

Present:

Chairperson - Mayor Watts
Councillor Gill
Councillor Hayne
Councillor Hepner
Councillor Hunt
Councillor Rasode
Councillor Steele
Councillor Villeneuve

Absent:

Councillor Martin

Staff Present:

City Clerk
City Manager
City Solicitor
Deputy City Clerk
General Manager, Engineering
General Manager, Finance & Technology
General Manager, Human Resources
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development
Land Development Engineer
Manager, Area Planning & Development, North Division
Manager, Area Planning & Development, South Division

A. ADOPTION OF MINUTES**B. LAND USE APPLICATIONS****COMMERCIAL/INDUSTRIAL/AGRICULTURAL****FLEETWOOD/GUILDFORD**

1. **7913-0099-00**
9788 - 186 Street
Avnash Banwait, Mainland Engineering Corporation / 0958547 BC Ltd /
Director Information: Jarnail Singh Rai / Karnail Singh Rai /
No Officer Information Filed
Development Permit / Development Variance Permit
in order to permit the construction of a truck parking facility and dispatch office.

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

It was

Moved by Councillor Hayne
Seconded by Councillor Hunt
That:

1. Council authorize staff to draft Development Permit No. 7913-0099-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0099-00 (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 3.0 metres (10 ft.); and
 - (b) to waive the landscaping requirement of the IL Zone for a continuous landscaping strip of not less than 1.5 metres (5 ft.) in width along the developed sides of the lot which abut a highway, for portions of the north property line.
3. Council instruct staff to resolve the following issues prior to approval:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R13-1773

Carried

2. **7913-0087-00**
19150 - 96 Avenue
Samuel Chan, Ionic Architecture Inc. / 1547314 Ontario Inc
 Development Permit
in order to permit the construction of an industrial building in Port Kells.

Note: If the Development Permit, as presented, is not acceptable to Council in relation to the character of the development, including landscaping and siting, form, exterior design and finish of the building and other structures, Council may refer the Development Permit back to staff with direction regarding any of these matters.

It was Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That Council approve Development Permit
 No. 7913-0087-00 and authorize the Mayor and Clerk to execute the Permit.

RES.R13-1774

Carried

3. **7913-0115-00**
10355 - 152 Street
Fariba Gharaei, Urban Design Group Architects Ltd. / 4239431 Canada Inc /
Director Information: Roman Drohomirecki / Emilio Elisio
 Development Permit
in order to permit the exterior renovation of an existing free-standing commercial building on the Guildford Town Centre Mall site.

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. Council approve the applicant's request to vary the Sign By-law by increasing the maximum number of permitted fascia signs from 2 to 3.
2. Council authorize staff to draft Development Permit No. 7913-0115-00, generally in accordance with the attached drawings (Appendix II).
3. 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.

RES.R13-1775

Carried

NEWTON

4. **7913-0144-00**
12992 - 76 Avenue
Gordon MacPherson, 0963419 BC Ltd / 0963419 BC Ltd /
Director Information: / Gordon MacPherson / Matthew Wubs /
No Officer Information Filed
Development Variance Permit
in order to reduce the number of required on-site parking spaces to permit a fitness centre use.

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

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

1. Council approve Development Variance Permit No. 7913-0144-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum number of on-site parking spaces from 252 to 176 (30%) to permit a fitness centre use on the entire ground floor, and office use on the second floor of the existing two-storey industrial building located on the site.
2. Council instruct staff to resolve the following issues prior to issuance and execution of the Development Variance Permit No. 7913-0144-00:

- (a) registration of a Section 219 Restrictive Covenant acknowledging that if required the City will remove the access to 76 Avenue. The removal of the access is generally anticipated in the event that either:
 - i. there is documented operational issues and violations of the one-way operations;
 - ii. the signalization of 76 Avenue and Anvil Way requires its removal; and
- (b) registration of a Section 219 Restrictive Covenant restricting office uses whose primary business hours of operations fall outside the hours of 8:00 am to 5:30 pm, Monday to Saturday.

RES.R13-1776

Carried**SOUTH SURREY**

5. **7913-0010-00**
3338 - 190 Street
Teri Hudson, Teck Construction LLP / 0940380 BC Ltd Inc No 0940380 /
Director Information: Darlene Olivier / Clayton Olivier /
No Officer Information Filed
 Development Permit
to permit an industrial warehouse in Campbell Heights

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

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

1. Council authorize staff to draft Development Permit No. 7913-0010-00 generally in accordance with the attached drawings (Appendix II).
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and

- (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department, including signage package.

RES.R13-1777

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

6. **7913-0163-00**
6840 - 190 Street
Adam Breadmore, Qualico Developments / Karyn Emmons and
Bradley Harker
Development Variance Permit
in order to permit the construction of a garage with reduced length of parking spaces.

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 Council approve Development Variance

Permit No. 7913-0163-00 (Appendix II) to proceed to Public Notification to vary Section B of Part 5 of Zoning By-law No. 12000 to reduce the length of parking spaces within a double garage from from 6.1 metres (20 ft.) to 5.1 metres (17 ft.).

RES.R13-1778

CarriedFLEETWOOD/GUILDFORD

7. **7913-0114-00**
15638 - 82 Avenue
Roger Jawanda, Citiwest Consulting Ltd. / Venny H Buchanan
Rezoning from RA to RF
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 Hunt
 Seconded by Councillor Steele
 That:

1. a By-law be introduced to rezone the subject site in Application No. 7913-0114-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) the applicant address the shortfall in replacement trees, to the satisfaction of the Planning and Development Department.

RES.R13-1779

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

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

Amendment By-law, 2013, No. 18053" pass its first reading.

RES.R13-1780

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

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

Amendment By-law, 2013, No. 18053" pass its second reading.

