

Present:

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

Absent:

Councillor Villeneuve

Staff Present:

City Clerk
City Manager
City Solicitor
Acting 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. **7913-0102-00**
6280 - 120 Street
Jordan Desrochers, Priority Permits Ltd. / Barnes Wheaton (Surrey) Ltd
Development Permit / Development Variance Permit
in order to allow a replacement free-standing sign on the subject site.

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

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

1. Council authorize staff to draft Development Permit No. 7913-0102-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0102-00 (Appendix IV) varying the following Sign By-law regulation, to proceed to Public Notification:
 - (a) to vary the minimum distance required between free-standing signs from 50 metres (150 ft.) to 31 metres (102 ft.).

3. Council instruct staff to resolve the following issues prior to approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering.

RES.R14-113

Carried**SOUTH SURREY**

2. **7913-0118-00**
18960 – 34A Avenue
Wes Macaulay, Teck Construction LLP / 0973237 B.C. Ltd. / Director Information: John Devries / Mike Lalonde / David Wayne Moe / No Officer Information Filed
 Development Permit
for a warehouse building with associated office space and outdoor storage.

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

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

1. Council authorize staff to draft Development Permit No. 7913-0089-00 generally in accordance with the attached drawings (Appendix II).
2. 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.

RES.R14-114

Carried

3. **7913-0192-00**
12051 - Colebrook Road
Rosa Morgan, Standard Land Company Inc. / Jaswinder S Dhaliwal / Inderjit S Dhaliwal
 Development Variance Permit
in order to permit the construction of a 40 metre (131 ft.) free-standing telecommunication tower.

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

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

1. Council approve Development Variance Permit No. 7913-0192-00 (Appendix III) to proceed to Public Notification to increase the maximum height of a freestanding telecommunication tower from 12 metres (40 ft.) to 40 metres (131 ft.).
2. Council instruct staff to resolve the following issues prior to Final Approval:
 - (a) resolution of soil permit and associated bylaw infraction;
 - (b) submission of finalized landscape planting plan to the satisfaction of the City Landscape Architect; and
 - (c) submission of Securities for Landscape Works.

RES.R14-115

Carried
With Mayor Watts and Councillor Gill
opposed

Mayor Watts asked staff for clarification regarding telecom coverage across the City. Staff, in response, noted they are working with carriers to finalize the coverage map and dark spots. Information is yet to come from some of the smaller carriers; however, they can talk to other consultants to fill in the gaps.

Council noted that the challenge is that residents move within the City and many residents move in areas where there is no coverage which is unfortunate as many people use their cell phones rather than having a home phone.

Staff clarified that there have been ongoing discussions about having lower profile antennas going forward. Wherever possible the lowest height limit of antenna is used as well staff is investigating creative ways to integrate within the architecture of projects where feasible.

Staff noted that the subject proposal is for a mono pole, which is the least obtrusive.

SURREY CITY CENTRE/WHALLEY

4. **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.).

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

It was Moved by Councillor Hunt
 Seconded by Councillor Hayne
 That Council approve Development Variance Permit No. 7912-0321-00 (Appendix III) to proceed to Public Notification to vary Part 4 General Provisions of the Zoning By-law, to increase the maximum height of a free-standing telecommunications tower from 12 metres (40 ft.) to 30 metres (98 ft.).

RES.R14-116

Carried
 With Mayor Watts and Councillor Gill
 opposed

RESIDENTIAL/INSTITUTIONAL

CLOVERDALE/CLAYTON

5. **7913-0156-00**
19545 - 72 Avenue
James Pernu, McElhanney Consulting Services Ltd. / 647159 BC Ltd /
Director Information: Justin Singh Boparai / Paul Ravinder S Boparai /
Parmjit Boparai / Officer Information as at May 7, 2013:
Paul Ravinder Singh Boparai (President) / Justin Singh Boparai (Secretary)
 OCP Amendment from Suburban to Urban / NCP Amendment of a portion from 6-10 u.p.a. Low Density and 10-15 u.p.a. Special Residential to 10-15 u.p.a. Medium Density / Rezoning portions from RA to RF-9, RF-12 and RF-SD / Development Variance Permit
in order to allow subdivision into 11 small single family lots and 4 small lots for 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 amend the OCP by redesignating the subject site in Planning Application No. 7913-0156-00 from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.

