

Present:

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

Absent:

**Councillors Entering
Meeting as Indicated:**

Staff Present:

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

A. ADOPTION OF MINUTES

B. LAND USE APPLICATIONS

COMMERCIAL/INDUSTRIAL/AGRICULTURAL

CLOVERDALE/CLAYTON

1. **7907-0399-01**
16088, 16132 and 16174 - 62 Avenue; 16011, 16077, 16129 and 16171 - 60 Avenue;
Portion of 62 Avenue
Theresa Rawle, H.Y. Engineering Ltd. / North West View Holdings Inc., Inc. No. 791471
Gurinder Singh Sooch / Harpal Sooch / Sucha Singh Padda / Gurtek Nagra
Iqbal Singh Gill / Jaswinder Kaur Hayre
Development Variance Permit
in order to permit septic systems on proposed residential lots under 2 acres in size.

Note: Development Variance Permit No. 7907-0399-00 approved on
October 4, 2010 has expired.

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

Before the motion was put, Council requested clarification regarding septic
systems and the changes proposed.

Staff advised that the change to the bylaw to allow 1-acre parcels could support
septic systems to the advantage of farm operations utilizing a 25 acre parcel.

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That Council approve Development Variance
 Permit No. 7907-0399-01 (Appendix III) varying the following, to proceed to Public
 Notification:

- (a) relax the requirement of the Subdivision and Development By-law,
 No. 8830, 1986, as amended to reduce the minimum lot size for lots
 permitted septic systems, from 0.81 ha (2 acres) to 0.40 ha (1 acre) for
 proposed Lots 1 to 5 inclusive.

RES.R14-315

CarriedSOUTH SURREY

2. **7914-0028-00**
1751 King George Boulevard
Jordan Desrochers, Priority Permits / L C Holdings Ltd
 Development Variance Permit
*in order to allow one additional sign on the premise, and allow for 2 fascia signs to
 project 2.5 m [8.2 ft.] from the building face.*

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

It was Moved by Councillor Villeneuve
 Seconded by Councillor Martin
 That Council approve Development Variance
 Permit No. 7914-0028-00 (Appendix III) varying the following provisions of the
 Sign By-Law, 1999 , to proceed to Public Notification:

- (a) to increase the maximum number of fascia signs per premise allowed in
 Part 5 (Signs in Commercial/Industrial Zones) from two (2) to three (3);
 and
- (b) to increase the maximum projection of a fascia sign from the building face
 from 0.5 m [1.6 ft.] to 2.5 m [8.2 ft.] for proposed fascia signs A and B.

RES.R14-316

Carried

3. **7912-0147-00**
3061 King George Boulevard
Ian Guan, Gradual Architecture Inc. / 0909597 BC Ltd.
Director Information: Bhupinder Dubb
Officer Information As At May 4, 2013: Bhupinder Dubb (President, Secretary)
 Rezoning from RA and RF to CD (based on C-8) / Development Permit
in order to permit the development of 4 commercial buildings.

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

It was

Moved by Councillor Gill
Seconded by Councillor Steele
That:

1. a By-law be introduced to rezone the subject site in Planning Application No. 7912-0147-00 from "One-Acre Residential Zone (RA)" and "Single Family Residential Zone (RF)" (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. 7912-0147-00 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) 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant make the appropriate contribution to the Green City Fund if required replacement trees cannot all be accommodated on-site;
 - (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; and
 - (h) registration of a Section 219 Restrictive Covenant to limit hours of operation of the banquet hall to accommodate the shared parking arrangement.

RES.R14-317

Carried

RES.R14-318 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18182" pass its first reading.
Carried

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

RES.R14-319 It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2014, No. 18182" pass its second reading.
Carried

RES.R14-320 It was then Moved by Councillor Gill
Seconded by Councillor Martin
That the Public Hearing on "Surrey Zoning
Bylaw, 1993, No. 12000, Amendment Bylaw, 2014, No. 18182" be held at the City Hall
on March 31, 2014, at 7:00 p.m.
Carried

SURREY CITY CENTRE/WHALLEY

4. **7913-0151-00**
12794 - 96 Avenue
Tony Chau, Quality Awning & Sign Ltd. / Nam Sang Enterprise Ltd
Development Permit / Development Variance Permit
in order to allow replacement of a free-standing sign on a commercial site.

