff Properties Ltd.  
CD (BL 12503 as amended) to CD (BL 12000) - 15200, 15210, 15220, 15230 and  
15340 Guildford Drive - to facilitate the subdivision of remnant Lot A into  
2 separate lots, update the zoning with new standards to permit future multiple  
residential development.

Approved by Council: October 19, 2009

RES.R11-2023 It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2009, No. 17032" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17332"  
7909-0214-00 - Alpha Beta (Hyland Properties ) Ltd.,  
c/o Alpha Beta Developments Ltd. (Riad Yassin)  
RF and RF-G to CD (BL 12000) - 6670 - 138 Street and 13864 Hyland Road  
- to permit the development of 43 townhouse units.

Approved by Council: December 13, 2010

**Note:** See Development Permit No. 7909-0214-00 under Clerk's Report, Item  
I.2(g)



RES.R11-2024

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17332" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried  
with Councillor Bose opposed

6. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 294 Amendment  
By-law, 2011, No. 17436"  
7911-0053-00 -North Harper Lands Development Ltd. and South Harper Lands  
Development Ltd., c/o Lark Group (Kirk Fisher)  
To redesignate 9656 - 137 Street and 9655 - 137A Street - from Multiple Residential  
(RM) to Commercial.(COM).

Approved by Council: June 27, 2011

This By-law is proceeding in conjunction with By-law No. 17437.

RES.R11-2025

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 294 Amendment By law, 2011, No. 17436" be finally  
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17437"  
7911-0053-00 - North Harper Lands Development Ltd. and South Harper Lands  
Development Ltd.  
c/o Lark Group (Kirk Fisher)  
RF to CD (BL 12000) - 13695, 13705, 13715, 13725 - 96 Avenue, 9630, 9638,  
9646, 9656 - 137 Street, 9631, 9637, 9647 and 9655 - 137A Street - to permit  
the development of two 12-storey commercial buildings in two phases.

Approved by Council: June 27, 2011

This By-law is proceeding in conjunction with By-law No. 17436.

**Note:** See Development Permit No. 7911-0053-00 under Clerk's Report, Item I.2(e)  
and 7911-0053-01 under Clerk's Report, Item I.2(f)

Planning & Development advise (see memorandum dated November 23, 2011 in  
by-law back-up) that following Third Reading of By-law No. 17437 on July 11, 2011, it  
was determined that more road dedication was required in conjunction with the  
project than was originally anticipated. Consequentially, one of the two proposed  
lots will be smaller in size than the minimum lot size prescribed under  
Comprehensive Development Zone, By-law No. 17437. As a result, By-law No. 1734  
should be amended to accommodate the smaller than anticipated lot size.

RES.R11-2026 It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That Council rescind Resolution R11-1271 of  
the July 11, 2011 Regular Council-Public Hearing meeting passing Third Reading of  
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17437".  
Carried

RES.R11-2027 It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That Council is requested to amend "Surrey  
Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17437" in Sections  
2.K.1 as reflected in the memorandum in by-law back-up.  
Carried

RES.R11-2028 It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17437" pass its third reading as amended.  
Carried

RES.R11-2029 It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17437" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried

8. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 291 Amendment  
By-law, 2011, No. 17426"  
7910-0310-00 - Morgan Heights Ventures Ltd.  
c/o Robert Ciccozzi Architecture Inc. (Robert Ciccozzi)  
To redesignate the sites located at 2447, 2465, 2503 - 164 Street and  
2482 - 163 Street from Suburban (SUB) to Urban (URB).

Approved by Council: June 13, 2011

This By-law is proceeding in conjunction with By-law No. 17427.

RES.R11-2030 It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 291 Amendment By law, 2011, No. 17426" be finally  
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17427"  
7910-0310-00 - Morgan Heights Ventures Ltd.  
c/o Robert Ciccozzi Architecture Inc. (Robert Ciccozzi)  
RA to CD (BL 12000) - 2447, 2465, 2503 - 164 Street and 2482 - 163 Street  
- to permit the development of 80 townhouse units.

Approved by Council: June 13, 2011

This By-law is proceeding in conjunction with By-law No. 17426.

**Note:** See Development Permit No. 7910-0310-00 under Clerk's Report, Item I.2(j)

- \* Planning & Development advise (see memorandum dated November 23, 2011) that it is now in order for Council to pass a resolution amending the Morgan Heights NCP to redesignate the site in Planning Report No. 7910-0310-00 from "10-15 upa Medium Density" to "20 upa Medium High Density".

