

Present:

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

Absent:

Councillor Villeneuve

Staff Present:

City Clerk
City Manager
City Solicitor
Deputy City Clerk
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****CLOVERDALE/CLAYTON**

1. **7912-0278-00**
5814 - 176A Street
Rick Erdman / H.O.S.T. Consulting Ltd. / Maria Linsenmeier / Daniel Fehr
New Liquor Primary License
in order to permit liquor service in the concourse area at Clover Lanes 5-pin bowling 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 Hayne
That Council set a date for a Public

Information Meeting in the form of a Public Hearing to solicit resident opinions regarding the proposed new liquor primary license detailed in Planning Application No. 7912-0278-00 for approximately 90 square metres (980 sq.ft.) of the existing concourse area at Clover Lanes Bowling Centre with the following liquor service hours:

- 11:00 a.m. to 12:00 midnight every day of the week.

RES.R12-2419

Carried

RES.R12-2420

It was Moved by Councillor Hunt
 Seconded by Councillor Hayne
 That the Public Information Meeting to solicit comments from the neighbourhood be held during the Public Hearing meeting on Monday, December 10, 2012, at the City Hall at 7:00 p.m.
Carried

2. **7912-0033-00**
Portion of 17565 and 17577 No 10 Highway (56 Avenue)
Andrea Scott / PJ Lovick Architect Ltd. / 0952126 BC Ltd
Director Information: Feisal Panjwani /Shelmin Panjwani
No Officer Information Filed
L-290 Holdings Ltd. Inc. No. BC0656181
 Rezoning a portion from CD (By-law No. 13481) to C-15
 Development Permit / Development Variance Permit
in order to permit the construction of a two-storey retail/office 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 Gill
 That:

1. a By-law be introduced to rezone the lot as detailed in Planning Application No. 7912-0033-00 at 17577 No. 10 Highway (56 Avenue) from "Comprehensive Development Zone (CD)" (By-law No. 13481) (By-law No. 12000) to "Town Centre Commercial Zone (C-15)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7912-0033-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7912-0033-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the C-15 Zone from 2.0 metres (6.6 ft.) to 1.5 metres (5 ft.).
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) approval from the Ministry of Transportation & Infrastructure;

- (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) registration of a reciprocal access easement on the property at 17565 No. 10 Highway (56 Avenue) in order to permit one common driveway from No. 10 Highway;
- (f) 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
- (g) removal of the existing vehicle garage to the satisfaction of the General Manager, Planning & Development.

RES.R12-2421

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

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

Amendment By-law, 2012, No. 17811" pass its first reading.

RES.R12-2422

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. 17811" pass its second reading.

RES.R12-2423

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. 17811" be held at the City Hall on December 10, 2012, at 7:00 p.m.

RES.R12-2424

Carried

FLEETWOOD/GUILDFORD

3. **7912-0187-00**
1730 Guildford Town Centre
Jacques Beaudreault / Musson Cattell Mckay Partnership
4239431 Canada Inc., Inc. No. A62628
Director Information: Claude Dion / Roman Drohomirecki
Vincent Filion / Lorna Telfer / Pierre Lalonde
 Development Permit / Development Variance Permit
in order to permit development of a free-standing commercial building at Guildford Town Centre Mall.

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

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

1. Council authorize staff to draft Development Permit No. 7912-0187-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0187-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 3.0 metres (9.8 ft.); and
 - (b) to reduce the minimum north side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.).
3. Council instruct staff to resolve the following issue prior to approval:
 - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R12-2425

Carried

NEWTON

4. **7911-0110-00**
14577 - 66 Avenue
Chad Marlatt / Standard Land Company Inc. / David Gibb / 0704319 BC Ltd.
Director Information: Dave Gibb
Officer Information as at September 16, 2012 Dave Gibb (President, Secretary)
 Development Variance Permit
in order to permit the construction of a 50 metre (164 ft.) free-standing telecommunication tower.

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. 7911-0110-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to increase the maximum height of a freestanding telecommunication tower in the General Provisions from 12 metres (40 ft.) to 50 metres (164 ft.).
2. Council instruct staff to resolve the following issues prior to Final Approval:
 - (a) submission of finalized landscape planting plan to the satisfaction of the City Landscape Architect; and
 - (b) submission of Securities for Landscape Works.