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

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

1. Council authorize staff to draft Development Permit No. 7913-0151-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7913-0151-00 (Appendix III) varying the following sections of the Surrey Sign By-law, to proceed to Public Notification:
 - (a) to allow a free-standing sign within a yard that abuts a highway;
and

- (b) to reduce the eastern setback of a free-standing sign from 2 metres (7 ft.) to 1 metre (3 ft.).

RES.R14-321

Carried

RESIDENTIAL/INSTITUTIONAL

NEWTON

5. **7913-0137-00**
13746 - 63A Avenue
Ken Chow/Richard Lau , Pioneer Engineering Consultants Ltd.
Gurprit S Hans
Rezoning from RH-G to CCR.
in order to permit a operation of a child care centre with a maximum capacity of 25 children.

The General Manager, Planning & Development was recommending that the application be denied.

Prior to the motion being put, Council gave the applicant the opportunity to speak to this application.

The Applicant advises that they have had three open houses of which only one had attendees. The two neighbours that did attend had concerns regarding the extra traffic that would be entering the cul-de-sac daily. The current license is for 8 children for before and after school care and 8 pre-school during the day. Only 8 children can be onsite at a time. The current program yields 28 parent trips per day for the programs provided. A planned pre-school program within the current licensing could increase this number to 54.

Three options have been suggested to the City and the applicant is willing to work with the City and the community to find the best option.

Council asked for clarification that 25 kids could be accommodated. Staff confirmed that application is for 25 children.

Council requested information regarding licensing and qualifications. Currently only one caregiver with an Early Childhood Educator certificate is required for 8 children.

The home is currently used for 50% residence and 50% daycare. If allowed, the zoning change would permit the entire home to be used for daycare and additional staff would be hired. By utilizing the home for daycare, the number of daily parent trips would be minimized as the children would be there all day instead of having multiple pre-school sessions.

Council requested clarification of off-road parking for the additional staff to be hired. A visual of the property was provided for Council.

The Applicant confirmed that the property has off-street space for their staff to park. Parents must park on the street while dropping off and picking up, but stay for minimal time.

Council requested clarification regarding change of ownership.

Applicant purchased the business and home two years ago. At that time there was a license for 17 children which could have resulted in 70 parent trips per day.

Council requested the Applicants comments regarding an alleged misrepresentation of petition.

Applicant advised that at the time of purchase, they went to the neighbours to see if they would support the extra children and people were supportive until it was realized that it wasn't the neighbour that had been there for 20 years that wanted the increase. When the neighbours realized that the house was sold, support was withdrawn.

With the increased license, the entire home will be used as childcare.

Staff clarified that the rezone must come prior to Fraser Health's approval for an increase in licence.

It was Moved by Councillor Rasode
Seconded by Councillor Villeneuve
That Application 7913-0137-00 be referred
back to staff to work with the applicant for further consultation and to explore other options.

RES.R14-322

Carried

SURREY CITY CENTRE/WHALLEY

6. 7907-0226-01
11106 - 132 Street
Lori Joyce, H.Y. Engineering Ltd. / 0927349 BC Ltd.
Director Information: Gurpal Singh Boparai
Maninderpal Singh Buttar
Harvinder Singh Gadri
Gurdeep Singh Nijjar
No Officer Information Filed as at December 10, 2012
Development Variance Permit
to permit a reduced rear yard setback for a single family dwelling in order to retain trees.

Note: Development Variance Permit No. 7907-0226-00 approved on April 20, 2009 has expired.

