

**Present:**

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

**Absent:**

Councillor Villeneuve

**Staff Present:**

City Clerk  
City Manager  
City Solicitor  
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****FLEETWOOD/GUILDFORD**

1. **7912-0030-00**  
**10520 - 150 Street**  
**Jacques Beaudreault, Musson Cattell Mackey Partnership /**  
**4239431 Canada Inc. / Director Information: Not Available /**  
**Officer Information Not Available**  
Development Permit  
*in order to permit the development of a surface parking lot for the adjoining*  
*Guildford Town Centre Mall.*

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

It was

Moved by Councillor Martin  
Seconded by Councillor Steele  
That:

1. Council authorize staff to draft Development Permit No. 7912-0030-00 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;

- (b) submission of a final tree survey and a statement regarding tree preservation; and
- (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R12-1246

Carried

J. Beaudreault, 555 Burrard Street, Vancouver (Project Architect): In response to Council, the delegation clarified the lighting scheme used in the parking lot is not LED; and further commented that LED lighting is not economical at this time.

NEWTON

2. **7912-0087-00**  
**7795 - 128 Street**  
**Jordan Desrocher, Priority Permits Ltd. /**  
**Tri-L Developments Ltd. (Incorporation #378843)**  
 Development Permit / Development Variance Permit  
*in order to vary the minimum setback requirement for a free-standing sign for an existing industrial 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 Steele  
 That:

1. Council authorize staff to draft Development Permit No. 7912-0087-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0087-00 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to vary the Surrey Sign By-law, 1999 to reduce the minimum setback requirement for a free-standing sign along the eastern boundary of the subject property from 2 metres (6.6 ft.) to 0 metre (0 ft.).
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; and

- (b) registration of a Section 219 Restrictive Covenant for future removal and relocation of the proposed free-standing sign outside the future road right-of-way on 128 Street.

RES.R12-1247

CarriedSOUTH SURREY

3. **7911-0298-00**  
**15715, 15735, 15745, 15765, 15775, 15785, 15795 and 15760 - Croydon Drive;**  
**15850 - 26 Avenue**  
**Art Phillips, Larco Investments Ltd. /**  
**Morgan Crossing Properties Ltd, Strata Lot Owners**  
 Amend CD By-law No. 16074, as amended  
*in order to adjust setbacks to accommodate the siting of existing and proposed buildings 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 Steele  
 That a By-law be introduced to amend  
 Comprehensive Development By-law No. 16074, as amended, and a date be set for  
 Public Hearing.

RES.R12-1248

Carried

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law 2006, No. 16074, Amendment By-law, 2009, No. 16989,  
 Amendment By-law, 2012, No. 17680" pass its first reading.

RES.R12-1249

Carried

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

It was Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law 2006, No. 16074, Amendment By-law, 2009, No. 16989,  
 Amendment By-law, 2012, No. 17680" pass its second reading.

RES.R12-1250

Carried



It was then Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law 2006, No. 16074, Amendment By-law,  
 2009, No. 16989, Amendment By-law, 2012, No. 17680" be held at the City Hall on  
 Monday, June 25, 2012, at 7:00 p.m.

RES.R12-1251

Carried

4. **7912-0063-00**  
**19077 and 19069 – 33 Avenue**  
**John Kristianson, CTA Design Group Architecture and Engineering /**  
**City of Surrey**  
 Development Permit / Development Variance Permit  
*in order to permit the development of a 3,128 sq.m (33,675 sq.ft.) food warehouse and*  
*processing facility and reduced side (east) yard setbacks.*

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

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

1. Council authorize staff to draft Development Permit No. 7912-0063-00 generally in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7912-0063-00 (Appendix IV) varying the east side yard setback at three locations of the proposed building, to proceed to Public Notification:
  - (a) to reduce the minimum side yard (east) setback of CD By-law No. 17146 from 7.5m (25 ft.) 5.5 (18 ft); and
  - (b) to reduce the minimum side yard (east) setback of CD By-law No. 17146 from 7.5m (25 ft.) 4.6m (15 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and

- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R12-1252

Carried

**SURREY CITY CENTRE/WHALLEY**

- 5. **7912-0126-00**  
**9620 - 137A Street and 13775 - 96 Avenue**  
**Kirk Fisher, South Laurel Lands Development Ltd., Inc. No. 727873**  
 Temporary Commercial Use Permit  
*to permit a temporary surface parking lot for vehicles under 5,000 kg GVW and two temporary trailers for office use, for 3 years.*

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 Temporary Commercial Use Permit No. 7912-0126-00 (Appendix II) to proceed to Public Notification.

