

**Present:**

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

**Absent:****Staff Present:**

City Clerk  
City Manager  
Deputy City Clerk  
Acting 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

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

1. 7911-0054-00  
19047 - Fraser Highway  
19025 - Fraser Highway  
19007 - Fraser Highway  
Maggie Koka, Aplin & Martin Consultants Ltd. /  
0745269 B.C. Ltd., Inc. No. BC0745269 **Director Information:**  
Jaswinder Singh Dhaliwal / Balbir Singh Chana / Gian Singh Sohanpaul /  
**Officer Information as at January 9, 2013** Balbir Singh Chana (President) /  
Jaswinder Singh Dhaliwal (Secretary) / Gian Singh Sohanpaul (Treasurer)  
OCP Amendment of a portion from Urban to Industrial / NCP Amendment of  
portions from 22-45 upa (High Density), Riparian Protection Area, Storm Water  
Pond and Open Space/Park to Riparian Protection Area and Business Park /  
Rezoning of portions from RA to IB-3 and RF  
*in order to allow subdivision into two business park lots, two remnant lots and one  
lot for stream protection.*

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Martin  
That:

1. a By-law be introduced to amend the OCP by redesignating a portion of the subject site in Application No. 7911-0054-00 from Urban to Industrial 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 Block B of the site as shown on the attached Survey Plan from "One-Acre Residential Zone (RA )" (By-law No. 12000) to "Business Park 3 Zone (IB-3)" (By-law No. 12000) and Block C of the site as shown on the attached Survey Plan from "One-Acre Residential Zone (RA )" (By-law No. 12000) to "Single Family Residential Zone (RF)" and a date be set for Public Hearing (Appendix I).
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 Senior Government agencies for the relocation of McLellan Creek;
  - (d) the applicant to provide habitat compensation as per City Policy No. P-15 for the setback relaxation from the watercourse, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 1 and 4 to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;

- (h) registration of a Section 219 Restrictive Covenant for "no build" on the southern portion of proposed Lot 4 until future consolidation with adjacent properties to the west;
- (i) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 5 until future consolidation with adjacent properties to the north, east and west; and
- (j) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 3 until such time as it rezones in the future as per the designations in the East Clayton NCP and consolidates with the adjacent property to the east (6481 - 192 Street);
- (k) registration of a 4.5-metre (15 ft.) wide right-of-way for pedestrian access north of McLellan Creek to accommodate a public pathway; and
- (l) registration of a 3.0-metre (10 ft.) wide right-of-way for pedestrian access along the eastern portion of the site to accommodate a public pathway, with cash-in-lieu to be provided for the ultimate construction of the pathway.

5. Council pass a resolution to amend of the East Clayton NCP to redesignate portions of the site from 22 - 45 upa (High Density), Riparian Protection Area, Storm Water Pond and Open Space/Park on Private Property to Riparian Protection Area and Business Park when the project is considered for final adoption.

RES.R13-1073

Carried

It was

Moved by Councillor Hunt  
Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No 357, Amendment By law, 2013, No. 17962" pass its first reading.

RES.R13-1074

Carried

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Gill

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No 357, Amendment By law, 2013, No. 17962" pass its second reading.

RES.R13-1075

Carried

- RES.R13-1076 It was then Moved by Councillor Hunt  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No 357, Amendment By law, 2013,  
No. 17962" be held at the City Hall on Monday, July 8, 2013, at 7:00 p.m.  
Carried
- RES.R13-1077 It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17963" pass its first reading.  
Carried
- The said By-law was then read for the second time.
- RES.R13-1078 It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17963" pass its second reading.  
Carried
- RES.R13-1079 It was then Moved by Councillor Hunt  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17963" be held at the City  
Hall on Monday, July 8, 2013, at 7:00 p.m.  
Carried

### FLEETWOOD/GUILDFORD

2. **7913-0011-00**  
**10207 - 153 Street**  
**10221 - 153 Street**  
**Richard Coulter, Guildford Real Estate Corporation /**  
**Guildford Real Estate Corp**  
OCP Amendment from Commercial to Town Centre / Rezoning from RF and C-15  
to CD (based on C-15) / Development Permit / Development Variance Permit  
*in order to permit the development of a four-storey retail/office building with three  
levels of underground parking.*

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

It was

Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Application No. 7913-0011-00 from Commercial to Town Centre 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 from "Single Family Residential Zone (RF)" (By-law No. 12000) and "Town Centre Commercial Zone (C-15)" (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. 7913-0011-00 generally in accordance with the attached drawings (Appendix II).
5. Council approve Development Variance Permit No. 7913-0011-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to defer the works and services requirements of Subdivision and Development By-law No. 8830 for a portion of 102A Avenue.
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) registration of a reciprocal access and parking easement for the entire subject site;

- (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (h) registration of a statutory right-of-way for public rights of passage over the southern portion of the site, which includes the driveway and sidewalk, to provide public access between 152A Street and 153 Street; and
- (i) registration of a Section 219 Restrictive Covenant for "no build" over proposed Lot 2 until future redevelopment is proposed that will trigger the completion of the required works and services.

RES.R13-1080

Carried

It was

Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 358, Amendment By-law, 2013, No. 17964" pass its first reading.

RES.R13-1081

Carried

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

It was

Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 358, Amendment By-law, 2013, No. 17964" pass its second reading.

RES.R13-1082

Carried

It was then

Moved by Councillor Martin  
 Seconded by Councillor Villeneuve  
 That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 358, Amendment By-law, 2013, No. 17964" be held at the City Hall on Monday, July 8, 2013, at 7:00 p.m.

RES.R13-1083

Carried

It was

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

Amendment By-law, 2013, No. 17965" pass its first reading.

RES.R13-1084

Carried

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

RES.R13-1085 It was Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17965" pass its second reading.  
Carried

RES.R13-1086 It was then Moved by Councillor Martin  
Seconded by Councillor Villeneuve  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17965" be held at the City  
Hall on Monday, July 8, 2013, at 7:00 p.m.  
Carried

3. **7912-0305-00**  
**16033 - 108 Avenue**  
**Brent Tedford, Pacific Land Resource Group Inc. /**  
**Kevington Building Corp. Ltd.**  
Rezoning from CD By-law No. 11302 (as amended by By-law Nos. 15501 and 17906)  
to CD (based on the C-8 Zone)  
*in order to permit a licensee retail store (private liquor store) in an existing  
neighbourhood shopping centre.*

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

RES.R13-1087 It was Moved by Councillor Gill  
Seconded by Councillor Hunt  
That Application 7912-0305-00 be denied.  
Carried  
With Councillors Hayne, Hepner and Martin  
opposed

Mayor Watts called for the Applicant to speak to this denial recommendation. In response, the Applicant noted that there are 10,000 residents in the Fraser Heights area that currently do not have access to a full array of services.

The Applicant understands the residents' concerns regarding the school proximity (located across the street) but believes the fears relative to the possibility of underage drinking are unjustified. It was noted that the liquor primary operator has been in business since 1975 and has only had 1 infraction over that 38 year period. The Applicant noted that over 500 people are in support of the proposal and he requested that it be sent forward to Public Hearing to have a full discussion of the issues.