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 Council approve Development Variance
Permit No. 7907-0226-01 (Appendix III) varying the following, to proceed to Public Notification:

- (a) to reduce the minimum rear (east) yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 1.8 metres (6 ft.):

RES.R14-323

Carried

C. ITEMS REFERRED BACK

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. 363 Amendment By-law, 2013, No. 17999"
7912-0244-00 – Qualico Developments (Vancouver) Inc.
c/o Robert Ciccozzi Architecture Inc. (Robert Ciccozzi and Steve Watt)
To redesignate the site located at 2490 – 164 Street Portions of 2460 - 164 Street, 16465, 16487 and 16517 – 24 Avenue from Suburban (SUB) to Multiple Residential (RM).

This By-law is proceeding in conjunction with By-law Nos. 18000 & 18001

Approved by Council: July 8, 2013

RES.R14-324 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Official Community Plan
By-law, 1996, No. 12900, No. 363 Amendment By law, 2013, No. 17999" be finally
adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18000"
7912-0244-00 – Qualico Developments (Vancouver) Inc.
c/o Robert Ciccozzi Architecture Inc. (Robert Ciccozzi and Steve Watt)
RA to CD: 2490 – 164 Street Portions of 2460 – 164 Street, 16465, 16487 and
16517 - 24 Avenue - to permit the development of 65 row houses, 23 townhouses
and 26 stacked townhouses with underground parking.

This By-law is proceeding in conjunction with By-law Nos. 17999 & 18001

Approved by Council: July 8, 2013

RES.R14-325 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18000" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18001"
7912-0244-00 – Qualico Developments (Vancouver) Inc.
c/o Robert Ciccozzi Architecture Inc. (Robert Ciccozzi and Steve Watt)
RA to RM-23 and RM-30: 2490 – 164 Street Portions of 2460 – 164 Street, 16465,
16487 and 16517 – 24 Avenue - to permit the development of 65 row houses, 23
townhouses and 26 stacked townhouses with underground parking.

This By-law is proceeding in conjunction with By-law Nos. 17999 & 18000

Approved by Council: July 8, 2013

Note: See Development Variance Permit No. 7912-0244-00 and Development
Permit No. 7912-0244-00 under Section I.

* Planning and Development advise (see memorandum dated February 24, 2014 in
back-up) that it is in order for Council to pass a resolution amending the Orchard
Grove Neighbourhood Concept Plan to change the location of lanes and amending
the North Grandview Heights Neighbourhood Concept Plan to add a Community
Detention Pond.

- RES.R14-326 It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That Council amend the Orchard Grove
Neighbourhood Concept Plan to change the location of lanes.
Carried
- RES.R14-327 It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That Council amend the North Grandview
Heights Neighbourhood Concept Plan to add a Community Detention Pond.
Carried
- RES.R14-328 It was Moved by Councillor Martin
Seconded by Councillor Villeneuve
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18001" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

2. "Surrey Official Community Plan Bylaw, 1996, No. 12900, No. 366 Amendment
Bylaw, 2013, No. 18058"
7907-0078-00 – 0769274 B.C. Ltd. c/o Aplin & Martin Consultants Ltd.
To redesignate the site located at 3005 and 3031 – 160 Street from Suburban (SUB)
to Urban (URB).

Approved by Council: September 9, 2013

This Bylaw is proceeding in conjunction with Bylaw No. 18059.

- RES.R14-329 It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Official Community Plan Bylaw,
1996, No. 12900, No. 366 Amendment Bylaw, 2013, No. 18058" be finally adopted,
signed by the Mayor and Clerk, and sealed with the Corporate Seal.
Carried

"Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2013, No. 18059"
7907-0078-00 – 0769274 B.C. Ltd. c/o Aplin & Martin Consultants Ltd.
RA to RM-15: 3005 and 3031 – 160 Street - to permit the development of a 29 unit
townhouse complex.

Approved by Council: September 9, 2013

This Bylaw is proceeding in conjunction with Bylaw No. 18058.

Note: See Development Variance Permit No. 7907-0078-00 and Development
Permit No. 7907-0078-00 under Section I.

RES.R14-330

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning Bylaw, 1993, No. 12000,
Amendment Bylaw, 2013, No. 18059" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

3. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2009, No. 16893"
7908-0137-00 - Sumitter Pattar, c/o Aplin & Martin Consulting Ltd. (Sandi Drew)
RF and RM-D to RF: 11871 River Road - to allow subdivision into 5 RF-lots with the
neighbouring property at 11885 River Road.