RES.R12-1253

Carried

- 6. **7912-0026-00**  
**9450 - 120 Street**  
**Voytek Grzybowicz, WG Architecture Inc / Centex Projects Ltd., Inc. No. 771288**  
 Development Permit / Development Variance Permit  
*in order to permit the development of a new commercial 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 Steele  
 That:

- 1. Council authorize staff to draft Development Permit No. 7912-0026-00 generally in accordance with the attached drawings (Appendix II).
- 2. Council approve Development Variance Permit No. 7912-0026-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear (east) yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.);

- (b) to reduce the minimum side (south) yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 0 metre (0 ft.); and
  - (c) to reduce the minimum side (west) yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 2.8 metres (9.5 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 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; and
  - (d) discharge of Restrictive Covenant/Statutory Right-of-Way BT009733 and registration of a new Restrictive Covenant/Statutory Right-of-Way to avoid conflicts with proposed parking spaces and siting.
4. The City Clerk remove notices of Development Permit and Development Variance Permit Nos. 7908-0085-00 from title upon execution of Development Permit and Development Variance Permit Nos. 7912-0026-00.

RES.R12-1254

Carried**RESIDENTIAL/INSTITUTIONAL****NEWTON**

7. **7908-0091-01**  
**5904 - 144 Street**  
**Mike Kompter, Hub Engineering Inc. / 0749813 BC Ltd.**  
**Director Information: Bhupinder Singh Bal / Gurcharn Singh Brar**  
**Officer Information as at February 23, 2007: Bhupinder Bal (President)**  
 Development Variance Permit  
*in order to vary the minimum lot depth, front yard and rear yard setbacks of the RF-12 Zone for two (2) single family lots.*

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



It was Moved by Councillor Hunt  
 Seconded by Councillor Hepner  
 That Council approve Development Variance  
 Permit No. 7908-0091-01 (Appendix III) varying the following, to proceed to Public  
 Notification:

- (a) to reduce the minimum lot depth of the RF-12 Zone from 22 metres (72 ft.) to 19.9 metres (65 ft.) for Lot 2;
- (b) to reduce the minimum lot depth of the RF-12 Zone from 22 metres (72 ft.) to 21.5 metres (71 ft.) for Lot 3;
- (c) to reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.0 metres (17 ft.) for Lot 2;
- (d) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.0 metres (17 ft.) for Lot 2; and
- (e) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for 50% of the rear façade and to 5.0 metres (17 ft.) for the remaining 50% of the rear façade for Lot 3.

RES.R12-1255

Carried

8. **7912-0040-00**  
**6383 - 140 Street**  
**Kenneth Kim, Matthew Cheng Architect Inc /**  
**o805226 BC Ltd., Inc. No. BCo805226**  
**Director Information: Harjit S. Atwal / Parmjit Singh Randhawa**  
**Officer Information as at October 11, 2011: Harjit S. Atwal (President)**  
**Parmjit Singh Randhawa (Secretary)**  
 Development Variance Permit  
*in order to permit a reduced front yard setback for 22 townhouse units fronting*  
*64 Avenue.*

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 Variance  
 Permit No. 7912-0040-00 (Appendix II) to proceed to Public Notification to reduce  
 the minimum front yard setback of the CD Zone (By-law No. 17026) from  
 6.2 metres (20.34 ft.) to 4.7 metres (15.4 ft.).

RES.R12-1256

Carried

9. **7911-0297-00**  
**12414 - 66 Avenue**  
**Rod Gonzalez, Hub Engineering Inc. / 0920447 B C Ltd, Inc. No. BC0920447**  
**Director Information: Manjit Singh Saini / No Officer Information Filed**  
Rezoning from RA to RF / Development Variance Permit  
*in order to allow subdivision into 15 single family lots.*

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

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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0297-00 from "One Acre Residential Zone (RA )" (By-law No. 12000) to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7911-0297-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF Zone from 15 metres (25 ft.) to 13.7 metres (45 ft.) for Lots 1 to 12 inclusive; and
  - (b) to reduce the minimum side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed lots 1 to 12 inclusive.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant address the deficit in replacement trees;
  - (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) 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 tree preservation; and
- (h) the applicant address interface concerns by incorporating building massing guidelines into the Building Scheme, to the satisfaction of the City.

