

Present:

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

Absent:

Councillor Hunt

Staff Present:

City Clerk
City Manager
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. **7913-0100-00**
19188 - 72 Avenue
Mr. Avtar Mann, Ambros Developments II Ltd. /
Ambros Developments II Ltd.
Development Permit / Development Variance Permit
in order to allow two (2) additional fascia signs for a two-storey, multi-tenant commercial building in East Clayton.

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

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That:

1. Council authorize staff to draft Development Permit No. 7913-0100-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0100-00 (Appendix II) varying the following Sign By-law regulation, to proceed to Public Notification:

- RES.R13-1251 (a) to allow two (2) additional fascia signs on the two-storey, multi-tenant commercial building. Carried

NEWTON

2. **7912-0335-00**
8820 - 120 Street
Eric Ching, Urban Design Group Architects Ltd. /
Mann Investment (88 Ave) Ltd
 Rezoning from CG-2 to CD (based on C-8) / Development Permit / Development Variance Permit
in order to permit the development of a 3-storey commercial retail and office building.

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

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

1. a By-law be introduced to rezone the subject site in Application No. 7912-0335-00 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. 7912-0335-00 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and

(e) 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.

4. Council pass a resolution to amend Newton Local Area Plan to redesignate the land from "General Industrial" to "Commercial" when the project is considered for final adoption.

RES.R13-1252 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17990" pass its first reading.

RES.R13-1253 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. 17990" pass its second reading.

RES.R13-1254 Carried

It was then Moved by Councillor Gill
 Seconded by Councillor Martin
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17990" be held at the City
 Hall on Monday, July 22, 2013, at 7:00 p.m.

RES.R13-1255 Carried

SOUTH SURREY

3. **7913-0117-00**
12219 - Beecher Street
Erin McCutcheon, Aspen Developments / Beecher Street Developments Ltd
 Amend CD By-law 14605
in order to allow indoor recreational facilities as a permitted use in an existing building and to formalize the location of the existing dwelling.

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 a By-law be introduced to amend
 Comprehensive Development By-law No. 14605 and a date be set for Public
 Hearing.

RES.R13-1256 Carried

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2002, No. 14605, Amendment By-law, 2013, No. 17991" pass its
first reading.

RES.R13-1257 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, 2002, No. 14605, Amendment By-law, 2013, No. 17991" pass its
second reading.

RES.R13-1258 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, 2002, No. 14605, Amendment By-law,
2013, No. 17991" be held at the City Hall on Monday, July 22, 2013, at 7:00 p.m.

RES.R13-1259 Carried

SURREY CITY CENTRE/WHALLEY

4. **7913-0112-00**
10522 - King George Boulevard
Lindsay Miles, Imperial Sign Corporation / Carol S. Jung / Thomas Y. Jung
Development Permit / Development Variance Permit
*in order to allow new fascia signs, a directional sign and a free-standing sign for an
existing three-storey, multi-tenant commercial office building in City Centre.*

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 authorize staff to draft Development Permit No. 7913-0112-00
generally in accordance with the attached drawings (Appendix II).
 2. Council approve Development Variance Permit No. 7913-0112-00
(Appendix III) varying the following, to proceed to Public Notification:
 - (a) to vary the Sign By-law to allow seven (7) additional fascia signs on
an existing three-storey, multi-tenant commercial office building;

- (b) to vary the Sign By-law to increase the allowable fascia sign area from 29.5 square metres (316 sq.ft.) to 50 square metres (537 sq.ft.);
- (c) to vary the Sign By-law to increase the size of a directional sign from 0.4 square metres (4 sq.ft.) to 2.2 square metres (24 sq.ft.); and
- (d) to vary the Sign By-law to reduce the minimum setback of one (1) replacement free-standing sign fronting the south lot line from 2.0 metres (7 ft.) to 1.7 metres (5.5 ft.).

RES.R13-1260

Carried

5. **7913-0098-00**
11411 - Bridgeview Drive
Jordan Desrochers, c/o Priority Permits Ltd. / City Of Surrey
 Development Variance Permit
to increase the number of fascia signs on the exterior of an industrial building under construction.

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

It was Moved by Councillor Gill
Seconded by Councillor Martin
That Council approve Development Variance
 Permit No. 7913-0098-00 (Appendix II) to proceed to Public Notification to vary the Sign By-law to increase the maximum number of fascia signs from three (3) to six (6).

RES.R13-1261

Carried

6. **7913-0104-00**
11897 - 103A Avenue
Adam Donnelly, Wesgroup Properties / Pacific Link Industrial Park Ltd
 Development Permit
in order to permit the construction of an industrial building in South Westminster.

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 Council approve Development Permit
 No. 7913-0104-00 and authorize the Mayor and Clerk to execute the Permit.

RES.R13-1262

Carried

RESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

7. 7913-0119-00
 18256 - 67A Avenue
 6743 - 182A Street
 6749 - 182A Street
 6755 - 182A Street
 6761 - 182A Street
 6767 - 182A Street
 Kewal (K.S.) Athwal, Athwal Construction Inc / Athwal Construction Inc. /
 Fleetwood Commerce Court Inc.
 Development Variance Permit
in order to reduce the rear yard setback of six small 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 Gill
 That Council approve Development Variance
 Permit No. 7913-0119-00 (Appendix V) varying the following, to proceed to Public
 Notification:

1. to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.7 metres (19 ft.) for a deck and stairs, for up to 50% of the width of the principal building for:
 - (a) 18256 - 67A Avenue; and
 - (b) 6749, 6755, 6761 and 6767 - 182A Street.
2. to reduce the rear yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 6743 - 182A Street.

RES.R13-1263

Carried

8. 7913-0105-00
 16390 - 64 Avenue
 Colin Hogan, Focus Architecture Inc. / 0740156 BC Ltd., Inc. No. 0941515 /
Director Information: Terry Chong / Ross Elliott /
No Officer Information Filed
 Development Permit / Heritage Revitalization Agreement
in order to permit the development of 253 residential units in 4 apartment buildings, along with the retention and restoration of the existing heritage farm structures.

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. Council authorize staff to draft Development Permit No. 7913-0105-00 generally in accordance with the attached drawings (Appendix II).
2. Heritage Revitalization Agreement By-law No. 17645, which was approved under Application No. 7907-0115-00, be repealed upon adoption of the new Heritage Revitalization Agreement By-law.
3. A By-law be introduced to allow the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement for the restoration, adaptive re-use and maintenance of the Bose Farmhouse, Barn and Dairy Building (Appendix V).
4. Council instruct staff to resolve the following issues prior to final approval:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (b) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (c) registration of a Section 219 Restrictive Covenant to prohibit guest suites in the amenity building from being converted into market residential units;
 - (d) discharge of statutory right-of-way E2011-0373 for public access along the internal public walkways; and
 - (e) registration of a statutory right-of-way for public access along the public walkways to reflect the re-aligned north/south pedestrian path that bisects the site.

