

Present:

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

Absent:

Councillor Hepner

Staff Present:

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

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

1. **7913-0125-00**
12451 - 88 Avenue
Sylvain Boulanger, Boldwing Continuum Architects Inc. /
Surrey West Shopping Centres Ltd.
Development Permit
in order to permit the development of a single-storey multi-tenant commercial building.

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

It was

Moved by Councillor Hunt
Seconded by Councillor Rasode
That:

1. Council authorize staff to draft Development Permit No. 7913-0125-00 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) final approval from B.C. Hydro;
- (c) final approval from Fortis B.C;
- (d) final approval from the Ministry of Environment;
- (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
- (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department.

RES.R13-2405

Carried

2. **7913-0047-00**
12829 - 80 Avenue
8020 - 128 Street
Oleg Verbenkov, Pacific Land Resource Group Inc. / Muric Enterprises Ltd.
 OCP amendment from Industrial to Commercial / Rezoning from IL to CD (based on C-8) / Development Permit
in order to permit the development of a 5-building retail commercial 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. a By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7913-0047-00 from "Industrial" to "Commercial" (Appendix VIII) and a date for Public Hearing be set.
- 2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
- 3. a By-law be introduced to rezone the subject site in Development Application No. 7913-0047-00 from "Light Impact Industrial Zone (IL)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.

4. Council authorize staff to draft Development Permit No. 7913-0047-00, including a comprehensive sign design package, generally in accordance with the attached drawings (Appendix II).
5. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (g) discharge of the Section 219 Restrictive Covenant (PBo09690) limiting use on the site to "a metal machining fabrication plant and office";
 - (h) discharge of the Section 219 Restrictive Covenant (BPO09686) restricting access to 80 Avenue from the existing driveway on the parcel at 8020 - 128 Street;
 - (i) execution of the "Corridor License Agreement" with BC Hydro to allow for the lease of a portion of the adjacent BC Hydro railway right-of-way for parking and landscaping purposes;
 - (j) resolution of outstanding urban design issues; and
 - (k) acceptance by Metro Vancouver of the proposed amendment of Metro Vancouver's Regional Growth Strategy Land Use Classification from "Industrial" to "Mixed Employment" for the subject site.

6. Council pass a resolution to adopt the Central Newton Cultural Commercial District Guidelines, including the funding formula for off-site boulevard improvements as outlined in the Guidelines.
7. Council pass a resolution to authorize referral of the application to Metro Vancouver to amend Metro Vancouver's Regional Growth Strategy Land Use Classification from "Industrial" to "Mixed Employment" for the subject site.
8. Council pass a resolution to amend the Newton LAP to redesignate the subject site from "High Impact Industrial" to "Commercial" when the project is considered for final adoption.

RES.R13-2406

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan Bylaw,
 1996, No. 12900, No. 375, Amendment Bylaw, 2013, No. 18141" pass its first reading.

RES.R13-2407

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 Bylaw,
 1996, No. 12900, No. 375, Amendment Bylaw, 2013, No. 18141" pass its second
 reading.

RES.R13-2408

Carried

It was then

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That the Public Hearing on "Surrey Official
 Community Plan Bylaw, 1996, No. 12900, No. 375, Amendment Bylaw, 2013, No.
 18141" be held at the City Hall on Monday, December 16, 2013, at 7:00 p.m.

RES.R13-2409

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2013, No. 18142" pass its first reading.

RES.R13-2410

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 Bylaw, 1993, No. 12000,
 Amendment Bylaw, 2013, No. 18142" pass its second reading.

RES.R13-2411

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Steele

That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18142" be held at the City Hall on Monday, December 16, 2013, at 7:00 p.m.

RES.R13-2412

Carried3. **7913-0091-00****12592 – 89 Avenue****12451 – 88 Avenue**

Sylvain Boulanger, Boldwing Continuum Architects Inc. / City of Surrey / Surrey West Shopping Centres Ltd.

Development Permit / Development Variance Permit

in order to permit the development of a two-storey multi-tenant commercial building as well as vary the minimum required south yard setback.

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

It was

Moved by Councillor Hunt

Seconded by Councillor Gill

That:

1. Council authorize staff to draft Development Permit No. 7913-0091-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0091-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum south yard setback of the CD Zone (By-law No. 17865) from 30 metres (100 ft.) to 29 metres (95 ft.).
3. Council instruct staff to resolve the following issues prior to final approval:
 - (a) final approval from B.C. Hydro;
 - (b) final approval from Fortis B.C.;
 - (c) final approval from the Ministry of Environment;
 - (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; and

- (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department.
RES.R13-2413 Carried

SOUTH SURREY

4. 7913-0236-00
388 - 175A Street
Maciej Dembek, Barnett Dembek Architects Inc. /
Hardy Bains, Silverstone Ventures Inc
Development Permit
in order to permit the expansion of a commercial building.