Councillor Hayne requested the matter be put forward to Public Hearing and noted that the revised proposal is effectively resolves having the site lines directly facing the high school.

NEWTON

4. **7910-0289-00**  
**12827 – 76 Avenue**  
 Dr. Sajal Jain and Dr. Shailinder Bhullar, o879617 B.C. Ltd., Inc. No. 879617 /  
Director Information: Shailinder Singh Bhullar / Sajal Jain / Parminder Mann  
No Officer Information Filed as at April 27, 2013  
 Amend CD By-law No. 10140, as amended  
*in order to allow a small-scale drug store as a permitted land-use in Strata lots 2, 4 and 6.*

Note: Council previously considered Development Application No. 7910-0289-00 at the February 7, 2011 Regular Council – Public Hearing meeting.

Note: Please refer to Section H.4 of the Land Use Clerk's Agenda for by-law Reading.

The Planning & Development Department is recommending that Council grant Final Adoption to the CD By-law amendment (By-law No. 17358).

Staff clarified this business use can only be operated in conjunction of a medical office and that there will be doctors on site to see patients.

5. **7912-0331-00**  
**15336 – 67 Avenue**  
 Joe Minten, JM Architecture Inc. / Sandhu Malri Holdings Inc.  
 Development Permit / Development Variance Permit  
*in order to permit the development of two multi-tenant industrial/business park buildings. A variance is required for on-site parking under a shared parking arrangement.*

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

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

1. Council authorize staff to draft Development Permit No. 7912-0331-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7912-0331-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to vary the minimum on-site parking required under a shared parking agreement for each individual use from seventy-five percent (75%) to fifty percent (50%) for businesses with different peak hours of operation.



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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) the applicant address the deficit in tree replacement;
  - (f) discharge the Section 219 Restrictive Covenant for tree preservation (BB1358288);
  - (g) registration of reciprocal access and parking easements to accommodate the shared parking arrangement proposed between the subject property and 6638 - 152A Street;
  - (h) registration of a Section 219 Restrictive Covenant to limit the hours of operation for businesses located on-site to Monday through Friday, 6:00 a.m. to 7:00 p.m., in keeping with the shared parking arrangement; and
  - (i) register a statutory right-of-way for public rights-of-passage over the north-south and east-west pedestrian walkways shown in the East Newton Business Park NCP.

RES.R13-1088

Carried

6. **7912-0206-00**  
**15330 - 54A Avenue**  
**15250 - 54A Avenue**  
**Samuel Chan, Ionic Architecture Inc. / Prado Holdings Ltd**  
Rezoning from IB and CD (By-law No. 14165) to IB-3 / Development Permit / Development Variance Permit  
*to allow for development of 3 business park buildings with a total floor area of 15,873 sq.m. (171,000 sq. ft.), and to relax setbacks.*

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 parcel at 15250 – 54A Avenue from "Comprehensive Development Zone (CD)" (By-law No. 14165) to "Business Park 3 Zone (IB-3)" (By-law No. 12000) and the parcel at 15330 - 54A Avenue from "Business Park Zone (IB)" (By-law No. 12000) to "Business Park 3 Zone (IB-3)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7912-0206-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7912-0206-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum westerly side yard setback from 7.5 metres (25 feet) to 1.47 metres (5 feet) for the building face and a 0.65 metres (2 feet) encroachment into the setback area for the eaves to retain the heritage McKettrick House; and
  - (b) to reduce the minimum front yard setback from 7.5 metres (25 feet) to 6.7 metres (22 feet) for weather protection canopies only.
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) input from Senior Government Environmental Agencies;
  - (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) registration of a Section 219 Restrictive Covenant identifying the potential for agricultural impacts from the adjacent Agricultural Land Reserve (ALR) lands;

- (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
- (i) registration of a shared parking and shared access easement between the two proposed parcels.

5. Council pass a resolution to amend the East Panorama Ridge Local Area Plan to redesignate the parcel at 15330 – 54A Avenue from "Agro-Industrial" to "Business Park" when the project is considered for final adoption.

RES.R13-1089

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Gill

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

Amendment By-law, 2013, No. 17966" pass its first reading.

RES.R13-1090

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, 2013, No. 17966" pass its second reading.

RES.R13-1091

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, 2013, No. 17966" be held at the City Hall on Monday, July 8, 2013, at 7:00 p.m.

RES.R13-1092

CarriedSOUTH SURREY

7.

**7911-0295-00****388 - 175A Street****Maciej Dembek, Barnett Dembek Architects Inc. /****Hardy Bains, Silverstone Ventures Inc**

Rezoning from CD By-law (No. 17018) to CD / Development Permit

*in order to add additional uses and to permit the development of 4 single-storey commercial buildings.*

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 a portion of the subject site in Application No. 7911-295-00, shown as "Block A" on the survey plan attached in Appendix V, from "Comprehensive Development Zone (CD)" (By-law No. 17018) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7911-0295-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
  - (e) 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.

RES.R13-1093

Carried

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2013, No. 17967" pass its first reading.

RES.R13-1094

Carried

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

It was Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2013, No. 17967" pass its second reading.

RES.R13-1095

Carried

It was then  
 Moved by Councillor Gill  
 Seconded by Councillor Steele  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17967" be held at the City  
 Hall on Monday, July 8, 2013, at 7:00 p.m.  
 RES.R13-1096 Carried

8. **7913-0090-00**  
**2121 - 160 Street**  
**Jordan Desrochers, Priority Permits Ltd /**  
**Grandview Pointe Developments Ltd**  
 Development Variance Permit  
*in order to vary the number of permitted fascia signs from 2 to 4 for a ground floor  
 commercial tenant.*

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

It was  
 Moved by Councillor Villeneuve  
 Seconded by Councillor Hayne  
 That Council approve Development Variance  
 Permit No. 7913-0090-00 (Appendix III) to proceed to Public Notification to vary  
 Section 27 Sub-Section 2 (a) of Part 5 "Signs in Commercial/Industrial Zones" of  
 the Sign By-Law, 1999, No. 13656, to increase the maximum number of fascia signs  
 from 2 to 4 signs for the ground floor tenant.  
 RES.R13-1097 Carried

9. **7912-0130-00**  
**14313 - Crescent Road**  
**Peter Lovick, PJ Lovick Architect Ltd. / o897921 B.C. Ltd., Inc. No. BCo897921**  
**Director Information: Sukhwinder Singh Nijjar / Manpreet Singh /**  
**Officer Information as at December 14, 2012: Sukhwinder Singh Nijjar**  
**(President) / Manpreet Singh (Secretary)**  
 Rezoning from CG-2 to CD (Based on CG-2) / Development Permit / Development  
 Variance Permit  
*in order to permit an eating establishment within an existing gasoline station  
 convenience store. A DVP is requested to defer engineering requirements.*

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

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

1. a By-law be introduced to rezone the subject site from "Combined Service  
 Gasoline Station Zone (CG-2)" (By-law No. 12000) to "Comprehensive

Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.

- 2. Council authorize staff to draft Development Permit No. 7912-0130-00 generally in accordance with the attached drawings (Appendix II).
- 3. Council approve the applicant's request to waive the alternative fuel requirement until future redevelopment of the site.
- 4. Council approve Development Variance Permit No. 7912-0130-00 (Appendix IV) varying the following, to proceed to Public Notification:
  - (a) to defer the requirement of the Surrey Land Development and Subdivision By-law (No. 8830) to provide required road dedications and statutory rights-of-way until future redevelopment of the site.
- 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) 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) payment of monetary contribution for landscape and walkway development within the adjacent road right-of-way in accordance with the Semiahmoo Trail Design Guidelines, to the satisfaction of the Parks, Recreation & Culture Department; and
  - (f) registration of a Section 219 Restrictive Covenant to establish a landscape buffer along the Semiahmoo Trail (Elgin Road) edge, as per the accepted landscaping plan.

RES.R13-1098

Carried

It was

Moved by Councillor Villeneuve  
Seconded by Councillor Hepner  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17968" pass its first reading.

RES.R13-1099

Carried

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

- |              |   |  |
|--------------|---|--|
| RES.R13-1100 | <p>It was</p> <p>Amendment By-law, 2013, No. 17968"</p>   | <p>Moved by Councillor Villeneuve<br/>         Seconded by Councillor Hepner<br/>         That "Surrey Zoning By-law, 1993, No. 12000,<br/>         pass its second reading.<br/> <u>Carried</u></p>   |
| RES.R13-1101 | <p>It was then</p> <p>By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17968"</p> <p>Hall on Monday, July 8, 2013, at 7:00 p.m.</p> | <p>Moved by Councillor Villeneuve<br/>         Seconded by Councillor Hepner<br/>         That the Public Hearing on "Surrey Zoning<br/>         By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17968" be held at the City<br/>         Hall on Monday, July 8, 2013, at 7:00 p.m.<br/> <u>Carried</u></p> |

### SURREY CITY CENTRE/WHALLEY

10.     **7913-0096-00**  
**13737 - 96 Avenue**  
**John Tierney, Lark Group / South Harper Lands Development Ltd**  
 Development Variance Permit  
*in order to vary the minimum 400-metre separation requirement between a  
 small-scale drug store and an existing drug store.*
- The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.
- |              |  |  |
|--------------|--|--|
| RES.R13-1102 | <p>It was</p> <p>Permit No. 7913-0096-00 (Appendix IV) to proceed to Public Notification to waive the minimum separation requirement in the Zoning By-law, between a proposed small-scale drug store and an existing drug store, to permit one small-scale drug store.</p> | <p>Moved by Councillor Martin<br/>         Seconded by Councillor Gill<br/>         That Council approve Development Variance<br/>         Permit No. 7913-0096-00 (Appendix IV) to proceed to Public Notification to waive the minimum separation requirement in the Zoning By-law, between a proposed small-scale drug store and an existing drug store, to permit one small-scale drug store.<br/> <u>Carried</u></p> |
|--------------|--|--|
11.     **7913-0021-00**  
**11305 - 124 Street**  
**Roger Jawanda, Citiwest Consulting Ltd. / Hardial S Nagra**  
 OCP Text Amendment / Temporary Industrial Use Permit  
*in order to declare the site a Temporary Industrial Use Permit Area and to allow a  
 truck parking facility and container storage for a period not to exceed three years.*
- The General Manager, Planning & Development was recommending that the application be denied.





It was Moved by Councillor Villeneuve  
 Seconded by Councillor Martin  
 That Council authorize staff to proceed with  
 the preparation of an Infill Development Concept Plan for the Aloha Estates  
 neighbourhood that will ultimately result in an NCP Amendment to the East  
 Clayton NCP.

RES.R13-1104

Carried  
 With Councillor Hepner opposed.

In response to an inquiry from Council, staff noted that this is a condensed NCP  
 similar to what is seen in the Community of Fleetwood.

13. **7913-0095-00**  
**19433 - 68 Avenue**  
**Shannon Seefeldt / Robert Ciccozzi Architects, The Grove (G.P.) Inc.**  
 Development Variance Permit  
*in order to reduce the minimum east side yard setback for a townhouse project in  
 East Clayton.*

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 Council approve Development Variance  
 Permit No. 7913-0095-00 (Appendix II) to proceed to Public Notification to reduce  
 the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to  
 2.5 metres (8 ft.) to the building face, to 2.2 metres (7 ft.) to the bay window, and  
 to 0.9 metre (3 ft.) to the bay window overhang, for Building S only.

RES.R13-1105

Carried

14. **7912-0261-00**  
**19382 - Fraser Highway**  
**Theresa Rawle, H.Y. Engineering Ltd. / Greenside Development Corporation**  
 Partial Land Use Contract Discharge / Rezoning from RM-15 to RF-12  
*in order to allow subdivision into 4 single family 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 Steele  
 That:

1. a By-law be introduced to discharge Land Use Contract No. 290 from the  
 subject site in Application No. 7912-0261-00 and a date for Public Hearing  
 be set.

2. a By-law be introduced to rezone the subject site from "Multiple Residential 15 Zone (RM-15)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (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 an acceptable tree survey and a statement regarding tree preservation; and
  - (c) 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.R13-1106

Carried

It was

Moved by Councillor Martin  
Seconded by Councillor SteeleThat "Surrey Land Use Contract No. 290,  
Authorization By-law, 1976, No. 5020, Partial Discharge By-law, 2013, No. 17969"  
pass its first reading.

RES.R13-1107

Carried

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

It was

Moved by Councillor Martin  
Seconded by Councillor SteeleThat "Surrey Land Use Contract No. 290,  
Authorization By-law, 1976, No. 5020, Partial Discharge By-law, 2013, No. 17969"  
pass its second reading.

RES.R13-1108

Carried

It was then

Moved by Councillor Martin  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Land Use  
Contract No. 290, Authorization By-law, 1976, No. 5020, Partial Discharge By-law,  
2013, No. 17969" be held at the City Hall on Monday, July 8, 2013, at 7:00 p.m.

RES.R13-1109

Carried

RES.R13-1110 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17970" pass its first reading.  
Carried

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

RES.R13-1111 It was Moved by Councillor Martin  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17970" pass its second reading.  
Carried

RES.R13-1112 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, 2013, No. 17970" be held at the City  
Hall on Monday, July 8, 2013, at 7:00 p.m.  
Carried

15. **7911-0244-01**  
**Portion of 18625 Fraser Highway**  
**Portion of 68 Avenue Road Allowance**  
**Ted Dawson, Dawson Benchmark / Hope Community Church of Surrey BC /**  
**City of Surrey**  
Development Variance Permit  
*in order to permit the development of a church.*

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

It was Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That Council approve Development Variance  
Permit No. 7911-0244-01 (Appendix III) to proceed to Public Notification as follows:

- (a) to reduce the minimum side yard setback on a flanking street (Fraser Highway) of the PA-2 Zone from 9.0 metres (30 ft.) to 3.6 metres (12 ft.) to the building face and to 0.0 metre to the roof overhang;
- (b) to reduce the minimum front yard setback (68 Avenue) of the PA-2 Zone from 9.0 metres (30 ft.) to 4.3 metres (17 ft.) to the building face and to 0.0 metre to the roof overhang; and
- (c) to vary Part 4 General Provisions of Zoning By-law No. 12000 to allow a structure more than 0.60 metre (2 ft.) in height to be located within the building setback area.

RES.R13-1113

CarriedFLEETWOOD/GUILDFORD

16. 7912-0107-00  
 9662 - 161A Street  
 9676 - 161A Street  
 9716 - 161A Street  
 9746 - 161A Street  
 9768 - 161A Street  
 Lori Joyce, HY Engineering Ltd. / Sandeep S Lally / Onkar S Toor /  
 Balvir K Toor / Balihar K Bains / Elaine P Louie / Philip Louie /  
 Douglas K Louie / Renuka Raey / Jay P Raey / Myung O Kang /  
 Jin W Kang / Andrew A Peebles / Patricia A Peebles / Scott A Peebles  
 Rezoning from RA to RF  
*in order to allow subdivision into 30 single family lots.*

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Hunt  
 That this item be referred back to staff to  
 address concerns raised during the Regular Council Land Use meeting relative to  
 tree conservation.

RES.R13-1114

Carried

Councillor Hepner noted there are four different applications relative to this area of the City and wonder why they were not all put together in terms of how they were defined.

Staff, in response noted that it was an oversight to have one project excluded from one of the four. Council requested staff to provide the whole site layout to provide context to the development outlining the entire piece. Staff clarified that they are separate applications although they are contiguous.

Council requested clarification regarding the number of trees scheduled for removal and whether there was opportunity of doing some cluster housing development to save the trees. Staff noted that it is something that can be reviewed in terms of having the property owners coming together but noted that it is a joint effort in terms of servicing the area to make development financially viable.

Council asked if there was merit in deferring the associated applications so that staff can work with the applicants to save more trees.

Mayor Watts noted the concern is that the entire area is going to be clear cut.

Council requested Items, 16, 18, 19 and 20 be sent back to staff to work with the Applicants to achieve a more sensitive/cohesive tree conservation plan.

17. **7912-0257-00**  
**8136 - 156 Street**  
**8138 - 156 Street**  
**Roger Jawanda, Citiwest Consulting Ltd. / Ravinder S Bhathal / Sarbjit Bhathal / Gurpreet S Grewal / Randhir S Grewal**  
 Rezoning from RM-D to RF  
*in order to allow subdivision into 3 single family 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 Steele  
 That:

1. a By-law be introduced to rezone the subject site in Application No. 7912-0257-00 from "Duplex Residential Zone (RM-D)" (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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (e) the applicant address the tree replacement deficiency to the satisfaction of the City Landscape Architect.

RES.R13-1115 Carried

It was Moved by Councillor Villeneuve  
 Seconded by Councillor Steele  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2013, No. 17972" pass its first reading.

RES.R13-1116 Carried

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

RES.R13-1117 It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17972" pass its second reading.  
Carried

RES.R13-1118 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, 2013, No. 17972" be held at the City  
Hall on Monday, July 8, 2013, at 7:00 p.m.  
Carried

18. **7912-0108-00**  
**9697 - 162A Street**  
**9725 - 162A Street**  
**9745 - 162A Street**  
**9763 - 162A Street**  
**Lori Joyce , HY Engineering Ltd. / Jaswant K Samra / Gurnam S Samra /**  
**Tejinder K Sharma / Kanchan Sharma / Sukhi Sarao / Gurcharan K Sidhu /**  
**Gerald B Davis / Kamal Sarao / Narinder Khehra**  
Rezoning from RA to RF  
*in order to allow subdivision into 23 single family lots.*

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

RES.R13-1119 It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That this item be referred back to staff to  
address concerns raised during the Regular Council Land Use relative to tree  
conservation.  
Carried

19. **7912-0109-00**  
**9702 - 162A Street**  
**9722 - 162A Street**  
**9734- 162A Street**  
**9774 - 162A Street**  
**Lori Joyce, H.Y. Engineering Ltd. / Jessica M Allan / Heidi A Ciachurski /**  
**Bhangu Holdings Ltd / Wan K Park / Surinderjit S Rai / Jaswant K Samra /**  
**Saudagar S Bahia / Gurpal S Sahota / Harpreet K Samra**  
Rezoning from RA to RF  
*in order to allow subdivision into 20 single family 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 Hunt  
 That this item be referred back to staff to  
 address concerns raised during the Regular Council Land Use meeting relative to  
 tree conservation.

RES.R13-1120

Carried

20. 7912-0110-00  
 9678 - 162A Street  
 9666 - 162A Street  
 9654 - 162A Street  
 9642 - 162A Street  
 Lori Joyce, H.Y. Engineering Ltd. / Ravinder S Kang / Daljinder K Kang /  
 Palminder Bhoparai / Parampreet Sandhu / Duyen T Ngo / Donna Ngo /  
 Charanjeet K Sangha / Pavitar S Sangha / Katelyn P Catroppa /  
 Wesley C Catroppa  
 Rezoning from RA to RF  
*in order to allow subdivision into 12 single family lots.*

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

It was Moved by  
 Seconded by  
 That this item be referred back to staff to  
 address concerns raised during the Regular Council Land Use meeting relative to  
 tree conservation.

RES.R13-1121

CarriedNEWTON

21. 7911-0335-00  
 13840 - Hyland Road  
 Clarence Arychuk, Hunter Laird Engineering Ltd. / 0927081 BC Ltd /  
Director Information: Melvin R. Crocker / No Officer Information Filed  
 Rezoning from RA to RF-12 / Development Variance Permit  
*in order to allow subdivision into five single family small lots and one lot for the  
 protection of the riparian area.*

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

It was

Moved by Councillor Hunt  
Seconded by Councillor Gill  
That:

1. a By-law be introduced to rezone the subject site in Application No. 7911-0335-00 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.
2. Council approve Development Variance Permit No. 7911-0335-00, (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to vary Section H.6 of Part 17A "Single Family Residential (12) Zone (RF-12)" to permit a front loaded double car garage on proposed Lot 2, a Type I Interior RF-12 lot.
3. Council instruct staff to resolve the following issue prior to granting of Third Reading:
  - (a) the applicant grants the outstanding joint BC Hydro/Telus statutory right-of-way.
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) the applicant re-negotiate the cost sharing agreement for the construction of Hyland Road in order to ensure fairness to all parties, to the satisfaction of the Engineering Department;
  - (c) submission of a subdivision layout, including the conveyance of Hyland Creek and the riparian area to the City for conversation purposes, to the satisfaction of the Approving Officer;
  - (d) input from Senior Government Environmental Agencies;
  - (e) submission of a finalized tree survey and arborist report to the satisfaction of the City Landscape Architect;
  - (f) submission of a landscape concept and landscape securities for the treatment of un-opened road allowance and a portion of proposed Lot 1 to the satisfaction of the Planning and Development Department.
  - (g) submission of a finalized lot grading plan 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; and
- (i) demolition of existing buildings and structures to the satisfaction of the Planning

RES.R13-1122

Carried

Councillor Villeneuve asked staff to clarify if there has been any resolution to the issues raised by the Johnston family surrounding this application. Staff clarified that the Johnston's were the executors and the estate has sold the property to a new owner. Staff have been working with the Johnston's to make sure their requirements can be worked with the land use and that their concerns will be resolved prior to final adoption.

Councillor Hunt asked if the sitelines on Highland would affect the NE corner of the Johnston property that would be accessed off the cul de sac. Clarification was requested as to how the top portion of the property will be achieved. Staff noted that an easement was secured to the east on the basis of a townhouse site; servicing and cost sharing implications are currently being explored for single family housing.

Staff clarified that the land use required is acceptable.

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2013, No. 17976" pass its first reading.  
Carried

RES.R13-1123

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

It was Moved by Councillor Gill  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2013, No. 17976" pass its second reading.  
Carried

RES.R13-1124

It was then Moved by Councillor Gill  
 Seconded by Councillor Hunt  
 That the Public Hearing on "Surrey Zoning  
 By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17976" be held at the City  
 Hall on Monday, July 8, 2013, at 7:00 p.m.  
Carried

RES.R13-1125

- 22. 7912-0232-00  
 14909 - 72 Avenue  
 14927 - 72 Avenue  
 7211 - 149A Street

**Gurdarshan S. Bal, Lakhwinder S. Gill / Sarbjit K. Gill / Surinder K. Sandhu / Gian S. Sandhu / Kulwant K. Reandy / John Reandy**  
Restrictive Covenant Discharge  
*in order to remove the 4.0-metre (13 ft.) landscape buffer strip along 72 Avenue.*

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

It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That Council approve the proposed  
discharge of Restrictive Covenant No. BB287991 requiring a 4.0-metre (13 ft.) wide  
landscape buffer strip along 72 Avenue.

RES.R13-1126

Carried

23. **7913-0022-00**  
**12880 - No 10 (58 Ave) Highway**  
**Brett Garnett, Garnett Realty Advisors Ltd. / Victor H Dukowski / Cornell Dukowski / Albin G Dukowski**  
Rezoning from RA to RH  
*in order to allow subdivision into seven (7) half-acre 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 Application No. 7913-0022-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council 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) submission of an acceptable landscaping plan and landscaping cost estimate, including landscape buffer along Hwy No. 10, to the specifications and satisfaction of the Planning and Development Department;
- (f) the applicant address the shortfall in replacement trees to the satisfaction of the Planning & Development Department;
- (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (h) registration of a Section 219 Restrictive Covenant for protection of a 15-metre (50 ft.) treed buffer along Highway No. 10, including a minimum 7.5-metre (25 ft.) building setback from the treed buffer, and submission of an associated landscape and fencing design, to the satisfaction of the City Landscape Architect;

3. Council pass a resolution to amend the West Panorama Ridge Local Area Plan to redesignate the land from Suburban Residential 1 Acre to Suburban Residential ½ Acre when the project is considered for final adoption.

RES.R13-1127

Carried

It was

Moved by Councillor Martin  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2013, No. 17977" pass its first reading.

RES.R13-1128

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, 2013, No. 17977" pass its second reading.

RES.R13-1129

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, 2013, No. 17977" be held at the City  
 Hall on Monday, July 8, 2013, at 7:00 p.m.

RES.R13-1130

Carried

SOUTH SURREY

24. 7912-0329-00  
 16768 - 23 Avenue

**Alison Davies, Infinity Properties Ltd. / Jaylin Homes Ltd / Infinity Properties Ltd / Morningstar Neighbourhoods Ltd / R. A. B. Ventures #1 Ltd / Benchmark Management Ltd**

OCP amendment from Suburban to Urban / NCP amendment from Low Density / Residential 6-10 upa to Medium Density Residential 10-15 upa / Rezoning from RA to RF-9

*in order to allow subdivision into approximately 8 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 Hepner  
That:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Application No. 7912-0329-00 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 from "One-Acre Residential Zone (RA )" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (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) completion of development applications under File No. 7912-0153-00 prior to, or concurrently with this project.
  - (d) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and arborist report, to the satisfaction of the City Landscape Architect;
  - (f) submission of a landscaping plan and landscaping cost estimate for the 168 Street Landscape Buffer and registration of a 5 metre

(16 feet) statutory right-of-way as per the requirements of the Sunnyside Heights NCP, to the satisfaction of the Planning and Development Department;

(g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and

(h) the applicant adequately address the shortfall in tree replacement.

5. Council pass a resolution to amend the Sunnyside Heights NCP from Low Density Residential 6-10 upa to Medium Density Residential 10-15 upa when the project is considered for final adoption (Appendix VII).

RES.R13-1131

Carried

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 359 Amendment By law, 2013, No. 17978" pass its first reading.

RES.R13-1132

Carried

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

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 359 Amendment By law, 2013, No. 17978" pass its second reading.

RES.R13-1133

Carried

It was then

Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official Community Plan By-law, 1996, No. 12900, No. 359 Amendment By law, 2013, No. 17978" be held at the City Hall on Monday, July 8, 2013, at 7:00 p.m.

RES.R13-1134

Carried

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17979" pass its first reading.

RES.R13-1135

Carried

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

RES.R13-1136 It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17979" pass its second reading.  
Carried

RES.R13-1137 It was then Moved by Councillor Steele  
Seconded by Councillor Gill  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17979" be held at the City  
Hall on Monday, July 8, 2013, at 7:00 p.m.  
Carried

25. **7912-0313-00**  
**2721 - 140 Street**  
**Roger Jawanda, Citiwest Consulting Ltd. / Upkar Dha**  
Rezoning from RA to RH  
*in order to allow subdivision into 2 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 rezone the subject site in Application No. 7912-0313-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council 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 revised preliminary lot grading plan to the satisfaction of the Planning and Development Department;

- (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (f) Registration of a Section 219 Restrictive Covenant for the purpose of tree retention;
- (g) Registration of a Section 219 Restrictive Covenant for a Statutory Building Scheme; and
- (h) demolition of one existing structure to the satisfaction of the Planning and Development Department.

RES.R13-1138

Carried

It was

Moved by Councillor Hepner

Seconded by Councillor Steele

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

Amendment By-law, 2013, No. 17980" pass its first reading.

RES.R13-1139

Carried

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

It was

Moved by Councillor Hepner

Seconded by Councillor Steele

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

Amendment By-law, 2013, No. 17980" pass its second reading.

RES.R13-1140

Carried

It was then

Moved by Councillor Hepner

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17980" be held at the City Hall on Monday, July 8, 2013, at 7:00 p.m.

RES.R13-1141

Carried

26. 7912-0216-00

13467 - 16 Avenue

**Dexter Hirabe, Hunter Laird Engineering Ltd. / Manbir Singh Banwait /****Mandeep Kaur Grewal / Ravinder Kaur Samra**

OCP amendment from Suburban to Urban /

Rezoning from RA and RF to CD (based on RH-G)

*in order to allow subdivision into 3 single family lots.*

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

It was

Moved by Councillor Gill  
Seconded by Councillor Steele  
That:

1. a By-law be introduced to amend the Official Community Plan (OCP) by re-designating the subject site in Application No. 7912-0216-00 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 from "Single Family Residential Zone (RF)" and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council 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 for tree protection;
  - (e) registration of a Section 219 Covenant for a Statutory Building Scheme to the satisfaction of the Planning & 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) the applicant is to address the deficit in tree replacement to the satisfaction of the Planning and Development Department;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and



- (i) payment of 15% cash-in-lieu of open space for the RA zoned portion of the subject site.

RES.R13-1142 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 360, Amendment By-law, 2013, No. 17981" pass its first reading.

RES.R13-1143 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Official Community Plan  
By-law, 1996, No. 12900, No. 360, Amendment By-law, 2013, No. 17981" pass its second reading.

RES.R13-1144 Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Official  
Community Plan By-law, 1996, No. 12900, No. 360, Amendment By-law, 2013,  
No. 17981" be held at the City Hall on Monday, July 8, 2013, at 7:00 p.m.

RES.R13-1145 Carried

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17982" pass its first reading.

RES.R13-1146 Carried

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

It was Moved by Councillor Gill  
Seconded by Councillor Steele  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17982" pass its second reading.

RES.R13-1147 Carried

It was then Moved by Councillor Gill  
Seconded by Councillor Steele  
That the Public Hearing on "Surrey Zoning  
By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17982" be held at the City  
Hall on Monday, July 8, 2013, at 7:00 p.m.

RES.R13-1148 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALNEWTON

27. 7912-0304-00  
 19103 - 8 Avenue  
 6480 - 152 Street  
 Maggie Koka, Aplin & Martin Consultants Ltd. / 0938107 BC Ltd. /  
Director Information: Bruno Wall / Alfred Wall /  
Officer Information as at April 16, 2013 Bruno Wall (Secretary) /  
Alfred Wall (President) / 0926342 BC Ltd. / Director Information:  
Kulwinder Singh Grewal / No Officer Information Filed  
 ALR Exclusion and Inclusion under Section 30 of the ALC Act.

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 Council authorize referral of

Application 7912-0304-00 to the Agricultural Land Commission without comment.

RES.R13-1149

Carried

C. ITEMS REFERRED BACK BY COUNCIL

COMMERCIAL/INDUSTRIAL/AGRICULTURALNEWTON

1. 7912-0150-00  
 12084 - 90 Avenue  
 12092 - 90 Avenue  
 12106 - 90 Avenue  
 Trevor Dickson, Barnett Dembek Architects Inc. / Malkit Singh Badyal /  
 Sarbjit Kaur Badyal / 0926614 B.C. Ltd. / Director Information:  
Satnam S. Badyal / Malkit S. Badyal / No Officer Information Filed  
 Rezoning from RA to IL / Development Permit / Development Variance Permit  
*in order to permit the development of two multi-tenant industrial buildings on a  
 consolidated site. A variance is required to reduce the minimum front yard, rear yard  
 as well as side yard setbacks.*

Mike Kompter (on behalf of the developer). The delegation noted that the area is indicated IL area. The applicant noted that the IL to the west is IL and there is a small cluster of RF lots to the north. The client is asking for the same courtesy granted to the other properties in the surrounding area. The CD zone is restricting the project for a couple of reasons; the property to the east is a CD zone. The delegation asked Council to move forward to an IL zone as opposed to a CD zone.

Councillor Hepner noted that within the OCP, the property was designated for industry and the expectation would be that it would get an IL zone. Councillor Hepner asked if there was a restrictive covenant for the zone and if it would work for the acceptability of the neighbours. In response, the Applicant noted that they have gone through a list of all the neighbourhood concerns and noted that the biggest were truck access concerns; the Applicant would like to look at other means before there are any restrictions imposed on the subject property.

Staff noted that the application is subject to a DP process. The DP process could design the site to make sure that certain trucks cannot access the site.

Councillor Rasode asked for clarification regarding the use that would disadvantage the site. The delegation noted that the Applicant does not have a tenant lined up at this point as a result, there is a concern that restrictions might make it difficult to lease to a future tenant.

Councillor Rasode asked the applicant to explain the public consultation measures that were undertaken. The delegation noted that the client has lobbied the residents, and held meetings at City hall with the residents. They have made it clear that they do not want IL in the neighbourhood, the DP can address noise impact on their properties, based on the comments received, and it was indicated a CD zone would be preferred.

Councillor Hayne noted that this development is going in on speculation and as a result, it is causing angst for the neighbours not having any surety of what is ultimately going to be there. Staff was asked if a CD would give more clarity rather than an IL.

Councillor Gill asked for detail regarding concerns raised by the residents. The delegation noted that the issue of large trucks was an issue but could not speak to whether or not the client would be willing to put a restrictive covenant limiting the size of the trucks. Staff noted the concern was the access or use of heavy truck access to the site and that a restrictive covenant would be similar to putting a CD zone on the property.

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

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

1. Council receive Additional Planning Comments for Application No. 7912-0150-00 as information.
2. Council denies the proposed rezoning from RA to IL.
3. a By-law be introduced (first and second readings) to rezone the subject properties from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and refer the

application back to staff to work with the applicant on the design of the proposed development before a Public Hearing is scheduled (Appendix III).

4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) the applicant addresses the shortfall in tree retention;
  - (f) submission of an acceptable lot grading plan to the satisfaction of the Planning and Development Department;
  - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
  - (j) registration of a Section 219 Restrictive Covenant to restrict vehicles greater than 5,000 kilograms (11,023 lbs.) G.V.W. from accessing the property off 90 Avenue.

Defeated

With Councillors Hunt, Rasode, Steele, Gill and Hepner opposed.

It was Moved by Councillor Hunt  
Seconded by Councillor Hepner  
That Council approve the application to  
proceed as follows:

1. a By-law be introduced (first and second readings) to rezone the subject properties from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and refer the application back to staff to work with the applicant on the design of the proposed development before a Public Hearing is scheduled.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) the applicant addresses the shortfall in tree retention;
  - (f) submission of an acceptable lot grading plan to the satisfaction of the Planning and Development Department;
  - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

RES.R13-1150

Carried  
with Councillor Villeneuve opposed

RES.R13-1151 It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17983" pass its first reading.  
Carried  
with Councillor Villeneuve opposed

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

RES.R13-1152 It was Moved by Councillor Hunt  
Seconded by Councillor Gill  
That "Surrey Zoning By-law, 1993, No. 12000,  
Amendment By-law, 2013, No. 17983" pass its second reading.  
Carried  
with Councillor Villeneuve opposed

## RESIDENTIAL/INSTITUTIONAL

### SOUTH SURREY

2. **7912-0236-00**  
**14469 - 32 Avenue**  
**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.*

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

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

1. a By-law be introduced to rezone the subject site in Application No. 7912-0236-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7912-0236-00 (Appendix VII of Appendix II) 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.

RES.R13-1153

Carried

It was

Moved by Councillor Gill  
 Seconded by Councillor Hunt  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2013, No. 17817" pass its first reading.

RES.R13-1154

Carried





The General Manager, Planning and Development submitted a report to respond to Council's request, at the May 27, 2013, Regular Council Land Use meeting, for a report on the Economic Investment Zone incentives relative to Development Application No. 7912-0322-00 - PCI Developments Corp. – City Centre.

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

1. Receive Corporate Report Loo5 as information; and
2. Direct that the City Clerk inform PCI Developments Corp. by way of a letter that the City Centre Economic Investment Zone Incentive Program has expired and that the related incentives are not available for the development contemplated under Development Application No. 7912-0322-00 and that the letter include a copy of Corporate Report Loo5 and Council's resolution related to this report.

Before the motion was put, Council requested the Applicant to come forward to speak to Corporate Report Loo5.

Andrew Grant, President, PCI Developments (Applicant): The delegation expressed concern with Corporate Report Loo5 relative to the chronological order of communications that have transpired between the City of Surrey and PCI Developments. The Applicant noted it was understood that the incentives could be available and at no time was PCI informed that the incentives would not be available for Phases A and B.

The delegation further noted that in the correspondence sent to staff the incentives were focussed on the first two aspects of the project, Phase A, outlining that there have been no proposals received for purpose built rental housing in the City Centre it maybe something the City wished to support. Corporate Report Loo5 lists other projects that are ongoing and noted that PCI's request might be precedent setting; it is unfortunate the summary in Corporate Report Loo5 does not accurately depict job space versus commercial/residential development.

The delegation noted the incentives requested would help to foster an important housing project for the City. At this stage, for PCI to lose the incentives will negatively affect the prospects for the second phase which is larger and has more jobs involved; the delegation would like to work in Phase B as quickly as possible and noted it is regrettable this issue has come before Council.

Mayor Watts noted that the letters received of August 13, and December 3, the applicant is asking Council to look at the program. Mayor Watts requested clarification from staff. Staff, in response noted that the incentive program was indeed extended for 1 year and it ended in 2011. Staff, in correspondence to the applicant, informed PCI at the time of the request that the zone was no longer available for projects.

The Applicant noted that throughout the process they were encouraged and advised that the programs "could" be made available following the deadline and were led to believe they indeed might be. The delegation further noted that the letter forwarded by PCI in August was because of the ongoing discussions and that the response received from staff was not definitive and they were lead to believe the incentives were likely achievable.

Councillor Hunt clarified that the program was extended to 2011 and what the Applicant is asking for, as an extension, is 3 years beyond the end of the program. The delegation asserted that the response received from staff on September 2012 made it sound as if there was room for discussion.

Councillor Hayne noted that it sounds as if the Applicant viewed the end date of the program marked the beginning of a fresh negotiation; it appears that there was confusion in the interpretation.

Council requested this matter be referred to a future meeting for Council to discuss and that staff provide copies of the minutes taken during various discussions with the Applicant and staff as background for this discussion.

It was Moved by Councillor Villeneuve  
Seconded by Councillor Steele  
That Corporate Report Loo5 and  
correspondence related to Development Application No. 7912-0322-00 -  
PCI Developments Corp. – City Centre Economic Investment Zone Incentives be  
referred to an upcoming meeting of Council.

RES.R13-1158

Carried

**E. DELEGATIONS**

**F. CORRESPONDENCE**

**G. NOTICE OF MOTION**

**H. BY-LAWS**

**FINAL ADOPTIONS**

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17855"  
7912-0218-00 – Mayfair Realty Ltd. (Muir Elston)  
c/o Coastland Engineering and Surveying Ltd. (Mike Helle)  
RA to RF-9 and RF-12 (BL 12000) - 5927 - 148 Street - to permit subdivision  
into 14 single family lots 6 RF-9 (Block B) and 8 RF-12 (Block A).

Approved by Council: December 10, 2012

**Note:** Change in Ownership

**Note:** See Development Variance Permit No. 7912-0218-00 under Item I.1(a).

It was Moved by Councillor Hepner  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2012, No. 17855" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.

RES.R13-1159

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17449"  
 7910-0208-00 - T.M. Crest Homes Developments Ltd.  
 c/o Barnett Dembek Architects Inc. (Maciej Dembek)  
 A-1 to CD (BL 12000) - 17925 Old Yale Road East and 17920 Fraser Highway  
 - to permit the development of 26 townhouse units.

Approved by Council: July 11, 2011

**Note:** New Civic Address is 7198 – 179 Street

**Note:** See Development Permit No. 7910-0208-00 under Item I.2(a).

- \* Planning and Development advise (see memorandum dated June 11, 2013 in  
 back up) it is now in order for Council to pass a resolution amending the North  
 Cloverdale West Neighbourhood Concept Plan to redesignate the former 17925  
 Old Yale Road East portion of the subject lot from Townhouse Cluster (10-12 upa)  
 to Townhouse (15 upa); incorporate the former 17920 Fraser Highway portion of the  
 subject lot into the NCP and designate Townhouse (15 upa); and designate the  
 portion of Old Yale Road East fronting the former 17920 Fraser Highway portion of  
 the subject lot to "Open Space/Linear Park/Buffer" and "Landscape Buffer & Multi-  
 Use Pathway".

It was Moved by Councillor Hepner  
 Seconded by Councillor Villeneuve  
 That Council amend the North Cloverdale

West Neighbourhood Concept Plan to:

- (a) redesignate the former 17925 Old Yale Road East portion of the subject lot  
 from Townhouse Cluster (10-12 upa) to Townhouse (15 upa);
- (b) incorporate the former 17920 Fraser Highway portion of the subject lot into  
 the NCP and designate Townhouse (15 upa); and
- (c) designate the portion of Old Yale Road East fronting the former 17920  
 Fraser Highway portion of the subject lot to "Open Space/Linear  
 Park/Buffer" and "Landscape Buffer & Multi-Use Pathway".

RES.R13-1160

Carried

It was Moved by Councillor Hepner  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2011, No. 17449" be finally adopted, signed by the Mayor and  
 Clerk, and sealed with the Corporate Seal.  
 RES.R13-1161 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17159,  
 Amendment By-law, 2012, No. 17795"  
 7911-0070-00 - All Owners of Strata Plan BCS2221  
 c/o Terra Group Investments Inc. (Aman Bains)  
 To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law,  
 2010, No. 17159, to delete Section 2.B.3 and replace with uses detailed in  
 By-law 17795.

This amendment will permit the sale of eyeglasses in conjunction with an  
 optometry office for strata lots 25-27 at 15255 and 15299 - 68 Avenue.