RES.R13-1264

Carried

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Heritage Revitalization
Agreement By-law, 2013, No. 17992" pass its first reading.

RES.R13-1265

Carried

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

- RES.R13-1266 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Heritage Revitalization Agreement By-law, 2013, No. 17992" pass its second reading.
Carried
- The said By-law was then read for the third time.
- RES.R13-1267 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Heritage Revitalization Agreement By-law, 2013, No. 17992" pass its third reading.
Carried
- RES.R13-1268 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "City of Surrey Heritage Revitalization Agreement By-law, 2012, No. 17645, Repeal By-law, 2013, No. 18004" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R13-1269 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "City of Surrey Heritage Revitalization Agreement By-law, 2012, No. 17645, Repeal By-law, 2013, No. 18004" pass its second reading.
Carried
- The said By-law was then read for the third time.
- RES.R13-1270 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "City of Surrey Heritage Revitalization Agreement By-law, 2012, No. 17645, Repeal By-law, 2013, No. 18004" pass its third reading.
Carried

9. **7913-0033-00**
17310 - 61A Avenue
Mike Helle, Coastland Engineering and Surveying Ltd. /
Gloria M Maclachlan / Douglas R Maclachlan
Rezoning from RA to RF / Development Variance Permit
in order to allow subdivision into 6 single family lots.

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

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

1. a By-law be introduced to rezone the subject site in Application No. 7913-0033-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7913-0033-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lots 1 and 3.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey, statement regarding tree preservation and acceptable Raptor Study to the satisfaction of the City Landscape Architect;
 - (d) the applicant adequately address the deficiency in replacement trees;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R13-1271

Carried

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17993" pass its first reading.

RES.R13-1272

Carried

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

Councillor Hepner asked if this was the applicant relative to the property to the north with a servicing issue. Staff clarified there is a memo on-table regarding the cost sharing arrangement and that a meeting was held with all the developers to propose an alternative cost sharing formula. Staff is currently awaiting response to the revised agreement from two of the applicants.

Councillor Steele noted there are 93 trees on site that are slated for removal; staff was asked to review the tree retention plan prior to final adoption.

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 amend the OCP by redesignating the subject site in Application No. 7911-0029-00 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:
 - (a) Blocks A and C shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000);
 - (b) Block B shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000); and
 - (c) Blocks D and E shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (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) input from Senior Government Environmental Agencies;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (f) the applicant adequately address the shortfall in tree replacement.

5. Council pass a resolution to amend the Sunnyside Heights NCP to redesignate a portion of the site from "School" to "Medium Density Residential 10-15 upa" when the project is considered for final adoption.

RES.R13-1276

Carried

It was

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

By-law, 1996, No. 12900, No. 361, Amendment By law, 2013, No. 17995" pass its first reading.

RES.R13-1277

Carried

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

It was

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

By-law, 1996, No. 12900, No. 361, Amendment By law, 2013, No. 17995" pass its second reading.

RES.R13-1278

Carried

It was then

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

Community Plan By-law, 1996, No. 12900, No. 361, Amendment By law, 2013, No. 17995" be held at the City Hall on Monday, July 22, 2013, at 7:00 p.m.

RES.R13-1279

Carried

It was

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

Amendment By-law, 2013, No. 17996" pass its first reading.

RES.R13-1280

Carried

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

RES.R13-1281 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17996" pass its second reading.
Carried

RES.R13-1282 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17996" be held at the City
Hall on Monday, July 22, 2013, at 7:00 p.m.
Carried

12. **7911-0014-00**
2172 - 165 Street
Clarence Arychuk, Hunter Laird Engineering Ltd. / 0755829 BC Ltd. /
Director Information: Doug Dueck / Officer Information as at April 26, 2013:
Doug Dueck (President, Secretary)
OCP amendment from "Suburban" to "Urban" / NCP amendment from "School" to
"Medium Density Residential 10-15 upa" for a portion of the site, and also NCP
amendments for nearby properties / Rezoning from RA to RF-12, RF-9 and RF-S
*in order to allow subdivision into 36 single family small lots and 2 semi-detached
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 Steele
That:

1. a By-law be introduced to amend the OCP by redesignating the subject site
in Application No. 7911-0014-00 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:
 - (a) Block C shown on the survey plan attached in Appendix II from
"One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single
Family Residential (12) Zone (RF-12)" (By-law No. 12000);
 - (b) Block B shown on the survey plan attached in Appendix II from
"One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single
Family Residential (9) Zone (RF-9)" (By-law No. 12000); and

- (c) Block A shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (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) input from Senior Government Environmental Agencies;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) the applicant adequately address the shortfall in tree replacement.
5. Council pass a resolution to amend the Sunnyside Heights NCP to redesignate a portion of the site from "School" to "Medium Density Residential 10-15 upa" when the project is considered for final adoption.
6. Council pass a resolution to amend the Sunnyside Heights NCP to redesignate the adjacent property to the north at 2190 - 165 Street from "School" to "Medium Density Residential 10-15 upa", and the properties at 16630/50/76 - 23 Avenue, 2248 - 166 Street and 16621/51/85 Edgewood Drive from "Low Density Residential 6-10 upa" to "School" when the project is considered for final adoption.

RES.R13-1283

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 362, Amendment By-law, 2013, No. 17997" pass its first reading.

RES.R13-1284

Carried

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

- RES.R13-1285 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 362, Amendment By-law, 2013, No. 17997" pass its
second reading. Carried
- RES.R13-1286 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. 362, Amendment By-law, 2013,
No. 17997" be held at the City Hall on Monday, July 22, 2013, at 7:00 p.m.
Carried
- RES.R13-1287 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17998" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R13-1288 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17998" pass its second reading.
Carried
- RES.R13-1289 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. 17998" be held at the City
Hall on Monday, July 22, 2013, at 7:00 p.m.
Carried