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

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That Council approve Development Permit
No. 7913-0236-00 and authorize the Mayor and Clerk to execute the Permit.

- RES.R13-2414 Carried

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

5. 7913-0232-00
6945 - 185 Street
James Pernu, McElhanney Consulting Services Ltd. / o761210 BC Ltd. /
Director Information: Jolly Saluja / Harjit S. Soni /
Officer Information as at June 20, 2013: Jolly Saluja (Secretary) /
Harjit S. Soni (President)
Development Permit / Heritage Revitalization Agreement
in order to permit the construction of a replica of the George E. Lawrence House heritage building for use as an amenity building.

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

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

1. a By-law be introduced to allow the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement to allow for a replica building of the George E. Lawrence House at 6945 - 185 Street (Appendix IV).

2. Council authorize staff to draft Development Permit No. 7913-0232-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department; and
 - (b) resolution of all heritage issues to the satisfaction of the General Manager, Planning and Development.
4. Instruct staff to bring forward Heritage Revitalization Agreement By-law No. 16993, for repeal, when the new Heritage Revitalization Agreement By-law is considered for Final Adoption.

RES.R13-2415

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Gill

That "City of Surrey Heritage Revitalization Agreement Bylaw, 2013, No. 18143" pass its first reading.

RES.R13-2416

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Gill

That "City of Surrey Heritage Revitalization Agreement Bylaw, 2013, No. 18143" pass its second reading.

RES.R13-2417

Carried

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

It was

Moved by Councillor Hunt

Seconded by Councillor Gill

That "City of Surrey Heritage Revitalization Agreement Bylaw, 2013, No. 18143" pass its third reading.

RES.R13-2418

Carried**SOUTH SURREY**

6. **7913-0160-00**
1674 - King George Boulevard
Colin Hogan, Focus Architecture Inc. / Keith S Ingenthron
 OCP amendment from Urban to Multiple Residential / Rezoning from RF to RM-30 / Development Permit / Development Variance Permit
in order to permit the development of 19 townhouse units.

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

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

1. a By-law be introduced to amend the OCP by redesignating 1674 - King George Boulevard from Urban to Multiple Residential and a date for Public Hearing be set (Appendix VI).
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 1674 - King George Boulevard from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Multiple Residential 30 Zone (RM-30)" (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve the applicant's request to reduce the amount of required indoor amenity space from 126 sq. m (1,356 sq. ft) to 36 sq. m (387 sq. ft).
5. Council authorize staff to draft Development Permit No. 7913-0160-00 generally in accordance with the attached drawings (Appendix II).
6. Council approve Development Variance Permit No. 7913-0160-00 (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 4.5 metres (14.7 ft);
 - (b) to reduce the minimum south side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 4.4 metres (14.4 ft.); and
 - (c) to vary the tandem parking space requirement of the RM-30 Zone to allow one unenclosed tandem parking space for each unit with a tandem parking arrangement.
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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (f) construction of a 1.8 metre (6 ft.) concrete fence along the north property line;
- (g) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (i) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
- (j) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
- (k) the applicant adequately address the impact of reduced indoor amenity space.

8. Council pass a resolution to amend the King George Highway Local Area Plan to redesignate a portion of the land from Townhouse 10 u.p.a to Townhouse 22 u.p.a when the project is considered for final adoption.

RES.R13-2419

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 376, Amendment Bylaw, 2013, No. 18144" pass its first reading.

RES.R13-2420

Carried

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Gill

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 376, Amendment Bylaw, 2013, No. 18144" pass its second reading.

RES.R13-2421

Carried

It was then

Moved by Councillor Hunt
Seconded by Councillor Gill

That the Public Hearing on "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 376, Amendment Bylaw, 2013, No. 18144" be held at the City Hall on Monday, December 16, 2013, at 7:00 p.m.

RES.R13-2422

Carried

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18145" pass its first reading.

RES.R13-2423

Carried

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

It was

Moved by Councillor Hunt
Seconded by Councillor Gill

That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18145" pass its second reading.

RES.R13-2424

Carried

It was then

Moved by Councillor Hunt
Seconded by Councillor Gill

That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18145" be held at the City Hall on Monday, December 16, 2013, at 7:00 p.m.

RES.R13-2425

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

7. **7907-0340-01**
17821 - 64 Avenue
Patrick Kerr, 0796691 BC Ltd / Director Information: Patrick Kerr /
No Officer Information Filed
 Development Variance Permit
in order to vary the setbacks to permit the construction of two multi-tenant industrial buildings.

Note: Council previously issued Development Variance Permit No. 7907-0340-00 at the April 14, 2008 Regular Council – Public Hearing Meeting.
 Development Variance Permit No. 7907-0340-00 expired on April 14, 2010.

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

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

1. Council approve Development Variance Permit No. 7907-0340-01 (Appendix C) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard (south) setback of the IB Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.); and
 - (b) to reduce the minimum east side yard setback of the IB Zone from 3.6 metres (12 ft.) to 0 metre.
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) completion of the requirements itemized in the Initial Planning Report dated March 31, 2008; and
 - (b) registration of a 1.5-metre (5 ft.) wide right-of-way along the south property line to accommodate future road widening.

RES.R13-2426

Carried

C. ITEMS REFERRED BACK

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

NEWTON

1. **7909-0188-00**
15372 - 68 Avenue
Clarence Arychuk, Hunter Laird Engineering Ltd. / Ravinder K. Bains /
Didar S. Bains
OCP Text Amendment / Temporary Industrial Use Permit
in order to allow the operation of a truck park facility for a period not to exceed 3 years.

Note: Please refer to Section H for bylaw reading.

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

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

1. Council receive this report as information.
2. Council grant Third Reading to OCP Text Amendment By-law No. 18075.
3. Council withhold Final Approval of the Temporary Industrial Use Permit for File No. 7909-0188-00 until the applicant has fulfilled all remaining conditions outlined in the Planning Report dated September 23, 2013.

RES.R13-2427

Carried**RESIDENTIAL/INSTITUTIONAL****SURREY CITY CENTRE/WHALLEY**

2. **7912-0192-00**
10630 - 127 Street
10628 - 127 Street
Iain Chima, Ashburn Construction Ltd. / Ashburn Construction Ltd
 Rezoning portions from RF to RF-SD and CD (based on RF-12 and RF-SD)
 Development Variance Permit
in order to allow subdivision into 22 residential lots to accommodate 4 detached single family dwellings and 18 semi-detached units.

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

It was

Moved by Councillor Hunt
 Seconded by Councillor Martin
 That:

1. a By-law be introduced to rezone a portion of the subject site shown as Block C on the attached Survey Plan (Appendix A) in Development Application No. 7912-0192-00 from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000) and a date be set for Public Hearing.
2. a By-law be introduced to rezone portions of the subject site shown as Blocks A and B on the Survey Plan attached as Appendix A in Development Application No. 7912-0192-00, from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (Appendix H). and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7912-0192-00 (Appendix I) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback of the RF Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for the garage and to 4.0 metres (13 ft.) for the building face of the principal building on proposed Lot 1.

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 ground water report and a tree management plan to the satisfaction of the City Landscape Architect;
 - (e) the applicant address the tree replacement deficiency to the satisfaction of the City Landscape Architect;
 - (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;
 - (h) registration of a Section 219 "no build" Restrictive Covenant on portions of proposed Lots 1 to 9, 12, 14, 16, and 22 for tree protection and preservation;
 - (i) registration of a Section 219 "no build" Restrictive Covenant for structural independence of semi-detached units on proposed Lots 2 to 7 and 10 to 21; and
 - (j) registration of the following easements for proposed Lots 2 to 7 and 10 to 21 with semi-detached units:
 - i. maintenance of exterior finishes and drainage facilities; and
 - ii. party wall.

RES.R13-2428

Carried

It was

Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning Bylaw, 1993, No. 12000,

Amendment Bylaw, 2013, No. 18146" pass its first reading.