3. a By-law be introduced to rezone portions of the subject site as shown on the attached Survey Plan (Appendix I) and a date be set for Public Hearing as follows:
 - (a) Block A of the subject site from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000);
 - (b) Block B of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)"; and
 - (c) Block C of the subject site from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)".
4. Council approve Development Variance Permit No. 7913-0156-00 (Appendix X) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum flanking side yard setback for a detached garage (accessory building) in the RF-SD Zone from 5.2 metres (17 ft.) to 2.65 metres (9 ft.) for proposed Lot 1 and to 3.0 metres (10 ft.) for proposed Lot 8;
 - (b) to reduce the minimum east side yard setback for a detached garage (accessory building) in the RF-9 Zone from 2.8 metres (9 ft.) to 2.7 metres (9 ft.) for proposed Lots 5 and 6;
 - (c) to reduce the minimum east side yard setback for a detached garage in the RF-SD Zone from 3.0 metres (10 ft.) to 1.4 metres (5 ft.) for proposed Lot 7; and
 - (d) to vary the minimum lot width requirement to permit a detached double garage in the RF-SD Zone from 9.0 metres (30 ft.) to 7.45 metres (24 ft.) for proposed Lot 7.
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the City Landscape Architect;

- (e) registration of a Section 219 Restrictive Covenant for "no build" on the remnant portion of proposed Lot 15 (Block D) until future consolidation with the adjacent property to the east (7292 - 195A Street);
- (f) registration of a Section 219 Restrictive Covenant for "no build" on the western 5.63-metre (18.5 ft.) and 6.11-metre (20 ft.) wide portions of proposed Lot 4 until future consolidation with the adjacent property to the east (19565 - 72 Avenue);
- (g) registration of a Section 219 Restrictive Covenant to identify the specific location where garages can be constructed on proposed Lots 3 to 6, and to specifically prohibit encroachment or construction, including fences or any other structures, between the proposed garages;
- (h) registration of easements for reciprocal access for maintenance and access on proposed Lots 3 to 6;
- (i) registration of a Section 219 Restrictive Covenant requiring that double garages constructed on proposed Lots 1 to 8 comply with the minimum double garage width requirement of Part 5 of Surrey Zoning By-law 12000;
- (j) registration of a Section 219 "no build" Restrictive Covenant for structural independence on proposed Lots 1 and 2 and proposed Lots 7 and 8; and
- (k) registration of the following easements on proposed Lots 1 and 2 and proposed Lots 7 and 8:
 - i. reciprocal access for maintenance and access;
 - ii. maintenance of exterior finishes and drainage facilities; and
 - iii. party wall.

6. Council pass a resolution to amend the East Clayton NCP Extension - North of 72 Avenue to redesignate portions of the site from 6 - 10 u.p.a. (Low Density) and 10 - 15 u.p.a. Special Residential to 10 - 15 u.p.a. (Medium Density) when the project is considered for final adoption.

RES.R14-117

Carried

It was

Moved by Councillor Hunt

Seconded by Councillor Martin

That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 378, Amendment Bylaw, 2014, No. 18161" pass its first reading.

RES.R14-118

Carried

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

- RES.R14-119 It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 378, Amendment Bylaw, 2014, No. 18161" pass its second reading.
Carried
- RES.R14-120 It was then Moved by Councillor Hunt
Seconded by Councillor Martin
That the Public Hearing on "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 378, Amendment Bylaw, 2014, No. 18161" be held at the City Hall on Monday, February 24, 2014, at 7:00 p.m.
Carried
- RES.R14-121 It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18162" pass its first reading.
Carried
- The said By-law was then read for the second time.
- RES.R14-122 It was Moved by Councillor Hunt
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18162" pass its second reading.
Carried
- RES.R14-123 It was then Moved by Councillor Hunt
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18162" be held at the City Hall on Monday, February 24, 2014, at 7:00 p.m.
Carried

FLEETWOOD/GUILDFORD

6. **7910-0053-00**
15715 - Fraser Highway
Arash Askarian, 711876 BC Ltd / Director Information: Arash Askarian / Officer Information as at December 21, 2009: Arash Askarian (President)
OCP Text Amendment / Temporary Commercial Use Permit
in order to permit car sales 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 Rasode
 Seconded by Councillor Martin
 That Temporary Commercial Use Permit
 Application No. 7910-0053-00 be referred back to staff to work with the Applicant
 to resolve the concerns raised by Council during the Regular Council Land Use
 meeting.