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That Council amend the Morgan Heights  
NCP to redesignate the site in Planning Report No. 7910-0310-00 from "10-15 upa  
Medium Density" to "20 upa Medium High Density".

RES.R11-2031

Carried

10. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 295 Amendment  
By-law, 2011, No. 17450"  
7911-0079-00 - Anthem Fleetwood 3 Developments Ltd.  
c/o Anthem Properties Group Ltd. (Steve Forrest)  
To redesignate a portion of 16241 - 84 Avenue - from Commercial (COM) and a  
portion of the site from Industrial (IND) to Multiple Residential (RM).

Approved by Council: July 11, 2011

This By-law is proceeding in conjunction with By-law No. 17451.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 295 Amendment By law, 2011, No. 17450" be finally  
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-2032

Carried

with Councillor Bose opposed

11. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17451"  
7911-0079-00 - Anthem Fleetwood 3 Developments Ltd.  
c/o Anthem Properties Group Ltd. (Steve Forrest)  
CHI to RM-30 (BL 12000) - 16241 - 84 Avenue - to permit the development  
of approximately 166 townhouse units.





13. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 224 Amendment By-law, 2008, No. 16756"  
7907-0330-00 - 0900117 B.C. Ltd., c/o Hub Engineering Inc. (Mike Kompter)  
To authorize the redesignation of a Portion of 7354 - 194 Street from Suburban (SUB) to Urban (URB).

Approved by Council: September 8, 2008

This by-law is proceeding in conjunction with By-law 16757.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 224 Amendment By law, 2008, No. 16756" be finally  
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R11-2036

Carried

14. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16757"  
7907-0330-00 - 0900117 B.C. Ltd., c/o Hub Engineering Inc. (Mike Kompter)  
RA to RF-9C (BL 12000) - Portion of 7354 - 194 Street - to allow subdivision into 10  
small single family lots with coach houses and one remnant lot.

Approved by Council: September 8, 2008

This by-law is proceeding in conjunction with By-law 16756.

- \* Planning & Development advise (see memorandum dated  
November 23, 2011 in by-law back-up) that more than two years have  
passed since the Public Hearing was held. Council may wish to hold a new  
Public Hearing.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2008, No. 16757" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R11-2037

Carried

#### MISCELLANEOUS

- 14(a). "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17427"  
7910-0310-00 - Morgan Heights Ventures Ltd.  
c/o Robert Ciccozzi Architecture Inc. (Robert Ciccozzi)  
RA to CD (BL 12000) - 2447, 2465, 2503 - 164 Street and 2482 - 163 Street  
- to permit the development of 80 townhouse units.

Approved by Council: June 13, 2011

This By-law is proceeding in conjunction with By-law No. 17426.

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2011, No. 17427" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R11-2038

Carried

15. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17505"  
 7911-0085-00 – Nico River Developments Ltd.  
 c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
 A-1 and RA to CD (BL 12000) – to permit subdivision into approximately  
 24 small suburban single family lots and significant open space and to  
 establish buffering along the ALR boundary.

Approved by Council: October 17, 2011

**Note:** By-law No. 17505 will be in order for consideration of Third Reading should  
 Council approve recommendations of Additional Planning Comments  
 outlined in Planning Report No. 7911-0085-00 (Item B. 8 of this agenda).

This item was out of order

## 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. 7911-0178-00**  
**Charterhouse Properties Limited**  
 1608 - 152 Street

**Note:** See Development Permit No. 7911-0178-00 under Item I.2(a)

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, Part 5, Section  
 27(1)(k), Schedule 1.f, as follows:

- (a) To increase the permitted width of a freestanding sign in the South  
 Surrey Special Sign Area from 2/3 of the height of the sign to the  
 same as the height of the sign.

To allow an increase of the width of a free-standing sign for Westminster  
 Savings.



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

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That Development Variance Permit

No. 7911-0178-00 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.R11-2039

Carried

(b) **Development Variance Permit No. 7909-0085-00  
L.C. Holdings Ltd.**

1751 King George Boulevard (shown as 1751 to 1781 King George Boulevard)

**Note:** See Development Permit No. 7909-0085-00 under Item I.2(b)

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

(a) To allow two (2) fascia signs to project 2.5 metres (8.2 ft.) from the building face.

To allow fascia signs for two existing tenants (Roadhouse Bake Shoppe and MenZone Hair and Spa).

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

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That Development Variance Permit

No. 7909-0085-00 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.R11-2040

Carried

(c) **Development Variance Permit No. 7911-0079-00  
Anthem Fleetwood 3 Developments Ltd., INC. No. BC 0902973  
16241 - 84 Avenue**

**Note:** See By-law No. 17450 & 17451 under Item H.10 & H.11 of this agenda. See Development Permit No. 7911-0179-00 under Item I.2(h) of this agenda.

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

Part 22, Section F and H.5(b), as follows:

- (a) To reduce the minimum north front yard setback from 7.5 metres (25 ft.) to 4.5 metres (16 ft.) measured to the building face from 85 Avenue;
- (b) To reduce the minimum north side yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) measured to the building face (from the shared lot line with 8462/68/84 -162 Street);
- (c) To reduce the minimum south rear yard setback from 7.5 metres (25 ft.) to 4.5 metres (16 ft.) measured to the building face from 84 Avenue;
- (d) To reduce the minimum east side yard flanking street setback from 7.5 metres (25 ft.) to 4.5 metres (16 ft.) measured to the building face from 163 Street;
- (e) To reduce the minimum west side yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) measured to the building face (from the shared lot line with 8462/68/84 - 162 Street);
- (f) To reduce the minimum west side yard flanking street setback from 7.5 metres (25 ft.) to 4.5 meters (16 ft.) to the building face from 162 Street ; and
- (g) To allow one (1) tandem parking space to be unenclosed for 64 proposed units.

To permit the development of approximately 166 townhouse units.

It was Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That Development Variance Permit No. 7911-0079-00 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.R11-2041

Carried  
 with Councillor Bose opposed

2. **Formal Issuance of Development Permits**

- (a) **Development Permit No. 7911-0178-00**  
**Charterhouse Properties Limited**  
 1608 - 152 Street





- (e) **Development Permit No. 7911-0053-00**  
**South Harper Lands Development Ltd., North Harper Lands Development Ltd.**

13695, 13705, 13715 and 13725 – 96 Avenue; 9630, 9638, 9646 and 9656 - 137 Street; and 9631, 9637, 9647 and 9655 – 137A Street

**Note:** See By-law No. 17436 and 17437 under Item H.6 and H. 7

It was  
executed Development Permit No. 7911-0053-00.

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

RES.R11-2046

Carried

- (f) **Development Permit No. 7911-0053-01**  
**South Harper Lands Development Ltd., North Harper Lands Development Ltd.**

13695, 13705, 13715 and 13725 – 96 Avenue; 9630, 9638, 9646 and 9656 - 137 Street; and 9631, 9637, 9647 and 9655 – 137A Street

**Note:** See By-law No. 17436 & 17437 under Item H.6 and H.7

It was  
executed Development Permit No. 7911-0053-01.

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

RES.R11-2047

Carried

- (g) **Development Permit No. 7909-0214-00**  
**Alpha Beta (Hyland Properties) Ltd., Inc. No. BC 0875382**  
6670 – 138 Street and 13864 Hyland Road

**Note:** See By-law No. 17332 under Item H.5

It was  
executed Development Permit No. 7909-0214-00.

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

RES.R11-2048

Carried

- (h) **Development Permit No. 7911-0079-00**  
**Anthem Fleetwood 3 Developments Ltd., INC. No. BC 0902973**  
16241 - 84 Avenue

**Note:** See By-law No. 17450 & 17451 under Item H.10 & H.11 / See  
Development Variance Permit No. 7911-0079-00 under Item I.1(c)

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7911-0079-00.

RES.R11-2049

Carried  
with Councillor Bose opposed

- (i) **Development Permit No. 7910-0279-00**  
**Porte Development (Latitude) Ltd.**  
14344 - 60 Avenue

**Note:** See By-law No. 17424 under Item H.12

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7910-0279-00.

RES.R11-2050

Carried

- (j) **Development Permit No. 7910-0310-00**  
**Morgan Heights Ventures Ltd.**  
2447, 2465 and 2503 - 164 Street and 2482 - 163 Street

**Note:** See By-law No. 17426 & 17427 under Item H.8 & H.9

It was Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7910-0310-00.

RES.R11-2051

Carried

## J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Martin  
That the Regular Council - Land Use meeting

do now adjourn.

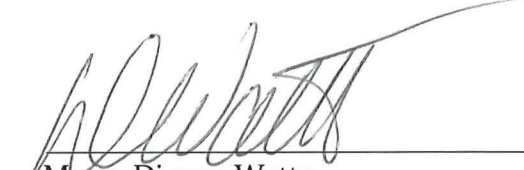
RES.R11-2052

Carried

The Regular Council- Land Use meeting adjourned at 5:46 p.m.

Certified Correct:

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

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