RES.R12-2426

Carried
with Mayor Watts opposed

Council clarified that this antenna will be camouflaged in an industrial area. Industrial silos are located in the area and are similar height. Staff clarified that the proposed tower location is away from the residential area and it will be a mono pole with landscaping at the base.

Council noted that at a previous meeting staff was asked for options to camouflage tower units located in residential areas. In response staff noted that they are working on preparing a report back to Council and that there are several viable options available.

5. **7912-0089-00**
12057 - 82 Avenue
Mark Ankenman / Ankenman Associates Architects Inc.
0712872 BC Ltd., Inc. BC0712872
Director Information: Jangir S. Dhaliwal / Balwinder K. Grewal
No Officer Information Filed as at January 3, 2012
Development Permit / Development Variance Permit
to permit the development of a 2-storey commercial/office building and to vary the west, south and east yard setbacks.

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 authorize staff to draft Development Permit No. 7912-0089-00 generally in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7912-0089-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south side yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5ft.);
 - (b) to reduce the minimum west rear yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.); and
 - (c) to reduce the minimum east front yard setback of the C-8 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.5 ft.).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (d) discharge of reciprocal access easement, E040-0024 (BCP34191), with 8225-120A Street, located directly north of the subject site.

RES.R12-2427

Carried

SOUTH SURREY

6. **7912-0254-00**
19008, 19028 and 19040 - 34A Avenue
John E Kristianson / City of Surrey
Development Permit / Development Variance Permit
in order to permit the development of a 5,041 sq.m (54,256 sq. ft) pulley manufacturing facility with an outdoor display of a conveyor pulley.

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. Council authorize staff to draft Development Permit No. 7912-0254-00 generally in accordance with the attached drawings (Appendix III).
2. Council approve Development Variance Permit No. 7912-0254-00 (Appendix IV) varying the following to proceed to Public Notification:
 - (a) to allow for the outdoor display of a conveyor pulley display within the front yard.
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R12-2428

Carried

Councillor Hunt requested clarification from staff regarding the fire department comments provided in the report. In response, staff noted that the comments received were with respect to the ECOMM plan for emergency response and were relative to radio signal connectivity.

SURREY CITY CENTRE/WHALLEY

7. **7912-0188-00**
10344 King George Boulevard
James Pernu / McElhanney Consulting Services Ltd.
London Station Holdings Ltd., Inc. No. BC0513210
Development Permit / Development Variance Permit
in order to allow the redevelopment of a single-storey drive-through restaurant in City Centre.

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

It was

Moved by Councillor Hepner
Seconded by Councillor Hayne
That:

1. Council authorize staff to draft Development Permit No. 7912-0188-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0188-00 (Appendix IV) varying the following to proceed to Public Notification:
 - (a) to reduce the minimum front yard (west) setback of the CHI Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.);
 - (b) to reduce the minimum south side yard setback of the CHI Zone from 7.5 metres (25 ft.) or 0.0 metre (0.0 ft.) to 5.0 metres (16.5 ft.);
 - (c) to vary the definition of 'setback' in the Zoning By-law to allow canopies to encroach into the required front (west) setback to a maximum of 1.2 metres (4.0 ft.);
 - (d) to vary the Sign By-law to permit three (3) additional fascia signs on the proposed building; and
 - (e) to vary the Sign By-law to permit three (3) of the fascia logo signs to be installed on the building parapet above the roof line of the proposed building.
3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R12-2429

Carried

RESIDENTIAL/INSTITUTIONALFLEETWOOD/GUILDFORD

8. **7912-0071-00**
15622 - 104 Avenue
Douglas Johnson / Douglas R. Johnson Architect Ltd. / Reliance Holdings Ltd
OCP Amendment from Urban to Multiple Residential / OCP Text Amendment
Rezoning from RA to CD (based on RM-70) / Development Permit
in order to permit the development of a 4-storey, 27-unit apartment building.