RES.R14-124

Carried

Councillor requested clarification as to why the Applicant is pursuing an extended
 Temporary Use Permit (TUP). Staff in response noted that it is intended to use a
 site until servicing is there, or if the business itself is not a long-term business.

A. Askarian (The Applicant): Explained the subject property has a restrictive
 covenant and that at the moment the application is for a TUP with a Mitsubishi
 franchise. Due to the covenant the only viable business is a car lot. The proposed
 Mitsubishi franchise will eventually employ 33 individuals.

Council asked if a TUP was granted, what happens if the Mitsubishi deal falls
 through. The Applicant noted that he has a Letter of Intention (LOI) from
 Mitsubishi and explained that in order to facilitate the Mitsubishi dealership
 requirements, he is requesting for a larger footprint and that his project Architect
 advised him it will take until September of 2015 to have the building completed
 which is why he is looking for a TUP.

Council requested clarification from staff as to why a TUP is associated with this
 project. Staff noted that the zoning does permit the auto sales but when the
 zoning was first created in 1999 the compromise was having a covenant put on title
 to restrict to auto-use servicing and sales; the restrictive covenant has been in
 place since that time. Staff further clarified that the delegation is seeking to
 amend the restrictive covenant to use the property with a temporary building.

The Applicant clarified that there is no building on the site right now and he
 would like to place a trailer on the site to use as a temporary office. As long as the
 proposed building is put up and operational by September 2015 there will be a
 Mitsubishi dealership on that site. In the meantime the Applicant noted he will
 have a temporary sales office (trailer) and operate a used car lot on the site.

NEWTON

7. **7913-0222-00**
12755 - Southridge Drive
Dilraj Bains / Mankesh K Bains
 Rezoning from RH to CD (based on RH)
in order to permit a recently built addition to the house to be retained.

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

RES.R14-125 It was denied. Moved by Councillor Rasode
Seconded by Councillor Martin
That Application No. 7913-0222-00 be
Carried

Agent (on behalf of the Applicant): The proponent asked for clarification regarding the maximum allowable square footage permitted. Staff noted that the maximum FAR can build up to 7,890 sq. feet.

Council noted that the City of Surrey has strived very hard to put stop work orders on buildings and out of respect to the neighbours in that area. Since the house has been in construction it has been overwhelmed with thoughtful concerns raised concerning stop work order and work violations. Having the cease and desist orders ignored is not acceptable.

The Applicant: Was in attendance before Council and disputed the fact that the deck in question was enclosed without permission and noted that the measurements City Staff based their Stop Work Order on were incorrect.

Staff, in response to a question from Council clarified that the calculation was completed during the building process. The applicant is applying to increase the floor area to increase the size of the deck. There are additional constructed areas located off the back of the deck which will be removed after construction. The additional floor area above the garage is not permitted; the intent by the City is that portion of the floor be removed.

Staff clarified that inspectors were on site and the result is that the subject areas were revised and the house became much larger than what would be allowed during the FAR ratio process of the property. Stop work orders were placed on the property on October 17, 2013. Through the process of the stop work order, the applicant was permitted to complete the exterior of the house as that was not part of the stop work order.

Councillor Hayne asked that if Council upholds the denial, the outer envelope of the building will not change how the applicant will comply with the FAR. Staff noted that the plan on record is that the deck area would need to be opened to meet the maximum FAR. If it remains open it would make the house compatible as long as the other buildings were removed.

RES.R14-126 It was referred back to staff to clarify the measurements of the deck, the Floor Area Ratio (FAR), oversized garage and provide a report back to Council. Moved by Councillor Hunt
Seconded by Councillor Hayne
That Application No. 7913-0222-00 be
Carried
With Councillor Rasode opposed

SOUTH SURREY

8. **7913-0089-00**
15789 - Mountain View Drive
2907 - 160 Street
2933 - 160 Street
2987 - 160 Street
Dixon Mak, Raymond Letkeman Architects Inc. /
Cressey Grandview Holdings Ltd.
Rezoning a portion of the subject property from RA to CD (based on RM-15)
Development Permit
in order to permit the development of a 70-unit townhouse project.

