

**Present:**

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

**Absent:**

Councillor Hepner

**Staff Present:**

City Clerk  
City Manager  
Assistant City Solicitor  
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

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**A. ADOPTION OF MINUTES****B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON****1. 7912-0235-00**

**19175 - 72 Avenue and 7239 - 192 - Street  
Kevin Dhaliwal / Legendary Developments (Clayton) Ltd. /  
Legendary Developments (Clayton) Ltd.**

OCP Amendment of a portion from Suburban to Urban / NCP Amendment from 10-15 upa (Med Density) and 15-25 upa (Med-High Density) to Commercial / Rezoning from RA and RF to CD (based on C-5) / Development Permit *in order to permit the development of a two-storey commercial child care centre.*

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

It was

Moved by Councillor Gill  
Seconded by Councillor Martin  
That:

1. a By-law be introduced to amend the OCP by redesignating a portion of the subject site in Planning Application No. 7912-0235-00 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. 7912-0235-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7912-0235-00 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 consolidation and road dedication plan to the satisfaction of the Approving Officer;
  - (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; and
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
6. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue to redesignate the land from 10-15 upa (Med Density) and 15-25 upa (Med-High Density) to Commercial when the project is considered for final adoption.

RES.R12-2293

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 341 Amendment By law, 2012, No. 17793" pass its first reading.

RES.R12-2294

Carried

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

RES.R12-2295 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 341 Amendment By law, 2012, No. 17793" pass its  
second reading.

Carried

RES.R12-2296 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 341 Amendment By law, 2012,  
No. 17793" be held at the City Hall on Monday, November 26, 2012, at 7:00 p.m.

Carried

RES.R12-2297 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17794" pass its first reading.

Carried

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

RES.R12-2298 It was Moved by Councillor Gill  
Seconded by Councillor Martin  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17794" pass its second reading.

Carried

RES.R12-2299 It was then Moved by Councillor Gill  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17794" be held at the City  
Hall on Monday, November 26, 2012, at 7:00 p.m.

Carried

### FLEETWOOD/GUILDFORD

2. **7912-0243-00**  
**8270 - 144 Street**  
**Herb Harburn, Timber Ridge Projects / Narinder K Ghotra**  
Development Permit  
*in order to permit a free-standing sign for an existing gas station.*

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That Council approve Development Permit  
 No. 7912-0243-00 and authorize the Mayor and Clerk to execute the Permit.  
 RES.R12-2300 Carried

NEWTON

3. **7911-0070-00**  
**15255 – 68 Avenue and 15299 68 Avenue**  
**Aman Bains, Terra Group Investments Inc /**  
**All Owners in Strata Plan BCS2221**  
 Amend CD By-law No. 17159  
*in order to permit the sale of eyeglasses in conjunction with an optometry office, for strata lots 25-27.*

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

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

1. a By-law be introduced to amend Comprehensive Development By-law No. 17159 and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issue prior to final adoption:
  - (a) ensure that all signage on the subject site complies with the City's Sign By-law.

RES.R12-2301 Carried

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17159 Amendment By-law, 2012, No. 17795" pass its  
 first reading.

RES.R12-2302 Carried

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

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17159 Amendment By-law, 2012, No. 17795" pass its  
 second reading.

RES.R12-2303 Carried

It was then  
 Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17159 Amendment By-law,  
 2012, No. 17795" be held at the City Hall on Monday, November 26, 2012, at 7:00  
 p.m.

RES.R12-2304

Carried

4. **7912-0245-00**  
**8586 - 120 Street**  
**Darrell Horst, McDonalds Restaurant /**  
**McDonald's Restaurants of Canada Limited (Incorporation No. 27829A)**  
 Development Permit / Development Variance Permit  
*in order to permit renovations to an existing McDonald's restaurant, including eight*  
*(8) fascia signs and alterations to the existing drive-through arrangement.*

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

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

1. Council authorize staff to draft Development Permit No. 7912-0245-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0245-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary Surrey Sign By-law No. 13656 to increase the maximum number of fascia signs from 2 to 8.