Approved by Council: March 9, 2009

Note: See Development Variance Permit No. 7908-0137-01 under Section.1.

RES.R14-331

It was Moved by Councillor Gill
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2009, No. 16893" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

4. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17806"
7907-0391-00 - Gurpal S. and Daljit K. Sihota
c/o MTM Developments Ltd. (Onkar Nijjar)
RF to RF-12: 12205 - 96 Avenue - to allow subdivision into 2 RF-12 lots and 1 CD lot.

Approved by Council: November 5, 2012

This By-law is proceeding in conjunction with By-law No. 17807.

RES.R14-332

It was Moved by Councillor Gill
Seconded by Councillor Martin
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2012, No. 17806" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.
Carried

"Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17807"
7907-0391-00 - Gurpal S. and Daljit K. Sihota
c/o MTM Developments Ltd. (Onkar Nijjar)
RF to CD: 12205 - 96 Avenue - to allow subdivision into two RF-12 Zone lots and
one CD Zone lot.

Approved by Council: November 5, 2012

This By-law is proceeding in conjunction with By-law No. 17806.

RES.R14-333

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17807" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
Carried

- 5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17787"
 7912-0007-00 - Sarbjit Basra and Sukhraj K Basra
 c/o CitiWest Consulting Ltd. (Roger Jawanda)
 RF to RF-12: Portion of 12244 - 97 Avenue - to permit subdivision into 2 single
 family lots.

Approved by Council: October 22, 2012

RES.R14-334

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17787" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
Carried

- 6. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17786"
 7911-0323-00 - Gurinder S. Rakkar
 c/o CitiWest Consulting Ltd. (Roger Jawanda)
 RF and RM-D to RF-12 and RF: 12188 and 12220 - 97 Avenue - to permit subdivision
 into 6 single family lots.

Approved by Council: October 22, 2012

RES.R14-335

It was Moved by Councillor Gill
 Seconded by Councillor Steele
 That "Surrey Zoning By-law, 1993, No. 12000,
 Amendment By-law, 2012, No. 17786" be finally adopted, signed by the Mayor and
 Clerk, and sealed with the Corporate Seal.
Carried

- 7. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2011, No. 17497"
 7910-0048-00 - Mankesh K. and Hardev S.Bains
 c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
 RA to RH (BL 12000) - portion of 12955 - 56 Avenue - to permit subdivision into
 seven (7) half-acre single family lots with adjacent property at 12931 - 56 Avenue.

Approved by Council: October 3, 2011

Note: See Development Variance Permit No. 7910-0048-00 under Section I.

- * Planning and Development advise (see memorandum dated March 5, 2014 in back-
 up) that it is in order for Council to pass a resolution amending the West

Panorama Ridge Local Area Plan to redesignate the site from Suburban Residential 1 Acre to Suburban Residential ½ acre.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Council amend West Panorama Ridge
Local Area Plan to redesignate the site from Suburban Residential One-Acre to
Suburban Residential Half-Acre.

RES.R14-336

Carried

It was Moved by Councillor Martin
Seconded by Councillor Gill
That "Surrey Zoning By-law, 1993, No. 12000,
Amendment By-law, 2011, No. 17497" be finally adopted, signed by the Mayor and
Clerk, and sealed with the Corporate Seal.

RES.R14-337

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. 7912-0244-00**
Qualico Developments (Vancouver) Inc.
c/o Robert Ciccozzi Architecture Inc. (Robert Ciccozzi and Steve Watt)
2460 and 2490 - 164 Street, 16465, 16487 and 16517 - 24 Avenue

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

- (i) To reduce the minimum front yard (24A Avenue) setback from 7.5 metres (25 ft.) to 3.8 metres (12.5 ft.) to the building face, 3.5 metres (11.5 ft.) to the entry signage wall, and 3.4 metres (11.2 ft.) to the roof overhang;
- (ii) To reduce the minimum side yard flanking street (165 Street) setback from 7.5 metres (25 ft.) to 4.1 metres (13.5 ft.) to the building face and 3.8 metres (12.5 ft.) to the roof overhang;
- (iii) To reduce the minimum side yard (East) setback from 7.5 metres (25 ft.) to 3 metres (10 ft.) to the building face and roof overhang;
- (iv) To vary the Provisions to permit more than three (3) stair riser in the building setback area; and
- (v) To permit one (1) enclosed and one (1) unenclosed tandem parking space for ground oriented dwelling units.