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. a By-law be introduced to rezone the portion of the subject site shown as Block A, Block B, Block C and Block D on the attached Zoning Block Plan (Appendix IV) in Development Application No. 7913-0089-00 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. 7913-0089-00 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 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) 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;

- (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;
- (f) completion of the subdivision proposed under application no. 7911-0269-00; and
- (g) the applicant address any possible shortfall in replacement trees.
- RES.R14-127 Carried

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18165" pass its first reading.

RES.R14-128 Carried

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

It was Moved by Councillor Martin
Seconded by Councillor Hunt
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18165" pass its second reading.

RES.R14-129 Carried

It was then Moved by Councillor Martin
Seconded by Councillor Hunt
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18165" be held at the City Hall
on Monday, February 24, 2014, at 7:00 p.m.

RES.R14-130 Carried

SURREY CITY CENTRE/WHALLEY

9. **7907-0016-00**
12538 - Old Yale Road
Avnash Banwait, Mainland Engineering Corporation / Image Development Inc
NCP Amendment from Parks & Open Spaces to Urban Residential Rezoning from RF to RF-12 / Development Variance Permit
in order to allow subdivision into 2 single family lots in South Westminster.

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

It was

Moved by Councillor Martin
Seconded by Councillor Hepner
That:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7907-0016-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth in the RF-12 Zone for a Type II corner lot, from 22 metres (72 ft.) to 17 metres (56 ft.) for proposed Lot 1;
 - (b) to reduce the minimum front yard setback for the principal building in the RF-12 Zone from 6.0 metres (20 ft.) to 2.4 metres (8 ft.) for proposed Lot 1;
 - (c) to reduce the minimum rear yard setback for the principal building in the RF-12 Zone, from 7.5 metres (25 ft.) to 1.2 metres (4 ft.) for proposed Lot 1; and
 - (d) to reduce the minimum side yard setback on a flanking street for the principal building in the RF-12 Zone, from 2.4 metres (8 ft.) to 2.0 metres (7 ft.) to the veranda and 4.0 metres (13 ft.) to the building face for proposed Lot 1.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) registration of a Section 219 Restrictive Covenant on all proposed lots to require mitigating measures to reduce the impact of external noise sources;

- (f) registration of a Section 219 Restrictive Covenant for "no build" on the south portions of proposed Lots 1 and 2; and
- (g) the applicant address the tree replacement deficiency to the satisfaction of the City Landscape Architect.

4. Council pass a resolution to amend the South Westminster Neighbourhood Concept Plan to redesignate the land from "Parks & Open Spaces" to a new designation "Urban Residential" when the project is considered for final adoption.

RES.R14-131

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Hepner

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

Amendment Bylaw, 2014, No. 18166" pass its first reading.

RES.R14-132

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Hepner

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

Amendment Bylaw, 2014, No. 18166" pass its second reading.

RES.R14-133

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Hepner

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18166" be held at the City Hall on Monday, February 24, 2014, at 7:00 p.m.

RES.R14-134

Carried**COMMERCIAL/INDUSTRIAL/AGRICULTURAL****CLOVERDALE/CLAYTON****10. 7913-0229-00****17715 - 65A Avenue****Chris Dixon, BPSC Investments Ltd. / BPSC Investments Ltd.***Rezoning from RA to IB / Development Permit / Development Variance Permit in order to permit the development of a multi-tenant industrial building.*

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

It was

Moved by Councillor Martin
Seconded by Councillor Hayne
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7913-0229-00 from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Business Park Zone (IB)" (By-law No.12000) and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7913-0229-00 generally in accordance with the attached drawings (Appendix II).
3. Council approve Development Variance Permit No. 7913-0229-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the IB Zone from 7.5 metres (25 ft.) to 0.0 metre (0 ft.);
 - (b) to reduce the minimum east and west side yard setbacks of the IB Zone from 7.5 metres (25 ft.) to 0.0 metre (0 ft.); and
 - (c) to increase the maximum percentage of small car spaces from 25% to 30%.
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) approval from the Ministry of Transportation & Infrastructure;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to 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 Section 219 Restrictive Covenant to restrict the maximum amount of mezzanine space;
- (i) registration of a Section 219 Restrictive Covenant for the shared interior overhead door along the common property line;
- (j) registration of a reciprocal access agreement to permit alternative driveway access and improved circulation for the subject site and the property to the east at 17741 - 65A Avenue; and
- (k) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

RES.R14-135

Carried

It was

Moved by Councillor Martin

Seconded by Councillor Hayne

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

Amendment Bylaw, 2014, No. 18167" pass its first reading.