Approved by Council: November 5, 2012

It was Moved by Councillor Hepner  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1993, No. 12000,  
 Amendment By-law, 2010, No. 17159, Amendment By-law, 2012, No. 17795" be  
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
 Seal.  
 RES.R13-1162 Carried

4. "Surrey Zoning By-law, 1979, No. 5942, Amendment By-law, 1989, No. 10140,  
 Amendment By-law, 2003, No. 15108, Amendment By-law, 2010, No. 17216,  
 Amendment By-law, 2011, No. 17358."  
 7910-0289-00 - 0879617 B.C. Ltd., c/o CitiWest Consulting Ltd. (Roger Jawanada)  
 To amend CD By-law 10140 in Schedule "A": Schedule of Permitted Land  
Use under Section 1. Area 1 as follows:

"Pharmacy limited to a maximum total floor area of 41.8 square metres [450 sq. ft.]  
 and permitted only in conjunction with a medical office use."

The purpose of this amendment is to include a pharmacy as a permitted use on  
 Strata Lots 2, 4 and 6.

Approved by Council: January 24, 2011

**Note:** This by-law is in order for Final Adoption should Council approve  
 recommendations in Additional Planning Report 7910-0289-00 under  
 Section D.2 of the Land Use Agenda.

It was Moved by Councillor Hepner  
 Seconded by Councillor Villeneuve  
 That "Surrey Zoning By-law, 1979, No. 5942,  
 Amendment By-law, 1989, No. 10140, Amendment By-law, 2003, No. 15108,  
 Amendment By-law, 2010, No. 17216, Amendment By-law, 2011, No. 17358." be  
 finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate  
 Seal.

RES.R13-1163

Carried

## MISCELLANEOUS

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17870"  
 7911-0247-00 – Porte Developments (Henley) Ltd. c/o Porte Developments Corp.  
 (David Porte)  
 RA to CD (BL 12000) - 14066 and 14084 – 61 Avenue - to permit the  
 development of 93 unit townhouse development with full underground  
 parking.

Approved by Council: January 28, 2013

- \* Planning and Development advise (see memorandum dated June 10, 2013 in  
 back up) that By-law 17870 received third reading after a public hearing on  
 February 18, 2013. It was assumed that a portion of 61 Avenue cul-de-sac road  
 allowance would be closed and incorporated into the site plan, however, this area  
 was inadvertently omitted. The applicant wishes to amend By-law 17870 to include  
 this portion of the road. As the proposed amendment affects land use, the Second  
 Reading and Third Readings of by-law must to be rescinded and a new date for  
 Public Hearing to be set. The addition of the 44.4 sq. m. (478 sq. ft.) portion of the  
 road is the only change.

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That Council rescind Resolution R13-295 of  
 the February 18, 2013 Regular Council-Public Hearing passing Third Reading of  
 "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17870"

RES.R13-1164

Carried

It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That Council rescind Resolution R13-117 of  
 the January 28, 2013 Regular Council-Land Use passing Second Reading of "Surrey  
 Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17870"

RES.R13-1165

Carried

- RES.R13-1166  
 It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17870" in Section 1, as outlined in Appendix 1, to include Portion of 61 Avenue as shown on Survey Plan dated June 10, 2013.  
Carried
- RES.R13-1167  
 It was Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17870" pass its second reading, as amended.  
Carried
- RES.R13-1168  
 It was then Moved by Councillor Hunt  
 Seconded by Councillor Gill  
 That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17870" be held at the City Hall on Monday, July 8, 2013, at 7:00 p.m.  
Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17934" 7912-0160-00 – City of Surrey c/o Pacific Land Resource Group Inc. (Oleg Verbenkov)  
 To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2010, No. 17146", ", in Part 1 and Part 2. J.

This amendment will adjust the boundary of the outdoor storage areas for properties located at 18899 - 32 Avenue and 3515 - 192 Street.

Approved by Council: May 6, 2013

- RES.R13-1169  
 It was Moved by Councillor Hunt  
 Seconded by Councillor Hayne  
 That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17934" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.  
Carried

## I. CLERK'S REPORT

### 1. Approval of Development Variance Permit

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. 7912-0218-00  
 Mayfair Realty Ltd. (Muir Elston)**

**c/o Coastland Engineering and Surveying Ltd. (Mike Helle)**  
5927 - 148 Street

**Note:** See By-law No. 17855 under Item H.1.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 17A, Section H.1, H.6 and K.2, as follows:

- (a) To delete Sections H.1 and H.6 of Part 17A to allow garages to be located at and accessed from the front of the lot on Type I corner lot, for Lots 2,3 and 8, and on lots narrower than 13.4 metres (44 ft.) for Lots 5-7.
- (b) To reduce the minimum lot depth from 26 metres (85.3 ft.) to 25 metres (82 ft.) for Lots 5 to 8.

The purpose of the rezoning and development variance permit is to permit subdivision into 14 single family lots 6 RF-9 and 8 RF-12.

It was Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That Development Variance Permit  
No. 7912-0218-00 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.R13-1170

Carried

## 2. Formal Issuance of Development Permit

- (a) **Development Permit No. 7910-0208-00**  
**T.M. Crest Homes Developments Ltd.**  
**c/o Barnett Dembek Architects Inc. (Maciej Dembek)**  
7189 - 179 Street (formerly 17925 Old Yale Road and 17920 Fraser Highway)

**Note:** See By-law No. 17449 under Item H.2.

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

It was Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That the Mayor and Clerk be authorized to  
execute Development Permit No. 7910-0208-00.

RES.R13-1171

Carried

## 3. Approval of Temporary Commercial Use Permit

- (a) **Temporary Commercial Use Permit No. 7913-0012-00**  
**Bosa Properties (S.C.) Inc.**  
**c/o Cotter Architects Inc. (Kevin Clark)**  
 13409 and 13425 – 104 Avenue (also shown as 13427 – 104 Avenue)

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 Villeneuve  
That Temporary Commercial Use Permit  
 No. 7913-0012-00 be issue to permit the development of a temporary real estate sales centre and associated surface parking lot for a proposed residential high-rise project in Surrey City Centre not to exceed three (3) years and more particularly described as Parcel Identifier: 009-467-891, Lot 29 Except: Parcel A (Bylaw Plan 87435), Section 22, Block 5, North Range 2 West, New Westminster District Plan 11141 and Parcel Identifier: 009-467-939, Lot 30 Except: Part of Bylaw Plan 55687, Section 22, Block 5, North Range 2 West, New Westminster District Plan 11141, and that the Mayor and Clerk be authorized to sign the necessary documents.

RES.R13-1172

Carried

**J. OTHER BUSINESS**

**K. ADJOURNMENT**


It was Moved by Councillor Hunt  
Seconded by Councillor Villeneuve  
That the Regular Council - Land Use meeting  
 do now adjourn.


RES.R13-1173

Carried

The Regular Council- Land Use meeting adjourned at 6:15 p.m.

Certified Correct:

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

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