To permit the development of 65 row houses, 23 townhouses and 26 stacked townhouses with underground parking.

Supported after public notification on July 22, 2013.

Note: See Development Permit No. 7912-0244-00 under Section I.2.

Note: See By-law No. 17999, Bylaw No. 18000 and Bylaw No. 18001 under Section H.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Development Variance Permit
No. 7912-0244-00 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.R14-338

Carried

- (b) **Development Variance Permit No. 7907-0078-00**
0769274 B.C. Ltd. c/o Aplin & Martin Consultants Ltd.
3005 and 3031 – 160 Street

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

- (i) To reduce the minimum southerly yard setback from 7.5 metres (25 ft.) to 6 metres (20 ft.) for building face and 4.5 metres (15 ft.) for columns for Buildings 1, 4 and 13 and to 5.7 metres (19 ft.) for building face and 3.8 metres (12 ft.) for columns for Building 10;
- (ii) To reduce the minimum westerly yard setback from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) for building face and to 3.0 metres (10 ft.) for columns for Building 11 and to 5.0 metres (16 ft.) for building face and to 2.6 metres (9 ft.) for columns for Building 12;
- (iii) To reduce the minimum northerly yard setback from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) for building face and to 2.5 metres (8 ft.) for columns for Buildings 6, 7 and 8;
- (iv) To reduce the minimum easterly yard setback from 7.5 metres (25 ft.) to 4.9 metres (16 ft.) for building face and to 2.5 metres (8 ft.) for columns for Buildings 1 and 3;
- (v) To reduce the minimum northerly yard setback from 7.5 metres (25 ft.) to 2.5 metres (8 ft.) for Building 13;
- (vi) To reduce the minimum westerly yard setback from 7.5 metres (25 ft.) to 5 metres (16 ft.) for Building 13; and

- (vii) To reduce the minimum easterly yard setback from 7.5 metres (25 ft.) to 6.1 metres (20 ft.) for columns for Building 2.

To permit the development of a 29 unit townhouse complex.

Supported after public notification on September 23, 2013.

Note: See Development Permit No. 7907-0078-00 under Section I.2.

Note: See Bylaw No. 18058 and 18059 under Section H.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Development Variance Permit
No. 7907-0078-00 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.R14-339

Carried

- (c) **Development Variance Permit No. 7908-0137-01**
Submitter Pattar, c/o Aplin & Martin Consulting Ltd. (Sandi Drew)
11871 River Road (11873 River Road) and 11885 River Road (11887 River Road)
To vary "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

- (i) To reduce the minimum front yard setback from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for proposed Lots 1 to 5 inclusive.

To allow subdivision into 5 RF-lots.

Supported after public notification on February 18, 2013.

Note: See By-law No. 16893 under Section H.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Development Variance Permit
No. 7908-0137-01 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.R14-340

Carried

- (d) **Development Variance Permit No. 7910-0048-00**
Mankesh K. and Hardev S. Bains
c/o Hunter Laird Engineering Ltd. (Clarence Arychuk)
12931 and 12955 - 56 Avenue

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

- (i) To reduce the minimum west side yard setback from 4.5 metres (15 ft.) to 2.3 metres (7.5 ft.) for the west side and to 1.6 metres (5.2 ft.) for the east side, for Lot 1, to preserve the existing house;
- (ii) To reduce the minimum west side yard setback is from 4.5 metres (15 ft) to 2.0 metres (6.6 ft.) for Lot 2;
- (iii) To reduce the minimum west side yard setback from 4.5 metres (15 ft) to 2.0 metres (6.6 ft.) for Lot 5;
- (iv) To reduce the minimum lot width from 30.0 metres (100 ft.) to 27.0 metres (88.6 ft.) for Lots 1, 4 and 5.