RES.R14-136

Carried

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

It was

Moved by Councillor Martin

Seconded by Councillor Hayne

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

Amendment Bylaw, 2014, No. 18167" pass its second reading.

RES.R14-137

Carried

It was then

Moved by Councillor Martin

Seconded by Councillor Hayne

That the Public Hearing on "Surrey Zoning

Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18167" be held at the City Hall on Monday, February 24, 2014, at 7:00 p.m.

RES.R14-138

Carried

C. ITEMS REFERRED BACK

RESIDENTIAL/INSTITUTIONAL

SOUTH SURREY

1. **7912-0313-00**
2721 - 140 Street
Roger Jawanda, Citiwest Consulting Ltd. / Upkar Dha
 Rezoning from RA to RH
in order to allow subdivision into 2 lots.

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

area, the East Clayton Transit Oriented Area Land Use Concept and the lands covered by application nos. 7911-0270-00, 7911-0180-00 and 7911-0282-00, respectively, which are north of the East Clayton NCPs; and

4. Instruct staff to forward a copy of Corporate Report Loo1 and the related Council resolution to those entities that have submitted a development application to the City for the development of lands that are to the north of the existing East Clayton NCPs.

RES.R14-141

Carried

With Mayor Watts and Councillor Rasode opposed.

Council thanked staff for their work on the process and the public consultation process for the East Clayton NCP and the issue with this application relates to the sanitary liability and that the Applicant is willing to front the funding required.

E. DELEGATIONS

F. CORRESPONDENCE

G. NOTICE OF MOTION

H. BY-LAWS

FINAL ADOPTIONS

1. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17604"
7911-0129-00 - Tarlochan S. Dosanjh and Ranjit S. Gill
c/o Mainland Engineering (2007) Corp. (Avnash Banwait)
RA to RF (BL 12000) - 7538 - 144 Street - to permit subdivision into 3 single family lots together with the adjacent (RF Zoned) lot at 7550 - 144 Street.

Approved by Council: March 12, 2012

It was

Moved by Councillor Hunt

Seconded by Councillor Martin

That "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17604" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R14-142

Carried

I. CLERK'S REPORT

1. Formal Issuance of Development Permits

- (a) **Development Permit No. 7913-0262-00**
Newton Automotive Plaza Holdings Ltd.
 13535 - 72 Avenue

Approval to draft by Council: January 13, 2014

Memo received from Planning & Development, requesting Council to pass the following resolution:

It was Moved by Councillor Martin
Seconded by Councillor Hepner
That the Mayor and Clerk be authorized to
 execute Development Permit No. 7913-0262-00.

RES.R14-143

Carried

J. OTHER BUSINESS

K. ADJOURNMENT

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That the February 3, 2014 Regular Council -

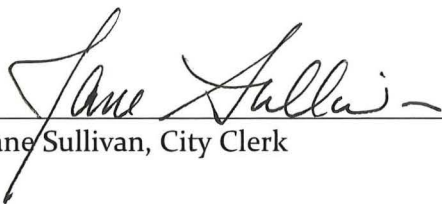
Land Use meeting be adjourned.

RES.R14-144

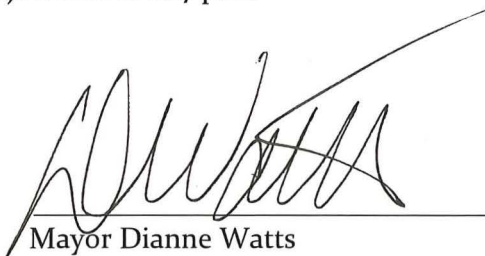
Carried

The Regular Council - Land Use meeting adjourned at 6:17 p.m.

Certified correct:



 Jane Sullivan, City Clerk



 Mayor Dianne Watts