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

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

1. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application No. 7912-0071-00 from Urban to Multiple Residential and a date for Public Hearing be set.
2. 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 in Planning Application No. 7912-0071-00 from 1.50 to 2.00, and a date for Public Hearing be set.
3. 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.
4. a By-law be introduced to rezone the subject site in Planning Application No. 7912-0071-00 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.
5. Council approve the applicant's request to reduce the amount of required indoor amenity space from 81 square metres (872 square feet) to 36 square metres (388 square feet).
6. Council authorize staff to draft Development Permit No. 7912-0071-00 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) 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 adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (i) the applicant adequately address the impact of reduced indoor amenity space;
- (j) registration of a shared driveway access easement in favour of the property to the west at 15618 – 104 Avenue; and
- (k) the applicant address the deficiency in tree replacement to the satisfaction of the City Landscape Architect.

RES.R12-2430

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 342 Amendment By law, 2012, No. 17812" pass its first reading.

RES.R12-2431

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. 342 Amendment By law, 2012, No. 17812" pass its
second reading.
RES.R12-2432 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. 342 Amendment By law, 2012,
No. 17812" be held at the City Hall on December 10, 2012, at 7:00 p.m.
RES.R12-2433 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 120 Amendment By-law, 2012, No. 17813" pass its
first reading.
RES.R12-2434 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. 120 Amendment By-law, 2012, No. 17813" pass its
second reading.
RES.R12-2435 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. 120 Amendment By-law, 2012,
No. 17813" be held at the City Hall on December 10, 2012, at 7:00 p.m.
RES.R12-2436 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17814" pass its first reading.
RES.R12-2437 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. 17814" pass its second reading.
RES.R12-2438 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. 17814" be held at the City
Hall on December 10, 2012, at 7:00 p.m.
RES.R12-2439 Carried

NEWTON

9. **7911-0303-00**
5891 - 125 Street
Rod Gonzalez / Hub Engineering Inc. / Amarpreet K Gill
Kanwaljit S Sekhon / Kamaljit K Sekhon
OCP amendment from "Suburban" to "Urban" / Rezoning from RA to RF-12
in order to allow subdivision into two single family lots.

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 amend the OCP by re-designating the subject site in Planning Application No. 7911-0303-00 from Suburban to Urban and a date for Public Hearing be set.
 2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
 3. a By-law be introduced to rezone the subject site in Planning Application No. 7911-0303-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
 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) 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 adequately address the shortfall in tree retention; and
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R12-2440

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Steele

That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 343 Amendment By law, 2012, No. 17815" pass its first reading.

RES.R12-2441

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. 343 Amendment By law, 2012, No. 17815" pass its second reading.

RES.R12-2442

Carried

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. 343 Amendment By law, 2012, No. 17815" be held at the City Hall on December 10, 2012, at 7:00 p.m.

RES.R12-2443

Carried

It was

Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17816" pass its first reading.

RES.R12-2444

Carried

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

RES.R12-2445 It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17816" pass its second reading.
Carried

RES.R12-2446 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. 17816" be held at the City
Hall on December 10, 2012, at 7:00 p.m.
Carried

10. **7912-0287-00**
5850 - 151A Street
Kartar Matharu / Ozee Homes Ltd., Inc. No. BC0901966
Development Variance Permit
in order to permit the development of a single family residential 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 Hayne
That Council approve Development Variance
Permit No. 7912-0287-00 (Appendix II) varying the following, to proceed to Public
Notification:

- (a) to reduce the minimum front yard setback of the RF-12 Zone as follows:
- i. from 6.0 metres (20 ft.) to 4.0 metres (13 ft.) for the garage;
 - ii. from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for the second storey above the garage; and
 - iii. from 4.0 metres (13 ft.) to 1.99 metres (6.6 ft.) for an unenclosed porch.

RES.R12-2447 Carried

SOUTH SURREY

11. **7912-0236-00**
14469 and 14489 - 32 Avenue
James Pernu / McElhanney Consulting Services Ltd. / Yun Yi Sun
Ling Zan / Jing Yi Du / Ai Ling Yin
Rezoning from RA to RH / Development Variance Permit
in order to allow subdivision into four (4) single family half-acre residential lots.