To permit subdivision into seven (7) half-acre single family lots.

Supported after public notification and memo on February 16, 2012.

Note: See By-law No. 17497 Section H.

It was Moved by Councillor Martin
Seconded by Councillor Gill
That Development Variance Permit
 No. 7910-0048-00 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.R14-341

Carried

2. Formal Issuance of Development Permits

- (a) **Development Permit No. 7912-0244-00**
 Qualico Developments (Vancouver) Inc.
 c/o Robert Ciccozzi Architecture Inc. (Robert Ciccozzi and Steve Watt)
 2460 and 2490 - 164 Street, 16465, 16487 and 16517 - 24 Avenue

Approval to draft by Council: July 8, 2013.

Note: See Development Variance Permit No. 7912-0244-00 under Section I.1.

Note: See By-law No. 17999, Bylaw No. 18000 and Bylaw No. 18001 under Section H.

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

RES.R14-342

It was	Moved by Councillor Martin Seconded by Councillor Gill That the Mayor and Clerk be authorized to execute Development Permit No. 7912-0244-00 .
	<u>Carried</u>

- (b) **Development Permit No. 7907-0078-00**
0769274 BC Ltd. c/o Aplin & Martin Consultants Ltd.
3005 and 3031 – 160 Street

Approval to draft by Council: September 9, 2013.

Note: See Development Variance Permit No. 7907-0078-00 under Section I.1.

Note: See Bylaw No. 18058 and Bylaw No. 18059.

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

RES.R14-343

It was	Moved by Councillor Martin Seconded by Councillor Gill That the Mayor and Clerk be authorized to execute Development Permit No. 7907-0078-00 .
	<u>Carried</u>

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

- (a) **Temporary Use Permit No. 7913-0250-00**
0745028 BC Ltd.
2953 – 151 Street

Supported by Council after public notification January 13, 2014

- * Planning and Development advise (see memorandum dated February 25 2014 in back up) that the applicant has requested that the file be closed.

RES.R14-344

It was	Moved by Councillor Martin Seconded by Councillor Gill That Temporary Use Permit Application No. 7913-0250-00 be closed.
	<u>Carried</u>

- (b) **Application No. 7900-0235-00**
M. Jorjezian Investments Corporation
Portion of 2355 King George Boulevard

- * Planning and Development advise (see memorandum dated March 4, 2014 in back up) that the application be closed. The application has been inactive for 6

years. A registered letter was sent to the applicant and agent to address outstanding requirements; the letter to the applicant was returned "unclaimed".

It was	Moved by Councillor Martin Seconded by Councillor Gill That Development application No. 7900-0235-00 be closed and that "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14175" be filed
RES.R14-345	<u>Carried</u>

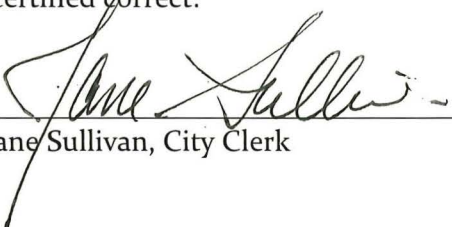
J. OTHER BUSINESS

K. ADJOURNMENT

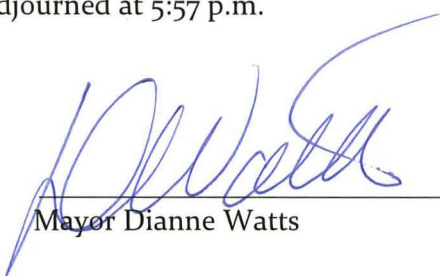
It was	Moved by Councillor Martin Seconded by Councillor Gill That the March 10, 2014 Regular Council –
Land Use meeting be adjourned.	<u>Carried</u>
RES.R14-346	

The Regular Council - Land Use meeting adjourned at 5:57 p.m.

Certified correct:



Jane Sullivan, City Clerk



Mayor Dianne Watts