4. Council pass a resolution to amend West Newton Local Area Plan to redesignate the land from Cluster Housing (6-10 upa) to Single Family when the project is considered for final adoption.

RES.R12-1257

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

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

Amendment By-law, 2012, No. 17681" pass its first reading.

RES.R12-1258

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

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

Amendment By-law, 2012, No. 17681" pass its second reading.

RES.R12-1259

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17681" be held at the City Hall on Monday, June 25, 2012, at 7:00 p.m.

RES.R12-1260

Carried**SOUTH SURREY**

10. 7912-0114-00

368 and 356 - 172 Street; 17237, 17245, 17253, 17261, 17269, 17277, 17285,  
17293, 17299, 17309 and 17315 - 3A Avenue; 17222, 17246, 17268, 17290  
and 17312 - 4 Avenue

Carla Kalke, Portal Village Management / Keith Brown /

Catherine Mary Brown / Abdul Hafeez Mian / Waheeda Mian /

Kuei Jung Huang / Jih Chun Li / Debbie Tan-Lin Lin / Sukhjit Singh Sandher

Dayna Lynette Sandher / Portal Village Management Ltd., Inc. No. 763500 /

Christina A Anderson / David Anderson / Christine Bruneau /

Benjamin Bruneau

Amend CD By-law No. 16327A

*in order to permit one secondary suite within a single family dwelling.*



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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0125-00 from Half-Acre Residential Gross Density Zone (RH-G) (By-law No. 12000) to "Comprehensive Development Zone (CD)" (based on Half-Acre Residential Gross Density Zone (RH-G)) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) registration of a Section 219 Restrictive Covenant for Design Control to ensure that the addition is constructed according to the plans and elevations provided by the applicant.

RES.R12-1265

Carried

It was Moved by Councillor Hayne  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17683" pass its first reading.

RES.R12-1266

Carried

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

It was Moved by Councillor Hayne  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17683" pass its second reading.

RES.R12-1267

Carried

It was then Moved by Councillor Hayne  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17683" be held at the City  
Hall on Monday, June 25, 2012, at 7:00 p.m.

RES.R12-1268

Carried



SURREY CITY CENTRE/WHALLEY

12. 7905-0243-00  
11334 River Road  
Mike Helle, Coastland Engineering & Surveying Ltd.  
Gadhri Investments Ltd., Inc. No. 610661 /  
Gadhri Holdings Ltd., Inc. No. 678556 / Sandher Homes Ltd., Inc. No. 661871  
Development Variance Permit / Heritage Revitalization Agreement  
*to vary the minimum lot width on proposed Lots 1 to 3 to allow subdivision into 13 single family lots and an HRA to relocate and preserve the Louis Dahl House on proposed Lot 4.*

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. a By-law be introduced to allow for a Heritage Revitalization Agreement for the Louis Dahl House to be relocated on proposed Lot 4.
2. Council approve Development Variance Permit No. 7905-0243-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 12.5 metres (41 ft.) for proposed Lot 1;
  - (b) to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14.5 metres (48 ft.) for proposed Lot 2; and
  - (c) to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 13.5 metres (44 ft.) for proposed Lot 3.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) submission of a landscaping plan and landscaping cost estimate for proposed Lot 4 to the specifications and satisfaction of the Planning and Development Department;
- (e) registration of a Section 219 "No Build" Restrictive Covenant on proposed Lots 1 to 3 until final relocation and restoration of the Louis Dahl House is completed to the satisfaction of the City Architect; and
- (f) the applicant satisfy the deficiency in tree replacement on the site,

RES.R12-1269

Carried

It was

Moved by Councillor Martin  
Seconded by Councillor Steele

That "City of Surrey Heritage Revitalization Agreement By-law, 2012, No. 17684" pass its first reading.

RES.R12-1270

Carried

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

It was

Moved by Councillor Martin  
Seconded by Councillor Steele

That "City of Surrey Heritage Revitalization Agreement By-law, 2012, No. 17684" pass its second reading.

RES.R12-1271

Carried

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

It was

Moved by Councillor Martin  
Seconded by Councillor Steele

That "City of Surrey Heritage Revitalization Agreement By-law, 2012, No. 17684" pass its third reading.