It was

Moved by Councillor Hepner
Seconded by Councillor Hayne
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7912-0236-00 "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. 7912-0236-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RH Zone from 30 metres (100 ft.) to an average of 25 metres (82 ft.) for proposed Lots 1 through 4 inclusive (lot width varies from 23.8 metres (78 ft.) to 26.5 metres (87 ft.); and
 - (b) to reduce the minimum side yard setback of the RH Zone from 4.5 metres (15 ft.) to 1.96 metres (6.4 ft.) for the west side yard setback of proposed Lot 2;
 - (c) to reduce the minimum side yard setback of the RH Zone from 4.5 metres (15 ft.) to 1.83 metres (6 ft.) for the east side yard setback of proposed Lot 3; and
 - (d) to vary the minimum front yard setback of the RH Zone from 7.5 metres (25 ft.) to 20 metres (66 ft.).
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) approval from the Ministry of Transportation and 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 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 ensure tree retention; and
 - (h) the applicant adequately address the shortfall in replacement trees.
4. Council pass a resolution to amend Central Semiahmoo Local Area Plan to redesignate the land from "One-Acre Residential" to "Half-Acre Residential" when the project is considered for final adoption.

Before the motion was put

It was Moved by Councillor Hepner
 Seconded by Councillor Hayne
 That Application No. 7912-0236-00 be referred back to staff to work with the applicant to address the concerns raised during the Regular Council Land Use meeting regarding the need to maintain areas with 1-acre residential lots within the City of Surrey.

RES.R12-2448

Carried

12. **7912-0097-00**
819 - 164 Street
Roger Jawanda / Citiwest Consulting Ltd. / Sieghard Weiss
 Rezoning from RF to RF-12
in order to allow subdivision into 3 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 Hepner
 That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7912-0097-00 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) the applicant resolves all issues with respect to tree preservation, site servicing, and construction to the satisfaction of the General Manager, Engineering;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) the applicant addresses the deficit in tree replacement;
- (f) the applicant addresses the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (h) registration of a Section 219 Restrictive Covenant for "no build" on the rear 6.0 metres (20 ft) of Lot 1.

RES.R12-2449

Carried

It was

Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17818" pass its first reading.

RES.R12-2450

Carried

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

It was

Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17818" pass its second reading.

RES.R12-2451

Carried

It was then

Moved by Councillor Martin
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17818" be held at the City
Hall on December 10, 2012, at 7:00 p.m.

RES.R12-2452

Carried

SURREY CITY CENTRE/WHALLEY

13. 7912-0192-00
 10630 and 10628 - 127 Street
Iain Chima / Ashburn Construction / Ashburn Construction Ltd.,
Inc. No. BCo875682
 Rezoning from RF to RF-12 or CD (based on RF-12)
in order to allow subdivision into 15 small 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 Council refer the application back to staff to develop an Infill Concept Plan for the neighbourhood bound by Old Yale Road to the north, 128 Street to the east, 104 Avenue to the south and 125B Street to the west and instruct staff to, in the interim, hold all land development applications in the neighbourhood in abeyance.

RES.R12-2453

Carried

I. Chima (Applicant): Mayor Watts asked why a billboard with her image was used during the public information process and noted that it was not only highly inappropriate but also unsanctioned.

RESIDENTIAL/INSTITUTIONALSOUTH SURREY

14. 7912-0164-00
 18226 - 20 Avenue
Clarence Arychuk / Hunter Laird Engineering Ltd. / Teresa C Shannon /
Kelly D Shannon
 Development Variance Permit
to vary the Subdivision and Development Procedures By-law to allow septic field type sewage disposal systems on lots smaller than 0.8 ha. (2 acres) in order to allow subdivision into 5 single family lots.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That Application 7912-0164-00 be denied.
Carried

RES.R12-2454

Clarence Arychuk, Hunter Laird Engineering Ltd. (on behalf of the applicant):

Noted that the applicant has worked with the city in the past and has experience with a similar septic field concept and clarified that the existing residence on the property is a design created by the applicant using the new form of septic field. The applicant was hoping to reconcile with staff on this matter.

The delegation noted that most of the failures of septic systems are related to ongoing maintenance issues and that it will not become the city's responsibility (as indicated in the staff report). The residents have been removed from the Grandview Heights Plan and the area is designated as rural and is a nice pocket of land that would see its end state as 1-acre development. The delegation is not aware of any septic failures occurring when regular maintenance is carried out. The delegation requested that staff allow for the approval of the requested variance.

Councillor noted that the issues come into play that urban people are living with a rural septic field and not disregarding the associated constraints that come with a rural septic arrangement.

