

**Present:**

Mayor Watts - Chair  
Councillor Hayne  
Councillor Hepner  
Councillor Hunt  
Councillor Martin  
Councillor Rasode  
Councillor Steele  
Councillor Villeneuve

**Absent:**

Councillor Gill

**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. **7911-0318-00**  
**17755 and 17745 - 64 Avenue**  
**Gordon Walker, Richmond Holdings Ltd. /**  
**Richmond Holdings Ltd., Inc. No. 58528**  
**Amend CD By-law No. 15727**  
*in order to permit a stand-alone retail liquor store at the Cloverdale Crossing Shopping 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 Steele  
That:

1. A By-law be introduced to amend Comprehensive Development By-law No. 15727 to permit a stand-alone liquor store at the Cloverdale Crossing Shopping Centre and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) final approval from the Ministry of Transportation & Infrastructure (MOTI); and

- (b) confirmation from the Liquor Control & Licensing Branch (LCLB) of a permanent modification to the Terms and Conditions of the liquor primary license of the Clover Inn at 5708 – 176 Street, to prohibit exotic adult entertainment.
- RES.R12-494 Carried  
with Councillor Hunt, Hepner and Mayor  
Watts opposed
- It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2005, No. 15727 Amendment By-law, 2012, No. 17600" pass its  
first reading.
- RES.R12-495 Carried  
with Councillor Hunt, Hepner and Mayor  
Watts opposed
- 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, 2005, No. 15727 Amendment By-law, 2012, No. 17600" pass its  
second reading.
- RES.R12-496 Carried  
with Councillor Hunt, Hepner and Mayor  
Watts opposed
- 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, 2005, No. 15727 Amendment By-law,  
2012, No. 17600" be held at the City Hall on Monday, April 2, 2012, at 7:00 p.m.
- RES.R12-497 Carried

### FLEETWOOD/GUILDFORD

2. **7912-0020-00**  
**15420 - 104 Avenue**  
**Trevor Massey, Lark Group / Comway Developments Ltd**  
Development Permit / Development Variance Permit  
*in order to permit exterior renovations and to modify the signage for the Mazda dealership in Guildford.*

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. 7912-0020-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0020-00 (Appendix II) to proceed to Public Notification to vary the Sign By-law to allow for one fascia sign to be above the roofline.
3. Council instruct staff to resolve the following issue prior to final approval:
  - (a) approval of Development Variance Permit No. 7912-0020-00.

RES.R12-498

CarriedCOMMERCIAL/INDUSTRIAL/AGRICULTURALNEWTON

3. **7911-0100-00**  
**6899 King George Boulevard**  
**Walter Francl, Walter Francl Architecture Inc. /**  
**John Volken Foundation, Inc. No. S0037543**  
Development Permit  
*in order to permit the development of a new 2,586 m<sup>2</sup> (27,836 sq. ft.) two storey office and retail building addition, and the refurbishment of a 743 m<sup>2</sup> (8,003 sq. ft.) portion of an existing commercial building.*

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

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

1. Council authorize staff to draft Development Permit No. 7911-0100-00 generally in accordance with the attached drawings (Appendix II).
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; and

- (b) submission of a final landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R12-499

CarriedSOUTH SURREY

4. **7911-0141-00**  
**4121 King George Boulevard**  
**Vanessa Cartwright , Scott Telecom Services Inc. /**  
**Surrey Topsoil Ltd., Inc. No. 403047**  
 Development Variance Permit  
*in order to permit the construction of a 44.2 metre (145 ft.) free-standing telecommunication tower.*

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

It was

Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That Application No. 7911-0141-00 be denied.  
Carried

RES.R12-500

Ed Hachey, Vice President, SBA Canada, ULC was present to address the application. The new tower is required to meet the coverage requirements for the area. Concern was expressed that the location is located in a public agricultural area. Staff recommended the equipment be located on existing Hydro corridors and the height in the location is too low to provide necessary service required. There is a 15 metre differential. The delegation stressed the importance of having coverage available and clarified a higher tower site would allow service provided to multiple carriers, furthermore, the target location provides the maximum amount of coverage with a minimum amount of impact. The proposed tower does not affect the agricultural environment and King George Boulevard and the interchange provide a buffer. Public notification process has been followed as outlined by the municipality, and responses were received, some of the concerns raised were visual impact, loss of view, etc. have been addressed and the location meets all the requirements as per industry Canada. Some of the residents expressed concern regarding health related issues. The delegation clarified that wireless handsets are listed as Group 2B and classified as safe RF exposure and would be innocuous to anyone on the ground. SBA designs, builds and leases out tower sites and does so for all major carriers to provide the maximum amount of sharing as possible. Two new carriers are trying to drive the cost of wireless services down to make them on par with the rest of the world. The tower proposal is key to WIND Mobile's success in the area.

Vanessa Cartwright, Municipal Affairs, and Project Manager clarified there are no towers within a kilometre of the proposed site.

Erica Rigik, Real Estate, and Municipal Affairs Western Region, WIND Mobile, clarified the height requirement is due to the fact that other carriers have different frequencies to work with and are able to provide their service from locations differently (i.e., lower height). The delegation shared that the proposed tower was designed in a sleek manner to blend in with the existing infrastructure that is already in the area and to be as visually neutral as possible; the delegation clarified, that alternate locations would not provide adequate coverage to consumers and the proposed design meets the coverage requirements identified for the area.

The delegation explained that a contra arrangement with BC Hydro is not possible as BC Hydro is not open to allowing an additional mount on the existing hydro tower nor will they permit unrestricted access.

## RESIDENTIAL/INSTITUTIONAL

### CLOVERDALE/CLAYTON

5. **7911-0138-00**  
**7374 - 194A Street**  
**Lance Barnett , Barnett Dembek Architects Inc. /**  
**0900117 B C Ltd. Inc. No. BC0900117 / Director Information: Ranbir Mander**  
**No Officer Information Filed**  
 OCP Amendment from Suburban to Urban / Rezoning from RA to RM-30 /  
 Development Permit / Development Variance Permit  
*in order to permit the development of approximately 30 townhouse units.*

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

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

1. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7911-0138-00 from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0138-00 from One-Acre Residential Zone (RA ) (By-law No. 12000) to Multiple Residential 30 Zone (RM-30) (By-law No. 12000) and a date be set for Public Hearing.

4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7911-0138-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7911-0138-00 (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum setback from all lot lines of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) to the face of the building and 3.0 metres (10 ft.) to the porch.
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) 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 adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (h) discharge of the registered Section 219 Restrictive Covenant BB4035239; and
  - (i) the applicant adequately address the impact of no indoor amenity space.

RES.R12-501

Carried

- RES.R12-502
- It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 313 Amendment By law 2012, No. 17601" pass its first  
reading.  
Carried
- The said By-law was then read for the second time.
- RES.R12-503
- It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 313 Amendment By law 2012, No. 17601" pass its  
second reading.  
Carried
- RES.R12-504
- It was then Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 313 Amendment By law 2012,  
No. 17601" be held at the City Hall on Monday, April 2, 2012, at 7:00 p.m.  
Carried
- RES.R12-505
- It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17602" pass its first reading.  
Carried
- The said By-law was then read for the second time.
- RES.R12-506
- It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17602" pass its second reading.  
Carried
- RES.R12-507
- It was then Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17602" be held at the City  
Hall on Monday, April 2, 2012, at 7:00 p.m.  
Carried

**FLEETWOOD/GUILDFORD**

6. **7911-0181-00**  
**9538 - 152 Street**  
**Ranjit Sidhu / Swaranjit K Heran / Jagpal S Heran**  
Development Permit / Development Variance Permit  
*in order to permit the development of a duplex.*

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

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

1. Council authorize staff to draft Development Permit No. 7911-0181-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7911-0181-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback for the principal building of the RM-D Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.); and
  - (b) to reduce the minimum rear yard setback for the principal building of the RM-D Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.).
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (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; and
  - (e) issuance of Development Variance Permit No. 7911-0181-00.

RES.R12-508

Carried



NEWTON

7. **7912-0006-00**  
**5788 - 152 Street**  
**Maggie Koka . Aplin & Martin Consultants Ltd.**  
**Sonia Johal / Kevin Johal / Mandeep Johal / Tarsam Singh Johal /**  
**Swarnjeet Johal / Surinder Johal**  
Rezoning from RA to CD (based on RH-G)  
*in order to allow subdivision into 2 half-acre (gross density) residential 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 Steele  
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7912-0006-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (based on "Half-Acre Residential Gross Density Zone (RH-G)" (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 an acceptable tree survey and a statement regarding tree preservation;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) applicant to address the tree deficit to the satisfaction of the City Landscape Architect;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed lot 2 until future consolidation with the adjacent property (5810 - 152 Street).

RES.R12-509

Carried

RES.R12-510 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17603" pass its first reading.  
Carried

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

RES.R12-511 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17603" pass its second reading.  
Carried

RES.R12-512 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. 17603" be held at the City  
Hall on Monday, April 2, 2012, at 7:00 p.m.  
Carried

8. **7911-0129-00**  
**7538 and 7550 – 144 Street**  
**Avnash Banwait , Mainland Engineering (2007) Corp. / Ranjit Singh Gill**  
**Tarlochan Singh Dosanjh / Nasib Kaur Gill / Malkiat Singh Gill**  
Rezoning from RA to RF  
*in order to allow subdivision into 3 single family 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 7538 – 144 Street from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) submission of a finalized Building Scheme to the satisfaction of City staff;
- (e) submission of a finalized Lot Grading Plan to the satisfaction of City staff;
- (f) the applicant address the shortfall in tree replacement;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (h) discharge the Section 219 Restrictive Covenant (No Build) registered on title for 7550 – 144 Street (BX187217).

RES.R12-513

Carried

It was

Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17604" pass its first reading.

RES.R12-514

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, 2012, No. 17604" pass its second reading.

RES.R12-515

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, 2012, No. 17604" be held at the City  
 Hall on Monday, April 2, 2012, at 7:00 p.m.

RES.R12-516

Carried**SOUTH SURREY**

9. **7910-0247-00**  
**2660 Croydon Drive and 2687 - 158 Street**  
**Wojciech Grzybowicz , WG Architecture Inc /**  
**Norma J Svab, Croydon Ventures Inc., Inc. No. 148259**  
 OCP amendment from Suburban to Multiple Residential /  
 Rezoning from A-2 and RA to RM-30 , Development Permit / Development  
 Variance Permit  
*in order to permit the development of 65 townhouse units.*

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

It was

Moved by Councillor Martin  
Seconded by Councillor Hunt  
That:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7910-0247-00 from Suburban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site in Planning Application No. 7910-0247-00 from "Intensive Agriculture Zone (A-2)" to "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7910-0247-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7910-0247-00 (Appendix V) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.7 metres (22ft.); and
  - (b) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.).
6. Council approve the applicant's request to reduce the amount of required indoor amenity space from 195 square metres (2,099 square feet) to 185.6 square metres (1,998 square feet).
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 an electro field prediction study to the acceptance of BC Hydro;

- (c) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) submission of a finalized 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 adequately address the impact of reduced indoor amenity space; and
- (h) registration of a reciprocal access easement for a shared driveway with the property to the south.

RES.R12-517

Carried

It was

Moved by Councillor Martin  
Seconded by Councillor Hunt

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 314 Amendment By law 2012, No. 17605" pass its first reading.

RES.R12-518

Carried

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

It was

Moved by Councillor Martin  
Seconded by Councillor Hunt

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 314 Amendment By law 2012, No. 17605" pass its second reading.

RES.R12-519

Carried

It was then

Moved by Councillor Martin  
Seconded by Councillor Hunt

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 314 Amendment By law 2012, No. 17605" be held at the City Hall on Monday, April 2, 2012, at 7:00 p.m.

RES.R12-520

Carried

It was

Moved by Councillor Martin  
Seconded by Councillor Hunt

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

Amendment By-law, 2012, No. 17606" pass its first reading.

RES.R12-521

Carried

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



11. **7910-0203-00**  
**2660 Croydon Drive and 15650 - 28 Avenue**  
**Wojciech Grzybowicz , WG Architecture Inc. / Norma J Svab /**  
**o878864 BC Ltd., Inc. No. BCo878864 /**  
**Director Information: Sikander Basraon**  
**No Officer Information Filed as at April 19, 2011**  
OCP amendment from Suburban to Multiple Residential  
Rezoning from A-2 and RA to CD (based on RM-30)  
Development Permit  
*in order to permit the development of 77 townhouse units*

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

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

1. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7910-0203-00 from Suburban to Multiple Residential and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Intensive Agriculture Zone (A-2)" (By-law No. 12000) and "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (By-law No. 12000) based on "Multiple Residential 30 Zone (RM-30)" and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7910-0203-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an electro field prediction study to the acceptance of BC Hydro;

- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) submission of a finalized 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) 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; and
- (h) registration of a cross access easement to align with the adjacent cross access easement on the property to the east.

RES.R12-525

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 315 Amendment By law 2012, No. 17607" pass its first reading.

RES.R12-526

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 315 Amendment By law 2012, No. 17607" pass its second reading.

RES.R12-527

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Hepner

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 315 Amendment By law 2012, No. 17607" be held at the City Hall on Monday, April 2, 2012, at 7:00 p.m.

RES.R12-528

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

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

Amendment By-law, 2012, No. 17608" pass its first reading.

RES.R12-529

Carried

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



- RES.R12-530 It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17608" pass its second reading.  
Carried
- RES.R12-531 It was then Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17608" be held at the City  
Hall on Monday, April 2, 2012, at 7:00 p.m.  
Carried

### SURREY CITY CENTRE/WHALLEY

12. **7911-0162-00**  
**13056 and 13064 - 101B Avenue**  
**Avnash Banwait, Mainland Engineering (2007) Corporation /**  
**Navdeep K Dhillon / Chamkaur S Dhillon / Ateeq U Khan**  
Rezoning from RF to RF-12  
*in order to allow subdivision into 5 single family 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 in Planning Application No. 7911-0162-00 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 an acceptable tree survey and a statement regarding tree preservation;

- (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) registration of a Section 219 Restrictive Covenant to increase side yard setbacks as follows:
  - i. for proposed Lot 1 increase the west side yard setback from 1.2 metres (4 ft.) to 1.8 metres (6 ft.);
  - ii. for proposed Lot 2 increase the east side yard setback from 1.2 metres (4 ft.) to 2.4 metres (8 ft.);
  - iii. for proposed Lot 3 increase the east side yard setback from 1.2 metres (4 ft.) to 3 metres (10 ft.); and
  - iv. for proposed Lot 5 increase the west side yard setback from 1.2 metres (4 ft.) to 3 metres (10 ft.); and
- (g) the applicant address the deficiency in replacement trees.

RES.R12-532

Carried

It was

Moved by Councillor Villeneuve  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17609" pass its first reading.

RES.R12-533

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, 2012, No. 17609" pass its second reading.

RES.R12-534

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, 2012, No. 17609" be held at the City  
 Hall on Monday, April 2, 2012, at 7:00 p.m.

RES.R12-535

Carried

**C. CORPORATE REPORTS**

**D. ITEMS TABLED BY COUNCIL**

## E. DELEGATIONS

## F. CORRESPONDENCE

## G. NOTICE OF MOTION

## H. BY-LAWS

## TO BE FILED

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17235"  
7910-0086-00 - 581486 B.C. Ltd., c/o Ionic Architecture Inc. (Samuel Chan)  
IL and CD (By-law 15851) to CD (BL 12000) - 13147 - 76 Avenue - to include  
furniture store as a permitted use.

Approved by Council: July 26, 2010

- \* Planning & Development advise (see memorandum dated February 16, 2012 in by-law back-up) that Council close Planning Application No. 7910-0086-00 and all applications associated with this project and file by-laws No. 17235. The applicant has voluntarily removed the previous non-conforming furniture store uses and will ensure all future tenants comply with the land uses permitted.

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That Council close Planning Application

No. 7910-0086-00.

RES.R12-536

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17235" be filed.

RES.R12-537

Carried

## FINAL ADOPTIONS

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17260"  
7909-0124-00 - John and Marie Vilio, c/o CitiWest Consulting Ltd.  
(Roger Jawanda)  
RF to CD (BL 12000) - 10106 - 123A Street - to permit subdivision into  
ten (10) single family lots and open space.

Approved by Council: September 13, 2010

RES.R12-538

It was	Moved by Councillor Martin Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17260" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17494" 7911-0144-00 - Nico River Developments Ltd.  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
RA to RF (BL 12000) - to permit subdivision into twelve (12) single family lots.

Approved by Council: October 3, 2011

RES.R12-539

It was	Moved by Councillor Martin Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17494" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17582" 7910-0135-00 - Randy Bishop and Gordon Hamilton  
c/o Randy Bishop  
CD (6405) to A-1 (BL 12000) - to allow a broader range of agricultural uses and activities than is currently permitted under existing CD Zone.

Approved by Council: February 6, 2012

RES.R12-540

It was	Moved by Councillor Martin Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17582" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
	<u>Carried</u>

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17435" 7910-0324-00 - 624733 B.C. Ltd.  
c/o Herald Tessier  
RF to C-5 (BL 12000) - 9647 - 137 Street - to permit the development of a two-storey medical office with basement.

Approved by Council: June 27, 2011

**Note:** See Development Permit No. 7910-0324-00 under Clerk's Report, Item I. 2(c)



- RES.R12-543
- It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That Council amend the Douglas  
Neighbourhood Concept Plan to redesignate the site from "Suburban 1/2 Acre (2  
upa)" to "Suburban Transition 2-4 upa" and "Single Family Residential Flex (6-  
14.5).  
Carried
- RES.R12-544
- It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17516" 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. 304 Amendment  
By-law, 2011, No. 17513"  
7911-0098-00 - Zora S. Dhaliwal, Jaswinder S. Brar, Nachhattar S. Dhaliwal,  
Gurcharan S. Tiwana, Manpreet S. and Jasdeep K. Grewal  
c/o Elkay Developments Ltd. (Leigh Sully)  
To redesignate the property from Suburban (SUB) to Urban (URB).

Approved by Council: November 7, 2011

- RES.R12-545
- It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 304 Amendment By law, 2011, No. 17513" 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. 17514"  
7911-0098-00 - Zora S. Dhaliwal, Jaswinder S. Brar, Nachhattar S. Dhaliwal,  
Gurcharan S. Tiwana, Manpreet S. and Jasdeep K. Grewal  
c/o Elkay Developments Ltd. (Leigh Sully)  
RA to RF-12 (BL 12000) - to permit subdivision into nine single family lots.

Approved by Council: November 7, 2011

- \* Planning & Development advise (see memorandum dated March 7, 2012 in by-law  
back-up) that it is now in order for Council to pass a resolution to amend the  
Douglas Neighbourhood Concept Plan to redesignate the site from "Urban Single  
Family (6 upa)" to "Single Family Residential Flex (6-14.5 upa)".

RES.R12-546

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That Council amend the Douglas  
Neighbourhood Concept Plan to redesignate the site from "Urban Single Family (6  
upa)" to "Single Family Residential Flex (6-14.5 upa)".  
Carried

RES.R12-547

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17514" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17379"  
7906-0037-00 -Tarsem S. and Parvinder S. Johal, Dreamstar Developments Ltd.  
and M. and T. Johal Enterprises Limited c/o John C. McDonald  
RA to CD (BL 12000) - 5921, 5939, 5953 - 152 Street and 15148 - 60 Avenue to  
permit the development of an 82 unit townhouse complex.

Approved by Council: March 14, 2011

**Note:** See Development Permit No. 7906-0037-00 under Clerk's Report,  
Item I. 2(e)

- \* Planning & Development advise (see memorandum dated March 6, 2012 in by-law  
back-up) that prior to Third Reading, Council expressed concern about traffic and  
safety issues along 152 Street and asked staff to ensure access to the project was  
safe for residents. In response, the Engineering Department has requested the  
median along 152 Street be extended by 20 metres to the south to avoid illegal left  
turns.
- \* Planning & Development further advise that it is now in order for Council to pass a  
resolution to amend the South Newton NCP to redesignate the land from  
"Townhouses 15 upa max" to "Townhouses 20 upa max".

RES.R12-548

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That Council amend the South Newton NCP  
to redesignate the land from "Townhouses 15 upa max" to "Townhouses 20 upa  
max".  
Carried





13. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17433"  
7911-0051-00 - William and Pamela Bray  
c/o Elkay Developments Ltd. (Leigh Sully)  
RA to RH (BL 12000) - portion of 2638 Croydon Drive - to permit  
subdivision into two lots and to allow development of a four-storey office  
building on Block B as shown on attached sketch plan.

Approved by Council: June 27, 2011

This By-law is proceeding in conjunction with By-law Nos. 17431 & 17432.

**Note:** See Development Permit No. 7911-0051-00 under Clerk's Report,  
Item I. 2(f).

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17433" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R12-552

Carried

14. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 109 Amendment  
By-law, 2005, No. 15629"  
7904-0099-00 - Satinderbir S. Sandhu and Daljit K. Sandhu c/o CitiWest  
Consulting Ltd.  
To authorize the redesignation of the property located at 5987 - 125 Street from  
Suburban (SUB) to Urban (URB).

Approved by Council: January 24, 2005

This by-law is proceeding in conjunction with By-law 15630.

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 109 Amendment By law, 2005, No. 15629" be finally  
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-553

Carried

15. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15630"  
7904-0099-00 - Satinderbir S. Sandhu and Daljit K. Sandhu c/o CitiWest  
Consulting Ltd.  
RA (BL 12000) to RF-12 (BL 12000) - 5987 - 125 Street - to allow subdivision  
into approximately three single family small lots.

Approved by Council: January 24, 2005

This by-law is proceeding in conjunction with By-law 15629.

It was Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2005, No. 15630" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R12-554 Carried

**I. CLERK’S REPORT**

**1. Approval of Development Variance Permits**

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

- (a) **Development Variance Permit No. 7911-0206-00  
 Energrated Holdings Ltd.**  
 17850 Highway No. 10 (56 Avenue)

**Note:** See Development Permit No. 7911-0206-00 under Item I.2(a)

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, Part 5, Section 27(1)(h), to increase the width of the free-standing sign to exceed two-thirds of its height.

To install a free-standing sign on a commercial site.

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Hepner  
 That Development Variance Permit  
 No. 7911-0206-00 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.R12-555 Carried

- (b) **Development Variance Permit No. 7911-0209-00  
 King’s Cross Shopping Centre Ltd.**  
 7488 King George Boulevard  
 (also shown as 7404 and 7420 King George Boulevard)

**Note:** See Development Permit No. 7911-0209-00 under Item I.2(b)

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

- (a) To increase the maximum allowable height of a free-standing sign (Sign 1) from 4.6 metres (15 ft.) to 5.3 metres (17.5 ft.) and to increase the permitted width from 3 metres (10 ft.) to 4.3 metres (14 ft.); and
- (b) To increase the maximum allowable height of a free-standing sign (Sign 3) from 4.6 metres (15 ft.) to 5.5 metres (18 ft.) and to increase the permitted width from 3 metres (10 ft.) to 3.7 metres (12 ft.).

To permit two additional free-standing signs.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That Development Variance Permit  
No. 7911-0209-00 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.R12-556

Carried

- (c) **Development Variance Permit No. 7910-0324-00**  
**624733 B.C. Ltd.**  
9647 - 137 Street

**Note:** See By-law No. 17435 under Item H.5 of this agenda. See Development Permit No. 7910-0324-00 under Item I.2(c)

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 35, Section F, as follows:

- (a) To reduce the minimum north side yard setback from 7.5 metres (25 ft.) to 1.21 metres (4.0 ft.);
- (b) To reduce the minimum south side yard setback from 7.5 metres (25 ft.) to 2.43 metres (8.0 ft.); and
- (c) To reduce the minimum east front yard setback from 7.5 metres (25 ft.) to 6.7 metres (22 ft.).

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

- (a) To increase the number of fascia signs from two (2) fascia signs to three (3) fascia signs.

To permit the development of a two-storey medical office with basement.

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Hepner  
 That Development Variance Permit  
 No. 7910-0324-00 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.R12-557

Carried

## 2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7911-0206-00**  
**Energrated Holdings Ltd.**  
 17850 Highway No. 10 (56 Avenue)

**Note:** See Development Variance Permit No. 7911-0206-00 under  
 Item I.1(a)

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Hepner  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7911-0206-00.

RES.R12-558

Carried

- (b) **Development Permit No. 7911-0209-00**  
**King's Cross Shopping Centre Ltd.**  
 7488 King George Boulevard  
 (also shown as 7404 and 7420 King George Boulevard)

**Note:** See Development Variance Permit No. 7911-0209-00 under  
 Item I.1(b)

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



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

RES.R12-562

It was	Moved by Councillor Hunt Seconded by Councillor Hepner That the Mayor and Clerk be authorized to execute Development Permit No. 7906-0037-00 . <u>Carried</u>
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(f) **Development Permit No. 7911-0051-00**  
**Pamela and William E. Bray**  
 2638 Croydon Drive

**Note:** See By-law Nos. 17431, 17432 & 17433 under Items H.11, H.12 & H.13

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

RES.R12-563

It was	Moved by Councillor Hunt Seconded by Councillor Hepner That the Mayor and Clerk be authorized to execute Development Permit No. 7911-0051-00. <u>Carried</u>
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**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was	Moved by Councillor Villeneuve Seconded by Councillor Hayne That the Regular Council - Land Use meeting do now adjourn.
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RES.R12-564 Carried

The Regular Council- Land Use meeting adjourned at 5:57 p.m.

Certified Correct:

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

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