RES.R12-1272

Carried

**C. CORPORATE REPORTS**

D. ITEMS REFERRED BACK BY COUNCIL

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

- 1. **7909-0116-00**  
**19240 - 64 Avenue and 19209 Fraser Highway**  
**Michael Cox , Gateway Architecture Incorporated /**  
**0911110 BC Ltd., Inc. No. 911110**  
**Director Information: Henry Rempel /**  
**No Officer Information Filed as at May 20, 2012**  
 OCP Amendment from Urban to Commercial / Rezoning from C-4 to CD (based on C-8 and RM-45) / Development Permit  
*in order to permit the redevelopment of two existing properties into a mixed-use commercial/residential project.*

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:

- 1. Rescind the Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17113".
- 2. Rescind the Second Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17113".
- 3. Amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17113" as outlined in Appendix B, Additional Planning Comments to Application No. 7909-0116-00, and a date be set for Public Hearing.

RES.R12-1273 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council rescind Resolution R10-203 of  
the January 25, 2010 Regular Council – Land Use minutes passing third reading of  
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17113".

RES.R12-1274 Carried



RES.R12-1275 It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council rescind Resolution R10-6 of the  
January 11, 2010 Regular Council – Public Hearing minutes passing second reading  
of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17113".  
Carried

RES.R12-1276 It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That Council amend "Surrey Zoning By-law,  
1993, No. 12000, Amendment By-law, 2010, No. 17113" as detailed in Appendix B in  
additional Planning Comments for Application No. 7909-0116-00.  
Carried

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

RES.R12-1277 It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2010, No. 17113 pass its second reading as amended.  
Carried

RES.R12-1278 It was then Moved by Councillor Hunt  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17113 be held at the City  
Hall on Monday, June 25, 2012, at 7:00 p.m.  
Carried

## RESIDENTIAL/INSTITUTIONAL

### CLOVERDALE/CLAYTON

2. **7907-0283-00**  
**19565 - 72 Avenue**  
**Greg Mitchell, McElhanney Consulting Services Ltd. / Jagbir S Malhi**  
OCP Amendment from Suburban to Urban /  
NCP Amendment of a portion from 10 – 15 u.p.a. . Special Residential to 10 – 15  
u.p.a. (Medium Density) / Rezoning from RA to RF-9C  
*in order to allow subdivision into 10 RF-9C-zoned lots.*

Note: Council selected Planning Option 1, Rezoning to the RF-9 Zone

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:

1. File "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17644".
2. Introduce a By-law to rezone the subject site in Planning Application No. 7907-0283-00 from One-Acre Residential Zone (RA) (By-law No. 12000) to Single Family Residential (g) Zone (RF-9) (By-law No. 12000) and a date be set for Public Hearing.
3. Instruct staff to resolve all conditions of approval presented to Council on April 23, 2012 and the following additional issues prior to final adoption:
  - (a) registration of a Section 219 Restrictive Covenant to identify the specific location where garages can be constructed on proposed Lots 1 to 10, and to specifically prohibit encroachment or construction, including fences or any other structures, between the proposed garages;
  - (b) registration of a Section 219 Restrictive Covenant requiring that double garages constructed in the RF-9 Zone comply with minimum double garage width requirement of Part 5, Section B of Surrey Zoning By-law No. 12000; and
  - (c) registration of easements for reciprocal access for maintenance and access on proposed Lots 1 to 10.

RES.R12-1279 Carried

It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17644" be filed.

RES.R12-1280 Carried

It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17685" pass its first reading.

RES.R12-1281 Carried

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

It was Moved by Councillor Martin  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17685" pass its second reading.

RES.R12-1282 Carried

It was then Moved by Councillor Martin  
 Seconded by Councillor Hepner  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17685" be held at the City  
 Hall on Monday, June 25, 2012, at 7:00 p.m.  
 RES.R12-1283 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SOUTH SURREY

3. **7911-0288-00**  
**13557 and 13589 – 16 Avenue**  
**Craig Garden, Fraser River Consulting Ltd. /**  
**Koco Real Estate Development Ltd., Inc. No. A0085110**  
 OCP amendment for a portion of the site from Suburban to Multiple Residential /  
 Rezoning from RA, RF and C-4 to two CD Zones (based on RH-G, C-5 and RM-30)  
 / Development Permit  
*in order to permit the development of 4 single family suburban lots and a mixed-use  
 development consisting of 10 townhouse units above 687 square metres (7,400 sq.ft.)  
 of commercial space.*

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:

1. Grant Third Reading to OCP Amendment By-law No. 17653;
2. Grant Third Reading to Rezoning By-law No. 17654,
3. Amend Rezoning By-law No. 17655 by decreasing the allowable building  
 height for principal buildings from 12.2 metres (40 ft.) to 11.5 metres (38 ft.)  
 as illustrated in Appendix III of the Additional Planning Comments  
 Report No. 7911-0288-00; and
4. Grant Third Reading to Rezoning By-law No. 17655, as amended.

RES.R12-1284 Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 322 Amendment By-law 2012, No. 17653." pass its third  
 reading.

RES.R12-1285 Carried





- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17201"  
7906-0376-00 - Scott Hill Development Inc c/o Barnett Dembeck Architects Inc.  
(Maciej Dembek)  
RA to CD (BL 12000) - 6976 and 7000 - 120 Street - to permit the  
development of two townhouse projects comprising a total of 48 units, a  
four storey mixed-use building with commercial at the ground floor and  
29 apartment units above and a two-storey mixed-use building with  
commercial at the ground floor and one apartment unit above.

Approved by Council: June 21, 2010

**Note:** This By-law in proceeding in conjunction with By-laws 17200, 17202, 17203 & 17204.

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17201" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R12-1289

Carried

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17202"  
7906-0376-00 - Scott Hill Development Inc., c/o Barnett Dembeck Architects Inc.  
(Maciej Dembek)  
RA to CD (BL 12000) - 6976 and 7000 - 120 Street - to permit the  
development of two townhouse projects comprising a total of 48 units, a  
four storey mixed-use building with commercial at the ground floor and  
29 apartment units above and a two-storey mixed-use building with  
commercial at the ground floor and one apartment unit above.

Approved by Council: June 21, 2010

**Note:** This By-law in proceeding in conjunction with By-laws 17200, 17201, 17203 & 17204.

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17202" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R12-1290

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17203"  
7906-0376-00 - Scott Hill Development Inc., c/o Barnett Dembeck Architects Inc.  
(Maciej Dembek)  
RA to CD (BL 12000) - 6976 and 7000 - 120 Street - to permit the development of two townhouse projects comprising a total of 48 units, a four storey mixed-use building with commercial at the ground floor and 29 apartment units above and a two-storey mixed-use building with commercial at the ground floor and one apartment unit above.

Approved by Council: June 21, 2010

**Note:** This By-law in proceeding in conjunction with By-laws 17200, 17201, 17202 & 17204.

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17203" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-1291

Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17204"  
7906-0376-00 - Scott Hill Development Inc., c/o Barnett Dembeck Architects Inc.  
(Maciej Dembek)  
RA to CD (BL 12000) - 6976 and 7000 - 120 Street - to permit the development of two townhouse projects comprising a total of 48 units, a four storey mixed-use building with commercial at the ground floor and 29 apartment units above and a two-storey mixed-use building with commercial at the ground floor and one apartment unit above.

Approved by Council: June 21, 2010

**Note:** This By-law in proceeding in conjunction with By-laws 17200, 17201, 17202 & 17203.

**Note:** See Development Permit No. 7906-0376-00 under Clerk's Report, Item I. 1 (c)

- \* Planning & Development advise (see memorandum dated June 6, 2012 in by-law back-up) that it is now in order for Council to pass a resolution to amend the West Newton Local Area Plan to redesignate the site from Commercial, Parks and Open Space and Townhouse 8-15 upa to Mixed Use (Commercial and Residential) and Townhouse 20 upa.





I. CLERK'S REPORT

1. Formal Issuance of Development Permits

(a) **Development Permit No. 7908-0189-00**  
**Morgan Creek Holdings Inc.**

15966, 15980, 15989, 15971, 15955 - 39A Avenue and 3833 - 160 Street

**Note:** If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

**Note:** Partial road closure By-law No. 17365 was adopted at the May 28, 2012 Regular Council - Public Hearing meeting.

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

It was  
executed Development Permit No. 7908-0189-00.

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

RES.R12-1295

(b) **Development Permit No. 7911-0239-00**  
**590728 BC Ltd, Inc. No. 590728**  
15685 Fraser Highway

**Note:** If the Development Permit as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and structures, Council may refer the Development Permit application back to staff with direction regarding any of these matters.

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

