

Present:

Chairperson - Councillor Gill
Councillor Hayne
Councillor Hepner
Councillor Hunt
Councillor Martin
Councillor Rasode
Councillor Steele

Absent:

Mayor Watts
Councillor Villeneuve

Staff Present:

City Clerk
City Manager
Acting City Solicitor
General Manager, Engineering
Acting 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**

- 7913-0216-00**
15393 - Guildford Drive
Russell Meiklejohn / Pattison Surrey Auto Mall Ltd.
Development Permit / Development Variance Permit
in order to permit the development of a two-storey automobile dealership in the North Surrey Auto Mall.

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:

- Council approve the applicant's request to vary the Sign By-law as described in Appendix II of Application No. 7913-0216-00.
- Council approve Development Permit No. 7913-0216-00, including a comprehensive sign design package, and authorize the Mayor and Clerk to execute the Permit.

RES.R13-2493

Carried

2. **7913-0179-00**
17622 and 17664 - 96 Avenue
Steve Howard, Howard Consulting Ltd. / South Coast BC Transportation Authority & Greater Vancouver Transportation Authority.
Development Variance Permit
in order to vary the works and services requirement to facilitate a 3-lot subdivision including 1 lot for Golden Ears Way.

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

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

1. Council approve Development Variance Permit No. 7913-0179-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the Surrey Subdivision and Development By-law, No. 8830, by deferring until building permit stage, the works and services along Highway No. 15 and 96 Avenue and service connections to proposed Lots 1 and 3; and
 - (b) to vary the Subdivision & Development By-law, by waiving works and services along Highway No. 15 and service connections to proposed Lot 2.
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.

RES.R13-2494

Carried

NEWTON

3. **7913-0044-00**
5891 - 144 Street
5855 - 144 Street
Brenda Orcutt / City of Surrey
NCP amendment to add a new road / Rezoning of a portion from RA to CD
Development Permit / Development Variance Permit
in order to permit the development of a Tennis Training Facility.

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 a portion of the subject site in Application No. 7913-0044-00 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.
2. Council authorize staff to draft Development Permit No. 7913-0044-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7913-0044-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to vary the Surrey Subdivision and Development By-law, No. 8830, by deferring all the works and services for 59 Avenue.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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 General Manager, Parks, Recreation and Culture;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for "no-build" on proposed Lot 2 until the works and services related to 59 Avenue are satisfied under a future phase of development; and
 - (h) registration of a Section 219 Restrictive Covenant for a 10-metre (33-ft.) wide "no-build" along the north property line of proposed Lot 3 to ensure adequate setback is maintained to comply with spatial separation requirements.

5. Council pass a resolution to amend the South Newton NCP to add a new road (59 Avenue) when the project is considered for final adoption (Appendix V).
- RES.R13-2495 Carried
- It was Moved by Councillor Hunt
Seconded by Councillor Hepner
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18149" pass its first reading.
- RES.R13-2496 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 Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18149" pass its second reading.
- RES.R13-2497 Carried
- It was then Moved by Councillor Hunt
Seconded by Councillor Hepner
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18149" be held at the City Hall
on January 13, 2014, at 7:00 p.m.
- RES.R13-2498 Carried

SOUTH SURREY

4. **7913-0250-00**
2953 - 151 Street
Sarah Bingham, Streetside Developments / 0745028 BC Ltd
Director Information:
Jake Friesen / Gloria Gonzales / Gary Mertens / Guy Young
Officer Information as at January 5, 2012:
David C.S Longcroft (President) / David L. Mydske (Secretary)
Temporary Commercial Use Permit
*in order to permit the development of a temporary real
estate sales centre for a nearby 42-unit, four (4) storey apartment building with
underground parking.*
- 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. Council approve Temporary Commercial Use Permit No. 7913-0250-00 (Appendix III) to proceed to Public Notification.

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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (c) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (d) submission of securities to ensure that the site is restored following termination of the Temporary Commercial Use Permit.

RES.R13-2499

Carried

5. **7913-0195-00**
18793 - 32 Avenue
Jeff Thom / Crown In The Right of the Province of British Columbia / Crown Provincial
Subdivision within ALR under Section 21(2) of the *Agricultural Land Commission Act*.
in order to allow subdivision into 2 lots.

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

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

1. Council authorize referral of the application to the Agricultural Land Commission with no comment.
2. 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 subdivision layout to the satisfaction of the Approving Officer; and

RES.R13-2500 (c) input from Senior Government Environmental Agencies.
Carried

SURREY CITY CENTRE/WHALLEY

6. **7912-0321-00**
13070 - 115 Avenue
Kiersten Enemark, Standard Land Company Inc. / Sandhu Family Holdings Ltd
Development Variance Permit
in order to increase the height of a free-standing telecommunications tower from 12 metres (40 ft.) to 30 metres (98 ft.).

Prior to the start of the Regular Council Land Use meeting, a memo was received from the Applicant advising that Application No. 7912-0321-00 is out of order.

RESIDENTIAL/INSTITUTIONAL

NEWTON

7. **7912-0082-00**
15093 - 60 Avenue
15101 - 60 Avenue
15109 - 60 Avenue
6051 - 152 Street
6019 - 152 Street
Sam Chan, Ionic Architecture Inc. / Maskeen Projects 152 Ltd
A-Maskeen Framing Ltd / City Of Surrey
NCP amendment from "Townhouse RM-15 upa max" to "Townhouse RM-20 upa max" / Rezoning from RA to CD (Based on RM-15) / Development Permit
To develop an 86 townhouse unit complex

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

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

1. A By-law be introduced to rezone the subject site 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.
2. Council authorize staff to draft Development Permit No. 7912-0082-00 generally in accordance with the attached drawings (Appendix II).

3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant to address the tree replacement deficit;
 - (f) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (g) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture.

4. Council pass a resolution to amend South Newton NCP to redesignate the land from "Townhouse 15 upa max" to "Townhouse 20 upa max" when the project is considered for final adoption.

RES.R13-2501

Carried

It was

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

Amendment Bylaw, 2013, No. 18150" pass its first reading.

RES.R13-2502

Carried

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

- RES.R13-2503 It was Moved by Councillor Hepner
Seconded by Councillor Steele
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18150" pass its second reading.
Carried
- RES.R13-2504 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. 18150" be held at the City Hall
on January 13, 2014, at 7:00 p.m.
Carried

- 8. 7913-0176-00**
5945 - 142 Street
Dexter Hirabe, Hunter Laird Engineering Ltd. / Darryl M Hume, Valerie A Hume
Rezoning from RA to RF-10 and RF-12.
in order to allow subdivision into 4 single family lots.

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

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

1. A By-law be introduced to rezone the subject property in Application No. 7913-0176-00 shown on the Rezoning Block Plan (Appendix VII) as follows:
 - (a) Block A from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)";
 - (b) Block B from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)";

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 arborist report and tree survey regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) the applicant adequately address the shortfall in tree replacement; and
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

RES.R13-2505

Carried

It was

Moved by Councillor Hepner
Seconded by Councillor Steele

Amendment Bylaw, 2013, No. 18151" pass its first reading.

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

RES.R13-2506

Carried

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

It was

Moved by Councillor Hepner
Seconded by Councillor Steele

Amendment Bylaw, 2013, No. 18151" pass its second reading.

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

RES.R13-2507

Carried

It was then

Moved by Councillor Hepner
Seconded by Councillor Steele

Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18151" be held at the City Hall on January 13, 2014, at 7:00 p.m.

That the Public Hearing on "Surrey Zoning

RES.R13-2508

Carried**SOUTH SURREY****9. 7913-0191-00****15895 - 16 Avenue****Wojciech Grzybowicz, WG Architecture Inc / 0969541 B C Ltd****Director Information: Huguette Dore****No Officer Information Filed**

OCP amendment from Urban to Multiple Residential

Rezoning from RF to RM-30 / Development Permit

Development Variance Permit

in order to permit an 11 unit townhouse development.

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 amend the OCP by redesignating the subject site in Application No. 7913-0191-00 from Urban to Multiple Residential and a date for Public Hearing be set (Appendix VII).
 2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
 3. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) 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 eliminate the required indoor amenity space.
 5. Council authorize staff to draft Development Permit No. 7913-0191-00 generally in accordance with the attached drawings (Appendix II).
 6. Council approve Development Variance Permit No. 7913-0191-00 (Appendix VIII) 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 (14.8 ft);
 - (b) to reduce the minimum west side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 1.4 metres (4.6 ft.), 3.0 metres (9.8 ft.) and 5.0 metres (16.4 ft.);
 - (c) to reduce the minimum east side yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 5.0 metres (16.4 ft.);
 - (d) to reduce the minimum rear yard setback of the RM-30 Zone from 7.5 metres (25 ft.) to 2.0 metres (6.6 ft);
 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 finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (c) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
- (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
- (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
- (h) registration of a reciprocal access easement to provide access to the properties east and west of the subject site; and
- (i) the applicant adequately address the impact of no indoor amenity space.

8. Council pass a resolution to amend the King George Highway Local Area Plan to redesignate the subject site from Low Density Multiple Residential (10 u.p.a) to Townhouse 23.5 u.p.a when the project is considered for final adoption.

RES.R13-2509

Carried

It was

Moved by Councillor Hepner
 Seconded by Councillor Hayne
 That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 377, Amendment Bylaw, 2013, No. 18152" pass its first reading.

RES.R13-2510

Carried

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

It was

Moved by Councillor Hepner
 Seconded by Councillor Hayne
 That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 377, Amendment Bylaw, 2013, No. 18152" pass its second reading.

RES.R13-2511

Carried

- RES.R13-2512 It was then Moved by Councillor Hepner
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Official
Community Plan Bylaw, 1996, No. 12900, No. 377, Amendment Bylaw, 2013, No.
18152" be held at the City Hall on January 13, 2014, at 7:00 p.m.
Carried
- RES.R13-2513 It was Moved by Councillor Hepner
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18153" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R13-2514 It was Moved by Councillor Hepner
Seconded by Councillor Hayne
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18153" pass its second reading.
Carried
- RES.R13-2515 It was then Moved by Councillor Hepner
Seconded by Councillor Hayne
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18153" be held at the City Hall
on January 13, 2014, at 7:00 p.m.
Carried

- 10. 7913-0234-00**
14727 - 34A Avenue
Jatinderpal S Gill, Gill Drafting Ltd. / Manjit S Bassi / Harjeet S Sunner
Development Variance Permit
in order to relax the rear yard setback requirements of the RF-12 Zone.

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

- RES.R13-2516 It was Moved by Councillor Hepner
Seconded by Councillor Hayne
That Council approve Development Variance
Permit No. 7913-0234-00 (Appendix IV) to reduce the minimum rear yard setback
of the RF-12 Zone for 50% of the rear width of the principal building from
7.5 metres (25 feet) to 6.0 metres (20 feet). to proceed to Public Notification.
Carried

- 11. 7913-0227-00**
13059 - 21A Avenue
Garth Paterson / Kathleen M Paterson, Garth R Paterson

Development Variance Permit
in order to relax the side yard setback and increase maximum lot coverage to permit a roof over an existing patio.

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

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

1. Council approve Development Variance Permit No. 7913-0227-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the RH-G Zone from 3.0 metres (10 feet) to 2.6 metres (8.5 feet) to permit a roof over an existing patio.
 - (b) to increase the maximum lot coverage of the RH-G Zone from 25% to 26%.
2. Council instruct staff to resolve the following prior to issuance and execution of the Development Variance Permit No. 7913-0227-00:
 - (a) registration of a Section 219 restrictive covenant prohibiting enclosure of the covered patio.

