

**Present:**

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

**Absent:****Staff Present:**

City Clerk  
City Manager  
City Solicitor  
Deputy City Clerk  
General Manager, Engineering  
General Manager, Finance & Technology  
General Manager, Human Resources  
General Manager, Investment & Intergovernmental Relations  
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. **7911-0231-00**  
**5641 - 177B Street**  
**Agent: Gerry Blonski / Gerry Blonski Architect / Takhar Enterprises Ltd.,**  
**Inc. No. 891817**  
Development Permit / Development Variance Permit  
*in order to permit the development of a 3-storey mixed-use 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 Hunt  
That:

1. Council approve the applicant's request to eliminate the required indoor amenity space.
2. Council approve the applicant's request to eliminate the required outdoor amenity space.
3. Council authorize staff to draft Development Permit No. 7911-0231-00 generally in accordance with the attached drawings (Appendix II).

4. Council approve Development Variance Permit No. 7911-0231-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to vary the definition of setback in the Zoning By-law, to allow eaves, canopy and bay or boxed windows to encroach into the required setbacks, to a maximum of 2.0 metres (6.5 ft.), including bay or boxed windows that exceed a total of 2.4 metres (8 ft.) in horizontal length along any exterior wall; and
  - (b) to reduce the minimum front yard setback and side yard setback on a flanking street of the C-15 Zone from 2.0 metres (7 ft.) to 1.6 metres (5.2 ft.) to the northeast corner of the building for the second and third floors.
  
5. 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (d) support of Development Variance Permit No. 7911-0231-00;
  - (e) the applicant adequately address the impact of no indoor amenity space;
  - (f) the applicant adequately address the impact of no outdoor amenity space; and
  - (g) registration of a 2.0-metre (7 ft.) wide right-of-way for public rights of passage within a portion of the north and east setbacks.

RES.R12-1127

Carried

2. **7911-0213-00**  
**19070 - 51B Avenue**  
**Robert (Bruce) McTavish / McTavish Resource & Management Consultants / Carol Lalonde "In Trust"**  
*ALR – Non-Farm Use / OCP Text Amendment / Temporary Industrial Use Permit in order to permit the continuation of a non-conforming landscape supply business within the Agricultural Land Reserve for a two-year period.*

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 Application No. 7911-0213-00 be referred  
back to staff to:

1. Execute a voluntary court order document and work with City staff to establish a timeline to relocate the business within a maximum of 2 years and attach relocation conditions to the applicable Business License for the Landscape Supply and Fencing business issued to Carol Lalonde "In Trust" that state the agreed upon vacancy date; and,
2. Work with the applicant to devise mitigation measures to address concerns raised at the Regular Council Land Use meeting.

RES.R12-1128

Carried

Council expressed concern regarding the size of the operation, the number of by-law complaints received by a neighbour, and the total number of employees associated with the operation are now in excess of 100 staff members.

The applicant noted that an alternative industrial property was sourced, the intent was to convert the business to a nursery, and the applicant would like a TUP to aid in the relocation plan. The applicant has been working with Planning Staff to explore opportunities in an industrial zoned setting. The applicant clarified the intent of the proposed TUP is to satisfy the relocation requirement and the challenges associated with designing and constructing new offices and buildings.

The applicant acknowledged they have been operating the business without a permit since 2006 and asked Council if alternative arrangements could be considered rather than a denial and noted they are aware of the concerns raised by the closest neighbour and will work toward remediation.

Mayor Watts asked why the TUP process is being considered if an exit strategy is in place. Staff clarified, in that the applicant could agree to a temporary court order to guarantee that the operation will be moved within the specified 2-year timeframe. Mayor Watts asked the applicant to work with staff to ensure the exit strategy is coordinated with staff. The applicant noted that the exit strategy would be contingent to the City permit process.

Councillor Hunt requested staff to provide clarification regarding the Business Licensing Process and whether the applicant could have a business licence as a contractor through the City of Surrey (CoS). Staff noted that specific conditions could be placed on the license. The applicant would have to agree to a voluntary consent order, business licence conditions would be set to reflect a pre-determined vacancy date.



FLEETWOOD/GUILDFORD

3. **7912-0038-00**  
**15932 - 96 Avenue**  
**Matthew Cheng / Matthew Cheng Architect Inc. / Lomen Enterprises**  
**Co. Ltd., Inc. No. 574556**  
 Rezoning from C-4 to C-5  
*in order to allow additional uses in an existing commercial building.*

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 a By-law be introduced to rezone the  
 subject site in Planning Application No. 7912-0038-00 from "Local Commercial  
 Zone (C-4)" (By-law No. 12000) to "Neighbourhood Commercial Zone (C-5)"  
 (By-law No. 12000) and a date be set for Public Hearing.

RES.R12-1129

Carried

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17664" pass its first reading.

RES.R12-1130

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. 17664" pass its second reading.

RES.R12-1131

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. 17664" be held at the City  
 Hall on June 11, 2012, at 7:00 p.m.

RES.R12-1132

CarriedNEWTON

4. **7912-0085-00**  
**12582 - 84 Avenue**  
**Pablo Yuste / Omicron Architecture Engineering Construction Ltd. /**  
**British Columbia Hydro and Power Authority**  
 OCP Text Amendment / Temporary Industrial Use Permit

*in order to permit a temporary high-voltage training facility on the B.C. Hydro Surrey Campus for a period of three years.*

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 amend the OCP by declaring the subject property in Planning Application No. 7912-0085-00 a Temporary Industrial 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 Industrial Use Permit No. 7912-0085-00 (Appendix V) to proceed to Public Notification.
4. Council instruct staff to resolve the following issues prior to final adoption and issuance of the Temporary Industrial Use Permit:
  - (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 financial security to ensure the subject property is restored following termination of the Temporary Use Permit. The financial security will further ensure the future removal of all temporary structures located within the proposed 84 Avenue road alignment should the Engineering Department later determine that completion of 84 Avenue is required within the timeframe of the Temporary Use Permit.
5. Council direct staff to bring forward this application within 6 months (i.e. the first Council meeting after December 3, 2012) for consideration of filing, if the applicant has not addressed the conditions of approval.

RES.R12-1133

Carried

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Martin  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, Text No. 113 Amendment By-law 2012, No. 17669" pass its  
 first reading.

RES.R12-1134 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, Text No. 113 Amendment By-law 2012, No. 17669" pass its  
 second reading.

RES.R12-1135 Carried

It was then Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Official  
 Community Plan By-law, 1996, No. 12900, Text No. 113 Amendment By-law 2012,  
 No. 17669" be held at the City Hall on June 11, 2012, at 7:00 p.m.

RES.R12-1136 Carried

5. **7911-0332-00**  
**8066 - 120 Street**  
**Carman Kwan / Hearth Architectural Inc. / Scott Road 120 Street**  
**Holdings Ltd., Inc. No. 372,556**  
 Development Permit  
*in order to allow for exterior renovations to an existing retail shopping centre.*

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Hayne  
 That Council approve Development Permit  
 No. 7911-0332-00 and authorize the Mayor and Clerk to execute the Permit.

RES.R12-1137 Carried

### SOUTH SURREY

6. **7911-0298-00**  
**15715 Croydon Drive**  
**Art Phillips / Larco Investments Ltd. / Morgan Crossing Properties Ltd.**  
**Inc. No. BCo742937**  
 Development Permit  
*in order to permit the development of two restaurants with a combined floor area of*  
*536 square metres (5,800 sq.ft) within the Morgan Crossing Lifestyle 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 Hunt  
That Council approve Development Permit  
No. 7911-0298-00 and authorize the Mayor and Clerk to execute the Permit.

RES.R12-1138

Carried

### SURREY CITY CENTRE/WHALLEY

7. **7911-0329-00**  
**12859 - 88 Avenue**  
**Mr. Bob Cheema, Guru Nanak Holding Ltd. /**  
**Santosh Holdings Ltd., Inc. No. BC0934593**  
OCP Amendment from Urban to Commercial  
Partial Land Use Contract Discharge  
Rezoning from RF to CD (based on C-5 and RM-30)  
Development Permit  
*in order to permit the development of a three-storey mixed-use  
(commercial/residential) building.*

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. 7911-0329-00 from Urban to Commercial 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 discharge Land Use Contract No. 235 from the subject site in Planning Application No. 7911-0329-00 and a date for Public Hearing be set.
4. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0329-00 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.