Further, Council expressed concern that the development is located near an agricultural area that the septic field could become clogged with fillers from laundry detergent, etc., because most people, who are not used to a rural environment do not know how to correctly utilize a septic system and what is acceptable and what is not in that regard.

C. CORPORATE REPORTS

1. The Corporate Reports under date of November 26, 2012 were considered and dealt with as follows:

Item No. L007	Gaming License Application Related to a Proposed Hotel, Conference Centre, Entertainment Facility and Casino at 1083, 1109, 1177 – 168 Street and 1068 Highway 99 in South Surrey File: 7912-0299-00
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The General Manager, Planning and Development submitted a report to provide information on the current status of the gaming license application for a proposed relocation and expansion of the community gaming centre license from the Newton Bingo Hall site at 7093 King George Boulevard to a proposed entertainment complex in South Surrey at 1083, 1109, 1177 – 168 Street and 1068 Highway 99 and to advise Council that it is expected that the application and related Planning report will be forwarded for Council's consideration as part of the agenda for the Regular Council – Land Use Meeting scheduled for Monday, December 10, 2012.

The General Manager of Planning & Development was recommending that the report be received for information.

It was Moved by Councillor Hunt
Seconded by Councillor Hayne
That Corporate Report Loo7 be received as
information.
RES.R12-2454A Carried

D. ITEMS REFERRED BACK BY COUNCIL

E. DELEGATIONS

1. Shirley Samples with Merja Tammi (on behalf of 7 properties)

File: 6520-01; 0550-20-10

Shirley Samples and Merja Tammi appeared before Council to discuss drainage servicing for the Orchard Grove Neighbourhood Concept Plan (NCP) for Area B; and to explain why the group of 7 properties requires a viable Land Use/Rezoning Plan.

S. Samples, 2716 - 164 Street: Requested council to reconsider rezoning the group of 7 properties; and asked Council to revisit the NCP land use plan for Area B.

Mayor and Council thanked the delegation for bringing this matter forward for review and noted the typical process is that staff will provide a report back to Council on the matter.

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

1. "CPAC Housing Agreement Authorization By-law, 2007, No. 16399"

7904-0390-00/3900-20-16399 - Council Initiative

A by-law to authorize the City of Surrey to enter into a housing agreement with CPAC Holdings - Crescent Gardens. This agreement will ensure the proposed seniors' residential development is oriented to persons who qualify as senior citizens. 1210 and 1238 King George Boulevard

- * Planning and Development advise (see memorandum in by-law back-up) that the associated Development Application was closed on December 12, 2011 and by-laws 15771A and 15771B were filed. The owners are no longer interested in pursuing the application, and accordingly it is in order to file By-law No. 16399.

4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 248 Amendment By-law, 2009, No. 17019"

7907-0129-00 – The John Volken Foundation, c/o Bil Koonar

To authorize the redesignation of a portion of the site from Commercial (COM) to Urban (URB) and the remainder of the site from Commercial (COM) and (Urban) to Multiple Residential (RM).

6826, 6836 and 6846 - 135A Street; 6805, 6815, 6825, 6835, 6855 – King George Highway and 6861 King George Highway; 13565 - 68 Avenue and Lane

Approved by Council: September 14, 2009

This by-law is proceeding in conjunction with By-law Nos. 17020 & 17021.

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 248 Amendment By law, 2009, No. 17019" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-2460

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17020"

7907-0129-00 – The John Volken Foundation, c/o Bil Koonar

RF and RM-D to CD (BL 12000) - 6826, 6836 and 6846 - 135A Street; 6805, 6815, 6825, 6835, 6855 – King George Highway and a Portion of 6861 King George Highway; 13565 - 68 Avenue and Lane - to permit the development of the first phase of a private care/facility for alcohol and drug recovery, consisting of 36 units and associated amenity space.

Approved by Council: September 14, 2009

This by-law is proceeding in conjunction with By-law Nos. 17019 & 17021.

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

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

Amendment By-law, 2009, No. 17020" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-2461

Carried

"John Volken Foundation Housing Agreement Authorization By-law, 2009, No. 17021"

7907-0129-00 – The John Volken Foundation, c/o Bill Koonar

A by-law to authorize the City of Surrey to enter into a housing agreement with John Volken Foundation. This agreement is intended to provide occupancy requirements for the facility on the site located at 6826, 6836 and 6846 - 135A Street; 6805, 6815, 6825, 6835, 6855 – King George Highway and a Portion of 6861 King George Highway; 13565 - 68 Avenue and Lane, ensure that the accreditation and/or licensing be obtained and kept current in perpetuity, and include site specific and operational issues with the community, such as safety and security.