RES.R13-2517

Carried

SURREY CITY CENTRE/WHALLEY

12. **7913-0251-00**
11505 - Millar Road
11511 - Millar Road
11529 - Millar Road
Ran Chahal, Apex Designs Group / Gary Basi, Harjit S Grewal
 Development Variance Permit
in order to permit the construction of three single family dwellings on three, recently created, small 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 Martin
 That Council approve Development Variance
 Permit No. 7913-0251-00 (Appendix IV) varying the following, to proceed to Public
 Notification:

- (a) to reduce the minimum front yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for the attached garage of the principal building on Lots 1, 2, and 3 (Appendix II); and
- (b) to reduce the minimum rear yard setback of the RF-12 Zone for the principal building from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for the full width of the basement and main floor on Lots 2 and 3.

RES.R13-2518

Carried**13. 7913-0239-00****14042 - Grosvenor Road****David Danyluck, David Danyluck Architect / Masonic Building Association of North Surrey**

Development Variance Permit

to further relax parking requirements in order to permit the development of the basement for an existing public assembly building.

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

It was

Moved by Councillor Hepner

Seconded by Councillor Hayne

That:

1. Council approve Development Variance Permit No. 7913-0239-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the Zoning By-law to reduce the minimum number of on-site parking spaces for an assembly hall from 42 to 17.
2. Council instruct staff to resolve the following issues prior to approval:
 - (a) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (b) registration of a Section 219 Restrictive Covenant to ensure that only one use will take place within the building at the same time, and to limit the maximum occupancy of the building to 94 people.

RES.R13-2519

Carried

COMMERCIAL/INDUSTRIAL/AGRICULTURALFLEETWOOD/GUILDFORD

14. 7913-0085-00
 9744 - 176 Street
 Aplin & Martin Consultants Ltd. / Board of Education of School District
 No 36 (Surrey)
 OCP Text Amendment / Temporary Industrial Use Permit
*to declare the site a Temporary Industrial Use Permit Area in order to permit a
 temporary house moving/ transportation business and church facility, 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 Hunt
 Seconded by Councillor Hepner
 That:

1. a By-law be introduced to amend the OCP by declaring the subject site 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 authorize staff to, if applicable, draft a Heritage Revitalization Agreement By-law for Old Anniedale School and bring it forward for Bylaw Introduction.
4. Council approve Temporary Industrial Use Permit No. 7913-0085-00 to proceed to Public Notification, as follows:
 - (a) with building expansion to Anniedale Traditional School as requested by the applicant, as shown in Appendix VIII.
5. Council instruct staff to resolve the following issues prior to final adoption of the OCP Amendment By-law and issuance of the TUP:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) approval from the Ministry of Transportation & Infrastructure for the access at 176 Street and 97 Avenue;

- (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 to the specifications and satisfaction of the Planning and Development Department;
- (e) installation of landscaping along the northern property line to screen the outdoor storage from Highway No. 1;
- (f) completion of a Heritage Revitalization Agreement for Old Anniedale School, or relocation of Old Anniedale School to the satisfaction of the General Manager, Planning and Development;
- (g) submission of building permit drawings that address Building Code requirements for change of occupancy and site grading to the satisfaction of the General Manager, Planning and Development; and
- (h) confirmation from a qualified professional that the site can be adequately serviced by a septic system and the septic system is adequately protected from heavy vehicles.

RES.R13-2520

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Hayne

That "Surrey Official Community Plan Bylaw,

1996, No. 12900, Text No. 126, Amendment Bylaw, 2013, No. 18154" pass its first reading.

RES.R13-2521

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 Bylaw,

1996, No. 12900, Text No. 126, Amendment Bylaw, 2013, No. 18154" pass its second reading.

RES.R13-2522

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Hayne

That the Public Hearing on "Surrey Official

Community Plan Bylaw, 1996, No. 12900, Text No. 126, Amendment Bylaw, 2013, No. 18154" be held at the City Hall on January 13, 2014, at 7:00 p.m.

RES.R13-2523

Carried

RESIDENTIAL/INSTITUTIONAL**FLEETWOOD/GUILDFORD**

15. **7913-0276-00**
15622 - 104 Avenue
Sarah Bingham, StreetSide Developments (B.C.) Ltd. / Streetside Developments (BC) Ltd.
Development Variance Permit
in order to reduce the minimum number of visitor parking spaces from 6 to 4 for a recently approved, 4-storey apartment 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 Hayne
That:

1. Council approve the applicant's request to reduce the amount of required indoor amenity space from 87 square metres (937 square feet) to 36 square metres (388 square feet).
2. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 87 square metres (937 square feet) to 81 square metres (872 square feet).
3. Council approve Development Variance Permit No. 7913-0276-00 (Appendix II) varying the following, to proceed to Public Notification:
 - (a) to vary Part 5 Off Street Parking and Loading/Unloading of the Zoning By-law to reduce the minimum number of required visitor parking spaces from 6 to 4.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) the applicant adequately address the impact of reduced indoor amenity space;
 - (b) the applicant adequately address the impact of reduced outdoor amenity space; and
 - (c) registration of a Section 219 Restrictive Covenant to require that for each of the two pairs of tandem parking spaces that each pair be owned by the same owner and each pair tied to a single unit.

RES.R13-2524

Carried

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

16. 7913-0185-00
16811 - 96 Avenue
9624 - 168 Street
G.L. Smith Planning & Design Inc. / Sandhurst Properties Inc / City Of Surrey
Rezoning from CG-2, C-4 and RA to CD (based on CG-2) / Development Permit to permit the redevelopment of a gasoline service station, car wash and convenience store and incorporate a drive-through restaurant.

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. 7913-0185-00 from "Combined Service Gasoline Station Zone (CG-2)" (By-law No. 12000), "Local Commercial Zone (C-4)" (By-law No. 12000) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7913-0185-00 generally in accordance with the attached drawings (Appendix II).
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) issuance of a Certificate of Compliance from the Ministry of Environment, Contaminated Sites Branch;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;

- (e) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture; and
- (f) submission of adequate security to ensure the installation of the alternative fuel infrastructure, as per City Policy No. O-58, to the satisfaction of the Planning and Development Department.

RES.R13-2525

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Hayne

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

Amendment Bylaw, 2013, No. 18155" pass its first reading.

RES.R13-2526

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 Bylaw, 1993, No. 12000,

Amendment Bylaw, 2013, No. 18155" pass its second reading.

RES.R13-2527

Carried

It was then

Moved by Councillor Hunt

Seconded by Councillor Hayne

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18155" be held at the City Hall on January 13, 2014, at 7:00 p.m.

RES.R13-2528

Carried

D. CORPORATE REPORTS

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 359 Amendment By-law, 2013, No. 17978"
7912-0329-00 – Morningstar Neighbourhoods Ltd., Jaylin Homes Ltd., Infinity Properties Ltd., Benchmark Management Ltd., R.A.B. Ventures #1 Ltd.
c/o Infinity Properties Ltd. (Alison Davies)
To redesignate the site located at 16768 – 23 Avenue from Suburban (SUB) to Urban (URB).

This By-law is proceeding in conjunction with By-law No. 17979

Approved by Council: June 17, 2013

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Official Community Plan By-law, 1996, No. 12900, No. 359 Amendment By law, 2013, No. 17978" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-2529

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17979"
7912-0329-00 – Morningstar Neighbourhoods Ltd., Jaylin Homes Ltd., Infinity Properties Ltd., Benchmark Management Ltd., R.A.B. Ventures #1 Ltd.
c/o Infinity Properties Ltd. (Alison Davies)
RA to RF-9 - to permit the subdivision of approximately eight (8) single family residential lots.

This By-law is proceeding in conjunction with By-law No. 17978

Approved by Council: June 17, 2013

- * Planning and Development advise (see memorandum dated December 11, 2013 in back-up) that it is in order for Council to pass a resolution amending the Sunnyside Heights Neighbourhood Concept Plan to redesignate the site from Low Density Residential 6-10 upa to Medium Density Residential 10-15 upa.

It was Moved by Councillor Hunt
Seconded by Councillor Martin
That Council amend the Sunnyside Heights Neighbourhood Concept Plan to redesignate the site from Low Density Residential 6-10 upa to Medium Density Residential 10-15 upa.

RES.R13-2530

Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Martin
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17979" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R13-2531 Carried

2. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 315 Amendment
 By-law, 2012, No. 17607"
 7910-0203-00 - Norma Svab and 0937080 B.C. Ltd. c/o Wilson Chang Architect Inc.
 (Wilson Chang)
 To redesignate 15650 - 28 Avenue and Portion of 2660 Croydon Drive from
 Suburban (SUB) to Multiple Residential (RM).

This By-law is proceeding in conjunction with By-law No. 17608.

Approved by Council: March 12, 2012

Note: Change in ownership and agent.

Note: See Development Permit No. 7910-0203-00 under Section I.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 315 Amendment By law, 2012, No. 17607" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-2532 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17608"
 7910-0203-00 - Norma Svab and 0937080 B.C. Ltd. c/o Wilson Chang Architect Inc.
 (Wilson Chang)
 RA and A-2 to CD (BL 12000) - 15650 - 28 Avenue (also shown as 15670 - 28
 Avenue) and Portion of 2660 Croydon Drive - to permit the development of 77
 townhouse units.

Approved by Council: March 12, 2012

This By-law is proceeding in conjunction with By-law No. 17607.

It was Moved by Councillor Hunt
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17608" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R13-2533 Carried

3. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 333 Amendment By-law, 2012, No. 17751"
7912-0074-00 – Dawson & Sawyer Developments (Fleetwood) Ltd.
c/o Dawson & Sawyer Lands Ltd. (Martin Rahn)
To redesignate the properties - 15126, 15142, 15146 and 15158 - 91 Avenue - from Urban (URB) to Multiple Residential (RM).

Approved by Council: September 10, 2012

Note: Change in ownership.

Note: See Development Permit No. 7912-0074-00 under Section I.

This By-law is proceeding in conjunction with By-law No. 17752.

It was
By-law, 1996, No. 12900, No. 333 Amendment By law, 2012, No. 17751" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

Moved by Councillor Hunt

Seconded by Councillor Hepner

That "Surrey Official Community Plan

Carried

RES.R13-2534

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17752"
7912-0074-00 – Dawson & Sawyer Developments (Fleetwood) Ltd.
c/o Dawson & Sawyer Lands Ltd. (Martin Rahn)
RA to CD (BL 12000) - 15126, 15142, 15146 and 15158 - 91 Avenue - to permit the development of 51 townhouse units.

Approved by Council: September 10, 2012

This By-law is proceeding in conjunction with By-law No. 17751.

It was
Amendment By-law, 2012, No. 17752" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

Moved by Councillor Hunt

Seconded by Councillor Hepner

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

Carried

RES.R13-2535

4. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 355 Amendment By-law, 2013, No. 17943"
7912-0356-00 - Donna Marie Hulbert. c/o Hunter Laird Engineering Ltd.
(Clarence Arychuk)
To redesignate the property located at 16577 – Old McLellan Road from Suburban (SUB) to Urban (URB).

This By-law is proceeding in conjunction with By-law No. 17944

Approved by Council: May 27, 2013

It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 355 Amendment By law, 2013, No. 17943" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R13-2536 Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17944"
 7912-0356-00 - Donna Marie Hulbert c/o Hunter Laird Engineering Ltd.
 (Clarence Arychuk)
 RA to CD (BL 12000) – 16577 – Old McLellan Road - to permit the subdivision into
 six large single family lots.

This By-law is proceeding in conjunction with By-law No. 17943

Approved by Council: May 27, 2013

- * Planning and Development advise (see memorandum dated December 10, 2013 in
 back-up) that it is in order for Council to pass a resolution amending the West
 Cloverdale South Neighbourhood Concept Plan to redesignate the site from Half
 Acre Cluster to Urban Transitional.

It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That Council amend the West Cloverdale
 South Neighbourhood Concept Plan to redesignate the site from Half Acre Cluster
 to Urban Transitional.
 RES.R13-2537 Carried

It was Moved by Councillor Hunt
 Seconded by Councillor Hepner
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17944" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R13-2538 Carried

5. "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 365 Amendment
 Bylaw, 2013, No. 18041"
 7913-0065-00 – 0966540 B.C. Ltd.
 c/o Legendary Developments Ltd. (Kevin Dhaliwal)
 To redesignate the sites located at 2348 – 164 Street, 16437, 16457 and
 16467 - 23 Avenue from Suburban (SUB) to Urban (URB).

Approved by Council: July 22, 2013

Note: Change in ownership.

Note: See Development Variance Permit No. 7913-0065-00 and Development
 Permit No. 7913-0065-00 under Section I.

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17923"
7913-0013-00 – 0927281 B.C. Ltd. c/o H.Y. Engineering Ltd. (Lori Joyce)
RA to RF-12 (BL 12000) - 17267 – 64 Avenue - to permit subdivision in conjunction
with two adjoining lots, into 14 small single family lots.

This By-law is proceeding in conjunction with By-law No. 17922

Approved by Council: April 22, 2013

It was Moved by Councillor Hunt
Seconded by Councillor Hayne
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17923" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R13-2542

Carried

7. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 351 Amendment
By-law, 2013, No. 17906"
7912-0343-00 – 0763284 B.C. Ltd.
c/o Focus Architecture Incorporated (Colin A. Hogan)
To redesignate a portion of the site located at 6481 and 6495 – 192 Street from
Urban (URB) to Multiple Residential (RM).

This By-law is proceeding in conjunction with By-law No. 17907

Approved by Council: April 8, 2013

Note: See Development Variance Permit No. 7912-0343-00 and Development
Permit No. 7912-0343-00 under Section I.

It was Moved by Councillor Hunt
Seconded by Councillor Hayne
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 351 Amendment By law, 2013, No. 17906" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-2543

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17907"
7912-0343-00 – 0763284 B.C. Ltd.
c/o Focus Architecture Incorporated (Colin A. Hogan)
RA to RM-30 (BL 12000) and RF (BL 12000) - 6481 and 6495 – 192 Street - to permit
the development of a 58 unit townhouse complex, a remnant parcel and a parcel to
be dedicated for riparian protection.

This By-law is proceeding in conjunction with By-law No. 17906

Approved by Council: April 8, 2013

It was Moved by Councillor Hunt
 Seconded by Councillor Hayne
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2013, No. 17907" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R13-2544 Carried

8. "City of Surrey Heritage Revitalization Agreement Bylaw, 2013, No. 18143"
 7913-0232-00 - 0761210 BC Ltd.
 c/o McElhanney Consulting Services Ltd. (James Pernu)
 In order to permit the construction of a replica of the George E. Lawrence House
 heritage building at 6945 - 185 Street for use as an amenity building.

Approved by Council: November 25, 2013

Note: See Development Permit No. 7913-0232-00 under Section I.

It was Moved by Councillor Hunt
 Seconded by Councillor Hayne
 That "City of Surrey Heritage Revitalization
 Agreement Bylaw, 2013, No. 18143" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
 RES.R13-2545 Carried

9. "Surrey Official Community Plan By-law, 1996, No. 12900, No. 184 Amendment
 By-law, 2007, No. 16408"
 7906-0454-00 – Prime Time Living (Abby Lane) Inc. Inc. No. BC0967476
 c/o Prime Time Living Limited Partnership (John Hitchcock)
 To authorize the redesignation of the properties located at 15285, 15291 and
 15321 - 16 Avenue from Multiple Residential (RM) to Town Centre (TC).

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

Approved by Council: June 11, 2007

Note: Change in ownership and agent.

Note: See Development Permit No. 7906-0454-00 under Section I.

It was Moved by Councillor Hunt
 Seconded by Councillor Hayne
 That "Surrey Official Community Plan
 By-law, 1996, No. 12900, No. 184 Amendment By law, 2007, No. 16408" be finally
 adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
 RES.R13-2546 Carried

"Surrey Land Use Contract No. 539, Authorization By-law, 1978, No. 5725, Discharge By-law, 2007, No. 16409"
7906-0454-00 – Prime Time Living (Abby Lane) Inc. Inc. No. BCo967476
c/o Prime Time Living Limited Partnership (John Hitchcock)
To discharge Land Use Contract No. 539 from the property located at 15321 - 16 Avenue to allow the underlying C-8 Zone to come into effect.

Approved by Council: June 11, 2007

This by-law is proceeding in conjunction with By-laws 16408, 16410 and 17948.

It was Moved by Councillor Hunt
Seconded by Councillor Hayne
That "Surrey Land Use Contract No. 539, Authorization By-law, 1978, No. 5725, Discharge By-law, 2007, No. 16409" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-2547

Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16410"
7906-0454-00 – Prime Time Living (Abby Lane) Inc. Inc. No. BCo967476
c/o Prime Time Living Limited Partnership (John Hitchcock)
RF and C-8 to CD (BL 12000) - 15285, 15291 and 15321 - 16 Avenue - to permit the development of an eight-storey mixed-use complex, comprising of a seniors retirement and independent living facility, office space limited to medical offices and limited retail space with a total floor area of 22,220 square metres (239,182 sq. ft.).

Approved by Council: June 11, 2007

This by-law is proceeding in conjunction with By-laws 16408, 16409 and 17948.

It was Moved by Councillor Hunt
Seconded by Councillor Hayne
That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2007, No. 16410" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-2548

Carried

"Prime Time (Abby Lane) Inc. Housing Agreement, Authorization By-law, 2013, No. 17948"
7906-0454-00 – Prime Time Living (Abby Lane) Inc. Inc. No. BCo967476
c/o Prime Time Living Limited Partnership (John Hitchcock)
In order to permit the development of a mixed use building including a senior's residence.

Approved by Council: May 27, 2013

This by-law is proceeding in conjunction with By-laws 16408, 16409 and 16410.

- * Planning and Development advise (see memorandum dated December 9, 2013 in back up) that the concerns raised at the public hearing regarding the reduction in parking have been addressed as follows: The parking rate is consistent with the 2006 Opus Hamilton parking study for senior's housing, commissioned by the City to confirm appropriate parking rates for senior's housing projects.

It was Moved by Councillor Hunt
Seconded by Councillor Hayne
That "Prime Time (Abby Lane) Inc. Housing Agreement, Authorization By-law, 2013, No. 17948" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R13-2549

Carried

10. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17954" 7912-0332-00 – KGS Holdings Ltd. c/o PCI Developments Corp. (Greg Mitchell) CG-1, C-15, CHI, RM-D, RF to CD (BL 12000) – 9806, 9808, 9822, 9850, 9900 King George Boulevard, 13668, 13682, 13690, 13704, 13716, 13730, 13681 and Portion of 13748 Fraser Highway - to permit the development of a multi-phased, mixed-use office, retail and high-rise residential development.

Approved by Council: May 27, 2013

Note: Planning and Development Department advise that the associated Development Variance Permit No. 7912-0332-00 is no longer required.

Note: See Development Permit No. 7912-0332-00 and Development Permit No. 7912-0332-01 under Section I.

- * Planning and Development advise (see memorandum dated December 11, 2013 in back up) that prior to consideration of Final Adoption, Council is requested to amend the parking section of By-law No. 17954 to eliminate redundancies.

It was Moved by Councillor Hunt
Seconded by Councillor Hayne
That Council rescind Resolution R13-1216 of the June 17, 2013 Regular Council-Public Hearing meeting passing Third Reading of "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17954".

RES.R13-2550

Carried

It was Moved by Councillor Hunt
Seconded by Councillor Hayne
That Council amend "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17954" in Section 2.H.4 by deleting the phrase "for all uses other than residential".

RES.R13-2551

Carried

RES.R13-2552 It was Moved by Councillor Hunt
Seconded by Councillor Hayne
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17954" pass its third reading, as amended.
Carried

RES.R13-2553 It was Moved by Councillor Hunt
Seconded by Councillor Hayne
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2013, No. 17954" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

11. "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 122,
Amendment By-law, 2013, No. 17930"
7913-0038-00 – 0960134 B.C. Ltd. c/o Gurtaj Grewal
To amend "Surrey Official Community Plan By-law 1996, No. 12900", as amended,
in Division A. Schedule B Temporary Use Permit Areas, under the heading by
adding a new heading "Temporary Industrial Use Permit Area No. 44 - Security
Guard Training School" to allow the development and operation of a security
guard training school located at 10926 Scott Road (also shown as 10928 Scott Road)

Approved by Council: May 6, 2013

Note: See Temporary Industrial Use Permit No. 7913-0038-00 under Section I.3.

RES.R13-2554 It was Moved by Councillor Hunt
Seconded by Councillor Hayne
That "Surrey Official Community Plan
By-law, 1996, No. 12900, Text No. 122, Amendment By-law, 2013, No. 17930" be
finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate
Seal.
Carried

12. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17811"
7912-0033-00 - L-290 Holdings Ltd.
c/o PJ Lovick Architects Ltd. (Andrea Scott)
CD (13481) to C-15 (BL 12000) - 17577 No. 10 Highway (56 Avenue) - to permit the
construction of a two-storey retail/office building.

Approved by Council: November 26, 2012

Note: See Development Variance Permit No. 7912-0033-00 and Development
Permit No. 7912-0033-00 under Section I.

It was Moved by Councillor Hunt
 Seconded by Councillor Rasode
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17811" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.

RES.R13-2555 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. 7913-0099-00
 0958547 BC Ltd. c/o Mainland Engineering Corporation
 (Avnash Banwait)
 9788 – 186 Street**

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 reduce the minimum front yard setback of the IL Zone from 7.5 metres (25 ft.) to 3.0 metres (10 ft.); and
- (ii) 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.

Note: See Development Permit No. 7913-0099-00 under Section I.2.

It was Moved by Councillor Hunt
 Seconded by Councillor Rasode
 That Development Variance Permit
 No. 7913-0099-00 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.R13-2556 Carried

- (b) **Development Variance Permit No. 7913-0053-00
 Vandy Developments Ltd. c/o Omicron Architecture Engineering
 Construction Ltd. (Jordan Levine)
 10110 – 152 Street**

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

Note: See Development Permit No. 7913-0053-00 under Section I.2.

It was Moved by Councillor Hunt
Seconded by Councillor Rasode
That Development Variance Permit
No. 7913-0053-00 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.R13-2557

Carried

- (c) **Development Variance Permit No. 7913-0065-00
0966540 B.C. Ltd.
c/o Legendary Developments Ltd. (Kevin Dhaliwal)
2348 - 164 Street, 16437, 16457, 16467 - 23 Avenue**

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 22, Section F, Sub-section H.5(b), and Part 4, Subsection 17, as follows:

- (i) To reduce the minimum setback from 7.5 metres (25 ft.) to 3.39 metres (11.12 ft.) for the south and east property lines;
- (ii) To reduce the the minimum setback from 7.5 metres (25 ft.) to 2.88 metres (9.45 ft.) for the north property line;
- (iii) To reduce the the minimum setback from 7.5 metres (25 ft.) to 2.80 metres (9.18 ft.) for the west property line;
- (iv) To allow one (1) unenclosed tandem parking for each unit with a tandem parking arrangement; and
- (v) To allow more than three (3) stair risers to encroach into the *building setback* area, to a maximum of seven (7) stair risers.

Note: Change in ownership.

Note: See Development Permit No. 7913-0065-00 under Section I.2.

Note: See By-law Nos. 18041 and 18042 under Section H.

It was Moved by Councillor Hunt
Seconded by Councillor Hayne
That Development Variance Permit
No. 7913-0065-00 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.R13-2558

Carried

- (d) **Development Variance Permit No. 7912-0343-00**
0763284 B.C. Ltd
c/o Focus Architecture Inc. (Colin Hogan)
 6481 and 6495 – 192 Street

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 22, Section F and H.5(b), as follows:

- (i) To reduce the minimum front yard, rear yard and east side yard setback from 7.5 metres (25 ft.) to 4.5 metres (14.5 ft.);
- (ii) To reduce the minimum west side yard setback from 7.5 metres (25 ft.) to 4.0 metres (13 ft.);
- (iii) To allow one outside tandem parking space for 46 of the 116 resident parking spaces; and
- (iv) To allow tandem parking spaces for dwelling units located within 6.0 metres (20 ft.) from lot entrances and exits for the westernmost driveways.

Note: See Development Permit No. 7912-0343-00 under Section I.2.

Note: See By-law Nos. 17906 and 17907 under Section H.

It was

Moved by Councillor Hunt

Seconded by Councillor Hayne

That Development Variance Permit

No. 7912-0343-00 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.R13-2559

Carried

- (e) **Development Variance Permit No. 7912-0089-00**
0712872 B.C. Ltd.
c/o Ankenman Associates Architects Inc. (Mark Ankenman)
 12057 – 82 Avenue

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 36, Section F, as follows:

- (i) To reduce the minimum west rear yard setback from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.);
- (ii) To reduce the minimum east front yard setback from 7.5 metres (25 ft.) to 5.0 metres (16.5 ft.); and
- (iii) To reduce the minimum south side yard setback from 7.5 metres (25 ft.) to 2.0 metres (6.5 ft.).

Note: See Development Permit No. 7912-0089-00 under Section I.2.

It was Moved by Councillor Hunt
 Seconded by Councillor Hayne
 That Development Variance Permit
 No. 7912-0089-00 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.R13-2560

Carried

- (f) **Development Variance Permit No. 7912-0033-00**
L-290 Holdings Ltd. c/o PJ Lovick Architect Ltd. (Andrea Scott)
 17577 Highway No. 10 (56 Ave)

To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, Part 37,
 Section F, To reduce the minimum front yard setback from 2.0 metres (6.6
 ft.) to 1.5 metres (5 ft.).

Note: See Development Permit No. 7912-0033-00 under Section I.2.

Note: See By-law No. 17811 under Section H.

It was Moved by Councillor Hunt
 Seconded by Councillor Hayne
 That Development Variance Permit
 No. 7912-0033-00 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.R13-2561

Carried

2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7910-0203-00**
Norma Svab and 0937080 B.C. Ltd. c/o Wilson Chang Architect Inc.
(Wilson Chang)
 15650 – 28 Avenue and 2660 Croydon Drive

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

"That the Mayor and Clerk be authorized to execute Development Permit
 No. 7910-0203-00."

Note: See By-law Nos. 17607 and 17608 under Section H.

RES.R13-2562

It was

Moved by Councillor Hunt
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7910-0203-00 .
Carried

- (b) **Development Permit No. 7913-0099-00**
0958547 BC Ltd. c/o Mainland Engineering Corporation
(Avnash Banwait)
 9788 – 186 Street

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

"That the Mayor and Clerk be authorized to execute Development Permit No. 7913-0099-00."

Note: See Development Variance Permit No. 7913-0099-00 under Section I.1.

RES.R13-2563

It was

Moved by Councillor Hunt
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7913-0099-00 .
Carried

- (c) **Development Permit No. 7913-0053-00**
Vandy Developments Ltd. c/o Omicron Architecture Engineering
Construction Ltd. (Jordan Levine)
 10110 – 152 Street

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

"That the Mayor and Clerk be authorized to execute Development Permit No. 7913-0053-00."

Note: See Development Variance Permit No. 7913-0053-00 under Section I.1.

RES.R13-2564

It was

Moved by Councillor Hunt
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7913-0053-00 .
Carried

- (d) **Development Permit No. 7913-0065-00**
0966540 B.C. Ltd., Inc. No. BC0966540
c/o Legendary Developments Ltd. (Kevin Dhaliwal)
 2348 – 164 Street, 16437, 16457, 16467 – 23 Avenue

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

"That the Mayor and Clerk be authorized to execute Development Permit No. 7913-0065-00."

Note: See Development Variance Permit No. 7913-0065-00 under Section I.1.

Note: See By-law Nos. 18041 and 18042 under Section H.

It was Moved by Councillor Hunt
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7913-0065-00 .

RES.R13-2565

Carried

- (e) **Development Permit No. 7912-0074-00**
Dawson & Sawyer Developments (Fleetwood) Ltd.
 15126, 15142, 15146, 15158 – 91 Avenue

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

"That the Mayor and Clerk be authorized to execute Development Permit No. 7912-0074-00."

Note: See By-law Nos. 17751 and 17752 under Section H.

It was Moved by Councillor Hunt
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7912-0074-00 .

RES.R13-2566

Carried

- (f) **Development Permit No. 7913-0013-00**
0927281 B.C. Ltd. c/o H.Y. Engineering Ltd. (Lori Joyce)
 17267 – 64 Avenue

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

"That the Mayor and Clerk be authorized to execute Development Permit No. 7913-0013-00."

Note: See By-law Nos. 17922 and 17923 under Section H.

It was
 Moved by Councillor Hunt
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7913-0013-00 .
Carried

RES.R13-2567

- (g) **Development Permit No. 7912-0343-00**
0763284 B.C. Ltd
c/o Focus Architecture Inc. (Colin Hogan)
 6481 and 6495 – 192 Street

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

"That the Mayor and Clerk be authorized to execute Development Permit No. 7912-0343-00."

Note: See Development Variance Permit No. 7912-0343-00 under Section I.1.

Note: See By-law Nos. 17906 and 17907 under Section H.

It was
 Moved by Councillor Hunt
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7912-0343-00 .
Carried

RES.R13-2568

- (h) **Development Permit No. 7913-0232-00**
0761210 B.C. Ltd.
c/o McElhanney Consulting Services Ltd. (James Pernu)
 6945 – 185 Street

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

"That the Mayor and Clerk be authorized to execute Development Permit No. 7913-0232-00."

Note: See By-law No. 18143 under Section H.