5. Council approve the applicant's request to eliminate the required indoor amenity space.
6. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 30 square metres (323 sq.ft.) to 21.7 square metres (234 sq.ft.).
7. Council authorize staff to draft Development Permit No. 7911-0329-00 generally in accordance with the attached drawings (Appendix II).
8. 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 road dedication plans 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) the applicant adequately address the impact of no indoor amenity space;
  - (i) the applicant adequately address the impact of a shortfall in outdoor amenity space;
  - (j) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department; and
  - (k) registration of a reciprocal access agreement for future shared access with the adjacent property to the north at 8868 - 128 Street.

RES.R12-1139

Carried



RES.R12-1140 It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 324 Amendment By law 2012, No. 17670" pass its first  
reading.

Carried

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

RES.R12-1141 It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 324 Amendment By law 2012, No. 17670" pass its  
second reading.

Carried

RES.R12-1142 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. 324 Amendment By law 2012,  
No. 17670" be held at the City Hall on June 11, 2012, at 7:00 p.m.

Carried

RES.R12-1143 It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Surrey Land Use Contract No. 235,  
Authorization By-law, 1976, No. 4861 Partial Discharge By-law, 2012, No. 17671" pass  
its first reading.

Carried

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

RES.R12-1144 It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Surrey Land Use Contract No. 235,  
Authorization By-law, 1976, No. 4861 Partial Discharge By-law, 2012, No. 17671" pass  
its second reading.

Carried

RES.R12-1145 It was then Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Land Use  
Contract No. 235, Authorization By-law, 1976, No. 4861 Partial Discharge By-law,  
2012, No. 17671" be held at the City Hall on June 11, 2012, at 7:00 p.m.

Carried

RES.R12-1146 It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17672" pass its first reading.  
Carried

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

RES.R12-1147 It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17672" pass its second reading.  
Carried

RES.R12-1148 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. 17672" be held at the City  
Hall on June 11, 2012, at 7:00 p.m.  
Carried

Council requested staff to look at the form and shape of the building to ensure the development is within the context of the neighbourhood. Staff clarified that the design is similar to the South Surrey project.

### RESIDENTIAL/INSTITUTIONAL

#### CLOVERDALE/CLAYTON

8. **7911-0071-00**  
**18737 and 18711 - 54 Avenue**  
**Greg Mitchell / McElhanney Consulting Services Ltd. / Trevor A Jones /**  
**Sukhvinder K Sandhu / Ranjit S Sandhu**  
Rezoning from RA to CD (based on RH-G)  
*to allow subdivision into thirteen (13) small suburban single family lots.*

On April 23, 2012, Council considered the initial Planning Report and referred the application back to staff to draft a CD By-law based on the applicant's proposed 13-lot subdivision and to resolve the cash-in-lieu of parkland. Additional Planning Comments are to implement Council's previous decision granting approval to proceed.

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

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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0071-00 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.
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) 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) registration of a Section 219 Restrictive Covenant for "no-build" on a portion of proposed Lots 5, 9 and 12 for the purpose of tree protection;
  - (f) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department;
  - (g) the applicant address the cash-in-lieu for parkland requirement, comparable to other gross density developments; and
  - (h) 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.

RES.R12-1149

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17673" pass its first reading.

RES.R12-1150

Carried

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





- (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; and
- (f) 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.

4. Council pass a resolution to amend the West Cloverdale North Neighbourhood Concept Plan to redesignate the site from Single Family / Duplex Cluster (10 upa) to Commercial when the project is considered for final adoption.

RES.R12-1153

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Gill

Amendment By-law, 2012, No. 17674" pass its first reading.

RES.R12-1154

Carried

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Gill

Amendment By-law, 2012, No. 17674" pass its second reading.

RES.R12-1155

Carried

It was then

Moved by Councillor Hunt  
Seconded by Councillor Gill

By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17674" be held at the City Hall on June 11, 2012, at 7:00 p.m.

RES.R12-1156

Carried

RESIDENTIAL/INSTITUTIONALNEWTON

10. 7912-0079-00  
 12996, 13034, 13020, 13052, 13068 and 13076 - 60 Avenue  
 Clarence Arychuk / Hunter Laird Engineering Ltd.  
 The Synod of the Diocese Of New Westminster / Panorama Parkview Homes  
 Ltd., Inc. No. 833001 / Grewal Management Ltd., Inc. No. 600451 /  
 690174 BC Ltd., Inc. No. BCo690174  
Director Information: Jaswant Sangha  
Officer Information as at March 19, 2011  
 Jaswant Sangh (President, Secretary) / Douglas W Wills / Jaswant S Sangha /  
 Balbir K Dale / Parmjit K Sangha / Svender S Sangha / Ranjit S Sangha /  
 Parmjit K Sangha  
 Development Variance Permit  
*in order to permit driveway access for 7 single family small lots from the front lot  
 line instead of from the rear lane.*

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Council approve Development Variance  
 Permit No. 7912-0079-00 (Appendix III), to proceed to Public Notification to vary  
 Section H.1 of Part 17A "Single Family Residential (12) Zone (RF-12)" to permit  
 driveway access along the front of the lot where there is a lane up to or along the  
 rear or side lot lines on Lots 6, 10, 11, 18, 19, 20 and 28.

RES.R12-1157

Carried

11. 7912-0037-00  
 6064 and 6018 - 138 Street; 13819 - 60 Avenue  
 Clarence Arychuk / Hunter Laird Engineering Ltd. / Annie A Spurr /  
 North 60 Development Inc  
 NCP amendment from Townhouses 15 upa max to Single Family Small Lots  
 Rezoning from RA to RF-12 and RF-9  
*in order to permit a 31 lot subdivision.*

At the May 7, 2012 meeting, Council referred the application back to staff due to  
 concerns with the RF-9C lots and to provide additional context and background on  
 the treatment of riparian areas within the City.

The Additional Planning Comments provide additional background on the  
 treatment and protection of riparian area and the issues still under discussion.

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



It was

Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That:

1. a By-law be introduced to rezone the property shown on the Survey Plan (Appendix I) in Planning Application No. 7912-0037-00 as follows:
  - (a) Block C from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)";
  - (b) Block A and B from "One Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)"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) the applicant address the replacement tree deficit;
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (e) submission of an acceptable building scheme 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; and
  - (g) resolution of an appropriate means to protect the creek and riparian area corridor situated on the development property to the satisfaction of City staff.
3. Council pass a resolution to amend the South Newton NCP to re-designate the land from 'Townhouse 15 upa max' to 'Single Family Small Lots' when the project is considered for final adoption.

RES.R12-1158

Carried

Council noted that this item was originally sent back to staff. Staff was asked to clarify whether the subject lot was a linear design and if the RF9 use would be permitted.

Staff clarified the proposed lot is deep and should address concerns regarding Coach Houses. In terms of provisions for a single family dwelling, the lot is oversized and if a single home was built, it would not reflect the context of the neighbourhood.

RES.R12-1159 It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17675" pass its first reading.  
Carried

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

RES.R12-1160 It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17675" pass its second reading.  
Carried

RES.R12-1161 It was then Moved by Councillor Hunt  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17675" be held at the City  
Hall on June 11, 2012, at 7:00 p.m.  
Carried

### SOUTH SURREY

12. **7912-0100-00**  
**15760 Croydon Drive**  
**Art Phillips / Morgan Crossing Properties Ltd. /Morgan Crossing Properties**  
**Ltd., Inc. No. BC0742937**  
Development Permit / Development Variance Permit

*in order to permit the development of a 446 square metre (4,800 sq.ft.) restaurant and a 639 square metre (6,900 sq.ft.) retail commercial building in the Morgan Crossing Lifestyle Centre and to reduce principal building setbacks and increase signage allowance.*

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 authorize staff to draft Development Permit No. 7912-0100-00 generally in accordance with the attached drawings (Appendix II).

2. Council approve Development Variance Permit No. 7912-0100-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum east yard setback of the CD Zone (By-law No. 16074) from 7.5 metres (25 ft.) to 0 metres (0 ft.); and
  - (b) to increase the number of allowable fascia signs under the Sign By-law (By-law No. 13656 from 2 to 3 for the proposed restaurant building.
3. Council instruct staff to resolve the following issues prior to approval:
  - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R12-1162

Carried

**C. CORPORATE REPORTS**

**D. ITEMS TABLED BY COUNCIL**

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17466"  
7911-0046-00 - First Rate Holdings Inc.  
RH to RF and RF-12 (BL 12000) - 5772 and 5784 - 144 Street - to permit subdivision into 13 single family residential lots.

Approved by Council: July 25, 2011

- \* Planning & Development advise (see memorandum dated May 23, 2012 in by-law back-up) that it is now in order for Council to pass a resolution to amend the South Newton Neighbourhood Concept Plan to redesignate the land from Urban Single Family Residential to Single Family Small Lots.