RES.R12-2305

Carried

#### SURREY CITY CENTRE/WHALLEY

5. **7912-0253-00**  
**10344 Whalley Boulevard**  
**2RW Properties Incorporated, Inc. No. 748903**  
 Land Use Contract Discharge  
*in order to allow the underlying C-8 Zone to regulate the site.*

The General Manager, Planning & Development was recommending that a bylaw be introduced to discharge Land Use Contract No. 33 and a date be set for Public Hearing.

RES.R12-2306 It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Land Use Contract No. 33,  
Authorization By-law, 1973, No. 4075, Amendment By-law, 1974, No. 4325,  
Discharge By-law, 2012, No. 17796" pass its first reading.  
Carried

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

RES.R12-2307 It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That "Surrey Land Use Contract No. 33,  
Authorization By-law, 1973, No. 4075, Amendment By-law, 1974, No. 4325,  
Discharge By-law, 2012, No. 17796" pass its second reading.  
Carried

RES.R12-2308 It was then Moved by Councillor Hunt  
Seconded by Councillor Martin  
That the Public Hearing on "Surrey Land Use  
Contract No. 33, Authorization By-law, 1973, No. 4075, Amendment By-law, 1974,  
No. 4325, Discharge By-law, 2012, No. 17796" be held at the City Hall on Monday,  
November 26, 2012, at 7:00 p.m.  
Carried

6. **7908-0054-00**  
**12852 - 96 Avenue**  
**Arthur Buse, Boldwing Continuum Architects Inc. /**  
**526751 B.C. Ltd., Inc. No. 526751**  
Development Permit / Development Variance Permit  
*in order to permit the redevelopment of an existing shopping mall and construction  
of two commercial 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 Steele  
That:

1. Council authorize staff to draft Development Permit No. 7908-0054-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7908-0054-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum east side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 6.6 metres (22 ft.); and

- (b) to vary the Sign By-law to allow for five fascia signs to be above the roofline.
3. Council instruct staff to resolve the following issues prior to approval:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (c) resolution of all urban design and signage issues to the satisfaction of the Planning and Development Department.

RES.R12-2309

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

7. **7912-0193-00**  
**16710 - 84 Avenue**  
**Clarence Arychuk, Hunter Larid Engineering Ltd. / Amelia Chucko / William Chucko**  
 TCP Amendment of portions from Parks & Linear Corridors to Single Family Urban Rezoning from RA to RF-G / Development Variance Permit  
*in order to allow subdivision into seven (7) small single family lots and open space.*

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

It was

Moved by Councillor Villeneuve

Seconded by Councillor Steele

That:

1. a By-law be introduced to amend the Density and Subdivision provisions of the "Single Family Residential Gross Density Zone (RF-G)" as described in Appendix X in Planning Application No. 7912-0193-00 and a date be set for Public Hearing.
2. a By-law be introduced to rezone the subject site in Planning Application No. 7912-0193-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Gross Density Zone (RF-G)" (By-law No. 12000) and a date be set for Public Hearing.

3. Council approve Development Variance Permit No. 7912-0193-00 (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot area for subdivision requirement in the RF-G Zone from 1 hectare (2.5 ac.) to 0.6 hectare (1.5 ac.).
  
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; and
  - (d) indication of Council support of Development Variance Permit No. 7912-0193-00.
  
5. Council pass a resolution to amend the Fleetwood Town Centre Plan (TCP) to redesignate the portions of the site that are designated as Parks & Linear Corridors to Single Family Urban when the project is considered for final adoption.

RES.R12-2310

Carried

It was

Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Text Amendment By-law, 2012, No. 17797" pass its first reading.

RES.R12-2311

Carried

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

It was

Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Text Amendment By-law, 2012, No. 17797" pass its second reading.

RES.R12-2312

Carried

It was then

Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Text Amendment By-law, 2012, No. 17797" be held at the  
 City Hall on Monday, November 26, 2012, at 7:00 p.m.

RES.R12-2313

Carried



RES.R12-2314 It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17798" pass its first reading.  
Carried

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

RES.R12-2315 It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17798" pass its second reading.  
Carried

RES.R12-2316 It was then Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17798" be held at the City  
Hall on Monday, November 26, 2012, at 7:00 p.m.  
Carried

## NEWTON

8. **7911-0058-00**  
**13013 - 56 Avenue**  
**Lori Joyce, H.Y. Engineering Ltd. / Jaspal Kandola / Tarlochan Kandola**  
Development Variance Permit  
*in order to allow subdivision into three (3) half-acre single family lots.*

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

RES.R12-2317 It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That Council approve Development Variance  
Permit No. 7911-0058-00 (Appendix III) to proceed to Public Notification to vary  
the minimum lot width of the RH Zone allowed from 30.0 metres (100 ft.) to  
25.5 metres (83 ft.) for proposed Lots 1 and 2.  
Carried

9. **7912-0219-00**  
**7893 - 147A Street**  
**Roger Jawanda, Citiwest Consulting Ltd. / Mohan S Chakar**  
NCP Amendment of a portion from "Urban Residential" to "Urban Compact  
Housing" / Rezoning a portion from RF to RF-12  
*in order to permit a lot line adjustment with the adjacent single family residential  
lot.*

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 rezone a portion of the subject property in Planning Application No. 7912-0219-00, shown as Block A 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 (Appendix I).
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; and
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
3. Council pass a resolution to amend the East Newton North Neighbourhood Concept Plan to redesignate the western portion of the subject property from "Urban Residential" to "Urban Compact Housing" when the project is considered for final adoption.

RES.R12-2318 Carried

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17799" pass its first reading.

RES.R12-2319 Carried

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

It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17799" pass its second reading.

RES.R12-2320 Carried

It was then Moved by Councillor Martin  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17799" be held at the City  
Hall on Monday, November 26, 2012, at 7:00 p.m.

RES.R12-2321 Carried

10. 7912-0189-00  
7353 - 124 Street  
Mike Kompter, Hub Engineering Inc. / Jagroop K. Brar / Palbinder S. Brar / Jagdip S. Brar  
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 Martin  
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7912-0189-00 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) registration of a Section 219 Restrictive Covenant to ensure tree and root preservation to the satisfaction of the City Landscape Architect;
  - (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; and
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R12-2322

Carried

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2012, No. 17800" pass its first reading.

RES.R12-2323

Carried



- (d) registration of a Restrictive Covenant to ensure Geotechnical and Hydro-geological Assessment recommendations are strictly applied during site preparation, servicing, and house construction activities.

RES.R12-2326

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment By-law, 2012, No. 17801" pass its first reading.

RES.R12-2327

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Martin

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

Amendment By-law, 2012, No. 17801" pass its second reading.

RES.R12-2328

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Martin

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17801" be held at the City Hall on Monday, November 26, 2012, at 7:00 p.m.

RES.R12-2329

Carried**SOUTH SURREY****12. 7912-0080-00****19353 - 16 Avenue****Marten Van Huizen , Field & Marten Associates Inc. / Brenda Neufeld**

Heritage Revitalization Agreement

*in order to protect three (3) historically significant buildings on the Brooksdale Estate property.*

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

It was

Moved by Councillor Martin

Seconded by Councillor Hunt

That a Heritage Revitalization Agreement

By-law be introduced for the Brooksdale Estate property, to protect the Caretaker's Cottage, Coach House and Main House at 19353 - 16 Avenue.

RES.R12-2330

Carried

RES.R12-2331 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Heritage Revitalization  
Agreement By-law, 2012, No. 17802" pass its first reading.  
Carried

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

RES.R12-2332 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Heritage Revitalization  
Agreement By-law, 2012, No. 17802" pass its second reading.  
Carried

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

RES.R12-2333 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Heritage Revitalization  
Agreement By-law, 2012, No. 17802" pass its third reading.  
Carried

- 13. 7912-0222-00**  
**1834 - 140 Street**  
**Maggie Koka, Aplin & Martin Consultants Ltd. / Darshan Singh /**  
**Jaswant S Nijjer / Gurpreet Nijjer**  
Rezoning from RF to RF-12  
*in order to allow subdivision into two single family residential lots.*

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

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

1. a By-law be introduced to rezone the subject site in Planning Application No. 7912-0222-00 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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) the applicant address the shortfall in tree replacement;
- (e) registration of a Section 219 Restrictive Covenant on proposed Lot 2 to establish a 1.8-metre (5 ft.) side yard setback from the south property line; and
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R12-2334

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

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

Amendment By-law, 2012, No. 17803" pass its first reading.

RES.R12-2335

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. 17803" pass its second reading.

RES.R12-2336

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. 17803" be held at the City Hall on Monday, November 26, 2012, at 7:00 p.m.

RES.R12-2337

Carried

- 14. 7911-0223-00**  
**16636, 16664, 16686 and 16722 - 32 Avenue; 2979, 3005 and 3047 - 168 Street**  
**Alison Davies, Infinity Properties Ltd. / April Creek Developments Ltd., Inc.**  
**No. 902746 / Sukhwinder Sanghe / Alison Sanghe / Charnjit K Sanghe /**  
**Maghar S Sanghe**  
 NCP Amendment of a portion from Proposed Open Space / Linear Open Space to Single Detached (2 upa) / Rezoning from RA to RH-G and CD (based on RH-G) / Development Variance Permit  
*in order to allow subdivision into 64 suburban single family lots.*

Council expressed concern regarding the tree removal and asked staff to examine the slope preservation plan. In response, staff noted that the slope preservation plan will be presented to Council in the next two months. Council noted this is an opportune time to review the hillside as a whole to effectively plan the development to ensure it is a model for the next developments to follow.

It was Moved by Councillor Rasode  
 Seconded by Councillor Martin  
 That Application No. 7911-0223-00 be referred back to staff to address the concerns Council raised during the Regular Council Land Use meeting regarding slope preservation.

RES.R12-2338

Carried

### SURREY CITY CENTRE/WHALLEY

15. **7907-0391-00**  
**12205 - 96 Avenue**  
**Onkar Nijjar, MTM Developments Ltd. / Gurpal S Sihota / Daljit K Sihota**  
 Rezoning from RF to RF-12 and CD (based on RF)  
*in order to allow subdivision into two RF-12-zoned lots, and one CD-zoned lot for an existing large 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 Steele  
 That:

1. a By-law be introduced to rezone a portion of the subject site in Planning Application No. 7907-0391-00 (Block A on the Survey Plan attached as Appendix I) 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. a By-law be introduced to rezone a portion of the subject site in Planning Application No. 7907-0391-00 (Block B on the Survey Plan attached as Appendix I) 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.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;



- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) submission of building permit drawings that address Building Code requirements to the satisfaction of the General Manager, Planning and Development; and
- (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.

RES.R12-2339

Carried

It was

Moved by Councillor Gill  
Seconded by Councillor Steele

Amendment By-law, 2012, No. 17806"

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

RES.R12-2340

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. 17806"

That "Surrey Zoning By-law, 1993, No. 12000, pass its second reading.

RES.R12-2341

Carried

It was then

Moved by Councillor Gill  
Seconded by Councillor Steele

By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17806" be held at the City Hall on Monday, November 26, 2012, at 7:00 p.m.

That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17806" be held at the City Hall on Monday, November 26, 2012, at 7:00 p.m.

RES.R12-2342

Carried

It was

Moved by Councillor Gill  
Seconded by Councillor Steele

Amendment By-law, 2012, No. 17807"

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

RES.R12-2343

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. 17807"

That "Surrey Zoning By-law, 1993, No. 12000, pass its second reading.

RES.R12-2344

Carried

RES.R12-2345

|   |  |
|---|--|
| <p>It was then</p> <p>By-law, 1993, No. 12000, Amendment</p> <p>Hall on Monday, November 26, 2012, at 7:00 p.m.</p> | <p>Moved by Councillor Gill</p> <p>Seconded by Councillor Steele</p> <p>That the Public Hearing on "Surrey Zoning By-law, 2012, No. 17807" be held at the City</p> <p><u>Carried</u></p> |
|---|--|

- 16. 7912-0207-00**  
**10581 and 10595 - 132 Street**  
**Roger Jawanda, Citiwest Consulting Ltd. / Sukhwant K Gill / Paramjit S Gill**  
 Rezoning from RF to RF-9 / Development Variance Permit  
*in order to allow subdivision into 5 small single family lots.*

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

|               |  |
|---------------|--|
| <p>It was</p> | <p>Moved by Councillor Hayne</p> <p>Seconded by Councillor Steele</p> <p>That:</p> |
|---------------|--|

1. a By-law be introduced to rezone the subject site in Planning Application No. 7912-0207-00 from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7912-0207-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to increase the maximum proportion of Type II Interior Lots in the RF-9 Zone from 33% to 40%.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (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 tree replacement;

- (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 on all proposed lots, to require a minimum front yard setback of 6.0 metres (20 ft.) to the principal building and 4.5 metres (15 ft.) to the covered porch or veranda as well as a minimum rear yard setback of 6 metres (20 ft.) for accessory buildings.
- (i) registration of a Section 219 Restrictive Covenant on all proposed lots to identify the specific location where garages can be constructed and to specifically prohibit encroachment or construction, including fences or any other structures, between the proposed garages;
- (j) registration of a Section 219 Restrictive Covenant on all proposed lots, requiring that double garages constructed in the RF-9 Zone comply with minimum double garage width requirement of Part 5, Section B of Surrey Zoning By-law No. 12000; and
- (k) registration of easements for reciprocal access for maintenance and access on proposed Lots 2 to 4.

RES.R12-2346

Carried

It was

Moved by Councillor Hayne  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17808" pass its first reading.

RES.R12-2347

Carried

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

It was

Moved by Councillor Hayne  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17808" pass its second reading.

RES.R12-2348

Carried

It was then

Moved by Councillor Hayne  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17808" be held at the City  
 Hall on Monday, November 26, 2012, at 7:00 p.m.

RES.R12-2349

Carried

- C. CORPORATE REPORTS
- 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, 2011, No. 17536"  
7910-0301-00 - 0727386 B.C. Ltd.  
c/o Pacific Land Resource Group Inc. (Oleg Verbenkov)  
A-1 to CD (BL 12000) - 18749 - 24 Avenue (also shown as 18689 - 24 Avenue)  
to permit subdivision into fourteen business park lots to facilitate the  
future development of light industrial businesses.

Approved by Council: December 12, 2011

**Note:** See Development Permit No. 7910-0301-00 under Clerk's Report,  
Item I. 2(a).

Planning & Development advise (see memorandum dated October 31, 2012 in  
by-law back-up) that the applicant has decided to subdivide the entire property  
into fourteen lots at this time, so the "no-build" covenant is not required.

In addition, Planning & Development advise that the corresponding survey plan,  
delineating Areas A and B was modified to correspond to an amended subdivision  
layout. Council is requested to replace the existing Survey Plan dated 20th day of  
September, 2011 with the Survey Plan dated 9th day of July, 2012 referenced in  
Part 2 Section A of By-law 17536.

It was

Moved by Councillor Martin

Seconded by Councillor Villeneuve

That Council rescind Resolution R12-64 of  
the January 9, 2012 Regular Council-Public Hearing meeting passing Third Reading  
of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17536".

RES.R12-2350

Carried

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That Council amend "Surrey Zoning By-law,  
1993, No. 12000, Amendment By-law, 2011, No. 17536" by replacing the survey plan  
in Part 2, Section A.

RES.R12-2351 Carried

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17536" pass its third reading as amended.

RES.R12-2352 Carried

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17536" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R12-2353 Carried

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 322 Amendment  
By-law, 2012, No. 17653"  
7911-0288-00 - Koco Real Estate Development Ltd., Inc. No. A0085110  
c/o Fraser River Consulting Ltd. (Craig Garden)  
To redesignate a portion 13557 and 13589 - 16 Avenue from Suburban (SUB)  
to Multiple Residential (RM).

Approved by Council: April 23, 2012

This By-law is proceeding in conjunction with By-law Nos. 17654 & 17655.

It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 322 Amendment By law, 2012, No. 17653" be finally  
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-2354 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17654"  
7911-0288-00 - Koco Real Estate Development Ltd., Inc. No. A0085110  
c/o Fraser River Consulting Ltd. (Craig Garden)  
RA to RF (BL 12000) - 13557 - 16 Avenue - to permit subdivision into 4 single  
family suburban lots (Block A).

Approved by Council: April 23, 2012

This By-law is proceeding in conjunction with By-law Nos. 17653 & 17655.

It was Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17654" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R12-2355 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17655"  
 7911-0288-00 - Koco Real Estate Development Ltd., Inc. No. Aoo85110  
 c/o Fraser River Consulting Ltd. (Craig Garden)  
 RF and C-4 to CD (BL 12000) - 13589 - 16 Avenue and Portion of 13557 - 16  
 Avenue- to permit a mixed use development consisting of 10 townhouse  
 units above a 687 square metres (7,400 sq. ft. of commercial space).

Approved by Council: April 23, 2012

This By-law is proceeding in conjunction with By-law Nos. 17653 & 17654.

**Note:** See Development Permit No. 7911-0288-00 under Clerk's Report, Item  
 I. 2(b).

Planning and Development advise (see memorandum dated October 31, 2012 in  
 by-law back up) that it is in order for Council to pass a resolution amending the  
 Semiahmoo Peninsula Local Area Plan to redesignate a portion of the site from  
 "Suburban Residential 1/2 Acre" to "Mixed Commercial/Residential".

It was Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That Council amend the Semiahmoo  
 Peninsula Local Area Plan to redesignate a portion of the site from "Suburban  
 Residential 1/2 Acre" to "Mixed Commercial/Residential".  
 RES.R12-2356 Carried

It was Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17655" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R12-2357 Carried

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 310 Amendment  
 By-law, 2012, No. 17590"  
 7911-0126-00 - 091560 B.C. Ltd.  
 c/o Hub Engineering Ltd. (Mike Kompter)  
 To redesignate 19591 - 72 Avenue, 7259 and 7289 - 196 Street properties  
 from Suburban (SUB) to Urban URB).

Approved by Council: February 20, 2012

This By-law is proceeding in conjunction with By-law No. 17591.

RES.R12-2358 It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Official Community Plan  
 By-law, 1996, No. 12900, No. 310 Amendment By law, 2012, No. 17590" be finally  
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17591"  
 7911-0126-00 - 091560 B.C. Ltd.  
 c/o Hub Engineering Ltd. (Mike Kompter)  
 RA to RF-9C and RF-SD (BL 12000) - 19591 - 72 Avenue, 7259 and 7289 - 196  
 Street - to permit subdivision into 30 RF-9C lots (Block B) and 4 RF-SD lots  
 (Block A) with remainder Block C for future development.

Approved by Council: February 20, 2012

This By-law is proceeding in conjunction with By-law No. 17590.

**Note:** See Development Variance Permit No. 7911-0126-00 under Clerk's Report,  
 Item I. 1(a).

Planning and Development advise (see memorandum dated October 31, 2012 in  
 by-law back up) that it is in order for Council to pass a resolution amending the  
 East Clayton Neighbourhood Concept Plan Extension - North of 72 Avenue to  
 redesignate a portion of the site from 6-10 upa (Low Density) to 10-15 upa  
 (Medium Density).

RES.R12-2359 It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That Council amend the East Clayton  
 Neighbourhood Concept Plan Extension - North of 72 Avenue to redesignate a  
 portion of the site from 6-10 upa (Low Density) to 10-15 upa (Medium Density).  
Carried

RES.R12-2360 It was Moved by Councillor Hunt  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17591" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17741"  
 7912-0046-00 - Geoffrey Barker and Beth Sukha-Barker  
 c/o Geoff Barker  
 RF to RF-O (BL 12000) - 1819 Ocean Park Road - to permit the development  
 of a larger single family dwelling on an oceanfront lot.

Approved by Council: July 23, 2012

It was Moved by Councillor Martin  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17741" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R12-2361 Carried

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17592"  
 7911-0260-00 - Yatin and Beena Shah  
 c/o Yatin Shah  
 RF to CCR (BL 12000) - 8613 - 162 Street - to permit a child care centre  
 within a single family dwelling for a maximum of 25 children.

Approved by Council: February 20, 2012

It was Moved by Councillor Steele  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17592" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R12-2362 Carried

Councillor Hunt declared that he owns property located directly across the street from  
 Application No. 7911-0137-00 but does not believe it is a conflict of interest

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17496"  
 7911-0137-00 - The Owners of Strata Plan LMS 4358  
 c/o Kelly Geddes Law Corporation (Kelly Geddes)  
 CD to CD (BL 12000) - 15060 - 66A Avenue (also shown as 15070 - 66A Avenue) - to  
 accommodate an existing seniors oriented townhouse development.

Approved by Council: October 3, 2011

This By-law is proceeding in conjunction with By-law No. 17593.

It was Moved by Councillor Steele  
 Seconded by Councillor Martin  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2011, No. 17496" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R12-2363 Carried

"Owners of Strata Plan LMS4358 Housing Agreement, Authorization By-law, 2012,  
 No. 17593"  
 7911-0137-00 - The Owners of Strata Plan LMS 4358  
 c/o Kelly Geddes Law Corporation (Kelly Geddes)  
 A by-law to authorize the City of Surrey to enter into a housing agreement with  
 The Owners of Strata Plan LMS4358.





- (c) To reduce the minimum lot width requirement from 9.0 metres (30 ft.) to 8.7 metres (28.5 ft.) for lots 4 and 7 in order to permit a double garage.

The purpose of the redesignation, rezoning and development variance permit is to permit subdivision into 30 RF-9C lots (Block B) and 4 RF-SD lots (Block A) with remainder Block C for future development.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That Development Variance Permit  
No. 7911-0126-00 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.R12-2366

Carried

## 2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7910-0301-00**  
**0727386 B.C. Ltd.**  
**c/o Pacific Land Group Inc. (Oleg Verbenkov)**  
**18749 - 24 Avenue (also shown as 18689 - 24 Avenue)**

**Note:** See By-law No. 17536 under Item H. 1

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

It was Moved by Councillor Hunt  
Seconded by Councillor Martin  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7910-0301-00.

RES.R12-2367

Carried

- (b) **Development Permit No. 7911-0288-00**  
**Koco Real Estate Development Ltd., Inc. No. A0085110**  
**c/o Fraser River Consulting Ltd. (Craig Garden)**  
**13557 and 13589 - 16 Avenue**

**Note:** See By-law Nos. 17653, 17654 and 17655 under Item H. 2

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

|              |   |  |
|--------------|---|--|
| RES.R12-2368 | <p>It was</p> <p>execute Development Permit No. 7911-0288-00.</p> | <p>Moved by Councillor Hunt<br/>         Seconded by Councillor Martin<br/>         That the Mayor and Clerk be authorized to<br/>         No. 7911-0288-00.<br/> <u>Carried</u></p> |
|--------------|---|--|

### 3. Application to be Closed

- (a) **Development Variance Permit and Development Permit  
 No. 7907-0080- 00  
 Guildford Professional Centre Inc.  
 c/o Ankenman Associates Architects Inc. (Yong Cho)  
 15300 – 105 Avenue**

Planning and Development advise (see memorandum dated October 30, 2012 in back-up) that a registered letter was sent to the applicant on June 22, 2012, advising that unless outstanding requirements were addressed within 30 days, the file would be closed. The applicant has not responded to the registered letter and email sent on September 21, 2012.

|              |  |  |
|--------------|--|--|
| RES.R12-2369 | <p>It was</p> <p>No. 7907-0080-00.</p> | <p>Moved by Councillor Hunt<br/>         Seconded by Councillor Martin<br/>         That Council close Application<br/> <u>Carried</u></p> |
|--------------|--|--|

**J. OTHER BUSINESS**

**K. ADJOURNMENT**

It was  
  
do now adjourn.  
RES.R12-2370

Moved by Councillor Hunt  
Seconded by Councillor Martin  
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