RES.R13-1781

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18053" be held at the City Hall on Monday, September 23, 2013, at 7:00 p.m.

RES.R13-1782

Carried

NEWTON

8. **7913-0036-00**
14495 - 68 Avenue / 14511 - 68 Avenue / 14535 - 68 Avenue / 14549 - 68 Avenue /
14525 - 68 Avenue / 14565 - 68 Avenue / 14583 - 68 Avenue / 14475 - 68 Avenue
Colin A Hogan, Focus Architecture Incorporated
Owners: Marcus Braun / Richard J Brzezowski / Gloria J Reandy / Ricky
Reandy / Kenneth F West / Anne E Houle / Sukhjinder S Kaler / Ruby Garg /
Anuradha Garg / Jane L Bryson
 NCP amendment from "Townhouses (max. 15 upa)" to "Medium to High Density
 Townhouses (max. 30 upa)" / Rezoning from RA to RM-30 / Development Permit /
 Development Variance Permit
in order to permit the development of 119 townhouse units.

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

Before the motion was put, Council requested clarification regarding whether or not Item 2 should refer to indoor amenity space, and not outdoor as noted in the Planning Report. In response, staff advised that Council was correct, and requested that the motion be amended accordingly.

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

1. a By-law be introduced to rezone the subject site in Application No. 7913-0036-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve the applicant's request to reduce the amount of required indoor amenity space from 357 sq. m (3,843 sq.ft) to 204 sq. m (2,196 sq. ft).
3. Council authorize staff to draft Development Permit No. 7913-0036-00 generally in accordance with the attached drawings (Appendix II).
4. Council approve Development Variance Permit No. 7913-0036-00 (Appendix VII) 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 6.0 metres (20 ft.);
 - (b) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.);
 - (c) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) and 3.0m (10ft);

- (d) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.), 4.5 metres (15 ft.) and 3.6 metres (12 ft.); and
 - (e) to vary the parking requirement of the RM-30 Zone to allow one (1) visitor parking stall to be located within the west side yard setback.
5. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (h) the establishment of an access easement over the subject property granting future access in favour of lands to the west at 14491 68 Avenue;
 - (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;
 - (j) the applicant adequately address the impact of reduced indoor amenity space; and
 - (k) a P-15 agreement is required for monitoring and maintenance of replanting in the riparian area.

7. Council pass a resolution to amend the East Newton South NCP to redesignate the land from "Townhouses (max. 15 upa)" to "Medium to High Density Townhouses (max. 30 upa)" when the project is considered for final adoption.

RES.R13-1783

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Hayne

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

Amendment By-law, 2013, No. 18054" pass its first reading.

RES.R13-1784

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Hayne

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

Amendment By-law, 2013, No. 18054" pass its second reading.

RES.R13-1785

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Hayne

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18054" be held at the City Hall on Monday, September 23, 2013, at 7:00 p.m.

RES.R13-1786

Carried

9. **7913-0069-00**
6018 - 138 Street
Clarence Arychuk, Hunter Laird Engineering Ltd. / North 60 Development Inc. / City of Surrey
 NCP amendment from unopened road allowance to Single Family Small Lots / Rezoning from RA and RF-9 to RF-12
To permit the creation of 1 RF-12 and 2 RF-9 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:

1. A By-law be introduced to rezone the property shown on the Survey Plan in Application No. 7913-0069-00 (Appendix II) as follows:
- (a) Block A from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)";

- (b) Block B from "Single Family Residential (9) Zone (RF-9)" to "Single Family Residential (12) Zone (RF-12)"; and
 - (c) a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) the applicant address the replacement tree deficit;
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) submission of an acceptable building scheme to the satisfaction of the Planning and Development Department; and
 - (f) completion of the road closure and sale of a portion of the 138 Street road allowance.
3. Council pass a resolution to amend the South Newton NCP to re-designate the land to "Single Family Small Lots" when the project is considered for final adoption.

RES.R13-1787

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 18055" pass its first reading.

RES.R13-1788

Carried

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

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Hunt
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 18055" pass its second reading.

RES.R13-1789

Carried

It was then Moved by Councillor Villeneuve
 Seconded by Councillor Hunt
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18055" be held at the City
 Hall on Monday, September 23, 2013, at 7:00 p.m.
 RES.R13-1790 Carried

10. **7913-0060-00**
14962 - 72 Avenue
Mike Kompter, Hub Engineering Inc. / Shaneel S Kumar / Sharun L Kumar /
Satiya R Kumar
 NCP amendment from Urban Single Family Residential to Single Family Small Lots
 / Rezoning from RA to RF-12 / Development Variance Permit
in order to allow subdivision of 1 lot into 2 lots.

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

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

1. a By-law be introduced to rezone the subject site in Application
 No. 7913-0060-00 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. 7913-0060-00
 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF-12 Zone from 12 metres
 (40 ft.) to 10.97 metres (36 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) submission of a finalized tree survey and a statement regarding tree
 preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant to adequately address the shortfall in tree
 replacement; and

- (e) registration of a Section 219 Restrictive Covenant for increased front yard setbacks.
4. Council pass a resolution to amend East Newton South NCP to redesignate the land from "Urban Single Family Residential" and "Landscaped Buffer Strips" to "Single Family Small Lots" when the project is considered for final adoption.
- RES.R13-1791 Carried
- It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18056" pass its first reading.
- RES.R13-1792 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18056" pass its second reading.
- RES.R13-1793 Carried
- It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18056" be held at the City Hall on Monday, September 23, 2013, at 7:00 p.m.
- RES.R13-1794 Carried

- 11. 7907-0371-00
6109 - 142 Street
Clarence Arychuk, Hunter Laird Engineering Ltd. / Sukhminder Gill /
Kuldip Gill**
Rezoning from RA to RF and RF-12 / Development Variance Permit
in order to allow subdivision into 20 single family small lots, a remainder parcel for parkland, and to retain the existing dwelling.