- RES.R12-1163 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That Council amend the South Newton  
Neighbourhood Concept Plan to redesignate the land from Urban Single Family  
Residential to Single Family Small Lots.  
Carried
- RES.R12-1164 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17466" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried
2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16867"  
7908-0091-00 - 0749813 B.C. Ltd., c/o Hub Engineering Inc. (Mike Kompter)  
RA to RF-12 (BL 12000) - Portion of 5904 - 144 Street - to allow subdivision  
into 5 single family small lots and a remnant lot for future development.
- Approved by Council: December 15, 2008
- \* Planning & Development advise (see memorandum dated May 22, 2012 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 a portion of the land from  
Creek Riparian Area to Single Family Flex Residential (6-14.5 upa).
- RES.R12-1165 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That Council amend the South Newton  
Neighbourhood Concept Plan to redesignate a portion of the land from Creek  
Riparian Area to Single Family Flex Residential (6-14.5 upa).  
Carried
- RES.R12-1166 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2008, No. 16867 be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.  
Carried
3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17532"  
7911-0211-00 - Mayfair Realty Ltd.  
c/o Coastland Engineering and Surveying Ltd. (Mike Helle)  
RF to RF-9C and RF-12 (BL 12000) - to permit subdivision into 7 single  
family small lots.

Approved by Council: November 28, 2011

RES.R12-1167

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2011, No. 17532" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
Carried

4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 306 Amendment  
 By-law, 2011, No. 17525"  
 7911-0124-00 - Lakewood Beech Developments Ltd.  
 c/o Aplin & Martin Consultants Ltd. (Maggie Koka)  
 To redesignate a portion of the site from Urban (URB) to Industrial (IND).

Approved by Council: November 28, 2011

This By-law is proceeding in conjunction with By-law No. 17526 and 17527.

RES.R12-1168

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 306 Amendment By law, 2011, No. 17525" 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, 2011, No. 17526"  
 7911-0124-00 - Lakewood Beech Developments Ltd.  
 c/o Aplin & Martin Consultants Ltd. (Maggie Koka)  
 RA to CD (BL 12000) - to permit the development of 4 single family small  
 lots small lots (Block A and C), one 5-unit townhouse project (Block B) and  
 a remainder industrial lot (Block D).

Approved by Council: November 28, 2011

This By-law is proceeding in conjunction with By-law No 17525 and 17527.

RES.R12-1169

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2011, No. 17526" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17527"  
 7911-0124-00 - Lakewood Beech Developments Ltd.  
 c/o Aplin & Martin Consultants Ltd. (Maggie Koka)  
 RA to IB, RF-9S and RF-9C (BL 12000) - to permit the development of  
 4 single family small lots (Block A and C), one 5-unit townhouse project  
 (Block B) and a remainder industrial lot (Block D).

Approved by Council: November 28, 2011

This By-law is proceeding in conjunction with By-law No. 17525 and 17526.

**Note:** See Development Permit No. 7911-0124-00 under Clerk's Report, Item I.1(a)

\* Planning & Development advise (see memorandum dated May 22, 2012 in by-law back-up) that it is now in order for Council to pass a resolution to amend the East Clayton Neighbourhood Concept Plan to redesignate portions of the site from Business Park to 10-15 upa Special Residential and from 10-15 upa Special Residential to 15-25 upa (Medium-High Density).

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That Council amend the East Clayton Neighbourhood Concept Plan to redesignate portions of the site from Business Park to 10-15 upa Special Residential and from 10-15 upa Special Residential to 15-25 upa (Medium-High Density).

RES.R12-1170 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17527" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-1171 Carried

**I. CLERK'S REPORT**

**1. Formal Issuance of Development Permits**

(a) **Development Permit No. 7911-0124-00  
Lakewood Beech Developments Ltd.  
19194 - 67 Avenue**

**Note:** See By-law No. 17525 under Item H.4, By-law 17526 under Item H.5 & By-law No. 17527 under Item H.6.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That the Mayor and Clerk be authorized to execute Development Permit No. 7911-0124-00 .

RES.R12-1172 Carried



J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the Regular Council - Land Use meeting


do now adjourn.


RES.R12-1173

Carried

The Regular Council- Land Use meeting adjourned at 6:06 p.m.

Certified Correct:

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

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