

Present:

Councillor Gill
Councillor Hayne
Councillor Hepner
Councillor Hunt
Councillor Martin - Chair
Councillor Rasode
Councillor Steele
Councillor Villeneuve

Absent:

Mayor Watts

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****FLEETWOOD/GUILDFORD**

1. **7912-0167-00**
16033 - 108 Avenue
Joe Khalifa / Kevington Building Corporation Ltd., Inc. #76173
Amend CD By-law No. 11302, amended by By-law No. 15501
in order to permit the expansion of an existing food store.

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 a By-law be introduced to amend

Comprehensive Development By-law No. 11302, as amended, and a date be set for Public Hearing.

RES.R12-1470

Carried

3. **7912-0145-00**
19548 - 96 Avenue
Greg Smith, Smith Construction & Associates /
Axle Holdings Inc. (Incorporation #360635)
Development Variance Permit
to relax the minimum rear yard setback in order to permit an addition to the existing industrial 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 Gill
That:

1. Council approve Development Variance Permit No. 7912-0145-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the IL Zone from 7.5 metres (25 ft.) to zero.
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) input from Contaminated Sites Branch, Ministry of Environment.

RES.R12-1475

Carried

4. **7910-0095-00**
7778 - 152 Street
Ian McBean, Alcatel Lucent Canada Inc. /
Eagle Quest Golf Centres Inc., Inc. No. 60487A
Development Variance Permit
in order to vary the maximum height of 2 proposed telecommunication monopoles from 12 metres (40 ft.) to 25 metres (82 ft.).

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

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That Council approve Development Variance
 Permit No. 7910-0095-00 (Appendix II) to proceed to Public Notification to vary
 the maximum height of two proposed free-standing telecommunication
 monopoles from 12 metres (40 ft.) to 25 metres (82 ft.).
 RES.R12-1476 Carried

NEWTON

5. **7912-0060-00**
13147 - 76 Avenue
Planning & Development Department, City of Surrey /
581486 B.C. Ltd., Inc. No. BCo581486
Director Information: Surinder Dhaliwal / Officer Information as at March
12, 2011 Surinder Singh Dhaliwal (President, Secretary)
 Rezoning from IL and CD (By-law No. 15851) to CD (based on IL and IB)
in order to replace the existing split-zone (IL and CD) with a new CD zone thereby
allowing the owner to construct another industrial building on the northerly portion
of the subject property.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That a By-law be introduced to rezone the
 subject property in Planning Application No. 7912-0060-00 from "Light Impact
 Industrial Zone (IL)" (By-law No. 12000) and "Comprehensive Development Zone
 (CD)" (By-law No. 15851) to "Comprehensive Development Zone (CD)" (By-law
 No. 12000) and a date be set for Public Hearing.
 RES.R12-1477 Carried
 with Councillor Hepner opposed

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17707" pass its first reading.
 RES.R12-1478 Carried
 with Councillor Hepner opposed

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That:

1. A By-law be introduced to amend the OCP by re-designating a portion of the subject site in Planning Application No. 7910-0174-00 from Agricultural to Industrial 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 site in Planning Application No. 7910-0174-00 from "Intensive Agriculture Zone (A-2)" and "Business Park 1 Zone (IB-1)" (By-law No. 12000) to "Business Park 1 Zone (IB-1)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7910-0174-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance No. 7910-0174-00 (Appendix VIII) varying the IB-1 Zone as follows to proceed to Public Notification:
 - (a) Part 47A, Section F. Yards and Setbacks is varied to reduce the minimum southerly side yard setback from 3.6 metres (12 ft.) to 3.0 metres (10 ft.);
 - (b) Part 47A, Section F. Yards and Setbacks is varied to reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 5.5 metres (18 ft); and
 - (c) Part 47 A. Section H. Off -Street Parking and Loading/Unloading is varied to reduce the required parking spaces from 175 to 83 for a cold storage facility.
6. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) input from Senior Government Environmental Agencies;

- (d) discharge of the Section 219 no-build covenant on the property;
- (e) submission of an acceptable tree survey and a statement regarding tree preservation;
- (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (g) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (h) the applicant address the shortfall in tree replacement;
- (i) registration of a Section 219 Restrictive Covenant to require the full parking requirements should the use change in the future;
- (j) completion of a P-15 agreement with the City for maintenance and planting of riparian area; and
- (k) approval of the detailed retaining wall drawings by the Engineering ERC to ensure adequate water infiltration, no point discharge and geotechnical stability.

7. Council pass a resolution to amend the Campbell Heights Local Area Plan by adjusting the boundaries of the "Open Space/Buffers" and "Business Park" designations when the project is considered for final adoption.

RES.R12-1485

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 326 Amendment By law 2012, No. 17709" pass its first reading.

RES.R12-1486

Carried

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

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 326 Amendment By law 2012, No. 17709" pass its second reading.

RES.R12-1487

Carried

- RES.R12-1488 It was then
 Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Official
 Community Plan By-law, 1996, No. 12900, No. 326 Amendment By law 2012,
 No. 17709" be held at the City Hall on Monday, July 23, 2012, at 7:00 p.m.
 Carried
- RES.R12-1489 It was
 Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17710" pass its first reading.
 Carried
- RES.R12-1490 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. 17710" pass its second reading.
 Carried
- RES.R12-1491 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. 17710" be held at the City
 Hall on Monday, July 23, 2012, at 7:00 p.m.
 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

8. **7912-0078-00**
6649 - 184 Street
Mike Helle, Coastland Engineering & Surveying Ltd. / Idar A Kristensen /
Diane E Kristensen
 Development Variance Permit
*in order to vary the south side yard setback and hutch encroachment provision for
 proposed Lot 1, and to reduce the front yard setback for 2 proposed single family lots
 impacted by the road allowance requirements.*

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. 7912-0078-00 (Appendix IV) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum south side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 1;
- (b) to vary the definition of setbacks by increasing the maximum horizontal length along the south exterior wall for a hutch encroachment from 2.4 metres (8 ft.) to 2.7 metres (9 ft.) for proposed Lot 1; and
- (c) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for proposed Lots 1 and 2.

RES.R12-1492

Carried

9. **7911-0065-00**
17750 - 70 Avenue
Clarence Arychuk, Hunter Laird Engineering Ltd. /
Vesta Properties Ltd., Inc. No. 592940
 NCP Amendment of a portion from Creek Area to Small Lots
 Amend CD By-law No. 16866B
in order to allow subdivision into one (1) small single family lot and one (1) lot for open space purposes to protect the riparian area.

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

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

- 1. a By-law be introduced to amend Comprehensive Development By-law No. 16686B 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) completion of environmental works and requirements from Senior Government Environmental Agencies, including the dedication of riparian areas and environmental enhancement works to the satisfaction of the City Environmental Coordinator and the General Manager, Parks, Recreation and Culture;
- (e) finalization of a P-15 agreement with the City to ensure completion and maintenance of riparian enhancement works on dedicated lands, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture;
- (f) the applicant satisfy the deficiency in tree replacement to the satisfaction of the City Landscape Architect; and
- (g) discharge of the "no build" Restrictive Covenant currently registered on the subject property.

3. Council pass a resolution to amend the North Cloverdale West NCP to redesignate a portion of the land from Creek Area to Small Lots when the project is considered for final adoption.

RES.R12-1493

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16866B Amendment By-law, 2012, No. 17711" pass its first reading.

RES.R12-1494

Carried

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

It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2008, No. 16866B Amendment By-law, 2012, No. 17711" pass its second reading.

RES.R12-1495

Carried

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, 2008, No. 16866B Amendment
 By-law, 2012, No. 17711" be held at the City Hall on Monday, July 23, 2012, at 7:00
 p.m.

RES.R12-1496

Carried

- 10. 7912-0122-00**
7076, 7070 and 7058 - 188 Street
Munish Katyal / B A J Holdings Inc., Inc. No. BC0785963 / Sharon M Bovee /
Wayne M Bovee / Paul A Jaques / Rosemary E Jaques / Shane J Bourel
 OCP Amendment from Urban to Multiple Residential /
 Rezoning from RA to RM-30 / Development Permit /
 Development Variance Permit
in order to permit the development of 18 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. 7912-0122-00 from Urban to Multiple Family 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. 7912-0122-00 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 authorize staff to draft Development Permit No. 7912-0122-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7912-0122-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the principal building, and 3.1 m (10 ft.) to the front porch or veranda;

- (b) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 6.9 metres (22 ft.) to the front porch or veranda;
 - (c) To reduce the minimum north side yard setback from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.) to the principal building; and
 - (d) To reduce the minimum south side yard setback from 7.5 metres (25 ft.) to 2.8 metres (9 ft.) to the principal building, and 1.5 m (5 ft.) to the front porch or veranda.
 - (e) to increase the maximum lot coverage from 45% to 48%; and
 - (f) to increase the maximum number of stairs permitted to encroach into the building setback area from 3 to 10.
6. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (h) 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;

- (i) registration of a Section 219 Restrictive Covenant for 'no build' until such time that the adjacent site to the north is developed (located at 18808 - 72 Avenue), that 71 Avenue is constructed, connecting to 188 Street, and that the north-south drive-aisle access is constructed to the north property line of the subject site;
- (j) registration of a reciprocal access agreement between 18808 - 72 Avenue to the north (Development Application No. 7905-0359-00, currently at Third Reading) and the properties to the south (7048/7030/7014/7004 - 188 Street), to permit future driveway access for the adjacent properties; and,
- (k) the applicant adequately address the impact of no indoor amenity space.

RES.R12-1497

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 327 Amendment By law 2012, No. 17712" pass its first reading.

RES.R12-1498

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. 327 Amendment By law 2012, No. 17712" pass its second reading.

RES.R12-1499

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. 327 Amendment By law 2012, No. 17712" be held at the City Hall on Monday, July 23, 2012, at 7:00 p.m.

RES.R12-1500

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,

Amendment By-law, 2012, No. 17713" pass its first reading.

RES.R12-1501

Carried

- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the replacement tree deficit;
 - (g) registration of a Section 219 Restrictive Covenant for tree preservation;
 - (h) registration of a Section 219 Restrictive Covenant for "no build" over a portion of the southern boundary of Lot 5 and Lot 6 until future consolidation with the adjacent property at 6461 – 140 Street; and
 - (i) conveyance of the existing watercourse and riparian areas to the City, without compensation, for conservation purposes.
3. Council pass a resolution to amend the South Newton NCP to re-designate a portion of the subject property from "Townhouse (15 u.p.a. max)" to "Single Family Small Lots" when the proposal is considered for Final Adoption.

RES.R12-1504

Carried

Council commented that with this application, it appears that the developer is willing to recognize the riparian area; however, the City should be responsible for the stewardship of the land, rather than the developer. Staff were asked to clarify the ownership of the riparian area. In response clarified that the recommendation before Council is to have the portion of the riparian area conveyed to the City. Staff further clarified that recommendation 2.(i) outlines the conveyance of the riparian area instead of having a restricted covenant and noted the Department of Fisheries and Oceans (DFO) is the origin behind this particular clause.

Council asked whether riparian and conservation areas were exempted from parkland and poised a question as to whether staff ever used riparian as the 5% in lieu as this land is not considered as compensatory. In response, staff clarified that the practice by and large has been dedication. Compensation is provided if there is some public amenity available to the public (i.e., a trail, public access, beyond protecting it as riparian area, etc). The common practise has been to take the riparian area with the view from the DFO to protect the public and private land.

Council asked if DFO was the driving force behind this clause. Staff in response, noted that the position of the DFO is that the City should be held responsible for any riparian areas rather than having them privately held.

- (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 shortfall in tree replacement;
- (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 "no build" on Lot 1 until future subdivision.

3. Council pass a resolution to amend the Newton Plan to redesignate a portion of the land from "Suburban Residential (Half-Acre)" to "Urban Residential" when the project is considered for final adoption.

RES.R12-1508

Carried

It was Moved by Councillor Hayne
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17715" pass its first reading.

RES.R12-1509

Carried

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

It was Moved by Councillor Hayne
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17715" pass its second reading.

RES.R12-1510

Carried

It was then Moved by Councillor Hayne
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17715" be held at the City
 Hall on Monday, July 23, 2012, at 7:00 p.m.

RES.R12-1511

Carried

13. 7911-0166-00
6288, 6270, 6324 and 6310 - 128 Street
Mike Kompter, Hub Engineering Inc. / 0791469 BC Ltd
Director Information: Rushpinder Kaur Lalri / Rachhpal Singh Lalri /
Jasmail Singh Sran / Charanjit Kaur Sran
Officer Information as at May 17, 2012: Rushpinder K. Lalri (Treasurer) /
Rachpal S. Lalri (Secretary) / Charanjit Kaur Sran (Vice President) /
Jasmail Singh Sran (President) / Sushila W Singh / Jitendra Singh
Rezoning from RA to RF and RF-12 / Development Variance Permit
in order to allow subdivision into 27 single family lots and 1 remainder lot.

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 file By-law No. 17279 and close Land Development Project No. 7908-0133-00 and all applications associated with this project.
2. a By-law be introduced to rezone Block 1 shown on survey plan in Appendix I of Planning Application No. 7911-0166-00 from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), and Blocks 2 and 3 shown on survey plan 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.
3. Council approve Development Variance Permit No. 7911-0166-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum width of the RF-12 Zone from 12 metres (40 ft.) to 10.8 metres (35.4 ft.) for proposed Lots 1 to 15 inclusive.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant addresses the deficit in replacement trees;

- (e) the applicant addresses 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;
- (g) registration of a Section 219 Restrictive Covenant for tree preservation;
- (h) registration of a Section 219 Restrictive Covenant to restrict the driveway locations on Lot 25 to the rear lane;
- (i) registration of a Section 219 Restrictive Covenant to require a minimum 6 metre (20 ft.) setback from the rear property lines (off the lane) to the garage on lots fronting 128 Street (proposed Lots 1 to 15 inclusive);
- (j) discharge the "No Build" Section 219 Restrictive Covenant on the title of the property at 12865 63A Avenue (Covenant BK40534); and
- (k) discharge the Section 219 Restrictive Covenant on the title of the properties at 6270 128 Street and 6288 128 Street (Covenant AA105168).

5. Council pass a resolution to amend the West Newton Local Area Plan to redesignate the land in Block 1 shown on Appendix I attached from "Single Family" to "Single Family Small Lots" when the project is considered for final adoption.

RES.R12-1512

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17716" pass its first reading.

RES.R12-1513

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. 17716" pass its second reading.

RES.R12-1514

Carried

16. **7911-0328-00**
15180 and 15114 - 24 Avenue
Ted Dawson, Dawson & Sawyer (Semiahmoo) Ltd / York J Fong /
Michael Yet Chang Fong / Teresa Joe York Fong
 OCP amendment from Urban to Multiple Residential / LAP amendment from Multiple Residential 10 upa to Multiple Residential 23 upa / Rezoning from RA and RF to CD (Based on RM-30) / Development Permit
in order to permit the development of 35 townhouse units adjacent to the Semiahmoo Trail.

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. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7911-0328-00 from Urban 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. 7911-0328-00 from One-Acre Residential Zone (RA) (By-law No. 12000) and 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
4. Council approve the applicant's request to eliminate the required indoor amenity space of 105 square metres (1,130 square feet).
5. Council authorize staff to draft Development Permit No. 7911-0328-00 generally in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including completion of the 24 Avenue roadworks, Semiahmoo Trail Crossing, cost sharing contribution arrangements, 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 including the dedication of land for the Semiahmoo Trail to the satisfaction of the Approving Officer;

- (c) submission of a finalized tree survey, arborist report, landscape plan and landscape cost estimate to the satisfaction of the City Landscape Architect;
- (d) resolution of all urban design issues to the satisfaction of the City Architect;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) provide a monetary contribution towards the construction of the Semiahmoo Trail to the satisfaction of the Parks, Recreation and Culture 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;
- (h) 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;
- (i) the applicant adequately address the impact of no indoor amenity space; and
- (j) the applicant adequately address the shortfall in tree replacement.

7. Council pass a resolution to amend the Semiahmoo Town Centre Development Concept Plan (LAP), 1992, as amended, to redesignate the land from Multiple Residential 10 upa to Multiple Residential 23 upa when the project is considered for final adoption.

RES.R12-1518

Carried
with Councillor Hepner opposed

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 328 Amendment By law 2012, No. 17717" pass its first reading.

RES.R12-1519

Carried
with Councillor Hepner opposed

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

RES.R12-1520 It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 328 Amendment By law 2012, No. 17717" pass its
second reading.
Carried
with Councillor Hepner opposed

RES.R12-1521 It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 328 Amendment By law 2012,
No. 17717" be held at the City Hall on Monday, July 23, 2012, at 7:00 p.m.
Carried

RES.R12-1522 It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17718" pass its first reading.
Carried
with Councillor Hepner opposed

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

RES.R12-1523 It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17718" pass its second reading.
Carried
with Councillor Hepner opposed

RES.R12-1524 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. 17718" be held at the City
Hall on Monday, July 23, 2012, at 7:00 p.m.
Carried

17. 7912-0092-00
10088 Grace Road
James Pernu, McElhanney Consulting Services Ltd. / 0775846 BC Ltd. /
Director Information: Swaran Singh Pattar /
Officer Information as at November 29, 2011 / Swaran Singh Pattar
(President, Secretary)
Rezoning from IL-1 to CD (based on IL-1) / Development Permit
in order to allow for the lease, sale and repair of industrial equipment and a
Development Permit for a free-standing sign.

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. a By-law be introduced to rezone the subject site in Planning Application No. 7912-0092-00 from Light Impact Industrial 1 Zone (IL-1) (By-law No. 12000) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7912-0092-00 generally in accordance with the attached drawings (Appendix II).
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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) the applicant enter into a Good Neighbour Agreement to ensure that the operation of the industrial equipment rental business is undertaken in a manner that does not negatively impact the adjacent single family neighbourhood.

RES.R12-1525

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17720" pass its first reading.

RES.R12-1526

Carried

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

RES.R12-1527	It was Amendment By-law, 2012, No. 17720"	Moved by Councillor Hunt Seconded by Councillor Steele That "Surrey Zoning By-law, 1993, No. 12000, pass its second reading. <u>Carried</u>
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RES.R12-1528	It was then By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17720"	Moved by Councillor Hunt Seconded by Councillor Steele That the Public Hearing on "Surrey Zoning Hall on Monday, July 23, 2012, at 7:00 p.m. <u>Carried</u>
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RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

18. **7911-0330-00**
16420 - 64 Avenue
Greg Mitchell, McElhanney Consulting Services Ltd. /
Alan B Christie, Executor of the Will of Marilyn Louise Christie, Deceased /
William B Bose / Reginald N Bose / Audrey M Prestage / Kenneth V Bose
OCP Amendment of a portion from Suburban to Urban / NCP Amendment of a
portion from Suburban Residential Cluster 2 upa to Townhouse 15-30 upa and
Single Family Small Lots and a portion from Urban Residential to Townhouse 15-30
upa and changes to the road layout / Rezoning from A-1 to RM-30, RF and RF-12
Development Permit / Heritage Revitalization Agreement
*to allow the development of approximately 65 single family lots and a future
townhouse development.*

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

It was	Moved by Councillor Hunt Seconded by Councillor Gill That:
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1. a By-law be introduced to amend the OCP by redesignating a portion of the subject site in Planning Application No. 7911-0330-00 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. 7911-0330-00 from General Agriculture Zone (A-1) (By-law No. 12000) to Multiple Residential 30 Zone (RM-30) (By-law No. 12000) for Block A on the Survey Plan (attached as Appendix I), Single Family Residential Zone (RF) (By-law No. 12000) for Block C on the Survey Plan and Single Family Residential (12) Zone (RF-12) for Block B on the Survey Plan and a date be set for Public Hearing.
4. a By-law be introduced to allow the property owner and the City of Surrey to enter into an Interim Heritage Revitalization Agreement for the maintenance of the Bose Farmhouse, a Milk Cooling Shed, and the Calf Barn until the project is in order for final adoption.
5. a By-law be introduced to allow the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement for the restoration, adaptive re-use and maintenance of the Bose Farmhouse, a Milk Cooling Shed, and the Calf Barn.
6. Council authorize staff to draft Development Permit No. 7911-0330-00 generally in accordance with the attached drawings (Appendix II).
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 all existing buildings and structures to the satisfaction of the Planning and Development Department, with the exception of the Henry Bose Farmhouse, the Calf Barn, and the Milk Cooling Shed;
 - (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) provision of a community benefit to satisfy the OCP amendment policy for Type 2 OCP amendment applications;
 - (i) the applicant address the shortfall in tree replacement trees to the satisfaction of the Planning and Development Department;
 - (j) confirmation from the British Columbia Ministry of the Environment that the existing site contamination has been remediated; and
 - (k) resolution of final issues pertaining to the Interim Heritage Revitalization Agreement and Heritage Revitalization Agreement, to the satisfaction of the General Manager Planning and Development.
7. Council pass a resolution to amend the West Cloverdale North Neighbourhood Concept Plan to redesignate a portion of the site from Suburban Residential Cluster 2 upa to Townhouse 15-30 upa and Single Family Small Lots and for a portion from Urban Residential to Townhouse 15-30 upa and changes to the road network, when the project is considered for final adoption.

RES.R12-1529

Carried

with Councillors Hayne, Rasode, and Villeneuve opposed

Council asked for clarification regarding the large portion of forest going to the west and noted that the tree survey says all the trees are coming off the property.

Staff clarified that the southern portion of the property is treed. The application is part of the adjoining treed area. Council requested clarification regarding the tree removal plan. Staff, in response noted it was primarily the road pattern and regrading necessary, the subject trees cannot be protected, as they would be in a forested environment. Staff further noted that to grade the property, it will change the water table for the trees, as the development site is significantly higher than 64 Avenue. The grading will deal with the existing edges and to connect with the existing roads, as a result, the trees cannot be retained.

Council noted that the land division to the south was originally clustered to protect a grove of trees. While there is a property dividing line, the proposal is looking to take out a third of the forest. Staff in response noted that the forest to be protected was identified entirely on the lands to the west. In the NCP, it was not identifying the trees for retention to the same degree. The concept was different from what it was to the west. It is confusing because they are both Bose farms, Staff clarified that the development site is regarding a different Bose property with different guidelines.

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

RES.R12-1540 It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "City of Surrey Heritage Revitalization Agreement By-law, 2012, No. 17724." pass its second reading.
Carried
with Councillors Hayne, Rasode, and Villeneuve opposed

RES.R12-1541 It was then Moved by Councillor Hepner
Seconded by Councillor Gill
That the Public Hearing on "City of Surrey Heritage Revitalization Agreement By-law, 2012, No. 17724." be held at the City Hall on Monday, July 23, 2012, at 7:00 p.m.
Carried

FLEETWOOD/GUILDFORD

19. **7912-0106-00**
10585 - 152 Street and 15105 - 105 Avenue
Lisa Potopsingh, Bing Thom Architects Inc. / City of Surrey
OCP Amendment of a portion from Multiple Residential to Town Centre
Partial LUC Discharge / Rezoning from CD Bylaw No. 13783 and CD Bylaw No. 2760 to CD (based upon CD By-law No. 13783 and CPR) / Development Permit *in order to permit the development of a new aquatic centre in the Guildford Town Centre.*

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

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

1. a By-law be introduced to amend the OCP by redesignating the northern subject lot at 10585 - 152 Street, from Multiple Residential to Town Centre 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. 594 from the northern subject lot at 10585 - 152 Street and a date for Public Hearing be set.
4. a By-law be introduced to rezone the subject site in Planning Application No. 7912-0106-00 from "Comprehensive Development Zone (CD)" (By-law No. 13783) and "Comprehensive Development Zone (CD)" (By-law No. 2760) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix VI).
5. Council authorize staff to draft Development Permit No. 7912-0106-00 generally in accordance with the attached drawings (Appendix III).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure (MOTI);
 - (d) approval from the Ministry of Environment (MOE);
 - (e) submission of a final landscaping plan to the specifications and satisfaction of the Parks, Recreation and Culture Department;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (g) demolition of existing structures, as required, to the satisfaction of the Planning and Development Department.

RES.R12-1542

Carried

Staff clarified that the intent of the landscaping plan in place is not to intent is to block the digital sign.

Council asked staff to screen the exposed cement wall with a landscaping treatment and to consider providing more landscaping surrounding the digital sign.

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 330 Amendment By law 2012, No. 17725" pass its first
reading.
RES.R12-1543 Carried

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

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 330 Amendment By law 2012, No. 17725" pass its
second reading.
RES.R12-1544 Carried

It was then Moved by Councillor Hepner
Seconded by Councillor Gill
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 330 Amendment By law 2012,
No. 17725" be held at the City Hall on Monday, July 23, 2012, at 7:00 p.m.
RES.R12-1545 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 594,
Authorization By-law, 1978, No. 5757 Partial Discharge By-law, 1999, No. 13782,
Partial Discharge By-law, 1999, No. 13910, Partial Discharge By-law, 2012,
No. 17726." pass its first reading.
RES.R12-1546 Carried

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

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Land Use Contract No. 594,
Authorization By-law, 1978, No. 5757 Partial Discharge By-law, 1999, No. 13782,
Partial Discharge By-law, 1999, No. 13910, Partial Discharge By-law, 2012,
No. 17726." pass its second reading.
RES.R12-1547 Carried

RES.R12-1548 It was then Moved by Councillor Hepner
Seconded by Councillor Gill
That the Public Hearing on "Surrey Land Use
Contract No. 594, Authorization By-law, 1978, No. 5757 Partial Discharge By-law,
1999, No. 13782, Partial Discharge By-law, 1999, No. 13910, Partial Discharge By-law,
2012, No. 17726." be held at the City Hall on Monday, July 23, 2012, at 7:00 p.m.
Carried

RES.R12-1549 It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17727" pass its first reading.
Carried

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

RES.R12-1550 It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17727" pass its second reading.
Carried

RES.R12-1551 It was then Moved by Councillor Hepner
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17727" be held at the City
Hall on Monday, July 23, 2012, at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

20. **7911-0333-00**
13425 and 13409 - 104 Avenue;
13440, 13430, 13420 and 13410 - 105 Avenue
Portion of Lane
Hermann Nuessler, Bosa Properties (SC) Inc. /
Bosa Properties (S.C.) Inc., Inc. No. 914328
Rezoning from RF, RM-D and C-35 to CD (based on RMC-150) / Development
Permit
in order to permit the development of two, high-rise residential towers, townhouses,
and 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 Hayne
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0333-00 from "Single Family Residential Zone (RF)" (By-law No. 12000), "Duplex Residential Zone (RM-D)" (By-law No. 120000), and "Downtown Commercial Zone (C-35)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1,683 square metres (18,000 sq. ft.) to 353 square metres (3,800 sq. ft.).
3. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 1,683 square metres (18,000 sq. ft.) to 511 square metres (5,500 sq. ft.).
4. Council authorize staff to draft Development Permit No. 7911-0333-00 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 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) 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;
 - (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 reduced indoor amenity space;
- (i) the applicant adequately address the impact of reduced outdoor amenity space;
- (j) finalization of the closure and purchase of the adjacent lane;
- (k) registration of a volumetric statutory right-of-way over the "green lane" and adjoining parking areas and sidewalks that traverse the site;
- (l) registration of a reciprocal access agreement to permit access to the existing apartment building site to the east, and
- (m) provision of cash-in-lieu for the shortfall in residential visitor parking spaces to the satisfaction of the General Manager, Engineering.

RES.R12-1552

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

Amendment By-law, 2012, No. 17728" pass its first reading.

RES.R12-1553

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. 17728" pass its second reading.

RES.R12-1554

Carried

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. 17728" be held at the City Hall on Monday, July 23, 2012, at 7:00 p.m.

RES.R12-1555

Carried

C. CORPORATE REPORTS

D. ITEMS REFERRED BACK FROM COUNCIL

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

- 1. 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 twelve (12) small suburban single family lots.

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

It was Moved by Councillor Gill
Seconded by Councillor Hunt
That Council proceed with Option 1, as outlined in this report, to permit an 11-lot subdivision as shown in Appendix II, and that:

- 1. Council amend Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17673, by amending Section F. Yards and Setbacks, and by deleting Section K. Subdivision and replacing it with a new Section K. as outlined in Appendix VI.
- 2. Council grant Third Reading of Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17673, as amended.
- 3. Council instruct staff to resolve all conditions of approval presented to Council on May 28, 2012.

RES.R12-1556

Carried
with Councillors Hunt, Villeneuve and Hepner opposed

It was Moved by Councillor Gill
Seconded by Councillor Hunt
That Council amend Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17673 by amending Section F. Yards and Setbacks, and by deleting Section K. Subdivision and replacing it with a new Section K. as outlined in Appendix VI.

RES.R12-1557

Carried
with Councillors Hunt, Villeneuve and Hepner opposed

It was Moved by Councillor Gill
 Seconded by Councillor Hunt
 That Surrey Zoning By-law, 1993, No. 12000,
 Amendment By law, 2012, No. 17673 pass its third reading as amended.
 RES.R12-1558 Carried
 with Councillors Hunt, Villeneuve and
 Hepner opposed

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17524"
 7911-0161-00 - 0918627 B.C. Ltd.
 c/o Hub Engineering Inc. (Mike Kompter)
 RA to RF-9S (BL 12000) - 19054 - 68 Avenue - to permit subdivision into
 eleven special single family lots together with a portion of the
 neighbouring property at 19079 - 67A Avenue.

Note: See Development Variance Permit No. 7911-0161-00 under Clerk's Report
 Item I.1(a)

Approved by Council: November 28, 2011

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17524" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R12-1559 Carried

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 287 Amendment
 By-law, 2011, No. 17398"
 7910-0157-00 - Janus Land Corp. and Chimney Ridge Investments Ltd.
 c/o Hub Engineering (Mike Kompter)
 To redesignate the property located at 13108 - 60 Avenue - from Suburban
 (SUB) to Urban (URB).

Approved by Council: April 18, 2011

This By-law is proceeding in conjunction with By-law No. 17399.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 287 Amendment By law, 2011, No. 17398" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-1560

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17399"
7910-0157-00 - Janus Land Corp. and Chimney Ridge Investments Ltd.
c/o Hub Engineering (Mike Kompter)
RA to RF-9C (BL 12000) - 13108 - 60 Avenue - to permit subdivision into
21 single family lots with coach houses.

Approved by Council: April 18, 2011

This By-law is proceeding in conjunction with By-law No. 17398.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17399" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R12-1561

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17490"
7910-0173-00 - South Slope Developments Inc.
c/o Bernard Decosse Architect Inc. (Bernard Decosse)
A-2 to CD (BL 12000) - 15572 - 32 Avenue - to permit the development of
96 live/work townhouse units, a 3-storey office building and open space.

Note: See Development Permit No. 7910-0173-00 under Clerk's Report Item I. 2(a)

Approved by Council: October 3, 2011

- * Planning & Development advise (see memorandum dated July 4, 2012 in
by-law back-up) that it is now in order for Council to pass a resolution to
amend the Rosemary Heights Business Park Neighbourhood Concept Plan
(NCP) to eliminate the proposed detention pond from the subject site and
to redesignate that area to "Live & Work" or "Business Park Areas".

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Council amend the Rosemary Heights
 Business Park Neighbourhood Concept Plan (NCP) to eliminate the proposed
 detention pond from the subject site and to redesignate that area to "Live & Work"
 or "Business Park Areas."
 RES.R12-1562 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17490" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R12-1563 Carried

5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 284 Amendment
 By-law, 2011, No. 17376"
 7905-0359-00 - 0910638 BC Ltd.
 c/o Barnett Dembek Architects Inc. (Maciej Dembek)
 To redesignate the property located at 18802 - 72 Avenue from Urban
 (URB) to a portion as Commercial (COM) and a portion as Multiple
 Residential (RM).

Approved by Council: March 14, 2011

This By-law is proceeding in conjunction with By-law No. 17377.

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 284 Amendment By law, 2011, No. 17376" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R12-1564 Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17377"
 7905-0359-00 - 0910638 BC Ltd.
 c/o Barnett Dembek Architects Inc. (Maciej Dembek)
 RA to CD (BL 12000) - 18802 - 72 Avenue to permit development of two
 commercial buildings and 37 townhouse units, a portion of which will be
 live/work units.

Approved by Council: March 14, 2011

This By-law is proceeding in conjunction with By-law No. 17376.

Note: Change in ownership.

Note: See Development Permit No. 7905-0359-00 under Clerk's Report Item I. 2(b)

- * Planning & Development advise (see memorandum dated July 4, 2012 in by-law back-up) that a minor modification is required to the Yards and Setbacks and Subdivision sections of by-law No. 17377. This change does not affect use or density, therefore, a further public hearing is not required.
- * In addition, Planning & Development advise (see memorandum dated July 4, 2012 in by-law back-up) that it is now in order for Council to pass a resolution amending the East Clayton Neighbourhood Concept Plan to redesignate the site from Commercial/Residential to "Commercial/Residential" and to "22-45 upa (High Density) for portions of the site.

RES.R12-1565 It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That Council rescind Resolution R11-564 of
the April 4, 2011 Regular Council-Public Hearing meeting passing Third Reading of
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17377."
Carried

RES.R12-1566 It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That Council is requested to amend "Surrey
Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17377" in Part 2,
Sections F and K as reflected in the memorandum in by-law back-up.
Carried

RES.R12-1567 It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17377" pass its third reading as amended.
Carried

RES.R12-1568 It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That Council amend the East Clayton
Neighbourhood Concept Plan to redesignate the site from Commercial/Residential
to "Commercial/Residential" and to "22-45 upa (High Density) for portions of the
site.
Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17377" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R12-1569 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. 7911-0161-00**
0918627 B.C. Ltd., Inc. No. 0918627
 19054 - 68 Avenue

Note: See By-law No. 17524 under Item H.1

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

- (a) To reduce the minimum lot width from 9 metres (30 ft.) to 7.9 metres (26 ft.) for proposed Lots 4 and 5; and
- (b) To reduce the minimum side yard setbacks for a garage from 2.8 metres (9 ft.) to 1.5 metres (5 ft.) and for a coach house from 2.4 metres (8 ft.) to 1.5 metres (5 ft.) where the opposite side yard setback is 0.6 metre (2 ft.) for proposed Lots 4 and 5.

To permit subdivision into eleven special single family lots together with a portion of the neighbouring property at 19079 - 67A Avenue.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That Development Variance Permit
 No. 7911-0161-00 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.R12-1570 Carried

2. **Formal Issuance of Development Permits**

- (a) **Development Permit No. 7910-0173-00**
South Slope Developments Inc.
15572 - 32 Avenue

Note: See By-law No. 17490 under Item H.4

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 South Division, Planning & Development, requesting Council to pass the following resolution:

It was
executed Development Permit No. 7910-0173-00.

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

RES.R12-1571

- (b) **Development Permit No. 7905-0359-00**
0910638 BC Ltd.
18808 - 72 Avenue

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: See By-law No. 17376 under Item H.5 and By-law No. 17377 under Item H.6

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