13. **7912-0244-00**
2460 - 164 Street
2490 - 164 Street
16465 - 24 Avenue
16487 - 24 Avenue
16517 - 24 Avenue
Robert Ciccozzi & Steve Watt / Robert Ciccozzi Architecture Inc. /
Qualico Developments (Vancouver) Inc
OCP amendment from Suburban to Multiple Residential / Orchard Grove NCP
Amendment to change the location of lanes / North Grandview Heights NCP
Amendment to add a community detention pond / Rezoning from RA to CD, RM-
23 and RM-30 / Development Permit / Development Variance Permit
*in order to permit the development of 65 row houses, 23 townhouses, and 26 stacked
townhouses with 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 amend the OCP by redesignating portions of the subject site in Application No. 7912-0244-00 from Suburban 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 portions of the subject site shown as Block A on the attached Survey Plan 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.
4. a By-law be introduced to rezone portions of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 23 Zone (RM-23)" (By-law No. 12000) (Block B), and "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) (Block C), and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7912-0244-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7912-0244-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (24A Avenue) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.8 metres (12.5 ft.) to the building face, 3.5 metres (11.5 ft.) to the entry signage wall, and 3.4 metres (11.2 ft.) to the roof overhang;
 - (b) to reduce the minimum side yard flanking street (165 Street) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.1 metres (13.5 ft.) to the building face and 3.8 metres (12.5 ft.) to the roof overhang;
 - (c) to reduce the minimum side yard (East) setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3 metres (10 ft.) to the building face and roof overhang;
 - (d) to vary Section 17 (b) of Part 4-General Provisions to permit more than three (3) stair riser in the building setback area; and

- (e) to vary Section H.5 (b) of Part 22- RM-30 Zone to permit one (1) enclosed and one (1) unenclosed tandem parking space for ground oriented dwelling units.
7. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey, arborist report, landscape plans and landscape cost estimate to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate for the multi-use pathway on 24 Avenue and registration of a 6 metre (20 feet) statutory right-of-way as per the requirements of the Orchard Grove NCP, to the satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues including submission of an acoustical report for units facing 24 Avenue to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized lot grading plan 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;
 - (h) 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; 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.
8. Council pass a resolution to amend the Orchard Grove NCP to change the location of lanes when the project is considered for final adoption (Appendix VI).
9. Council pass a resolution to amend the North Grandview Heights NCP to add a community detention pond when the project is considered for final adoption (Appendix VII).

- RES.R13-1290 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 363, Amendment By-law, 2013, No. 17999" pass its first
reading.
- RES.R13-1291 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. 363, Amendment By-law, 2013, No. 17999" pass its
second reading.
- RES.R13-1292 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. 363, Amendment By-law, 2013,
No. 17999" be held at the City Hall on Monday, July 22, 2013, at 7:00 p.m.
- RES.R13-1293 Carried
- It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18000" pass its first reading.
- RES.R13-1294 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. 18000" pass its second reading.
- RES.R13-1295 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. 18000" be held at the City
Hall on Monday, July 22, 2013, at 7:00 p.m.
- RES.R13-1296 Carried

RES.R13-1297 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18001" pass its first reading.
Carried

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

RES.R13-1298 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18001" pass its second reading.
Carried

RES.R13-1299 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. 18001" be held at the City
Hall on Monday, July 22, 2013, at 7:00 p.m.
Carried

14. **7913-0136-00**
15850 - 32 Avenue
Tom Fletcher, Roman Catholic Archbishop of Vancouver
Development Variance Permit
in order to vary the requirement for 3-metre (10 feet) wide landscaping strip.

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

RES.R13-1300 It was Moved by Councillor Villeneuve
Seconded by Councillor Hayne
That Council approve Development Variance
Permit No. 7913-0136-00 (Appendix II) to proceed to Public Notification to reduce the minimum landscaping strip width required in the PC zone from 3 metres (10 feet) to 1 metre (3 feet) along the new property line that will be created when the existing SRW area is conveyed to the City in the southeast corner of the site, and that in lieu of planting, a fence and trail be constructed within the 1-metre (3 feet) area.
Carried

15. **7913-0082-00**
13592 - Crescent Road
Mike Fadum / Marion Van Zanten / Daniel J Van Zanten
Development Variance Permit
in order to reduce the setbacks of the RA zone.

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 Council approve Development Variance
 Permit No. 7913-0082-00 (Appendix V) varying the following, to proceed to Public
 Notification:

- (a) to reduce the minimum side yard setback of the RA Zone for a principle building from 4.5 metres (15 ft.) to 3.0 metres (10 ft.);
- (b) to reduce the minimum side yard on flanking street setback of the RA Zone for a principle building from 9.44 metres (31 ft.) to 2.0 metres (7 ft.).
- (c) to increase the minimum front yard setback of the RA Zone for a principle building from 7.5 metres (25 ft.) to 15.0 metres (50 ft.).

RES.R13-1301

Carried

SURREY CITY CENTRE/WHALLEY

16. 7912-0288-00

10107 - 127 Street

Avnash Banwait, Mainland Engineering (2007) Corporation /

Surinder K Kular

Development Variance Permit

in order to reduce the lot depth and the rear yard setback 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 Gill
 Seconded by Councillor Steele
 That Council approve Development Variance
 Permit No. 7912-0288-00 (Appendix III) varying the following, to proceed to Public
 Notification:

- (a) to vary CD By-law No. 16156 as amended by By-law No. 17461 by reducing the minimum lot depth of proposed Lot 1 from 28 metres (92 ft.) to 24.4 metres (80 ft.); and
- (b) to vary CD By-law No. 16156 as amended by By-law No. 17461 by reducing the minimum rear yard setback on proposed Lot 2 from 7.5 metres (25 ft.) to 3.4 metres (11 ft.).

RES.R13-1302

Carried

17. **7913-0107-00**
13696 - 100 Avenue
Jeff Christianson, IBI/HB Architects / Concord Park Avenue Group Ltd.
 Development Variance Permit
in order to vary the front yard setback of the underground parkade of an approved high-rise residential development for proposed Lot 1.

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 Council approve Development Variance Permit No. 7913-0107-00 (Appendix III) to proceed to Public Notification to vary Part 5 of Zoning By-law No. 12000 to reduce the minimum front yard (100 Avenue) setback for an underground parking facility, from 2.0 metres (6.6 ft.) to 0.5 metre (1.6 ft.) for proposed Lot 1.

RES.R13-1303

Carried

18. **7913-0015-00**
10275 - 144 Street
10295 - 144 Street
10293 - 144 Street
Colin A Hogan, Focus Architecture Incorporated / Ronald J Reid / Randall P Dyck / Marcus Braun
 Rezoning from RF to RM-30 / Development Permit /
 Development Variance Permit
in order to permit the development of 23 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 Steele
 That:

1. a By-law be introduced to rezone the subject site in Application No. 7913-0015-00 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.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council approve the applicant's request to eliminate the required outdoor amenity space.
4. Council authorize staff to draft Development Permit No. 7913-0015-00 generally in accordance with the attached drawings (Appendix II).

5. Council approve Development Variance Permit No. 7913-0015-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 7.0 metres (23 ft.);
 - (b) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.);
 - (c) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.7 metres (12 ft.);
 - (d) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.8 metres (9 ft.);
 - (e) to vary the parking requirements of the RM-30 Zone, to allow one visitor parking space within the required setbacks; and
 - (f) to vary the tandem parking requirements of the RM-30 Zone to allow one (1) tandem parking space to be unenclosed for each of the 11 units with tandem parking.

6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) cancellation of the existing strata plan regulating the existing duplex;

- (h) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (k) the applicant adequately address the impact of no indoor amenity space;
- (l) the applicant adequately address the impact of no outdoor amenity space;
- (m) registration of a right-of-way for public access along the west property line to accommodate a pedestrian walkway and in the northeast corner of the property to accommodate a small public corner plaza; and
- (n) support of Development Variance Permit No. 7913-0015-00.

RES.R13-1304

Carried

It was

Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 18002" pass its first reading.

RES.R13-1305

Carried

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

It was

Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 18002" pass its second reading.

RES.R13-1306

Carried

It was then

Moved by Councillor Gill
 Seconded by Councillor Villeneuve
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18002" be held at the City
 Hall on Monday, July 22, 2013, at 7:00 p.m.

RES.R13-1307

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALCLOVERDALE/CLAYTON

19. 7913-0030-00
 6469 - 192 Street
 19141 - Fraser Highway
 19153 - Fraser Highway
 6415 - 192 Street
 19169 - Fraser Highway
 Portion of 192 Street
 Stephanie Bird, Mosaic Avenue Developments Ltd. / Leonard H Ficken /
 Mukhtiar S Grewal / Jasbir K Grewal / Sherry G Gerber / Henry S Gerber /
 Tae H Kwon / Tae S Park / Lorna G Willis / Charles J Willis
 OCP Amendment of portions from Urban to Commercial and Multiple Residential
 / NCP Amendment of portions from Specialty Community-Oriented Commercial
 to 22 – 45 upa (High-Density) and from Open Space/Park to Specialty Community-
 Oriented Commercial / Rezoning of portions from RA to RM-30 and CD (based on
 C-8) / Development Permit / Development Variance Permit
*in order to permit the development of 44 townhouse units and a community
 shopping node.*

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

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

1. a By-law be introduced to amend the OCP by redesignating portions of the subject site in Application No. 7913-0030-00 from Urban to Commercial and 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 Block A of the subject site shown on the Survey Plan 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 (see Appendix I).
4. a By-law be introduced to rezone Blocks A, B, C, D and E of the subject site shown on the Survey Plan "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 (see Appendix X).

5. Council approve the applicant's request to eliminate the required indoor amenity space.
6. Council authorize staff to draft Development Permit No. 7913-0030-00 generally in accordance with the attached drawings (Appendix II).
7. Council approve Development Variance Permit No. 7913-0030-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum 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 west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
 - (c) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.5 metres (11.5 ft.);
 - (d) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.);
 - (e) to vary the enclosed tandem parking space requirements of the RM-30 Zone to permit one outside resident tandem parking space per dwelling unit; and
 - (f) to reduce the visitors parking space requirement of Part 5 of the Surrey Zoning By-law 12000 from 9 visitor parking spaces to 5 visitor parking spaces.
8. 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) completion of the road closure and acquisition of a portion of 192 Street;
 - (h) registration of a Section 219 Restrictive Covenant requiring fire sprinklers to NFPA standards within the townhouse component and to release and indemnify the City from liability;
 - (i) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement within the townhouse component and to prohibit the conversion of the tandem parking spaces into livable space;
 - (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (k) the applicant adequately address the impact of no indoor amenity space;
 - (l) registration of a right-of-way of varying widths from 1.5 metres (5 ft.) to 6.0 metres (20 ft.) for pedestrian access along the northern portion of the site to accommodate a public pathway;
 - (m) registration of a right-of-way of varying widths along Fraser Highway for a multi-use pathway;
 - (n) registration of a 3.0-metre (10 ft.) wide right-of-way for pedestrian access along the southern portion of the proposed east-west road (64A Avenue) and through the proposed commercial development to accommodate a public pathway;
 - (o) 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; and
 - (p) the applicant satisfy the deficiency in tree replacement to the satisfaction of the City Landscape Architect.
9. Council pass a resolution to amend a portion of the East Clayton NCP to redesignate from Specialty Community-Oriented Commercial to 22 - 45 upa (High-Density) and from Open Space/Park to Specialty Community-Oriented Commercial when the project is considered for final adoption.

RES.R13-1308

Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 364, Amendment By-law, 2013, No. 18005" pass its first
 reading.

RES.R13-1309 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. 364, Amendment By-law, 2013, No. 18005" pass its
 second reading.

RES.R13-1310 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. 364, Amendment By-law, 2013,
 No. 18005" be held at the City Hall on Monday, July 22, 2013, at 7:00 p.m.

RES.R13-1311 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 18006" pass its first reading.

RES.R13-1312 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. 18006" pass its second reading.

RES.R13-1313 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. 18006" be held at the City
 Hall on Monday, July 22, 2013, at 7:00 p.m.

RES.R13-1314 Carried

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 18007" pass its first reading.

RES.R13-1315 Carried

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

RES.R13-1316 It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18007" pass its second reading.
Carried

RES.R13-1317 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. 18007" be held at the City
Hall on Monday, July 22, 2013, at 7:00 p.m.
Carried

SOUTH SURREY

20. **7906-0484-00**
3264 - 152 Street
Rick Jones, Urban Design Group Architects Ltd. / Surinderpal Kaur Hare
NCP Amendment from "Business Park" to "Service Commercial" / Rezoning from
A-1 to CD (based on C-5) / Development Permit
in order to permit the development of 2 service commercial buildings.

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

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

1. a By-law be introduced to rezone the subject site in Application No. 7906-0484-00 from "General Agriculture Zone (A-1)" (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. 7906-0484-00 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 road dedication plan for road widening on 152 Street and 32 Avenue 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 a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

4. Council pass a resolution to amend the Rosemary Heights Business Park NCP to redesignate the land from "Business Park" to "Service Commercial" when the project is considered for final adoption.

RES.R13-1318

Carried

It was

Moved by Councillor Hayne

Seconded by Councillor Hepner

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

Amendment By-law, 2013, No. 18008" pass its first reading.

RES.R13-1319

Carried

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

It was

Moved by Councillor Hayne

Seconded by Councillor Hepner

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

Amendment By-law, 2013, No. 18008" pass its second reading.

RES.R13-1320

Carried

It was then

Moved by Councillor Hayne

Seconded by Councillor Hepner

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18008" be held at the City Hall on Monday, July 22, 2013, at 7:00 p.m.

RES.R13-1321

Carried**SURREY CITY CENTRE/WHALLEY**

21. 7913-0070-00
 11796 - 103A Avenue
 11850 - 103A Avenue
 10323 - Grace Road
 10281 - Grace Road
 10449 - Scott Road
 10288 - Grace Road
 11959 - 103A Avenue
 10377 - 120 Street

**Oleg Verbenkov, Pacific Land Resource Group /
Pacific Link Industrial Park Ltd**

Rezoning from CD By-law No. 16736 as amended to CD (based on IL-1 and C-5)
in order to modify the location of commercial uses.

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

RES.R13-1322 It was Moved by Councillor Hepner
Seconded by Councillor Gill
That a By-law be introduced to rezone the
subject site in Application No. 7913-0070-00 from "Comprehensive Development
Zone (CD)" (By-law No. 16736 as amended by By-law No. 17331) to "Comprehensive
Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
Carried

RES.R13-1323 It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18009" pass its first reading.
Carried

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

RES.R13-1324 It was Moved by Councillor Hepner
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18009" pass its second reading.
Carried

RES.R13-1325 It was then Moved by Councillor Hepner
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18009" be held at the City
Hall on Monday, July 22, 2013, at 7:00 p.m.
Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

22. **7913-0014-00**
15095 - 68 Avenue
Mangal Nijjar / Naginder S Nijjar / Kartar K Nijjar
Rezoning from RH to RF
in order to allow subdivision into two single family lots

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

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

1. a By-law be introduced to rezone the subject site in Application No. 7913-0014-00 from "Half-Acre Residential Zone (RH)" (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; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect.

RES.R13-1326

Carried

It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18010" pass its first reading.

RES.R13-1327

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. 18010" pass its second reading.

RES.R13-1328

Carried

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. 18010" be held at the City
Hall on Monday, July 22, 2013, at 7:00 p.m.

RES.R13-1329

Carried

Councillor Villeneuve asked staff to clarify the tree removal plan associated with this proposed development application. Staff noted that all 5 trees on the site are slated for removal because it is a two lot split; there is not a lot of opportunity to save the trees.

23. 7912-0118-00
14013 - 58A Avenue
James Pernu, McElhanney Consulting Services Ltd. / Pritam S Dhaliwal /
Sukhjit S Dhaliwal
NCP amendment from Single Family Residential to Single Family Small Lots /
Rezoning from RA to RF-12
in order to allow subdivision into 7 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 Hayne
That:

1. A By-law be introduced to rezone the subject property in Application No. 7912-0118-00 from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" 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 arborist report and a statement regarding tree preservation;
 - (d) the applicant adequately address the shortfall in tree replacement;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) submission of a Section 219 covenant for Tree Protection; and
 - (g) in addition to payment of the 5% cash-in-lieu parkland contribution as required by the *Local Government Act*, payment of an additional 1% cash-in-lieu park contribution as volunteered by the applicant.

3. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to re-designate the land from "Single Family Residential" to "Single Family Small Lots" when the project is considered for final adoption.

RES.R13-1330

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

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

Amendment By-law, 2013, No. 18011" pass its first reading.

RES.R13-1331

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. 18011" pass its second reading.

RES.R13-1332

Carried

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. 18011" be held at the City Hall on Monday, July 22, 2013, at 7:00 p.m.

RES.R13-1333

CarriedSOUTH SURREY

24. **7913-0106-00**
6140, 6130 and 6092 - King George Boulevard;
13724 and 13732 - 62 Avenue
Craig Garden, 8015414 Canada Ltd. /
Highmark Homes (Surrey) Ltd., Inc. No. 746084 / Narinder Kaur Gill /
0917761 BC Ltd., Inc. No. 0917761 /
Director Information: Jagminder Paul Kaur Dhesi /
No Officer Information Filed as at August 11, 2012 Esther Louise Vader /
Newton 138 Projects Ltd., Inc. No. 0770956
 NCP Amendment from Apartments (45 u.p.a. max) and Detention Pond to
 Townhouses (25 u.p.a. max) / Rezoning from RA to RM-30 / Development Permit
 Development Variance Permit to reduce setback requirements for principal
 buildings and vary off-street parking provisions
in order to permit the development of a 138-unit townhouse project.

Councillor Rasode noted that concern has been brought up regarding the LRT and transportation strategy and the housing options available along the King George Corridor. Staff noted that they have received applications associated with densification and commercialization.

Council requested an overview of the densification plan along the transportation corridor and noted it should go to the Transportation Committee and include information regarding Fraser Highway and King George Boulevard through to South Surrey. Staff noted that the OCP scheduled for adoption on July 22, there is specific density attached to the corridor.

Councillor Villeneuve noted a variety of housing options should be made available and that the area should be revitalized.

Councillor Gill noted further examination needs to be done in terms of supporting land uses and communicating that information to the developers to ensure they understand the expectations of the transportation corridor and are knowledgeable of where some of the stops on the LRT are going to be.

It was Moved by Councillor Rasode
 Seconded by Councillor Steele
 That Application No. 7913-0106-00 be referred back to staff to address the concerns raised during the Regular Council Land Use meeting regarding densification, commercialization and the proposed Light Rail Transit (LRT) corridors in the City of Surrey relative to the context of this application.

RES.R13-1334

Carried

25. **7912-0327-00**
13431 - 103 Avenue
13419 - 103 Avenue
13409 - 103 Avenue
13399 - 103 Avenue
Portion of 103 Avenue
Doug Nelson, Bingham Hill Architects / King George City Centre
Development Ltd. / City of Surrey
 Rezoning from RF to CD (based on RMC-150) / Development Permit
in order to permit the development of a mixed-use development, consisting of a 37-storey high rise building with approximately 372 dwelling units and 3 ground floor commercial / retail units.

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

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

1. a By-law be introduced to rezone the subject site in Application No. 7912-0327-00 from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 1,116 square metres (12,013 square feet) to 544 square metres (5,856 square feet).
3. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 1,116 square metres (12,013 square feet) to 905 square metres (9,741 square feet).
4. Council authorize staff to draft Development Permit No. 7912-0327-00 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) 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 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;
 - (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) completion of the land exchange agreement with respect to a portion of 103 Avenue;
 - (i) resolution regarding the monetary mitigation for the parking deficiency, to the satisfaction of the General Manager, Engineering;
 - (j) finalization of details to allow for public access to a proposed car share space and co-op vehicle;
 - (k) registration of a statutory right-of-way to allow for the public pedestrian access to an open space area at the western edge of the

subject site and within the setback area along University Drive and a portion of 103 Avenue, to allow for public pedestrian access to the proposed commercial units;

- (l) the applicant adequately address the impact of reduced indoor amenity space; and
- (m) the applicant adequately address the impact of reduced outdoor amenity space.

6. Council pass a resolution to close application no. 7906-0519-00 when the project is considered for final adoption.

RES.R13-1335

Carried

It was

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

Amendment By-law, 2013, No. 17987" pass its first reading.

RES.R13-1336

Carried

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

It was

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

Amendment By-law, 2013, No. 17987" pass its second reading.

RES.R13-1337

Carried

It was then

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

By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17987" be held at the City Hall on Monday, July 22, 2013, at 7:00 p.m.

RES.R13-1338

Carried

C. ITEMS REFERRED BACK BY COUNCIL

1. **7908-0135-00**
7803 and 7815 – 128 Street
Jessi Arora, DF Architecture Inc. /
Samta Enterprises Corporation, Inc. No. 537429
Rezoning from RA to IL / Development Permit / Development Variance Permit *in order to permit a multi-tenant industrial building and vary the minimum front yard setback, side yard setback and landscape requirements under the IL Zone.*

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

It was

Moved by Councillor Martin
Seconded by Councillor Hepner
That:

1. a By-law be introduced to rezone the subject site in Application No. 7908-0135-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Light Impact Industrial Zone (IL)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7908-0135-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7908-0135-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the IL Zone from 7.5 metres (25 ft.) to 2.8 metres (9 ft.);
 - (b) to vary the minimum north side yard setback of the IL Zone from 0 metre (0 ft.) to 0.3 metre (1 ft.); and
 - (c) to reduce the minimum landscaping requirement under the IL Zone from 1.5 metre (5 ft.) to 0.68 metre (2 ft.) along 78 Avenue.
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 address the deficit in tree replacement; and
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R13-1339

Carried

RES.R13-1340 It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18013" pass its first reading.
Carried

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

RES.R13-1341 It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18013" pass its second reading.
Carried

RES.R13-1342 It was then Moved by Councillor Martin
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18013" be held at the City
Hall on Monday, July 22, 2013, at 7:00 p.m.
Carried

2. **7912-0333-00**
6979 - 150 Street
James Pernu, McElhanney Consulting Services Ltd. / 0952697 B C Ltd /
Director Information: Ravinder Singh Bhangu / Kulbir Singh Johal /
Kuljit Minhas / Kuldip Singh Rawan / No Officer Information Filed
Rezoning from RA to RF-12 / Partial NCP amendment from "Schools" and "Urban
Single Family Residential" to "Single Family Small Lots"
*in order to allow subdivision into 29 single family small lots and additional park
land.*

The Planning & Development Department recommends that Council grant Third
Reading to Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No.
17932, rezoning the site from "One-Acre Residential Zone (RA)" (By-law No. 12000)
to "Single Family Residential (12)Zone (RF-12)".

Note: Please see Section H. 6 for by-law reading.

D. CORPORATE REPORTS

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. 17778"
7911-0076-00 - Vladimir and Marianna Ferancik, Pao-Feng Lee and Bryan and
Shamlane Ference
c/o Bryan Ference
RA to RH (BL 12000) - 3224 and 3242 - 140 Street - to permit subdivision
into 4 half-acre single family lots.

Approved by Council: October 1, 2012

Planning and Development advise that (see memorandum dated July 2, 2013 in back up) it is now in order for Council to pass a resolution amending the Central Semiahmoo Peninsula Local Area Plan to redesignate the site from "One-Acre Residential" to "Half-Acre Residential".

It was Moved by Councillor Villeneuve
Seconded by Councillor Martin
That Council amend the Central Semiahmoo
Peninsula Local Area Plan to redesignate the site from "One-Acre Residential" to
"Half-Acre Residential".

RES.R13-1343

Carried

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17778" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R13-1344

Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17518"
7911-0095-00 - 0885838 B.C. Ltd.
c/o Crescent Creek Homes Inc. (Berinderpal Singh)
RF to RM-30 (BL 12000) - 10325 - 142 Street - to permit the development of
16 townhouse units.

Approved by Council: November 7, 2011

Note: See Development Variance Permit No. 7911-0095-00 under Item I.1(b).

Note: See Development Permit No. 7911-0095-00 under Item I.2(d).

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2011, No. 17518" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R13-1345

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 17031,
 Amendment By-law, 2010, No. 17269, Amendment By-law, 2012, No. 17708"
 7912-0146-00 - All Owners Under Strata Plan BCS1684

c/o Jarnail S. Saran

To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law,
 2009, No. 17031" as amended, in Part 2, Section B. 11, for 7475 - 135 Street as
 follows:

- (a) *Private Schools* provided that such use is limited in floor area to a
 maximum of 1,510 square metres [16,254 sq. ft.].

This amendment will allow the expansion of private school use from the
 existing 265.4 sq. m. (2,857 sq. ft.).

Approved by Council: July 9, 2012

It was Moved by Councillor Martin
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 17031, Amendment By-law, 2010, No. 17269,
 Amendment By-law, 2012, No. 17708" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R13-1346

Carried

4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 184 Amendment
 By-law, 2007, No. 16408"
 7906-0454-00 - Prime Time (Abby Lane) Inc.

c/o Prime Time Living Limited Partnership (John Hitchcock)

To authorize the redesignation of the properties located at 15285, 15291 and
 15321 - 16 Avenue from Multiple Residential (RM) to Town Centre (TC).

Approved by Council: June 11, 2007

This by-law is proceeding in conjunction with By-law Nos. 16409, 16410 and 17948.

Note: See Development Permit No. 7906-0454-00 under Item I.2(a).

Note: Change in owner/agent names.

This item is out of order.

Prior to the start of the meeting, an on-table memo was received from the General
 Manager, Planning and Development advising that the following bylaws are out of
 order: "Surrey Official Community Plan By-law, 1996, No. 12900, No. 184
 Amendment By-law, 2007, No. 16408", "Surrey Land Use Contract No. 539,

Authorization By-law, 1978, No. 5725, Discharge By-law, 2007, No. 16409", "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16410" and "Prime Time (Abby Lane) Inc. Housing Agreement, Authorization By-law, 2013, No. 17948", as the applicant has not fulfilled all the requirements necessary for the project to proceed for final adoption.

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17626" 7910-0100-00 - 653294 B.C. Ltd.
c/o Phoenix Construction Systems Ltd. (Nirmal Takhar)
RA to CD (BL 12000) - 6156 and 6138 - 138 Street - to permit the development of 41 townhouse units.

Approved by Council: April 2, 2012

Note: See Development Permit No. 7910-0100-00 under Item I.2(b).

Planning and Development advise that (see memorandum dated July 3, 2013 in back up) that Modifications to the Comprehensive Development (CD) By-law No. 17626 are required to the setbacks and the parking provisions to reflect the present project. In particular, the project now includes portions of roof eaves and sundecks which will extend a maximum 1.06 metres [3.5 ft.] beyond the setbacks in the CD Bylaw (instead of the standard 0.6 metre [2 ft.]). Staff have reviewed the proposed encroachments and consider the impact of the eaves and sundecks to be minimal on the neighbouring properties. It is therefore appropriate to modify By-law No. 17626.

Planning and Development also advise that at the Public Hearing, Council also received a petition from the neighbours requesting an on-site vehicle truck wash for all heavy duty equipment, a vacuum truck to clean roads around the site and sprinklers to control airborne dust. In response to these concerns, the applicant will be required to install an on-site wheel wash under the Erosion Sediment Control (ESC). The ESC permit will also ensure the applicant is responsible for cleaning roads around the site on a daily basis. Airborne dust particles will be further monitored by Metro Vancouver.

In addition, Planning and Development advise that it is now in order for Council to pass a resolution amending the South Newton Neighbourhood Concept Plan to redesignate the site from "Townhouse 15 upa max" to "Townhouse 25 upa max".

It was

Moved by Councillor Martin

Seconded by Councillor Gill

That Council rescind Resolution R12-940 of the April 23, 2012 Regular Council-Public Hearing passing Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17626".

RES.R13-1347

Carried

- RES.R13-1348 It was Moved by Councillor Martin
Seconded by Councillor Gill
That Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17626" in "Section F. Yards and Setbacks" as reflected in the memorandum in bylaw back-up.
Carried
- RES.R13-1349 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17626" pass its third reading, as amended.
Carried
- RES.R13-1350 It was Moved by Councillor Martin
Seconded by Councillor Gill
That Council amend the South Newton Neighbourhood Concept Plan to redesignate the site from "Townhouse 15 upa max" to "Townhouse 25 upa max".
Carried
- RES.R13-1351 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17626" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

THIRD READING

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17932" 7912-0333-00 – 0952697 B.C. Ltd. c/o McElhanney Consulting Services Ltd. (James Pernu)
RA to RF-12 (BL 12000) - 6979 - 150 Street - to permit subdivision into approximately 29 single family small lots and additional park land.

Approved by Council: May 6, 2013

Note: By-law No. 17932 will be in order for Third Reading should Council accept recommendations in Additional Planning Comments Report under Item C. 2 of Land Use Agenda.

- RES.R13-1352 It was Moved by Councillor Martin
Seconded by Councillor Hayne
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17932" pass its third reading.
Carried

FINAL ADOPTIONS (cont.)

7. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 90, Amendment By-law, 2009, No. 16953"
7908-0212-00 – Ranjit and Sukhjot Saraon, Manjit Gill, Sukhbir Brar, Sukhraj Brar, c/o Hunter Laird Engineering Ltd.

To amend "Surrey Official Community Plan By-law, 1996, No. 12900" as amended, in Division A. Schedule B Temporary Use Permit Areas, under the heading "Temporary Industrial Use Permit Areas" by adding a new heading "Temporary Industrial Use Permit Area No. 33 – Truck Parking". This application will allow a temporary truck parking facility for a period not to exceed two years on the property located at 12310 – 114 Avenue.

Approved by Council: May 25, 2009

Note: See Temporary Industrial Use Permit No. 7908-0212-00 under Item I.3(a).

Planning and Development advise that (see memorandum dated July 4, 2013 in back up) the applicant has completed all of the requirements identified in the Pre-servicing Approval. However, a recent site inspection has revealed that additional non-conforming uses are occurring on the property including the parking of wrecked vehicles, the placement of a residential trailer and the placement of a pre-manufactured office trailer. To ensure the applicant removes the wrecked vehicles, residential trailer and apply for the necessary permits to allow the office trailer, bonding has been submitted. Should Council consider the bonding sufficient to allow this application to proceed, the following resolutions are required:

Councillor Gill noted there was a large delegation who attended the Transportation Committee regarding this matter and that it is unacceptable that the application has been sat on for four years while the Applicant has been unwilling to fulfill the associated requirements of the Temporary Use Permit (TUP).

Councillor Hepner noted a second site inspection was conducted yielding new non-conforming issues; it is astonishing that this application has gone on as long as it has.

Mayor Watts asked for direction from staff regarding how to address the non-conforming issues associated application and reports of additional infractions. Staff noted that Council, at their discretion, has the authority to not approve the TUP; the City Solicitor suggested that "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 90, Amendment By-law, 2009, No. 16953" be filed. Before the motion was put, Councillor Rasode requested an amendment to ensure that the process for site cleanup and reclamation is expedited.

Mayor Watts asked for clarification from staff regarding how the site could be vacated and cleaned. Staff, in response noted that the matter should be referred to the By-law Enforcement Department to have the site cleaned up dealt with and

outstanding issues associated with the TUP appropriately remediated prior to closing the file.

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

1. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 90, Amendment By-law, 2009, No. 16953" be filed,
2. That "Temporary Industrial Use Permit Area No. 33 – Truck Parking" be revoked effective immediately; and
3. That staff work with the applicant to ensure that necessary reclamation work is conducted, and that the site is remediated and vacated in accordance with City By-law.

RES.R13-1353

Carried

INTRODUCTIONS

8. "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2013, No. 17986" 3900-20-17986 – Regulatory Text Amendment
"Surrey Zoning By-law, 1993, No. 12000" as amended, is further amended to add new RF10 and RF10S Zones in order to incorporate changes related to community input and expert panel recommendations as described fully in Corporate Report 2013-R119.

Approved by Council: June 17, 2013
Corporate Report: R119

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2013, No. 17986" pass its first reading.

RES.R13-1354

Carried

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

It was Moved by Councillor Gill
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993, No. 12000,
Text Amendment By-law, 2013, No. 17986" pass its second reading.

RES.R13-1355

Carried

- RES.R13-1356
- It was then
By-law, 1993, No. 12000, Text Amendment By-law, 2013, No. 17986" be held at the City Hall on Monday, July 22, 2013, at 7:00 p.m.
- Moved by Councillor Gill
Seconded by Councillor Villeneuve
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2013, No. 17986" be held at the City Hall on Monday, July 22, 2013, at 7:00 p.m.
- Carried
9. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18014" 3900-30-18014 – City of Surrey c/o Manager Community Planning Division (Don Luymes)
RF to RF-10 (BL 12000) - to activate a zone to create future small lots with this zoning.
- RES.R13-1357
- It was
Amendment By-law, 2013, No. 18014" pass its first reading.
- Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18014" pass its first reading.
- Carried
- The said By-law was then read for the second time.
- RES.R13-1358
- It was
Amendment By-law, 2013, No. 18014" pass its second reading.
- Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18014" pass its second reading.
- Carried
- RES.R13-1359
- It was then
By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18014" be held at the City Hall on Monday, July 22, 2013, at 7:00 p.m.
- 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. 18014" be held at the City Hall on Monday, July 22, 2013, at 7:00 p.m.
- Carried
10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18015" 3900-30-18015 – City of Surrey c/o Manager Community Planning Division (Don Luymes)
RF to RF-10S (BL 12000) - to activate a zone to create future small lots with this zoning.
- RES.R13-1360
- It was
Amendment By-law, 2013, No. 18015" pass its first reading.
- Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18015" pass its first reading.
- Carried
- The said By-law was then read for the second time.

RES.R13-1361 It was Moved by Councillor Gill
Seconded by Councillor Hayne
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18015" pass its second reading.
Carried

RES.R13-1362 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. 18015" be held at the City
Hall on Monday, July 22, 2013, at 7:00 p.m.
Carried

I. CLERK'S REPORT

1. Approval of Development Variance Permits

It is in order for Council to now pass resolutions authorizing the Mayor and Clerk to sign the following permits:

- (a) **Development Variance Permit No. 7911-0004-00**
o815391 B.C. Ltd.
c/o Praveen Bajaj
6009 and 6019 – 168 Street

Note: See Development Permit No. 7911-0004-00 under Item I.2(c).

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 34, Section F, as follows:

- (a) To reduce the minimum rear yard (west) setback from 7.5 metres (25 ft.) to 0.0 metres (0.0 ft.);
- (b) To reduce the minimum south side yard flanking street setback from 7.5 metres (25 ft.) to 3.8 metres (12.5 ft.) to the building face and 1.9 metres (6.2 ft.) to the roof overhang / gable; and
- (c) To reduce the minimum front yard (east) setback from 7.5 metres (25 ft.) to 5.8 metres (19 ft.) to the building face and 4.4 metres (14.4 ft.) to the roof overhang.

To vary "Surrey Sign By-law, 1999, No. 13656", as amended, Part 5, Section 27(2)(a), as follows:

- (a) To permit one (1) additional fascia sign on the north elevation of the proposed single-storey commercial building.

The proposal is to permit the development of a single-storey commercial building.

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That Development Variance Permit

No. 7911-0004-00 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.R13-1363

Carried

- (b) **Development Variance Permit No. 7911-0095-00**
 o885838 B.C. Ltd.
 c/o Crescent Creek Homes Inc. (Berinderpal Singh)
 10325 - 142 Street

Note: See By-law No. 17518 under Item H.2 and Development Permit No. 7911-0095-00 under Item I.2(d).

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 4, Section F, as follows:

- (a) To reduce the minimum north yard setback from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) to the building face and to 4.0 metres (13 ft.) to the roof overhang;
- (b) To reduce the minimum south (103 Avenue) yard setback from 7.5 metres (25 ft.) to 4.7 metres (15 ft.) to the building face and to 3.8 metres (12.5 ft.) to the edge of the landing and to 2.8 metres (9 ft.) to the edge of the first stair riser;
- (c) To reduce the minimum west yard setback from 7.5 metres (25 ft.) to 3.7 metres (12 ft.) to the building face and to 2.7 metres (9 ft.) to the roof overhang; and
- (d) To reduce the minimum east (142 Street) yard setback from 7.5 metres (25 ft.) to 4.5 metres (15 ft.).

The purpose of the rezoning and development variance permit is to permit the development of 16 townhouse units.

It was Moved by Councillor Martin
 Seconded by Councillor Hayne
 That Development Variance Permit

No. 7911-0095-00 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.R13-1364

Carried

2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7906-0454-00**
 Prime Time Living (Abby Lane) Inc.
 c/o Prime Time Living Limited Partnership (John Hitchcock)
 15285, 15291 and 15321 – 16 Avenue

Note: See By-law Nos. 16408, 16409, 16410 and 17948 under Item H.4.

This item is out of order.

Prior to the start of the meeting an on-table memo was received from the General Manager, Planning and Development advising that Development Permit No. 7906-0454-00 is out of order as the applicant has not fulfilled all the requirements necessary for the project to proceed for final adoption.

- (b) **Development Permit No. 7910-0100-00**
 653294 B.C. Ltd.
 c/o Phoenix Construction Systems Ltd. (Nirmal Takhar)
 6138 and 6156 – 138 Street

Note: See By-law No. 17626 under Item H.5.

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

It was	Moved by Councillor Martin Seconded by Councillor Gill That the Mayor and Clerk be authorized to execute Development Permit No. 7910-0100-00.
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RES.R13-1365

Carried

- (c) **Development Permit No. 7911-0004-00**
 o815391 B.C. Ltd.
 c/o Praveen Bajaj
 6009 and 6019 – 168 Street

Note: See Development Variance Permit No. 7911-0004-00 under Item I.1(a).

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

It was	Moved by Councillor Martin Seconded by Councillor Gill That the Mayor and Clerk be authorized to execute Development Permit No. 7911-0004-00.
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RES.R13-1366

Carried

- (d) **Development Permit No. 7911-0095-00**
o885838 B.C. Ltd.
c/o Crescent Creek Homes Inc. (Berinderpal Singh)
10325 - 142 Street

Note: See By-law No. 17518 under Item H.2 and Development Variance Permit No. 7911-0095-00 under Item I.1(b).

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

It was
Moved by Councillor Martin
Seconded by Councillor Gill
That the Mayor and Clerk be authorized to
execute Development Permit No. 7911-0095-00.

RES.R13-1367

Carried

- (e) **Development Permit No. 7912-0144-00**
S R L Enterprises Inc.
c/o Allen Concepts Inc. (James Allen)
15775 Fraser Highway

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

It was
Moved by Councillor Martin
Seconded by Councillor Gill
That the Mayor and Clerk be authorized to
execute Development Permit No. 7912-0144-00.

RES.R13-1368

Carried

3. Approval of Temporary Industrial Use Permit

- (a) **Temporary Industrial Use Permit No. 7908-0212-00**
Ranjit and Sukhjot Saraon, Manjit Gill, Sukhbir Brar, Sukhraj Brar
12310 - 114 Avenue

Note: See By-law No. 16953 under Item H.7.

This item is out of order

J. OTHER BUSINESS

K. ADJOURNMENT

It was

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


do now adjourn.

RES.R13-1369

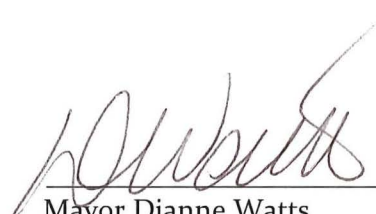
Carried

The Regular Council- Land Use meeting adjourned at 5:24 p.m.

Certified Correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts