

**Present:**

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

**Absent:**

Councillor Hunt

**Staff Present:**

Assistant City Solicitor  
City Clerk  
City Manager  
General Manager, Engineering (Acting)  
General Manager, Finance & Technology  
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. **7912-0334-00**  
**6887 - 194A Street**  
**Tyler Ginther, Super Soil Inc. / Board Of Education of School District No 36**  
**(Surrey)**  
Temporary Industrial Use Permit  
*in order to permit a soil screening operation for a period not to exceed 4 months.*

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 Council approve Temporary Industrial  
Use Permit No. 7912-0334-00 (Appendix II) to proceed to Public Notification.  
Carried

RES.R13-90

NEWTON

2. **7912-0239-00**  
**12451 – 88 Avenue**  
**12592 – 89 Avenue**  
**Dave Major , SmartCentres Management Inc. / Surrey West Shopping Centres Ltd. / City of Surrey**  
OCP amendment from Industrial to Commercial  
Rezoning from IB and CD (By-law No. 15241 and 16539) to CD (based upon C-8) / Development Permit  
*in order to facilitate the consolidation of a City-owned property and permit the development of two (2) multi-tenant commercial buildings on two proposed new lots.*

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

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

1. a By-law be introduced to amend the OCP by redesignating the subject property at 12592 – 89 Avenue from Industrial to Commercial and a date for Public Hearing be set (Appendix IV).
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 property at 12451 – 88 Avenue from "Comprehensive Development Zone" (CD) (By-law No. 15241 and 16539) and the property at 12592 – 89 Avenue from "Business Park Zone" (IB) to "Comprehensive Development Zone" (CD) (By-law No. 12000) and a date set for Public Hearing (Appendix V).
4. Council authorize staff to draft Development Permit No. 7912-0239-00 generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;

- (c) final approval from Fortis B.C. for the proposed development;
- (d) final approval from B.C. Hydro for the proposed development; and
- (e) complete the purchase of the City-owned property at 12592 - 89 Avenue.

RES.R13-91

Carried

It was

Moved by Councillor Villeneuve

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 345 Amendment By law, 2013, No. 17864" pass its first reading.

RES.R13-92

Carried

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

It was

Moved by Councillor Villeneuve

Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 345 Amendment By law, 2013, No. 17864" pass its second reading.

RES.R13-93

Carried

It was then

Moved by Councillor Villeneuve

Seconded by Councillor Gill

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 345 Amendment By law, 2013, No. 17864" be held at the City Hall on February 18, 2013, at 7:00 p.m.

RES.R13-94

Carried

It was

Moved by Councillor Villeneuve

Seconded by Councillor Gill

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

Amendment By-law, 2013, No. 17865" pass its first reading.

RES.R13-95

Carried

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

It was

Moved by Councillor Villeneuve

Seconded by Councillor Gill

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

Amendment By-law, 2013, No. 17865" pass its second reading.

RES.R13-96

Carried

It was then  
 Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17865" be held at the City  
 Hall on February 18, 2013, at 7:00 p.m.  
 RES.R13-97 Carried

### RESIDENTIAL/INSTITUTIONAL

#### FLEETWOOD/GUILDFORD

3. **7912-0158-00**  
**14652 - 105A Avenue**  
**14656 - 105A Avenue**  
**Maciej Dembek / Barnett Dembek Architects Inc. / City of Surrey**  
**Triple S Holdings Ltd.**  
 Rezoning of a portion of the site from RF to RM-30 / Development Permit  
 Development Variance Permit  
*in order to permit the development of approximately 29 townhouse units in*  
*Guildford.*

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

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

1. a By-law be introduced to rezone a portion of the subject site in Planning Application No. 7912-0158-00, shown as Block A on the Survey Plan, from "Single Family Residential Zone" (RF) (By-law No. 12000) to "Multiple Residential 30 Zone" (RM-30) (By-law No. 12000) (Appendix I) and a date be set for Public Hearing
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7912-0158-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7912-0158-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front yard (north) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.4 metres (18 ft.) to the building face and to 4.5 metres (15 ft.) to the porch column;