RES.R13-2429

Carried

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

RES.R13-2430 It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18146" pass its second reading.
Carried

RES.R13-2431 It was then Moved by Councillor Hunt
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18146" be held at the City Hall
on Monday, December 16, 2013, at 7:00 p.m.
Carried

RES.R13-2432 It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18147" pass its first reading.
Carried

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

RES.R13-2433 It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18147" pass its second reading.
Carried

RES.R13-2434 It was then Moved by Councillor Hunt
Seconded by Councillor Steele
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18147" be held at the City Hall
on Monday, December 16, 2013, at 7:00 p.m.
Carried

D. CORPORATE REPORTS

1. The Corporate Reports, under date of November 25, 2013, were considered and dealt with as follows:

Item No. L006 Application to Deposit Soil on the Property at 18969 – 40
Avenue
File: 4520-80 (1896933 - 04000)

Note: Should Council approve the recommendations of Corporate Report No. Loo6, a Public Input Session in the form of a Public Hearing will be scheduled for Monday, December 16, 2013 at the City Hall at 7:00 p.m.

The General Manager, Engineering submitted a report to provide information about an application that has been received by the City to permit the deposition of soil on the lot at 18969 – 40 Avenue and to seek approval to advance the application to a Public Input Session, which is the next step in the approval process as stipulated in Council Policy.

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

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

1. Receive Corporate Report Loo6 as information; and
2. Set a date for a Public Input Session related to an application that proposes the deposition of 118,000 cubic metres of soil on the lot at 18969 – 40 Avenue.

RES.R13-2435

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Hayne
That a Public Input Session for the
Application to Deposit Soil on the Property at 18969 – 40 Avenue be held at the
City Hall on Monday, December 16, 2013, at 7:00 p.m.

RES.R13-2436

Carried

Councillor Gill asked staff to provide additional clarification regarding the level of soil and what it means to bring the amount of soil in terms of truck-loads. Staff, in response, noted that the amount of the material contemplated would equate to 17,000 truckloads.

Staff noted that the Applicant is proposing a wolfberry (also known as goji berry) and are also looking at possibly growing blueberries. Councillor Gill noted that the Agricultural Advisory Committee were mixed on the report and in fact they did not give Council direction on the file.

Councillor Hunt noted that it was interesting there is a north sloped property to make it no longer a north-sloping lot. The volume of soil will change the topography. Originally the area was a gravel pit, and the need to bring in soil is understandable; however, the volume seems excessive.

The Applicant, in response to a question from Council clarified the reason for wanting to raise the bed up is that he farms in Surrey, the subject site was previously a gravel pit, and it is located beside a lake and there is a certain amount

of water that collects in the area making it difficult if not impossible to farm. The Applicant wants to raise the slope to get more sunlight; he also hopes to grow squash once the soil is restored to a condition where it can successfully grow produce.

The Applicant clarified that he will look for sites within Surrey to supply the required fill; Staff clarified that the proposed fill will be consistent with the landscape and that the site is well below the upper contours that are on 192 Street and there is a significant change in elevation going east to west.

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18076"
7913-0121-00 – City of Surrey c/o Ken Woodward
RH to CD (BL 12000) - 14245 – 56 Avenue - to facilitate lease tenants in the existing City Hall.

Approved by Council: September 23, 2013

- * Planning and Development advise (see memorandum dated November 13, 2013 in back-up) that it is in order for Council to pass a resolution amending the South Newton NCP to redesignate a portion of the land from Institutional to Office Park.

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That Council amend the South Newton NCP
to redesignate a portion of the land from Institutional to Office Park.
RES.R13-2437 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18076" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
RES.R13-2438 Carried

- 2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17860"
7912-0163-00 – Amrit P. Deol and Maghar S. Dhaliwal
c/o H.Y. Engineering Ltd. (Lori Joyce)
RA to RH (BL 12000) - Portion of 12187 New McLellan Road - to permit subdivision into 3 suburban single family residential lots, one (1) one-acre lot Block B and two (2) half-acre lots Block A.

Approved by Council: January 14, 2013

- * Planning and Development advise (see memorandum dated November 20, 2013 in back-up) that it is in order for Council to pass a resolution amending the land use designation of the northern portion of the site, fronting 56 Avenue, from "One-Acre Residential" to "Half-Acre Residential" in the West Panorama Ridge Local Area Plan.

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That Council amend the land use designation of the northern portion of the site, fronting 56 Avenue, from "One-Acre Residential" to "Half-Acre Residential" in the West Panorama Ridge Local Area Plan.

RES.R13-2439 Carried

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17860" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-2440 Carried

- 3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17871"
7911-0169-00 – Kartar and Jasmal Grewal
c/o Lamoureux Architect Inc. (Brad Lamoureux)
RF to RF-O (BL 12000) - 1657 Ocean Park Road - to permit the development of a larger single family dwelling on an oceanfront lot.

Approved by Council: January 28, 2013

Note: See Development Variance Permit No. 7911-0169-00 under Section I.

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17871" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R13-2441 Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17920"
 7911-0173-00 – McLellan Mews Holdings Ltd.
 c/o Ionic Architecture Inc. (Samuel Chan)
 CHI to CD (BL 12000) - 6321 – King George Boulevard, Portion of lane and Portion
 King George Boulevard - to permit the development of a 3-storey, 1,858 sq. m.
 (20,000 sq. ft.) commercial building.

Approved by Council: April 22, 2013

Note: See Development Permit No. 7911-0173-00 under Section I.

- * Planning and Development advise (see memorandum dated November 19, 2013 in
 back up) that the concerns raised at the public hearing have been addressed as
 follows: Staff met with a neighbourhood representative and also the RCMP to
 discuss CPTED concerns. The RCMP Newton office followed up with the
 neighbourhood representative on the crime issues she mentioned. Staff requested
 various CPTED measures on the site and the applicant has complied. In addition,
 the applicant is going to register a Restrictive Covenant on title to restrict hours of
 operation so that there are no 24-hour business operations permitted on the site.

It was Moved by Councillor Hunt
 Seconded by Councillor Gill
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17920" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R13-2442 Carried

5. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 350 Amendment
 By-law, 2013, No. 17904"
 7912-0204-00 – 0966540 B.C. Ltd.
 c/o Legendary Development Ltd. (Kevin Dhaliwal)
 To redesignate the site located at 16464 – 23 Avenue, 2235 and 2265 – 165 Street
 from Suburban (SUB) to Urban (URB).

This By-law is proceeding in conjunction with By-law No. 17905

Approved by Council: April 8, 2013

THIRD READING

6. "Surrey Official Community Plan Bylaw, 1996, No. 12900, Text No. 124, Amendment Bylaw, 2013, No. 18075"
7909-0188-00 – Didar and Ravinder Bains
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
To amend Division A., Schedule B Temporary Use Permit Areas, to add a new Temporary Industrial Use Permit Area No. 45-Truck Parking. To allow the development and operation of a temporary truck and trailer parking facility located at 15372 – 68 Avenue for vehicles exceeding 5,000 kilograms [11,023 lbs.] gross vehicle weight.

Approved by Council: September 23, 2013

Note: Bylaw 18075 will be in order for consideration of third reading should council approve the recommendations of the Additional Planning Comments in Item C. 1.

It was
1996, No. 12900, Text No. 124, Amendment Bylaw, 2013, No. 18075" pass its third reading.

Moved by Councillor Hunt
Seconded by Councillor Gill
That "Surrey Official Community Plan Bylaw,
1996, No. 12900, Text No. 124, Amendment Bylaw, 2013, No. 18075" pass its third reading.

RES.R13-2446

Carried

I. CLERK'S REPORT

1. Approval of Development Variance Permits

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

- (a) **Development Variance Permit No. 7911-0169-00**
Kartar and Jasmal Grewal
1657 Ocean Park Road

Note: See By-law 17871 in Section H.

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 15B, Section E and Part 4, Section E.17(b) and (c), as follows:

- (i) To increase the maximum Lot Coverage from 25% to 37%;
- (ii) To increase the maximum permitted height of a structure encroaching into the building setback area from 0.6 metre (2 ft.) to 1.4 metre (4.6 ft.) above finished grade in the south side yard setback and from 0.6 metre (2 ft.) to 1.2 metre (4 ft.) above finished grade in the rear yard setback.

It was Moved by Councillor Hunt
Seconded by Councillor Gill
That Development Variance Permit No.
7911-0169-00 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.R13-2447

Carried

2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7911-0173-00**
McLellan Mews Holdings Ltd.
6321 King George Boulevard

Note: See By-law 17920 in Section H.

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 Gill
That the Mayor and Clerk be authorized to
execute Development Permit No. 7911-0173-00.

RES.R13-2448

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was

Moved by Councillor Hunt
Seconded by Councillor Martin
That the November 25, 2013 Regular Council

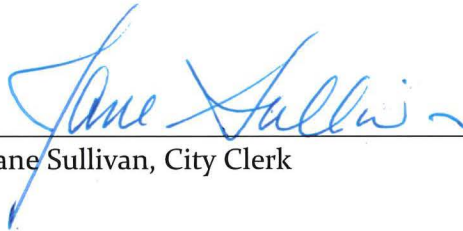
- Land Use meeting be adjourned.

RES.R13-2449

Carried

The Regular Council - Land Use meeting adjourned at 6:10 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts