

Present:

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

Absent:

Councillor Hunt

Staff Present:

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

It was

Moved by Councillor Martin
Seconded by Councillor Hepner
That the Agenda be varied to address Item

I.4.(a) prior to the review of the Planning Applications.

RES.R13-2100

Carried

I. CLERK'S REPORT

4. Council Meeting Schedule

(a) 2013 Council Meeting Schedule

File: 0550-20

- * Council is requested to adjust the Council Meeting schedule to remove the meetings of October 21, 2013 and November 4, 2013 and replace with meetings on October 28, 2013 and November 12, 2013.

It was

Moved by Councillor Gill
Seconded by Councillor Martin
That the 2013 Council Meeting schedule be

adjusted to remove the meetings of October 21, 2013 and November 4, 2013 and replace with meetings on October 28, 2013 and November 12, 2013.

RES.R13-2101

Carried

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS**COMMERCIAL/INDUSTRIAL/AGRICULTURAL****NEWTON**

1. **7913-0199-00**
15050 - 54A Avenue
Kim Essler, Scott Paragon Signs & Screen Printing Ltd. /
3509893 Canada Inc., Inc. No. A48201 /
Attorney Information: Stephen McCullough
Development Permit
in order to permit the installation of two free-standing signs on an existing business park.

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. 7913-0199-00 (Appendix III) and authorize the Mayor and Clerk to execute the Permit.

RES.R13-2102

Carried**RESIDENTIAL/INSTITUTIONAL****CLOVERDALE/CLAYTON**

2. **7913-0184-00**
18026 - 68 Avenue / 18047 - 67 Avenue / 18023 - 67 Avenue / 18067 - 67 Avenue
18068 - 68 Avenue / 18098 - 68 Avenue / 18097 - 67 Avenue / 18120 - 68 Avenue /
18117 - 67 Avenue
Clarence Arychuk, Hunter Laird Engineering Ltd. / Karen F Godfrey /
William J Godfrey / Genevieve Sigalet / Andrea L Wallace /
Valerie M Mcintosh / Bruce E Mcintosh / Martina B Ficken /
Leah M Baker / Robert G Baker / Wendy C Van Haastregt /
Josephus C Van Haastregt / Mary M Paetsch / Klaus N Paetsch /
Sarah A Woods
OCP Amendment from Suburban to Urban / NCP Amendment from Existing
Homes to Small Lots / Rezoning from RA to RF-12
in order to allow subdivision into approximately 74 single family lots in North Cloverdale West.

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

It was

Moved by Councillor Martin
Seconded by Councillor Hepner
That:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Application No. 7913-0184-00 from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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) provision of a community benefit to satisfy the OCP Amendment policy for Type 2 OCP amendment applications;
 - (f) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) submission of a P-15 agreement for the monitoring and maintenance of the replantings in the riparian area;
 - (h) obtain approval from the Department of Fisheries and Oceans (DFO) and other applicable Senior Government Environmental Agencies, for the proposed partial relocation of the watercourse that traverses the site; and

- (i) address any requirements from the Ministry of Forests, Lands and Natural Resource Operations regarding the possible archeologically sensitive area on a portion of 18026 – 68 Avenue.

5. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate the site from Existing Homes to Small Lots when the project is considered for final adoption.

RES.R13-2103

Carried

It was

Moved by Councillor Martin
Seconded by Councillor Steele

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 371, Amendment Bylaw, 2013, No. 18081" pass its first reading.

RES.R13-2104

Carried

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

It was

Moved by Councillor Martin
Seconded by Councillor Steele

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 371, Amendment Bylaw, 2013, No. 18081" pass its second reading.

RES.R13-2105

Carried

It was then

Moved by Councillor Martin
Seconded by Councillor Steele

That the Public Hearing on "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 371, Amendment Bylaw, 2013, No. 18081" be held at the City Hall on Monday, October 28, 2013, at 7:00 p.m.

RES.R13-2106

Carried

It was

Moved by Councillor Martin
Seconded by Councillor Steele

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18082" pass its first reading.

RES.R13-2107

Carried

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

It was

Moved by Councillor Martin
Seconded by Councillor Steele

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18082" pass its second reading.

RES.R13-2108

Carried

It was then
 Moved by Councillor Martin
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18082" be held at the City
 Hall on Monday, October 28, 2013, at 7:00 p.m.
 RES.R13-2109 Carried

FLEETWOOD/GUILDFORD

3. **7913-0017-00**
7763 - 155 Street
 Clarence Arychuk, Hunter Laird Engineering Ltd. / Irene Nyerges / Arthur Nyerges
 OCP Amendment from Suburban to Urban / Rezoning from A-1 to CD (based on
 RF-G)
in order to allow subdivision into 15 single family lots and open space.

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

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

1. a By-law be introduced to amend the OCP by redesignating the subject site
 in Application No. 7913-0017-00 from Suburban to Urban and a date be set
 for Public Hearing.
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 "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.
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; and

- (c) submission of a finalized tree survey and a statement regarding tree preservation, and adequately address the deficiency in tree replacement to the satisfaction of the City Landscape Architect.

RES.R13-2110

Carried

Councillor Villeneuve asked staff if another road/grid layout approach could be considered in order to facilitate additional tree retention and noted that it appears the tree removal strategy was designed to accommodate the road grid.

Staff, in response, noted that the application is consistent with the concept plan that has recently been approved by Council and that when the plan was developed, the intent was to retain the trees on the perimeter and there would be a wildlife corridor central to the area, which is what the two projects are achieving. The density is consistent with the plan and is fully what is supported by the community and was recently endorsed by Council.

Staff clarified that the roads are the function of the land use and provide the access to the single family lots. Each lot requires road access, without the fronting road; staff could look at panhandles; however, a panhandle configuration would impact the other lots on the site.

It was

Moved by Councillor Gill

Seconded by Councillor Hepner

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 372, Amendment Bylaw, 2013, No. 18083" pass its first reading.

RES.R13-2111

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Hepner

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 372, Amendment Bylaw, 2013, No. 18083" pass its second reading.

RES.R13-2112

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Hepner

That the Public Hearing on "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 372, Amendment Bylaw, 2013, No. 18083" be held at the City Hall on Monday, October 28, 2013, at 7:00 p.m.

RES.R13-2113

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hepner

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18084" pass its first reading.

RES.R13-2114

Carried

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

RES.R13-2115 It was Moved by Councillor Gill
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18084" pass its second reading.
Carried

RES.R13-2116 It was then Moved by Councillor Gill
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18084" be held at the City
Hall on Monday, October 28, 2013, at 7:00 p.m.
Carried

4. **7912-0308-00**
7733 - 155 Street
7697 - 155 Street
7677 - 155 Street
Clarence Arychuk, Hunter Laird Engineering Ltd. /
Ethical Real Estate Ventures Ltd
OCP Amendment of a portion from Suburban to Urban / Rezoning from A-1 to CD
(based on RF-G)
in order to allow subdivision into 32 single family lots and open space.

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

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

1. a By-law be introduced to amend the OCP by redesignating a portion of the subject site in Application No. 7912-0308-00 from Suburban to Urban and a date be set for Public Hearing.
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 "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.
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; and
- (c) submission of a finalized tree survey and a statement regarding tree preservation, and adequately address the deficiency in tree replacement to the satisfaction of the City Landscape Architect.

RES.R13-2117

Carried

It was

Moved by Councillor Hepner

Seconded by Councillor Gill

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 373, Amendment Bylaw, 2013, No. 18085" pass its first reading.

RES.R13-2118

Carried

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

It was

Moved by Councillor Hepner

Seconded by Councillor Gill

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 373, Amendment Bylaw, 2013, No. 18085" pass its second reading.

RES.R13-2119

Carried

It was then

Moved by Councillor Hepner

Seconded by Councillor Gill

That the Public Hearing on "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 373, Amendment Bylaw, 2013, No. 18085" be held at the City Hall on Monday, October 28, 2013, at 7:00 p.m.

RES.R13-2120

Carried

It was

Moved by Councillor Hepner

Seconded by Councillor Gill

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18086" pass its first reading.

RES.R13-2121

Carried

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

It was

Moved by Councillor Hepner

Seconded by Councillor Gill

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18086" pass its second reading.

RES.R13-2122

Carried

It was then
Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18086" be held at the City Hall on Monday, October 28, 2013, at 7:00 p.m.
RES.R13-2123

Moved by Councillor Hepner
Seconded by Councillor Gill
That the Public Hearing on "Surrey Zoning Bylaw, 2013, No. 18086" be held at the City Hall on Monday, October 28, 2013, at 7:00 p.m.
Carried

NEWTON

5. **7913-0076-00**
14690 - 60 Avenue
Sunny Sandher, Citiwest Consulting Ltd. / Kanchan K Dhahan / Rajinder K Dhahan / Jasvir S Dhahan
Rezoning from RA to RF-10
in order to allow subdivision into two 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 Steele
That:

1. Council pass a resolution to file By-law No. 18038.
2. a By-law be introduced to rezone the subject site in Application No. 7913-0076-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (10) Zone (RF-10)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and

RES.R13-2124 (f) the applicant adequately address the shortfall in tree replacement.
Carried

RES.R13-2125 It was Moved by Councillor Martin
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18038" be filed.
Carried

RES.R13-2126 It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18087" pass its first reading.
Carried

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

RES.R13-2127 It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18087" pass its second reading.
Carried

RES.R13-2128 It was then Moved by Councillor Martin
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18087" be held at the City
Hall on Monday, October 28, 2013, at 7:00 p.m.
Carried

6. **7911-0208-00**
6581 - 140 Street
Michael Helle, Coastland Engineering & Surveying Ltd. /
Richard J Grimard / Deborah A Yeo
Rezoning from RF to RF-12
in order to allow subdivision into two small single family lots and additional park land.

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. 7911-0208-00 from "Single Family Residential Zone (RF)"

(By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)"
 (By-law No. 12000) and a date be set for Public Hearing.

2. Council instruct staff to resolve the following issues prior to final adoption:

- (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
- (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
- (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (d) registration of a Section 219 Restrictive Covenant to provide for a minimum 1.8 metre (6 ft.) side yard setback along the west side of proposed Lot A;
- (e) the applicant adequately address monitoring and maintenance of replantings in the conveyed riparian area by entering into a P-15 agreement with the City; and
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R13-2129

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Steele

That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2013, No. 18088" pass its first reading.

RES.R13-2130

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 Bylaw, 1993, No. 12000,

Amendment Bylaw, 2013, No. 18088" pass its second reading.

RES.R13-2131

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18088" be held at the City Hall on Monday, October 28, 2013, at 7:00 p.m.

RES.R13-2132

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL**FLEETWOOD/GUILDFORD**

7. **7913-0157-00**
17944 - 96 Avenue
Roger Jawanda, CitiWest Consulting Ltd. / Fabro Holdings Inc
OCP Text Amendment / Temporary Industrial Use Permit
in order to declare the site a Temporary Industrial Use Permit Area and to allow the storage of cranes, boom trucks and support vehicles for a period not to exceed three years.

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 amend the OCP by declaring the subject site in Application No. 7913-0157-00 a Temporary Industrial Use Permit Area 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. Council approve Temporary Industrial Use Permit No. 7913-0157-00 (Appendix IV) to proceed to Public Notification.
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) permission from DFO for the installation of a culvert for driveway access to 180 Street; and
 - (c) installation of a chain link fence to delineate the 10-metre (33 ft.) creek setback area.

5. Council direct staff to bring forward this application approximately 6 months from the date of approval to proceed (i.e. last Council meeting of April, 2014) for consideration of filing, if the above noted issues have not been adequately fulfilled by the applicant.

RES.R13-2133

Carried

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw,

1996, No. 12000, Text No. 125, Amendment Bylaw, 2013, No. 18089" pass its first reading.

RES.R13-2134

Carried

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

It was

Moved by Councillor Gill

Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw,

1996, No. 12000, Text No. 125, Amendment Bylaw, 2013, No. 18089" pass its second reading.

RES.R13-2135

Carried

It was then

Moved by Councillor Gill

Seconded by Councillor Hayne

That the Public Hearing on "Surrey Official

Community Plan Bylaw, 1996, No. 12000, Text No. 125, Amendment Bylaw, 2013, No. 18089" be held at the City Hall on Monday, October 28, 2013, at 7:00 p.m.

RES.R13-2136

Carried**RESIDENTIAL/INSTITUTIONAL****FLEETWOOD/GUILDFORD**

8. **7912-0319-00**
16062 - 103 Avenue
Brent Tedford, Pacific Land Resource Group Inc. / Parveen K Johal /
Parmdip S Johal / Jagdeep S Johal / Inderdeep S Pannu / Amerpaul S Dhillon
 Rezoning from A-1 to CD (based on RH-G)
in order to allow subdivision into 12 small suburban residential lots.

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

It was

Moved by Councillor Hepner

Seconded by Councillor Steele

That:

1. a By-law be introduced to rezone the subject site in Application No. 7912-0319-00 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 instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) the applicant address the cash-in-lieu for parkland requirements, comparable to other gross density zones; and
 - (h) registration of a Section 219 Restrictive Covenant, for proposed Lots 1 and 3-9 for tree protection.

RES.R13-2137

Carried

It was

Moved by Councillor Hepner
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2013, No. 18090" pass its first reading.

RES.R13-2138

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 Bylaw, 1993, No. 12000,

Amendment Bylaw, 2013, No. 18090" pass its second reading.

RES.R13-2139

Carried

It was then Moved by Councillor Hepner
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Zoning
 Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18090" be held at the City
 Hall on October 28, 2013, at 7:00 p.m.

RES.R13-2140 Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

SURREY CITY CENTRE/WHALLEY

9. **7912-0185-00**
12701 - 110 Avenue
Mark Foster, Lion Rock Development Corp. /
Home Depot Canada, Site #7046 / Home Depot Holdings Inc
 Development Variance Permit
*in order to vary the works and services requirement of the Subdivision and
 Development By-law and to relax the lane requirement to facilitate a 2-lot
 subdivision.*

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 Council approve Development Variance
 Permit No. 7912-0185-00 (Appendix D) varying the following, to proceed to Public
 Notification:

- (a) to vary the Subdivision & Development By-law by deferring the provisions of works and services for proposed Lot 1; and
- (b) to vary CD By-law No. 11076 to relax the subdivision requirement to dedicate a 6.0-metre (20 ft.) wide lane along the rear lot line.

RES.R13-2141 Carried

C. ITEMS REFERRED BACK

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, 2013, No. 17878"
7912-0214-00 – City of Surrey c/o Karmelle Haynes
RA to RF (BL 12000) - Portion of 15470 – 84 Avenue - to create one single family lot.

Approved by Council: February 18, 2013

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17878" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R13-2142

Carried

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 349 Amendment
By-law, 2013, No. 17901"
7912-0153-00 - Jaylin Homes Ltd., Infinity Properties Ltd., Morningstar
Neighbourhoods Ltd., R. A. B. Ventures #1 Ltd., Benchmark Management Ltd.
c/o Infinity Properties Ltd. (Alison Davies)
To redesignate the site located at 16704 – 23 Avenue, 2197, 2219, 2261 – 168 Street
and 16695 Edgewood Drive from Suburban (SUB) to Urban (URB).

This By-law is proceeding in conjunction with By-law No. 17902

Approved by Council: April 8, 2013

It was Moved by Councillor Martin
Seconded by Councillor Steele
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 349 Amendment By law, 2013, No. 17901" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-2143

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17902"
7912-0153-00 - Jaylin Homes Ltd., Infinity Properties Ltd., Morningstar
Neighbourhoods Ltd., R. A. B. Ventures #1 Ltd., Benchmark Management Ltd.
c/o Infinity Properties Ltd. (Alison Davies)
RA to RF-9 (BL 12000) and RF-12 (BL 12000) - 16704 – 23 Avenue, 2197, 2219,
2261 - 168 Street and 16695 – Edgewood Drive - to permit the subdivision into 69
single family residential lots.

This By-law is proceeding in conjunction with By-law No. 17901

Approved by Council: April 8, 2013

Note: See Development Variance Permit No. 7912-0153-00 under Items I.1(a).

- * Planning and Development advise (see memorandum dated October 2, 2013 in back-up) that a memo from Engineering Department will be provided on table to address Council's request for staff to provide a report to address the concerns raised during the Public Hearing.
- * Planning and Development also advise (see memorandum dated October 2, 2013 in back-up) that it is now in order for Council to pass a resolution amending the Sunnyside Heights Neighbourhood Concept Plan to change the location of roads and associated drainage corridors.

It was Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That Council amend the Sunnyside Heights
 Neighbourhood Concept Plan to change the location of roads and associated
 drainage corridors.

RES.R13-2144 Carried

It was Moved by Councillor Martin
 Seconded by Councillor Villeneuve
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17902" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R13-2145 Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17851"
 7912-0211-00 - Rosemary Heights Seniors Village Holdings Ltd. and City of Surrey
 c/o Retirement Concepts Developments Ltd. (Shehzad Somji)
 CD and RH to CD (BL 12000) - 3336 - 152 Street, 15211 - 32 Avenue and
 15240 - 34 Avenue - to permit the expansion of a senior's complex care
 facility.

This By-law is proceeding in conjunction with By-law No. 17852

Approved by Council: December 10, 2012

It was Moved by Councillor Martin
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17851" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R13-2146 Carried

"Rosemary Housing Agreement, Authorization, By-law, 2006, No. 15951,
 Amendment By-law, 2009, No. 17088, Amendment By-law, 2012, No. 17852"
 7912-0211-00 - Rosemary Heights Seniors Village Holdings Ltd. and City of Surrey
 c/o Retirement Concepts Developments Ltd. (Shehzad Somji)

Housing Agreement Amendment - 3336 - 152 Street, 15211 - 32 Avenue
15240 -34 Avenue - to permit the expansion of a senior's complex care facility.

This By-law is proceeding in conjunction with By-law No. 17851

Approved by Council: December 10, 2012

Note: See Development Permit No. 7912-0211-00 under Items I.2(a).

- * Planning and Development advise (see memorandum dated October 1, 2013 in back-up) that the applicant has increased the amount of outdoor amenity on the site for the independent living building from 224 square metres (2,411 sq.ft.) to 268 square metres (2,888 sq.ft.). This revised amount of outdoor amenity space now exceeds the By-law requirement based on the 80 independent living units proposed. As such, the applicant is no longer seeking Council's approval to reduce the required outdoor amenity space.
- * Planning and Development also advise (see memorandum dated October 1, 2013 in back-up) that it is now in order for Council to pass a resolution amending the Rosemary Heights Central Neighbourhood Concept Plan (NCP) to redesignate a portion of the site from Garden Apartments (3-Storeys) to Institutional Residential.

It was

Moved by Councillor Martin

Seconded by Councillor Steele

That Council amend the Rosemary Heights

Central Neighbourhood Concept Plan (NCP) to redesignate a portion of the site from Garden Apartments (3-Storeys) to Institutional Residential.

RES.R13-2147

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Steele

That "Rosemary Housing Agreement,

Authorization, By-law, 2006, No. 15951, Amendment By-law, 2009, No. 17088, Amendment By-law, 2012, No. 17852" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-2148

Carried

I. CLERK'S REPORT (Continued)

1. Approval of Development Variance Permits

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

- (a) **Development Variance Permit No. 7912-0153-00**
Benchmark Management ltd., R.A.b. Ventures #1 Ltd.,
Morningstar Neighbourhoods Ltd., Infinity Properties Ltd.,
Jaylin Homes Ltd.

Note: See By-law Nos. 17901 and 17902 under Item H.2.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 17A, Section H.1, to permit driveway accesses along the front of proposed Lots 37, 60 and 61, rather than from the lane flanking the side of these lots.

To permit the subdivision into 69 single family residential lots.

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That Development Variance Permit
No. 7912-0153-00 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.R13-2149

Carried

2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7912-0211-00**
City of Surrey and Rosemary Hc/o Retirement Concepts Developments Ltd.
(Shehzad Somji)
3336 - 152 Street, 15211 - 32 Avenue 15240 -34 Avenue

Note: See By-law Nos. 17851 and 17852 under Item H.3.

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

It was Moved by Councillor Hepner
Seconded by Councillor Steele
That the Mayor and Clerk be authorized to
execute Development Permit No. 7912-0211-00.

RES.R13-2150

Carried

- (b) **Development Permit No. 7913-0010-00**
0940380 BC Ltd. c/o Teck construction LLP (Teri Hudson)
3338 - 190 Street

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

It was Moved by Councillor Hepner
Seconded by Councillor Gill
That the Mayor and Clerk be authorized to
execute Development Permit No. 7913-0010-00.

RES.R13-2151

Carried

3. Applications/By-laws/Permits to be Closed

- (a) **Application No. 7906-0483-00**
Surinderpal Hare, 0920447 B.C. Ltd., 646451 B.C. Ltd. and
Alderbrook Ventures
 7825 and 7843 – 128 Street

* Planning and Development advise (see memorandum dated October 2, 2013 in back-up) that the application be closed. A registered letter was sent to the applicants on August 26, 2013 advising that unless outstanding requirements were addressed within 30 days, the file would be closed.

It was
 Moved by Councillor Hepner
 Seconded by Councillor Gill
 That Council close application
 No. 7906-0483-00 and file Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2009, No. 16896
Carried

RES.R13-2152

J. OTHER BUSINESS

K. ADJOURNMENT

It was
 Moved by Councillor Hepner
 Seconded by Councillor Villeneuve
 That the October 7, 2013 Regular Council –
 Land Use meeting be adjourned.

RES.R13-2153

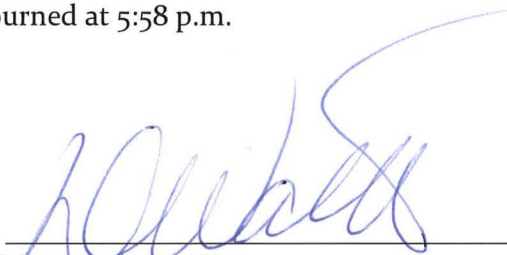
Carried

The Regular Council - Land Use meeting adjourned at 5:58 p.m.

Certified correct:



 Claudia Jesson, Deputy City Clerk



 Mayor Dianne Watts