

**Present:**

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

**Absent:**

Councillor Hepner  
Councillor Villeneuve

**Staff Present:**

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

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

- 1. 7912-0220-00**  
**19575 No 10 Highway (Langley Bypass)**  
**Paul Lee / Galaxie Signs Ltd / Dert Holdings Ltd., Inc. No. 602359**  
Development Permit  
*in order to permit a free-standing sign for an existing multi-tenant 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 Hepner  
That Council approve Development Permit

No. 7912-0220-00 and authorize the Mayor and Clerk to execute the Permit.

RES.R12-1852

Carried

The agenda was varied to discuss Regular Land Use Agenda Item 2, Application No. 7912-0171, at the end of the meeting

3. **7912-0199-00**  
**17755 - 60 Avenue**  
**Yvonne Phinith / Orangeville Raceway Ltd. / City of Surrey**  
 Liquor License Amendment.  
*to allow a change of hours for liquor service at the Fraser Downs Racetrack and Casino.*

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. Council approve the following proposed liquor primary license amendment to proceed to Public Notification:
  - (a) The extension of hours from
    - 12:00 p.m. to 2:00 a.m. Monday through Saturday; and
    - 11:00 a.m. to 1:00 a.m. Sunday
 to
    - 10:00 a.m. to 2:00 a.m. Monday through Saturday; and
    - 10:00 a.m. to 1:00 a.m. Sunday
  2. Council instruct the City Clerk to increase the Public Notification area for this application by measuring the 100-metre Public Notification boundary from the following roads: 64 Avenue to the north, 60 Avenue to the south, Highway No. 15 to the west, and 180 Street to the east.

RES.R12-1853

Carried  
 with Councillor Hunt opposed

4. **7912-0246-00**  
**19275 - 54 Avenue**  
**Nicholas Rawcliffe / City of Surrey / Facilities & Realty Services Division**  
**RMC Ready-Mix Ltd., Inc. No. 639819**  
 Development Variance Permit  
*in order to permit relocation of a truck wash facility.*

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. 7912-0246-00 (Appendix II) to proceed to Public Notification to reduce the minimum east side yard setback of the IH Zone from 3.6 metres (12 ft.) to 1.5 metres (5 ft.).

RES.R12-1854

Carried

NEWTON

5. **7912-0198-00**  
**7877 - 128 Street**  
**Ray Mand / 785193 B.C. Ltd., Inc. No. BC0785193**  
**Director Information: Amritpal Gill / Amarjit Samra / Raghbir Ray Mand**  
**Officer Information as at March 12, 2012: Amritpal Gill (Secretary) /**  
**Amarjit Samra (President)**  
 Development Variance Permit  
*in order to allow 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 Hayne  
 That Council approve Development Variance Permit No. 7912-0198-00 (Appendix III) to proceed to Public Notification to reduce the minimum side setback of a free-standing sign from 2.0 metres (6.6 ft.) to 1.2 metres (4 feet).

RES.R12-1855

Carried

6. **7911-0202-00**  
**13033 and 13049 - 76 Avenue**  
**Oleg Verbenkov / Pacific Land Group / Azizahmed Kandawala**  
**Mohmedshafik Mehmud Kandawala / Imran Mohmedshafik Kandawala**  
 Amend CD By-law No. 15379  
*in order to permit a retail grocery store on Strata Lots 13 and 14.*

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

It was Moved by Councillor Rasode  
 Seconded by Councillor Steele  
 That Application 7911-0202-00 be referred back to staff to address the issues raised during the September 10, 2012, Regular Council Land Use Meeting.

RES.R12-1856

Carried

A representative on behalf of the applicant noted all of the tenants have signed a letter in support and the building strata council passed a motion to unanimously support the proposal. Furthermore, the building has adequate parking and will allow for this use. The applicant would like an opportunity to work with staff to work out temporary use permit.

Council commented that their understanding is that only 5% of sales for the business are wholesale. In response staff clarified, the site does not allow for a 5% retail business; that is typically with the CD Zone, the zoning is very clear that retail is not permitted.

Councillor Gill requested further detail on the wholesale/retail split. The delegation responded that to his knowledge the split is 1/3 wholesale and 2/3 retail and that currently the business licence only covers the wholesale operation.

Councillor Rasode asked if the wholesale component had been in operation for quite some time. The delegation responded it has been open for 7 years, and they employ 8 individuals.

Council asked that this matter be referred back to staff for further clarification. Specifically, they would like precise figures for each component of the business, as they understand that it is not an area affected by having a lot of retail in it.

### SOUTH SURREY

7. **7912-0035-00**  
**388 - 175A Street**  
**Maciej Dembek / Barnett Dembek Architects Inc.**  
**Silverstone Ventures Inc., Inc. No. BCo580701**  
Development Permit / Development Variance Permit  
*in order to permit the development of a 873 sq.m. (9,400 sq.ft.) commercial building.*

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

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

1. Council authorize staff to draft Development Permit No. 7912-0035-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0035-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum northerly front yard setback of the CD Zone (By-law No. 17018) from 7.5 metres (25 ft.) to 7.0 metres (23 feet) for most of the northerly elevation and to 5.6 metres (18 feet) for the drive-through window.
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; and

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

RES.R12-1857

Carried  
With Councillor Hepner and  
Mayor Watts opposed

Mayor Watts requested clarification regarding the drive through restaurant proposed with this application and noted given the traffic issues with 176 Street, having a drive-through in that area brings some concern.

- 8. **7912-0215-00**  
**3237 King George Boulevard**  
**Doug Parton / White Rock Professional Centre Inc.**  
**White Rock Professional Centre Inc., Inc. No. 875209**  
Amend CD By-law No. (By-law No. 12311)  
*in order to permit personal service uses.*

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 amend  
"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12311" and a date be set for Public Hearing.

RES.R12-1858

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 1994, No. 12311 Amendment By-law, 2012, No. 17749" pass its first reading.

RES.R12-1859

Carried

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

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 1994, No. 12311 Amendment By-law, 2012, No. 17749" pass its second reading.

RES.R12-1860

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, 1994, No. 12311 Amendment By-law,  
 2012, No. 17749" be held at the City Hall on October 1, 2012, at 7:00 p.m.  
 RES.R12-1861 Carried

9. **7912-0094-00**  
**3255 - 176 Street**  
**Roger Jawanda / CitiWest Consulting Ltd. / Robert J Mangat / Donald D Mangat**  
 Subdivision within the ALR under Section 21(2) of the ALC Act  
*in order to create 2 lots.*

Application 7912-0094-00 was out of order

### SURREY CITY CENTRE/WHALLEY

10. **7912-0111-00**  
**10151 King George Boulevard**  
**Laurie Schmidt / Brook Pooni Associates Inc. / CC Eastern Holdings Ltd.,**  
**Inc. No. 0797126**  
 Development Permit / Development Variance Permit  
*in order to permit façade, signage and streetscape upgrades to an existing retail  
 building for a proposed Target 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 Gill  
 That:

1. Council authorize staff to draft Development Permit No. 7912-0111-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0111-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law to allow for one fascia sign to be above the roofline; and
  - (b) to vary the Sign By-law to increase the number of fascia signs from 2 to 3.
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; and
- (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

RES.R12-1862

Carried**RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD**

- 11. 7911-0192-00**  
**10709 - 157 Street**  
**Lori Joyce / HY Engineering Ltd. / Adeline M Stewart**  
Rezoning from RA to RF  
*in order to allow subdivision into 7 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 Gill  
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0192-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) registration of a Section 219 Restrictive Covenant to ensure tree and root zone protection on proposed Lots 4, 5, 6 and 7;
- (g) registration of a Section 219 Restrictive Covenant to limit the future building envelope and driveway location for proposed Lot 6; and
- (h) registration of a Section 219 Restrictive Covenant to specify the driveway location for proposed Lot 7.

RES.R12-1863

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Gill

Amendment By-law, 2012, No. 17750" pass its first reading.

RES.R12-1864

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. 17750" pass its second reading.

RES.R12-1865

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Gill

By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17750" be held at the City Hall on October 1, 2012, at 7:00 p.m.

RES.R12-1866

Carried

- 12. 7912-0021-00**  
**18379 and 18305 - 94 Avenue**  
**Peter Zebroff / Royal Pacific Realty Corp. / 654139 BC Ltd., Inc. No. 654139**  
**Director Information: Avtar Bains / Kamal Binpal / Sewa Birring /**  
**Hardev Dosanjh**

**No Officer Information Filed as at September 9, 2012**

Development Variance Permit

*in order to vary the works and services requirement of the Subdivision and Development By-law, to facilitate a 2-lot subdivision.*

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. 7912-0021-00 (Appendix IV) to proceed to Public Notification to vary  
 the Subdivision & Development By-law by deferring the provisions of works and  
 services for proposed Lots 1 and 2.

RES.R12-1867

Carried

13. **7912-0181-00**  
**8923 - 150A Street**  
**Charanjit K Barn / Manjot S Barn**  
 Development Variance Permit  
*in order to increase the front yard setback to retain a tree and to permit the  
 construction of a new single family dwelling.*

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. Council approve Development Variance Permit No. 7912-0181-00  
 (Appendix II) to proceed to Public Notification to relax the front yard  
 setback requirement of Land Use Contract No. 88 from 3.5 metres (12 ft.) to  
 9.1 metres (30 ft.).
2. Council instruct staff to resolve the following issues prior to final approval:
  - (a) submission of a finalized tree survey and a statement regarding tree  
 preservation to the satisfaction of the City Landscape Architect; and
  - (b) registration of a Section 219 Restrictive Covenant to limit the size  
 and location of the driveway to protect trees and critical root zones.

RES.R12-1868

Carried

14. **7912-0074-00**  
**15158, 15146, 15142 and 15126 - 91 Avenue**  
**Samuel Hooge / Dawson & Sawyer Lands Ltd. / Sukhpal S Nanere /**  
**Amanpreet S Madan / Susan M Patrignani / Attilio Patrignani /**  
**Dee-Anne A Shillington / William J Anderson / Bi Q Chen / Dun Hou**  
 OCP Amendment from Urban to Multiple Residential  
 Rezoning from RF to CD (based on RM-30) / Development Permit  
*in order to permit the development of 51 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 Gill  
That:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7912-0074-00 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. 7912-0074-00 from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7912-0074-00 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 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (h) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (j) provision of community benefit to satisfy the OCP Amendment policy for Type 2 OCP Amendment applications;
- (k) the applicant adequately address the impact of no indoor amenity space;
- (l) registration of a reciprocal access agreement for future shared access with the adjacent property to the west; and
- (m) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department.

RES.R12-1869

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 333 Amendment By law 2012, No. 17751" pass its first reading.

RES.R12-1870

Carried

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

It was

Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 333 Amendment By law 2012, No. 17751" pass its second reading.

RES.R12-1871

Carried

It was then

Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Official  
 Community Plan By-law, 1996, No. 12900, No. 333 Amendment By law 2012,  
 No. 17751" be held at the City Hall on October 1, 2012, at 7:00 p.m.

RES.R12-1872

Carried

RES.R12-1873 It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17752" pass its first reading.  
Carried

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

RES.R12-1874 It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17752" pass its second reading.  
Carried

RES.R12-1875 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. 17752" be held at the City  
Hall on October 1, 2012, at 7:00 p.m.  
Carried

### NEWTON

15. **7911-0221-00**  
**5864 - 152 Street**  
**Mike Helle / Coastland Engineering and Surveying Ltd. / Rattanjit K Dhillon**  
Rezoning from RA to RH / Development Variance Permit  
*in order to allow subdivision into 2 single family residential 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:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0221-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7911-0221-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RH Zone from 7.5 metres (25 ft.) to 3.8 metres (12.5 ft.) for Lot 2.
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (c) the applicant addresses the deficit in replacement trees;
- (d) removal of the deck on the existing dwelling to the satisfaction of the Planning and Development Department;
- (e) submission of a Section 219 Restrictive Covenant for tree preservation; and
- (f) submission of a Section 219 Restrictive Covenant for Building Scheme.

RES.R12-1876

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hunt

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

Amendment By-law, 2012, No. 17753" pass its first reading.

RES.R12-1877

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Hunt

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

Amendment By-law, 2012, No. 17753" pass its second reading.

RES.R12-1878

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Hunt

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17753" be held at the City Hall on October 1, 2012, at 7:00 p.m.

RES.R12-1879

Carried

**SOUTH SURREY**

16. **7912-0169-00**  
**14601 - 20 Avenue**  
**Craig Taylor / Taylor Kurtz Architecture & Design Inc. / City of Surrey**  
 Development Permit  
*in order to permit the expansion of the South Surrey Recreation Centre by 1,979 square metres (21,302 square feet).*

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 the Mayor and Clerk be authorized to  
 execute Development Permit No. 7912-0169-00 (Appendix II).

RES.R12-1880

Carried

17. **7912-0093-00**  
**2552 - 156 Street**  
**Samuel Hooge / Dawson & Sawyer Lands Ltd. / Antonio Manuel Alves**  
**Maria Da Conceicao Mendes Dos Santos Pires / Maria Teresa Santos Pires**  
**Pedro Santos Pires / Gelsomino Pippo**  
 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 25 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 Gill  
 That:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7912-0093-00 from Urban to Multiple Residential and a date for Public Hearing be set (Appendix II).
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. 7912-0093-00 from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to eliminate the required indoor amenity space.
5. Council authorize staff to draft Development Permit No. 7912-0093-00 generally in accordance with the attached drawings (Appendix VI).
6. Council approve Development Variance Permit No. 7912-0093-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) for a portion of this setback;
  - (b) to reduce the minimum front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.5 ft.) for a portion of this setback;
  - (c) to reduce the minimum side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) to the building face;
  - (d) to reduce the minimum side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.) to the second-storey deck; and
  - (e) to allow one (1) visitor parking stall within the required rear yard setback.
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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;

- (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;
- (g) registration of a Section 219 Restrictive Covenant to specifically identify to prohibit the conversion of the 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; and
- (i) the applicant adequately address the impact of no indoor amenity space.

8. Council pass a resolution to amend King George Highway Local Area Plan to redesignate the land from Townhouses 15 u.p.a to Townhouses 22 u.p.a when the project is considered for final adoption.

RES.R12-1881

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 334 Amendment By law 2012, No. 17754" pass its first reading.

RES.R12-1882

Carried

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 334 Amendment By law 2012, No. 17754" pass its second reading.

RES.R12-1883

Carried

It was then

Moved by Councillor Hunt  
Seconded by Councillor Gill

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 334 Amendment By law 2012, No. 17754" be held at the City Hall on October 1, 2012, at 7:00 p.m.

RES.R12-1884

Carried



RES.R12-1885 It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law 2012, No. 17755" pass its first reading.  
Carried

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

RES.R12-1886 It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law 2012, No. 17755" pass its second reading.  
Carried

RES.R12-1887 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. 17755" be held at the City  
Hall on October 1, 2012, at 7:00 p.m.  
Carried

- 18. 7912-0112-00  
16312 - 28 Avenue  
Michael Helle / Coastland Engineering & Surveying Ltd. / Charnjit S Grewal**  
OCP amendment from Suburban to Urban  
Rezoning from RA to RF and RF-12 / Development Variance Permit  
*in order to allow subdivision into 7 single family residential 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 Hayne  
That:

1. a By-law be introduced to amend the OCP by re-designating the subject site in Planning Application No. 7912-0112-00 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. 7912-0112-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.

- 4. Council approve Development Variance Permit No. 7912-0112-00 (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the RF-12 Zone (Bylaw No. 12000) from 6 metres (20 ft.) to 3 metres (10 ft.) for a garage on proposed Lots 1, 2, and 4.
  
- 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) the applicant adequately address the tree replacement deficit;
  - (g) registration of a Section 219 Restrictive Covenant for tree preservation
  - (h) registration of a Section 219 Restrictive Covenant for a 4 metre wide landscape buffer along the north property line of proposed lots 6 and 7.

RES.R12-1888

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 335 Amendment By law 2012, No. 17756" pass its first reading.

RES.R12-1889

Carried

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

- RES.R12-1890 It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 335 Amendment By law 2012, No. 17756" pass its  
second reading.  
Carried
- RES.R12-1891 It was then Moved by Councillor Hunt  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 335 Amendment By law 2012,  
No. 17756" be held at the City Hall on October 1, 2012, at 7:00 p.m.  
Carried
- RES.R12-1892 It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17757" pass its first reading.  
Carried
- The said By-law was then read for the second time.
- RES.R12-1893 It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17757" pass its second reading.  
Carried
- RES.R12-1894 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. 17757" be held at the City  
Hall on October 1, 2012, at 7:00 p.m.  
Carried

### SURREY CITY CENTRE/WHALLEY

19. **7912-0124-00**  
**11421 Royal Crescent**  
**Lori Joyce / H.Y. Engineering Ltd / Arlene M Hartley,**  
**Executrix of the Will of Esther Marie Atchison, Deceased**  
Development Variance Permit  
*in order to allow subdivision into 3 single family lots and to retain an existing house.*

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

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

Council approve Development Variance Permit No. 7912-0124-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 26.6 metres (87 ft.) for proposed Lots 1 and 2;
- (b) to reduce the minimum lot depth of the RF Zone from 28 metres (92 ft.) to 21.7 metres (71 ft.) for proposed Lot 3;
- (c) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.5 metres (21 ft.) for proposed Lot 1; and
- (d) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) for proposed Lot 2.

RES.R12-1895

Carried

20. **7912-0237-00**  
**11125 - 124 Street**  
**Sam Owusu / Calvary Worship Centre A Ministry of Standard Bearers International / 0912712 BC Ltd., Inc. No. 0912712**  
**Director Information: Peter Chung**  
**No Officer Information Filed**  
 OCP Text Amendment / Temporary Commercial Use Permit  
 to allow for an assembly use for a period not to exceed three 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 Hepner  
 That:

- 1. a By-law be introduced to amend the OCP by declaring the subject site in Planning Application No. 7912-0237-00 a Temporary Use Area and a date for Public Hearing be set.
- 2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.

3. Council approve Temporary Commercial Use Permit No. 7912-0237-00 (Appendix IV) to proceed to Public Notification.  
RES.R12-1895a Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, Text No. 115 Amendment By-law 2012, No. 17758" pass its  
first reading.

RES.R12-1896 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, Text No. 115 Amendment By-law 2012, No. 17758" pass its  
second reading.

RES.R12-1897 Carried

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, Text No. 115 Amendment By-law 2012,  
No. 17758" be held at the City Hall on October 1, 2012, at 7:00 p.m.

RES.R12-1898 Carried

21. **7912-0091-00**  
**13904 and 13916 - 102 Avenue**  
**10164 and 10154 - 139 Street**  
**and Lane**  
**Maciej Dembek / Barnett Dembek Architects Inc. / 0924203 BC Ltd.,**  
**Inc. No. BC0924203**  
**Director Information: Jaswinder Kajila**  
**No Officer Information Filed**  
Rezoning from RF to CD (based on RM-70) / Development Permit  
*in order to permit the development of a 75-unit, 4-storey apartment building with*  
*townhouses on the ground floor.*

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 rezone the subject site in Planning Application No. 7912-0091-00 from Single Family Residential Zone (RF) (By-law No. 12000) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 225 square metres (2,422 square feet) to 117 square metres (1,253 square feet).
3. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 225 square metres (2,422 square feet) to 141 square metres (1,518 square feet).
4. Council authorize staff to draft Development Permit No. 7912-0091-00 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) completion of the road closure and acquisition of the adjoining City lane;

- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (j) registration of a Statutory Right-of-Way for public rights of passage over the southern portion of the site, which includes the driveway and sidewalk, to provide access to the properties to the east upon their redevelopment;
- (k) the applicant adequately address the impact of reduced indoor amenity space;
- (l) the applicant adequately address the impact of reduced outdoor amenity space; and
- (m) the applicant satisfy the deficiency in tree replacement, to the satisfaction of the City Landscape Architect.

RES.R12-1899

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17759" pass its first reading.

RES.R12-1900

Carried

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17759" pass its second reading.

RES.R12-1901

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. 17759" be held at the City Hall on October 1, 2012, at 7:00 p.m.

RES.R12-1902

Carried

22. 7911-0171-00  
 10956, 10944, 10918 and 10932 - 132 Street  
 Matthew Cheng / Matthew Cheng Architect Inc. / o811372 BC Ltd.,  
 Inc. No. BCo811372  
Director Information: Narinder Ludu  
Officer Information as at July 13, 2012  
 Narinder Ludu, President, Secretary  
 Sidh Development Limited, Inc. No. BCo719872  
 o806904 BC Ltd., Inc. No. BCo806904  
Director Information: Narinder Ludu  
Officer Information as at July 13, 2012  
 Gagandeep Gill, President  
 Harpreet Singh Purba, Secretary  
 Rezoning from RF to CD (based on RM-70) / Development Permit  
*in order to permit the development of 93 dwelling units in a 5-storey apartment  
 building with townhouses on the ground floor.*

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. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0171-00 from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 279 square metres (2,976 square feet) to 191 square metres (2,054 square feet).
3. Council authorize staff to draft Development Permit No. 7911-0171-00 generally in accordance with the attached drawings (Appendix II).
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) 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 to adequately address the impact of reduced indoor amenity space;
- (g) 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;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (j) registration of a statutory right-of-way to allow for pedestrian rights-of-passage without vehicles for the corner plaza at 132 Street and the future 109 Avenue; and
- (k) registration of a statutory right-of-way to allow for pedestrian rights-of-passage without vehicles for the sidewalk along the east property line for the new lanewalk.

RES.R12-1903

Carried

It was

Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17760" pass its first reading.

RES.R12-1904

Carried

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

It was

Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17760" pass its second reading.

RES.R12-1905

Carried

It was then

Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17760" be held at the City  
 Hall on October 1, 2012, at 7:00 p.m.

RES.R12-1906

CarriedCOMMERCIAL/INDUSTRIAL/AGRICULTURALNEWTON

23. 7910-0237-00  
 5829 - 132 Street; 13150 and 13152 - 58A Avenue  
 Lance Barnett / Barnett Dembek Architects Inc. / o881113 BC Ltd.,  
 Inc. No. 881113  
Director Information: Harminder Grewal / Prabjot Randhawa  
Officer Information as at May 14, 2011:  
 Harminder K. Grewal (President)  
 Prabjot K. RAndhawa (Secretary)  
 City Of Surrey  
 OCP Amendment from 'Suburban' and 'Urban' to 'Commercial'  
 Rezoning from RA and RF-12 to CD (based on C-5 and CHI) / Development Permit  
*to allow for the development of a commercial building accommodating a drive  
 through restaurant and other C-5 commercial uses*

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 Official Community Plan (OCP) by re-designating the site in Planning Application No. 7910-0237-00 from 'Suburban' and 'Urban' to 'Commercial' and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. A By-law be introduced to rezone the subject site in Planning Application No. 7910-0237-00 from "One-Acre Residential Zone (RA)" and "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7910-0237-00 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) final approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant address the replacement tree deficit;
  - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (h) registration of Section 219 covenant regulating the hours of business operations on-site, including the Tim Horton's drive aisle which is to be the only business allowed to operate on a 24 hour basis; and
  - (i) completion of the sale of City's land at 13152 58A Ave to the developer to the satisfaction of the Parks Department.
6. Council pass a resolution to amend West Newton/Highway No. 10 Neighbourhood Community Plan to re-designate the land from 'Proposed Local Commercial', 'Small Lot (10 upa)', and 'Walkway' (Park) to 'Local Commercial' when the project is considered for final adoption.

RES.R12-1907

Defeated

With Councillors Rasode, Hayne, Hepner and Hunt opposed

It was

Moved by Councillor Hayne

Seconded by Councillor Rasode

That Application No. 7910-0237-00 be

referred back to staff to address the issues raised during the September 10, 2012, Regular Council Land Use meeting.

RES.R12-1908

Carried

Council asked for clarification from staff regarding why engineering against the lane change as is laid out in the report. In response staff shared that the proposed road access parallel to 132 street, the concern was that driver's would use the route as a short cut to HWY 10. Staff further noted there should not be any ramp running into the lane due to the limited space on the site, and clarified that the back lane runs east – west as it is the best location for the site. Staff further clarified there will be bollards in place, and the lane will not be numbered as it will strictly be an industrial lane, there will be no thru traffic to 131A Street.

Mayor Watts expressed concern to open commercial restaurant with a drive thru. Staff noted that Tim Horton's is the only operation that is allowed to be 24-hrs/day. In working with Tim Horton's, their business plan requires a 24-hour operation; staff felt it was within reason to allow the drive thru.

The applicant was asked for detail regarding the requested drive thru and the rationale behind it. The applicant said that he was unable to speak to the 24-hour requirement; however, he would report to staff to provide additional detail.

Council asked if a traffic study was conducted to review the proposed increased traffic with this use. In response staff noted that at this point, there is nothing indicated thus far to warrant building a median with this application.

Council expressed concern regarding noise in the neighbourhood and what measures would be made to mitigate noise within the neighbourhood.

Councillor Hepner declared a conflict of interest with Application No. 7912-0140-00 and left the meeting at 5:10 p.m.

### SOUTH SURREY

24. **7912-0140-00**  
**16203,16197, 16211, 16273, 16113 and 16219 - 20 Avenue**  
**2112 - 160 Street**  
**Thomas Ivanore / Morgan Place Development Ltd. / Brookdale Holdings Ltd. (Incorporation No. 219492) / Amendeep Rai / Surinder S Rai / John Folia Nicole J Anderson / Trevor J Anderson / Siu K Soo / Kwok K Soo Austin Wong / Paul McMillan / John G Todd / Joanne C Keate / Tom S Tvette**  
 OCP amendment from Suburban to Commercial  
 LAP amendment from Business Park/ Light industrial to Commercial  
 Rezoning from RA to CD (based on C8) / Development Permit  
*in order to permit the development of a mixed retail and office commercial centre.*

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

It was

Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7912-0140-00 from "Suburban" to "Commercial" and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site in Planning Application No. 7912-0140-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7912-0140-00 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) approval from the Ministry of Transportation & Infrastructure;
  - (d) input from Senior Government Environmental Agencies (DFO);
  - (e) final approval from BC Hydro;
  - (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 conceptual landscaping plan to the specifications and satisfaction of the Planning and Development Department;
  - (h) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (j) registration of a cross access easement from Croydon Drive to the property to the north;

- (k) 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;
- (l) registration of a Section 219 Restrictive Covenant for "no build" on the portion of the site within the Sunnyside Heights NCP, until future rezoning and development under the provisions of the Sunnyside Heights NCP; and
- (m) Registration of a statutory right-of-way for public passage where proposed park trails enter private property.

6. Council pass a resolution to amend the Highway 99 Corridor Local Area Plan to redesignate the land from Business park/ Light Industrial to Commercial when the project is considered for final adoption.

RES.R12-1909

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Gill

That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 337 Amendment By law 2012, No. 17763" pass its first reading.

RES.R12-1910

Carried

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

It was

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

By-law, 1996, No. 12900, No. 337 Amendment By law 2012, No. 17763" pass its second reading.

RES.R12-1911

Carried

It was then

Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 337 Amendment By law 2012,  
 No. 17763" be held at the City Hall on October 1, 2012, at 7:00 p.m.

RES.R12-1912

Carried

It was

Moved by Councillor Hunt  
 Seconded by Councillor Gill

That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17764" pass its first reading.

RES.R12-1913

Carried

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



- RES.R12-1916
2. Detailed Engineering assessment to determine specific development requirements; and
  3. Referrals to all applicable internal and external departments and agencies.
- Carried

Council asked for detail regarding the FAR of 1.5. In response staff clarified that the report before Council is considered a stage 1 report and the applicant is seeking some level of comfort before proceeding with the application.

Council expressed concern regarding the parking planned for the development and asked for clarification regarding the road running through the middle of the property and whether it could be viewed as an "air parcel" to allow below grade parking as attention should be given to secure parking. Staff clarified that below grade parking is not an option due to the location of the flood plain.

Council requested staff to provide a report outlining if there are options that could be leased and used additional secure SkyTrain parking.

## RESIDENTIAL/INSTITUTIONAL

### CLOVERDALE/CLAYTON

26. **7911-0244-00**  
**Portion of 18625 Fraser Highway and**  
**Portion of 68 Avenue Road Allowance**  
**Ted Dawson / Dawson Benchmark / Hope Community Church of Surrey BC**  
**and City of Surrey**  
 OCP Amendment from Suburban to Urban  
 NCP Amendment from Institutional & Riparian Protection Area to 22-45 upa (High Density) on a portion and from Institutional to Riparian Protection Area on a portion  
 Rezoning from RA to PA-2 and RM-30 / Development Permit  
 Development Variance Permit  
*in order to permit the development of 52 townhouse units and a church.*

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

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

1. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7911-0244-00 from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the



proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.

3. a By-law be introduced to rezone Block A on the attached Survey Plan in Planning Application No. 7911-0244-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By law No. 12000) and to rezone Blocks B and C from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Assembly Hall 2 Zone (PA-2)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
4. Council approve the applicant's request to eliminate the required indoor amenity space for the proposed townhouse component.
5. Council authorize staff to draft Development Permit No. 7911-0244-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7911-0244-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard (north) setback of the Multiple Residential 30 Zone (RM-30) for Buildings 2,3,4, 5 and 8 from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) to the building face and to 2.5 metres (8 ft.) to the balcony;
  - (b) to reduce the minimum side yard (south-east) setback of the Multiple Residential 30 Zone (RM-30) for Building 1 from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the building face;
  - (c) to reduce the minimum front yard (south) setback of the Multiple Residential 30 Zone (RM-30) for Buildings 6 and 7 from 7.5 metres (25 ft.) to 5.9 metres (19 ft.) to the building face and to 3.5 metres (12 ft.) to the balcony;
  - (d) to reduce the minimum side yard (west) setback of the Multiple Residential 30 Zone (RM-30) for Building 7 from 7.5 metres (25 ft.) to 1.9 metres (6 ft.) to the building face;
  - (e) to reduce the minimum side yard (east) setback of the Multiple Residential 30 Zone (RM-30) for Building 6 from 7.5 metres (25 ft.) to 2.4 metres (6 ft.) to the building face;
  - (f) to vary Section H, Off-Street Parking and Loading/Unloading, of the PA-2 Zone to allow a maximum of 12 tandem parking spaces; and
  - (g) to vary Section H.2, Off-Street Parking and Loading/Unloading, of the PA-2 Zone to allow off-street parking within the front yard setback or side yard setback along a flanking street.

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) registration of a Section 219 Restrictive Covenant over the townhouse site to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (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) registration of a Section 219 Restrictive Covenant for "no build" over the amenity area on the northern portion of the church site to ensure that the area remains publicly accessible;
  - (i) the applicant adequately address the impact of no indoor amenity space for the townhouse proposal;
  - (j) registration of a Section 219 Restrictive Covenant for the maintenance of fire access routes and on-site hydrants;
  - (k) registration of a Statutory Right-of-Way for public rights of passage over a portion of proposed Lot 1 to permit driveway access for proposed Lot 2 and the adjoining properties to the west at 18523/18543/18565 Fraser Highway;
  - (l) completion of the road closure and acquisition of a portion of 68 Avenue; and
  - (m) the applicant provide habitat compensation as per City Policy No. P-15 for the setback relaxation from the watercourse, to the

satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture.

9. Council pass a resolution to amend the East Clayton NCP Extension – West of 188 Street to redesignate portions of the site from Institutional and Riparian Protection Area to 22-45 upa (High Density) and from Institutional to Riparian Protection Area when the project is considered for final adoption.

RES.R12-1917

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 338 Amendment By law 2012, No. 17765" pass its first reading.

RES.R12-1918

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. 338 Amendment By law 2012, No. 17765" pass its second reading.

RES.R12-1919

Carried

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. 338 Amendment By law 2012, No. 17765" be held at the City Hall on October 1, 2012, at 7:00 p.m.

RES.R12-1920

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

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

Amendment By-law, 2012, No. 17766" pass its first reading.

RES.R12-1921

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. 17766" pass its second reading.

RES.R12-1922

Carried

It was then  
 By-law, 1993, No. 12000, Amendment  
 Hall on October 1, 2012, at 7:00 p.m.

Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 2012, No. 17766" be held at the City  
 Hall on October 1, 2012, at 7:00 p.m.

RES.R12-1923 Carried

### SOUTH SURREY

27. **7912-0055-00**  
**249 and 255 - 171 Street**  
**Samuel Hooge / Dawson & Sawyer Lands Ltd. / Gary A Short, Executor of the**  
**Will of Ida Florence Short, Deceased / Wilma F Gulka / Kimberly M Gulka**  
 NCP amendment from Townhouse 15 u.p.a. to Townhouse 30 u.p.a  
 Rezoning from RA to RM-30 / Development Permit  
 Development Variance Permit  
*in order to permit the development of 26 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 rezone the subject site in Planning Application No. 7912-0055-00 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.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7912-0055-00 generally in accordance with the attached drawings (Appendix VI).
4. Council approve Development Variance Permit No. 7912-0055-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front (east) yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.1 metres (16.7 ft.) and 4.5 m (14.7 ft);
  - (b) to reduce the minimum (north) side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (19.6 ft.), 3.0 m (10 ft) and 3.5 metres (11.5 ft);

- (c) to reduce the minimum (south) side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (19.6 ft.), 3.0 m (10 ft) and 3.5 metres (11.5 ft);
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) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) registration of a Section 219 Restrictive Covenant to specifically identify the allowable parking arrangement and to prohibit the conversion of the parking spaces into livable space;
  - (j) 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;
  - (k) the applicant adequately address the impact of no indoor amenity space and secure an agreement for off-site amenity use space;
  - (l) registration of a Section 219 Restrictive Covenant to register a no-build area along the west portion of the subject site and to provide notice to future property owners that the Peace Portal Golf Course is adjacent to the property and to indemnify the City of any liability in relation to this; and

(m) registration of a Section 219 Restrictive Covenant to provide notice to future property owners that Peace Portal Golf Course is situated within the Agricultural Land Reserve and may, at some point in the future, engage in farming operations.

6. Council pass a resolution to amend Douglas Neighbourhood Concept Plan (NCP) to re-designate the land from Townhouses 15 u.p.a to Townhouses 30 u.p.a when the project is considered for final adoption (Appendix V).

RES.R12-1924

Carried  
with Mayor Watts opposed

It was

Moved by Councillor Hunt  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17767" pass its first reading.

RES.R12-1925

Carried  
with Mayor Watts opposed

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. 17767" pass its second reading.

RES.R12-1926

Carried  
with Mayor Watts opposed

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. 17767" be held at the City  
Hall on October 1, 2012, at 7:00 p.m.

RES.R12-1927

Carried

Councillor Hunt asked for further detail regarding the indoor amenity cash in lieu discussed in the report. In response staff clarified the issue that was dealt with late in the report and that several alternatives were explored in lieu of the indoor amenity space, one option was a partnership arrangement with a local golf course or explore a smaller scale indoor amenity.

Council questioned the rationale of having backyard fences that are eight feet to protect from wayward golf-balls and noted that most properties have owners sign restricted covenants and deal with potential issues through landscaping. Council asked for clarification as to why an 8-foot fence is an acceptable solution when 8-foot fences are not typically permitted within Surrey.

In response staff clarified that the recommendations in the report were based on recommendations from the golf course and noted an independent consultant will be engaged to review requirements.

## C. CORPORATE REPORTS

## D. ITEMS REFERRED BACK BY COUNCIL

COMMERCIAL/INDUSTRIAL/AGRICULTURALSOUTH SURREY

1. **7910-0321-00**  
**2332 - 160 Street**  
**Paul Dabbs / Omicron Architecture Engineering Construction Ltd.**  
**Loblaws Properties West Inc., Inc. No. 74514A**  
 Amend CD By-law No. 15611  
*in order to include the requirement of alternative fuel in the CD Zone, and to increase the permitted floor area of the gas bar convenience 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 Gill  
 That a By-law be introduced to amend  
 "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15611" and a date be set for Public Hearing.

RES.R12-1928

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2004, No. 15611 Amendment By-law, 2012, No. 17768" pass its first reading.

RES.R12-1929

Carried

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

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2004, No. 15611 Amendment By-law, 2012, No. 17768" pass its second reading.

RES.R12-1930

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, 2004, No. 15611 Amendment By-law,  
 2012, No. 17768" be held at the City Hall on October 1, 2012, at 7:00 p.m.

RES.R12-1931

CarriedRESIDENTIAL/INSTITUTIONALSOUTH SURREY

2. **7911-0220-00**  
**2650 - 137 Street**  
**Lori Joyce / H.Y. Engineering Ltd. / Raghbir S Bindra / Lakhbir S. Bindra**  
 Rezoning from RA to RH / Development Variance Permit  
*in order to allow subdivision into two single family lots with relaxed minimum lot widths.*

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. That Development Application No. 7911-0220-00 be denied.
2. Council file Zoning By-law Amendment No. 17652 (Application No. 7911-0220-00) and Development Variance Permit No. 7911-0220-00.
3. Council close Land Development Application No. 7911-0220-00.
4. Council pass a resolution to amend the portion of the Central Semiahmoo Peninsula Local Area Plan shown in Appendix VII to redesignate the subject property and surrounding lands from "Half-Acre Gross Density" to "One-Acre Residential".

RES.R12-1932

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Hepner  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17652" be filed.

RES.R12-1933

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Hepner  
 That Planning Application No. 7911-0220-00  
 be closed.

RES.R12-1934

Carried**E. DELEGATIONS**



F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

- 1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17581"  
7911-0147-00 - 0922644 B.C. Ltd.  
c/o Coastland Engineering & Surveying Ltd. (Michael Helle)  
RA to RF and RF-9C (BL 12000) - 14133, 14135 and 14143 - 60 Avenue - to  
permit subdivision into 18 lots (3 RF and 15 RF-9C).

Approved by Council: January 23, 2012

**Note:** See Development Variance Permit No. 7911-0147-00 under Clerk's Report, Item I.1(a).

It was Moved by Councillor Hunt  
 Seconded by Councillor Hepner  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17581" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R12-1935

Carried

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17665"  
7911-0228-00 - Porte Development (Verve) Ltd.  
c/o David Porte  
RF to CD (BL (12000) - Portion of 13913 Fraser Highway - to permit the  
development of 198 apartment units within three buildings.

Approved by Council: May 7, 2012

**Note:** See Development Permit No. 7911-0228-00 under Clerk's Report, Item I.2(a).

It was Moved by Councillor Hunt  
 Seconded by Councillor Hepner  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17665" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R12-1936

Carried

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17674"  
7911-0092-00 - 581947 B.C. Ltd.  
c/o Urban Design Group Architects Ltd. (Rick Jones)

RA to CD (BL 12000) - 6355, 6365 and 6373 - 168 Street - to permit the development of a retail shopping centre.

Approved by Council: May 28, 2012

**Note:** See Development Permit No. 7911-0092-00 under Clerk's Report, Item I.2(b).

\* Planning & Development advise (see memorandum dated September 4, 2012 in by-law back-up) that council directed staff to ensure issues related to gating (access) and buffering that were identified at the Public Hearing of June 11, 2012 be addressed. Staff have resolved these issues as outlined in the attached memorandum.

\* In addition, Planning and Development advise that it is now in order for Council to pass a resolution to amend the West Cloverdale North Neighbourhood Concept Plan to redesignate the site from Single Family / Duplex Cluster (10 upa) to Commercial.

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That Council amend the West Cloverdale  
North Neighbourhood Concept Plan to redesignate the site from Single Family /  
Duplex Cluster (10 upa) to Commercial.

RES.R12-1937 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17674" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R12-1938 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17584"  
7911-0241-00 - Polygon Development 272 Ltd.  
c/o Kevin Shoemaker  
RA to CD (BL 12000) - 3303, 3333, 3361 - 152 Street, Portions of  
3332, 3352 - Croydon Drive and Portion of 3386 - 150 Street - to permit the  
development of a phased comprehensive development consisting of  
510 apartment units, 40 townhouse units, and 743 square metres (8,000 sq. ft.)  
of indoor amenity space in multiple buildings.

Approved by Council: February 6, 2012

**Note:** See Development Permit No. 7911-0241-00 under Clerk's Report, Item I.2(c).

**Note:** See Development Permit No. 7911-0242-00 under Clerk's Report, Item I.2(d).

- \* Planning & Development advise (see memorandum dated September 5, 2012 in by-law back-up) that Council pass a resolution to amend the Rosemary Heights West Neighbourhood Concept Plan.

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That Council amend the Rosemary Heights West Neighbourhood Concept Plan (NCP) to redesignate the land from "Apartments 8-12 storey", "Garden Apartments", "Cluster Housing", "Commercial", and "Preservation Area/Open Space" to "Apartments (4-storey max)", "Apartments (6-storey max)", "Townhouses (30 upa max.)", "Indoor/Outdoor Amenity Space", and "Preservation Area/Open Space" in accordance with the plan attached in Appendix VIII of the January 23, 2012 Planning & Development Report.

RES.R12-1939

Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17584" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-1940

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. 7911-0147-00  
0922644 B.C. Ltd.**  
14133, 14135 and 14143 - 60 Avenue

**Note:** See By-law No. 17581 under Item H.1.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 16, Section F, and Part 17D, Section H, as follows:

- (a) To reduce the minimum rear yard from 7.5 metres (25 ft.) to 4.8 metres (15.7 ft.) for proposed Lot 17, in order to retain an existing house; and
- (b) To permit tandem parking, accessed from the rear lane, either in a garage, carport or outside on a parking pad for Lots 1-14, 16 and 18.

To permit subdivision into 18 lots, 3 RF and 15 RF-9C (Future Lot 11 will be purchased by the City for the South Newton Greenway).

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

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That Development Variance Permit  
No. 7911-0147-00 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.R12-1941

Carried

## 2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7911-0228-00**  
**Porte Development (Verve) Ltd.**  
13913 Fraser Highway

**Note:** See By-law No. 17665 under Item H.2.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That the Mayor and Clerk be authorized to execute Development Permit No. 7911-0228-00 .

RES.R12-1942

Carried

- (b) **Development Permit No. 7911-0092-00**  
**581947 BC Ltd., Inc. No. 581947**  
6365, 6355 and 6373 - 168 Street

**Note:** See By-law No. 17674 under Item H.3.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That the Mayor and Clerk be authorized to execute Development Permit No. 7911-0092-00 .

RES.R12-1943

Carried

- (c) **Development Permit No. 7911-0241-00**  
**Polygon Development 272 Ltd., Inc., No. 877466**

3386, 3391, 3409 and 3435 – 150 Street; 3303, 3333 and 3361 – 152 Street;  
3332 and 3352 Croydon Drive

**Note:** See By-law No. 17584 under Item H.4.

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

RES.R12-1944

It was	Moved by Councillor Hunt Seconded by Councillor Gill That the Mayor and Clerk be authorized to execute Development Permit No. 7911-0241-00 . <u>Carried</u>
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- (d) **Development Permit No. 7911-0242-00  
Polygon Development 272 Ltd., Inc., No. 877466**  
3386, 3391, 3409 and 3435 – 150 Street; 3303, 3333 and 3361 – 152 Street;  
3332 and 3352 Croydon Drive

**Note:** See By-law No. 17584 under Item H.4.

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

RES.R12-1945

It was	Moved by Councillor Hunt Seconded by Councillor Gill That the Mayor and Clerk be authorized to execute Development Permit No. 7911-0242-00. <u>Carried</u>
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### 3. MISCELLANEOUS

- (a) **Development Variance Permit No. 7912-0061-00  
Aldo and Rita Dezen, Antonio Ramogida, Angelo and  
Edith Ramogida  
c/o Dawson & Sawyer Developments Ltd. (Ted Dawson)**  
1702 and 1712 King George Boulevard

Subsequent to the July 23, 2012 Regular Council-Land Use Meeting, a minor inconsistency on the Recommendation page of Planning Application No. 7912-0061-00 was found. Public Notice pertaining to the associated Development Variance Permit contained corrected information. The permit to be considered for support at the Regular Council - Public Hearing Meeting of September 10, 2012 under item I.1(c) is therefore in order.

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That Council amend the following items  
 contained in Planning Application No. 7912-0061-00:

6. (a) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 m (25 ft.) to 6.5 m (21 ft.) to the building envelope and to 4.1 m (13.5 ft.) to the outermost portion of the sun deck;
6. (b) to reduce the minimum (north) side yard setback of the RM-30 Zone from 7.5 m (25 ft.) to 3.0 m (10 ft.) and 7.3 m (24 ft.);

RES.R12-1946

Carried**J. OTHER BUSINESS****K. ADJOURNMENT**

It was

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

do now adjourn.

RES.R12-1947

Carried

The Regular Council- Land Use meeting adjourned at 5:27 p.m.

The Regular Council- Land Use meeting reconvened at 5:28 p.m.

**B. LAND USE APPLICATIONS (continued)****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON**

2. **7912-0171-00**  
**17433 Highway No. 10 (56 Avenue)**  
**Jordan Desrochers / Priority Permits Ltd / Anthem Cloverdale Retail Ltd.,**  
**Inc. No. 766255**  
 Development Variance Permit  
*in order to permit the addition of two fascia signs for a recently completed single tenant commercial building.*


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


It was  
RES.R12-1948  
Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That Application 7912-0171-00 be denied.  
Carried

It was  
do now adjourn.  
RES.R12-1949  
Moved by Councillor Hunt  
Seconded by Councillor Gill  
That the Regular Council - Land Use meeting  
Carried

The Regular Council- Land Use meeting adjourned at 5:30 p.m.

Certified Correct:

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

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