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

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

1. a By-law be introduced to rezone Block A on the attached Survey Plan in Application No. 7907-0371-00 (Appendix VIII) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and Block B on the attached Survey Plan 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. 7907-0371-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard to flanking street setback of the RF Zone from 3.6 metres (12 ft.) to 1.2 metres (4 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) final approval from B.C. Hydro for the proposed vehicle crossing (61 Avenue) through the existing statutory right-of-way;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant work with the Planning and Engineering Departments in order to address retention of trees within the 142nd Street Boulevard.
 - (f) the applicant provide appropriate landscaping and fencing along proposed 61 Avenue fronting proposed Lot 3.
 - (g) registration of a Section 219 Restrictive Covenant for the purpose of tree retention;
 - (h) the applicant address the shortfall in tree replacement; and
 - (i) completion of an agreement with Realty Services Division for the City purchase of proposed Lot 21 for the future South Newton Greenway, as per the South Newton Neighbourhood Concept Plan.

RES.R13-1795

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

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

Amendment By-law, 2013, No. 18057" pass its first reading.

RES.R13-1796

Carried

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

- RES.R13-1797 It was Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18057" pass its second reading.
Carried
- RES.R13-1798 It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18057" be held at the City
Hall on Monday, September 23, 2013, at 7:00 p.m.
Carried

SOUTH SURREY

12. **7912-0096-00**
17245 and 17265 - 2 Avenue
Trevor Scott, Haven Properties Ltd. / Corinna Lynn Sousa /
Joao Silva Sousa / Ryan Jeffrey Scott
Development Variance Permit
in order to retain 5 trees and accommodate a wider building envelope.

Note: Council previously considered Development Application No. 7912-0096-00 at the July 22, 2013 Regular Council – Land Use Meeting.

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

- RES.R13-1799 It was Moved by Councillor Villeneuve
Seconded by Councillor Hayne
That Council approve Development Variance
Permit No. 7912-0096-00 (Appendix IV) to proceed to Public Notification to
reduce the minimum side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2
metres (4 ft.).
Carried

13. **7913-0161-00**
2830 - Gordon Avenue
Bob Ferguson, Graphic Square Design / Kimberly D Hardy / Thomas S Hardy
Development Variance Permit
in order to permit construction of a detached garage on a double fronting lot.

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

It was Moved by Councillor Hunt
 Seconded by Councillor Hayne
 That Council approve Development Variance
 Permit No. 7913-0161-00 (Appendix IV) proceed to Public Notification to reduce
 the minimum front yard setback for an accessory structure of the RF Zone from 18
 metres (60 ft.) to 1.8 metres (6 ft.).

RES.R13-1800

Carried

14. **7907-0078-00**
3005 and 3031 - 160 Street
Aplin & Martin Consultants Ltd / 0769274 BC Ltd., Inc. No. 0769274 /
Director Information: Leigh Grelish /
Officer Information as at September 19, 2011: Leigh Grelish (President)
 OCP amendment from Suburban to Urban / Rezoning from RA to RM-15 /
 Development Permit / Development Variance Permit
in order to permit the development of a 29-unit townhouse complex.

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

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

1. a By-law be introduced to amend the OCP by redesignating the subject site
 in Application No. 7907-0078-00 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 "Multiple Residential 15 Zone
 (RM-15)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required
 indoor amenity space from 87 square metres (928 square feet) to 74.5 square
 metres (802 square feet).
5. Council authorize staff to draft Development Permit No. 7907-0078-00
 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7907-0078-00
 (Appendix V) varying the following setbacks of the RM-15 Zone, to proceed
 to Public Notification:

- (a) to reduce the minimum southerly yard setback from 7.5 metres (25 ft.) to 6 metres (20 ft.) for building face and 4.5 metres (15 ft.) for columns for Buildings 1, 4 and 13, and to 5.7 metres (19 ft.) for building face and 3.8 metres (12 ft.) for columns for Building 10;
 - (b) to reduce the minimum westerly yard setback from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) for building face and to 3.0 metres (10 ft.) for columns for Building 11 and to 5.0 metres (16 ft.) for building face and to 2.6 metres (9 ft.) for columns for Building 12;
 - (c) to reduce the minimum northerly yard setback from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) for building face and to 2.5 metres (8 ft.) for columns for Buildings 6, 7 and 8;
 - (d) to reduce the minimum easterly yard setback from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) for building face and to 2.5 metres (8 ft.) for columns for Buildings 1 and 3;
 - (e) to reduce the minimum northerly yard setback from 7.5 metres (25 ft.) to 2.5 metres (8 ft.) for Building 13;
 - (f) to reduce the minimum westerly yard setback from 7.5 metres (25 ft.) to 5 metres (16 ft.) for Building 13; and
 - (g) to reduce the minimum easterly yard setback from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for columns for Building 2.
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) approval 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (g) the applicant adequately address the impact of reduced indoor amenity space;
- (h) the applicant enter into a P-15 agreement for monitoring and maintenance of replanting in the dedicated riparian areas; and
- (i) registration of an access easement in favour of the property to the north (3063 - 160 Street).

RES.R13-1801

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 366, Amendment By-law, 2013, No. 18058" pass its first reading.

RES.R13-1802

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 366, Amendment By-law, 2013, No. 18058" pass its second reading.

RES.R13-1803

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Steele

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 366, Amendment By-law, 2013, No. 18058" be held at the City Hall on Monday, September 23, 2013, at 7:00 p.m.

RES.R13-1804

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

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

Amendment By-law, 2013, No. 18059" pass its first reading.

