

**Present:**

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

**Absent:****Councillors Entering  
Meeting as Indicated:****Staff Present:**

City Clerk  
City Manager  
City Solicitor  
Acting General Manager, Engineering  
General Manager, Finance & Technology  
General Manager, Human Resources  
General Manager, Parks, Recreation & Culture  
General Manager, Planning & Development  
Land Development Engineer  
Manager, Area Planning & Development, North Division  
Manager, Area Planning & Development, South Division

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

- 1. 7912-0272-00  
18998 - 54 Avenue  
Dave MacPherson / Kerr Properties 001 Ltd., Inc. No. 0811674  
OCP Text Amendment / Temporary Industrial Use Permit  
*in order to allow for the storage and loading of precast concrete and related  
infrastructure products for a 3-year period.***

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

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

1. a By-law be introduced to amend the OCP by declaring the subject site in Planning Application No. 7912-0272-00 a Temporary Industrial Use Permit Area and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.

3. Council approve Temporary Industrial Use Permit No. 7912-0272-00 for a 3-year period to proceed to Public Notification.

RES.R12-2172

Carried

Mayor Watts noted correspondence was received on-table from a resident in terms of noise at the proposed development site. In response, staff explained that the resident was concerned about noise from truck traffic and that the Temporary Industrial Use Permit will restrict traffic to the east side of the proposed road. Staff further clarified that most of the activity will occur on the southern portion; the drive way will be restricted to a right out to ensure the trucks stay in the industrial area.

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 118, Amendment By-law 2012, No. 17781" pass its first reading.

RES.R12-2173

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, Text No. 118, Amendment By-law 2012, No. 17781" pass its second reading.

RES.R12-2174

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Martin

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, Text No. 118, Amendment By-law 2012, No. 17781" be held at the City Hall on Monday, November 5, 2012, at 7:00 p.m.

RES.R12-2175

Carried

### FLEETWOOD/GUILDFORD

2. **7912-0228-00**  
**17619 - 96 Avenue**  
**Deertrail Homes Ltd., Inc. No. BC0717933**  
 Amend CD By-law No. 8463, amended by By-law No. 14850  
*in order to allow child care centres as a permitted use.*

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 Nos. 8463, as amended, and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) approval from the Ministry of Transportation & Infrastructure; and
  - (b) submission of building permit drawings that satisfactorily address Building Code requirements.

RES.R12-2176 Carried

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1979, No. 5942,  
Amendment By-law, 1985, No. 8643, Amendment By-law, 2002, No. 14850,  
Amendment By-law, 2012, No. 17782" pass its first reading.

RES.R12-2177 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, 1979, No. 5942,  
Amendment By-law, 1985, No. 8643, Amendment By-law, 2002, No. 14850,  
Amendment By-law, 2012, No. 17782" pass its second reading.

RES.R12-2178 Carried

It was then Moved by Councillor Hunt  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning  
By-law, 1979, No. 5942, Amendment By-law, 1985, No. 8643, Amendment By-law,  
2002, No. 14850, Amendment By-law, 2012, No. 17782" be held at the City Hall on  
Monday, November 5, 2012, at 7:00 p.m.

RES.R12-2179 Carried

3. **7912-0275-00**  
**15685 Fraser Highway**  
**Somy Basakha, Galaxie Signs / 590728 BC Ltd., Inc. No. 590728**  
**Director Information: Daljeet Samra /**  
**Officer Information as at August 16, 2010 / Daljeet Samra (President) /**  
**Amarjit Samra (Secretary)**  
Development Permit / Development Variance 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 Hayne  
Seconded by Councillor Hepner  
That:

1. Council authorize staff to draft Development Permit No. 7912-0275-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0275-00 (Appendix II) varying the following, to proceed to Public Notification:
  - (a) to vary the Sign By-law to reduce the minimum setback requirement for a free-standing sign from 2.0 metres (7 ft.) to 0.3 metre (1 ft.) from the front lot line along Fraser Highway.
3. Council instruct staff to resolve the following issue prior to approval:
  - (a) submission of a minor amendment of Restrictive Covenant CA2635113 regarding the location of the sign.

RES.R12-2180

Carried

4. **7912-0249-00**  
**18155 Canadian National Railway**  
**Oleg Verbenkov, Pacific Land Resources Group / Leoran Virgil Anhorn / Marion Adele Anhorn**  
Development Variance Permit  
*to relax the rear yard setback and the servicing in order to allow the construction of a boat shed.*

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

It was Moved by Councillor Gill  
Seconded by Councillor Villeneuve  
That Council approve Development Variance Permit No. 7912-0249-00, (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear yard (south) setback of the IL Zone from 7.5 metres (25 ft.) to 3.6 metres (12 ft.); and
- (b) to relax the Subdivision and Development By-law No. 8830, to allow for an on-site well and an alternate sewage disposal system.

RES.R12-2181

Carried

NEWTON

5. **7912-0263-00**  
**13140 – 88 Avenue**  
**Pauline Mitchell / Jennifer Gill**  
 OCP Text Amendment / Temporary Commercial Use Permit  
*in order to permit a consulting office for a psychic, in a portion of the building, for a period not to exceed two (2) years.*

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

It was Moved by Councillor Gill  
 Seconded by Councillor Villeneuve  
 That Temporary Commercial Use Permit

(TUP) No.7912-0263 be denied.

RES.R12-2182

Carried

SOUTH SURREY

6. **7912-0267-00**  
**228 & 388 - 175A Street**  
**Maciej Dembek, Barnett Dembek Architects Inc. / Windhill Holdings Ltd., Inc. No. 904266 / Silverstone Ventures Inc., Inc. No. BCo580701**  
 Amend CD By-law No. 17018 / Development Permit  
*in order to permit a child care centre and to modify the landscaping of the site.*

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

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

1. a By-law be introduced to amend Comprehensive Development (CD) By law No. 17018 and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7912-0267-00 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) approval from the Ministry of Transportation & Infrastructure; and

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

RES.R12-2183 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment by-law 2009, No. 17018, Amendment By-law, 2012 No. 17783". pass its first reading.

RES.R12-2184 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment by-law 2009, No. 17018, Amendment By-law, 2012 No. 17783". pass its second reading.

RES.R12-2185 Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment by-law 2009, No. 17018, Amendment By-law, 2012 No. 17783". be held at the City Hall on Monday, November 5, 2012, at 7:00 p.m.

RES.R12-2186 Carried

7. **7912-0251-00**  
**3104 King George Boulevard**  
**Darrell Horst, McDonalds Restaurant / 384451 BC Ltd. (384451 BC Ltd.)**  
**Director Information: Bernard Rosenblatt /**  
**Officer Information as at March 23, 2012: Bernard Rosenblatt (President, Secretary)**  
Development Permit  
*in order to permit alterations to an existing McDonald's drive-through to accommodate a dual lane drive-through.*

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

It was Moved by Councillor Martin  
Seconded by Councillor Hunt  
That the Mayor and Clerk be authorized to execute Development Permit No. 7912-0251-00 (Appendix II).

RES.R12-2187 Carried

SURREY CITY CENTRE/WHALLEY

8. **7912-0221-00**  
**10734, 10752 and 10768 Timberland Road; and 11807 Tannery Road**  
**Ron Madsen, R.D.M. Enterprises Ltd. / City of Surrey/**  
**R.D.M. Enterprises Ltd., Inc. No. BCo414326**  
 Temporary Industrial Use Permit  
*to allow the renewal of an existing TUP to permit a card-lock fuel dispensing facility for an additional two 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 Martin  
 That:

1. Council approve Temporary Industrial Use Permit No. 7912-0221-00 (Appendix II) to proceed to Public Notification.
2. Council instruct staff to resolve the following issue prior to issuance:
  - (a) submission of adequate security to ensure removal of the fuel tank and fuelling pumps at the termination of the Temporary Industrial Use Permit.

RES.R12-2188

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

9. **7912-0279-00**  
**17912 - 58 Avenue**  
**Michele R Macdonald / Ronald D (Dan) Macdonald**  
 Development Variance Permit  
*in order to reduce the front yard setback for one existing single family lot impacted by the road allowance requirements.*

It was Moved by Councillor Hunt  
 Seconded by Councillor Martin  
 That Council approve Development Variance Permit No. 7912-0274-00 (Appendix III) to proceed to Public Notification to reduce the minimum front yard setback of the RF Zone for the principal building from 7.5 metres (25 ft.) to 5.5 metres (18 ft.).

RES.R12-2189

Carried

10. **7911-0019-00**  
**5451 and 5471 - 188 Street**  
**Theresa Rawle / Mark Knibbs, H.Y. Engineering Ltd. / Laurel A Melvin /**  
**Bableen K Rana / Rajveer S Gill**  
Rezoning from RA to CD (based on RH-G)  
*to allow subdivision into ten (10) small suburban single family lots and one (1) remainder lot.*

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:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0019-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant for "no-build" on portions of proposed Lots 3-6 for the purpose of tree protection;
  - (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) the applicant address the cash-in-lieu for parkland requirement, comparable to other gross density developments;
  - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and



- (j) registration of a 2.7-metre (9 ft.) wide right-of-way for public access along the east property line of proposed Lots 1-5, along 188 Street, to accommodate the Cloverdale Greenway.
- RES.R12-2190 Carried
- It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17784" pass its first reading.
- RES.R12-2191 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17784" pass its second reading.
- RES.R12-2192 Carried
- It was then Moved by Councillor Gill  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17784" be held at the City  
Hall on Monday, November 5, 2012, at 7:00 p.m.
- RES.R12-2193 Carried

## NEWTON

- 11. 7912-0152-00**  
**6172 - 126 Street**  
**Dexter Hirabe, Hunter Larid Engineering Ltd. / Manpreet K Randhawa /**  
**Harmail S Randhawa / Gurdev K Randhawa**  
Rezoning from RA to RF  
*in order to allow subdivision into 2 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 Steele  
That:
1. a By-law be introduced to rezone the subject site in Planning Application No. 7912-0152-00 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) submission of a finalized Building Scheme to the satisfaction of City staff;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (f) registration of a Section 219 Restrictive Covenant to ensure tree and root preservation to the satisfaction of the City Landscape Architect.

RES.R12-2194

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

Amendment By-law, 2012, No. 17785" pass its first reading.

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

RES.R12-2195

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Steele

Amendment By-law, 2012, No. 17785" pass its second reading.

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

RES.R12-2196

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17785" be held at the City Hall on Monday, November 5, 2012, at 7:00 p.m.

That the Public Hearing on "Surrey Zoning

RES.R12-2197

Carried

**SOUTH SURREY**

12. **7912-0273-00**  
**15407 - 17 Avenue**  
**Adonias E. Fillion / Adonias E. Fillion / Rose A. Fillion**  
 Development Variance Permit  
*in order to reduce the front and side yard (flanking street) setbacks impacted by the road allowance requirements, for new house construction.*

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

It was Moved by Councillor Martin  
 Seconded by Councillor Hayne  
 That Council approve Development Variance Permit No. 7912-0273-00 (Appendix II) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum front yard setback of the RF Zone for the principal building from 7.5 metres (25 ft.) to 5.5 metres (18 ft.); and
- (b) to reduce the minimum side yard (flanking street) setback of the RF Zone for the principal building from 3.6 metres (12 ft.) to 1.6 metres (5.5 ft.).

RES.R12-2198

Carried**SURREY CITY CENTRE/WHALLEY**

13. **7912-0274-00**  
**12617 - 88 Avenue**  
**Jagdeep Samra / Balbir K Samra / Santokh S Samra**  
 Development Variance Permit  
*in order to reduce the front yard setback for one existing single family lot 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 Martin  
 That Council approve Development Variance Permit No. 7912-0274-00 (Appendix III) to proceed to Public Notification to reduce the minimum front yard setback of the RF Zone for the principal building from 7.5 metres (25 ft.) to 6.0 metres (15 ft.).

RES.R12-2199

Carried

14. **7911-0323-00**  
**Portion of 12188 and 12220 - 97 Avenue**  
**Roger Jawanda, CitiWest Consulting Ltd. / Gurinder S Rakkar**  
Rezoning portions from RF and RM-D to RF-12 and RF  
*in order to allow subdivision into 6 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 Martin  
That:

1. a By-law be introduced to rezone a portion of the property shown as Block A on the Survey Plan (attached as Appendix I in Planning Application No. 7911-0323-00) from "Duplex Residential Zone (RM-D)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and another portion shown as Block B on the Survey Plan from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) the applicant address the concern that the development will place additional pressure on existing parks facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (f) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 12220/22 - 97 Avenue until future consolidation with the adjacent property 12244- 97 Avenue; and
  - (g) the applicant satisfy the deficiency in tree replacement to the satisfaction of the City Landscape Architect.

RES.R12-2200

Carried

RES.R12-2201 It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17786" pass its first reading.  
Carried

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

RES.R12-2202 It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17786" pass its second reading.  
Carried

RES.R12-2203 It was then Moved by Councillor Hunt  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17786" be held at the City  
Hall on Monday, November 5, 2012, at 7:00 p.m.  
Carried

15. **7912-0007-00**  
**Portion of 12244 - 97 Avenue**  
**Roger Jawanda, Citiwest Consulting Ltd. / Sukhraj K Basra / Sarbjit Basra**  
Rezoning a portion from RF to RF-12  
*in order to allow subdivision into 2 single family lots.*

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

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

1. a By-law be introduced to rezone a portion of the property shown as Block A on the Survey Plan (Appendix I in Planning Application No. 7912-0007-00) from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;

- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of an acceptable tree survey and a statement regarding tree preservation;
- (d) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 12244 - 97 Avenue until future consolidation with the adjacent property to the west at 12220/22 - 97 Avenue; and
- (f) the applicant satisfy the deficiency in tree replacement to the satisfaction of the City Landscape Architect.

RES.R12-2204

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

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

Amendment By-law, 2012, No. 17787" pass its first reading.

RES.R12-2205

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. 17787" pass its second reading.

RES.R12-2206

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17787" be held at the City

Hall on Monday, November 5, 2012, at 7:00 p.m.

RES.R12-2207

Carried**16. 7912-0028-00****13314, 13326 and 13344 - 96 Avenue****Wojciech Grzybowicz, WG Architecture Inc / Lakhbir S Bath / Dilbag S Bath / Joginder S Bath**

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 approximately 22 townhouse units.*

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

- It was
- Moved by Councillor Hepner  
Seconded by Councillor Villeneuve  
That:
1. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7912-0028-00 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. 7912-0028-00 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 approve the applicant's request to eliminate the required outdoor amenity space.
  6. Council authorize staff to draft Development Permit No. 7912-0028-00 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) provision of community benefit to satisfy the OCP Amendment policy for Type 2 OCP amendment applications;

- (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) removal 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 tandem parking arrangement and to prohibit the conversion of the tandem 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) registration of a reciprocal access easement for future shared access with the properties located to the east at 13352, 13360, 13370, 13380, and 13388 – 96 Avenue and 9573 – 134 Street;
- (l) the applicant adequately address the impact of no indoor amenity space; and
- (m) the applicant adequately address the impact of no outdoor amenity space.

RES.R12-2208

Carried

It was

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

By-law, 1996, No. 12900, No. 340 Amendment By law 2012, No. 17788" pass its first reading.

RES.R12-2209

Carried

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

It was

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

By-law, 1996, No. 12900, No. 340 Amendment By law 2012, No. 17788" pass its second reading.

RES.R12-2210

Carried



- RES.R12-2211 It was then Moved by Councillor Hepner  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 340 Amendment By law 2012, No.  
17788" be held at the City Hall on Monday, November 5, 2012, at 7:00 p.m.  
Carried
- RES.R12-2212 It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17789" pass its first reading.  
Carried
- The said By-law was then read for the second time.
- RES.R12-2213 It was Moved by Councillor Hepner  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17789" pass its second reading.  
Carried
- RES.R12-2214 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. 17789" be held at the City  
Hall on Monday, November 5, 2012, at 7:00 p.m.  
Carried

- 17. 7912-0009-00**  
**10708 and 10672 - 140 Street**  
**Gerry Blonski, Gerry Blonski Architect / 0915651 BC Ltd., Inc. No. BC0915651 /**  
**Director Information: Cindy Lai Ha Chiu /**  
**Officer Information as at July 15, 2012 Cindy Lai Ha Chiu (President)**  
OCP Text Amendment / Rezoning from RF to CD (based on RM-70) /  
Development Permit  
*in order to permit the development of a 4-storey, 81- unit apartment building.*

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

- It was Moved by Councillor Martin  
Seconded by Councillor Hayne  
That:
1. a By-law be introduced to amend the OCP by increasing the allowable floor area ratio within the Multiple Residential designation for the subject site from 1.50 to 2.00, 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. 7912-0009-00 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 reduce the amount of required indoor amenity space from 243 square metres (2,616 square feet) to 123 square metres (1,324 square feet).
5. Council authorize staff to draft Development Permit No. 7912-0009-00 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) 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) registration of a statutory right-of-way for public rights of passage over the sidewalk adjacent to the north-south lane, to permit pedestrian access and to ensure future pedestrian connectivity; and
- (j) resolution of the design/grading issues resulting from the new east-west road (107 Avenue) to the satisfaction of BC Hydro and the City's Planning and Development and Engineering Departments.

RES.R12-2215

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Hayne

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 119 Amendment By-law 2012, No. 17790" pass its first reading.

RES.R12-2216

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, Text No. 119 Amendment By-law 2012, No. 17790" pass its second reading.

RES.R12-2217

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Gill

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, Text No. 119 Amendment By-law 2012, No. 17790" be held at the City Hall on Monday, November 5, 2012, at 7:00 p.m.

RES.R12-2218

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

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

Amendment By-law, 2012, No. 17791" pass its first reading.

RES.R12-2219

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Gill

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

Amendment By-law, 2012, No. 17791" pass its second reading.

RES.R12-2220

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Gill

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17791" be held at the City

Hall on Monday, November 5, 2012, at 7:00 p.m.

RES.R12-2221

Carried

## C. CORPORATE REPORTS

1. The Corporate Reports under date of October 22, 2012 were considered and dealt with as follows:

### Item No. Loo6

Proposed Townhouse Development in East Clayton

Proposed Amendments to Development Permit

No. 7912-0122-00; 7058, 7070 and 7076 - 188 Street

File: 7912-0122-00

The General Manager, Planning and Development submitted a report to respond to Council's directive, following the July 23, 2012 Public Hearing for the proposed townhouse project on the east side of 188 Street, located approximately mid-block between 70 Avenue and 71 Avenue in the East Clayton Neighbourhood Concept Plan 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 Hepner

That Council:

1. Receive Corporate Report Loo6 as information.
2. Authorize staff to draft Development Permit No. 7912-0122-00, based on the revised site layout and building design attached as Appendix "A" to this report.
3. Instruct the City Clerk to forward a copy of this report and the related Council resolution to the applicant and to the owner of the adjacent property to the south (7048 -188 Street).

RES.R12-2222

Carried

## D. ITEMS REFERRED BACK BY COUNCIL

## E. DELEGATIONS

## F. CORRESPONDENCE

## G. NOTICE OF MOTION

## H. BY-LAWS

## FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12311, Amendment By-law, 2012, No. 17749"  
7912-0215-00 - White Rock Professional Centre Inc. c/o Doug Parton  
To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law 1994, No. 12311" in Part 2, Section B. Permitted Uses, by renumbering subsection 13 to 14 and inserting new sub-section 13 immediately following sub-section 12 as follows:

"13. Personal Service Uses"

This amendment will permit operation of a spa at this site.

Approved by Council: September 10, 2012

It was

Moved by Councillor Hepner

Seconded by Councillor Martin

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 1994, No. 12311, Amendment By-law, 2012, No. 17749" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-2223

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17720"  
7912-0092-00 - 0775846 B.C. Ltd.  
c/o McElhanney Consulting Services Ltd. (James Pernu)  
IL-1 to CD (BL 12000) - 10088 Grace Road - to allow for the lease, sale and repair of industrial equipment.

Approved by Council: July 9, 2012

**Note:** See Development Permit No. 7912-0092-00 under Clerk's Report Item I.1(a)

It was Moved by Councillor Hepner  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17720" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R12-2224 Carried

## I. CLERK'S REPORT

### 1. Formal Issuance of Development Permits

- (a) **Development Permit No. 7912-0092-00**  
**0775846 B.C. Ltd.**  
**c/o McElhanney Consulting Services Ltd. (James Pernu)**  
 10088 Grace Road

**Note:** See By-law No. 17720 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 Hayne  
 That the Mayor and Clerk be authorized to  
 execute Development Permit No. 7912-0092-00.  
 RES.R12-2225 Carried

### 2. Application to be Closed

- (a) **Rezoning Application No. 7910-0284-00**  
**Parmjit S. and Balraj K. Gill**  
**c/o Balraj Gill**  
 15893 - 91 Avenue

Planning & Development advise (see memorandum dated October 4, 2012  
 in back-up) that Planning Application No. 7910-0284-00 has been replaced  
 by a new Application No. 7912-0285-00. Council is requested to close the  
 application and file the associated by-law.

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That Council close Planning Application  
 No. 7910-0284-00 and file By-law No. 17363.  
 RES.R12-2226 Carried

## J. OTHER BUSINESS

**K. ADJOURNMENT**

It was  
  
do now adjourn.  
RES.R12-2227

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

The Regular Council- Land Use meeting adjourned at 5:40 p.m.

Certified Correct:

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

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