- (b) to reduce the minimum front yard (south) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.2 metres (24 ft.) to the porch column;
  - (c) to reduce the minimum side yard (west) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.9 metres (10 ft.);
  - (d) to reduce the minimum side yard (east) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.9 metres (10 ft.) to the building face and to 2.4 metres (8 ft.) to the electrical rooms; and
  - (e) to vary Part 4 General Provisions of the Zoning By-law to increase the maximum height of a fence within a portion of the front yard from 1.2 metres (4 ft.) to 1.8 metres (6 ft.).
5. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues, to the satisfaction of the Planning and Development Department;
  - (f) the applicant address the concern that the development will place additional pressure on existing park facilities, to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
  - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (i) registration of a Section 219 Restrictive Covenant for "no build" on the remnant parcel south of 104A Avenue until future consolidation with the adjacent property to the south (14653 - 104 Avenue);

- (j) the applicant adequately address the impact of no indoor amenity space; and
- (k) the applicant address the deficiency in tree replacement to the satisfaction of the City Landscape Architect.

RES.R13-98

Carried

It was

Moved by Councillor Hepner  
Seconded by Councillor Gill

Amendment By-law, 2013, No. 17866"

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

RES.R13-99

Carried

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

It was

Moved by Councillor Hepner  
Seconded by Councillor Gill

Amendment By-law, 2013, No. 17866"

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

RES.R13-100

Carried

It was then

Moved by Councillor Hepner  
Seconded by Councillor Gill

By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17866" be held at the City Hall on February 18, 2013, at 7:00 p.m.

That the Public Hearing on "Surrey Zoning

RES.R13-101

Carried

NEWTON

4. 7912-0202-00

14265 - 60 Avenue

14289 - 60 Avenue

**Brad Hughes / Park Ridge Homes (Panorama) Ltd. / Oswald Seiler**

**Dorothy M Seiler / Frederick T Sale / Sharon G Sale**

NCP amendment from Townhouses 15 u.p.a to Townhouses 25 u.p.a.

Rezoning from RA to RM-30 / Development Permit

Development Variance Permit

*in order to permit the development of 55 townhouse units.*

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

It was

Moved by Councillor Gill  
Seconded by Councillor Hayne  
That:

1. a By-law be introduced to rezone the subject site in Planning Application 7912-0202-00 from "One-Acre Residential Zone" (RA ) (By-law No. 12000) to "Multiple Residential 30 Zone" (RM-30) (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 165 square metres (1,776 square feet) to 96 square metres (1,034 square feet).
3. Council authorize staff to draft Development Permit No. 7912-0202-00 generally in accordance with the attached drawings (Appendix VI).
4. Council approve Development Variance Permit No. 7912-0202-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum front (south) yard setback of the RM-30 Zone from 7.5 metres (25ft.) to 5.6 metres (18.4 ft.);
  - (b) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.4 metres (7.9 ft.) and 5.5m (18 ft.); and
  - (c) to reduce the minimum rear (north) yard setback of the RM-30 Zone from 7.5 metres (25ft.) to 6.9 metres (23 ft.) and 4.9m (16.ft).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable parking arrangement and to prohibit the conversion of the parking spaces into livable space;
- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (i) registration of a Section 219 Restrictive Covenant for "no build" for the purposes of tree preservation; and
- (j) the applicant adequately address the impact of reduced indoor amenity space.

6. Council pass a resolution to amend South Newton NCP to redesignate the land from Townhouses 15 u.p.a to Townhouses 25 u.p.a when the project is considered for final adoption.

RES.R13-102

Carried

It was

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

Amendment By-law, 2013, No. 17867" pass its first reading.

RES.R13-103

Carried

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

It was

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

Amendment By-law, 2013, No. 17867" pass its second reading.

RES.R13-104

Carried

Council expressed concerns about density in this area and requested that caution be taken to ensure that the neighbourhood is able to handle the parking issues and accessibility.

Council also commented that efforts be made to save the trees in this area.

It was then

Moved by Councillor Gill  
 Seconded by Councillor Hayne  
 That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17867" be held at the City Hall on February 18, 2013, at 7:00 p.m.

RES.R13-105

Carried



5. **7912-0350-00**  
**14677 - 59A Avenue**  
**Roger Jawanda, Citiwest Consulting Ltd / Parveenjot K. Litt / Jagdeep S. Litt**  
 Development Variance Permit  
*in order to reduce the minimum separation between the principal building and proposed detached garage.*

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 Council approve Development Variance Permit No. 7912-0350-00 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to vary the minimum separation between a detached garage and the principal building of the "Single Family Residential (9) Zone (RF-9)" from 6.0 metres (20 ft.) to 5.0 metres (16 ft.).

RES.R13-106

Carried

### SOUTH SURREY

6. **7911-0240-00**  
**2494 - 156 Street**  
**2510 - 156 Street**  
**2526 - 156 Street**  
**2544 - 156 Street**  
**Maciej Dembek, Barnett Dembek Architects Inc. / Fei Liu / Hong Y Li / South Land Holdings Ltd**  
 OCP amendment from Urban to Multiple Residential  
 Rezoning from RF to RM-30 / Development Permit / Development Variance Permit  
*in order to permit the development of 46 townhouse units.*

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

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

1. a By-law be introduced to amend the OCP by redesignating the subject site in Planning Application 7911-0240-00 from Urban to Multiple Residential and a date for Public Hearing be set.

2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site in Planning Application 7911-0240-00 from "Single Family Residential Zone" (RF) (By-law No. 12000) to "Multiple Residential 30 Zone" (RM-30) (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 138 square metres (1,486 square feet) to 35 square metres (376 square feet).
5. Council authorize staff to draft Development Permit No. 7911-0240-00 generally in accordance with the attached drawings (Appendix VI).
6. Council approve Development Variance Permit No. 7911-0240-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum west front yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
  - (b) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5metres (25 ft.) to 4.9 metres (16 ft.);
  - (c) to reduce the minimum north side yard setback of the RM-30 Zone from 7.5metres (25 ft.) to 7.4 metres (24 ft.), 6.7 metres (22 ft) and 6.1 metres (20ft) and 5.4m (17.5ft);
  - (d) to reduce the minimum east rear yard from 7.5m (25 ft.) to 4.6m (15 ft), 5.5m (18ft), 5.8m (19 ft) and 6.4m (21 ft); and
  - (e) to allow for four (4) visitor parking stalls within the required setbacks.
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) input from the Ministry of Transportation & Infrastructure;

- (d) submission of an acceptable tree survey and a statement regarding tree preservation;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (h) 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;
- (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (j) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the parking spaces into livable space;
- (k) registration of a Section 219 Restrictive Covenant to establish a no-build area for the purposes of tree preservation;
- (l) 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
- (m) the applicant adequately address the impact of reduced indoor amenity space.

8. Council pass a resolution to amend King George Highway Local Area Plan to redesignate the land from Townhouses 15 u.p.a. to Townhouses 25 u.p.a. when the project is considered for final adoption.

RES.R13-107

Carried

It was

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

By-law, 1996, No. 12900, No. 346 Amendment By law, 2013, No. 17868" pass its first reading.

RES.R13-108

Carried

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

- RES.R13-109 It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 346 Amendment By law, 2013, No. 17868" pass its  
second reading.  
Carried
- RES.R13-110 It was then Moved by Councillor Gill  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 346 Amendment By law, 2013,  
No. 17868" be held at the City Hall on February 18, 2013, at 7:00 p.m.  
Carried
- RES.R13-111 It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17869" pass its first reading.  
Carried
- The said By-law was then read for the second time.
- RES.R13-112 It was Moved by Councillor Gill  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17869" pass its second reading.  
Carried
- RES.R13-113 It was then Moved by Councillor Gill  
Seconded by Councillor Hepner  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17869" be held at the City  
Hall on February 18, 2013, at 7:00 p.m.  
Carried

7. **7912-0186-00**  
**3549 - 156 Street**  
**Mike Kompter, Hub Engineering Inc. / Rempy R Lidder**  
Rezoning from RA to RH  
*in order to allow subdivision into two (2) half-acre residential lots – one (1) standard  
lot and one (1) panhandle lot.*

Before the start of the meeting, staff provided an on-table memo advising that the item is out of order as the applicant was unable to attend the meeting.

Mike Kompter, Hub Engineering Inc. (Engineer for applicant) was present and requested that the application be deferred to the next Council meeting to enable the applicant to be able to respond to the denial of the application.

It was Moved by Councillor Hepner  
 Seconded by Councillor Hayne  
 That Application 7912-0186-00 be deferred to  
 the February 18, 2013 Council meeting.  
 RES.R13-114 Carried

8. **7911-0247-00**  
**14066 - 61 Avenue**  
**14084 - 61 Avenue**  
**David Porte, Porte Development Corp. / Porte Developments (Henley) Ltd.**  
 NCP amendment from "Single Family Residential Flex 6-14.5" to "Townhouse 25  
 upa max"  
 Rezoning from RA to CD (based on RM-30) / Development Permit  
*to permit a 93 unit townhouse development with full underground parking.*

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

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

1. a By-law be introduced to rezone the subject site in Planning Application  
 7911-0247-00 from "One-Acre Residential Zone" (RA) (By-law No. 12000) to  
 "Comprehensive Development Zone" (CD) (By-law No. 12000) and a date be  
 set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required  
 indoor amenity space from 282 square metres (3,035 square feet) to 182.73  
 square metres (1,967 square feet).
3. Council authorize staff to draft Development Permit No. 7911-0247-00 generally  
 in accordance with the attached drawings (Appendix II).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including  
 restrictive covenants, dedications, and rights-of-way where  
 necessary, are addressed to the satisfaction of the General Manager,  
 Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the  
 Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) approval from BC Hydro;

- (e) completion of all the requirements and conditions of the Senior Government Environmental Agencies, including final sign of the creek relocation, provision of 839 m<sup>2</sup> of compensatory habitat contiguous to 140 Street, and completion of an on-site drainage storm water plan;
  - (f) registration of a Section 219 Restrictive Covenant/SROW over the on-site riparian area;
  - (g) submission of an acceptable tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (h) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (i) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (j) submission of a cash contribution for parkland acquisition and/or improvements in this area of South Newton as volunteered by the applicant;
  - (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (l) 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;
  - (m) registration of a Section 219 Restrictive Covenant prohibiting conversion of parking stalls into habitable space;
  - (n) the applicant provide cash in lieu for pathway construction from the end of their path on private property to the future greenway on parkland; and
  - (o) the applicant adequately address the impact of reduced indoor amenity space.
5. Council pass a resolution to amend South Newton NCP to re-designate the land from Single Family Residential Flex 6-14.5 to Townhouse 25 upa max when the project is considered for final adoption.

RES.R13-115

Carried

RES.R13-116 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17870" pass its first reading.  
Carried

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

RES.R13-117 It was Moved by Councillor Gill  
Seconded by Councillor Hayne  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17870" pass its second reading.  
Carried

RES.R13-118 It was then Moved by Councillor Gill  
Seconded by Councillor Hayne  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17870" be held at the City  
Hall on February 18, 2013, at 7:00 p.m.  
Carried

Council raised the issue of the trees being taken down at this site and reiterated that clear cutting should be avoided when possible in moving forward. The report states that 178 trees will be planted. Staff was requested to ensure the trees were more substantial and not just 'stick trees'.

9. **7911-0169-00**  
**1657 - Ocean Park Road**  
**Brad Lamoureux, Lamoureux Architect Inc. / Jasmal K. Grewal / Kartar S. Grewal**  
Rezoning from RF to RF-O / Development Variance Permit  
*in order to permit the development of a larger single family dwelling on an oceanfront lot.*

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

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

1. a By-law be introduced to rezone the subject site in Planning Application 7911-0169-00 from "Single Family Residential Zone" (RF) (By-law No. 12000) to "Single Family Residential Oceanfront Zone" (RF-O) (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7911-0169-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to increase the maximum Lot Coverage of the RF-O Zone from 25% to 37%;

- (b) to increase the maximum permitted number of stair risers encroaching into the north side yard setback from three (3) to ten (10); and
  - (c) to increase the maximum permitted height of a structure encroaching into the building setback areas as follows:
    - i. from 0.6 metre (2 ft.) to 1.4 metre (4.6 ft.) above finished grade in the south side yard setback area; and
    - ii. from 0.6 metre (2 ft.) to 1.0 metre (3.3 ft.) above finished grade in the rear yard setback area.
3. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (d) registration of a Section 219 Restrictive Covenant to ensure tree protection;
  - (e) registration of a Restrictive Covenant to ensure the proposed dwelling complies with the approved house design plans; and
  - (f) registration of a Section 219 Restrictive Covenant to ensure future house construction is in accordance with the recommendations in the approved geotechnical report.

RES.R13-119

Carried

It was

Moved by Councillor Hayne

Seconded by Councillor Rasode

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

Amendment By-law, 2013, No. 17871" pass its first reading.

RES.R13-120

Carried

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





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

**NOTE:** Refer to section H. 3 for by-law readings.

Council requested confirmation that meetings have taken place involving the property owners to the west regarding their understanding of how they can develop their property and that this development will not impede their ability to develop. Staff noted there have been a couple of meetings with the property owners to the west and that there is no agreement between the two parties in terms of moving forward with one joint development. The current proposal would not affect the development to the west. The subject site is more restricted and impacted by the hydro corridor. The area to the west is a more developable area.

It was  
 Moved by Councillor Hepner  
 Seconded by Councillor Gill  
 That Council consider Third Readings of  
 Land Use Discharge By-law No 17776 and Zoning Amendment By-law, No. 17777  
Carried

RES.R13-124

#### D. CORPORATE REPORTS

1. The Corporate Reports under date of January 28, 2013 were considered and dealt with as follows:

**Item No. L001** Development Application No. 7907-0167-00 in Northwest Whalley  
 File: 7907-0167-00

The General Manager, Planning and Development submitted a report to provide an update on the process of developing an Infill Concept Plan (the "Infill Plan") for the area of Northwest Whalley generally bounded by Old Yale Road, 128 Street, 104 Avenue and 125B Street (see Appendix I) in accordance with Council Resolution No. R12-2453 that was adopted by Council on November 26, 201) and to seek Council authorization to process through to completion Development Application No. 7907-0167-00 that contemplates a two lot subdivision of the property at 10672 - 127 Street (See Appendix II) in advance of Council approval of the Infill Concept Plan for the neighbourhood.

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 Council:

1. Receive Corporate Report L001 as information; and



## H. BY-LAWS

### FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17483"  
7910-0175-00 - South 60 Development Inc.  
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)  
RA to RF, RF-12 and RF-9 - 5814, 5836, 5860 King George Boulevard and  
5821 - 140 Street - to permit the development of 66 single family lots  
(14 RF-9, 45 RF - 12 and 7 RF).

Approved by Council: September 12, 2011

- \* Planning and Development advise (see memorandum dated January 23, 2013 in by-law back up) that it is in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan to redesignate a portion of the site from "Single Family Residential" to "Single Family Small Lots".

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That Council amend the South Newton  
Neighbourhood Concept Plan to redesignate a portion of the site from "Single  
Family Residential" to "Single Family Small Lots".

RES.R13-127

Carried

It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2011, No. 17483" be finally adopted, signed by the Mayor and  
Clerk, and sealed with the Corporate Seal.

RES.R13-128

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2012, No. 17691"  
3900-20-17691 - Regulatory Text Amendment

Approved by Council: April 2, 2012  
Corporate Report Item No. Ro68

**Note:** During review of the file after final adoption, it was noted that this by-law was not placed on the agenda for third reading after the public hearing on December 10, 2012. The public hearing for this by-law was conducted in association with by-law 17690 and final reading for both by-laws was given on January 14, 2013. Council is requested to rescind final adoption of the bylaw and consider third reading and adoption.

- RES.R13-129 It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That Council rescind resolution Res.R13-71 of  
the January 14, 2013 Regular Council-Land Use meeting granting final adoption of  
"Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2012, No. 17691".  
Carried
- RES.R13-130 It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Text Amendment By-law, 2012, No. 17691" pass its third reading.  
Carried
- RES.R13-131 It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Text Amendment By-law, 2012, No. 17691" be finally adopted, signed by the Mayor  
and Clerk, and sealed with the Corporate Seal.  
Carried

## THIRD READINGS

3. "Surrey Land Use Contract No. 505, Authorization By-law, 1978, No. 5718.  
Discharge By-law, 2012, No. 17776"  
7912-0242-00 - 0625515 BC Ltd.  
c/o A & A Construction (Andy Aadmi)  
To discharge Land Use Contract No. 505 from the property -  
8407 King George Boulevard - to allow the underlying C-4 Zone to come  
into effect.

Approved by Council: October 1, 2012

This By-law is proceeding in conjunction with By-law No. 17777.

**Note:** Please see Additional Planning Comments Report under Item C. 1.

- RES.R13-132 It was Moved by Councillor Martin  
Seconded by Councillor Gill  
That "Surrey Land Use Contract No. 505,  
Authorization By-law, 1978, No. 5718. Discharge By-law, 2012, No. 17776" pass its  
third reading.  
Carried
- "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17777"  
7912-0242-00 - 0625515 BC Ltd  
c/o A & A Construction (Andy Aadmi)  
C-4 to CD (BL 12000) - 8407 King George Boulevard - to permit the  
development of a car wash facility.

Approved by Council: October 1, 2012

This By-law is proceeding in conjunction with By-law No. 17776.

It was  
 Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17777" pass its third reading.  
Carried

RES.R13-133

**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. 7912-0254-00**  
**City of Surrey**  
**c/o CTA Design Group (John E. Kristianson)**  
**19008, 19028 and 19040 – 34A Avenue**

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17146", as amended, Part 2, Section J.6(a)ii.a., as follows:

- (a) To allow for the outdoor display of a conveyor pulley within the front yard, as shown on attached drawing.

The proposal is 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.

**Note:** See Development Permit No. 7912-0254-00 under Clerk's Report Item I.2(b).

It was  
 Moved by Councillor Villeneuve  
 Seconded by Councillor Gill  
 That Development Variance Permit  
 No. 7912-0254-00 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.R13-134

Carried

2. **Formal Issuance of Development Permits**

- (a) **Development Permit No. 7912-0051-00  
Leighton Stenner, / Prado Holdings Ltd., Inc. No. 514567  
15250 - 54A Avenue**

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

It was  
executed Development Permit No. 7912-0051-00 .

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

RES.R13-135

- (b) **Development Permit No. 7912-0254-00  
City of Surrey  
c/o CTA Design Group (John E. Kristianson)  
19008, 19028 and 19040 - 34A Avenue**

**Note:** See Development Variance Permit No. 7912-0254-00 under Clerk's Report 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  
executed Development Permit No. 7912-0254-00.

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

RES.R13-136

J. OTHER BUSINESS

K. ADJOURNMENT

It was

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

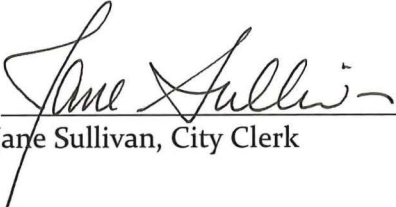
do now adjourn.

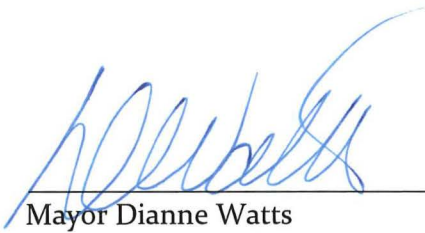
RES.R13-137

Carried

The Regular Council- Land Use meeting adjourned at 5:47 p.m.

Certified Correct:

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

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