RES.R13-2569

It was Moved by Councillor Hunt
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7913-0232-00 .
Carried

- (i) **Development Permit No. 7906-0454-00**
Prime Time Living (Abby Lane) Inc. Inc. No. BC0967476
c/o Prime Time Living Limited Partnership (John Hitchcock)
 15285, 15291, 15321 – 16 Avenue

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

"That the Mayor and Clerk be authorized to execute Development Permit No. 7906-0454-00."

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

RES.R13-2570

It was Moved by Councillor Hunt
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7906-0454-00 .
Carried

- (j) **Development Permit No. 7912-0332-00**
KGS Holdings Ltd. c/o PCI Developments Corp. (Greg Mitchell)
 9806, 9808, 9822, 9850, 9900 King George Boulevard, 13668, 13682, 13690,
 13704, 13716, 13730, 13681 and Portion of 13748 Fraser Highway

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

"That the Mayor and Clerk be authorized to execute Development Permit No. 7912-0332-00."

Note: See By-law No. 17954 under Section H.

Note: See Development Permit No. 7912-0332-01 under Section I.2.

RES.R13-2571

It was Moved by Councillor Hunt
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7912-0332-00 .
Carried

- (k) **Development Permit No. 7912-0332-01**
KGS Holdings Ltd. c/o PCI Developments Corp. (Greg Mitchell)
 9806, 9808, 9822, 9850, 9900 King George Boulevard, 13668, 13682, 13690,
 13704, 13716, 13730, 13681 and Portion of 13748 Fraser Highway

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

"That the Mayor and Clerk be authorized to execute Development Permit No. 7912-0332-01."

Note: See By-law No. 17954 under Section H.

Note: See Development Permit No. 7912-0332-00 under Section I.2.

It was Moved by Councillor Hunt
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7912-0332-01 .

RES.R13-2572

Carried

- (l) **Development Permit No. 7912-0089-00**
0712872 B.C. Ltd.
c/o Ankenman Associates Architects Inc. (Mark Ankenman)
 12057 – 82 Avenue

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

"That the Mayor and Clerk be authorized to execute Development Permit No. 7912-0089-00."

Note: See Development Variance Permit No. 7912-0089-00 under Section I.1.

It was Moved by Councillor Hunt
 Seconded by Councillor Hayne
 That the Mayor and Clerk be authorized to
 execute Development Permit No. 7912-0089-00 .

RES.R13-2573

Carried

- (m) **Development Permit No. 7912-0033-00**
L-290 Holdings Ltd. c/o PJ Lovick Architect Ltd. (Andrea Scott)
 17577 Highway No. 10 (56 Ave)

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

"That the Mayor and Clerk be authorized to execute Development Permit No. 7912-0033-00."

Note: See By-law No. 17811 under Section H.

Note: See Development Variance Permit No. 7912-0033-00 under Section I.1.

It was Moved by Councillor Hunt
Seconded by Councillor Hayne
That the Mayor and Clerk be authorized to
execute Development Permit No. 7912-0033-00 .

RES.R13-2574

Carried

3. Approval of Temporary Industrial Use Permit

- (a) **Temporary Industrial Use Permit No. 7913-0038-00
0960134 B.C. Ltd. c/o Gurtaj Grewal
10926 Scott Road (also shown as 10928 Scott Road)**

Note: See By-law No. 17930 under Section H.

Memo received from the Manager, Area Planning & Development North Division, Planning & Development, should Council give final adoption to By-law No. 17930, it is in order for Council to give approval to Temporary Industrial Use Permit:

It was Moved by Councillor Hunt
Seconded by Councillor Rasode
That Temporary Industrial Use Permit
No. 7913-0038-00 be issued to 0960134 B.C. Ltd. to allow a security guard training school to operate on the site for a period not to exceed three (3) years more particularly described as Parcel Identifier: 001-731-688 Parcel "A" (Explanatory Plan 10527) Lot 1 Section 17 Block 5 North Range 2 West New Westminster District Plan 8343 and that the Mayor and Clerk be authorized to sign the necessary documents.

RES.R13-2575

Carried

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

- (a) **Application No. 7911-0254-00
Peter and Barbara Faliszewski
17918 - 55 Avenue**

* Planning and Development advise (see memorandum dated December 2, 2013 in back up) that By-law No. 17522 should be filed as requested by the owner. Council is requested to close the application and associated By-law.

It was
No. 7911-0254-00 be closed and "Surrey Land Use Contract No. 418,
Authorization By-law, 1978, No. 5390 Partial Discharge By-law, 2011,
No. 17522" be filed

Moved by Councillor Hunt
Seconded by Councillor Hayne
That Development Application

RES.R13-2576 Carried

J. OTHER BUSINESS

K. ADJOURNMENT

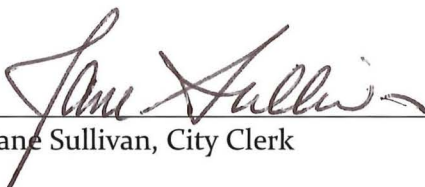
It was
- Land Use meeting be adjourned.

Moved by Councillor Hepner
Seconded by Councillor Steele
That the December 16, 2013 Regular Council

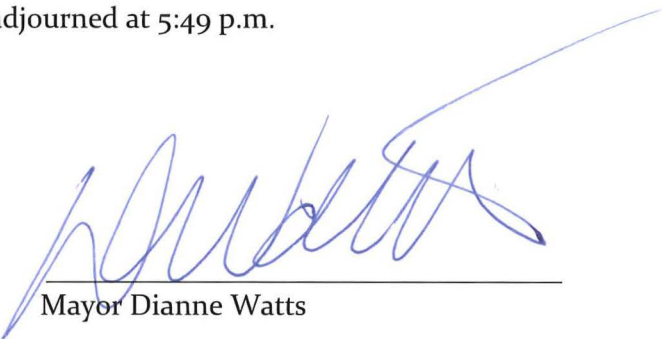
RES.R13-2577 Carried

The Regular Council - Land Use meeting adjourned at 5:49 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts