

**Present:**

Councillor Hunt - Chairperson  
Councillor Gill  
Councillor Hayne  
Councillor Hepner  
Councillor Martin  
Councillor Rasode  
Councillor Steele

**Absent:**

Mayor Watts  
Councillor Villeneuve

**Staff Present:**

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

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

1. **7911-0004-00**  
**6009 and 6019 - 168 Street**  
**Mr. Praveen Bajaj / o815391 BC Ltd., Inc. No. BCo815391**  
**Director Information: Praveen Bajaj / Mukesh Bajaj**  
**Bubbli Bajaj / Gurdip Singh Grewal / Jarnail Kaur Grewal**  
**Officer Information as at January 31, 2011**  
**Praveen Bajaj (Treasurer) / Mukesh Bajaj (President)**  
**Gurdip Singh Grewal (Secretary)**  
Development Permit / Development Variance Permit  
*in order to permit the development of a single-storey commercial building*

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

It was

Moved by Councillor Hepner  
Seconded by Councillor Martin  
That:

1. Council authorize staff to draft Development Permit No. 7911-0004-00 generally in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7911-0004-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard (west) setback of the C-4 Zone from 7.5 metres (25 ft.) to 0.0 metres (0.0 ft.);
  - (b) to reduce the minimum side yard flanking street (south) setback of the C-4 Zone from 7.5 metres (25 ft.) to 3.8 metres (12.5 ft.) to the building face and 1.9 metres (6.2 ft.) to the roof overhang / gable;
  - (c) to reduce the minimum front yard (east) setback of the C-4 Zone from 7.5 metres (25 ft.) to 5.8 metres (19 ft.) to the building face and 4.4 metres (14.4 ft.) to the roof overhang; and
  - (d) to vary the Sign By-law to permit one (1) additional fascia sign on the subject building.
  
3. Council instruct staff to resolve the following issues prior to final 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 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of a reciprocal access easement between the subject property and the abutting properties to the west and north; and
  - (g) registration of a 2.0-metre (6.6 ft.) wide right-of-way for public rights of passage within the side yard flanking street (south) setback along 60 Avenue.

RES.R12-372

Carried**SOUTH SURREY**

2. **7912-0012-00**  
**2640 - 152 Street**

**Janet Gulbransen, True North Management Inc. / Rosanna Santelli  
Carmela Santelli / Benuzzo Santelli**  
Development Variance Permit  
*in order to vary the minimum 400 metre separation requirement between a  
small-scale drug store and drug store.*

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

It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That Council approve Development Variance  
Permit No. 7912-0012-00 (Appendix II) varying the following, to proceed to Public  
Notification:

- (a) In Section 28 of Part 4, General Provisions, the minimum separation requirement between a small-scale drug store and existing drug store is varied from 400 metres (1,312 ft.) to 265 metres (869 ft.).

RES.R12-373

Carried

### SURREY CITY CENTRE/WHALLEY

3. **7912-0014-00**  
**9488 - 138 Street**  
**Valentino Tjia, MMM Group Limited / Fraser Health Authority**  
OCP text amendment / Temporary Commercial Use Permit  
*in order to allow a temporary surface parking lot for underweight vehicles for a  
maximum period of one (1) year.*

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

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

1. a By-law be introduced to amend the OCP by declaring the subject site in Planning Application No. 7912-0014-00 as a Temporary Commercial Use Permit Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. Council approve Temporary Commercial Use Permit No. 7912-0014-00 (Appendix III) to proceed to Public Notification.



4. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a road dedication plan to the satisfaction of the Approving Officer;
  - (c) submission of a 2.7-metre (9 ft.) wide statutory right-of-way parallel 138 Street, for the extension of the Quibble Creek Greenway;
  - (d) the applicant enter into highway license agreement to allow for parking within the dedicated road; and
  - (e) the applicant satisfy any requirements identified by the Environmental Review Committee.

RES.R12-374

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hepner

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 111 Amendment By-law 2012, No. 17589" pass its first reading.

RES.R12-375

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Hepner

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 111 Amendment By-law 2012, No. 17589" pass its second reading.

RES.R12-376

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Hepner

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, Text No. 111 Amendment By-law 2012, No. 17589" be held at the City Hall on March 12, 2012, at 7:00 p.m.

RES.R12-377

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

4. **7911-0280-00**  
**16998 and 16992 - 77A Avenue**  
**Ross Yamaguchi / Vesta Properties (Provincetown) Ltd., Inc. No. BC0719443**  
**Development Variance Permit**



to vary the front and rear yard setbacks and parking space requirements to permit the development on two small single family lots.

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

It was Moved by Councillor Gill  
 Seconded by Councillor Martin  
 That Council approve Development Variance Permit No. 7911-0280-00 (Appendix IV) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback for the garage in the RF-12 Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for 16998 - 77A Avenue (Lot 79);
- (b) to reduce the minimum front yard setback for the garage in the RF-12 Zone from 6.0 metres (20 ft.) to 5.25 metres (17 ft.) for 16992 - 77A Avenue (Lot 80);
- (c) to reduce the minimum length of parking stalls on the driveway from 5.5 metres (18 ft.) to 5.25 metres (17 ft.) for Lot 80;
- (d) to reduce the minimum rear yard setback for the principal building in the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for Lots 79 and 80; and
- (e) to reduce the minimum rear yard setback for the deck in the RF-12 Zone from 6.0 metres (20 ft.) to 4.5 metres (15 ft.) for Lots 79 and 80.

RES.R12-378

Carried

5. **7911-0126-00**  
**19591 - 72 Avenue, 7259 - 196 Street and 7289 - 196 Street**  
**Mike Kompter, Hub Engineering Inc. / 0915630 B C Ltd., Inc. No. 0915630**  
**Director Information: Sukhdev S. Grewal / Gagandeep S. Guru**  
**Hardeep Singh Mahil**  
**No Officer Information Filed**  
 OCP amendment from Suburban to Urban  
 NCP amendment of a portion from 6 – 10 upa (Low Density) to 10 – 15 upa (Medium Density)  
 Rezoning portions from RA to RF-9C and RF-SD / Development Variance Permit in order to allow subdivision into 30 RF-9C lots and 4 RF-SD lots, with variances to permit double garages on the RF-SD lots.

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

Staff confirmed the requested variance will not affect the interior width of the garage. The applicant attempted to provide road access to 196 Street by acquiring property to align with the road on the east side in Langley but was unsuccessful.

Staff clarified as an alternative the development project will be devoting funds toward the land acquisitions and road dedication.

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

1. a By-law be introduced to amend the OCP by redesignating of the subject site in Planning Application No. 7911-0126-00 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 Block B of the subject site in Planning Application No. 7911-0126-00 as shown on the attached Survey Plan (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) and Block A of the subject site in Planning Application No. 7911-0126-00 from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7911-0126-00 (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum flanking side yard setback for a detached garage (accessory building) in the RF-SD Zone from 5.7 metres (19 ft.) to 3.0 metres (10 ft.) for proposed Lots 5 and 6;
  - (b) to reduce the minimum side yard setback for a detached garage (accessory building) in the RF-SD Zone from 3.0 metres (10 ft.) to 2.7 metres (9.0 ft.) on the side of the lot opposite to the common side lot line for proposed Lots 4 and 7;
  - (c) to vary the minimum lot width requirement to permit a detached double garage in the RF-SD Zone from 9.0 metres (30 ft.) to 8.7 metres (28.5 ft.) for proposed Lots 4 and 7.
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) 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 Section 219 Restrictive Covenant to identify the specific location where coach houses can be constructed on proposed Lots 1 to 3 and 8 to 34, and to specifically prohibit encroachment or construction, including fences or any other structures, between the proposed coach houses;
- (f) registration of a Section 219 Restrictive Covenant requiring that double garages constructed in the RF-9C Zone comply with minimum double garage width requirement of Part 5, Section B of Surrey Zoning By-law 12000;
- (g) registration of a Section 219 "no build" Restrictive Covenant for structural independence on proposed Lots 4 to 7;
- (h) registration of the following easements:
  - i. reciprocal access for maintenance and access on proposed Lots 1 to 34;
  - ii. maintenance of exterior finishes and drainage facilities on proposed Lots 4 to 7; and
  - iii. party wall on proposed Lots 4 to 7;
- (i) registration of a Section 219 Restrictive Covenant for "no build" on the "hooked" remnant portion of proposed Lot 23 until future consolidation with the adjacent property to the west (19545 - 72 Avenue);
- (j) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 23 until future consolidation with the adjacent property to the north (7311 - 196 Street);
- (k) submission of a financial contribution to address the equitable distribution of costs related to the future acquisition and construction of 73A Avenue through the adjacent property to the north at 7311 - 196 Street; and
- (l) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the City Landscape Architect.



6. Council pass a resolution to amend the East Clayton NCP Extension – North of 72 Avenue to redesignate portions of the land from 6 – 10 upa (Low Density) to 10 – 15 upa (Medium Density) when the project is considered for final adoption.

RES.R12-379 Carried

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 310 Amendment By law 2012, No. 17590" pass its first reading.

RES.R12-380 Carried

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

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 310 Amendment By law 2012, No. 17590" pass its second reading.

RES.R12-381 Carried

It was then Moved by Councillor Martin  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 310 Amendment By law 2012,  
No. 17590" be held at the City Hall on March 12, 2012, at 7:00 p.m.

RES.R12-382 Carried

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17591" pass its first reading.

RES.R12-383 Carried

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

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17591" pass its second reading.

RES.R12-384 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, 2012, No. 17591" be held at the City  
 Hall on March 12, 2012, at 7:00 p.m.  
 RES.R12-385 Carried

### FLEETWOOD/GUILDFORD

6. **7911-0190-00**  
**10145 - 173 Street**  
**Lori Joyce, H.Y. Engineering Ltd. / Gurdev K Cheema**  
 OCP amendment of a portion from Suburban to Urban  
 Rezoning from RA to RF and RH  
*in order to allow subdivision into 9 single family lots and 1 half-acre lot.*

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

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

1. a By-law be introduced to amend the OCP by redesignating a portion of the subject side from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultations 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 Block A of the subject site as shown on the attached Survey Plan (Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone "RF" (By-law No. 12000) and Block B of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone "RH" (By-Law No. 12000) and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) approval from the Ministry of Transportation & Infrastructure;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) 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;
- (f) submission of a section 219 no-build Restrictive Covenant for proposed Lot 4 until the temporary access is removed;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (h) provision of a community benefit to satisfy the OCP amendment policy for Type 2 OCP amendment applications.

RES.R12-386

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 312 Amendment By law 2012, No. 17597" pass its first reading.

RES.R12-387

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 312 Amendment By law 2012, No. 17597" pass its second reading.

RES.R12-388

Carried



- RES.R12-389 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 312 Amendment By law 2012,  
No. 17597" be held at the City Hall on Monday, March 12, 2012, at 7:00 p.m.  
Carried
- RES.R12-390 It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17598" pass its first reading.  
Carried
- The said By-law was then read for the second time.
- RES.R12-391 It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17598" pass its second reading.  
Carried
- RES.R12-392 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, 2012, No. 17598" be held at the City  
Hall on Monday, March 12, 2012, at 7:00 p.m.  
Carried

7. **7911-0322-00**  
**10439 - 154 Street**  
**David Bird, G 3 Developments Ltd. / 0903646 B.C. Ltd., Inc. No. BC0903646**  
**Director Information: Bruno Benedet / David J. Bird**  
**No Officer Information Filed**  
Temporary Commercial Use Permit  
*in order to permit the development of a temporary real estate sales centre for a  
proposed apartment project in Guildford Town Centre.*

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

- It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That:
1. Council approve Temporary Commercial Use Permit No. 7911-0322-00 (Appendix III) to proceed to Public Notification.
  2. Council instruct staff to resolve the following issues prior to final 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (c) submission of security to ensure that the sales centre is removed following termination of the Temporary Commercial Use Permit.
- (d) registration of a statutory right-of-way over the portion of 10439 - 154 Street until such time as the future 104A Avenue is dedicated; and
- (e) that the applicant enter into a Highway License Agreement for the proposed temporary sales centre use in the 104A Avenue right-of-way once it is dedicated.

RES.R12-393

Carried

8. **7911-0260-00**  
**8613 - 162 Street**  
**Yatin Shah / Yatin Shah / Beena Shah**  
 Rezoning from RF to CCR  
*in order to permit a child care centre within a single family dwelling, for a maximum of 25 children.*

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

It was

Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0260-00 from Single Family Residential Zone (RF) (By-law No. 12000) to Child Care Zone (CCR) (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) submission of building permit drawings that satisfactorily address Building Code requirement; and
  - (b) the applicant enter into a Good Neighbour Agreement to ensure that the operation of the child care centre is done in a safe and attractive manner.

RES.R12-394

Carried

RES.R12-395 It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17592" pass its first reading.  
Carried

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

RES.R12-396 It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17592" pass its second reading.  
Carried

RES.R12-397 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, 2012, No. 17592" be held at the City  
Hall on March 12, 2012, at 7:00 p.m.  
Carried

### NEWTON

Councillor Hunt disclosed he owns the property directly across the street from Application 7911-0137-00, but clarified this rezoning request was not a conflict of interest.

9. **7911-0137-00**  
**15060 - 66A Avenue**  
**Kelly Geddes / Kelly Geddes Law Corporation / The Owners of Strata**  
**Plan LMS4358**  
NCP amendment from Institutional to Townhouses (max. 20 u.p.a)  
Rezoning from CD (By-law No. 9473) to CD (based on RM-15)  
Housing Agreement  
*in order to accommodate an existing seniors oriented townhouse development.*

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

RES.R12-398 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That a By-law be introduced authorizing the  
City to enter into a Housing Agreement with the Owners of Strata Plan LMS4358.  
Carried





- (b) submission of building permit drawings that satisfactorily address Building Code requirements.
- RES.R12-402 Carried
- It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17594" pass its first reading.
- RES.R12-403 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17594" pass its second reading.
- RES.R12-404 Carried
- It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17594" be held at the City  
Hall on March 12, 2012, at 7:00 p.m.
- RES.R12-405 Carried

### SOUTH SURREY

11. **7911-0243-00**  
**3033 - 156 Street**  
**Jamie Howard, Woodbridge Homes (156th) Ltd. /**  
**Woodbridge Homes (156th) Ltd., Inc. No. 920214**  
Partial OCP amendment from Suburban and Industrial to Multiple Residential  
Rezoning from RA to RM-30 and IB / Development Permit  
Development Variance Permit  
*in order to permit the development of 69 townhouse units and a remnant lot for  
future industrial business park development.*

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

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

1. a By-law be introduced to amend the OCP by redesignating portions of the subject site in Planning Application No. 7911-0243-00 from "Suburban" and "Industrial" to "Multiple Residential" as per the OCP Redesignation Map in Appendix IX 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 portions of the subject site in Planning Application No. 7911-0243-00 shown as Block "A" and Block "B" in Appendix V from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000), and the portion of the property shown as Block "C" in Appendix V from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Business Park Zone (IB)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7911-0243-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7911-0243-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum northerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.0 metres (13 feet) for the balconies and 5.5 metres (18 feet) for the building face for Buildings 8, 9, 10 and 11;
  - (b) to reduce the minimum northerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 5.5 metres (18 feet) for Building 1;
  - (c) to reduce the minimum easterly front yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 5.3 metres (17 feet) for Building 1;
  - (d) to reduce the minimum southerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 7.3 (24 feet) for Building 1;
  - (e) to reduce the minimum southerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.9 metres (23 feet) for the balconies for Buildings 2, 3 and 4;
  - (f) to reduce the minimum southerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.5 metres (15 feet) for the amenity building;
  - (g) to reduce the minimum southerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 6.0 metres (20 feet) for the balconies for Buildings 5, 6 and 7;
  - (h) to reduce the minimum westerly side yard setback of the RM-30 Zone from 7.5 metres (25 feet) to 4.7 metres (15 feet) for Building 7 and to 2.5 metres (8 feet) for Building 8.



6. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer, including the conveyance of Blocks "B" and "C" to the City as one parcel;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) endorsement from Senior Government Environmental Agencies;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (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 reciprocal access easement to provide access to the property to the south (3009 - 156 Street);
  - (k) registration of an access easement to provide legal access to the proposed parcel containing Blocks "B" and "C" as shown in Appendix V;
  - (l) completion of an agreement with the City for the transfer of Block "C" (future industrial land) as shown in Appendix V;
  - (m) the applicant enter into a P-15 agreement for monitoring and maintenance of replanting in the dedicated riparian areas.

RES.R12-406

Carried

- RES.R12-407 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 311 Amendment By law 2012, No. 17595" pass its first  
reading.  
Carried
- The said By-law was then read for the second time.
- RES.R12-408 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 311 Amendment By law 2012, No. 17595" pass its second  
reading.  
Carried
- RES.R12-409 It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 311 Amendment By law 2012,  
No. 17595" be held at the City Hall on March 12, 2012, at 7:00 p.m.  
Carried
- RES.R12-410 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17596" pass its first reading.  
Carried
- The said By-law was then read for the second time.
- RES.R12-411 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17596" pass its second reading.  
Carried
- RES.R12-412 It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17596" be held at the City  
Hall on March 12, 2012, at 7:00 p.m.  
Carried

**C. CORPORATE REPORTS**

1. The Corporate Reports under date of February 20, 2012 were considered and dealt with as follows:

**Item No. L003** Proposed Rezoning to RF-12 and Development Variance Permit 11553 Millar Road – By-law No. 17341 – Development Application No. 7910-0132-00  
File: 7910-0132-00

**Note:** See By-law No. 17341 under Item H.5 & Development Variance Permit No. 7910-0132-00 under Clerk's Report, Item I.3(a)

The General Manager, Planning and Development and the General Manager, Engineering submitted a report to provide information about issues and concerns that were raised during the Public Hearing on January 10, 2011, related to a proposed rezoning of the property at 11553 Millar Road (the "Property") (see Appendix "A"). The proposal is to rezone the Property from Single Family Residential Zone (RF) to Single Family Residential 12 Zone (RF-12) to permit subdivision of the Property into three small single-family residential lots.

The General Manager, Planning & Development, and the General Manager, Engineering were recommending approval of the recommendations outlined in the report.

It was Moved by Councillor Martin  
Seconded by Councillor Hayne  
That Council:

1. Receive Corporate Report L003 as information;
2. Grant third reading to By-law No. 17341 that, if adopted, will rezone the lot at 11553 Millar Road from Single Family Residential Zone (RF) to Single Family Residential 12 Zone (RF-12) and that final adoption of the By-law be subject to confirmation that the means documented in this report to address the matters that were raised at the Public Hearing have been implemented or secured to confirm their implementation at the appropriate time in the development process; and
3. Resolve to support the approval of Development Variance Permit No. 7910-0132-00.

RES.R12-413

Carried**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, 2011, No. 17448"  
7910-0118-00 - Rainbowbrite Marketing Inc.  
c/o Coastland Engineering & Surveying Ltd. (Mike Helle)  
RA to RF-12 (BL 12000) - 5920 - 184 Street - to permit the development of  
approximately twenty-three (23) small single family lots.

Approved by Council: July 11, 2011

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17448" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R12-414

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17540"  
7911-0245-00 - 0917483 B.C. Ltd. c/o David Porte  
To amend CD By-law No. 16180 in Part 2, Sub-section B.2 and  
Sub-section F.2. as follows:
  1. Insert a new section in Permitted Uses for Block B, and
  2. Insert a new section in Yards and Setbacks for Block B.To permit the development of two commercial/retail buildings, including a  
drive through restaurant on the site presently zoned to permit a gas  
station.

Approved by Council: January 9, 2012

Note: See Development Permit No. 7911-0245-00 under Clerk's Report, Item I. 1(a)

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17540" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R12-415

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16909"  
7908-0188-00 - 0678216 B.C. Ltd., c/o Douglas R. Johnson Architect Ltd.  
(Doug Johnson)  
C-15 to CD (BL 12000) - 17759 - 56A Avenue and 5671 - 177B Street - to  
permit the development of a 3-storey apartment building with  
underground parking in Cloverdale Town Centre.

Approved by Council: March 30, 2009

**Note:** See Development Permit No. 7908-0188-00 under Clerk's Report,  
Item I. 1(b)

- \* Planning & Development advise (see memorandum dated February 15, 2012  
in by-law back-up) that modifications are required to the Yard Setbacks,  
Off-Street Parking, Special Regulations and Subdivision sections of By-law  
No. 16909. As these adjustments do not affect use or density, therefore, a  
further public hearing is not required.

- |             |  |
|-------------|--|
| RES.R12-416 | <p>It was</p> <p>Moved by Councillor Martin<br/>Seconded by Councillor Gill<br/>That Council rescind Resolution R09-648 of<br/>the April 20, 2009 Regular Council-Public Hearing meeting passing Third Reading<br/>of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16909".<br/><u>Carried</u></p> |
| RES.R12-417 | <p>It was</p> <p>Moved by Councillor Martin<br/>Seconded by Councillor Gill<br/>That Council amend "Surrey Zoning By-law,<br/>1993, No. 12000, Amendment By-law, 2009, No. 16909" in Part 2, Sections F, H, J<br/>and K as reflected in the memorandum in by-law back-up.<br/><u>Carried</u></p>                         |
| RES.R12-418 | <p>It was</p> <p>Moved by Councillor Martin<br/>Seconded by Councillor Gill<br/>That "Surrey Zoning By-law, 1993, No. 12000,<br/>Amendment By-law, 2009, No. 16909" pass its third reading, as amended.<br/><u>Carried</u></p>   |
| RES.R12-419 | <p>It was</p> <p>Moved by Councillor Martin<br/>Seconded by Councillor Gill<br/>That "Surrey Zoning By-law, 1993, No. 12000,<br/>Amendment By-law, 2009, No. 16909" be finally adopted, signed by the Mayor and<br/>Clerk, and sealed with the Corporate Seal.<br/><u>Carried</u></p>                                    |

4. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 89 Amendment By-law, 2009, No. 16946"  
7907-0069-00 - 0814048 BC Ltd.(MJ Nahal)  
c/o McElhanney Consulting Services Ltd. (James Pernu)  
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. 32 - Temporary Truck Parking Facility". This application will allow a temporary truck parking facility for a period not to exceed two years on the site located at 10128 Grace Road.

Approved by Council: May 4, 2009

**Note:** See Temporary Use Permit No. 7907-0069-00 under Clerk's Report, Item I. 2(a)

It was  
By-law, 1996, No. 12900, Text No. 89 Amendment By-law, 2009, No. 16946" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Official Community Plan

RES.R12-420

Carried

#### MISCELLANEOUS

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17341"  
7910-0132-00 - Dilbagh S. and Bhupinder K. Gill, c/o Coastland Engineering & Surveying Ltd. (Mike Helle)  
RF to RF-12 (BL 12000) - 11553 Millar Road - to permit subdivision into three single family lots.

Approved by Council: December 13, 2010

**Note:** See Development Variance Permit No. 7910-0132-00 under Clerk's Report, Item I.3(a)

Earlier in the meeting, Council approved the recommendations of Corporate Report Item No.L003. By-law No. 17341 is therefore in order for consideration.

It was  
Amendment By-law, 2010, No. 17341" pass its third reading.

Moved by Councillor Martin

Seconded by Councillor Steele

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

RES.R12-421

Carried



## I. CLERK'S REPORT

### 1. Formal Issuance of Development Permits

- (a) **Development Permit No. 7911-0245-00**  
**David Porte 0917483 B.C. Ltd.**  
 2711 - 192 Street

**Note:** See By-law No. 17540 under Item H.2.

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

It was  
 Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7911-0245-00 .  
Carried

RES.R12-422

- (b) **Development Permit No. 7908-0188-00**  
**0678216 B.C. Ltd., Inc. No. BCo678216**  
 5671 - 177B Street and 17759 - 56A Avenue

**Note:** See By-law No. 16909 under Item H.3.

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

It was  
 Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7908-0188-00 .  
Carried

RES.R12-423

### 2. Approval of Temporary Industrial Use Permits

- (a) **Temporary Industrial Use Permit No. 7907-0069-00**  
**MJ Nahal 0814048 B.C. Ltd.**  
 10128 Grace Road

**Note:** See By-law No. 16946 under Item H.4.

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

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That Temporary Industrial Use Permit  
 No. 7907-0069-00 be issued to MJ Nahal 0814048 B.C. Ltd. to allow a  
 temporary truck parking facility for approximately 35 truck and trailers and  
 5 dump trucks or cabs, for a period not to exceed two years on the site  
 more particularly described as Parcel Identifier: 023-380-811, Lot 7 Section  
 25 Block 5 North Range 3 West New Westminster District Plan LMP27717,  
 and that the Mayor and Clerk be authorized to sign the necessary  
 documents.

RES.R12-424

Carried

### 3. Support of Development Variance Permit

It is in order for Council to pass a resolution to indicate support of the following permits:

- (a) **Development Variance Permit No. 7910-0132-00**  
**Dilbagh S. and Bhupinder K. Gill**  
**c/o Coastland Engineering & Surveying Ltd. (Mike Helle)**  
 11553 Millar Road

**Note:** See By-law No. 17341 under Item H.5.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended,  
 Part 17A, Section F, as follows:

- (a) To reduce the minimum front yard setback from 6.0 metres (20 ft.)  
 to 5.5 metres (18 ft.) for the garage for proposed Lot 3; and
- (b) To reduce the minimum rear yard setback from 7.5 metres (25 ft.)  
 to 6.0 metres (20 ft.) for the full length of the building for proposed  
 Lot 3.

To vary "Surrey Subdivision and Development By-law, 1986,  
 No. 8830", as amended, Schedule A, Table 2, as follows:

- (a) To reduce the dedicated width for a Major Collector from 22 metres  
 (72 ft.) to 16.55 metres (54 ft.) for the fronting portion of Millar  
 Road.

To allow subdivision into three single family lots.

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That Development Variance Permit  
No. 7910-0132-00 be supported and that staff be authorized to bring the  
Development Variance Permit forward for issuances and execution by the  
Mayor and City Clerk in conjunction with final adoption of the related  
rezoning by-law.

RES.R12-425

Carried

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

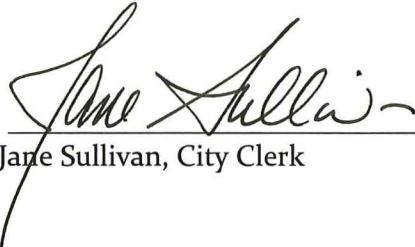
It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That the Regular Council - Land Use meeting  
do now adjourn.

RES.R12-426

Carried

The Regular Council- Land Use meeting adjourned at 5:44 p.m.

Certified Correct:

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

  
\_\_\_\_\_  
Acting Mayor Marvin Hunt