RES.R13-1805

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

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

Amendment By-law, 2013, No. 18059" pass its second reading.

RES.R13-1806

Carried

It was then
By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18059" be held at the City Hall on Monday, September 23, 2013, at 7:00 p.m.
RES.R13-1807

Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Carried

15. **7913-0093-00**
14665 - 28 Avenue
Clarence Arychuk, Hunter Laird Engineering Ltd. / James L Shannon
Rezoning from RA to RH and CD (based on RH-G)
in order to allow subdivision into three (3) 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. 7913-0093-00 as shown on the Rezoning Block Plan (Appendix II) as follows:
 - (a) Block A from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) based on RH-G;
 - (b) Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000); and
 - (c) a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant addresses the shortfall in tree replacement;

- (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
- (h) applicant address the 15 percent cash in lieu of open space associated with gross density type lots, for the CD By-Law zoned lot.

3. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from Suburban 1 Acre to Suburban 1/2 Acre when the project is considered for final adoption.

RES.R13-1808

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 18060" pass its first reading.

RES.R13-1809

Carried

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

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 18060" pass its second reading.

RES.R13-1810

Carried

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. 18060" be held at the City
 Hall on Monday, September 23, 2013, at 7:00 p.m.

RES.R13-1811

Carried

It was

Moved by Councillor Villeneuve
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 18061" pass its first reading.

RES.R13-1812

Carried

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

RES.R13-1813 It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18061" pass its second reading.
Carried

RES.R13-1814 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. 18061" be held at the City
Hall on Monday, September 23, 2013, at 7:00 p.m.
Carried

16. **7912-0077-00**
3125 - 144 Street / 3141 - 144 Street and 3159 - 144 Street
James Pernu, McElhanney Consulting Services Ltd. / Feng Z Fu / Yan J He
Rezoning from RA to RH-G
in order to permit subdivision into 9 single family lots and 1 open space remainder lot.

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

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

1. a By-law be introduced to rezone the subject site in Application No. 7912-0077-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;

- (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (f) registration of a Section 219 Restrictive Covenant for the purpose of tree protection;
- (g) the applicant address the deficit in tree replacement; and
- (h) the applicant provide improvements and construct a pathway in the proposed open space in accordance with the requirements of the RH-G Zone to the satisfaction of the Manager, Parks, Recreation and Culture.

RES.R13-1815

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

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

Amendment By-law, 2013, No. 18062" pass its first reading.

RES.R13-1816

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

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

Amendment By-law, 2013, No. 18062" pass its second reading.

RES.R13-1817

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Hepner

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18062" be held at the City Hall on Monday, September 23, 2013, at 7:00 p.m.

RES.R13-1818

Carried

17. 7911-0255-00

15755 - 28 Avenue

Colin Hogan, Focus Architecture Incorporated /**Hayer Builders Group Inc., Inc. No. BC0927212**

OCP amendment from "Suburban" to "Urban" / NCP amendment from "Cluster Housing (6-8 upa)" to "Townhouses 15 upa max" / Rezoning a portion of the subject property from RA to CD (based on RM-15) / Development Permit in order to permit the development of a 57-unit townhouse project.

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

- It was
- Moved by Councillor Hunt
Seconded by Councillor Steele
That:
1. Council close Application No. 7907-0296-00 and file the associated By-laws and permits.
 2. a By-law be introduced to amend the OCP by redesignating the subject site in Application No. 7911-0255-00 from Suburban to Urban and a date for Public Hearing be set.
 3. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
 4. a By-law be introduced to rezone the portion of the subject site shown as Block B on the Zoning Block Plan (Appendix IV) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
 5. Council approve the applicant's request to reduce the amount of required indoor amenity space from 171 sq.m. (1,840 sq.ft.) to 112 sq.m. (1,205 sq.ft.).
 6. Council authorize staff to draft Development Permit No. 7911-0255-00 generally in accordance with the attached drawings (Appendix II).
 7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (f) 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;
- (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) the applicant adequately address the impact of reduced indoor amenity space;
- (i) the applicant convey the parcel north of proposed Wills Brook Way to the City, at no cost to the City, for park purposes; and
- (j) the applicant address the shortfall in replacement trees.

8. Council pass a resolution to amend the North Grandview Heights NCP to redesignate the portion of the site shown as "Block B" in the attached survey plan (Appendix IV) from "Cluster Housing (6-8 upa)" to "Townhouses 15 upa max" when the project is considered for final adoption.

RES.R13-1819

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Villeneuve
 That Council close Application

No. 7907-0296-00 and any permits associated with the Application.

RES.R13-1820

Carried

It was

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

By-law, 1996, No. 12900, No. 219, Amendment By-law, 2008, No. 16725" be filed.

RES.R13-1821

Carried

It was

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

Amendment By-law, 2008, No. 16726" be filed.

RES.R13-1822

Carried

It was

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

By-law, 1996, No. 12900, No. 367, Amendment By-law, 2013, No. 18063" pass its first reading.

RES.R13-1823

Carried

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

- It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 367, Amendment By-law, 2013, No. 18063" pass its
second reading.
- RES.R13-1824 Carried
- It was then Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That the Public Hearing on "Surrey Official
Community Plan By-law, 1996, No. 12900, No. 367, Amendment By-law, 2013,
No. 18063" be held at the City Hall on Monday, September 23, 2013, at 7:00 p.m.
- RES.R13-1825 Carried
- It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18064" pass its first reading.
- RES.R13-1826 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18064" pass its second reading.
- RES.R13-1827 Carried
- It was then Moved by Councillor Hunt
Seconded by Councillor Villeneuve
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18064" be held at the City
Hall on Monday, September 23, 2013, at 7:00 p.m.
- RES.R13-1828 Carried

18. 7911-0287-00

15656 - Mountain View Drive / 15712 - Mountain View Drive / 15736 - Mountain View Drive / 15758 - Mountain View Drive / 15792 - Mountain View Drive and 2880 - Helc Place

Gordon Cameron, Canadian Horizons Land Investment Corp. / o882090 B.C. Ltd. Director Information: Alan Baumann / Richard DeGroat / No Officer Information Filed

OCP amendment from Suburban to Urban / Rezoning from RA to RF-12 & CD (based on RF-12) / Development Variance Permit *in order to allow subdivision into 44 single family lots. DVP to allow for a double garage in the rear of the lot without access from a lane and for setback relaxations.*

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

It was

Moved by Councillor Hunt
Seconded by Councillor Hayne
That:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Application No. 7911-0287-00 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 Block A (Appendix V) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
4. a By-law be introduced to rezone Blocks B1, B2, B3 and B4 (Appendix V) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
5. Council approve Development Variance Permit No. 7911-0287-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to allow for a double garage in the rear of the lot without access from a lane or side street for proposed Lots 2 and 3;
 - (b) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for proposed Lot 6;
 - (c) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.) and the minimum front yard setback from 6.0 metres (20 ft.) to 3.5 metres (11 ft.) for the front of the house and to 5.5 metres (18 ft.) for the garage, for proposed Lot 17; and
 - (d) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for proposed Lot 43.
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (e) completion of the acquisition of proposed Lot 1 for park purposes;
- (f) registration of a Section 219 Restrictive Covenant for the purposes of house design (i.e. the Building Scheme);
- (g) registration of a Section 219 Restrictive Covenant (No Build) for the purposes of tree preservation; and
- (h) the applicant address the shortfall in tree replacement.

RES.R13-1829

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Hayne

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 368, Amendment By-law, 2013, No. 18065" pass its first reading.

RES.R13-1830

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Hayne

That "Surrey Official Community Plan

By-law, 1996, No. 12900, No. 368, Amendment By-law, 2013, No. 18065" pass its second reading.

RES.R13-1831

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Hayne

That the Public Hearing on "Surrey Official

Community Plan By-law, 1996, No. 12900, No. 368, Amendment By-law, 2013, No. 18065" be held at the City Hall on Monday, September 23, 2013, at 7:00 p.m.

RES.R13-1832

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Hayne

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

Amendment By-law, 2013, No. 18066" pass its first reading.

RES.R13-1833

Carried

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

RES.R13-1834 It was Moved by Councillor Hunt
Seconded by Councillor Hayne
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18066" pass its second reading.
Carried

RES.R13-1835 It was then Moved by Councillor Hunt
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18066" be held at the City
Hall on Monday, September 23, 2013, at 7:00 p.m.
Carried

RES.R13-1836 It was Moved by Councillor Hunt
Seconded by Councillor Hayne
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18067" pass its first reading.
Carried

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

RES.R13-1837 It was Moved by Councillor Hunt
Seconded by Councillor Hayne
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18067" pass its second reading.
Carried

RES.R13-1838 It was then Moved by Councillor Hunt
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18067" be held at the City
Hall on Monday, September 23, 2013, at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

19. **7913-0171-00**
12324 - 91A Avenue
Surinder S Hundal / Surinder S Hundal
Development Variance Permit
*to vary setbacks in order to permit the construction of a detached single-car garage
on a single family lot.*

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

It was Moved by Councillor Hayne
 Seconded by Councillor Steele
 That Council approve Development Variance
 Permit No. 7913-0171-00 (Appendix III) to proceed to Public Notification to vary
 schedule B of Land Use Contract No. 81 to reduce the minimum front yard setback
 of the detached garage from 18 metres (60 ft.) to 15.8 metres (52 ft.).
 RES.R13-1839 Carried

20. **7913-0126-00**
13691 - 100 Avenue
Madi Barbour, Porte Realty Ltd. / Franca Ferrero
 Development Variance Permit
*to permit a temporary off-site real estate development / construction free-standing
 sign for The Verve apartment project 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 Hunt
 That Council approve Development Variance
 Permit No. 7913-0126-00 (Appendix II) varying the following, to proceed to Public
 Notification:

(a) to vary the Sign By-law to increase the maximum sign area of the proposed
 temporary off-site real estate development / construction sign from 3.0
 square metres (32 sq.ft.) to 16 square metres (170 sq.ft.); and

(b) to vary the Sign By-law to allow a reduced setback from the corner of a
 road intersection to the edge of the proposed temporary off-site real estate
 development / construction free-standing sign from 4.5 metres (15 sq.ft.) to
 0.0 metre (0 ft.).
 RES.R13-1840 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

FLEETWOOD/GUILDFORD

21. **7913-0053-00**
10110 - 152 Street
Jordan Levine, Omicron Architecture Engineering Construction Ltd. /
Vandy Developments Ltd
 Development Permit / Development Variance Permit
*in order to permit redevelopment of a single-storey commercial / retail building in
 Guildford Town Centre.*

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

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

1. Council approve the applicant's request to vary the Sign By-law as described in Appendix IV to Application No. 7913-0053-00.
2. Council authorize staff to draft Development Permit No. 7913-0053-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7913-0053-00 (Appendix V) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum flanking side yard (south) setback of the C-8 Zone from 7.5 metres (25 ft.) to 4.7 metres (15.5 ft.).
4. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R13-1841

CarriedNEWTON

22. **7913-0116-00**
5450 - 152 Street / 5460 - 152 Street / 5500 - 152 Street and 5550 - 152 Street
Maxine Empson, Imperial Sign Corporation / Prado Holdings Ltd.
 Development Permit
in order to permit three (3) free-standing signs on two (2) of the subject properties.

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

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

1. Council approve the applicant's request to vary the Sign By-law as described in Schedule A of Appendix II to Application No. 7913-0116-00.

2. Council approve Development Permit No. 7913-0116-00 for a comprehensive sign design package and authorize the Mayor and Clerk to execute the Permit.

RES.R13-1842

Carried**SOUTH SURREY**

23. **7907-0326-00**
3422 - 192 Street / 3450 - 192 Street / 3490 - 192 Street / 19242 - 36 Avenue / 19310 - 36 Avenue and 3398 - 192 Street
Maggie Koka, Aplin & Martin Consultants Ltd. / 0758220 BC Ltd /
Director Information: Parmjit Singh Boparai / Chandrakant Gopalji Shah
Officer Information as at May 19, 2012: Parmjit Boparai (President) / Chandrakant Shah (Secretary) / 3450 192 Street Developments Ltd / Gurpinder K Khara / Jagdev S Khara / 0821371 BC Ltd / Director Information: Prabhdev Singh Khara / Officer Information as at April 7, 2012: Prabhdev Singh Khara (President) / 0727677 BC Ltd / Director Information: Zhi De Cheng / Officer Information as at June 17, 2012: Zhi De Cheng (President, Secretary)
Rezoning from A-1 to IB-1 and IB-2 / General Development Permit to create eight (8) future business park lots

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That:

1. A By-law be introduced to rezone the property shown on the Survey Plan (Appendix II) to Application No. 7907-0326-00 as follows:
 - (a) Block A from "General Agriculture Zone (A-1)" to "Business Park 1 Zone (IB-1)"; and
 - (b) Block B from "General Agriculture Zone (A-1)" to "Business Park 2 Zone (IB-2)".

and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7907-0326-00 in accordance with the attached document (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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) the applicant address the replacement tree deficit;
- (e) completion of all urban design and tree retention issues in the General Development Permit to the satisfaction of the Planning and Development Department; and
- (f) demolition of existing buildings and structures necessary to the satisfaction of the Planning and Development Department.

RES.R13-1843

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

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

Amendment By-law, 2013, No. 18068" pass its first reading.

RES.R13-1844

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Hepner

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

Amendment By-law, 2013, No. 18068" pass its second reading.

RES.R13-1845

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Hepner

That the Public Hearing on "Surrey Zoning

By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18068" be held at the City

Hall on Monday, September 23, 2013, at 7:00 p.m.

RES.R13-1846

CarriedRESIDENTIAL/INSTITUTIONALCLOVERDALE/CLAYTON

24. 7913-0138-00

18813 - 60 Avenue / 6030 - 188 Street and 18833 - 60A Avenue

Jasmail Sran, 0872090 BC Ltd. / Christian B Briner / Carol N Dinsmore /

Ian E Slaney

Rezoning portion from RA to RF / Development Variance Permit

in order to allow subdivision into eight (8) single family lots.

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

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

1. a By-law be introduced to rezone 6030 – 188 Street and 18813 – 60 Avenue 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. 7913-0138-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to:
 - i. 27 metres (88 ft.) for proposed Lot 1; and
 - ii. 27.7 metres (88 ft.) for proposed Lot 2; and
 - (b) to reduce the minimum south side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 8.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant for the purpose of tree preservation and tree replacement;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) removal of existing buildings and structures to the satisfaction of the Planning and Development Department; and

- (h) indication of Council support for Development Variance Permit No. 7913-0138-00.
- RES.R13-1847 Carried
- It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18069" pass its first reading.
- RES.R13-1848 Carried
- The said By-law was then read for the second time.
- It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 18069" pass its second reading.
- RES.R13-1849 Carried
- It was then Moved by Councillor Hunt
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18069" be held at the City
Hall on Monday, September 23, 2013, at 7:00 p.m.
- RES.R13-1850 Carried

C. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

1. **7912-0236-00**
14469 and 14489 - 32 Avenue
James Pernu, McElhanney Consulting Services Ltd. / Yun Yi Sun / Ling Zan /
Jing Yi Du / Ai Ling Yin
Development Variance Permit
in order to vary the lot widths to permit 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 Steele
Seconded by Councillor Hepner
That Council approve Development Variance Permit No. 7912-0236-00 (Appendix III) as described in Additional Planning Comments 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 25 metres (82 ft.) for proposed Lots 1 through 4 inclusive; and
- (b) to vary the minimum front yard setback of the RH Zone from 7.5 metres (25 ft.) to 20 metres (66 ft.).

RES.R13-1851

CarriedRESIDENTIAL/INSTITUTIONALNEWTON

2. **7913-0106-00**
6140, 6130 and 6092 - King George Boulevard
13724 and 13732 - 62 Avenue
Bob Cheema, 0958457 B.C. 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.

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

It was

Moved by Councillor Steele
 Seconded by Councillor Hepner
 That:

1. a By-law be introduced to rezone the subject site as described in Additional Planning Comments for Application No. 7913-0106-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7913-0106-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7913-0106-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum north yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for principal buildings;

- (b) to reduce the minimum east yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.5 metres (15 ft.) for principal buildings;
 - (c) to reduce the minimum south yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (7 ft.) for principal buildings;
 - (d) to vary the off-street parking provisions of the RM-30 Zone to permit 3 visitor parking stalls to be located within the required setbacks; and
 - (e) to vary the off-street parking provisions of the RM-30 Zone to permit one of the parking spaces in a tandem arrangement to be unenclosed.
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 finalized 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) a Habitat Restoration Agreement (Policy P-15) is required for construction, monitoring and maintenance of habitat compensation works in the conveyed riparian area;
 - (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;

- (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;
- (j) registration of a shared access easement in favor of the neighbouring property to the east (13760 - 62 Avenue) for future access to 62 Avenue through the subject site upon redevelopment of that property;
- (k) registration of a Section 219 Restrictive Covenant requiring triple glazing and sound attenuation insulation for all units facing King George Boulevard; and
- (l) registration of a Section 219 Restrictive Covenant requiring all units to be constructed with appropriate conduits for future solar panel installation.

5. Council pass a resolution to amend the South Newton NCP to redesignate the land from "Apartments (45 upa max)" and "Detention Pond" to "Townhouses (25 upa max)" when the project is considered for final adoption.

RES.R13-1852

Carried

It was

Moved by Councillor Steele
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 18070" pass its first reading.

RES.R13-1853

Carried

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

It was

Moved by Councillor Steele
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 18070" pass its second reading.

RES.R13-1854

Carried

It was then

Moved by Councillor Steele
 Seconded by Councillor Hepner
 That the Public Hearing on "Surrey Zoning
 By-law, 1993, No. 12000, Amendment By-law, 2013, No. 18070" be held at the City
 Hall on Monday, September 23, 2013, at 7:00 p.m.

RES.R13-1855

Carried

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, 2009, No. 17045"
7909-0137-00 - Provincial Rental Housing Corporation,
c/o City Spaces Consulting Ltd. (Andrew Hisox)
CTA to CD (BL 12000) - 13245 King George Boulevard - to permit the
modification of an existing motel into a 56-unit apartment complex for the
homeless and those at risk of becoming homeless and ancillary support
services.

Approved by Council: November 16, 2009

This by-law is proceeding in conjunction with By-law No. 17046

- * Planning and Development advise that (see memorandum dated September 3, 2013
in back up) the conditions of a Community Agreement, improvements to fencing,
lighting and landscaping on the site have been met.

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 17045" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R13-1856 Carried

"Provincial Rental Housing Corporation Housing Agreement Authorization
By-law, 2009, No. 17046"
7909-0137-00 - Provincial Rental Housing Corporation,
c/o City Spaces Consulting Ltd. (Andrew Hisox)
Housing Agreement - 13245 King George Boulevard - to regulate the type of
persons residing in the proposed development.

This by-law is proceeding in conjunction with By-law No. 17045.

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Provincial Rental Housing Corporation
Housing Agreement Authorization By law, 2009, No. 17046" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-1857 Carried

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17945"
7912-0269-00 – Sarbjeet S. Sahota and Amandeep K. Gill c/o Mainland Engineering
(2007) Corporation (Avnash Banwait)
RA to RF (BL 12000) - 9415 – 160 Street - to permit a subdivision into two (2) single
family lots.

Approved by Council: May 27, 2013

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17945" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R13-1858

Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17542,
Amendment By-law, 2013, No. 17890"
7912-0238-00 – B & B Contracting Ltd. c/o Pacific Land Group (Oleg Verbenkov)
To amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012,
No. 17542, as follows:

Note: See Development Variance Permit and Development Permit
No. 7912-0238-00 under Items I.1(a) and I.2(a).

- (a) To replace Section 1 by inserting the current legal and civic description;
and
- (b) To replace Section 2 B. 4 with the following:

*"Transportation industry limited to storage and maintenance of
contractor's construction equipment, materials or supplies and a truck
refuelling facility ancillary to the principal uses permitted under this
zone CD)"*

This amendment will allow for a refueling and light duty vehicle plug-in station,
storage shed and other accessory structures on the B&B Contracting site located at
3077 – 188 Street.

Approved by Council: March 11, 2013

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17542, Amendment By-law, 2013, No. 17890" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.

RES.R13-1859

Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17880"
7912-0283-00 – Dawson & Sawyer Developments (Peace Portal) Ltd.
c/o Martin Rahn
RA to RM-30 (BL 12000) - 275 and 285 – 171 Street - to permit the development of
22 townhouse units.

Note: Change in ownership and agent

Note: See Development Variance Permit and Development Permit
No. 7912-0283-00 under Items I.1(b) and I.2(b).

Approved by Council: February 18, 2013

- * Planning and Development advise that (see memorandum dated September 4, 2013
in back up) that is in order for Council to pass a resolution amending the Douglas
Neighbourhood Concept Plan to redesignate the site from Townhouse 15 u.p.a. to
Townhouse 20 u.p.a.

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That Council amend the Douglas
Neighbourhood Concept Plan to redesignate the site from Townhouse 15 u.p.a. to
Townhouse 20 u.p.a.

RES.R13-1860

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Hepner
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17880" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R13-1861

Carried

5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 325 Amendment
By-law, 2012, No. 17698"
7911-0113-00 - 0921879 B.C. Ltd.
c/o Hub Engineering Inc. (Mike Kompter)
To redesignate the property 7264 - 194 Street from Suburban (SUB) to
Urban (URB).

Approved by Council: June 25, 2012

This By-law is proceeding in conjunction with By-law No. 17699.

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 325 Amendment By law, 2012, No. 17698" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-1862

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17699"
7911-0113-00 - 0921879 B.C. Ltd.

c/o Hub Engineering Inc. (Mike Kompter)

RA to RF-9 - 7264 - 194 Street - to permit subdivision into approximately
22 small single family lots.

Approved by Council: June 25, 2012

This By-law is proceeding in conjunction with By-law No. 17698.

Note: See Development Variance Permit No. 7911-0113-00 under Item I.1(c)

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17699" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R13-1863

Carried

6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17799"
7912-0219-00 - Mohan S. Chakar

c/o CitiWest Consulting Ltd. (Roger Jawanda)

RF to RF-12 (BL 12000) - Portion of 7893 - 147A Street - to permit a lot line
adjustment with the adjacent lot at 14728 - 79 Avenue.

Approved by Council: November 5, 2012

- * Planning and Development advise that (see memorandum dated September 4, 2013
in back up) that is in order for Council to pass a resolution amending the East
Newton South Neighbourhood Concept Plan to redesignate a portion of the site
from "Urban Residential" to "Urban Compact Housing".

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Council amend the East Newton South
Neighbourhood Concept Plan to redesignate a portion of the site from "Urban
Residential" to "Urban Compact Housing".

RES.R13-1864

Carried

It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17799" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R13-1865

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:

Citing a possible conflict of interest, Mayor Watts excused herself from the meeting; Councillor Steele assumed the role of Chair.

- (a) **Development Variance Permit No. 7912-0238-00**
B & B Contracting Ltd.
c/o Pacific Land Group (Oleg Verbenkov)
 3077 - 188 Street

Note: See By-law No. 17890 under Item H.3 and Development Permit No. 7912-0238-00 under Item I.2(a).

To vary "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17542, as amended, Part 2.F, as follows:

- (a) To reduce the minimum side yard setback for an accessory building and structures from 7.5 metres (25 ft.) to 3.3 metres (10.8 ft.).

This amendment and development variance permit will allow for a refueling and light duty vehicle plug-in station, storage shed and other accessory structures on the B&B Contracting site.

It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That Development Variance Permit
 No. 7912-0238-00 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.R13-1866

Carried

Mayor Watts resumed the Chair at 5:45 p.m.

- (b) **Development Variance Permit No. 7912-0283-00**
Dawson & Sawyer Developments (Peace Portal) Ltd.
c/o Martin Rahn
 275 and 285 - 171 Street

Note: See By-law No. 17880 under Item H.4 and Development Permit No. 7912-0283-00 under Item I.2(b).

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended,

Part 22, Section F, as follows:

- (a) To reduce the east front yard setback from 7.5 metres (25 ft.) to 6.94 metres (23 ft.);
- (b) To reduce the minimum south side yard setback from 7.5 metres (25 ft.) to 1.8 metres (6 ft.), 2.0 metres (6.5 ft.), 2.5 metres (8 ft.) and 3.0 metres (10 ft.);
- (c) To reduce the minimum north side yard setback from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
- (d) To allow for four (4) visitor parking stalls within the side yard setbacks.

The purpose of the rezoning and development variance permit is to permit the development of 22 townhouse units.

It was

Moved by Councillor Hunt

Seconded by Councillor Steele

That Development Variance Permit

No. 7912-0283-00 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.R13-1867

Carried

- (c) **Development Variance Permit No. 7911-0113-00
0921879 B.C. Ltd.
c/o Hub Engineering Inc. (Mike Kompter)
7264 - 194 Street**

Note: See By-law Nos. 17698 and 17699 under item H.5.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 5 and 17C, Section K, as follows:

- (a) To reduce the minimum lot width for a Type III *Corner Lot* from 13.8 metres (45 ft.) to 9.0 metres (29 ft.) for proposed Lot 22;
- (b) To reduce the minimum lot width for an uncovered *Parking Space* from 2.75 metres (9 ft.) to 2.6 metres (8.5 ft.) for proposed Lot 8 and to 2.25 metres (7.35 ft.) for proposed Lot 9.

The purpose of redesignation, rezoning and development variance permit is to permit subdivision into approximately 22 small single family lots.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That Development Variance
 Permit No. 7911-0113-00 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.R13-1868

Carried

2. Formal Issuance of Development Permits

Citing a possible conflict of interest, Mayor Watts excused herself from the meeting;
 Councillor Steele assumed the role of Chair.

- (a) **Development Permit No. 7912-0238-00**
B & B Contracting Ltd.
 3077 - 188 Street

Note: See By-law No. 17890 under Item H.3 and Development Variance
 Permit No. 7912-0238-00 under Item I.1(a).

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

It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7912-0238-00.

RES.R13-1869

Carried

Mayor Watts resumed the Chair at 5:46 p.m.

- (b) **Development Permit No. 7912-0283-00**
Dawson & Sawyer Developments (Peace Portal) Ltd.
 275 and 285 - 171 Street

Note: See By-law No. 17880 under Item H.4 and Development Variance
 Permit No. 7912-0283-00 under Item I.1(b).

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

RES.R13-1870

It was	Moved by Councillor Hunt Seconded by Councillor Hayne That the Mayor and Clerk be authorized to execute Development Permit No. 7912-0283-00. <u>Carried</u>
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3. Applications/By-laws/Permits to be Closed

(a) **Application No. 7903-0237-00**
Donald and Laurena Kroeker
13136 – 16 Avenue

* Planning and Development advise (see memorandum dated August 20, 2013 in back up) that the application be filed. By-law No. 15578 was defeated at third reading on November 29, 2004. Council is requested to close the application and associated By-law.

RES.R13-1871

It was	Moved by Councillor Hunt Seconded by Councillor Hepner That Council close Application No. 7903-0237-00 and file "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2004, No. 15578". <u>Carried</u>
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(b) **Application No. 7904 - 0197-00**
McIntosh Estates Ltd. et al
12169 – 56 Avenue

* Planning and Development advise (see memorandum dated August 20, 2013 in back up) that the application be filed. By-law No. 15639 was defeated at third reading on February 7, 2005. Council is requested to close the application and associated By-law.

RES.R13-1872

It was	Moved by Councillor Hunt Seconded by Councillor Hepner That Council close Application No. 7904-0197-00 and file "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2005, No. 15639". <u>Carried</u>
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(c) **Application No. 7904-0195-00**
McIntosh Estates Ltd. et al
5543 – 123 Street

* Planning and Development advise (see memorandum dated August 20, 2013 in back up) that the application be filed. By-law No. 15638 was defeated at third reading on February 7, 2005. Council is requested to close the application and associated By-law.