Approved by Council: September 14, 2009

This by-law is proceeding in conjunction with By-law Nos. 17019 & 17020.

Note: See Development Permit No. 7907-0129-00 under Clerk’s Report, Item I.2(c)

It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "John Volken Foundation Housing Agreement Authorization By-law, 2009, No. 17021" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-2462

Carried

5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 302 Amendment By-law, 2011, No. 17498"

7910-0317-00 - Harbhajan Bandesha and Onkarnbir Bandesha
c/o Core Concept Consulting Ltd. (David Kozak)

To redesignate a portion of the site at 3812 - 156 Street from Suburban (SUB) to Urban (URB)

Approved by Council: October 3, 2011

This by-law is proceeding in conjunction with By-law Nos. 17499 & 17500.

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 302 Amendment By law, 2011, No. 17498" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-2463

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17499"
7910-0317-00 - Harbhajan Bandesha and Onkarnbir Bandesha
c/o Core Concept Consulting Ltd. (David Kozak)
RA to CD (BL 12000) - to permit subdivision into 5 single family residential
lots (2 RH, 3RF Based) Portion of 3812 - 156 Steet.

Approved by Council: October 3, 2011

This by-law is proceeding in conjunction with By-law Nos. 17498 & 17500

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17499" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R12-2464

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17500"
7910-0317-00 - Harbhajan Bandesha and Onkarnbir Bandesha
c/o Core Concept Consulting Ltd. (David Kozak)
RA to RH (BL 12000) - to permit subdivision into 5 single family residential
lots (2 RH, 3 RF Based) Portion of 3812 - 156 Steet.

Approved by Council: October 17, 2011

This by-law is proceeding in conjunction with By-law Nos. 17498 & 17499

* Planning and Development advise (see memorandum in by-law back up) that it is
in order for Council to pass a resolution amending the Rosemary Heights Central
NCP from Suburban Half-Acre to Single Family Residential on a portion of the site.

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That Council amend the Rosemary Heights
Central NCP from Suburban Half-Acre to Single Family Residential on a portion of
the site as specified under Application No. 7910-0317-00.

RES.R12-2465

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17500" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R12-2466

Carried

- 6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17386"
7910-0222-00 - Provincial Rental Housing Corporation
c/o Hunter Laird Engineering Ltd.
RA to CD (BL 12000) - to permit subdivision into three (3) suburban half-acre type single family lots and a remaining lot that can further subdivide into two (2) half-acre lots. 13330 - 20 A Avenue and 13333 - 20 Avenue

Approved by Council: April 4, 2011

- * Planning and Development advise (see memorandum in by-law back up) that issues related to parkland dedication etc. as detailed in the memo have been resolved since third reading.

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17386" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-2467

Carried

- 7. "Surrey Heritage Revitalization Agreement By-law, 2012, No. 17802"
7912-0080-00 - Brenda Neufeld c/o Field & Marten Associates Inc.
(Marten Van Huizen) 19353 - 16 Avenue
in order to protect three (3) historically significant buildings on the Brooksdale Estate property.

Approved by Council: November 5, 2012

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Heritage Revitalization Agreement By-law, 2012, No. 17802" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R12-2468

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. 7910-0174-00**
Trojan Holdings Ltd.
c/o Pacific Land Resource Group Inc. (Oleg Verbenkov)
3023 - 188 Street

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 47A, Section F and H.1, as follows:

- (a) To reduce the minimum south side yard setback from 3.6 metres (12 ft.) to 3.0 metres (10 ft.);
- (b) To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 5.5 metres (18 ft.); and
- (c) To reduce the number of required off-street parking spaces from 175 to 83.

The purpose of the redesignation, rezoning and development variance permit is to permit a 4,492 sq. m (48,351 sq. ft.) addition to the existing cold storage facility

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

Note: See By-law Nos. 17709 & 17710 under Item H.3 and Development Permit No. 7910-0174-00 under Item I.2(a).

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That Development Variance Permit
 No. 7910-0174-00 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.R12-2469

Carried

- (b) **Development Variance Permit No. 7911-0181-00**
Jagpal S. and Swaranjit K. Heran c/o Ranjit Sidhu
 9538 - 152 Street

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 18, Section F, as follows:

- (a) To reduce the minimum front yard setback for the principal building from 7.5 metres (25 ft.) to 1.8 metres (6 ft.); and
- (b) To reduce the minimum rear yard setback for the principal building from 7.5 metres (25 ft.) to 6.0 metres (20 ft.).

The proposal is to permit the development of a duplex.

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

Note: See Development Permit No. 7911-0181-00 under Item I.2(b).

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That Development Variance Permit
No. 7911-0181-00 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.R12-2470

Carried

2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7910-0174-00**
Trojan Holdings Ltd.
c/o Pacific Land Resource Group Inc. (Oleg Verbenkov)
3023 - 188 Street

Note: See By-law Nos. 17709 & 17710 under Item H.3 and Development
Variance Permit No. 7910-0174-00 under Item I.1(a).

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. 7910-0174-00.

RES.R12-2471

Carried

- (b) **Development Permit No. 7911-0181-00**
Jagpal S. and Swaranjit K. Heran c/o Ranjit Sidhu
9538 - 152 Street

Note: See Development Variance Permit No. 7911-0181-00 under
Item I.1(b).

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 Martin
That the Mayor and Clerk be authorized to
execute Development Permit No. 7911-0181-00.

RES.R12-2472

Carried

- (c) **Development Permit No. 7907-0129-00**
The John Volken Foundation
13565 – 68 Avenue; 6826, 6836, 6846 – 135A Street; and
6805, 6815, 6825, 6835, 6855 and 6861 King George Boulevard

Note: See By-law Nos. 17019, 17020 & 17021 under Item H.4.

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. 7907-0129-00 .

RES.R12-2473

Carried

- (d) **Development Permit No. 7911-0100-00**
The John Volken Foundation c/o Walter Francl of Walter Francl Architecture Inc.
6899 King George Boulevard

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. 7911-0100-00 .

RES.R12-2474

Carried

3. Heritage Alteration Permit

- (a) **Heritage Alteration Permit No. 7911-0267-00**
Daniel Johnson House – 13951 Crescent Road

Note: The associated Heritage Revitalization Agreement Amendment By-law No. 17705 was given final adoption on July 23, 2012.

Memo received from the Manager, Community Planning, requesting Council to pass the following resolution

RES.R12-2475

It was	Moved by Councillor Steele Seconded by Councillor Hunt That Council approve Heritage Alteration Permit No. 7911-0267-00 and authorize the Mayor and Clerk to sign the Permit.
	<u>Carried</u>

4. **Applications to be Closed**

- (a) **Development Variance Permit No. 7911-0314- 00**
10166 KG Holdings Ltd.
c/o Arnold Silber
10166 King George Blvd.

* Planning and Development, North Division, advise (see memorandum dated November 19, 2012 in back-up) the file has been inactive for nine months, and that the applicant has requested that the file be closed.

RES.R12-2476

It was	Moved by Councillor Hunt Seconded by Councillor Gill That Application No. 7911-0314-00 be closed.
	<u>Carried</u>

- (b) **Development Variance Permit No. 7910-0252- 00**
Daryl R. Arnold and Lynn Arnold
6630 - 168 Street

* Planning and Development, North Division, advise (see memorandum dated November 1, 2012 in back-up) that a registered letter was sent to the applicant on September 20, 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 February 10, 2012.

RES.R12-2477

It was	Moved by Councillor Hunt Seconded by Councillor Gill That Application No. 7910-0252-00 be closed.
	<u>Carried</u>

J. OTHER BUSINESS

K. ADJOURNMENT

It was

do now adjourn.
RES.R12-2478

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

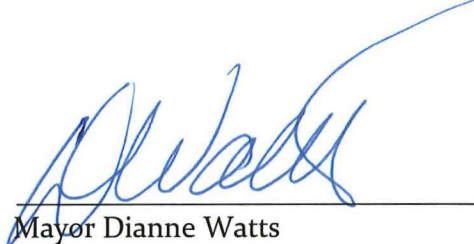
Carried

The Regular Council- Land Use meeting adjourned at 6:05 p.m.

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts